



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

**THURSDAY, JANUARY 15, 2026
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 starting January 5, 2026.

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of 10/30/2025 Minutes**
- 3. Special Certificate of Appropriateness (SCA) Case**
 - A. SCA2025-00028, 11226 Matlacha Avenue, Matlacha, FL 33993**
New construction of a single-family home (elevated).
- 4. Items by Public; Committee Members; Staff**
- 5. 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
ADMINISTRATION EAST BUILDING
2201 SECOND STREET, FORT MYERS, FL 33901
ROOM 118 (SECOND FLOOR)**

OCTOBER 30, 2025

MEMBERS PRESENT:

Jennie Carley
Tayelor Kakes

Kathleen Walsh
Annalisa Xioutas, Chair

MEMBERS ABSENT:

Joe Smith, Vice Chair

OUTSIDE CONSULTANTS/APPLICANTS

Kevin Ryan (Zentek Homes)
Carol Scott, President, Matlacha Civic Association

STAFF PRESENT

Peter Blackwell, Zoning
Brandon Dunn, Planning Manager
MarySue Groth, Zoning

Janet Miller, Recording Secretary
Amanda Swindle, Assistant County Attorney

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

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

A roll call was taken. Tayelor Kakes, Annalisa Xioutas, Jennie Carley, 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 if you need assistance.

Agenda Item 2 – Approval of 7/17/2025 Minutes

Ms. Walsh made a motion to approve the 7/17/2025 meeting minutes. The motion was seconded by Ms. Kakes. The Chair called the motion, and it passed 4-0.

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

A. SCA2025-00021, Cajuput House, 2616 Cajuput Street, Matlacha, FL 33993

Elevate the living space by constructing a new second floor and rendering the ground floor into storage space.

Mr. Blackwell reviewed the staff report and recommendations.

Ms. Xioutas opened this item to the applicant or their representative(s) and asked if they wanted to add any comments.

Mr. Kevin Ryan from Zentek Homes stated that Mr. Blackwell was thorough with his staff report, so he did not have anything further to add but was available for questions.

Ms. Walsh stated her only confusion pertained to the term “garages.” Being a resident of Matlacha, she is familiar with that street as well as that side of town and the road is very narrow/tight.

Mr. Ryan stated they will not be garages. They will be storage areas for a canoe or bicycles, etc. Regarding parking, there will be parallel parking in front of each unit.

The Board had no further questions, so Ms. Xioutas opened this item to public comment.

Ms. Sandy Reynolds, resident of Matlacha, stated that this proposed project is across the canal from her property. She noted the subject property is considered “commercial.” She asked if it was still going to be considered “Commercial Motel.”

Mr. Ryan stated it would be going back to “commercial/residential.”

Ms. Reynolds referred to the steps depicted in the application, yet they do not appear to be handicapped accessible.

Mr. Ryan stated the stairwell will be handicap compliant and will have railings.

Ms. Reynolds expressed concern that this property will be turned into a motel with 8 units instead of 4.

Ms. Swindle stated that the dialog between Ms. Reynolds and the applicant’s representative was not happening according to proper procedures. She explained that public comment is meant for a member of the public to provide their comments. If they have questions, they may pose them to the Board and the Board in turn may address those questions with the applicant.

Ms. Reynolds stated in her last comment that the underneath parking area is being used for storage instead of parking. She expressed concern that the road is so narrow as it is. Although she is not trying to stop this project, she felt it had many flaws according to the law. To her, there is not enough room for what the applicant wants to do unless they make the underneath area for parking.

Ms. Xioutas asked if there were any other members of the public that wished to comment. No other members of the public wished to comment, so the public comment segment was closed.

Ms. Swindle stated that if the applicant wanted to address the questions posed by Ms. Reynolds that would be appropriate at this time. If the Board has additional questions, they may pose them at this time as well.

Mr. Ryan stated that everything he submitted and that was presented today shows parallel parking versus perpendicular, so it does not encroach any further than the street. It is on the property itself so the parking will not be in the street.

Ms. Reynolds wanted it noted in the minutes that at the next Lee County Historic Preservation Board meeting she will have several other members of the public in attendance that were absent today. Ms. Reynolds stated that she had three years' experience with this Board and although Mr. Blackwell was eloquent in his review of the staff report, she disputes the findings. She also stated that she wanted to make sure this item does not get passed today.

Ms. Swindle stated it would potentially get approved today because today's hearing is to approve a Special Certificate of Appropriateness for this property and she reminded Ms. Reynolds that public comment was closed.

Ms. Walsh made a motion to make a finding that the proposed elevated residence is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Lee County LDC Chapter 22; and approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to permit the new elevated structure as depicted in the site plan, floor plans, and elevations stamped "received" September 15, 2025. The motion was seconded by Ms. Kakes. The Chair called the motion, and it passed 4-0.

B. SCA2025-00025, Crabshack 2.0, 2653 Cajuput Street, Matlacha, FL 33993

Construction of a new elevated single-family residence.

Mr. Blackwell reviewed the staff report and recommendations.

Ms. Xioutas opened this item to the applicant or their representative; however, they were not in attendance.

The Board had no questions, so Ms. Xioutas opened this item to public comment. No members of the public wished to comment, so the public comment segment was closed.

Ms. Walsh made a motion to make a finding that the proposed elevated residence is in compliance with the Design Guidelines for the Matlacha Historic District and Lee County LDC Chapter 22; and approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to permit the new elevated residence as depicted in the floor plans and elevations stamped "received" August 26, 2025. The motion was seconded by Ms. Kakes. The Chair called the motion, and it passed 4-0.

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

Public

Request to Present the Florida Institute Report at a Future LCHPB Meeting

Ms. Carol Scott, resident of Matlacha, and the President of the Matlacha Civic Association, stated she was aware that some of the DCD staff and LCHPB members received the study from the FIBER Team (Florida Institute Building Environment for Resiliency). She provided the background behind this study. She noted they work on challenges that are faced by both social and ecological systems by building partnerships across the state with municipalities and communities to build a more resilient community, for which she felt Matlacha was qualified. She noted that the FIBER Team has partnered with the non-profit Collaboratory and has already been approved on some projects in Lee County such as Pine Manor and Franklin Park. Ms. Scott stated that after 1½ years, they now have the "*Matlacha*,

Pine Island Road/Public Space/Parking Urban Strategy Presentation.” She reviewed what the report included. During her presentation she stated the following:

- The UF FIBER Team is the Florida Institute for Building Environment Resilience. It is an institute at the University of Florida that focusses on creating a more resilient community within Matlacha. After a two-year study with cooperation from the community, a final presentation of Phase 1 was given to Matlacha for the Pine Island Road public space parking strategy on October 21, 2025. She noted that, so far, it has been well received from the Matlacha community.
- She stated that the Public Space and Parking Strategy notes four points to identify specific community needs for public spaces whether it be for retail, restaurants, or other services to develop a special strategy that combines traffic infrastructure and special planning considerations from our Lee County leaders who they are partnering with. It also includes a flood adaptation strategy for the surrounding areas on Pine Island Road while still focusing on public spaces, parking, and landscaping. The final point is that the FIBER strategy assesses Tidal flooding vulnerability in the diverse residential areas. She reviewed the slides.
- In Scenario #1 (Functional Improvements), the buildings remain as they are but there would be temporary pavement barriers that are placed between traffic lanes and the existing concrete shoulders. These temporary barriers would help slow down mobility, space, and improve safety. The scope would be to use bollards and big planters to give pedestrians safety. Both sides of the road need sidewalks, which also create safety and parking areas.
- In Scenario #2 (Big Deck Tidal Flooding Resilience), the big deck would be able to withstand frequent tidal flooding while supporting flexible public and commercial use through a shared elevated platform. Some shops can be mobile or perhaps permanent. There will be cement sidewalks for pedestrians creating safety on both sides north and south. She reviewed the slide with the Board to show what it would look like. The buildings will be on a platform that is lifted. There will be ramps for those who need assistance. It will also have stairs that will be elevated. This helps so that water will flow underneath. The shops would be in the front and parking in the back. There is a canal with some vegetation. They would like to bring some of their vegetation back. The south side will be the same as depicted with the north side of the road (i.e. sidewalks, shops, parking, and vegetation).
- In Scenario #3 (The Arcade Storm Surge Resilience), there will be two levels of public arcade style with the shops lifted. While it will be walkable at the ground level, it also provides shaded areas. Since the shops will be lifted, there is property underneath that could be used for pop-up retail stores, art, live music, and additional parking. There will be a shared elevator in the middle for the shops as well as along the lifted walkway. It is on the idea of a lifted boardwalk where everyone can appreciate and enjoy the view, sit outside with some tables (if there are restaurants there) and it creates safety because the traffic is down below.
- In Scenario #4 (Facing Nature Storm Surge Resilience), it was adapted for a severe storm surge. It creates an environment for landscaping enhancement that is integrated into public life. The arcade style is very similar to Scenario #3 where the shops are lifted and you have property underneath, walkability, shaded spaces, and additional parking. However, in Scenario #4, the buildings are moved to the back. There will be more of a walking area or parking as well as landscaping. The canal is in the back. As the landscaping matures, it will be a beautiful visual

of tropical Florida plants as people are sitting at a restaurant overlooking the view. It is off the road, so it will be a safer environment for pedestrians and bicyclists.

- This presentation has been shared with the Matlacha community several times and they have been collecting comments both good and negative. Ms. Scott stated she would share those comments with the county as they get ready to proceed.
- She gave an example of how Punta Gorda was revitalized after the storms. Ms. Scott stated that small towns across Florida are supported through government, historic preservation boards, and community redevelopment agencies for these restorations. She reminded everyone that Matlacha is the gateway to Pine Island.

Ms. Walsh stated that in addition to being a board member of the Lee County Historic Preservation Board, she is also the Treasurer for the Matlacha Civic Association. She noted that at previous Lee County Historic Preservation Board meetings, some members have wondered why this item was being brought before this Board. She noted that according to Chapter 22, Article 1 of the Land Development Code, one of the items that this Board is tasked with involves encouraging historic preservation by creating programs, and technical assistance and financial incentives for preservation practices. The Matlacha Civic Association meets on November 3, 2025 where they will most likely narrow the scope of what they are likely to request and will bring it back to this Board because the end goal is to ask this Board to be part of the process to move this project forward.

Ms. Xioutas stated that she could understand wanting this Board's support. Whatever this Board can do to help a community, they would be open to doing, but regarding funding, she asked for further clarification from staff. Ms. Xioutas stated that since she has been on the Board there have been no funds for this Board to distribute.

Ms. Swindle stated that is accurate. Her understanding is that although there was funding available for historic preservation projects in the past when this Board was established, it ended. She was not sure exactly when the funding ceased, but it has been cancelled for several years.

Mr. Blackwell stated that the program was ended by the Board of County Commissioners around 2017 or 2018. He noted that even when the program existed, it never involved a large sum of money. There was only \$50,000 total to be spread out over all projects that requested funding. It was on a case-by-case basis. It normally went to homeowners who had homes that were in bad shape, and they did not have the funds for repairs.

Ms. Xioutas asked if we had outdated language.

Ms. Swindle believed that could be the case because the ordinance was drafted in 1988 and was codified into the Land Development Code in 1994, so it will need some updating.

Ms. Xioutas asked if this was something staff could do.

Ms. Swindle stated staff is always ready to take direction from this Board on what they would like staff to do such as reviewing the existing ordinance for potential updates.

Ms. Xioutas stated that she was in favor of having staff work on this and bring their recommended revisions back to this Board. She expressed her concern over the current language because it can give people an impression that this Board does not care. In addition, it gives the public an impression that this Board has control over something when in actuality, it does not, which creates a conflict.

Ms. Swindle recommended that this Board direct staff to do a general overview of the ordinance and the administrative code associated with historic preservation boards and make a recommendation that will first be reviewed by the County Attorney's Office and then back before this Board for discussion. If it turns out to be something this Board wants to pursue, then at some point, staff will need to get direction from the Board of County Commissioners to bring the item through the formal adoption process.

Ms. Walsh asked if it would have to be approved on a state level as well.

Ms. Swindle explained the process. Because it is a land development code amendment, it has to go before the Executive Regulatory Oversight Committee (EROOC), the Land Development Code Advisory Committee (LDCAC), and the Local Planning Agency (LPA) before it is brought back to the Board of County Commissioners for a formal adoption. At that point, they would send the ordinance to the State. The State does a precursory review that normally takes approximately two days, and they send a letter back saying they have no objections.

Ms. Xioutas asked Ms. Scott how long of a stretch this proposal encompassed.

Ms. Scott stated it was less than a ½ mile. She stated there is the big bridge and then a small flat bridge at the chocolate store and the Post Office. It is less than a ½ mile to Matlacha Avenue, which is what the Matlacha residents consider to be their downtown commercial area. She noted the other side that faces Area 1 or A has nothing there because it was all lost during the storms, so they are focusing their efforts on Phase 1 for the ½ mile stretch being discussed today.

Ms. Xioutas asked how high the deck would be.

