

ADMINISTRATIVE APPROVAL (HD) ADD2025-00277

ADMINISTRATIVE APPROVAL
HISTORIC DISTRICT
LEE COUNTY, FLORIDA

WHEREAS, Christopher Walczak filed an application on behalf of the owner 11458 MAY ST LLC, on property zoned Two-Family Conservation District (TFC-2), to seek variances from:

1. Land Development Code (LDC) Section 34-695, which requires a 25-foot setback from a water body, to allow a 7-foot 3-inch setback from a water body;
2. LDC Section 34-695, which requires a minimum lot depth of 100 feet, to allow 70 feet; and
3. LDC Section 34-2192, which requires a 25-foot setback from a local road right-of-way, to allow a 10-foot setback.

WHEREAS, the subject property is located at 11458 May Street, Matlacha, and is described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 44 South, Range 22 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"; and

WHEREAS, the applicant has indicated the property's current STRAP Number is 24-44-22-07-00000.0370; and

WHEREAS, the subject property is zoned Two-Family Conservation (TFC-2) and is located in the Urban Community Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, prior to the submission of this request, several hurricanes made landfall in Southwest Florida, causing extensive wind and flood damage across Lee County; and

WHEREAS, the subject property was developed with a duplex to the west of the property, and a quadplex to the east of the property; and

WHEREAS, both structures sustained substantial damage caused by storm surge and wind from the hurricanes; and

WHEREAS, the property is in the Matlacha Historic District as designated by Resolution HD90-10-01 and is a non-contributing property within this historic district; and

WHEREAS, a Special Certificate of Appropriateness (SCA2025-00008) was approved to allow the conversion of the quadplex to an elevated duplex to the eastern side of the property, and convert the ground floor into storage space; and

WHEREAS the applicant has filed an application for a residential building permit, RES2025-10910, to convert the quadplex to a duplex and elevate the structure; and

WHEREAS, the property is a non-conforming lot of record as defined in LDC Section 34-3271 that was created via the Island Harbor's Plat recorded in Plat Book 9, Page 87 of the Public Records of Lee County in 1953 (see Exhibit "C"); and

WHEREAS, the applicant has provided a site plan of the property depicting the structure footprint, decking, stairs, and stair landing, which is subject to the requested setback relief (see Exhibit "B"); and

WHEREAS, an application for approval of an administrative variance has been filed pursuant to LDC Section 22-174; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS the following findings of fact are offered:

- a. The relief will be in harmony with the general appearance and character of the community;
- b. The relief will not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare; and
- c. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impacts on the adjacent properties while affording the owner reasonable use of the land.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative variances from:

1. Land Development Code (LDC) Section 34-695, which requires a 25-foot setback from a water body, to allow a 7-foot, 3-inch setback from a water body;
2. LDC Section 34-695, which requires a minimum lot depth of 100 feet, to allow 70 feet; and
3. LDC Section 34-2192, which requires a 25-foot setback from a local road, to allow a 10-foot setback from a local road.

is APPROVED subject to the following conditions:

- 1. The relief granted herein is limited to the street, and waterbody setbacks for the duplex structure on the eastern portion of the property as depicted on the site plan dated March 1, 2025, attached hereto as Exhibit "B". All future development must**

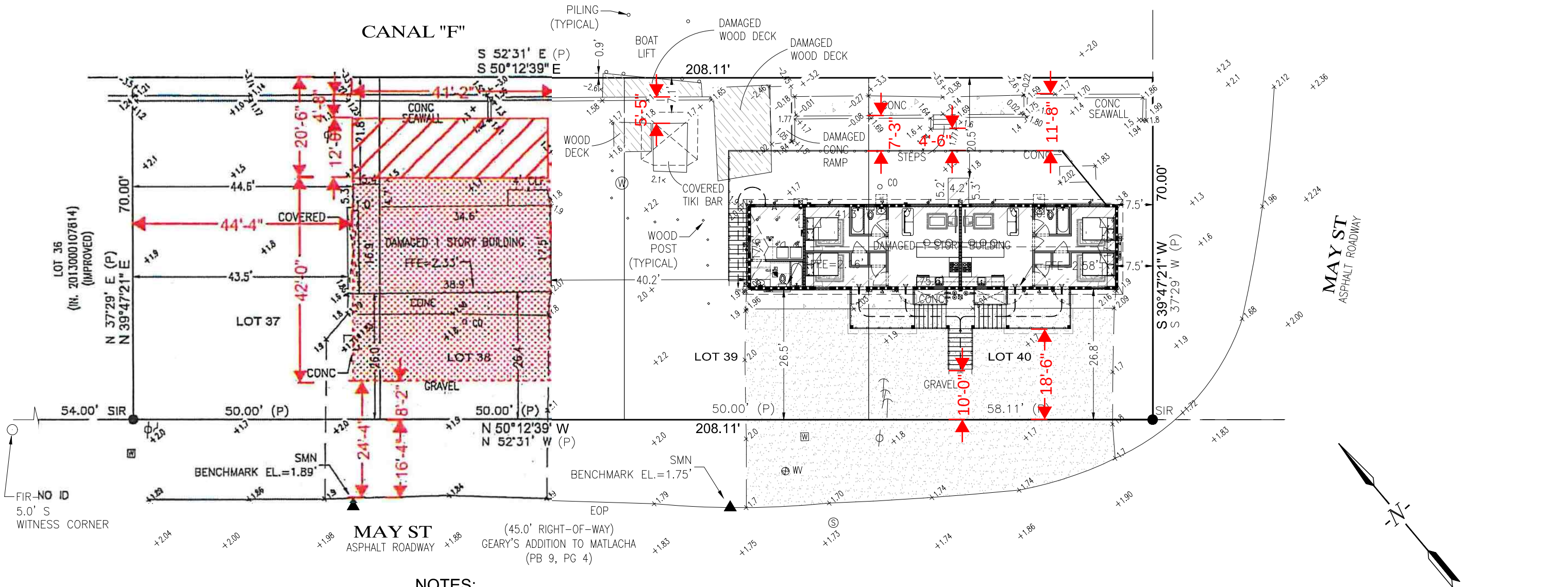
be in compliance with the Land Development Code.

