

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

**MAY 15, 2025**

**MEMBERS PRESENT:**

Katherine Brownell	Joe Smith
Adam Knight	Kathleen Walsh

**MEMBERS ABSENT:**

Taylor Kakes	Vacancy
Annalisa Xioutas	

**OUTSIDE CONSULTANTS/APPLICANTS**

Charles Walczak, 11458 May Street, LLC

**STAFF PRESENT**

Peter Blackwell (Zoning)	Janet Miller, Recording Secretary
Mary Sue Groth (Zoning)	Amanda Swindle, Assistant County Attorney

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

Mr. Smith, Chair, called the meeting to order at 1:00 p.m.

A roll call was taken. Joe Smith, Katherine Brownell, Adam Knight, and Kathleen Walsh 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.

**Ms. Brownell made a motion to postpone the Election of Officers to the next scheduled meeting. The motion was seconded by Ms. Walsh. The Chair called the motion, and it passed 4-0.**

**Agenda Item 3 – Approval of 1/16/2025 Minutes**

**Mr. Knight made a motion to approve the 1/16/2025 meeting minutes. The motion was seconded by Ms. Brownell. The Chair called the motion, and it passed 4-0.**

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

### **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.

Ms. Groth reviewed the staff report and recommendations.

Ms. Walsh asked for confirmation that this property was originally a quad/duplex but would now be a duplex/duplex.

Ms. Groth confirmed that was correct.

Mr. Smith asked for confirmation that this change from a quad/duplex to a duplex/duplex made it compliant with the TFC-2 zoning category.

Ms. Groth confirmed this change brought the property further into compliance with the TFC-2 zoning category.

The Chair opened to the applicant or their representative.

Mr. Walczak stated he had nothing further to add, but was available for any questions staff or the Board might have.

The Board had no further questions, so the Chair opened this item for public comment. No members of the public wished to comment, so the public comment portion was closed.

**Mr. Knight made a motion to 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) and 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 Ms. Brownell. The Chair called the motion and it passed 4-0.**

Mr. Walczak asked if the staff and/or Lee County Historic Preservation Board would allow for minor modifications as this project moves through the permit/code processes.

Mr. Blackwell stated there are certain changes that would be allowed and could be approved by staff administratively without it having to come before the Board. Any modifications that staff finds to be de minimis can be approved administratively. Mr. Blackwell further stated this has been the new procedure since post-Ian.

Ms. Swindle confirmed there were changes made to the Land Development Code to expand staff’s authority to approve administrative changes.

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

### **PowerPoint on the Historic District of Matlacha**

Per Ms. Walsh's request, a hard copy of a PowerPoint presentation on the historic district of Matlacha was distributed to the Board at the beginning of today's meeting.

Ms. Swindle stated she was notified yesterday that there was an intent to do a comprehensive presentation before the Lee County Historic Preservation Board by the Matlacha Civic Association. In reviewing the document, her assessment is that the issues raised in this presentation are not within the jurisdiction or authority of the Lee County Historic Preservation Board. The presentation deals with issues on general code enforcement compliance, blight in Matlacha, damage from the hurricanes, traffic/road conditions, and drug issues in the area. She noted that none of these issues are within the jurisdiction or authority of the Lee County Historic Preservation Board and are more adequately and appropriately addressed with the Building Official, Code Enforcement, and the rest of the Community Development Department. Although there is a public comment period within the agenda, she felt it was inappropriate to use that public comment period to present a lengthy presentation on a non-agenda item that is not within the jurisdiction of the Lee County Historic Preservation Board. She suggested the Chair institute a 3-minute time limit for public comment.

Mr. Smith stated he would institute the 3-minute time limit.

Ms. Walsh stated she was the one that prepared this presentation as a board member. As a lay person reading the guidelines, she did not agree with Ms. Swindle's assessment. She cited excerpts of Section 22-242 (Corrections of deficiencies generally), Section 22-243 (Unsafe Structures), and 22-244 (Emergency Work).

Ms. Swindle stated the following: 1) This Board's purview is to review Special Certificates of Appropriateness and applications for designation. Regarding demolition, the actual role of the Lee County Historic Preservation Board is not to encourage demolition but rather to try their best to prevent demolition and save historic resources; 2) Regarding the code sections reviewed by Ms. Walsh, their intent is not to allow the Lee County Historic Preservation Board to initiate demolition or begin that process. There is a provision regarding "*Demolition by Neglect*." Ms. Swindle stated that a property owner could argue that damage from a hurricane does not necessarily constitute demolition by neglect. If the case is being made that failure to repair a property within a certain time period is neglectful, the Board's responsibility under the "*Demolition by Neglect*" section is simply to report those properties to the Building Official. This means that if this Board wanted to identify specific properties that they feel have been demolished by neglect, it would be appropriate for them to report it to the Building Official; and 3) If a property is designated as an unsafe structure and it is listed as a "*designated resource*," there is a requirement for them to consult with this Board. However, again, it is for the purpose of trying to save the property rather than trying to encourage its demolition. Ms. Swindle stated that although Ms. Walsh disagrees with this interpretation, it is the County Attorney's Office's analysis of the actual Land Development Code, which created this body and the Administrative Code which governs these meetings.

Ms. Walsh stated her specific issue falls under Section 22-243 (Unsafe Structures), which reads, "*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.*" To her knowledge, this has not been done.

Ms. Swindle stated she did not have facts before her to say that a building that has been deemed unsafe by the Building Official that is a historic designated resource has not been reported to this Board. She could not say whether or not that occurred. If it has not occurred, then it is contrary to this procedure and would need to be addressed. She stated this is something initiated by the Building Official. They make the determination that something is an unsafe structure and then this Board is consulted with the intent to save the structure rather than encourage its demolition.

Ms. Walsh stated the structures have been deemed dangerous and have orange signs on them, yet this Board was not notified.

Ms. Swindle stated that if her issue was that she wanted to encourage that these unsafe structures be demolished, then the Building Official marking them as unsafe is what the community would want to happen. The intent of them consulting with this Board is not for this Board to agree to demolish the structures but rather try to figure out ways to preserve whatever historic value might be left in that property. Having these items come before this Board will not speed up any kind of county process.

Ms. Walsh stated properties have been identified as part of the PowerPoint presentation and that she was asked by this Board to provide the list at a future meeting. She also emphasized that this has been going on for almost 3 years post-Ian.

Mr. Blackwell stated that the Zoning Manager instructed him to accept the list, and that staff would do some research on the properties.

Ms. Walsh stated that in Section 22-245 (Demolition by Neglect), it states, *“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 a 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 as identified in the certified notice.”* She noted this has not been taking place.

Ms. Swindle noted that it is a recommendation to the Building Official that requires the Building Official to make that determination. She felt the community’s complaint is regarding non-compliant property owners. The process above is a slower process. The community can provide the list of addresses to staff so that they can provide it to the Building Official or a lengthier process can take place where the Historic Preservation Board provides owners with notice and an opportunity for a hearing and an appeal process, which will end up getting referred to the same place, which is the Building Official.

Ms. Walsh stated that William Diaz from Code Enforcement already has this list of addresses, but they have not been able to get updates or responses.

Ms. Swindle stated she could not speak to this aspect because there is no representative from the Building Official’s office or Code Enforcement at today’s meeting. Her role as the attorney for this Board is to make sure they are focusing on what is in their jurisdiction and authority to handle.

Ms. Walsh stated that she felt this Board could be partners with the Building Department and Code Enforcement. According to our own rules, this Board is supposed to be working together with the Building Department and Code Enforcement. The onus is on them to alert this Board regarding which

buildings have been flagged as unsafe and slated for demolition, but this has not been done. She noted the residents of Matlacha are frustrated because they cannot get responses from Code Enforcement. She asked if this Board could help the residents by getting updates from Code Enforcement.

Ms. Swindle stated that was what she suggested earlier. This list of addresses will be provided to staff, and they will do some research and then forward it to the appropriate party.

Ms. Walsh also noted that according to Section 22-171, this Board has a responsibility to seek financial assistance from the State, County, and federal jurisdictions to assist with the funding for historic areas that need funding to help them recover. To her knowledge, this has not been done.

Ms. Brownell stated she had already looked into this matter, but there are no funding sources available.

Ms. Swindle stated that staff looked into this as well, but there are no public monies available for residential historic properties.

Ms. Walsh noted that the ones sited in the PowerPoint Presentation are commercial properties not residential.

Ms. Brownell stated that the funding sources available are focusing on specific areas that have specific backgrounds and Matlacha does not meet the criteria for most of the funding.

Ms. Swindle stated that Section 22-171 establishes that designated historic resources would be eligible for any financial assistance that is available. It creates that eligibility to the extent that there was funding. She noted there was a period of time in the past where there was such funding, but it is no longer available.

Mr. Blackwell confirmed that the Board of County Commissioners removed the grant program in approximately 2016 or 2017. For commercial properties, there is a commercial bridge loan program for historic properties, but the owner of the property has to be the advocate. Staff can inform property owners of the loan program available, but they cannot make them pursue it.

Ms. Walsh volunteered to seek a source of funds to help with Matlacha's recovery. On a separate subject, she asked if there was any relief from certain Building Code requirements for potential investors. For instance, the Old Fish House, which has historical significance and is located in the center of Matlacha. Investors have visited the site, but it is obvious that the property cannot be rehabilitated. Do they need to hire an engineer to point out that this property cannot be rebuilt?

Mr. Blackwell stated the determination needs to be performed by someone who is qualified and certified to make that determination. Staff are not qualified engineers. Unless it is rubble on the ground, staff are not qualified to say it cannot be fixed. Staff relies on a certified engineer or someone with that qualification to make such a determination.

Ms. Walsh stated that in her opinion Matlacha is destroyed because so many homeowners were denied proposals to lift their residences because previous board members wanted a diminutive old fishing village and now their structures are gone. She felt this Board had some responsibility for that. Although it was not this current list of board members, it was still this Board that denied the elevation proposals.

Mr. Smith referred to a flyer that was posted online that reads, “*Enough is Enough – Come speak out at the Lee County HPB Thursday, May 15, 1 PM, 2201 Second Street, Fort Myers, Room 118, Make Your Voice Heard!*” Mr. Smith stated he was offended by this flyer because this Board has implemented several changes to help Matlacha and he felt this Board should get credit for their efforts. Instead, there is a perception in the area that all the problems in Matlacha are due to this Board and a flyer such as this only inflames it further.

Ms. Walsh stated the community does appreciate changes made by this Board. She stated that the flyer was pointed towards Code Enforcement, the Board of County Commissioners, and this Board, but Mr. Smith did not feel the flyer was an indication of that and he further noted it had been sent to a large list of people.

Ms. Swindle stated she advised everyone on what this Board’s role is and several items that the residents are disgruntled with are not under their purview.

Ms. Walsh referred to a memorandum from Ms. Swindle that was distributed at today’s meeting. Since she has served on this Board, she never saw a memorandum like this distributed at the beginning of the meeting. She also had not seen this Board limit the public to 3 minutes.

Ms. Swindle stated she was asked by the Chair by e-mail yesterday afternoon regarding information he found on the internet (a lengthy PowerPoint presentation and a flyer that encouraged people to attend this meeting and share their voices to this Board). She was asked to provide legal guidance on whether or not this Board is required to entertain a lengthy presentation on a non-agenda item. Her legal opinion is that the issues in the PowerPoint presentation are outside of this Board’s jurisdiction. Within the Lee County Administrative Code, the Chair of an Advisory Committee meeting is allowed to decide procedures and points of order. Her recommendation to the Chair is to set a 3-minute limit per person for public comment. Since she was only asked for her input yesterday afternoon, this was the earliest she could provide the memorandum.

Mr. Hannon, member of the public, stated that the communication between Ms. Swindle and the Chair of this Board was an “*off the record communication,*” which is a Sunshine Law violation.

Ms. Swindle stated there was no Sunshine Law violation. A Chair of a Committee or Board is allowed to consult with staff. No discussion took place amongst the board members regarding this matter. She stated that if Mr. Hannon disagreed with that, he was welcome to contact the Commission on Ethics and file a complaint.

Mr. Blackwell stated that the use of time limits is used by the Board of County Commissioners and the Local Planning Agency.

Ms. Brownell stated for the record that this Board has received memorandums from the Attorney’s Office in the past at the beginning of a meeting. Although it has not occurred since Ms. Walsh became a member, it has been done in the past. She noted that so much of the presentation is outside this Board’s purview. Ms. Brownell noted that she had asked in the past to be added to the distribution list so she could attend future Matlacha Civic Association meetings, yet her e-mail address has never been added to the list. She was personally invited to attend one of the meetings. As it turned out, the meeting was cancelled, and she was never notified. She also follows Facebook, and the meeting was not cancelled on Facebook either. She stated that the Lee County Historic Preservation Board is trying to help Matlacha. She is aware that previous board members were more antagonistic towards residents living in Matlacha and have pushed preservation at the expense of conservation and at the expense of

human use of properties. She asked that further discussion be tabled until they receive public comment.

Mr. Smith noted he lived on Pine Island for a long time and could appreciate the frustration about what is taking place in Matlacha, but he did not feel this was the venue for it. He reiterated that this Board is not causing all of the problems taking place in Matlacha. He personally spearheaded change over the last 7-8 years, so he felt the perception in the community towards this Board is unfair.

Ms. Walsh felt there was a consensus among the people in Matlacha that this Board is trying. Although they are not pointing fingers at this Board, they feel this Board might be able to put some pressure on Code Enforcement. They are asking this Board to help get the historic nature of Matlacha back to what it was. They are not coming after this Board but are asking what they can do to help things progress.

The Chair opened the public comment portion of the meeting.

Mr. Michael Hannon asked for clarification about the 3-minute time limit.

Ms. Swindle stated it did not apply to Ms. Walsh because she is a Board member. The 3-minute rule is for general public comments.

Mr. Hannon asked if he was only allowed to provide public input on an item listed on the agenda.

Ms. Swindle stated that was not correct. He could bring up other issues.

Mr. Hannon stated he was on the Board of Directors for the Matlacha Civic Association. He asked what the process was for the Matlacha Civic Association to be on a future agenda to present a report prepared by the Florida Institute entitled "*Matlacha, Pine Island Road/Public Space/Parking Urban Strategy.*"

Ms. Swindle stated it would require a vote from this Board to invite the Matlacha Civic Association to be on a future agenda.

Mr. Chris Walczak stated that the struggle from the community comes from the unknown; however, the community has been working through this and will continue to do so. Mr. Walczak noted he attempted to guide the community towards the appropriate departments because he agrees that it is not productive to address questions and concerns to the wrong party. In general, he felt there were some questions that might appease some of the community if they were answered. For instance, what is the process from the County for derelict buildings. He owns one of those buildings and is fined each day. He noted there is no clear outline on how to go through this process, which involves several departments. The community would appreciate some sort of outline on the process.

The Board recessed at 1:58 p.m. and reconvened at 2:05 p.m.

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

Ms. Brownell stated she would look into the process that took place when someone attempted to demolish the property she currently owns. She offered to produce a graphic if she could find some sort of easy timeline. She agreed that it would be preferable if there was communication between Code Enforcement and DCD staff for the process of relieving Code Enforcement fines. She believed Mr.

Walczak could ask for relief of those fines at a Hearing Examiner hearing. She also thought staff might be in a position to advocate for him. She asked if this Board could make a written recommendation to the Hearing Examiner that the fines be mitigated.

Ms. Swindle stated that comments by the public are not allowed during Code hearings. She was also uncertain whether the Hearing Examiner would accept recommendations on code enforcement issues. She felt the following issues were made clear today: 1) DCD staff should reach out to Code Enforcement and the Building Official to get some clarity on how the process is handled and to get a status of the properties listed in the PowerPoint presentation; 2) DCD staff should see if the Land Development Code process is being followed by Code Enforcement; and 3) DCD staff could find out what the best process is for the public and the Matlacha Civic Association to communicate their concerns to the Building Official and Code Enforcement. There may not be a perfect solution that will make everyone happy because there are rules and regulations the County cannot deviate from, especially concerning the issue of private property rights for property owners. Staff will look into these issues further and hopefully a representative from Code Enforcement or the Building Department can attend a future meeting. She agreed that an update might be in order, but it will be limited to the issues that pertain to this Board which is designated historic resources.

Ms. Walsh stated this would be very helpful. She referred to Mr. Hannon's request regarding having the Matlacha Civic Association on a future agenda. She noted they wanted to present the University of Florida Report that the University prepared and paid for at no cost to the Matlacha Civic Association or the Matlacha residents. Since Lee County officials attended the last meeting, it would be nice if this Board heard the presentation as well.

Ms. Swindle stated her recommendation is to have staff reach out to the Building Official to get information on how we might solve these problems before we venture into having the Matlacha Civic Association on a future agenda. Her suggestion was to give staff a chance to research these issues further. Once the Board hears the update from staff, they can discuss, as a Board, whether they want to entertain a special presentation and what parameters they would like the presentation to focus on. They would need to vote on it at that meeting and then the agenda item would get scheduled for a future meeting and be properly noticed. The public would be welcome to attend. She also asked that staff follow-up on whether or not the Land Development Code procedure is being followed when a designated historic resource is identified by the Building Official as being unsafe and potentially subject to demolition. Staff can investigate whether they are consulting this Board.

Due to a request by Ms. Walsh, staff agreed to distribute the report by the University to the Board members.

### **Resignation**

Ms. Brownell announced that this meeting or the June meeting (if we have one) will be her last meeting because she and her family are moving out of Lee County.