Ms. Scott stated that in the report e-mailed out today, the first lift is anywhere between 9 to 12 feet, which will be large enough for vehicle or truck parking.

Ms. Walsh stated that FEMA will determine the height of the deck.

Mr. Blackwell confirmed that FEMA will determine the appropriate elevation for the storm surge height, and the Land Development Code will detail how it needs to be addressed. He noted that normally the finished floor has to be FEMA plus 1 foot.

Ms. Xioutas asked if the contractor took that into account.

Ms. Scott stated they had taken that into account and noted that the FIBER Team has a team of certified engineers, professors that are licensed and engineered, and architects. She also noted that the report was not only put together by students, but by professors and civil engineers.

Ms. Xioutas asked how long it took to finalize this report.

Ms. Scott stated it has taken two years to finalize the report. Members of the FIBER Team came to the Matlacha area once every three months.

Mx. Xioutas asked if this was originally someone's thesis or project.

Ms. Scott stated it was not. This is done by the FIBER Team, which is an actual organization from the University of Florida. She noted that Matlacha and Pine Island were not their only projects. Ms. Scott stated she was very appreciative of the Collaboratory for sponsoring them and obtaining their services for the Matlacha and Pine Island area. It is an enormous undertaking, and she was appreciative of their efforts.

Ms. Walsh noted that this work has been provided to them at no cost. If the Matlacha Civic Association had to pay for this service, it would have cost a fortune that they would be unable to afford.

The Board had no further discussion, so the Chair asked for a motion.

Ms. Kakes made a motion to direct staff to review the Land Development Code for the Historic Preservation Board including the Administrative Code for potential updates and bring it back to this Board. The motion was seconded by Ms. Carley.

Before finishing the motion, Mr. Hannon asked to speak because he wanted to ask for a modification to the motion.

Mr. Hannon stated the following:

- The FIBER Team also had a botanist or environmental people involved in this effort who gave a presentation on seeding seawalls and creating "*bioswales*."
- He noted that the private property owners in Block 1, where Berts Bar used to be, intend to submit plans for permits to build out that block to their property lines. Their property lines in many instances are 90 feet out on the water.
- He asked for a modification in the motion that staff schedule a workshop where people in Matlacha can attend and provide their views on what they feel the mission of the Historic Preservation Board should be going forward.
- Even though the grant fund program is no longer in operation, there is a program set up under federal law for historic preservation. There is a Division of Historic Preservation under the State of Florida. This Lee County Historic Preservation Board has been authorized as a certified local government since May 9, 1990.
- He asked for the motion to be modified that when Lee County begins these conversations with staff, that the Matlacha residents be invited to participate.

Ms. Xioutas asked if there was any other public comments. No other members of the public wished to comment, so the public comment portion was closed.

After further discussion, the motioner and seconder did not opt to alter the motion. The motion stands as is, which is to **direct staff to review the Land Development Code for the Historic Preservation Board including the Administrative Code for potential updates and bring it back to this Board. The motion was made by Ms. Kakes and seconded by Ms. Carley. The Chair called the motion, and it passed 4-0.**

Ms. Swindle stated that since this item will be brought back before the Lee County Historic Preservation Board at a future meeting, there will be another opportunity for the public to share their views. In addition, these changes will be required to go through other advisory boards providing additional opportunities for public comment. The second issue raised by Mr. Hannon deals with funding. The County would not be opposed to receiving funds from the state or federal government for historic preservation projects such as the one proposed today. If there are specific programs that the public would like to bring to staff's attention, they are welcome to do so, and staff will explore those programs to see if our area would be eligible to receive those funds. However, once that decision and analysis is made, staff would need to get direction from the Board of County Commissioners. The Lee County Historic Preservation Board could make a recommendation to the Board of County Commissioners, but ultimately whether to apply for funds for a specific project, especially one as comprehensive as the one presented today, would require more than just this historic board to accomplish it. It would involve the Board of County Commissioners.

Items by Board Members

Demolition by Neglect

Ms. Walsh gave an overview of the Old Fish House property that was heavily damaged by Hurricane Ian. She read into the record Section 22-245 dealing with Demolition by Neglect. Ms. Walsh stated her concern has always been that Code Enforcement did not notify this Board as it was supposed to do. It has since been remedied. Since the property owner has been non-responsive and this has been on-going for three years, she did not understand why the county was not undertaking the 35-day notice to the property owners. On a separate note, she wanted to thank the county for funding three derelict buildings. One has been demolished. A second one is soon to be demolished. A third one, purchased by Honc, is being demolished by them on their own, so progress is being made.

Ms. Swindle stated that the 35-day notice is an avenue available to this Board. However, since the property owner has not been responding to Code Enforcement, it is likely they will be unresponsive to this Board as well. Even if the hearing is held in 35 days, ultimately, it provides a recommendation that goes to the same Building Official, and they are already pursuing the property owner to get this situation alleviated and ultimately go to the Hearing Examiner for a Code hearing. She also clarified that it was a 35-day clock to have the hearing. Once the hearing is over, it goes back to the Building Official and that process takes as long as it takes. She explained there are very important considerations regarding private property rights when Lee County starts taking these actions, so staff must be extremely careful to follow the statutory and local requirements.

Ms. Groth noted there is already a code violation on this property that was issued in 2024.

Ms. Swindle stated she does not handle code enforcement items, but ultimately the county is not interested in issuing violations and collecting fines from property owners. Instead, they seek remediation of the issue. Ms. Swindle stated another issue that arises is that often times homeowners make promises to the Hearing Examiner that do not get fulfilled as quickly as promised causing them to have another hearing. Ms. Swindle stated that although Section 22-245 is available to this Board,

she did not personally believe it should be pursued for properties that already have a violation on them. However, it could be utilized in instances where the Matlacha Civic Association or Matlacha residents find other properties that fit this description and Code Enforcement has not yet responded or initiated their process.

Items by Staff - None

Agenda Item 6 – Next Meeting Date

The next Lee County Historic Preservation Board meeting is tentatively scheduled for Thursday, November 20, 2025 (if there are cases to discuss) in the Old Lee County Courthouse, 2120 Main Street, Fort Myers, FL 33901, Second Floor, East Room. The meeting adjourned at 2:09 p.m.

**SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2025-00028 11226 MATLACHA AVENUE**

**LEE COUNTY HISTORIC PRESERVATION BOARD
JANUARY 15, 2026**

PROJECT ADDRESS: 11226 Matlacha Avenue, Matlacha, FL 33993
STRAP NUMBER: 24-44-22-03-00001.0120
DESIGNATION: Non-Contributing

SUMMARY

The applicant requests approval to construct a new elevated residence at 11226 Matlacha Avenue. Staff finds that the proposed project does not conform to the character of the Matlacha Historic District and the community as a whole.

FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the elevations and plans and finds the project to be inconsistent with the Design Guidelines for the Matlacha Historic District and Lee County Land Development Code (LDC) Chapter 22.

Staff recommends that the Historic Preservation Board:

- **Make a finding that the proposed elevated residence is not in compliance with the Design Guidelines for the Matlacha Historic District and Lee County LDC Chapter 22; and**
- **Deny the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to permit the new elevated residence as depicted in the floor plans and elevations stamped “received” December 18, 2025.**

ANALYSIS

Subject Property

The property is currently listed as a Non-Contributing property located at 11226 Matlacha Avenue, Matlacha. The property is located at the northeast side of Matlacha Avenue at its intersection with Second Street. The property was originally created as part of Crow’s Second Plat of Matlacha recorded in Plat Book 8 Page 85 as lot 12 and a portion of Lot 11.

The property is a rectangular-shaped lot that extends northeastward from Matlacha Avenue to the canal in back. The lot has approximately 73 feet of frontage on Matlacha Avenue. The subject property is currently vacant as the previous residence has been demolished and removed.

The property has two previous historic cases. COA2014-00062 approved a storage shed and COA2014-00002 approved a fence.

Requested Change

The applicant proposes to construct an elevated single-family residence to replace the previous single-family home. The residence will be an elevated one-story structure with a single access stairway on the left side of the house. This elevated design will provide greater flood resistance than a building constructed at grade.

Proposed Elevated Residence

The proposed residence will be in the form of a one-story structure configuration over an open ground floor and will be supported by 8 reinforced concrete block columns. It will have a peak roof height of 22 feet, 8 inches above grade. The footprint of the proposed house will be 26 feet wide by 28 feet deep, although this does not include the dimensions of the access stairs and deck. It will have 728 square feet under air. There will also be 728 square feet of parking on the ground floor and 728 square feet of decking on the roof. The first floor access deck is 335 square feet. Altogether, comes to 2,519 square feet. The house will have an open ground floor and the new upper floor will be a concrete block design with a flat roof covered with a deck. The house will be sided with stucco. There will be an open deck providing access from the ground floor to the upper floor and from the upper floor to the roof deck. The ground floor will contain a parking area paved with a concrete slab and will be open. This conforms to FEMA flood regulations. Measuring from the front staircase, the proposed residence will be set back 7.5 feet from Matlacha Avenue, which is the same setback as the previous structure.

The front (southeast) elevation does not face Matlacha Avenue, but rather, is at a right angle to the street. The ground floor on this façade is occupied by the access stairs. It is otherwise open apart from the support columns. On the upper floor, the main entrance will be located at the northeast corner of the façade, and double sliding glass door in the middle of the façade. The façade will be topped with the roof deck railings above.

The rear (northwest) elevation will have an open ground floor with only the support columns visible. On the upper floor, there will be two identical narrow, vertical windows on the façade, one near each edge of the façade. Both of the windows will be single hung style. The end of the upper floor deck is also visible on this façade. The façade will be topped with the roof deck railings above.

The right side (northwest) façade faces towards the canal and is open on the ground floor with only support columns visible. On the upper floor, there will be a large casement window on one side with triple lights, resembling a ribbon of three windows. At the other end of the façade will be a single hung window. The front access stairs and deck are also visible. The façade will be topped with the roof deck railings above.

The left side (southeast) façade faces onto Matlacha Avenue. It will have an open ground floor with only the support columns. The upper floor will have three windows. There will be a single hung window at one end and two smaller fixed windows in the façade. The staircase from the upper floor to the roof deck runs along this façade.

The architectural style of the proposed structure is minimalist in nature and consists overall of a single large cube with all sides of the house proper nearly the same dimension. This is slightly mitigated by

the presence of the upper floor deck and the access stairs. However, the overall effect is still quite different in appearance from the rest of the nearby residences.

Materially, the house is an acceptable design. The proposed concrete block construction is found throughout the historic district and on nearby streets. Stucco siding is also found on multiple properties on Matlacha Avenue and Second Street. The house is elevated as was the previous residence. The use of a one-story over an open ground floor design is increasingly common in the historic district. Non-Contributing structures are required to elevate to FEMA standards and the practice also provides greater resistance to flooding and storm surge damage.

The overall pattern for houses on Matlacha Avenue and Second Street is a mix of one and two-story houses with a generally rectangular appearance. Some houses do share certain features of the proposed subject property, such as the use vertical windows, Bahama shutters, and stucco siding. However, a common feature for homes in this area is that most of the houses are wider than they are deep and wider than they are high. This results in buildings that are generally linear and horizontal in nature. Even those buildings that are elevated follow this pattern.

The proposed building will have the same street setback as the previous structure. This will conform to the pattern of street setbacks found on the block.

Therefore, staff finds that the proposed building will not conform to the character of the surrounding properties, the Matlacha community, or the 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 proposed peak roof height of the building is 22 feet, 8 inches. This is within the range of heights found for the other two-story structures on the street. However, the design of the structure is too “tall” in that the single habitable floor is very high compared to the majority of residences on Matlacha Avenue. In addition, the use of the roof as a deck increases the functional height of the structure not only because of the proposed railings, but also because of the placement of deck furnishings such as sun shades and other furniture.

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 properties along the northeast side of Matlacha Avenue all have relatively similar setbacks. The proposed structure will conform to the street setback of the previous residence. The design of the proposed residence is much narrower than the previous structure and alters the pattern of spaces between

the building along Matlacha Avenue by introducing much greater space between the building and the neighboring lots.

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

No additions are proposed for the new structure.

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 not at the end of the block.

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

The proposed structure is very vertical in appearance compared to the surrounding block. Even when accounting for being elevated, the cube-like nature of the proposed structure is a much taller design that does not match the character of either Second Street or Matlacha Avenue. This quality is exacerbated by the use of narrow, vertical windows and especially the railings of the proposed rooftop deck.

1.6 Maintain the traditional proportions of glass in building facades.

The proposed design uses a few plain, widely separated windows rather than ribbons of small windows for most of its surface area. Although the use of Bahama shutters is found on nearby houses, when they are combined with plain walls and simple design, they contribute towards the sparse, minimalist nature of the design.

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

The previous residence was conventionally linear in design, being much wider than deep. The proposed building completely changes that quality by being nearly square in floor plan. This design stands out as unusual on Matlacha Avenue and does not match the character of the historic district.

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.

It was not possible to retain any historic features of the previous structure, due to its demolition.

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 building 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.