2. The existing duplex on the western portion of the property is not subject to the approval of this request.
3. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 06/05/2026
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

Exhibits

Exhibit A: Legal Description
Exhibit B: Applicant's Proposed Site Plan
Exhibit C: Island Harbor's Plat
Exhibit D: SCA2025-00008



PROPERTY DESCRIPTION

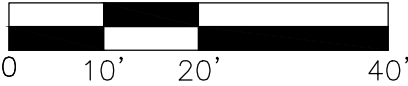
LOTS 37 THROUGH 40, FIRST ADDITION TO ISLAND HARBORS, AS RECORDED IN PLAT BOOK 9, PAGE 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

LEGEND

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

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH RIGHT-OF-WAY OF MAY ST, AS BEING N 50°12'39" W.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. THIS PROPERTY IS LOCATED WITHIN COASTAL FLOODPLAIN ZONE AE, HAVING A BASE FLOOD ELEVATION THAT RANGES BETWEEN 8.0' AND 9.0' (NAVD 88), PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0240 G, DATED 11/17/2022.
4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON RTK GPS ON THE FDOT NETWORK.
6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
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9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
10. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
11. DATE OF LAST FIELD WORK: 2/22/2023.



SCALE: 1" = 20'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

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



GradyMinor

Civil Engineers

Land Surveyors

Planners

Landscape Architects

Cert. of Auth. EB 0005151

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Business LC 26000266

Bonita Springs: 239.947.1144

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Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