### **Public**

The members of the public did not have any further issues to discuss, so the public portion segment was closed.

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

The next Lee County Historic Preservation Board meeting is scheduled for Thursday, June 19, 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 Mr. Knight. The Chair called the motion, and it passed 4-0.** The meeting adjourned at 2:14 p.m.

# Matlacha, Pine Island Road | Public Space/Parking Urban Strategy

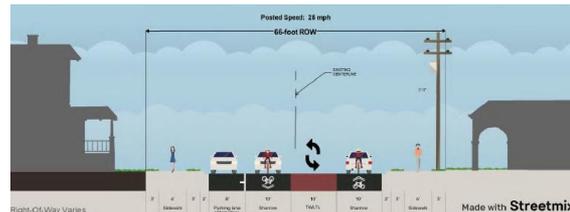
May 1<sup>st</sup>, 2025



# Site and Context Overview

# FDOT Shared Use Path Feasibility Study

- 3 segments
- Focus on creating a safe space for pedestrians, cyclists, and motorists.
- Diverse street section options
- If the project is viable, construction could begin in 2030



PINE ISLAND ROAD

# Section Perimeters

## Section 1

Large parcels. A mix of commercial and warehouse/production.

## Section 2

Commercial core, small retail, restaurants, and art galleries.

## Section 3

Residential and accommodation. Single-family houses, rental properties, and diverse accommodation types.



# Section 1

A mix of residential, commercial, and warehouse/production. Significant damage and abandoned buildings. Parking is currently sufficient.

Total Buildings: **27**

Current Parking Availability: **202**

Total Required Parking Places : **292**

Potential Parking Spot Availability: **446**



# Section 1

ID	Building Use Type	Building Use	Address	Building Condition	FFH	City	Parking Places	Total Required Parking Places	Minimum Required Parking Spaces (Lee County Code)	Notes
426	SINGLE FAMILY RESIDENTIAL	residential	4277 Pine Island Rd NW	damaged	8	Matlacha	1	2	2 spaces per unit	parking on side road
42	COMMERCIAL	office	3954 Pine Island Rd NW	damaged	0.5	Matlacha	5	9	1 space per 300 square feet of total floor area	parking on green space
437	OFFICE/MEDICAL	services	4130 Pine Island Rd NW	functional/possible need structure maintenance	4.5	Matlacha	6	8	1 space per 300 square feet of total floor area	parking lot area
427	SINGLE FAMILY RESIDENTIAL	residential	4274 Pine Island Rd NW	functional/possible need structure maintenance	1.8	Matlacha	1	2	2 spaces per unit	parking on side road
431	COMMERCIAL	gift shop	4332 Pine Island Rd NW	damaged	2	Matlacha	12	8	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	parking lot in front of the building
434	COMMERCIAL	commercial	4205 Pine Island Rd NW	damaged	1	Matlacha	2	6	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	-
435	COMMERCIAL	commercial	4205 Pine Island Rd NW	damaged	3.1	Matlacha	2	6	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	-
441	SINGLE FAMILY RESIDENTIAL	residential	4220 Pine Island Rd NW	damaged	8	Matlacha	2	2	2 spaces per unit	-
19	SINGLE FAMILY RESIDENTIAL	residential	3958 Pine Island Rd NW	functional	10	Matlacha	2	2	2 spaces per unit	parking on frontyard
550	SINGLE FAMILY RESIDENTIAL	residential	3962 Pine Island Rd NW	functional	10	Matlacha	2	2	2 spaces per unit	parking garage and front yard
436	COMMERCIAL	commercial	4195 Pine Island Rd NW	damaged	0.5	Matlacha	5	10	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	parking on side road and backyard
41	COMMERCIAL	restaurant	3946 Pine Island Rd NW	damaged	1	Matlacha	4	20	14 spaces per 1,000 square feet of total floor area	parking in front of the building
429	COMMERCIAL	residential	4284 Pine Island Rd NW	functional/possible need structure maintenance	1	Matlacha	1	2	2 spaces per unit	parking on side road
430	COMMERCIAL	seafood market	4330 Pine Island Rd NW	damaged	1	Matlacha	20	7	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	parking lot beside the building
434	COMMERCIAL	commercial	4205 Pine Island Rd NW	damaged	1	Matlacha	2	6	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	-
19	SINGLE FAMILY RESIDENTIAL	residential	3958 Pine Island Rd NW	functional	10	Matlacha	2	2	2 spaces per unit	parking on frontyard
425	SINGLE FAMILY RESIDENTIAL	residential	4261 Pine Island Rd NW	damaged	4	Matlacha	1	2	2 spaces per unit	parking on side road
52	COMMERCIAL	restaurant	4200 Pine Island Rd NW	damaged	3.1	Matlacha	12	46	14 spaces per 1,000 square feet of total floor area	parking lot area
439	COMMERCIAL	restaurant	4206 Pine Island Rd NW	damaged	3.1	Matlacha	4	25	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	parking in front of the building
547	WAREHOUSE/INDUSTRIAL	convenience store	3922 Pine Island Rd NW	functional	0.5	Matlacha	40	12	Minimum of 5 spaces, 1 space per 200 square feet of total floor area	parking in front of the building and
440	SINGLE FAMILY RESIDENTIAL	residential	4226 Pine Island Rd NW	damaged	0.5	Matlacha	2	2	2 spaces per unit	parking on side road
437	OFFICE/MEDICAL	services	4130 Pine Island Rd NW	functional/possible need structure maintenance	4.5	Matlacha	6	8	1 space per 300 square feet of total floor area	parking lot area
432	OFFICE/MEDICAL	commerce	4120 Pine Island Rd NW	damaged	3.2	Matlacha	13	7	Minimum of 5 spaces, 2.5 spaces per 1,000 square feet of total floor area	parking on frontyard
549	WAREHOUSE/INDUSTRIAL	marine	3944 Pine Island Rd NW	functional	1	Matlacha	10	12	Minimum of 5 spaces, 2.5 spaces per 1,000 square feet of total floor area	parking in front of the building
548	COMMERCIAL	Restaurant	3930 Pine Island Rd NW	functional	1	Matlacha	41	80	14 spaces per 1,000 square feet of total floor area	has own parking spot
<b>SUMMARY</b>				<b>Building Total</b>	<b>25</b>			<b>288</b>		
				Residential	8					
				Commercial	12					15
				Warehouse/Industrial	2					4
				Office/Medical	3					6
				Mobile Home	0					0
				Educational/Recreational	0					
				Multiple Res/Hotel	0					
				Storage	0					
				<b>Current Parking Space Availability</b>	<b>230</b>					
				<b>Total Required Parking Spaces</b>	<b>288</b>					
				<b>Potential Parking Places Availability</b>	<b>337</b>					

# Section 2

Mixed-use commercial and residential.  
Several abandoned buildings. Parking insufficient.

Total Buildings: 35

Current Parking Space Availability: 161

Total Required Parking Spaces: 304

Potential Parking Spaces Availability: 252

Parking Space Deficit: **52**



# Section 2

ID	Building Use Type	Building Use	Address	Building Condition	FFH	City	Parking Places	Total Required Parking Places	Minimum Required Parking Spaces (Lee County Code)	Notes
603	-	residential	Pine Island Rd NW	new	2.5	Matlacha	1	2	2 spaces per unit	parking on building side
452	MOBILE HOME	residential	4457 Pine Island Rd NW	damaged	0.5	Matlacha	0	2	2 spaces per unit	-
452	MOBILE HOME	residential	4457 Pine Island Rd NW	damaged	0.5	Matlacha	0	2	2 spaces per unit	-
51	COMMERCIAL	service/real estate	4601 Pine Island Rd NW	functional	0	Matlacha	-	3	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	-
458	COMMERCIAL	commercial	4600 Pine Island Rd NW	functional	0.5	Matlacha	-	4	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	possible parking spots backyard
394	SINGLE FAMILY RESIDENTIAL	residential	4640 Pine Island Rd NW	functional/possible need structure maintenance	0.5	Matlacha	1	2	2 spaces per unit	Private parking spot on frontyard
461	COMMERCIAL	commercial	4608 Pine Island Rd NW	functional	0.5	Matlacha	1	3	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	possible parking spots backyard/c
456	OFFICE/MEDICAL	services/realtor	4566 Pine Island Rd NW	functional	0.5	Matlacha	4	3	1 space per 300 square feet of total floor area	parking on backyard
64	COMMERCIAL	commercial	4606 Pine Island Rd NW	damaged	0.5	Matlacha	1	3	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	possible parking spots backyard
448	SINGLE FAMILY RESIDENTIAL	residential	4520 Pine Island Rd NW	damaged	1.5	Matlacha	2	2	2 spaces per unit	access from side road
460	COMMERCIAL	commercial	4618 Pine Island Rd NW	functional	0.5	Matlacha	0	3	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	possible parking spots backyard
393	SINGLE FAMILY RESIDENTIAL	residential	4638 Pine Island Rd NW	functional/possible need structure maintenance	1.2	Matlacha	1	2	2 spaces per unit	private parking on the frontyard
383	SINGLE FAMILY RESIDENTIAL	residential	4639 Pine Island Rd NW	damaged	0.5	Matlacha	1	2	2 spaces per unit	Parking on the building side
634	MOBILE HOME	residential	-	functional/possible need structure maintenance	0.5	-	1	2	2 spaces per unit	parking on green space
600	MOBILE HOME	residential	Pine Island Rd NW	functional/possible need structure maintenance	1.5	Matlacha	1	2	2 spaces per unit	parking on green space
636	MOBILE HOME	residential	-	functional/possible need structure maintenance	1	-	1	2	2 spaces per unit	parking on green space
635	MOBILE HOME	residential	-	functional/possible need structure maintenance	1	-	1	2	2 spaces per unit	parking on green space
601	MOBILE HOME	-	Pine Island Rd NW	functional/possible need structure maintenance	1.1	Matlacha	1	2	3 spaces per unit	parking on green space
424	COMMERCIAL	commercial and galle	4637 Pine Island Rd NW	damaged	0.5	Matlacha	4	6	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	parking on side road and building si
638	COMMERCIAL	car workshop	-	functional	1	-	16	11	4 spaces per service bay plus 1 space per employee	car storage and exhibition
39	EDUCATIONAL/RECREATION	restroom building	4445 Pine Island Rd NW	new	2	Matlacha	0	0	-	-
65	COMMERCIAL	commercial	4602 Pine Island Rd NW	damaged	0.5	Matlacha	1	6	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	possible parking spots backyard
423	COMMERCIAL	art gallery	4625 Pine Island Rd NW	functional	3.1	Matlacha	4	7	3 spaces per 1,000 square feet of total floor area	-
273	COMMERCIAL	commercial	4590 Pine Island Rd NW	functional	1	Matlacha	-	5	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	restaurant/possible parking spots l
462	COMMERCIAL	art gallery	4624 Pine Island Rd NW	functional	0.5	Matlacha	4	6	3 spaces per 1,000 square feet of total floor area	parking partially on shoulder
38	COMMERCIAL	commerce/restaurant	4530 Pine Island Rd NW	damaged	0.5	Matlacha	15	23	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	parking spot area in front of buildin
382	COMMERCIAL	Gallery	4643 Pine Island Rd NW	damaged	0.5	Matlacha	4	9	3 spaces per 1,000 square feet of total floor area	parking on side road
422	WAREHOUSE/INDUSTRIAL	commerce/seafood	4573 Pine Island Rd NW	functional	3.1	Matlacha	6	6	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	a sea food market
463	COMMERCIAL	commercial	4632 Pine Island Rd NW	functional	1	Matlacha	4	7	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	parking on side road
453	COMMERCIAL	office/commerce	4451 Pine Island Rd NW	damaged	0.5	Matlacha	7	11	1 space per 300 square feet of total floor area	parking spots on frontyard
272	OFFICE/MEDICAL	service/real estate	4574 Pine Island Rd NW	functional	4	Matlacha	18	8	1 space per 300 square feet of total floor area	parking spots area beside the build
455	COMMERCIAL	restaurant	4548 Pine Island Rd NW	functional	0.5	Matlacha	25	74	14 spaces per 1,000 square feet of total floor area	parking on side, front and backyard
54	COMMERCIAL	restaurant	4597 Pine Island Rd NW	functional	3.1	Matlacha	25	63	14 spaces per 1,000 square feet of total floor area	-
421	COMMERCIAL	commerce/post	4547 Pine Island Rd NW	functional	0.5	Matlacha	11	19	Minimum of 5 spaces, 1 space per 250 square feet of total floor area	parking on building side and backy
<b>SUMMARY</b>										
		<b>Building Total</b>			<b>34</b>				<b>304</b>	
		Residential			4					
		Commercial		damaged	18					10
		Warehouse/Industrial		functional/need maintenance	1					7
		Office/Medical		functional	2					15
		Mobile Home		new	7					2
		Educational/Recreational			1					
		Multiple Res/Hotel			0					
		Storage			0					
		<b>Current Parking Space Availability</b>			161					
		<b>Total Required Parking Spaces</b>			304					
		<b>Potential Parking Places Availability</b>			252					

# Section 3

Predominantly residential, most of the buildings are functional. Parking areas need to be relocated to avoid on-street parking and on-street maneuvering.