While the use of an elevated single-story over an open ground floor visually mitigates the increase in height and helps maintain the mass of the original residence, the design of the proposed building is too

vertical and shows no horizontal orientation. This creates a building that is out of character to the buildings on Matlacha Avenue and Second Street.

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 front access stairs of the proposed building will be setback 7.1 feet from the front property line. This matches the setback of the front façade of the previous residence. The use of the roof as a deck with railings is problematic as it increases the visual height of the structure, further enhancing its difference from the surrounding properties.

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.

No accessory buildings are proposed by this request.

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 roof deck is extremely visible from surrounding properties. When combined with the outside upper floor deck and access stairs, the number of railings on the structure is extensive and highly visible. This is exacerbated by the use of a simple design and minimal décor on the outside which make the railings more prominent.

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

The ground floor will be covered with a concrete slab, which is in character for both the local streets and the historic district generally.

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

There are no additions proposed for the subject property.

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 materials of the proposed residence are similar to other buildings found on the block, as are certain specific features like the use of Bahama shutters. However, the use of a minimalist design and the cubic form of the structure cause it to be out of place within the district and to not conform to the historic character of Matlacha Avenue and Second Street.

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

All of the façades of the proposed building will maintain the alignment of the previous structure.

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

The proposed two story height is not an issue as there are several two-story structures on Second Street. However, the design of the structure does not match the horizontally focused orientation that characterizes the immediate neighborhood.

4.4 Building and roof forms should match those used historically.

A number of the properties on First and Second Streets use a flat roof design. Therefore, a flat-roof design would not be unique or out of place on the block *per se*. However, the use of the roof as a deck would be inconsistent with the character of Matlacha Avenue and Second Street. The railings accessory to the roof deck are also inconsistent with the Matlacha Historic District.

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

The proposed residence will be a concrete block construction over a concrete slab base. The siding will be stucco and the roof will be standard TPO membrane covered with an outdoor deck. Stucco is a customary siding material for historic structures in the district and is found on Matlacha Avenue and Second Street. Overall, the proposed materials conform to the character of 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 proposed windows and doors for the residence are narrow, vertical designs. Those windows that have shutters use Bahama style shutters. The depicted trim is minimal and recessed. Although similar types of windows can be found elsewhere in the district, their use on this property contributes to the minimalist appearance of the overall design of the structure. This increases the non-conformity of the proposed residence to the historic district.

5.0 Relocating Buildings in a Historic District

No buildings are proposed for relocation in this project.

Conclusion

Staff evaluated the proposed residential structure using the Design Guidelines for the Matlacha Historic District as the analysis criteria. The criteria under parts 3 and 5 were not relevant to the request and not examined. Further, Criteria 1.3, 1.4, 2.1, 2.5, 2.6, and 2.9 concerned features that were not present on the subject property and therefore were not applicable to the analysis. Of the applicable criteria, twelve

of them found that the proposed residence was inconsistent with the character of the Matlacha Historic District, in particular for those portions of Matlacha Avenue and First and Second Street within the district. Of the remaining criteria, only the proposed alignment of the structure and the materials used are found consistent with the Matlacha Historic District. Therefore, only criteria, 2.2, 4.2, and 4.5 were both relevant to the proposed structure and conformed the character of the Matlacha Historic District. Based on this analysis, staff finds that the preponderance of applicable evaluation criteria do not conform to the character of the Matlacha Historic District. Therefore, the proposed residence is inconsistent with the Design Guidelines of the Matlacha Historic District and Lee County Land Development Code Chapter 22.

List of Attachments

Location Map

Aerial Photo

Applicant Packet:

Narrative

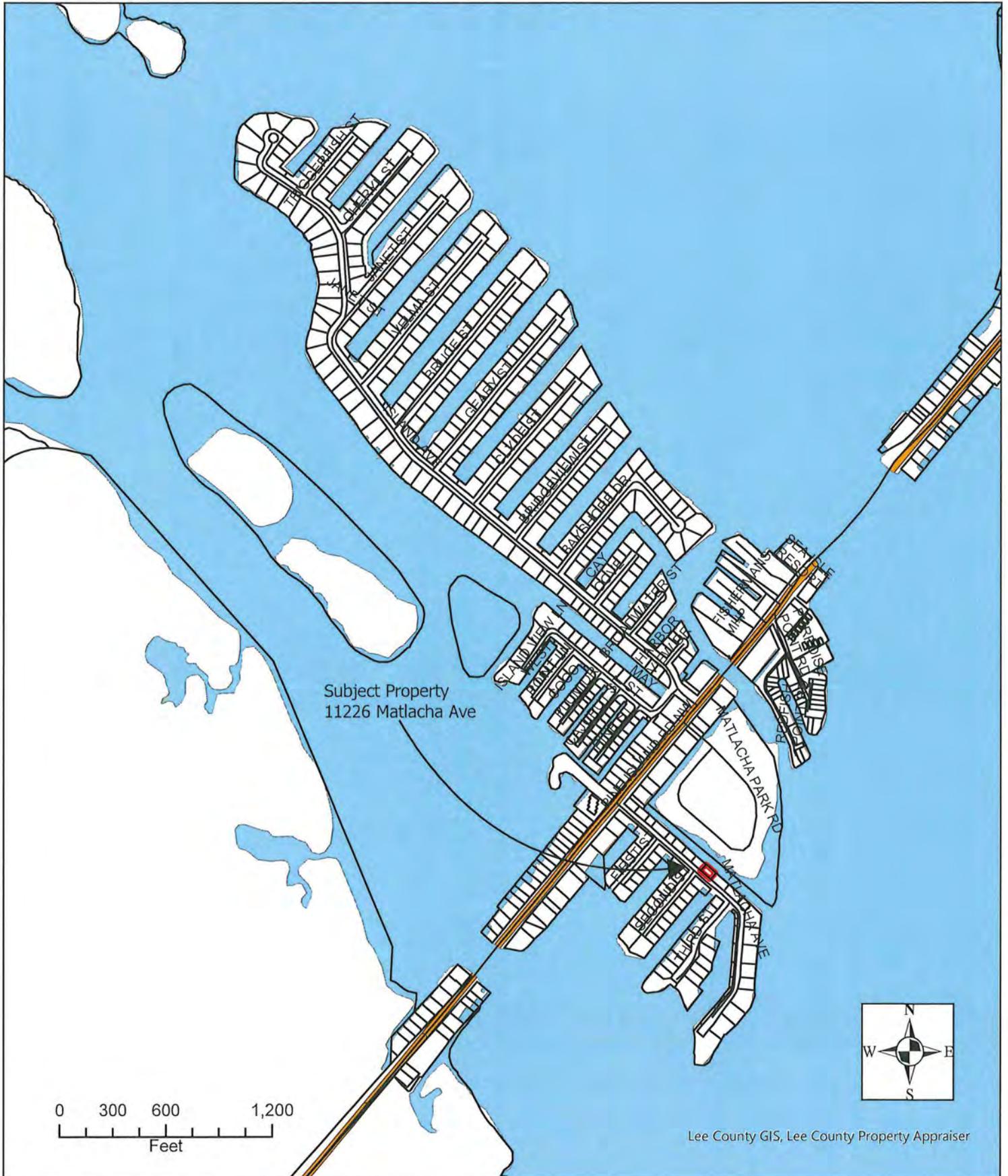
Description of Materials

Site Plans, Floor Plans, and Elevations

Site Photos

Renderings

SCA2025-00028, 11226 Matlacha 11226 Matlacha Avenue



Subject Property
11226 Matlacha Ave

0 300 600 1,200
Feet



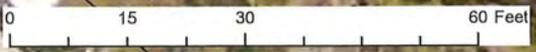
SCA2025-00028 | 1226 Matlacha 1226 Matlacha Avenue



(note: property is now vacant)

Subject Property

MATLACHA AVE



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Narrative Statement for Proposed Project

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Permit No: RES2025-09947

Property Address: 11226 Matlacha Ave, Matlacha, FL 33993

Property Status: Non-Contributing (vacant lot within the Matlacha Historic District)

Project Type: New Construction of a Single-Family Residence

COMMUNITY DEVELOPMENT

Nature of the Request

The applicant proposes to construct a new single-family residence on the vacant parcel located at 11226 Matlacha Avenue, Matlacha, Florida. The proposed structure has a total of 2,519sqft consisting of:

- 728 square feet of enclosed garage space on the ground floor
- 728 square feet of air-conditioned living space
- 728 square feet of rooftop balcony space
- 335 square feet of first-floor deck area.

The residence will be elevated on 8 foot reinforced concrete block columns to meet current FEMA floodplain elevation and Florida Building Code requirements. This request seeks design approval for the proposed new construction as consistent with the Matlacha Historic District Design Guidelines and complementary to the Secretary of the Interior's Standards for Rehabilitation, which encourage compatible new infill within historic contexts.

The project will create a resilient, hurricane-rated structure that reflects the architectural character of Matlacha while providing safe, code compliant, and sustainable housing within the district.

Consistency with the Secretary of the Interior's Standards / Historic District Guidelines

Although this project involves new construction, the proposed design is sensitive to the historic context and architectural rhythm of the Matlacha Historic District. The project meets key compatibility criteria in the following ways:

- The home's elevated 2,519sqft of total area is proportionate to nearby single-family homes, maintaining the district's traditional small lot scale and visual balance.
- The structure is oriented parallel to Matlacha Avenue, maintaining consistent setbacks and alignment with neighboring properties, which reinforces the established streetscape rhythm.
- The home incorporates coastal vernacular design elements, including covered porch areas and a rooftop balcony that blends functionality with stylistic continuity.

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- All materials will be highest hurricane grade, including impact resistant windows, reinforced masonry columns, exterior concrete walls, and corrosion resistant fasteners, ensuring both safety and longevity.
- Exterior finishes will utilize coastal appropriate colors and textures, compatible with existing structures in the district, contributing to a cohesive visual appearance.

Overall, the design achieves the goal of being distinctly new yet contextually compatible, supporting the district's character and longevity.

Proposed Construction Methods

Construction will utilize modern, resilient building practices to ensure durability and minimal impact on the surrounding area:

- The structure will be supported on 8 foot elevated concrete block columns, concrete block exterior walls with a reinforced foundation system designed for coastal load conditions.
- Soil compaction and Proctor testing will be performed prior to foundation work to confirm subsurface stability.
- The superstructure will be built using engineered hurricane rated framing systems, compliant with current Florida Building Code and FEMA standards.
- Construction access and staging will be contained within the property boundaries to prevent disturbance to adjacent parcels or the district's public realm.

These methods ensure a structurally sound, flood resistant, and environmentally responsible construction process.

Impact on Historic Features and the District

Because the property is currently vacant, there are no existing historic structures or features that will be altered or removed. The proposed new home will fill a gap in the streetscape, enhancing the district's visual cohesion and contributing to its residential character.

The building's scale, elevation, materials, and architectural style have been thoughtfully selected to complement nearby contributing structures while clearly representing contemporary, code compliant design. The 8 foot elevation, while modern, is a necessary adaptation to floodplain regulations and will be visually softened by architectural detailing and landscaping.

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The proposed 2,519sqft single-family residence at 11226 Matlacha Ave is fully consistent with the Matlacha Historic District Design Guidelines and aligns with the intent of the Secretary of the Interior's Standards for Rehabilitation for compatible new construction within a historic context.

Through thoughtful design, elevated construction, and the use of hurricane-grade materials, the project will enhance the district's character, promote long term resiliency, and contribute positively to the coastal vernacular identity of Matlacha.

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COMMUNITY DEVELOPMENT



Material Descriptions for Proposed Project

11226 Matlacha Ave, Matlacha, FL 33993

The proposed single-family residence at 11226 Matlacha Avenue has been thoughtfully designed to complement the character and charm of the Matlacha Historic District, while meeting the highest standards of modern coastal construction. Although the property is classified as non-contributing, the design intent is to respect and reflect the district's architectural vernacular through the use of compatible forms, proportions, and colors.

Architectural Character and Compatibility:

Matlacha is known for its small scale coastal cottages, bright façades, and harmonious relationship with the water. The proposed home embraces these qualities through a simple rectangular form, elevated foundation, and open deck spaces that visually and functionally connect the home to its waterfront setting. The clean white exterior, accented by darker trim, offers a fresh, coastal palette consistent with traditional island architecture, while maintaining a subdued tone appropriate for the district's mixed visual context.

Foundation and Structure:

The residence will be elevated on 8 foot reinforced concrete block columns, in compliance with current flood and hurricane requirements. This elevation mirrors the traditional "stilt house" typology seen throughout the Matlacha waterfront, preserving the historic rhythm of elevated coastal dwellings while providing resilience against storm surge. The ground floor includes 728 square feet of enclosed garage space, constructed of concrete masonry (CMU) with a smooth stucco finish, painted white to match the upper levels.

Main Living Area:

Above the foundation, the 728 square feet of air conditioned living space will also be constructed of CMU exterior walls, finished in smooth white stucco. The trim, fascia, and accent elements will be finished in a dark contrasting color (to be determined) to provide depth and articulation to the façade. The simple color palette and clean lines reference the district's coastal simplicity while using durable materials suited for the marine environment.