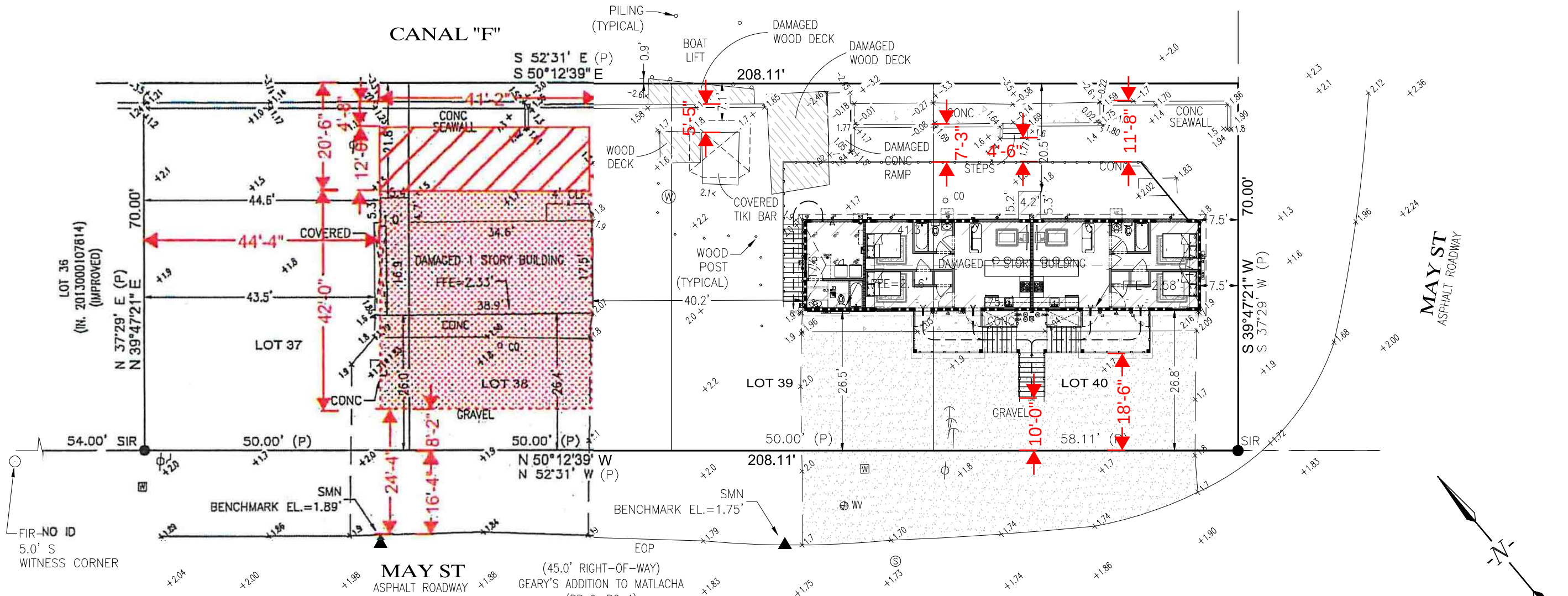
BOUNDARY & TOPOGRAPHIC SURVEY

11458 MAY ST
MATLACHA FL 33993

LYING IN
SECTION 24, TOWNSHIP 44 SOUTH, RANGE 22 EAST
LEE COUNTY, FLORIDA



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



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PROPERTY DESCRIPTION

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

LEGEND

- | | | | |
|---------|---------------------------------------|-----|----------------------------|
| FIR | ○ FOUND IRON ROD | CLF | ○ SANITARY MANHOLE |
| SIR | ● SET 5/8" IRON ROD w/ CAP LB 5151 | | ○ CHAIN LINK FENCE |
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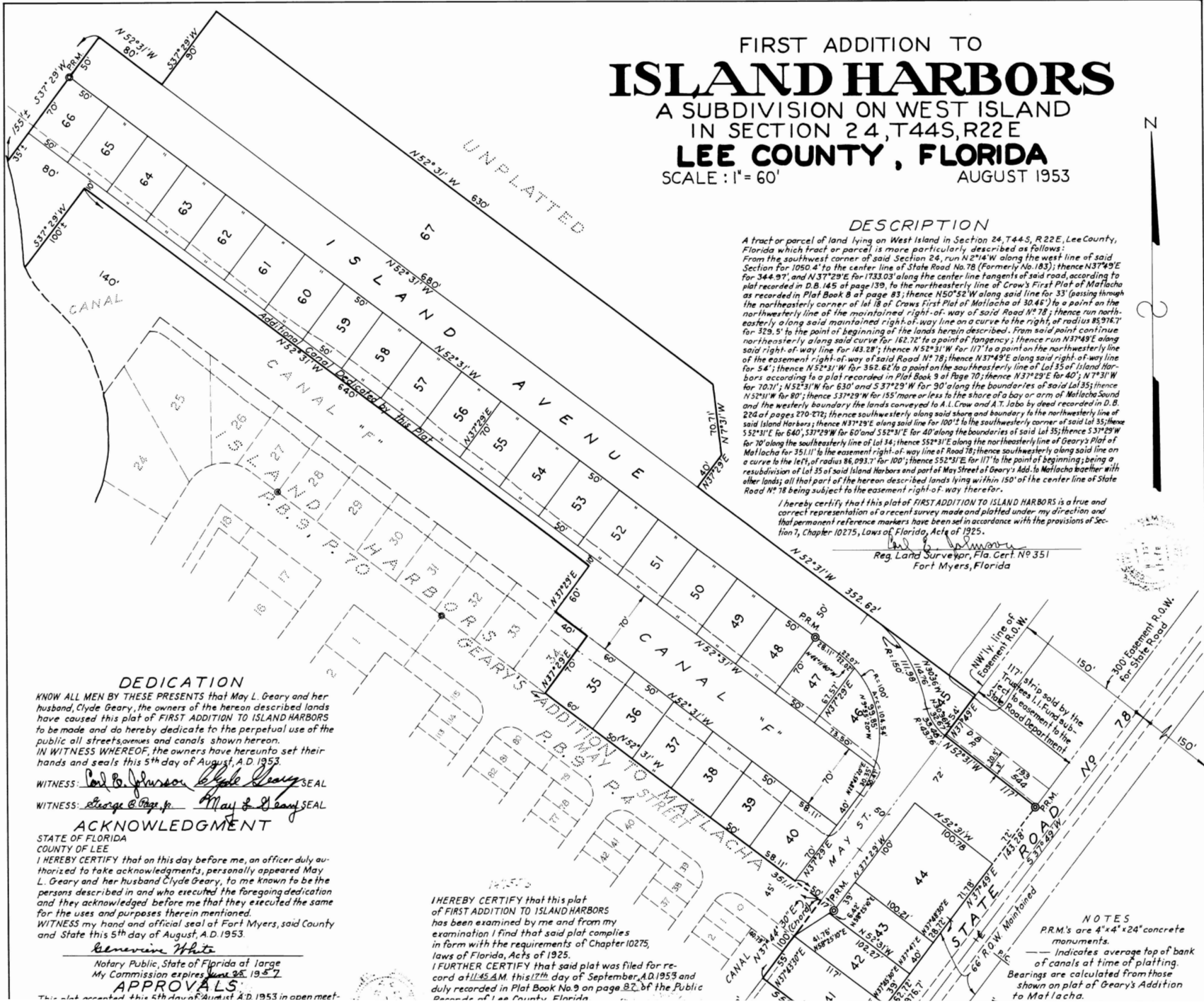
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SCALE:	1" = 20'
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FIRST ADDITION TO
ISLAND HARBORS
A SUBDIVISION ON WEST ISLAND
IN SECTION 24, T44S, R22E
LEE COUNTY, FLORIDA
SCALE : 1" = 60'
AUGUST 1953