Total Buildings: 47

Current Parking Space Availability: 170

Total Required Parking Spaces: 168

Potential Parking Space Availability: 144

Parking Space Deficit: **24**



# Section 3

ID	Building Use Type	Building Use	Address	Building Condition	FFH	City	Parking Places	Total Required Parking Places	Minimum Required Parking Spaces (Lee County Code)	Notes
372	RESIDENTIAL	residential and comm	4673 Pine Island Rd NW	functional	1	Mattacha	8	5	2 spaces per unit for residential and 3 spaces per operator (chair	parking area on the front yard/bu
651	CONDOMINIUM	residential	-	functional	9.5	-	2	2	2 spaces per unit	parking garage and parking on the
657	RESIDENTIAL	residential	-	new	10	-	2	2	2 spaces per unit	parking partially on shoulder road
652	HOTEL	hotel	-	new	2.5	-	12	4	1.2 spaces per rental unit	private parking area on the yard
13	COMMERCIAL	commercial	4659 Pine Island Rd NW	functional	2	Mattacha	2	2	2 spaces per unit	parking on side road
419	SINGLE FAMILY RESIDENTIAL	residential	4682 Pine Island Rd NW	functional	1	Mattacha	1	2	2 spaces per unit	-
403	SINGLE FAMILY RESIDENTIAL	residential	4748 Pine Island Rd NW	damaged	1	Mattacha	4	2	2 spaces per unit	possibly parking backyard
656	SINGLE FAMILY RESIDENTIAL	residential	-	damaged	0.5	-	1	2	2 spaces per unit	parking on side road
415	HOTEL	residential	4826 Pine Island Rd NW	damaged	0	Mattacha	2	2	2 spaces per unit	parking on side road
385	SINGLE FAMILY RESIDENTIAL	residential	4669 Pine Island Rd NW	damaged	3	Mattacha	1	2	2 spaces per unit	parking on side road/green space
386	SINGLE FAMILY RESIDENTIAL	residential	4669 Pine Island Rd NW	damaged	3	Mattacha	1	2	2 spaces per unit	parking on side road/green space
417	SINGLE FAMILY RESIDENTIAL	residential	4866 Pine Island Rd NW	functional	4.5	Mattacha	2	2	2 spaces per unit	-
655	SINGLE FAMILY RESIDENTIAL	residential	-	damaged	0.5	-	1	2	2 spaces per unit	parking on the front building
418	SINGLE FAMILY RESIDENTIAL	residential	4874 Pine Island Rd NW	functional/possible need structure maintenance	2	Mattacha	2	2	2 spaces per unit	parking on side road
397	SINGLE FAMILY RESIDENTIAL	residential	4692 Pine Island Rd NW	functional	1	Mattacha	3	2	2 spaces per unit	parking on side road
411	SINGLE FAMILY RESIDENTIAL	residential	4835 Pine Island Rd NW	damaged	1.4	Mattacha	2	2	2 spaces per unit	parking on green space
388	COMMERCIAL	residential	4707 Pine Island Rd NW	functional	1	Mattacha	15	2	2 spaces per unit	parking spots backyard
392	SINGLE FAMILY RESIDENTIAL	residential	4743 Pine Island Rd NW	functional	0.5	Mattacha	1	2	2 spaces per unit	parking on sideroad
407	SINGLE FAMILY RESIDENTIAL	airbnb	4760 Pine Island Rd NW	functional/possible need structure maintenance	0.5	Mattacha	1	2	1.2 spaces per rental unit	parking on side road
406	SINGLE FAMILY RESIDENTIAL	airbnb	4758 Pine Island Rd NW	damaged	0.5	Mattacha	1	2	1.2 spaces per rental unit	-
407	SINGLE FAMILY RESIDENTIAL	airbnb	4760 Pine Island Rd NW	functional/possible need structure maintenance	0.5	Mattacha	1	2	1.2 spaces per rental unit	parking on side road
405	SINGLE FAMILY RESIDENTIAL	residential	4767 Pine Island Rd NW	damaged	3	Mattacha	5	2	2 spaces per unit	parking on the frontyard
413	SINGLE FAMILY RESIDENTIAL	residential	4810 Pine Island Rd NW	damaged	10	Mattacha	2	2	2 spaces per unit	parking on the side of building
32	SINGLE FAMILY RESIDENTIAL	residential	4655 Pine Island Rd NW	functional	4	Mattacha	3	2	2 spaces per unit	Private parking spot on the side of
409	SINGLE FAMILY RESIDENTIAL	residential	4770 Pine Island Rd NW	damaged	0	Mattacha	2	2	2 spaces per unit	parking on side road
396	SINGLE FAMILY RESIDENTIAL	residential	4668 Pine Island Rd NW	functional	1	Mattacha	6	2	2 spaces per unit	parking on side road
391	SINGLE FAMILY RESIDENTIAL	residential	4741 Pine Island Rd NW	functional	0.5	Mattacha	1	2	2 spaces per unit	parking on side road
414	SINGLE FAMILY RESIDENTIAL	residential	4824 Pine Island Rd NW	damaged	0	Mattacha	1	2	2 spaces per unit	parking on side road
390	SINGLE FAMILY RESIDENTIAL	residential	4706 Pine Island Rd NW	functional/possible need structure maintenance	1	Mattacha	2	2	2 spaces per unit	parking spots frontyard
398	OFFICE/MEDICAL	residential	4700 Pine Island Rd NW	new	1.5	Mattacha	3	2	2 spaces per unit	parking spots frontyard
401	SINGLE FAMILY RESIDENTIAL	residential	4736 Pine Island Rd NW	damaged	1	Mattacha	1	2	2 spaces per unit	parking partially on shoulder
408	SINGLE FAMILY RESIDENTIAL	residential	4766 Pine Island Rd NW	damaged	0.5	Mattacha	2	2	2 spaces per unit	parking on the side on bluffing
408	SINGLE FAMILY RESIDENTIAL	residential	4762 Pine Island Rd NW	damaged	0.5	Mattacha	2	2	2 spaces per unit	parking on the side on bluffing
400	SINGLE FAMILY RESIDENTIAL	residential	4724 Pine Island Rd NW	functional	0.5	Mattacha	1	2	2 spaces per unit	parking partially on side road
389	SINGLE FAMILY RESIDENTIAL	residential	4725 Pine Island Rd NW	damaged	1.5	Mattacha	12	2	2 spaces per unit	possible parkit spots backyard/gre
410	SINGLE FAMILY RESIDENTIAL	residential	4827 Pine Island Rd NW	functional/possible need structure maintenance	1	Mattacha	2	2	2 spaces per unit	parking in front of the building/side
402	SINGLE FAMILY RESIDENTIAL	residential	4742 Pine Island Rd NW	damaged	1	Mattacha	1	2	2 spaces per unit	parking on side of the building
416	SINGLE FAMILY RESIDENTIAL	residential	4830 Pine Island Rd NW	damaged	1	Mattacha	2	2	2 spaces per unit	-
416	SINGLE FAMILY RESIDENTIAL	residential	4830 Pine Island Rd NW	damaged	1	Mattacha	2	2	2 spaces per unit	-
45	SINGLE FAMILY RESIDENTIAL	residential	4819 Pine Island Rd NW	functional/possible need structure maintenance	1.4	Mattacha	2	2	2 spaces per unit	parking on side road
412	COMMERCIAL	restaurant	4875 Pine Island Rd NW	functional	1	Mattacha	40	75	14 spaces per 1,000 square feet of total floor area	parking spots area for yucatan rest
390	SINGLE FAMILY RESIDENTIAL	residential	4733 Pine Island Rd NW	functional	1	Mattacha	2	2	2 spaces per unit	parking in front of the building/side
648	CONDOMINIUM	residential	-	functional	9.5	-	2	2	2 spaces per unit	parking garage and parking on the
650	CONDOMINIUM	residential	-	functional	9.5	-	2	2	2 spaces per unit	parking garage and parking on the
651	CONDOMINIUM	residential	-	functional	9.5	-	2	2	2 spaces per unit	parking garage and parking on the
<b>SUMMARY</b>					45			168		
Residential					35		<b>Building Condition</b>			
Commercial					3		damaged		19	
Warehouse/Industrial					0		functional/need maintenance		6	
Office/Medical					1		functional		17	
Mobile Home					0		new		3	
Educational/Recreational					0					
Multiple Res/Hotel					2					
Storage					0					
<b>Current Parking Space Availability</b>					170					
<b>Total Required Parking Spaces</b>					168					
<b>Potential Parking Places Availability</b>					144					



ON  
PAVEMENT

KEEP IT LOCAL  
Support Island Businesses

Local Post Office, Kiosk & Café

Welcome To Mariaca  
Old Florida at it's BEST





3 LOTS  
FOR SALE  
SEE SIGNAGE

4666



# Study Objectives

- Identify the specific community needs for public spaces and parking along Pine Island Road in Matlacha.
- Develop a spatial strategy document that combines traffic infrastructure and spatial planning considerations for Lee County, serving as an actionable guide for the community.
- Propose flood adaptation strategies for the surrounding areas of Pine Island Road, focusing on public space, parking, landscaping, and land redevelopment.
- Assess tidal flood vulnerability in the diverse residential areas of Matlacha.

# Planning Flood Scenarios

# Flood Sources

## Tidal Flooding

- Based on NOAA Sea Level Rise projections for 2040-2070
- National Ocean Service (NOS) extreme water level thresholds
- Represents frequent, nuisance flooding conditions that will worsen over time

## Storm Surge Flooding

- FEMA 100-Year Flood Event
- Comparable to impacts from a Category 2 Hurricane
- Represents high-impact, storm surge events

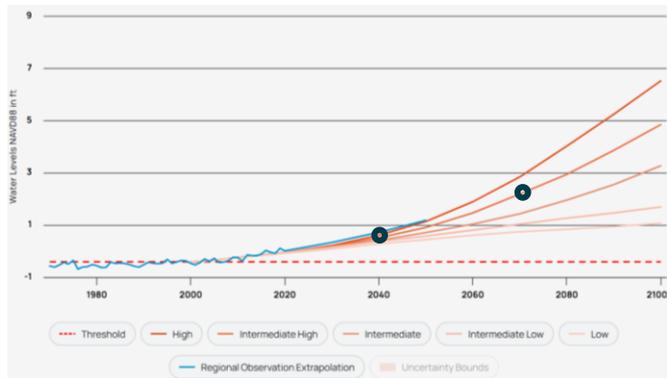
## PLANNING FLOOD SCENARIOS

# Sea Level Rise

High tide flooding (“sunny day” flooding)

Sea level rise 2040 Int-High scenario:  
1.38ft NAVD88

Sea level rise 2070 Int-High scenario:  
3.28ft NAVD88



Sea Level Rise Projections

source: NOAA, Fort Myers Station 8725520



Current Mean Sea Level

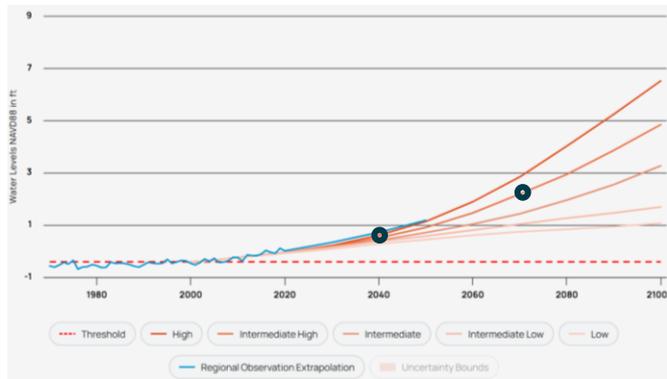
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Sea Level Rise Projections

source: NOAA, Fort Myers Station 8725520



Sea Level Rise 2040 (int-high)

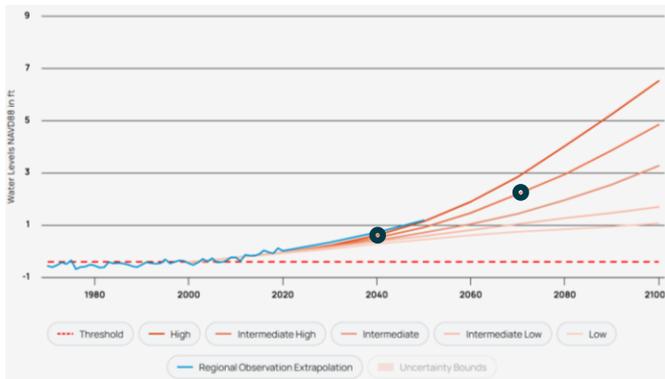
## PLANNING FLOOD SCENARIOS

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Sea level rise 2070 Int-High scenario:  
3.28ft NAVD88



Sea Level Rise Projections

source: NOAA, Fort Myers Station 8725520



Sea Level Rise 2070 (int-high)

## PLANNING FLOOD SCENARIOS

# Water Level Thresholds

Critical water levels where flood and infrastructure impacts occur.

Predefined thresholds by the National Ocean Service (NAVD88):

Type	Impact	Elevation
Minor	Disruptive	1.97 ft
Moderate	Damaging	2.94 ft
Major	Destructive	4.17 ft

source: NOAA, Sea Level Rise Calculator



NOS Minor 1.97 ft (NAVD88)

Source: Maasr, Airbus DS, JUSG, NGA, NASA, CGIAR, GEBCO, M Robinson, NCEAS, NLS, OS, NIMA, Geodatasystem and the GIS User Community, Los County, CA

PLANNING FLOOD SCENARIOS

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Major	Destructive	4.17 ft

source: NOAA, Sea Level Rise Calculator



NOS Moderate 2.94 ft (NAVD88)

Source: Maasr, Airbus DS, JUSG, NGA, NASA, CGIAR, GEBCO, M Robinson, NCEAS, NLS, OS, NIMA, Geodatasystem and the GIS User Community, Los County, CA

PLANNING FLOOD SCENARIOS

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Moderate	Damaging	2.94 ft
Major	Destructive	4.17 ft

source: NOAA, Sea Level Rise Calculator



NOS Major 4.17 ft (NAVD88)

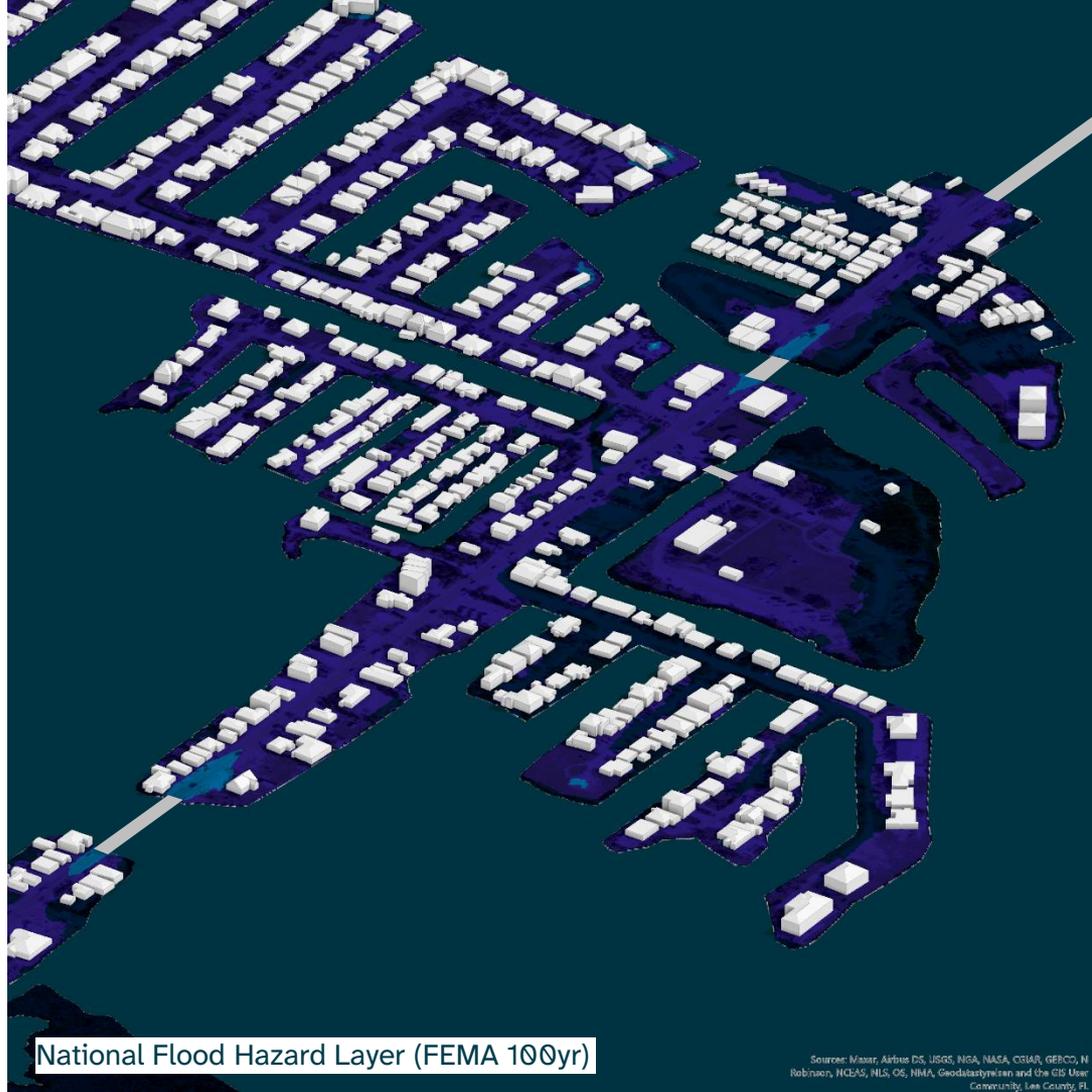
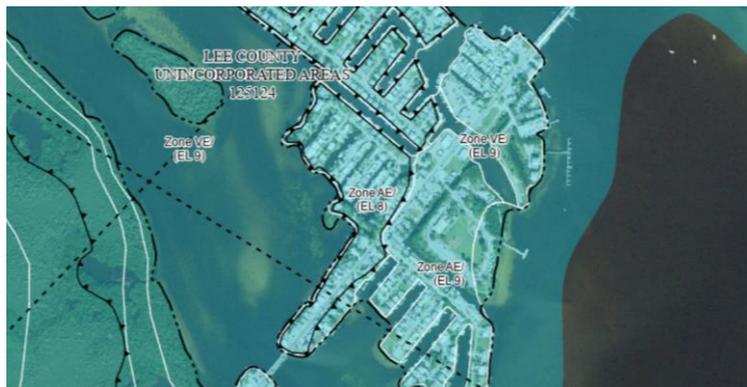
Source: Maasr, Airbus DS, JUSG, NGA, NASA, CGIAR, GEBCO, M Robinson, NCEAS, NLS, OS, NIMA, Geodatasystem and the GIS User Community, Lee County, FL

## PLANNING FLOOD SCENARIOS

# Coastal Flooding

(FEMA 100yr)

- All Matlacha is within the FEMA 100-year floodplain. Pine Island Road crosses both AE and VE zones
- The commercial area in Section 2 is affected by moderate wave action.
- Base flood elevation 9 ft NAVD88



# Pine Island Road / Public Space, Parking, Development Scenarios

# Design Options

## Option 1: Tactical Urbanism

- Temporary interventions
- No modifications to Pine Island Road
- Quick, low-cost improvements adaptable to short-term needs

## Option 2: Tidal Flooding Resilience

- Redesign Pine Island Road section (optional) / No changes if necessary
- Flood-proof design for frequent tidal flooding
- Mobile structures and temporary uses to adapt to minor flood events

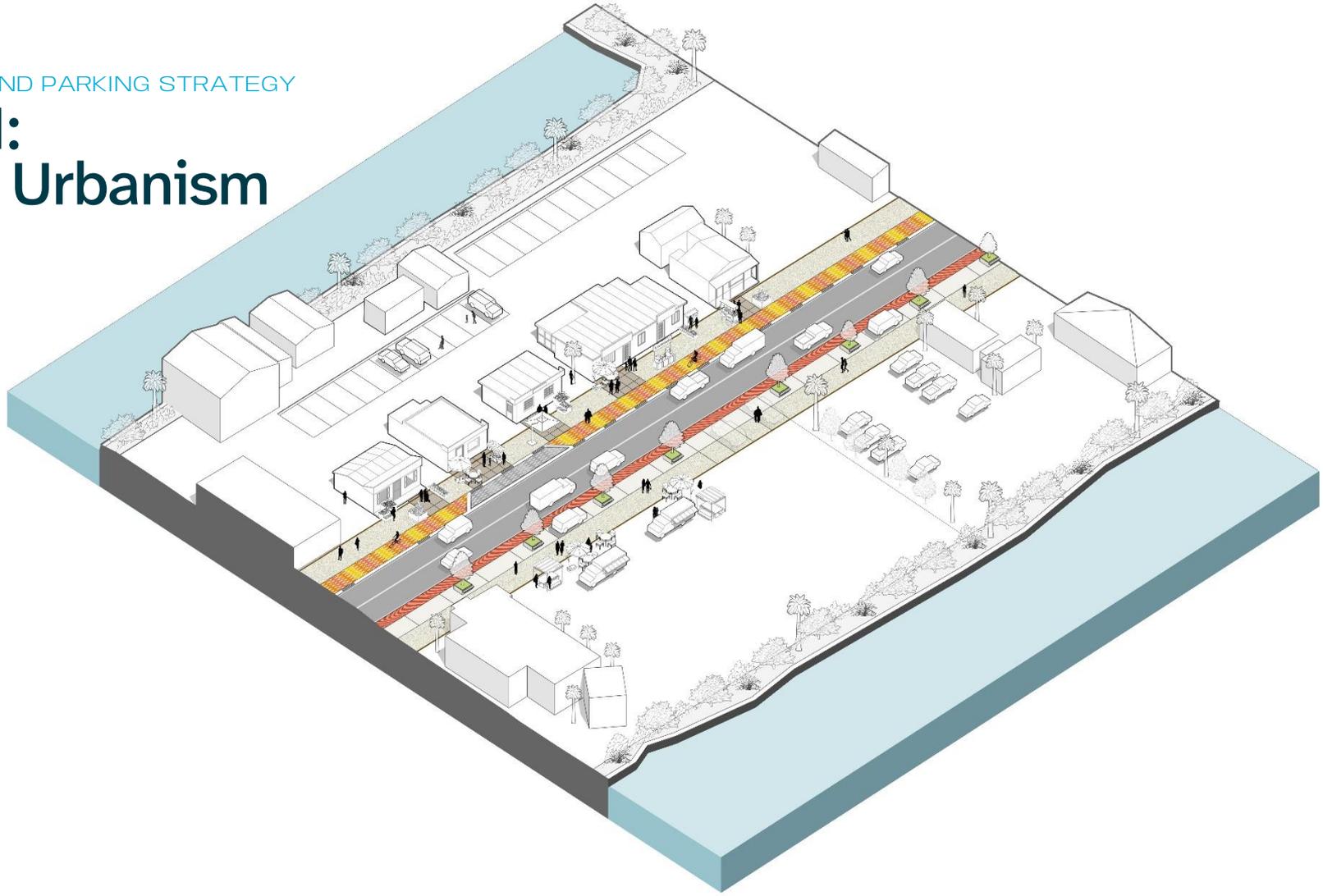
## Option 3 and 4: Storm Surge Resilience