Windows and Doors:

All windows and exterior doors will be white, aluminum framed, hurricane impact rated units, selected for both strength and visual compatibility with traditional Matlacha homes. Their consistent color and proportion provide rhythm and balance, enhancing the home's relationship to surrounding properties.

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Roof and Balcony:

The roof will consist of engineered hurricane rated trusses with structural sheathing and a waterproof TPO rooftop which will be the rooftop balcony. The roof structure supports a 728-square foot rooftop balcony, designed as an open air living space with aluminum or stainless steel railings and composite decking. This feature maintains the community's tradition of outdoor living and water views.

Decks and Outdoor Areas:

The 335 square foot first floor deck area will extend from the main living space, constructed of pressure treated or composite decking and enclosed with corrosion resistant aluminum or stainless steel railings. These materials ensure longevity while maintaining a light, coastal aesthetic that blends with the district's historic waterfront architecture.

Materials and Finishes:

All exterior components including columns, decks, and trim, will use marine grade finishes suitable for the salt air environment. Paints will be UV and moisture resistant, ensuring that the home retains its clean, bright appearance consistent with the vibrant yet refined visual character of Matlacha.

Design Integration:

Overall, the project integrates modern building performance with the traditional charm of Matlacha's historic setting. Through the use of stucco masonry construction, a white exterior palette, rooftop balcony, and elevated coastal form, the home contributes positively to the district's architectural fabrics, honoring its past while ensuring resilience and longevity for the future.

Thank you,
SolutionFX, LLC
CBC1268463

GENERAL NOTES:

- Coordination of construction including verification of dimensions, elevations, and field conditions is the responsibility of the contractor. Any discrepancies shall be brought to the attention of the engineer prior to construction, for details and dimensions not shown see architectural drawings.
- If this structure is to be located in the coastal flood hazard zone, all electrical and mechanical devices shall be located at or above the flood plane. The flood plane elevation labeled on our drawings shall be confirmed by a registered land surveyor. We take no responsibility in the determination of this elevation.
- Contractor to provide and field locate ventilation relief of hydrostatic pressure. Provide minimum 1 sq. in. of ventilation per 1 sq. ft. of garage slab; install vents at maximum of 12" above finish grade. (If Needed)
- See foundation for number of piles required.
- Pilings shall be 14" square shaft screw-type helical piers by manufacturer, driving logs shall be kept relating applied torque to pier tonnage
- Safe allowable load for all piling around the structure and deck shall be 8 tons.
- All interior grade beams of a pile-supported foundation meeting a stem wall require the masonry to be broken-out to receive the beam. The reinforcing of the grade beam shall hook into the masonry cast.
- If not otherwise specified all fill shall be clean coarse sand free of roots and other deleterious material, fill shall be placed in 12" lifts and compacted with a heavy vibratory roller to 95% of maximum modified proctor density in accordance with ASTM 1557.
- If fill is less than 18" deep, density test shall be provided for the full depth taken at finish grade. If fill is greater than 18" deep, tests shall be provided for each 12" lift.
- The welded wire fabric (w.w.f.) contained within a concrete slab on grade shall be supported at a maximum of 3 ft. between supports. Welded wire fabric shall be located within the middle 1/3 of the slab.
- Reinforcing steel shall be ASTM A615, grade 60 deformed bars, free from oil scale and rust. Lap splices shall be 44 bar diameters in concrete and 48 bar diameters in masonry, unless otherwise noted.
- All concrete shall obtain a compressive strength of 3000 p.s.i. in 28 days and shall conform to the requirements of ACI 318-99.
- Form work supporting concrete beams, slabs, etc., may not be removed until the concrete has attained 80% of the design minimum strength. Determination of the in place concrete strength shall be determined by laboratory testing of concrete cylinder.
- Forms shall be clean from debris prior to placement of concrete.

- Masonry construction shall be performed in accordance with ACI 530-95/ASCE 5-95/IBC 401-95, building code requirements for masonry structures.
- Masonry shall have a specified compressive strength (f'm) of 1500 p.s.i. Grouted masonry cells shall be filled with a grout that achieves a minimum compressive strength of 3000 p.s.i. after 28 days.
- Horizontal masonry wall reinforcing shall be continuous steel horizontal reinforcement. Including all corners and intersections, horizontal reinforcing shall be provided for all masonry 10'-0" tall or greater, provide (2) wire # gauge (16# ladder type horizontal reinforcement at 16" o.c.
- All #5 vertical bars embedded into concrete foundation shall have a 10"-90" bend unless noted otherwise, and shall be embedded a minimum of 7".
- All wood in contact with concrete or earth shall be pressure treated (p.t.) unless an approved moisture barrier is provided.
- All wood framing within 8" of exposed earth shall be pressure treated (p.t.).
- There shall be a minimum of 6" between any wood siding, wall sheathing or framing members and exposed earth.
- All structural steel used as an exterior application (whether wrapped with finish material or left exposed) shall be treated with one of the methods described in note #24, unless noted otherwise on the structural drawings.
- The number and size of fasteners connecting wood members shall not be less than those specified in table 2306.1 of the Florida Building Code unless otherwise noted on the structural drawings.
- Fasteners and connectors shall be galvanized. Structures within exposure categories C or D shall have fasteners either:
 - (A) - hot dipped galvanized with 1.5 ounces of zinc/1 sq. ft.
 - (B) - triple zinc coated per ASTM A90.
 - (C) - stainless steel.
 - (D) - painted after installation with:
 - Epoxy-polyamide primer, (spec-paint 22).
 - Coal-tar epoxy polyamide black or dark red paint, (spec-paint 16)
 - Zinc chromate primer (spec-paint 17) and asphaltic mastic paint-extra thick film (spec-paint 12).
- Recesses and curbs for doors are not shown refer to architectural floor plan for size and location.

- All window and door certifications shall be by the respective manufacturer.
- Truss drawings shall be submitted to the engineer for review.
- All workmanship is expected to be of high traditional quality with regard to specific material assembly, installation and finish work. All "bids" to accurately denote these requirements.
- All work denoted by these documents to meet and/or exceed such standards/codes currently adopted by the "Building & Inspections" Department - Lee County and the State of Florida (2023 8th Edition) at the time of "Construction Permit" issue.
- Project layout and dimensions to be reviewed by G.C. prior to the start-up of actual construction with any discrepancies brought to the attention of the Architect for review. G.C. is responsible for production, submittal and approval of Project Site Plan; defining limits of construction, parking and staging etc., for this work - as req'd by Lee County.
- Do not "scale off" plans - consult Architect with questions. Large scale drawings govern review of details.
- G.C. shall guarantee all labor and materials for a minimum period, as required by applicable governing State of Florida law, recorded from the date of substantial completion (as defined by Design).
- Daily collection and control of construction debris is a primary issue. The G.C. is consistently responsible for the coord & scheduling of container collection removal and replacement to minimize work disruption.
- Temporary Electrical, Water, Air conditioning, Toilet Facilities, Fencing, Security and Cleanup services - typical to the schedule for this Project - to be provided, maintained and coordinated by the General Contractor.
- Site grading, temporary and/or final, shall not cause surface water run-off to adversely alter adjacent properties.

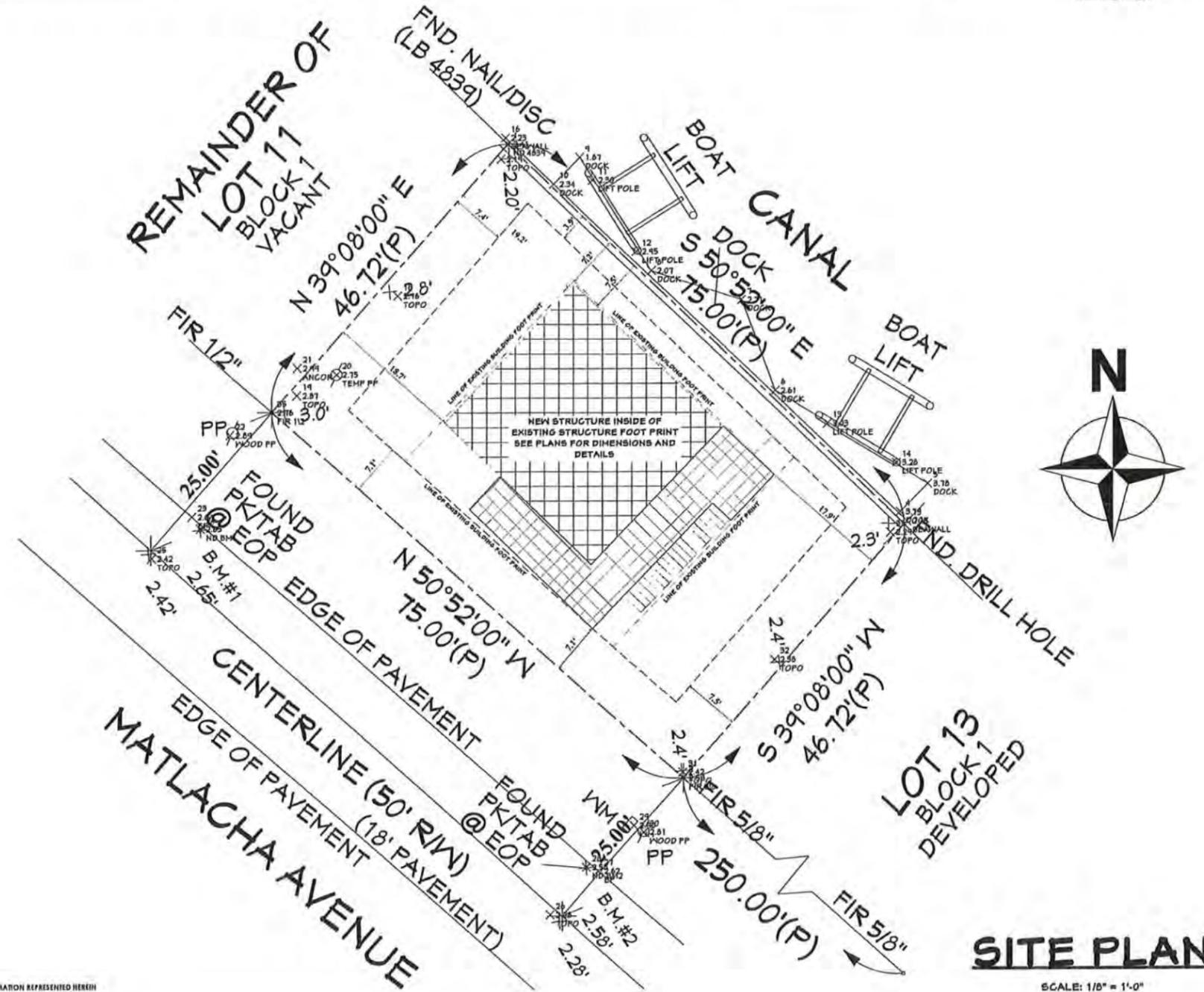
The structural systems for the drawings presented were designed per the wind and gravity loading presented in section 1608, of the Florida building code.

LOCATION OF THIS STRUCTURE IN RELATION TO PROPERTY LINES, EASEMENTS, AND SETBACKS, MUST BE BASED ON A SURVEY PERFORMED BY A SURVEYOR, LICENSED AS SUCH IN THE STATE OF FLORIDA.

ARCHITECT / DESIGNER ASSUMES NO LIABILITY FOR LOCATION OF THE STRUCTURE ON THE SITE.

IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS THE CONTRACTOR SHALL WITHIN TEN DAYS AFTER THE RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT / DESIGNER IN WRITING OF SUCH ERRORS OR OMISSIONS OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE SAME.

THE ARCHITECT / DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY FOR SUPERVISION OF CONSTRUCTION. CONTRACTOR TO STRICTLY FOLLOW THE STANDARD BUILDING CODES AND ANY AMENDMENTS BY LOCAL BUILDING DEPARTMENTS.