DESCRIPTION

A tract or parcel of land lying on West Island in Section 24, T44S, R22E, Lee County, Florida which tract or parcel is more particularly described as follows:
From the southwest corner of said Section 24, run N 2° 14' W along the west line of said Section for 1050.4' to the center line of State Road No. 78 (Formerly No. 183); thence N 37° 49' E for 344.97'; and N 37° 29' E for 1733.03' along the center line tangents of said road, according to plat recorded in D.B. 145 at page 139, to the northeasterly line of Crow's First Plat of Matlacha as recorded in Plat Book 8 at page 83; thence N 50° 52' W along said line for 33' (passing through the northeasterly corner of lot 18 of Crow's First Plat of Matlacha of 10.48') to a point on the northeasterly line of the maintained right-of-way of said Road No. 78; thence run northeasterly along said maintained right-of-way line on a curve to the right, of radius 85.9167' for 329.5' to the point of beginning of the lands herein described. From said point continue northeasterly along said curve for 162.12' to a point of tangency; thence run N 37° 49' E along said right-of-way line for 163.28'; thence N 52° 31' W for 117' to a point on the northeasterly line of the easement right-of-way of said Road No. 78; thence N 37° 49' E along said right-of-way line for 54'; thence N 52° 31' W for 352.66' to a point on the southeasterly line of Lot 35 of Island Harbors according to a plat recorded in Plat Book 9 at Page 70; thence N 37° 29' E for 40'; N 7° 31' W for 70.71'; N 52° 31' W for 630' and S 37° 29' W for 30' along the boundaries of said Lot 35; thence N 52° 31' W for 80'; thence S 37° 29' W for 155' more or less to the shore of a bay or arm of Matlacha Sound and the westerly boundary the lands conveyed to A.L. Crow and A.T. Jabo by deed recorded in D.B. 224 at pages 270-272; thence southeasterly along said shore and boundary to the northeasterly line of said Island Harbors; thence N 37° 29' E along said line for 100' to the southeasterly corner of said Lot 35; thence S 52° 31' E for 640'; S 37° 29' W for 60' and S 52° 31' E for 40' along the boundaries of said Lot 35; thence S 37° 29' W for 70' along the southeasterly line of Lot 34; thence S 52° 31' E along the northeasterly line of Geary's Plat of Matlacha for 351.11' to the easement right-of-way line of Road 78; thence southeasterly along said line on a curve to the left, of radius 86,093.7' for 100'; thence S 52° 31' E for 117' to the point of beginning; being a resubdivision of Lot 35 of said Island Harbors and part of May Street of Geary's Add. to Matlacha together with other lands; all that part of the hereon described lands lying within 150' of the center line of State Road No. 78 being subject to the easement right-of-way therefor.

I hereby certify that this plat of FIRST ADDITION TO ISLAND HARBORS is a true and correct representation of a recent survey made and plotted under my direction and that permanent reference markers have been set in accordance with the provisions of Section 7, Chapter 10275, Laws of Florida, Acts of 1925.
[Signature]
Reg. Land Surveyor, Fla. Cert. No. 351
Fort Myers, Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that May L. Geary and her husband, Clyde Geary, the owners of the hereon described lands have caused this plat of FIRST ADDITION TO ISLAND HARBORS to be made and do hereby dedicate to the perpetual use of the public all streets, avenues and canals shown hereon. IN WITNESS WHEREOF, the owners have hereunto set their hands and seals this 5th day of August, A.D. 1953.

WITNESS: *[Signature]* *[Signature]* SEAL
WITNESS: *[Signature]* *[Signature]* SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared May L. Geary and her husband Clyde Geary, to me known to be the persons described in and who executed the foregoing dedication and they acknowledged before me that they executed the same for the uses and purposes therein mentioned.
WITNESS my hand and official seal at Fort Myers, said County and State this 5th day of August, A.D. 1953.

[Signature]
Notary Public, State of Florida at large
My Commission expires June 25, 1957

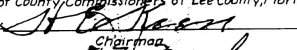
APPROVALS

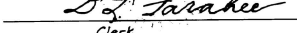
This plat accepted this 5th day of August, A.D. 1953 in open meet-

I HEREBY CERTIFY that this plat of FIRST ADDITION TO ISLAND HARBORS has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925.
I FURTHER CERTIFY that said plat was filed for record at 11:45 A.M. this 17th day of September, A.D. 1953 and duly recorded in Plat Book No. 9 on page 87 of the Public Records of Lee County, Florida.