- Redesign Pine Island Road section (optional) / No changes if necessary
- Flood-proof design for storm surge and extreme events
- Stable uses and permanent structures

# Option 1: Tactical Urbanism

PUBLIC SPACE AND PARKING STRATEGY

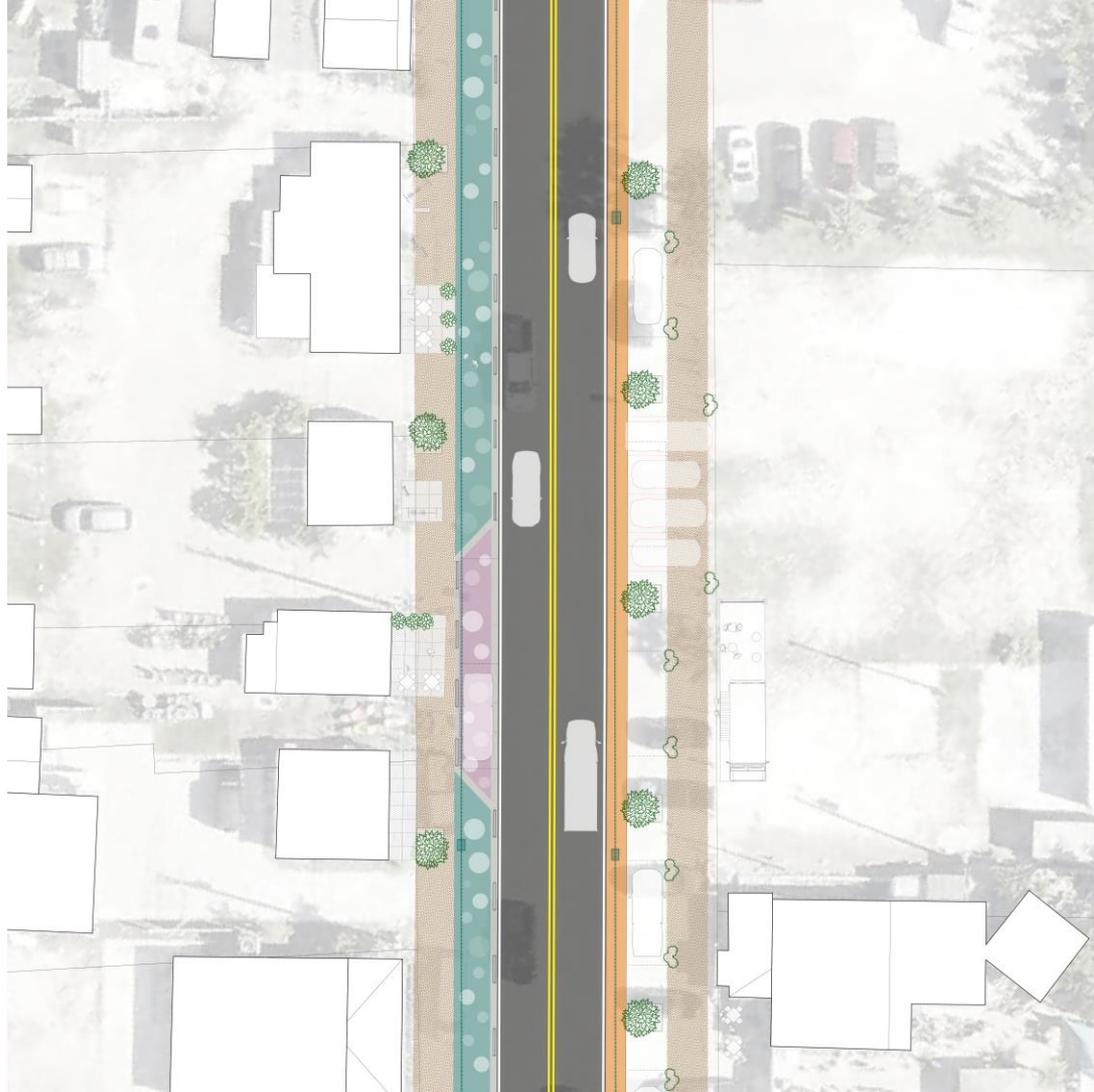
# Option 1: Tactical Urbanism



# Option 1: Tactical Urbanism

## Scope:

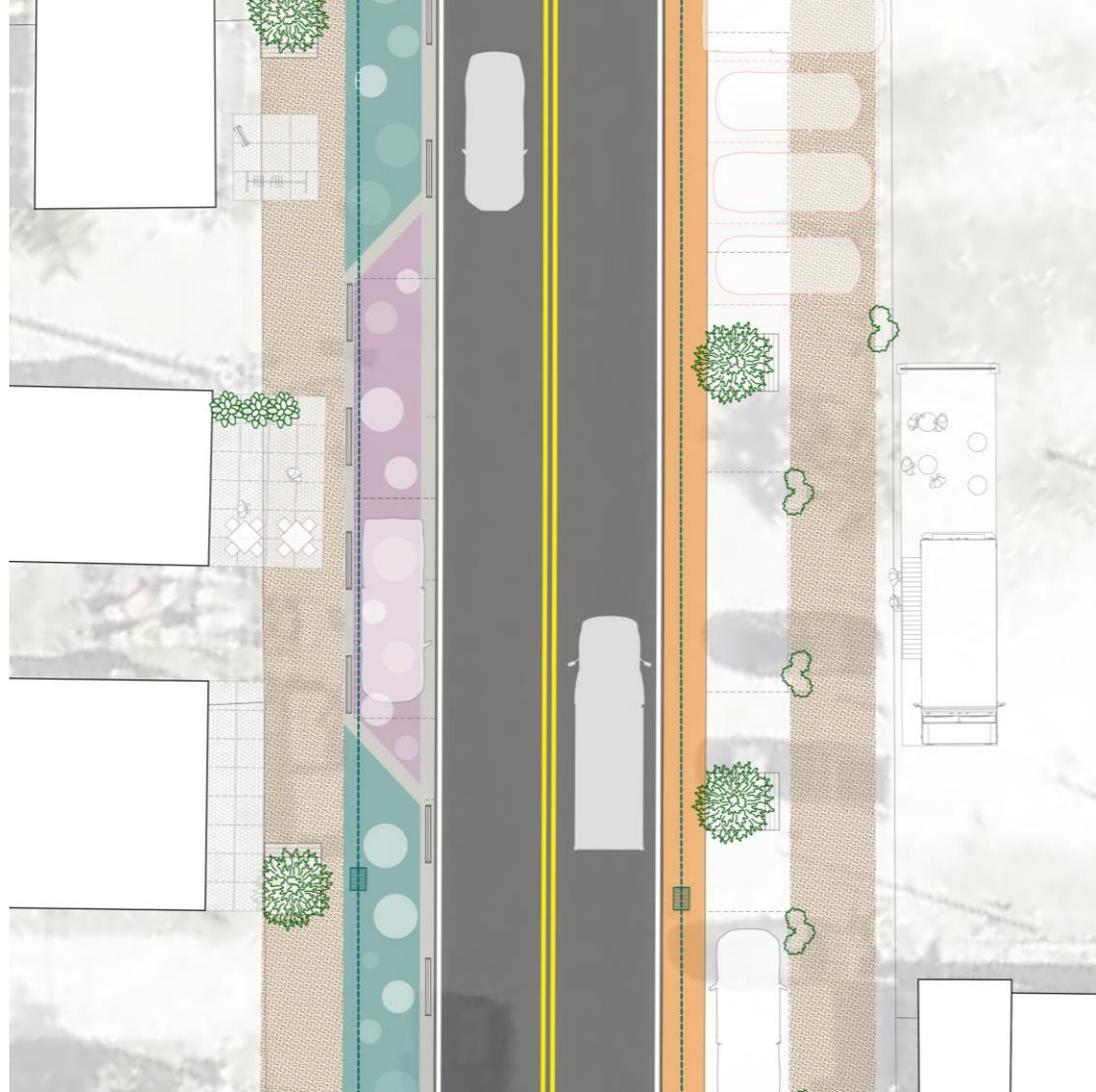
No modifications to Pine Island Road;  
quick, low-cost improvements.



# Option 1: Tactical Urbanism

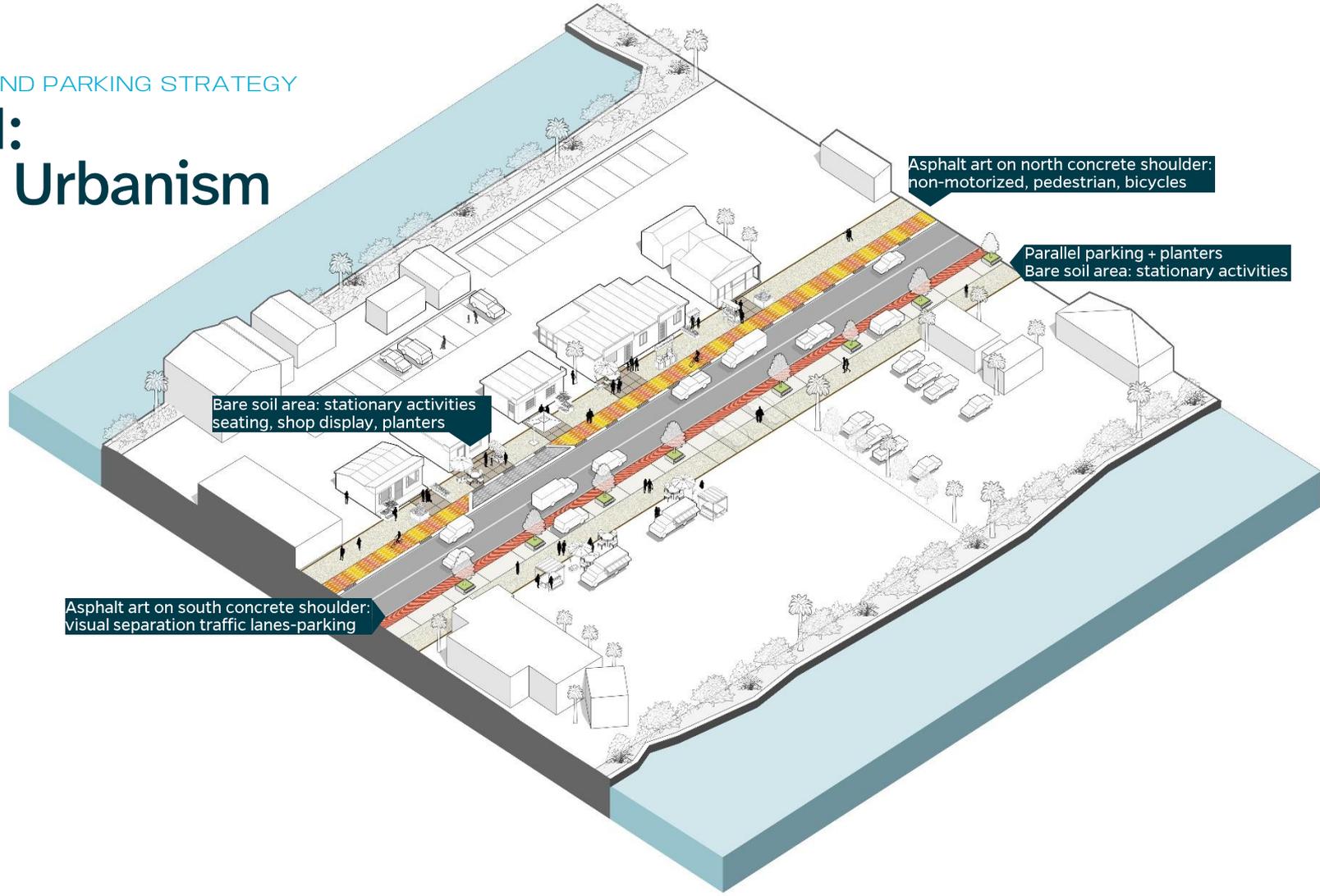
## North Side of Pine Island Road

- Temporary physical barriers between traffic lane and concrete shoulder.
- Concrete shoulder activated through pavement art for pedestrian and non-motorized mobility, plus drop-off parking.
- Gravel (bare soil) strip for temporary stationary activities: shop display areas, café seating, planters.





# Option 1: Tactical Urbanism



# Option 1: Tactical Urbanism

## PROS

### Low-Cost and Quick Implementation

Minimal investment, visible improvements in a short timeframe.

### Flexible and Adaptable

Elements can be rearranged or removed as conditions change or community feedback evolves.

### Encourages Community Engagement

Improvements invite participation and input from residents, businesses, and visitors. Allows the community to spatially experiment before committing to permanent designs.

### Supports Economic Revitalization

Activates underutilized areas for small-scale commerce, outdoor dining, and walkability, enhancing local business exposure.

## CONS

### Limited Resilience to Flooding

Not designed to withstand storm surge or severe tidal flooding

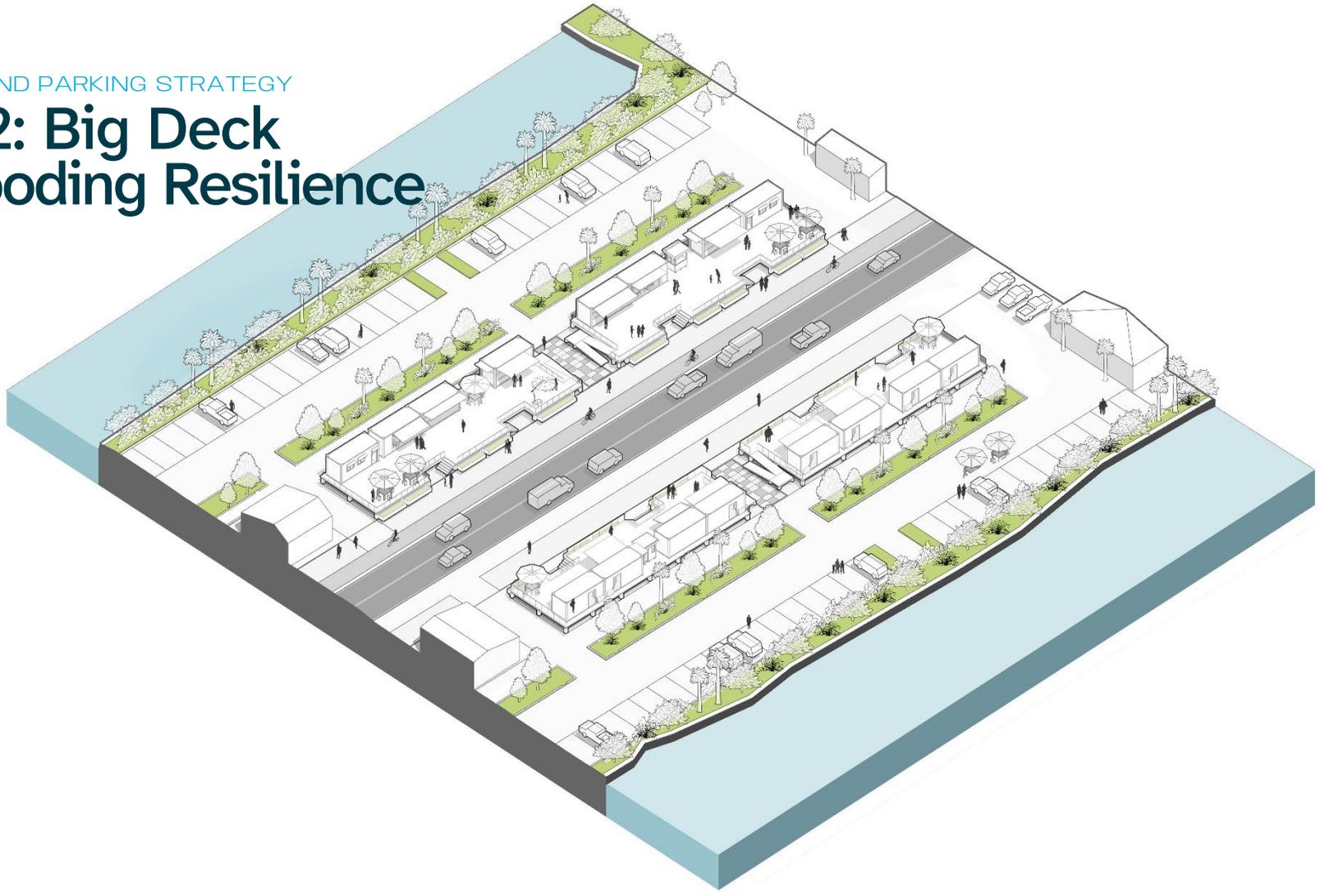
### Maintenance Challenges

Requires ongoing care to keep temporary elements functional and visually appealing.