SITE PLAN

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

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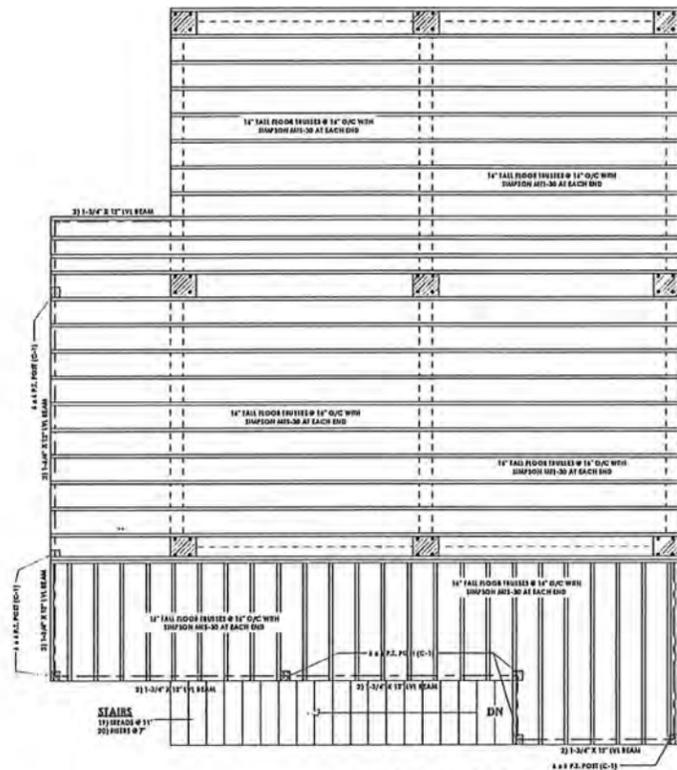
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Digitally signed by Amjad Sitti
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AMJAD SITTI, PE
Florida License No. 58174

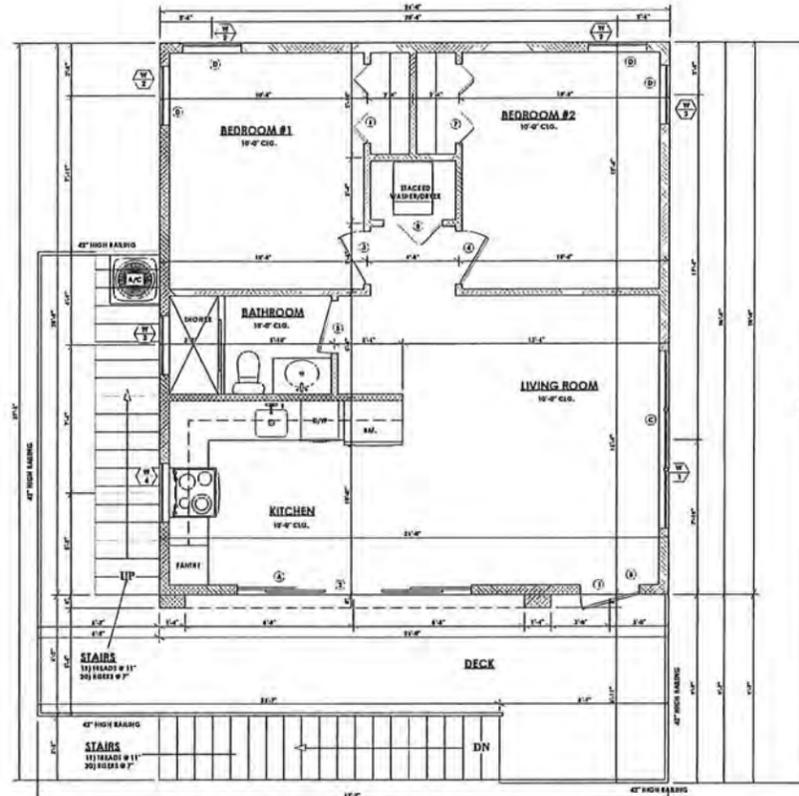
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HAGERTY RESIDENCE
(NEW HOUSE)
11226 MATLACHA AVENUE
MATLACHA, FLORIDA

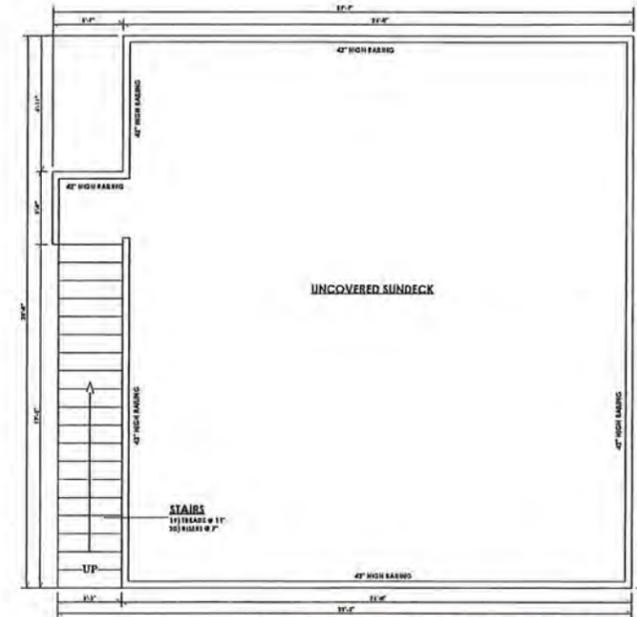
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JOB NO. HAGERTY RESIDENCE
SHEET 1
OF 7



FIRST FLOOR TIE BEAM PLAN
SCALE: 1/4" = 1'-0"



1ST. FLOOR PLAN
SCALE: 1/4" = 1'-0"



SUNDECK FLOOR PLAN

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BUILDING INFORMATION	
Design Wind Speed	130
Minimum Wind Velocity (mph)	115
Exposure	C
Roof Slope	0
Roof Height Above Ground (ft.)	0
Roof Type	Flat
Roof Deck	Concrete
Roof Joist	2x8
Roof Truss	2x8
Roof Sheathing	1/2" CDX
Roof Gypsum	5/8"
Roof Insulation	R-10
Roof Membrane	EPDM
Roof Fastener	1/2" x 18"
Roof Sealant	Butyl

CURRENT ASCE CODES

Wind Load Program

DIR.	APPLYING WIND DIRECTION	ZONE	OPENING ELEVATION (feet)	WIDTH (feet)	LENGTH (feet)	EFFECTIVE WIND AREA (sq-ft)	Standard Wind Load Pressure		ASCE Appendix A	Max. Pressure Per ASCE	Manufacturer	Model Number
							MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)				
A	4	15	12.0	9.0	95	34.9	-27.3					
B	3	15	3.0	9.0	24	37.5	-41.5					
C	4	15	9.0	9.0	24	37.5	-41.5					
D	3	15	3.0	9.0	18	38.2	-50.0					

JOB INFORMATION	
Client	Hagerty Residence
Address	Matlacha, Florida
Company	Naples Custom Design, Inc.
Job Number	Hagerty Residence
Designer	Amjad Sitti

TOPOGRAPHIC FACTOR	
Topographic Factor	1.0
Exposure	C
Wind Speed	130
Wind Direction	0
Wind Period	3

WINDOW SCHEDULE							
FLR	MK	M.O. SIZE	TYPE	GLASS	FRAME	SHUTTER	WIN. HT. A.F.F.
1 ST.	(1)	33'-0" x 6'-0"	CASEMENT	IMPACT GLASS	TBD	NO	8'-0"
1 ST.	(2)	3'-0" x 6'-0"	SINGLE HUNG	IMPACT GLASS	TBD	NO	8'-0"
1 ST.	(3)	3'-0" x 2'-0"	FIXED	IMPACT GLASS	TBD	NO	8'-0"
1 ST.	(4)	3'-0" x 1'-6"	FIXED	IMPACT GLASS	TBD	NO	5'-4"

- NOTE:**
- 1) ALL WINDOWS MUST BE WIND RATED AS PER 2023 8th EDITION F.B.C.
 - 2) TBD | TO BE DETERMINED
 - 3) ROUGH OPENING SIZES TO BE PROVIDED BY MANUFACTURER
 - 4) IMPACT GARAGE DOOR & FRONT DOOR IMPACT WILL BE USED.

DOOR SCHEDULE						
FLR	MK	SIZE	LOCATION	TYPE	LOCKSET	REMARKS
1st	(1)	2'-0" x 8'-0"	ENTRY	SWING	IMPACT	TURBOGLIA, WEATHERSEAL
1st	(2)	42'-0" x 6'-0"	DECK	L.O.D.	W/DOOR	1 1/2" TRACE BACKS
1st	(3)	2'-0" x 8'-0"	BEDROOM #1	SWING	IMPACT	BASE BOARD HOOD RACE
1st	(4)	2'-0" x 8'-0"	BEDROOM #2	SWING	IMPACT	BASE BOARD HOOD RACE
1st	(5)	2'-0" x 8'-0"	BATH	SWING	IMPACT	BASE BOARD HOOD RACE
1st	(6)	4'-0" x 8'-0"	CLOSET	SLIDING	PASSAGE	OVER HEAD FL. W/ WOL. JAMB & CASING
1st	(7)	4'-0" x 8'-0"	CLOSET	SLIDING	PASSAGE	OVER HEAD FL. W/ WOL. JAMB & CASING
1st	(8)	4'-0" x 8'-0"	CLOSET	SLIDING	PASSAGE	OVER HEAD FL. W/ WOL. JAMB & CASING

NOTE:
IMPACT GARAGE DOOR & FRONT DOOR IMPACT WILL BE USED.
ALL EXTERIOR WINDOWS TO MEET THE 2023 8th EDITION F.B.C.
ALL GARAGE DOORS TO BE STEEL GARAGE DOORS OVERHEAD DOOR COI

SQUARE FOOTAGE

A/C SQ. FT. = 728 SQ. FT.
GROUND FLOOR SQ. FT. = 728 SQ. FT.
2ND FLOOR SUNDECK SQ. FT. = 728 SQ. FT.
1ST FLOOR DECK SQ. FT. = 335 SQ. FT.
TOTAL SQ. FT. = 2,519 SQ. FT.

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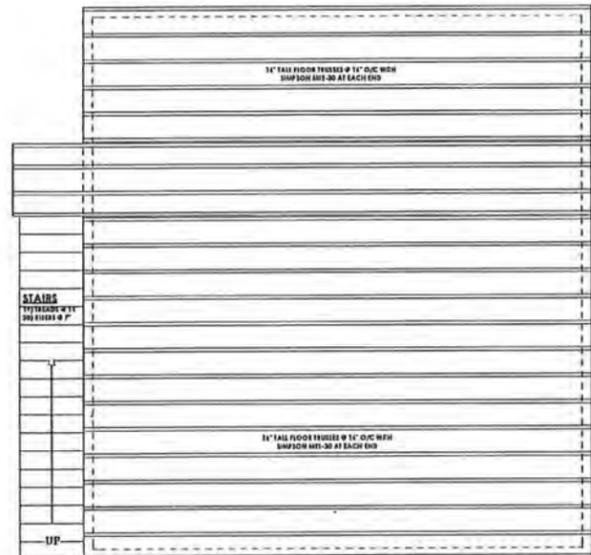
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JOB NO.
HAGERTY RESIDENCE

SHEET

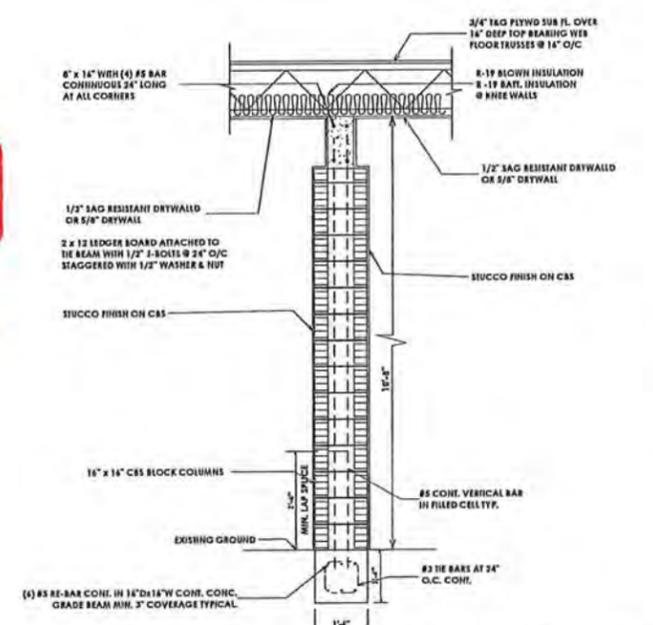
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OF 7

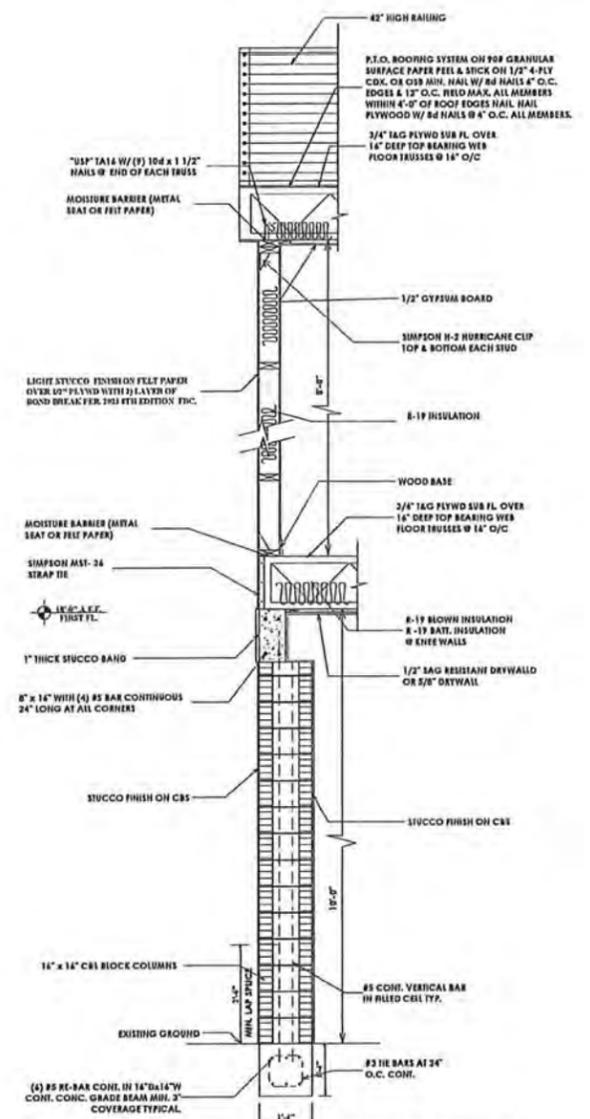


SECOND FLOOR TRUSS LAYOUT PLAN
SCALE: 1/4" = 1'-0"