NOTES
P.R.M.'s are 4"x4"x24" concrete monuments.
— Indicates average top of bank of canals at time of platting.
Bearings are calculated from those shown on plat of Geary's Addition to Matlacha.

This plat accepted this 31st day of August, 2025 in open meeting of the Board of County Commissioners of Lee County, Florida.

APPROVED: 
Chairman


Clerk

Records at Lee County, Florida.

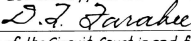

Clerk of the Circuit Court in and for Lee County



EXHIBIT D

LEE COUNTY HISTORIC PRESERVATION BOARD

SPECIAL CERTIFICATE OF APPROPRIATENESS DECISION
SCA2025-00008

☐ Contributing ☒ Non-Contributing ☐ Individual Designation ☐ Not Historical

Designation No.: HD90-10-01
Name of Project: 11458 May Street Quadplex to Duplex
Location: 11458 May Street, Matlacha, FL 33993
Strap No.: 24-44-22-07-00000.0370
Applicant/Agent: Chris Walczak
E-Mail: [c m walczak@yahoo.com](mailto:c_m_walczak@yahoo.com)

Request: The applicant requests to modify the previously approved SCA2023-00020, which allowed for the elevation and reconstruction of the existing quadplex, to redesign the second-floor level to a duplex. The request includes redesigning new upper floors on top of the existing building and converting the ground floor into storage space.

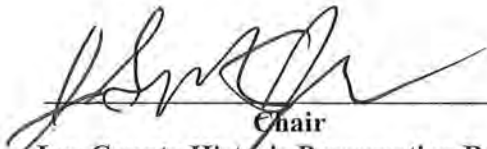
Summary: The applicant and landowner of the subject property, filed an application for a special certificate of appropriateness on March 7, 2025. The application was deemed sufficient for public hearing on April 16, 2025. A public hearing before the Lee County Historic Preservation Board meeting was scheduled and advertised. The application was heard before the Lee County Historic Preservation Board on May 15, 2025.

YOU ARE HEREBY NOTIFIED that the following action was taken by the Boca Grande Historic Preservation Board:

A Motion was made by Aden Knight and seconded by Katherine Brownell to APPROVE the Special Certificate of Appropriateness to permit the rebuild and reconfiguration of the building as depicted on the site plan stamped "received" March 7, 2025, and elevations stamped "received" March 25, 2025, attached hereto as Exhibit A.

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

The Motion carried with 4 ayes to 0 nays.


Chair
Lee County Historic Preservation Board

5/15/25
Date of Decision

DECISION EFFECTIVE DATE:

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

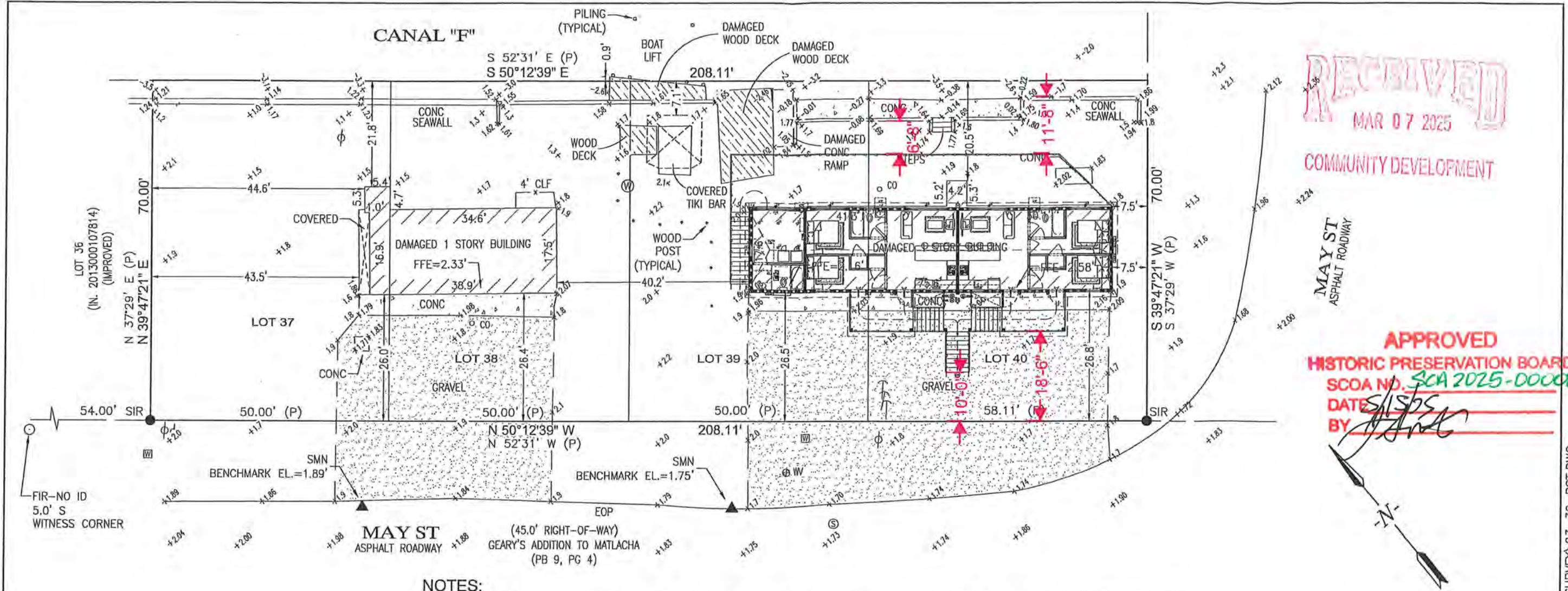
NOTICE OF APPEAL RIGHTS:

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

ATTACHMENTS:

- Exhibit A: Site plans stamped “received March 7, 2025, and elevations stamped “received” March 25, 2025
- Exhibit B: Findings of Fact

EXHIBIT A: SITE PLAN AND ELEVATIONS



RECEIVED
MAR 07 2025

COMMUNITY DEVELOPMENT

MAY ST
ASPHALT ROADWAY

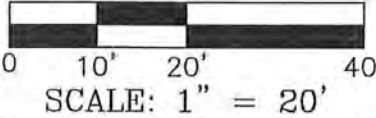
APPROVED
HISTORIC PRESERVATION BOARD
SCOA NO. SCA 2025-00008
DATE 3/13/25
BY [Signature]

PROPERTY DESCRIPTION

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

NOTES:

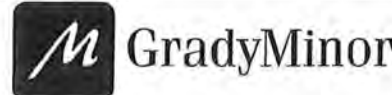
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11. DATE OF LAST FIELD WORK: 2/22/2023.



THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

LEGEND

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



Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

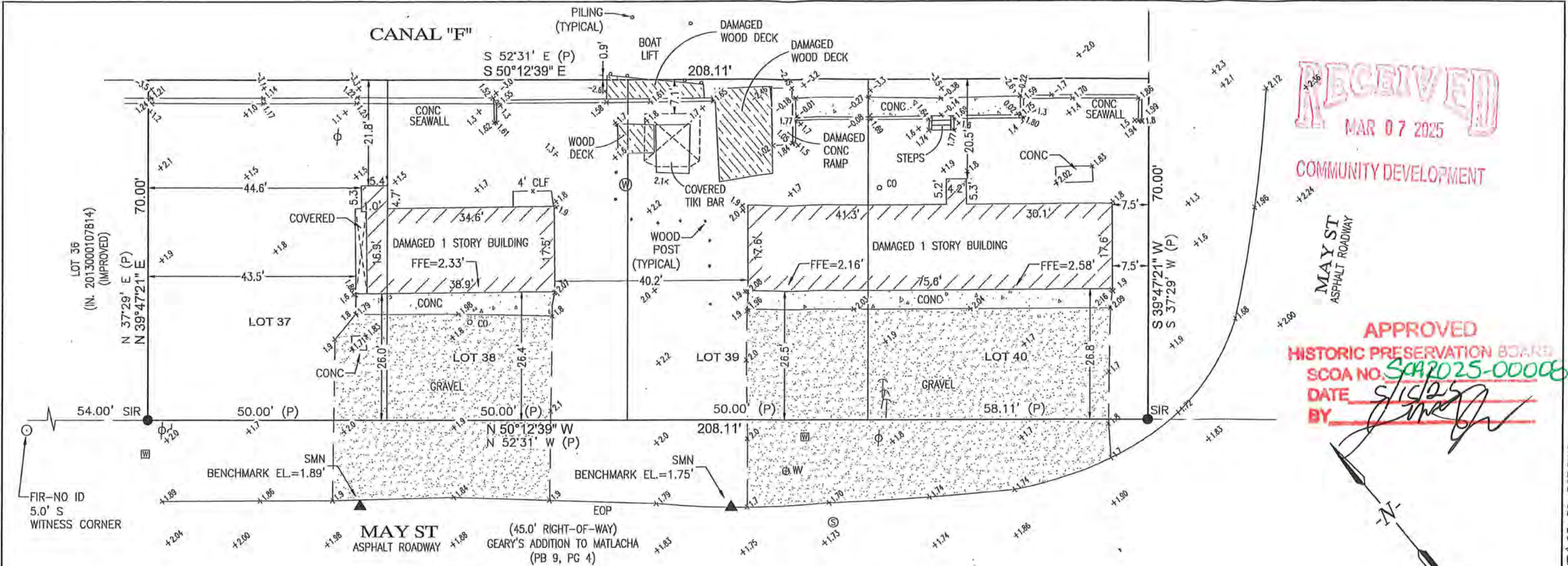
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