## Option 2: Big Deck | Tidal Flooding Resilience

PUBLIC SPACE AND PARKING STRATEGY

# Option 2: Big Deck Tidal Flooding Resilience



# Option 2: Big Deck Tidal Flooding Resilience

## Scope:

Withstand frequent extreme tidal flooding events and temporary/mobile public use

## Flood Resilience Features

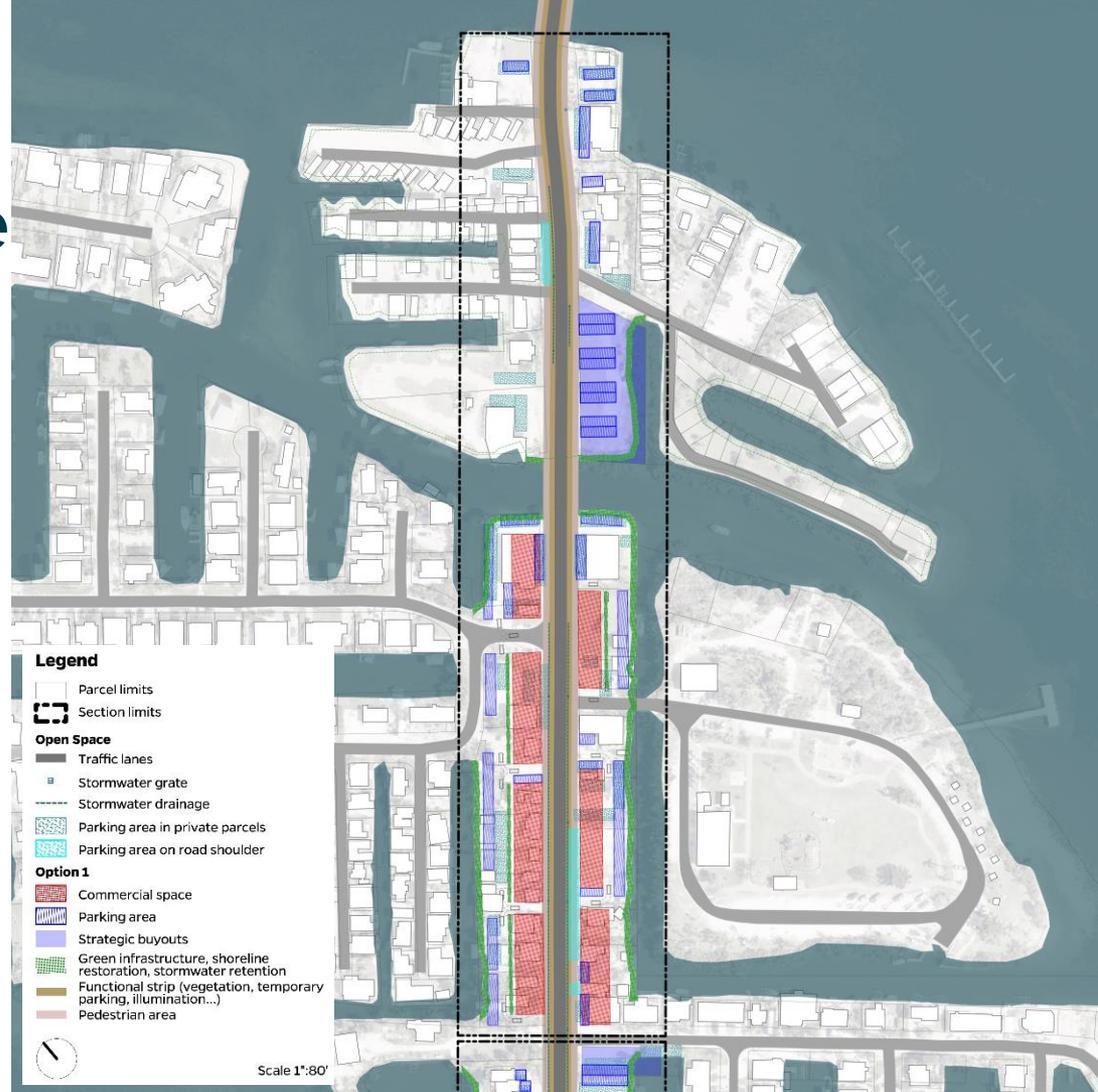
- Uses National Ocean Service (NOS) major flooding threshold as the design baseline.
- Elevated platform with 1 ft freeboard; typical first-floor height ~3 ft above ground.
- Adaptable to changing flood conditions over time.



# Option 2: Big Deck Tidal Flooding Resilience

## Flood Resilience Features

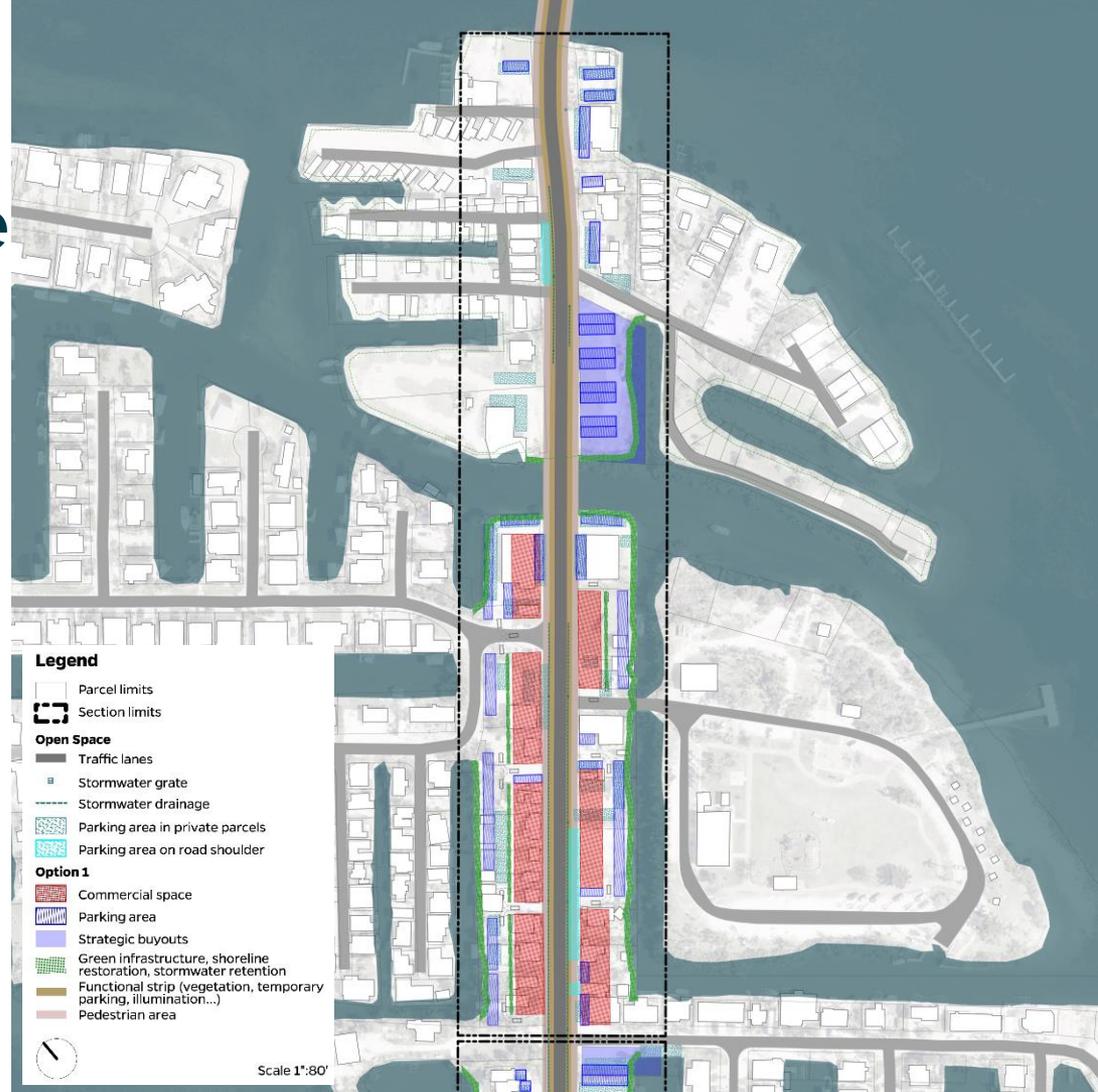
- Uses National Ocean Service (NOS) major flooding threshold as the design baseline.
- Elevated platform with 1 ft freeboard; typical first-floor height ~3 ft above ground.
- Adaptable to changing flood conditions over time.



# Option 2: Big Deck Tidal Flooding Resilience

## Parcel Development Guidelines

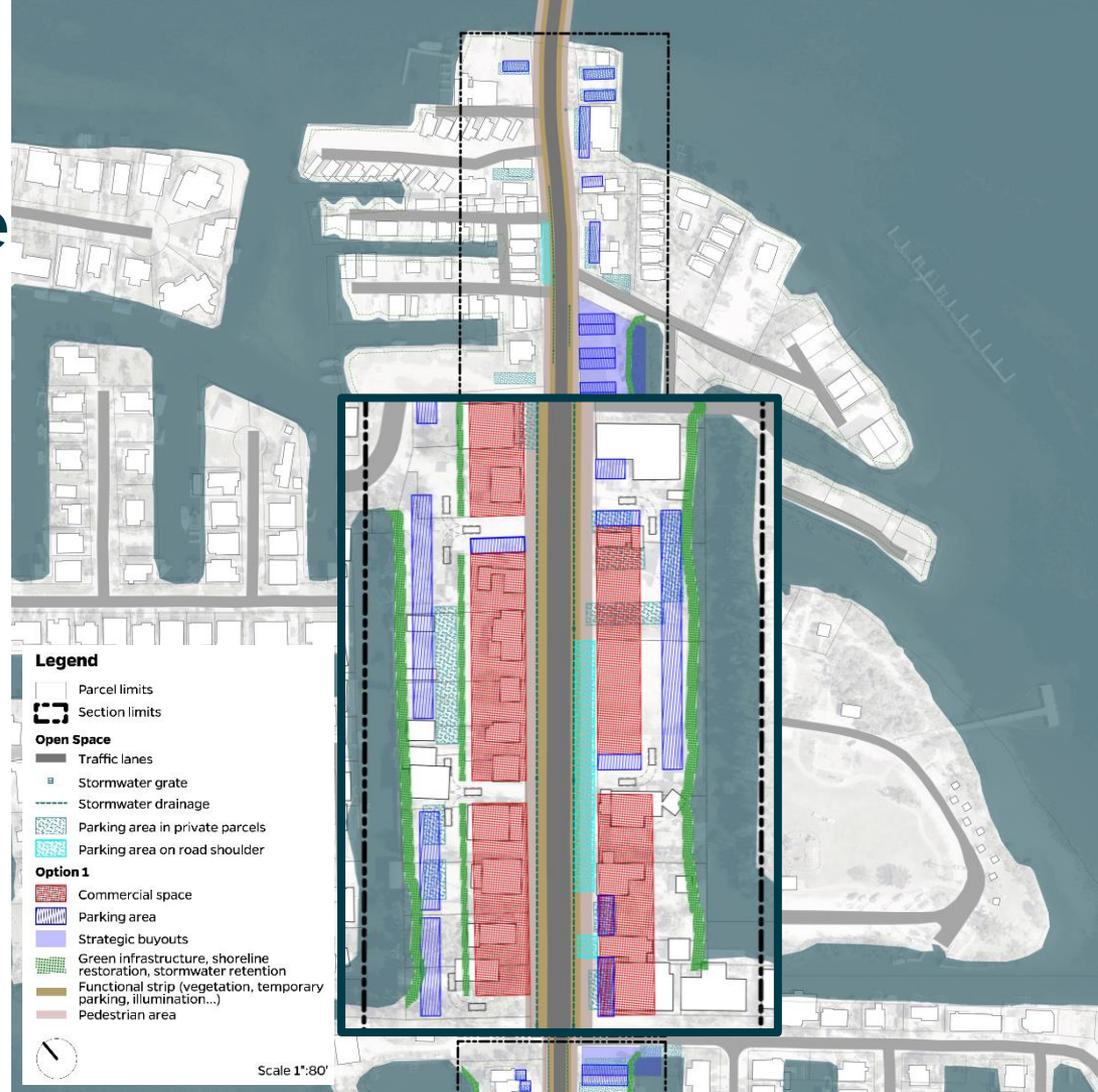
- Large shared deck platform hosts flexible mobile structures (e.g., trailers, containers).
- Platform also supports stationary uses such as seating and shop display.
- No setbacks; development reaches parcel edge along Pine Island Road.
- Shared parking located on the back side of the parcels.
- Shared access and exit points from parking (optional).



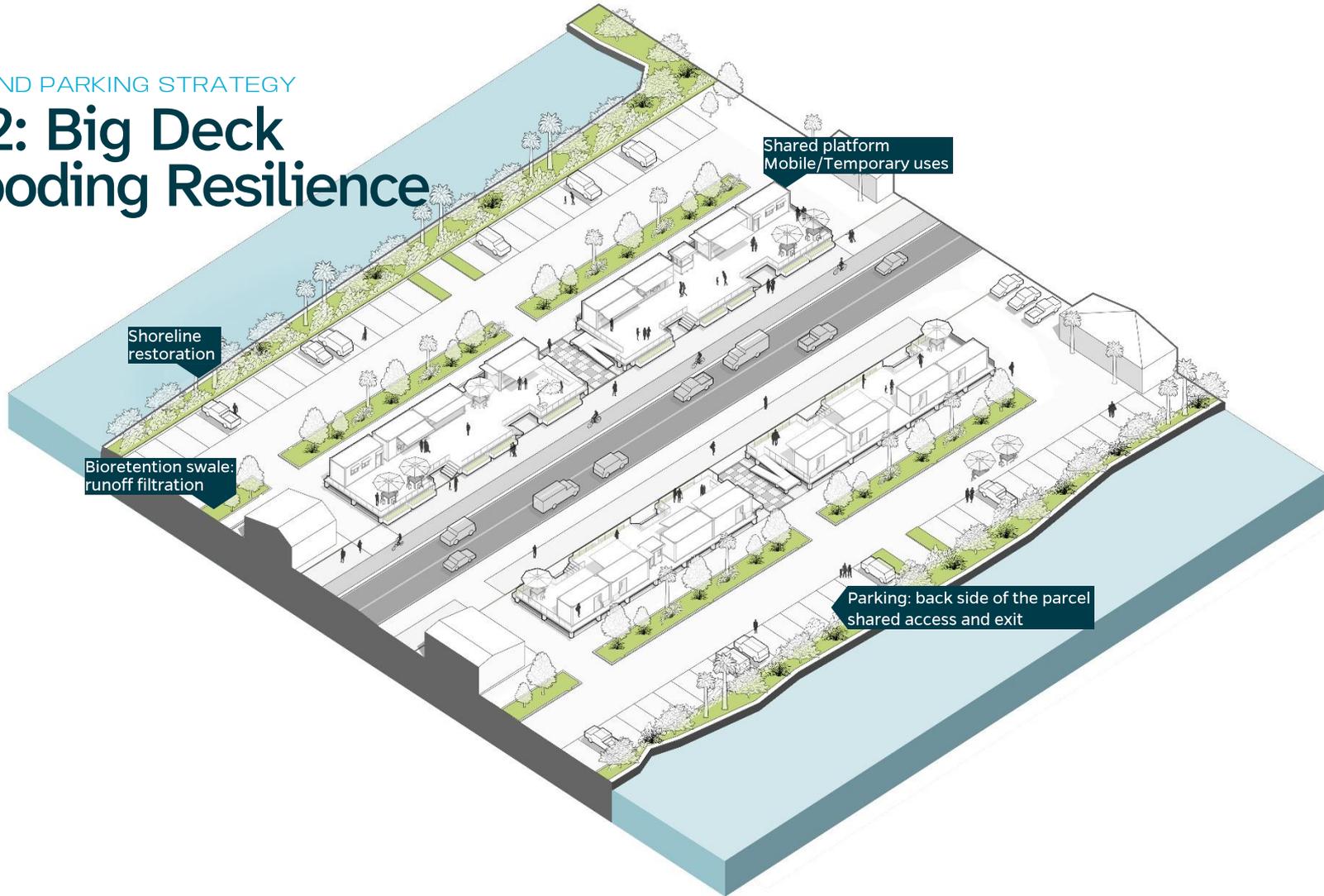
# Option 2: Big Deck Tidal Flooding Resilience