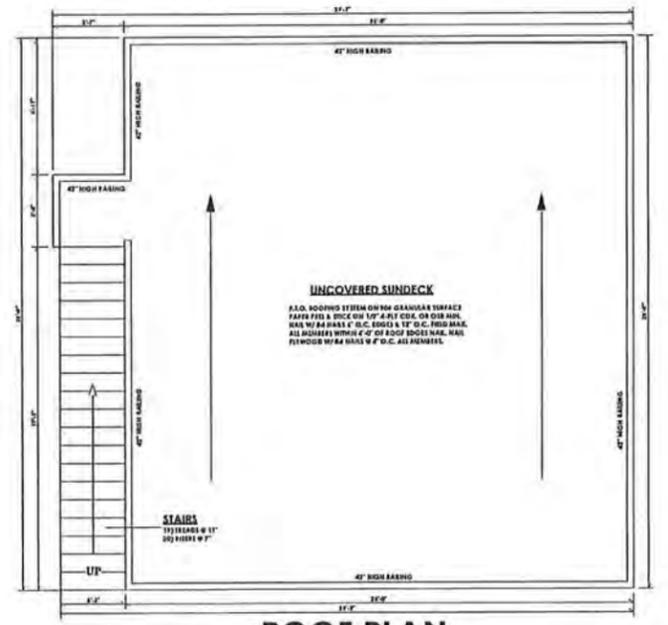
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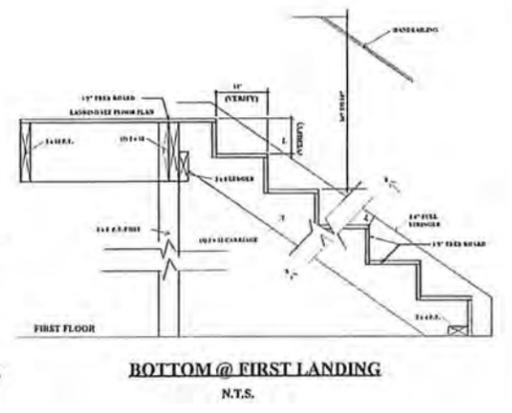
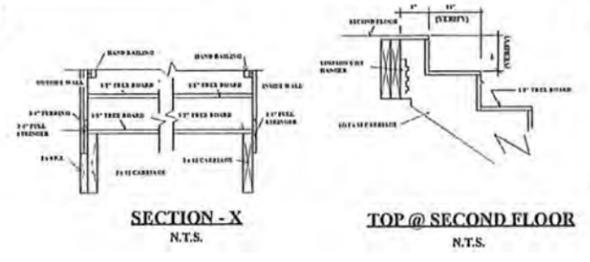
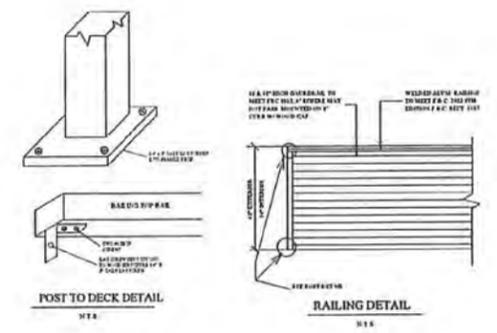
GROUND FLOOR COLUMN DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"



NAPLES CUSTOM DESIGN
2036 50TH TERRACE SW
NAPLES, FLORIDA 34116
TEL: (239) 351-7455
E-MAIL: NAPLESCUSTOMDESIGN@GMAIL.COM

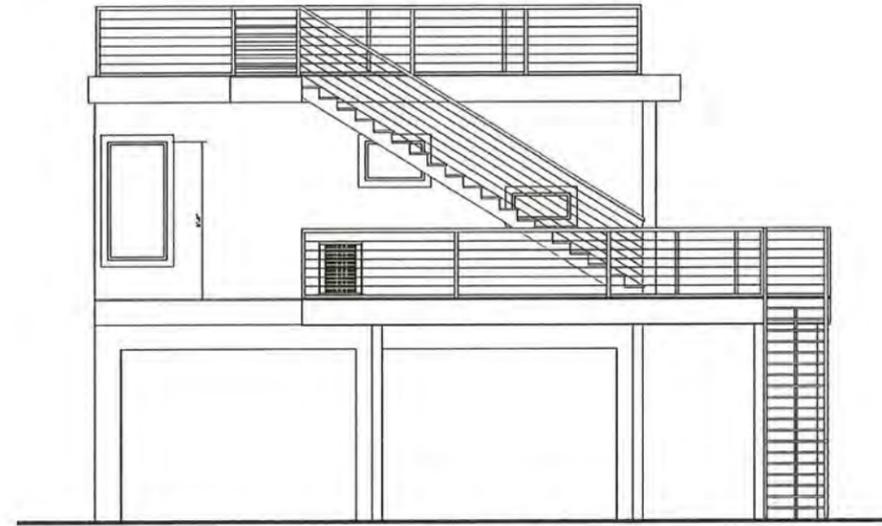
HAGERTY RESIDENCE
(NEW HOUSE)
11226 MATLACHA AVENUE
MATLACHA, FLORIDA

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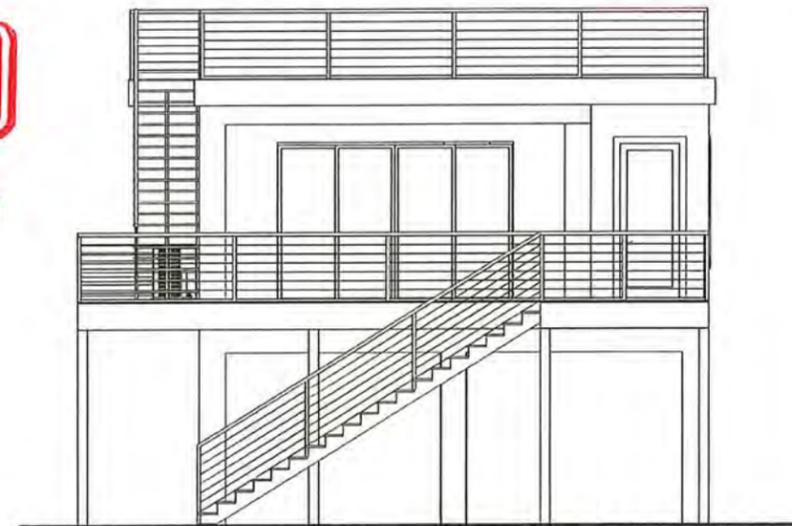
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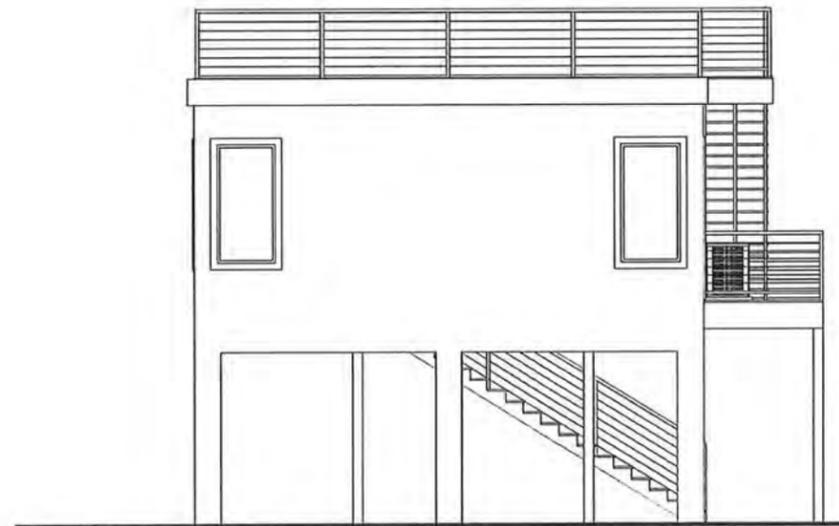
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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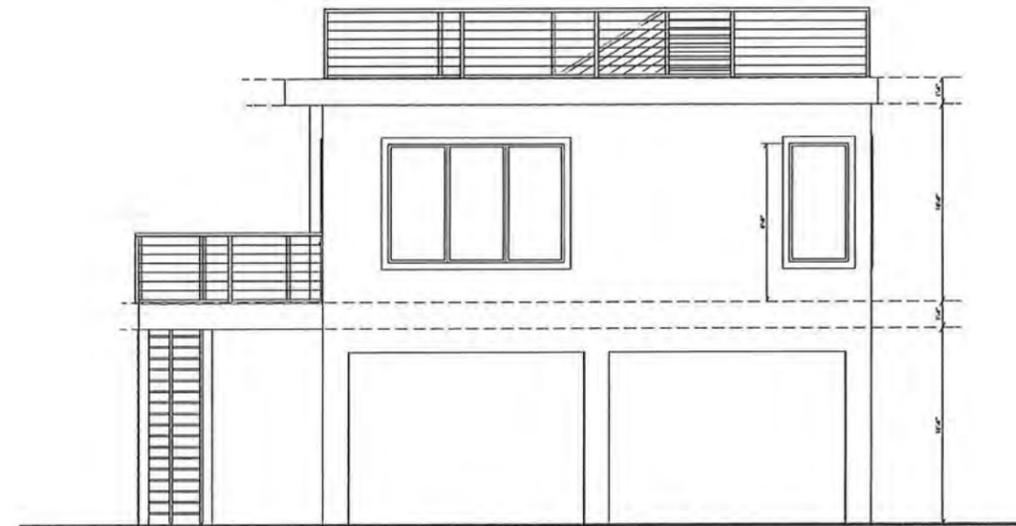


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ALL NEW EXTERIOR WINDOWS, DOORS
AND ALL OTHER AREAS THAT HAVE TO
HAVE FLASHING AS REQUIRED PER FBC
2023 8TH EDITION (R703.4)



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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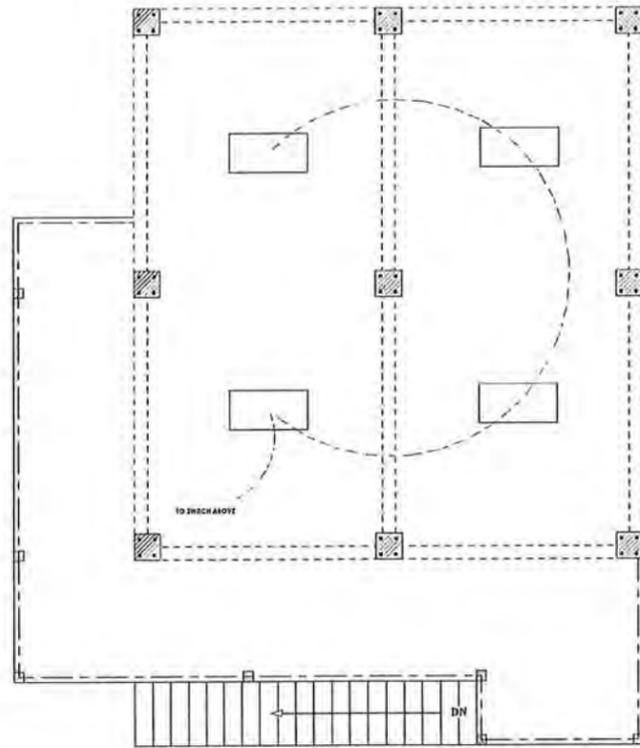
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GROUND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ALL BATHROOM SCONCES AT 7'-4" HIGH (CENTER)

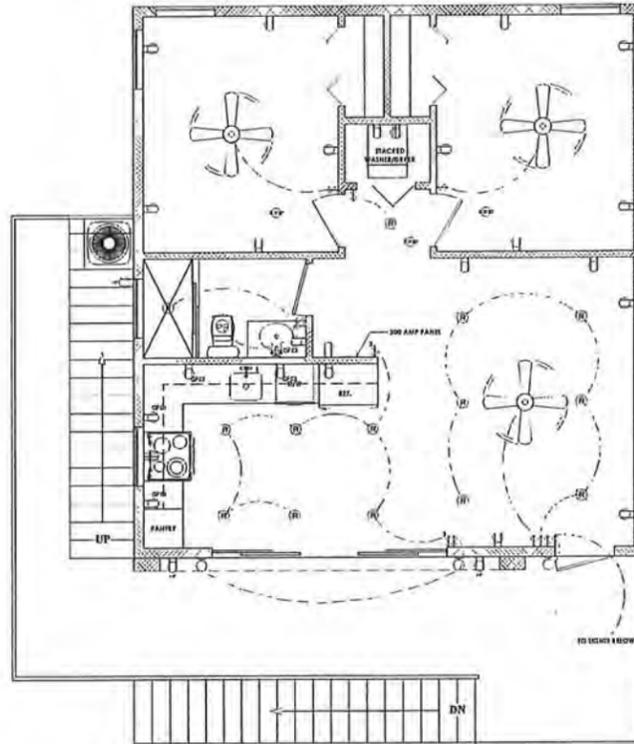
LIGHTING TO BE A MIN. 75% HIGH EFFICIENCY LIGHTING PER FBCECC R404.