BOUNDARY & TOPOGRAPHIC SURVEY

11458 MAY ST
MATLACHA FL 33993

LYING IN
SECTION 24, TOWNSHIP 44 SOUTH, RANGE 22 EAST
LEE COUNTY, FLORIDA

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



RECEIVED
MAR 07 2025

COMMUNITY DEVELOPMENT

MAY ST
ASPHALT ROADWAY

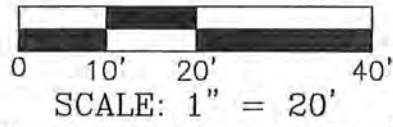
APPROVED
HISTORIC PRESERVATION BOARD
SCOA NO. SCA2025-00008
DATE 5/15/25
BY [Signature]

PROPERTY DESCRIPTION

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

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH RIGHT-OF-WAY OF MAY ST, AS BEING N 50°12'39" W.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. THIS PROPERTY IS LOCATED WITHIN COASTAL FLOODPLAIN ZONE AE, HAVING A BASE FLOOD ELEVATION THAT RANGES BETWEEN 8.0' AND 9.0' (NAVD 88), PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0240 G, DATED 11/17/2022.
4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON RTK GPS ON THE FDOT NETWORK.
6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
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| | | EOP | |



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BOUNDARY & TOPOGRAPHIC SURVEY

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LYING IN
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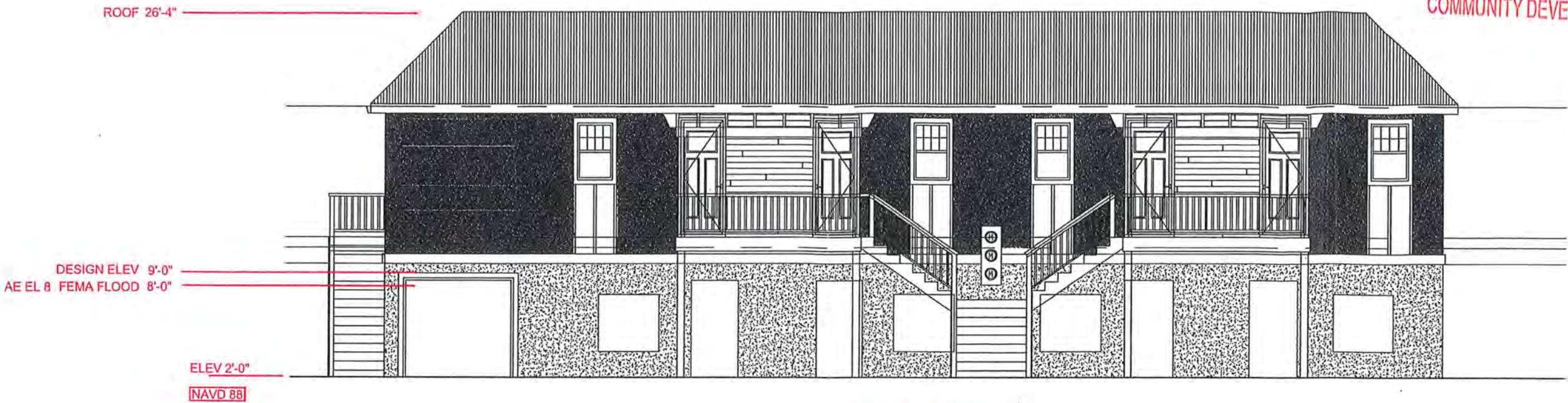


DATE SIGNED
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P.S.M.
Date: 2023.03.06
07:45:13 -05'00'
TIMOTHY J. DEVRIES, P.S.M.
FL LICENSE #6758
FOR THE FIRM

Front Building Elevations

RECEIVED
MAR 25 2025

COMMUNITY DEVELOPMENT



Proposed Design

APPROVED
HISTORIC PRESERVATION BOARD
SCOA NO. SCA 2025-00008
DATE 5/19/25
BY [Signature]