## Landscape + Green Infrastructure

- Planters placed along platform edges
- Stormwater retention and filtration strip at the rear between platform and parking zone.
- Shoreline restoration



# Option 2: Big Deck Tidal Flooding Resilience



Shoreline restoration

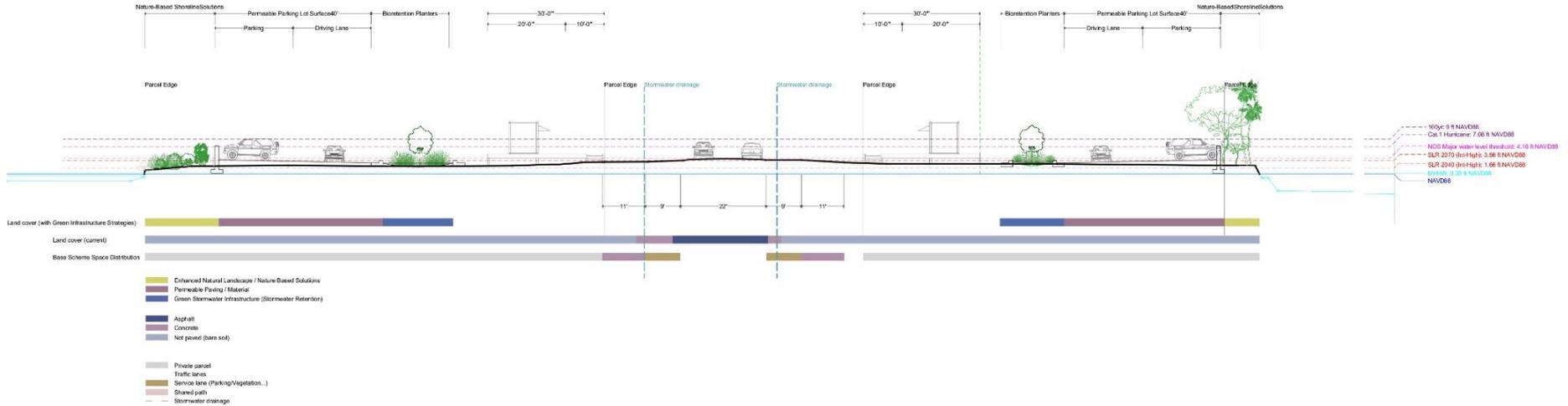
Bioretention swale: runoff filtration

Shared platform  
Mobile/Temporary uses

Parking: back side of the parcel  
shared access and exit

PUBLIC SPACE AND PARKING STRATEGY

# Option 2: Big Deck Tidal Flooding Resilience



# Option 2: Big Deck Tidal Flooding Resilience

## PROS

### Flood-Resilient Design

Shops and activities are protected from regular tidal flooding and nuisance disruptions

### Flexible Use of Space

Allows adaptable layouts for commercial, public, and recreational use.

### Compact Urban Form

Creates a walkable, vibrant frontage along Pine Island Road.

### Shared Infrastructure

Coordinated access and shared parking reduce infrastructure duplication and increase land efficiency.

## CONS

### Permitting and Regulatory Complexity

Shared access and use can create coordination challenges between owners and with Lee County and FDOT.

### Upfront Investment

Shared infrastructure could represent initial higher costs.

### Maintenance and Management

Requires clear responsibility for upkeep of shared elements (platform, parking, drainage, landscaping).

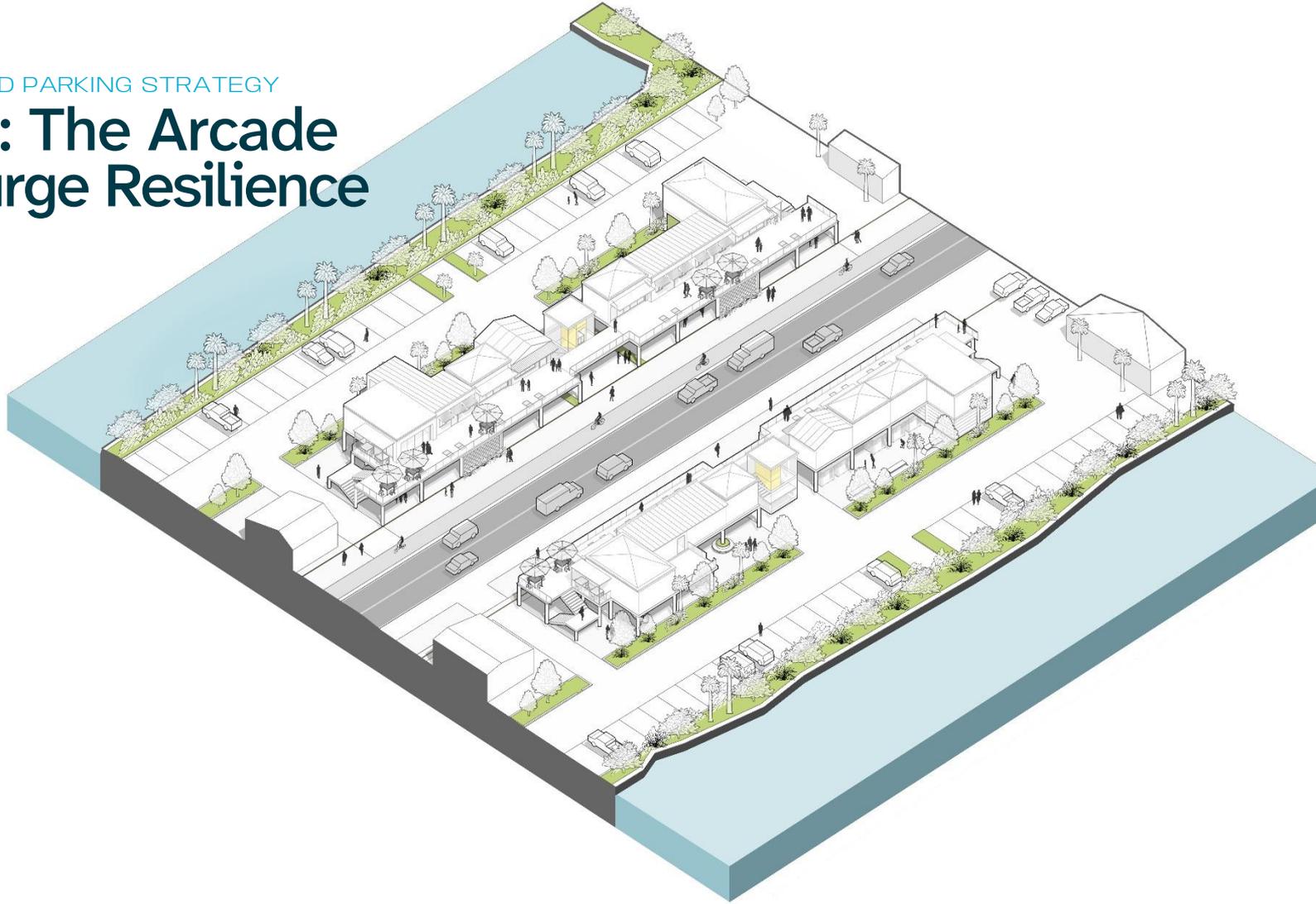
### Limited Long-Term Adaptability to Storm Surge

Designed for tidal flooding, but may not fully withstand storm surge.

## Option 3: The Arcade | Storm Surge Resilience

PUBLIC SPACE AND PARKING STRATEGY

# Option 3: The Arcade Storm Surge Resilience



# Option 3: The Arcade Storm Surge Resilience

## Scope:

Adapt to severe storm surge events while enhancing public life on the ground level.

## Flood Resilience Features

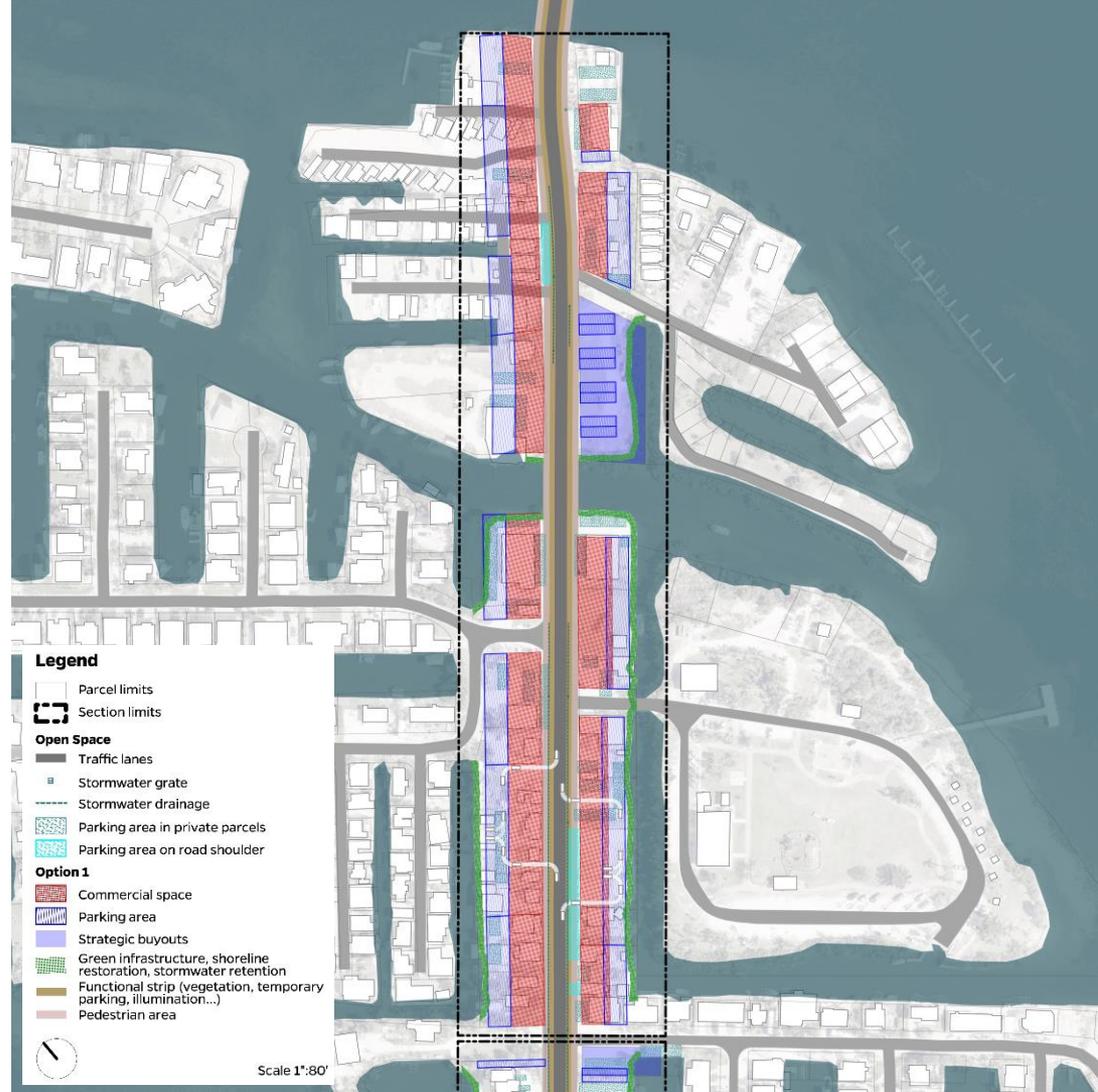
- Based on FEMA 100-year flood event as the design baseline, 9 ft. BFE.
- Elevated structures with 3 ft of freeboard; average first-floor height ~10 ft above ground.
- Ensures long-term viability in extreme flood conditions.



# Option 3: The Arcade Storm Surge Resilience

## Parcel Development Guidelines

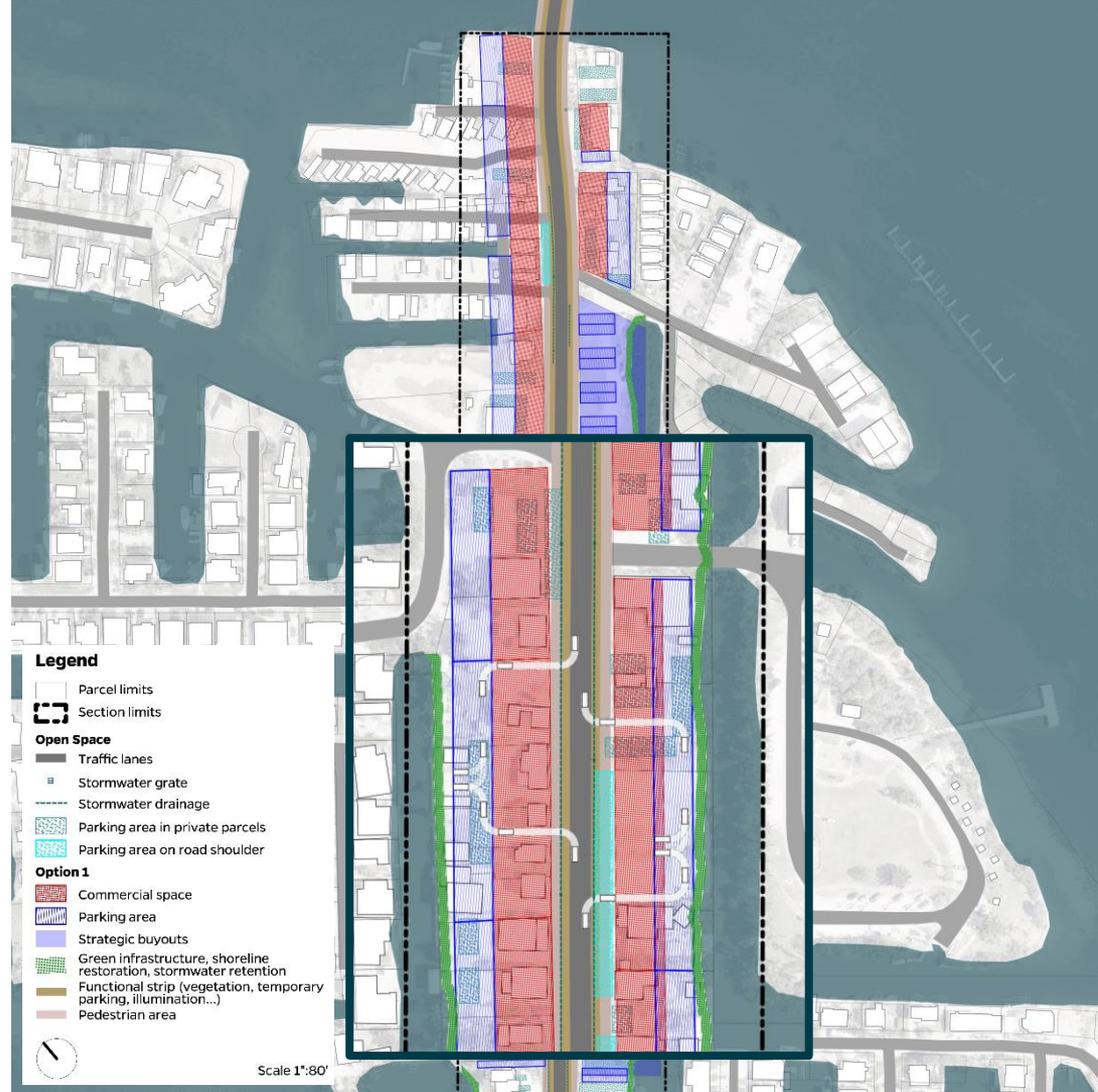
- Permanent elevated buildings, stable, year-round uses: shops, restaurants, cafés, art galleries, workshops.
- Shared elevated circulation (~10 ft high) supports also stationary uses like seating and shop displays.
- Buildable area depth ~50 ft
- Public arcades and stilted public areas activate the ground level
- No setbacks from parcel limits
- Shared parking and vertical access at the rear of parcels with coordinated entry/exit.