SMOKE DETECTORS SHALL BE INTERCONNECTED W/ ONE SOURCE OF POWER (110V) W/ ADDITION OF BATTERY BACK-UP & CARBON MONOXIDE ALARM.

PER THE 2020 NEC CODES 210.12 ARC FAULT CIRCUITS SHALL BE LOCATED IN ALL LIVING AREAS

ALL OUTLETS IN BEDROOMS TO BE IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE 210.12, OUTLETS TO BE ARC FAULT CIRCUITS.

ALL EXTERIOR/ OUTLETS AND GARAGE TO BE G.F.C.I. W/ WATER PROOF COVERS



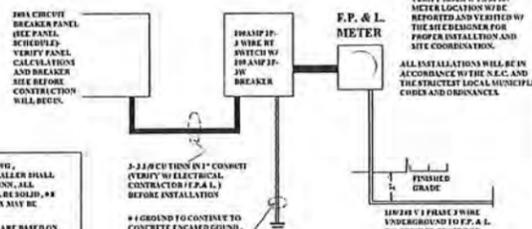
1ST. FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ALL BATHROOM SCONCES AT 7'-4" HIGH (CENTER)

LIGHTING TO BE A MIN. 75% HIGH EFFICIENCY LIGHTING PER FBCECC R404.

IMPORTANT: VERIFY ALL LOADING AND THE RESULTING DESIGN BEFORE CONSTRUCTION WILL BEGIN. THE GENERAL CONTRACTOR SHALL SUBMIT THIS DESIGN AND THE CALCULATIONS TO THE ELECTRICAL CONTRACTOR FOR RE-EVALUATION AND POSSIBLE RE-DESIGN (FOR LARGER SERVICE OR ADDITIONAL PANELS) AS NEEDED BEFORE CONSTRUCTION WILL BEGIN.



1) MINIMUM WIRE SIZE SHALL BE #10 AWG. INSULATION FOR WIRE SIZE #4 AND SMALLER SHALL BE THIN, #4 AND LARGER SHALL BE THICK. ALL CONDUCTORS IN AND OUTSIDE SHALL BE SOLID, #8 AND LARGER SHALL STRANDED. (SEE SPEC. FOR USE WHERE APPROVED).

2) CIRCUIT LOCATION AND LOAD DATA ARE BASED ON INFORMATION CALLER FROM THE CONTRACTOR. THE ELECTRICIAN SHALL VERIFY ALL DATA BEFORE CONSTRUCTION SHALL BEGIN. INCLUDE PANEL, METER SIZE AND LOCATION/WIRE SIZES AND ALL MECHANICAL EQUIPMENT INC. POOL AND A/C.

3) ALL NEW SINGLE PHASE 120V AND 240V RECEPT OUTLETS SHALL BE G.F.I. - NOTE: GARAGE AND EXTERIOR OUTLETS SHALL HAVE IN ADDITION TO G.F.I. WATERPROOF COVERS.

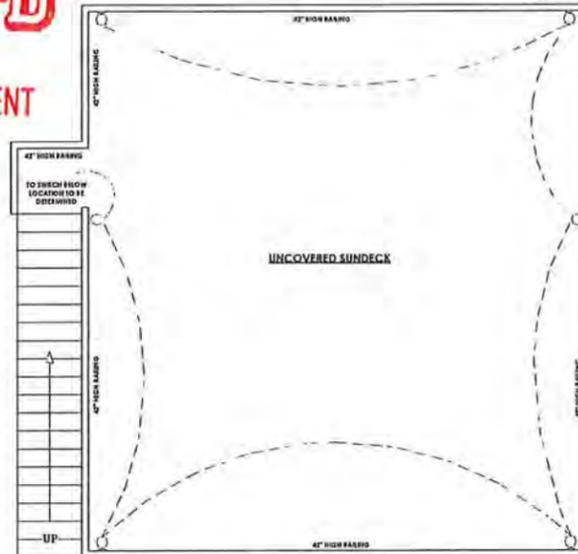
4) CALCULATIONS ARE BASED ON COPPER CONDUCTORS.

ELECTRICAL NOTES:
 1) REFER DIAGRAM AND IT'S INSTALLATION SHALL BE APPROVED AND COORDINATED WITH F.P. & L. (FLORIDA POWER AND LIGHTS).
 2) ALL INSTALLATIONS SHALL USE SHORT STRONG STEEL OR GALVANIZED IRON PIPE SUPPLIED BY F.P. & L. (FLORIDA POWER AND LIGHTS).
 3) ELECTRICAL CONTRACTOR SHALL CONFORM TO INSTALLATION PROCEDURES INVOLVED IN EITHER TELEPHONE SERVICE OR TELEPHONE SERVICE INVOLVED IN THIS CONSTRUCTION.
 4) COORDINATE INSTALLATION OF ELECTRICAL AND DEVICES WITH OTHER TRADES, BEFORE INDIVIDUAL INSTALLATION CAN BEGIN (INCLUDING THE A/C I/R CONTRACT).
 5) VERIFY ALL OUTLET HEIGHTS AND THEIR LOCATIONS INCLUDING FLOOR OUTLETS / JACOBS TO INTERIOR BEHIND AND OTHER DEVELOPER SPECIFIED PARTS SUCH AS THE CABINET MAKE/ROW # / DEVELOPER GENERAL CONTRACTOR.

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SYMBOL	DESCRIPTION
[Symbol]	Ceiling Fan
[Symbol]	Ventilation Fan Ceiling Mounted, VMT Mounted
[Symbol]	Ceiling Mounted Light Fixture, Surface Pendant, Recessed, Track/Light, Low Voltage
[Symbol]	VMT Mounted Light Fixture, Flush Mount, VMT Surface
[Symbol]	Chandelier Light Fixture
[Symbol]	Fluorescent Light Fixture
[Symbol]	240V Receptacle
[Symbol]	120V Receptacle Single Phase, (Weather Proof, DFC)
[Symbol]	Switches Single Pole, Voltage Proof, 200V, 4-Way
[Symbol]	Switches Double Pole, Voltage Proof, 200V, 4-Way
[Symbol]	Auto Valve Control Panel, Switch
[Symbol]	Speakers Ceiling Mounted, VMT Mounted
[Symbol]	VMT Joke CAFE, CASE, TV, TV/Cable
[Symbol]	Telephone Jack
[Symbol]	Intercom
[Symbol]	Transmitter
[Symbol]	Door Chime, Door Bell Button
[Symbol]	Store Detectors Ceiling Mounted, VMT Mounted
[Symbol]	Electrical Meter Panel



2ND. FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ALL BATHROOM SCONCES AT 7'-4" HIGH (CENTER)

LIGHTING TO BE A MIN. 75% HIGH EFFICIENCY LIGHTING PER FBCECC R404.

CIRCUITS	USE	BREAKER	LOAD	WIRE SIZE	
1-3	AC SYSTEM COMP.	60 A/2	6000W	#6	verify loading and wire size
OR	HEAT STRIP	60 A/2	15000W	#6	verify loading and wire size
5-7	RANGE/OVEN	60 A/2	12000W	#6	verify loading and wire size
6-8	WATER HEATER	25 A/2	4500W	#10	verify loading and wire size
9-11	DRYER	30 A/2	5000W	#10	
10	WASHER	20 A/1	1500W	#12	
12	REFRIGERATOR	20 A/1	1200W	#12	
13	DISPOSAL	20 A/1	800W	#12	
14	DISHWASHER	20 A/1	1200W	#12	
15	FANS	15 A/1	1050W	#14	
16	SMALL APPLIANCE	20 A/1	1500W	#12	
17	SMALL APPLIANCE	20 A/1	1500W	#12	
18	SMALL APPLIANCE	20 A/1	1500W	#12	
19	SMALL APPLIANCE	20 A/1	1500W	#12	
20THRU29	MISC. LIGHTS AND RECEPT INC. SOME G.F.C.I.	20 A/1	2519 X 3 = 7557	#14 (G.F.C.I. #12)	
30THRU36	GARAGE/PORCH (1-2) EXTERIOR L.T.S. RECEPTICAL (W.P.-G.F.C.I.)	20 A/1	4530W	#12	
37THRU40	SPARE	20 A/1			
TOTAL LOAD A/C NOT INCLUDED = 40925 W					
SERVICE CALCULATION					
1ST 10000W @ 100% = 10000					
REMAINING 30925W @ 40% = 12358					
A/C SYSTEM 10000W (HIGHEST LOAD) @ 100% = 10000					
TOTAL LOAD = 33358 W / 240V = 156A					

NOTE:
 ELECT. CONTRACTOR SHALL VERIFY ALL LOADING (BREAKERS) AND WIRE SIZES BEFORE INSTALLATION WILL BEGIN.
 PANEL ARRANGEMENT IS FOR DEMONSTRATION PURPOSES ONLY AND ELECTRICAL CONTRACTOR AT HIS/HER DISCRETION MAY PLACE BREAKERS AND LOADS IN A DIFFERENT POSITION. - EXAMPLE OPTIONAL WHIRLPOOL PUMP IS ADDED FOR MASTER BATH ARRANGE LOADS ON PANEL IN A NEW ARRANGEMENT.

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 Date: 2025.09.18 11:16:37 -04'00'
 AMJAD SITTI, PE
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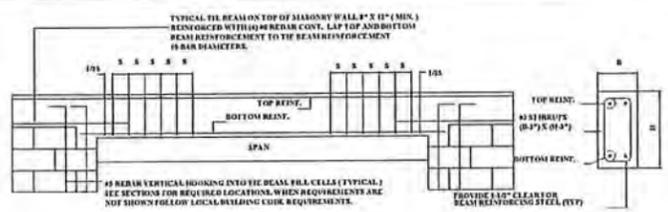
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REG. ALUMINUM WINDOW AND DOOR BUCK ATTACHMENTS TO CONCRETE BLOCK
 ALL WINDOWS (UP TO 3'-0" WIDE x 6'-0" HIGH) - 1" x 4" P.T. WOOD BUCK SURROUND. ATTACH WITH 3/16" x 1 1/2" TAP CONNS @ 16" O.C. STAGGERED STARTING 4" IN FROM CORNERS. TWO CONTINUOUS BEADS OF "CHEM CAULK" IS REQUIRED BETWEEN WOOD BUCK AND CONCRETE BLOCK.

ALL DOORS AND LARGE WINDOWS (OVER 3'-0" WIDE OR 6'-0" HIGH) 1" x 4" P.T. WOOD BUCK SURROUND. ATTACH WITH 1/4" x 1 1/2" TAP CONNS @ 12" O.C. STAGGERED STARTING 4" IN FROM CORNERS. TWO CONTINUOUS BEADS OF "CHEM CAULK" IS REQUIRED BETWEEN WOOD BUCK AND CONCRETE BLOCK.

REG. CLAD: ALUMINUM WINDOW AND DOOR BUCK ATTACHMENTS TO CONCRETE BLOCK
 ALL WINDOWS (UP TO 3'-0" WIDE x 6'-0" HIGH) - 1" x 4" P.T. WOOD BUCK SURROUND. ATTACH WITH 3/16" x 1 1/2" TAP CONNS @ 16" O.C. STAGGERED STARTING 4" IN FROM CORNERS. TWO CONTINUOUS BEADS OF "CHEM CAULK" IS REQUIRED BETWEEN WOOD BUCK AND CONCRETE BLOCK.

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UPLIFT HANGER SCHEDULE

TRUSS LABEL	REACTIONS (UP/DOWN)	SIZE/TYPE (MINIMUM)	HANGER #
A1		1190-2390	(2) HETA-20
A4		1190-2390	(2) HETA-20
A5		1190-2390	(2) HETA-20
A6		1190-2390	(2) HETA-20
A7		1190-2390	(2) HETA-20
A8		1190-2390	(2) HETA-20
A9		1190-2390	(2) HETA-20
A10		1190-2390	(2) HETA-20
A13		1190-2390	HETA-20

NOTE: ALL HURRICANE STRAPPING SIMPSON STRONG-TIE UNLESS OTHERWISE NOTED.