# Option 3: The Arcade Storm Surge Resilience

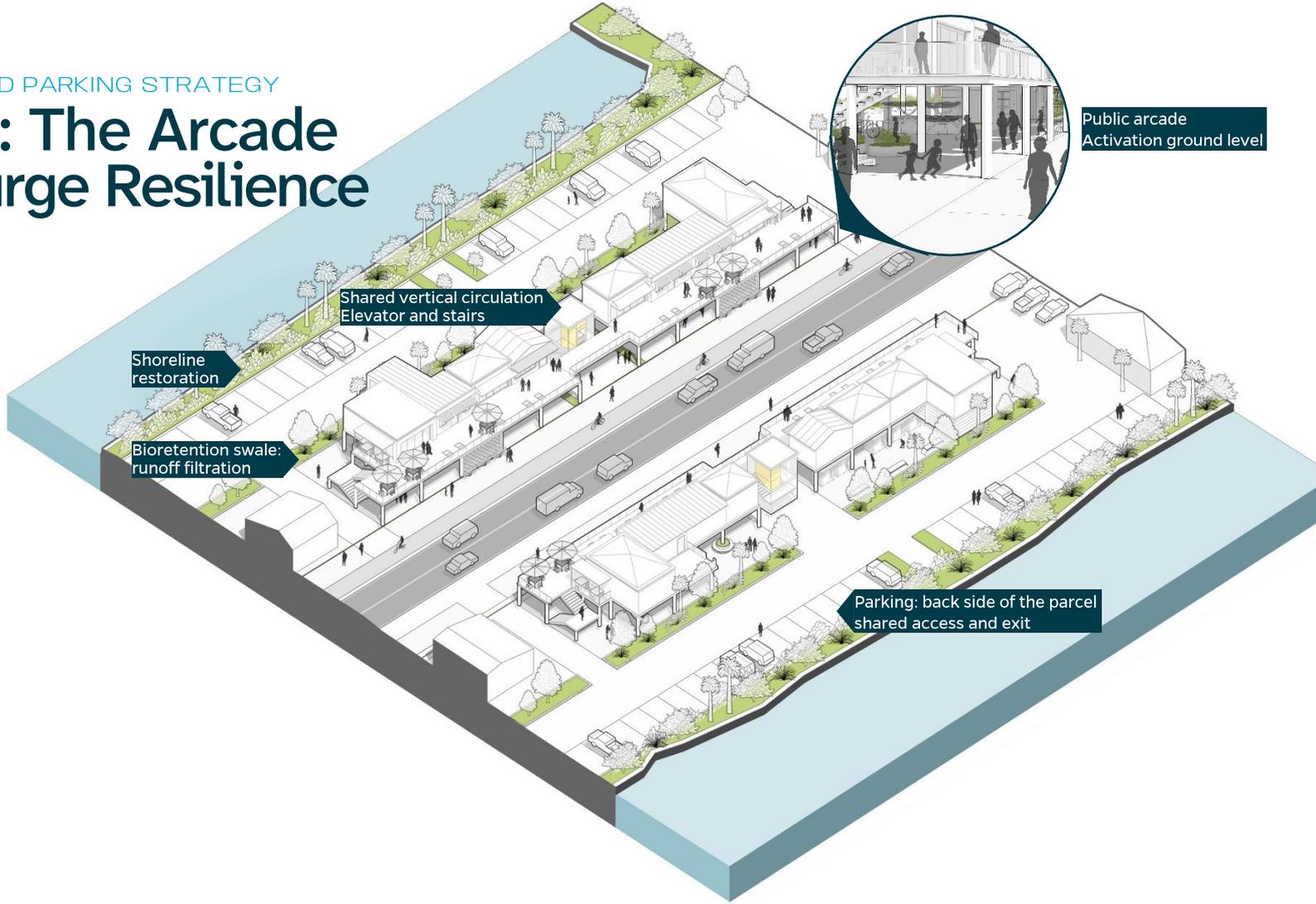
## Landscape + Green Infrastructure

- Planters and hanging vegetation on street side of the structure
- Stormwater retention and filtration zones at the parking area.
- Shoreline restoration.



PUBLIC SPACE AND PARKING STRATEGY

# Option 3: The Arcade Storm Surge Resilience



Shoreline restoration

Bioretention swale: runoff filtration

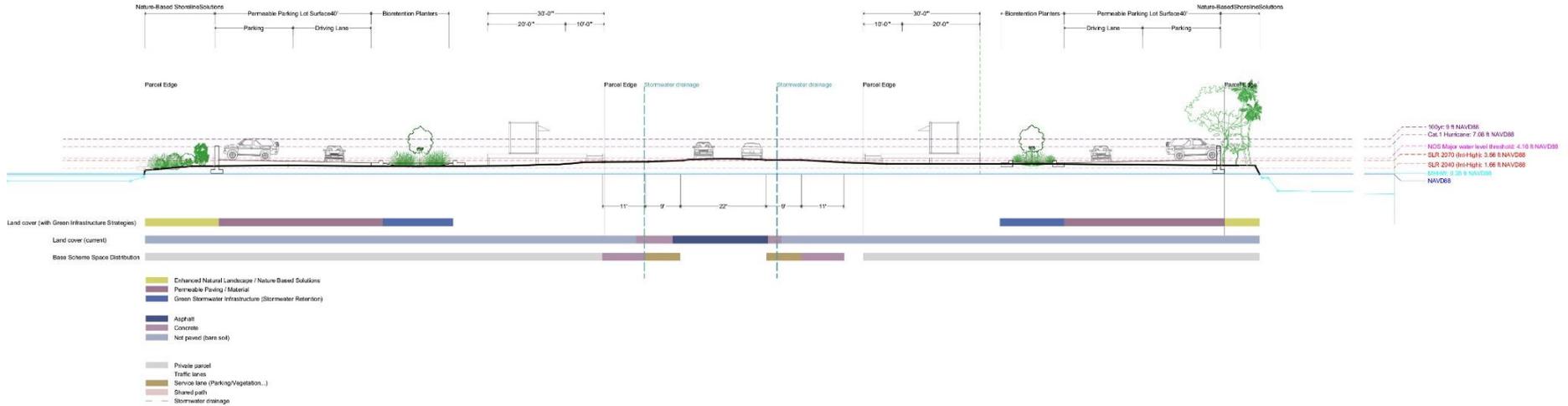
Shared vertical circulation  
Elevator and stairs

Parking: back side of the parcel  
shared access and exit

Public arcade  
Activation ground level

PUBLIC SPACE AND PARKING STRATEGY

# Option 3: The Arcade Storm Surge Resilience



# Option 3: The Arcade

## PROS

### High Flood Protection

Designed to withstand severe coastal hazards, offering long-term resilience.

### Permanent, Durable Structures

Elevated buildings provide safe investment opportunities for shops, cafés, and galleries with year-round use.

### Active Public Realm at Ground Level

Stilted areas create shaded public arcades, allowing for pedestrian flow, seating, and informal uses even in flood-prone zones.

### Compact Urban Form

Creates a walkable, vibrant frontage along Pine Island Road.

### Shared Infrastructure

Coordinated access and shared parking reduce infrastructure duplication and increase land efficiency.

### Visual Identity & Architectural Expression

Offers a distinctive, elevated typology that reinforces Matlacha's character while embracing life with water.

## CONS

### Permitting and Regulatory Complexity

Shared structures and use can create coordination challenges between owners, Lee County, and FDOT.

### Upfront Investment

Shared infrastructure could represent initial higher costs.

### Accessibility Considerations

Elevated design demands reliable, inclusive vertical circulation (elevators, ramps, stairs), adding cost and space requirements.

### Visual Scale Impact

Elevated structures (~10 ft) may alter the low-scale village aesthetic.

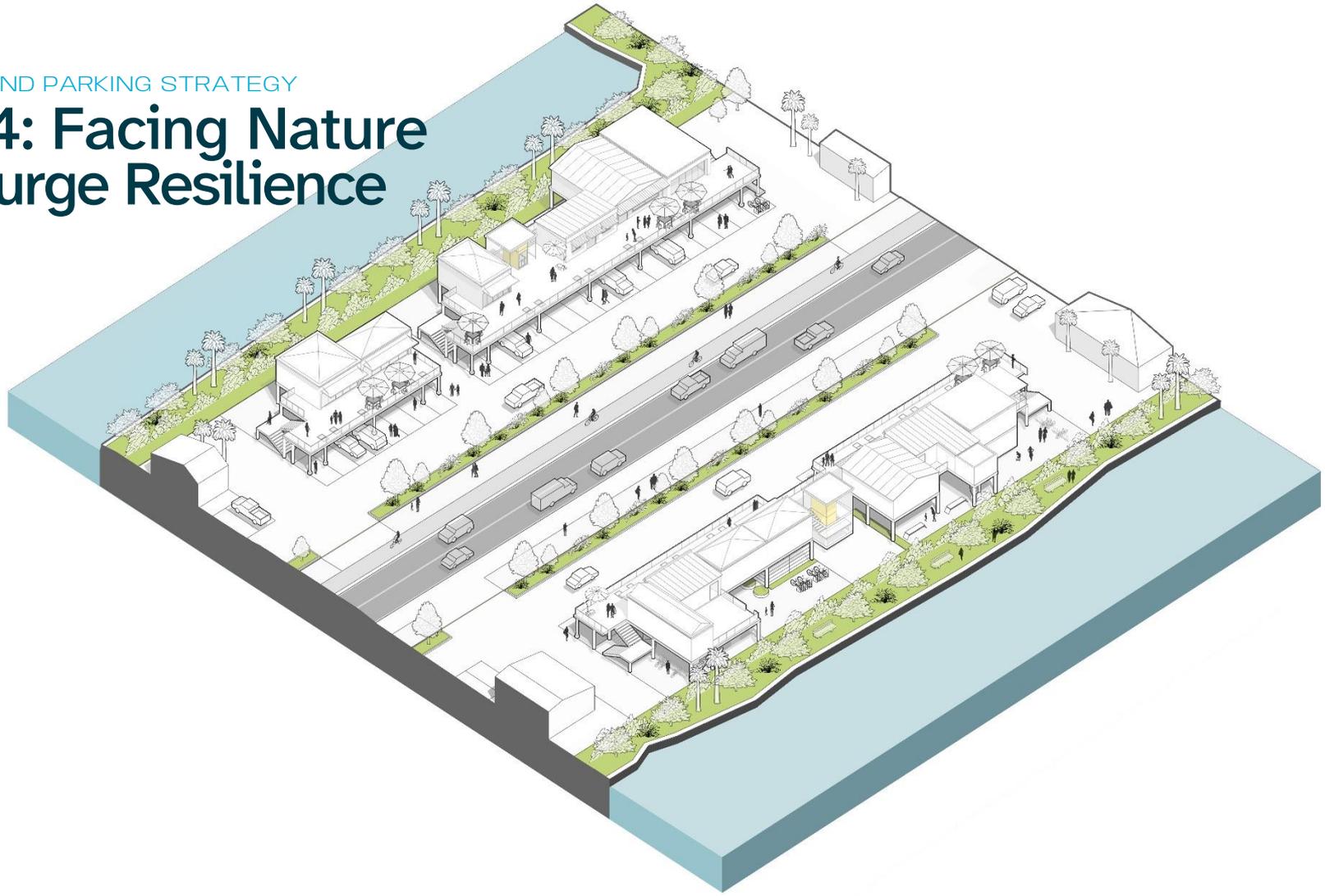
### Construction Logistics

Shared facilities can be challenging in terms of construction logistics

## Option 4: Facing Nature | Storm Surge Resilience

PUBLIC SPACE AND PARKING STRATEGY

# Option 4: Facing Nature Storm Surge Resilience



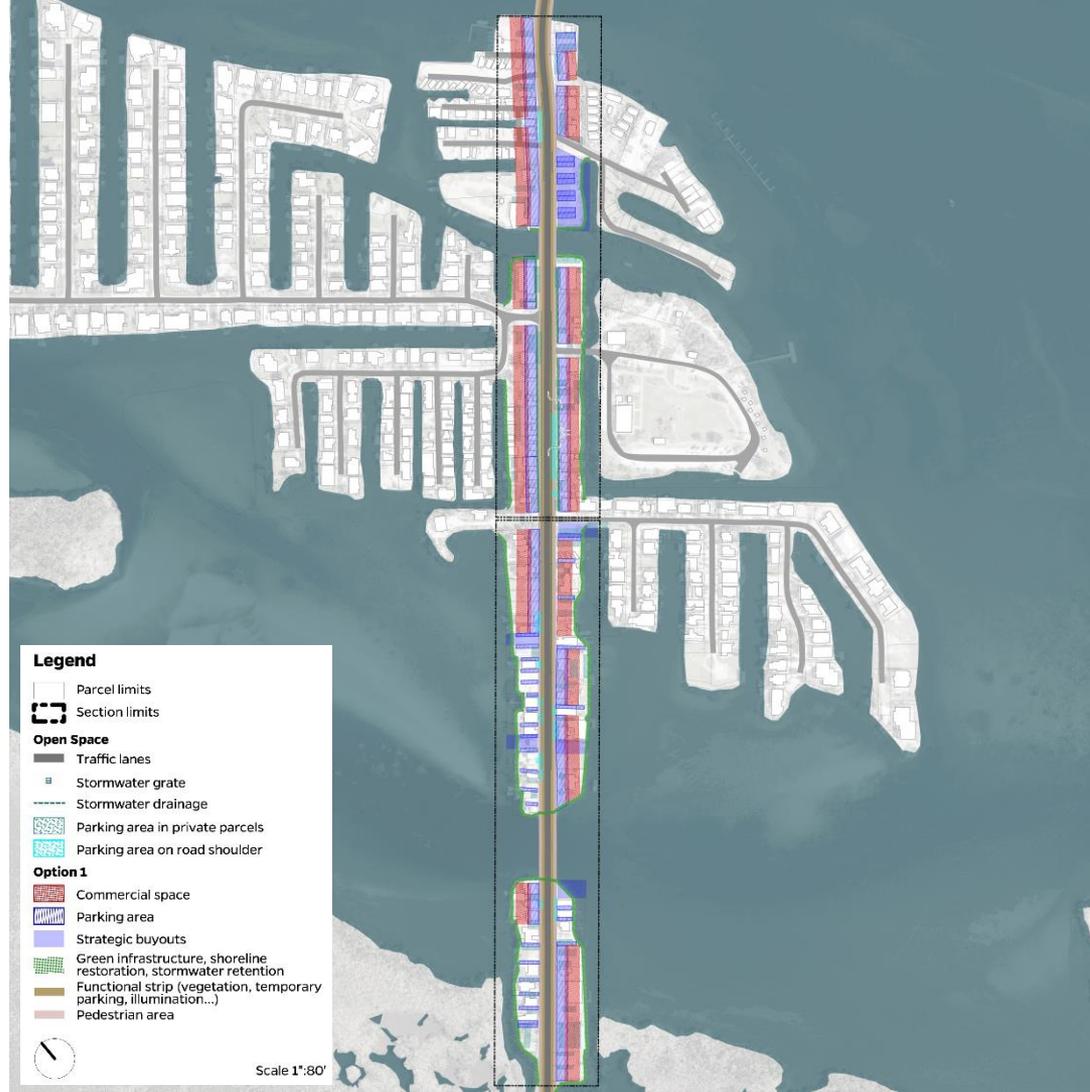
# Option 4: Facing Nature Storm Surge Resilience

## Scope:

Adapt to severe storm surge events while prioritizing landscape restoration and integration into public life.

## Flood Resilience Features

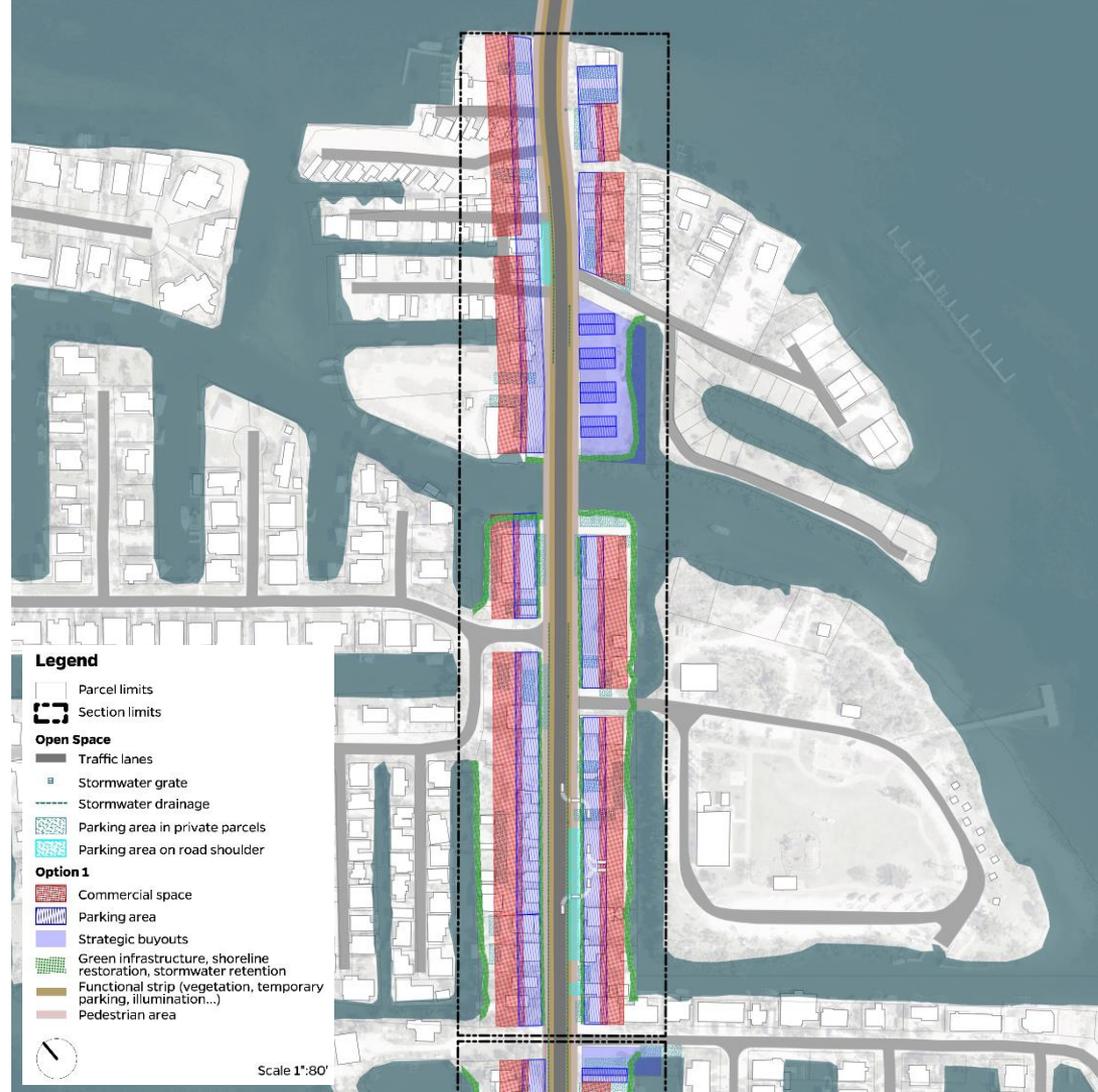
- Based on FEMA 100-year flood event as the design baseline, 9 ft. BFE.
- Elevated buildings with 2–3 ft of freeboard; average first-floor height ~9–10 ft above ground.
- Ensures long-term viability in extreme flood conditions.



# Option 4: Facing Nature Storm Surge Resilience

## Parcel Development Guidelines

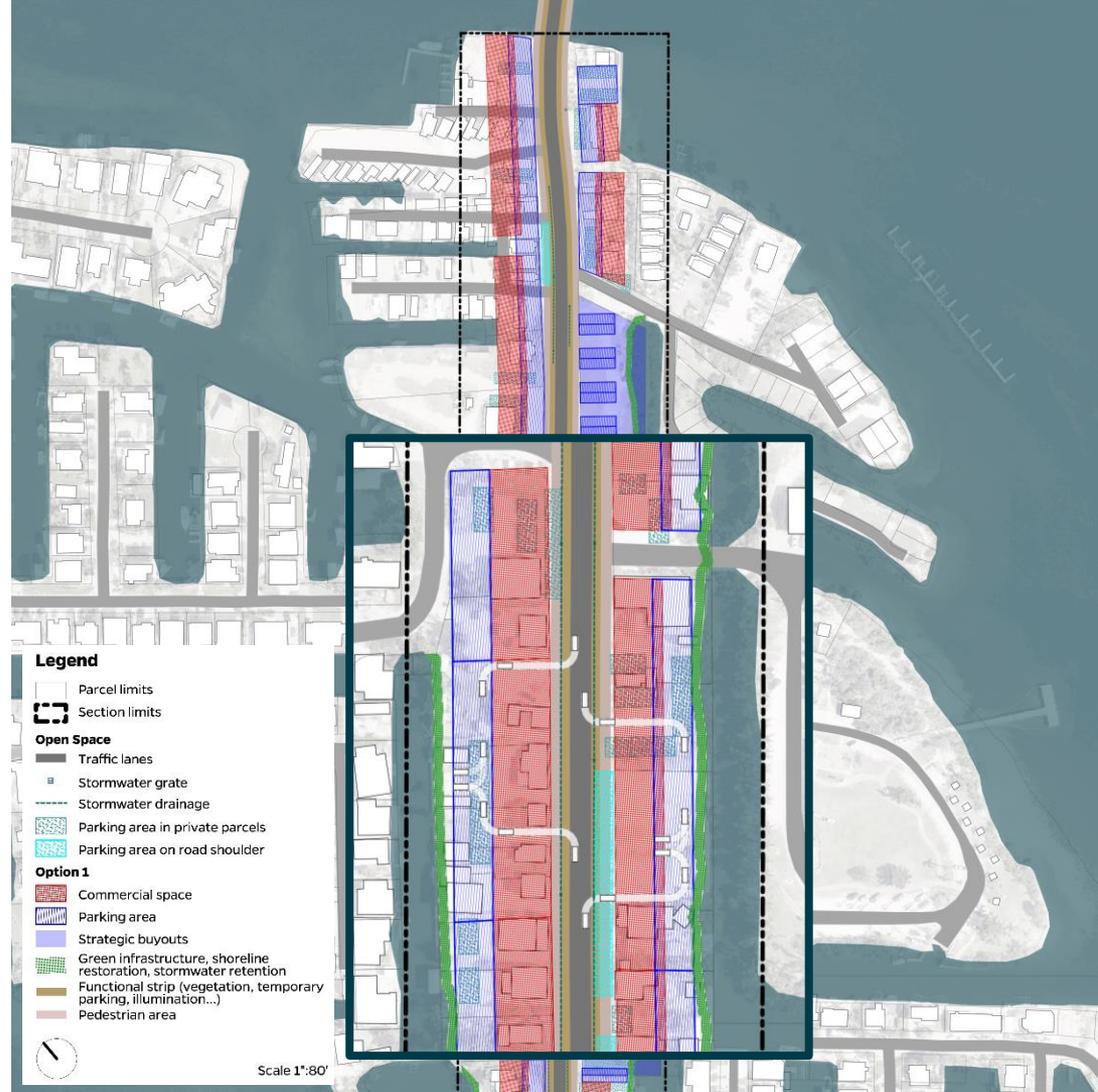
- Permanent elevated buildings, stable, year-round uses: shops, restaurants, cafés, art galleries, workshops.
- Shared elevated circulation (~10 ft high) supports also stationary uses like seating and shop displays.
- ~35 ft front setback from parcel line, space for parking, and water retention.
- Buildable area depth ~50 ft
- Stilted parking under buildings. Public use optional (higher elevation required).
- Possible independent parking access at the front of each parcel.



# Option 4: Facing Nature Storm Surge Resilience

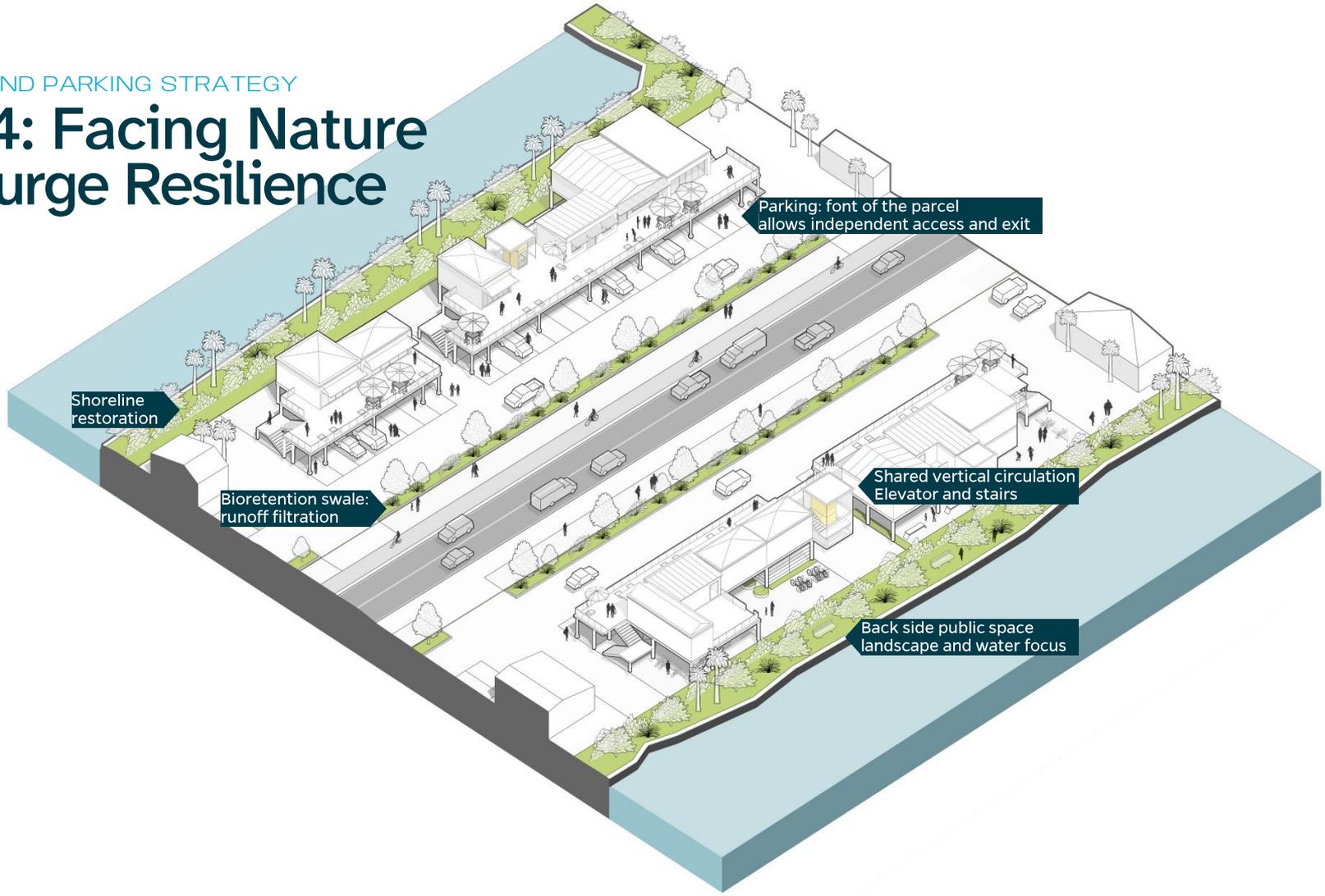
## Landscape + Green Infrastructure

- Stormwater retention and filtration strip along the front edge.
- Generous landscaping area at the rear of parcels supports shoreline restoration and nature-based flood mitigation.



PUBLIC SPACE AND PARKING STRATEGY

# Option 4: Facing Nature Storm Surge Resilience



Shoreline restoration

Bioretention swale: runoff filtration

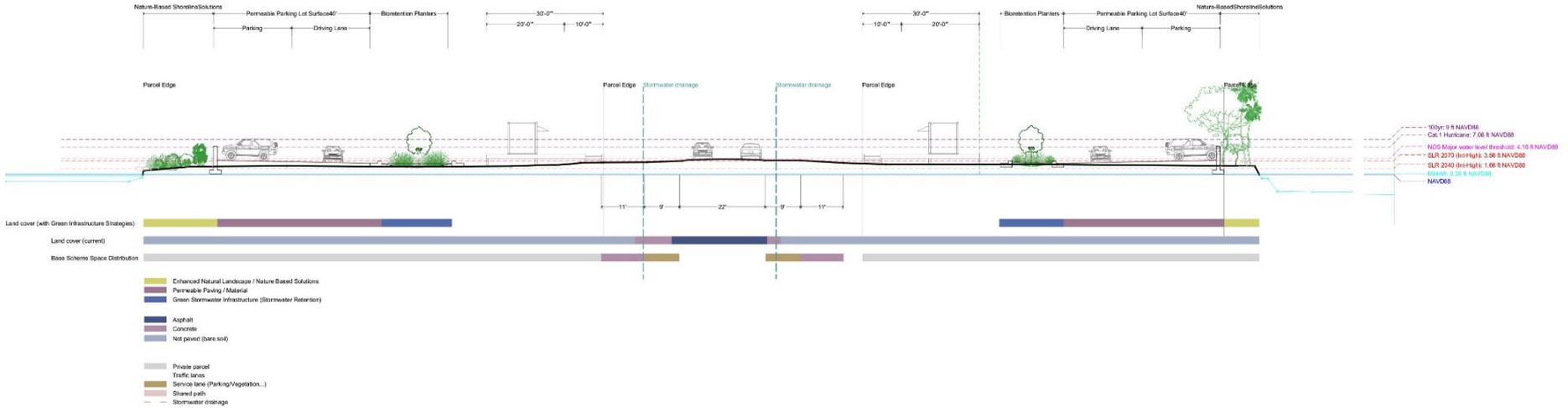
Parking: front of the parcel allows independent access and exit

Shared vertical circulation Elevator and stairs

Back side public space landscape and water focus

PUBLIC SPACE AND PARKING STRATEGY

# Option 4: Facing Nature Storm Surge Resilience



# Option 4: Facing Nature Storm Surge Resilience

## PROS

### High Flood Protection

Designed to withstand severe coastal hazards, offering long-term resilience.

### Permanent, Durable Structures

Elevated buildings provide safe investment opportunities for shops, cafés, and galleries with year-round use.

### Private Circulation Efficiency

Independent parking access per parcel simplifies individual parcel control and ownership.

## CONS

### Inactive and Vehicle-Oriented Street Edge

Parking at the front of parcels creates a disconnect between buildings and Pine Island Road, reducing walkability, visibility, and vibrancy at the street level.

### Dispersed Parking Access

Individual driveways reduce land efficiency and may conflict with shared access goals or FDOT corridor management.

### Limited Public Realm Activation

Public areas beneath buildings are secondary and elevated, while the frontage remains dominated by vehicles and impermeable surfaces.

### Permitting and Regulatory Complexity

Upfront Investment

Accessibility Considerations

Visual Scale Impact

Construction Logistics

## GREEN INFRASTRUCTURE

# Tactical Solutions: Planter Strategies

- Planters of different sizes can be multipurpose:
  - Act as bollards to improve pedestrian safety / delineate vehicular spaces
  - Modular planter/furniture combinations
  - Become surfaces for murals, mosaics for local artists
- Can be permanent, movable, or temporary
- Improve aesthetics
- Provide comfort (provide shade, place of rest for pedestrians)
- Utilize native, salt and heat-resilient plants



## GREEN INFRASTRUCTURE

# Bioretention Planters

- Stormwater management strategy for small drainage areas where the water table is relatively high.
- Flexible retrofit capabilities (hybrid of green-gray infrastructure: simple rain garden to engineered detention system)
- Aesthetic enhancements to areas like parking lots
- Provide habitat
- Store and treat pavement runoff



Pahokee Marina Bioswale, 2HGO



Gulf Coast Bioswale



Pahokee Marina Bioswale, 2HGO



Bayfront Park Sarasota Rain Garden



Hallandale, FL Bioswales, Brooks+Scarpa



Cape Canaveral Bioswale 2024, FL Sea Grant

## GREEN INFRASTRUCTURE

# Nature Based Shoreline Solutions

*"A shoreline management practice that provides erosion control benefits; protects, restores, or enhances natural shoreline habitat; and maintains coastal processes through the strategic placement of plants, stone, sand fill, and other structural organic materials" - NOAA*

- Improve water quality, provide fisheries habitat, increase biodiversity, and promote recreation
- Sediment trapped in shoreline vegetation acts against seaward erosion, and allows coastal environments to grow in elevation as sea level rises
- Mangroves, oyster reefs, and marshes absorb incoming wave energy from storms
- Opportunity to retrofit existing gray infrastructure (like traditional sea walls)
- Can be low-cost in materials and labor  
Example: utilize volunteers for planting



Mangroves and stone at Sea Wall  
Tampa Bay, Victoria Parsons / Bay Soundings



Mangroves and Stone at Sea Wall,  
Hillsborough FL



Brittany Bay Living Shoreline, Miami



Living Seawalls, Reef Design Lab



Brittany Bay Living Shoreline: Volunteer Plantings



# Existing Policy Frameworks

# Lee Plan

## **OBJECTIVE 24.2: ROAD IMPROVEMENTS.**

**POLICY 24.2.5:** Lee County will continue to evaluate pedestrian safety and circulation, and **will seek to minimize pedestrian-vehicular conflicts within the Matlacha Historic District.** (Ord. No. 16-07, 18-18)

**POLICY 24.2.6:** Lee County will assess the benefits of expanding mass transit services to Greater Pine Island to minimize the number of vehicular trips through Matlacha, and **will encourage projects** to accommodate bus stops, multi-modal opportunities, **ride share lots**, water taxis, and/or **pedestrian connectivity.** (Ord. No. 16-07, 18-18)

## **OBJECTIVE 24.4: COMMERCIAL LAND USES.**

**POLICY 24.4.3:** **The County will provide specific architectural and site design standards for Greater Pine Island in the LDC.** These standards must: promote but not mandate rehabilitation over demolition; **address the size and scale of building mass in relation to the built and natural environment; establish community-specific architectural standards** in support of Greater Pine Island's coastal rural character; preserve mature trees wherever possible; **encourage the location of off-street parking to the side and rear of buildings to preserve viewsheds along public roadways;** require large windows and forbid most blank walls; and encourage metal roofs and other features of traditional "Old Florida" styles. **The new commercial design standards will reflect the different characteristics** of Bokeelia, Pineland, **Matlacha**, and St. James City. Deviations from these standards may not be granted unless the request meets the County approval criteria for variances set forth in the LDC, Chapter 34. (Ord. No. 03-03, 16-07, 18-18)

# Lee Plan

**OBJECTIVE 24.5: HISTORIC RESOURCES.**

**POLICY 24.5.1:** The County will continue to recognize Matlacha as an historic district, with an emphasis upon preserving the historic commercial fishing uses that give the community its unique character. (Ord. No. 94-30, 00-22, 18-18)

**OBJECTIVE 122.2: ESTUARINE WATERSHED MANAGEMENT PLANS.**

**POLICY 122.2.2:** Apply key action plans, objectives and policies from the Comprehensive Conservation and Management Plan for the Greater Charlotte Harbor Watershed that relate to Pine Island Sound, Matlacha Pass, the Estero Bay, the tidal Caloosahatchee and attendant watersheds, including upland and coastal development practices and public land acquisition programs. Particular emphasis will be placed on evaluating the effectiveness and improvement of County watershed programs as they relate to watershed conservation and public land acquisition programs, watershed management needs prioritization and water quality monitoring. (Ord. No. 00-22, 18-28)

**RECOMMENDED OPERATIONAL IMPROVEMENTS ON CONSTRAINED ROADS**

ROADWAY	SEGMENT (OR INTERSECTION)	AUXILIARY LANES	GEOMETRICS	SIGNAL TIMING PROGRESSION	MISC.
Pine Island Road (Matlacha)	Shoreview Drive/ Little Pine Island	Construct left turn lanes at intersections with local roads, where feasible	Note (1)	Note (1)	