DOOR AND WINDOW DESIGN WIND PRESSURE SCHEDULE (WIND SPEED 170 MPH)

AREA OF DOOR OR WINDOW	LOCATION ON STRUCTURE	DESIGN PRESSURE (PROTECTED OPENINGS)
LESS THAN 50 S.F.	STANDARD END ZONE	-14 PSF/+31 PSF -12 PSF/+31 PSF
GREATER THAN 50 S.F.	STANDARD END ZONE	-11 PSF/+28 PSF -16 PSF/+28 PSF

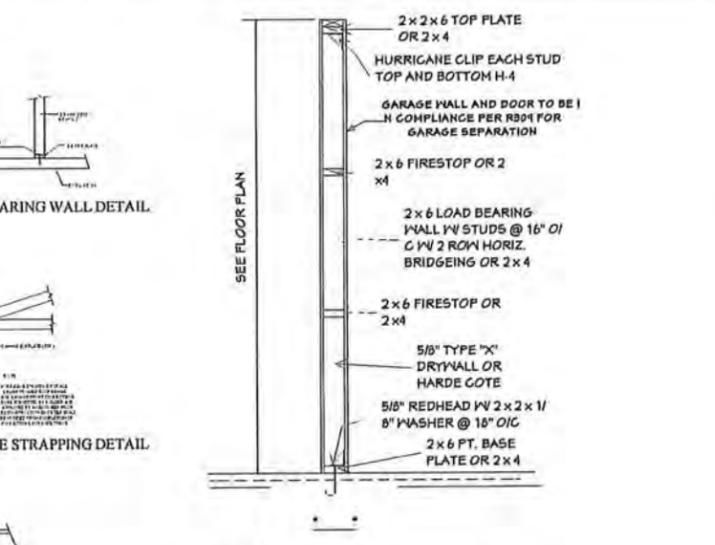
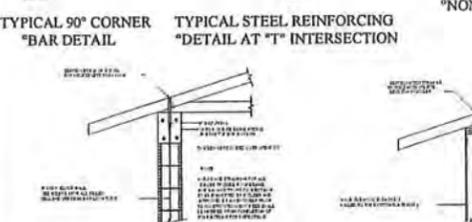
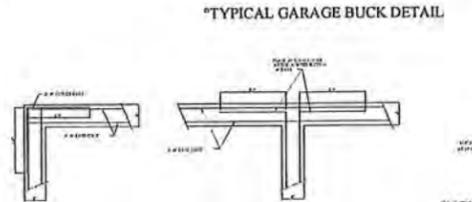
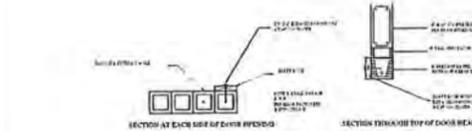
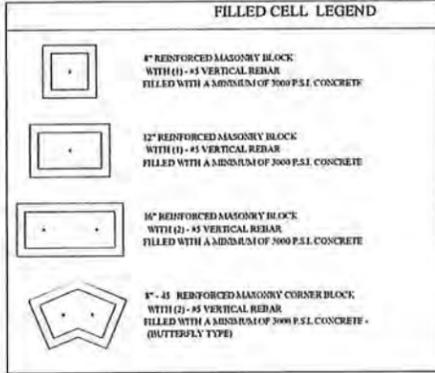
NOTE: ALL DOORS AND WINDOWS ARE TO BE PROTECTED WITH AN APPROVED IMPACT RESISTANT GLASS OR SHUTTERS

WOOD BEAM SCHEDULE

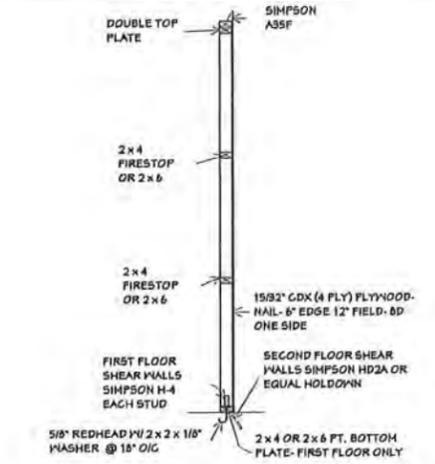
BEAM	DESCRIPTION
WB-2	(2) 1-3/4" x 16" LVL WITH A 1/2" PLYWOOD FLITCH PLATE, NAILED 12" O.C STAGGERED

COLUMN SCHEDULE

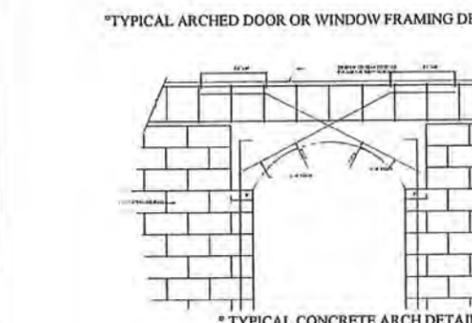
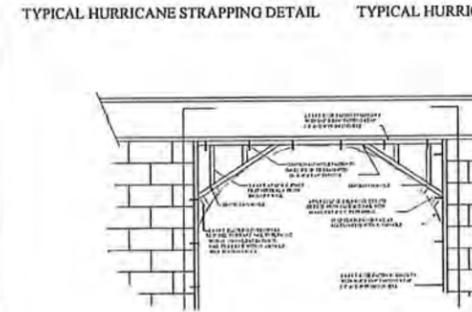
COLUMN DESC.	COLUMN DESCRIPTION
IC-1	6 x 6 P.T. FASTEN BASE OF COLUMN TO CONCRETE WITH A SIMPSON A866 ANCHOR. FASTEN TOP OF COLUMN TO FLOOR TRUSS OR HEADER WITH (2) SIMPSON HT50 TWIST STRAP



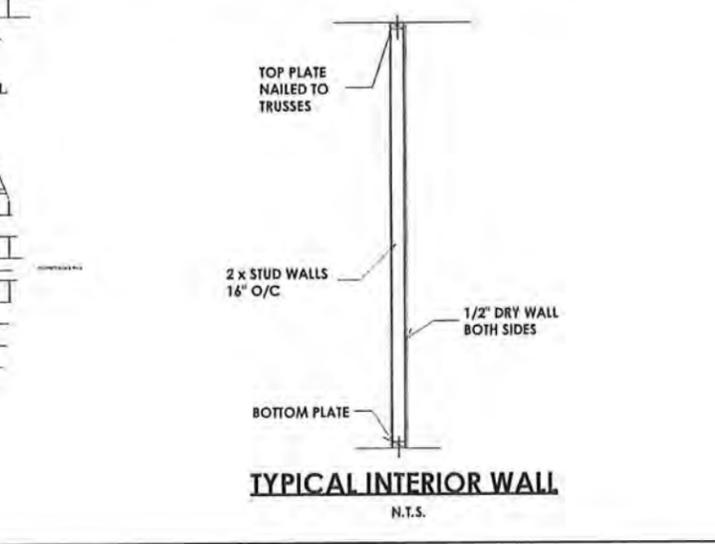
LOAD BRG. PARTITION
 N.T.S. - 2 x 4 OR 2 x 6
 NOTE- SEE FOUNDATION PLAN FOR LOCATION



TYPICAL SHEAR WALL
 N.T.S.



TYPICAL INTERIOR WALL



FOUNDATIONS
 FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACI-318 AND HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 2,000 PSF. CONTRACTOR SHALL VERIFY IN FIELD.

CONCRETE CONSTRUCTION
 CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE CODES AND STANDARDS LATEST EDITION, INCLUDING BUT NOT LIMITED TO ACI 301, ACI 315 AND ACI 318.

CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 3000 PSI FOR ALL CONCRETE

ALL REINFORCING BARS SHALL BE NEW DOMESTIC DEFORMED BILLETED STEEL CONFORMING TO ASTM-A615, GRADE 60. WWF SHALL BE ASTM-A-615, GRADE 60.

FIBER MESH
 FIBER MESH, IF APPROVED, SHALL HAVE A MINIMUM OF 6 LBS OF FIBER/CU YD. PROPERLY SUPPORT WWF IN POSITION DURING CONCRETE PLACE MENT. LIFTING OF WWF DURING CONCRETE PLACEMENT IN NOT ACCEPTABLE.

WVF
 ALL WVF SHALL BE WWF65-12x12 ASTM A-195IN FLAT MANUFACTURED SHEETS. UNLESS NOTED OTHERWISE. ALL WVF SHALL HAVE A MINIMUM LAP OF 6" AND SHALL BE PLACED AT MID SLAB DEPTH THE VAPOR BARRIER SHALL BE MIN 6 MIL AND LAPPED 6".

ROOFING NOTES:
 NAIL ROOF SHEATING W/ 8d SHANK NAILS AT 4" O.C. AT EDGES AND 6" O.C. AT INTER MEDIATE SUPPORTS EXCEPT AS FOLLOWS:
 ENTRY AREAS AND AREAS SUBJECT TO WIND SHALL HAVE EXTERIOR BOARD.

ALL LANAI AND ENTRY CEILINGS EXPOSED TO WIND SHALL HAVE EXTERIOR BOARD OR STUCCO ON METAL LATH. NAILING PATTERN SHALL BE IN ACCORDANCE WITH FBC 2023 8TH EDITION PROVIDE 8d NAILS 4" O.C. AT EDGE 6" O.C. INTERIOR MINIMUM.

CEILING MATERIAL SHALL BE 5/8" DRYWALL OR 1/2" SAG RESISTANT.

NOTE:
 FOR NEW LOCATION & RELOCATION OF #5 REBAR ON EACH SIDE OF NEW DOORS TO BE DOWELED & EPOXY INTO EXISTING SLAB & TIE BEAM 6" W/ MIN. LAP OF 30". POUR CELL WITH CONC.

FLORIDA BUILDING CODE 2023 8TH EDITION TO INCLUDE THE RESIDENTIAL AND EXISTING BUILDING CODE 2023 8TH EDITION, AS APPLICABLE
 ULTIMATE DESIGN WIND SPEED: 170 MPH
 NOMINAL DESIGN WIND SPEED: 132 MPH
 RISK CATEGORY: II
 IMPORTANCE FACTOR: 1.0
 EXPOSURE CATEGORY: C
 INTERNAL PRESSURE COEF: +0.18
 ENCLOSED STRUCTURE

THE STRUCTURAL COMPONENTS OF THIS PLAN ARE IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE, WIND LOAD COMPLIANCE AND ITS RESISTANCE TO GRAVITY AND DESIGN PRESSURES

ANCHORS
 ALL ANCHORS SHALL BE SAE GRADE 2 OR BETTER, GALVANIZED OR 304 STAINLESS STEEL AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. ALL ANCHORS SHALL BE "HILT" BRAND OR EQUAL WITH A MINIMUM EMBEDMENT OF 2.5' U.N.O. WITH MINIMUM EDGE DISTANCE OF 2' U.N.O. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500PSI. VERIFY.

ALL CHEMICAL OR EPOXY ANCHORS SHALL BE GALVANIZED OR STAINLESS STEEL AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. DRILLED HOLES SHALL BE CLEANED AND DUST/WATER FREE.

CONNECTIONS SHALL BE THRU BOLTED OR SCREWED IN ACCORDANCE WITH PLANS AND MANUFACTURERS REQUIREMENTS.

MASONRY CONSTRUCTION
 MASONRY WORK SHALL CONFORM TO THE LATEST EDITIONS OF ACI 530/ ASCE-5/TMS 402. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS WITH A DRY NET WEIGHT OF NOT MORE THAN 115 PCF. PROVIDE UNITS WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI/EACH UNIT, NET CROSS-SECTIONAL AREA. MORTAR FOR MASONRY WALLS SHALL BE ASTM-C-270 TYPE M OR S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS. WHERE VERTICAL REINFORCING BARS ARE TO BE GROUDED INTO CORES THE FOLLOWING REQUIREMENTS APPLY.

VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH CELLS FILLED WITH COARSE GROUT. THE FIRST CELL AT CORNERS, END WALLS AND EACH JOINT CONTROL JOINTS

LUMBER
 DESIGN & INSTALLATIONS OF ALL STRUCTURAL LUMBER SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS OF NATIONAL FOREST PRODUCTS ASSOCIATION AND NDS FOR WOOD CONSTRUCTION. LUMBER SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF Fb=1,200 PSI WITH A MINIMUM SHEAR STRENGTH OF Fv=85 PSI. USE ONLY GALVANIZED NAILS. ANY LUMBER IN DIRECT CONTACT OR EXPOSED TO THE WEATHER, MOISTURE, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.) ACQ (ALKALINE COPPER QUATERNARY). ALL FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.

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 Land Development & Project Solutions
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 Digitally signed by Amjad Sitti
 Date: 2025.09.18 11:16:59 -04'00'
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HAGERTY RESIDENCE
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 MATLACHA, FLORIDA

NAPLES CUSTOM DESIGN
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 E-MAIL: NAPLESCUSTOMDESIGN@GMAIL.COM

DRAWN: J.D.
 CHECKED: []
 DATE: 9/7/25
 SCALE: AS SHOWN
 JOB NO.: HAGERTY RESIDENCE
 SHEET: 7
 OF 7

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