Existing Building

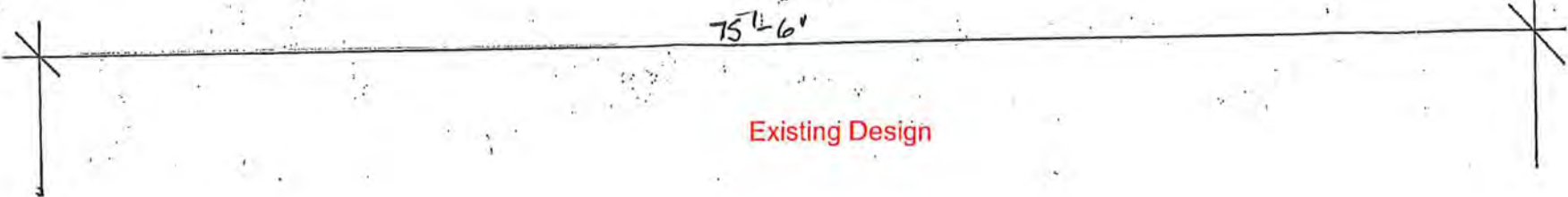
Rear Building Elevation

RECEIVED
MAR 25 2025
COMMUNITY DEVELOPMENT

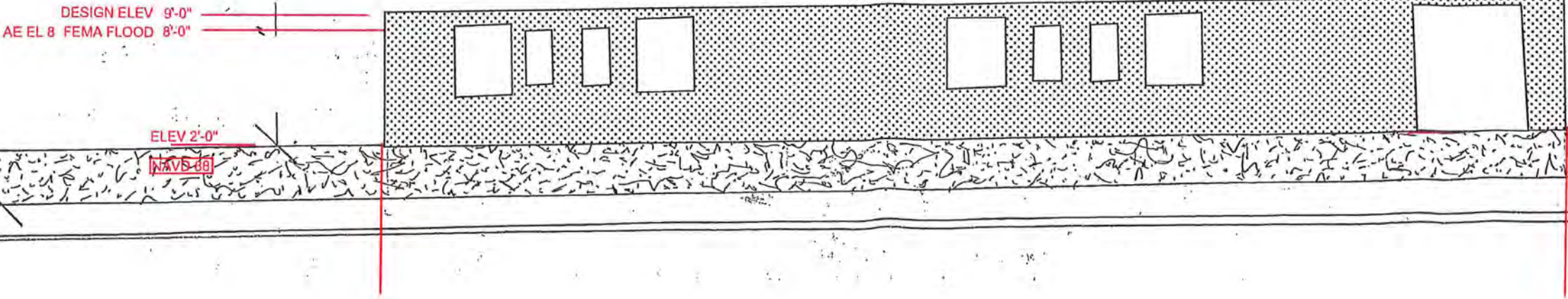


Proposed Design

APPROVED
HISTORIC PRESERVATION BOARD
SCOA NO. SCA 2025-00008
DATE 5/15/25
BY [Signature]

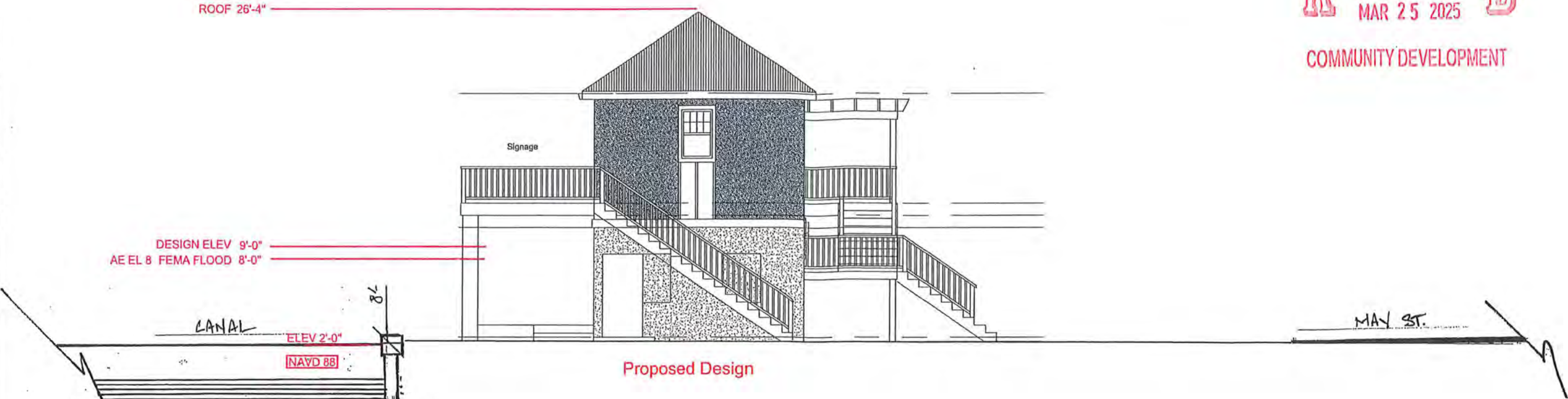


Existing Design



Left Side Building Elevations

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MAR 25 2025
COMMUNITY DEVELOPMENT



APPROVED
HISTORIC PRESERVATION BOARD
SCOA NO. SCA 2025-00008
DATE 9/19/25
BY [Signature]

Right Side Building Elevation

RECEIVED
MAR 25 2025
COMMUNITY DEVELOPMENT

Proposed Design

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

ROOF 26'-4"

ELEV 2'-0"

AE EL 8

MAY ST.

CANAL

EXISTING CONDITIONS

17'-5"

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

ELEV 2'-0"

AE EL 8

MAY ST.

CANAL

APPROVED
HISTORIC PRESERVATION BOARD
SCOA NO. SCA2025-00008
DATE 3/15/25
BY [Signature]

EXHIBIT B FINDINGS OF FACT

Subject Property

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

FINDINGS AND RECOMMENDATIONS:

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

Staff recommends the Historic Preservation Board:

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

Subject Property

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

The property is a rectangular-shaped lot that extends northwestward from the turn on May Street and lays perpendicular to Pine Street, across May Street to the southwest. The property fronts on May Street on the southwest and southeast sides and on a canal in back to the northeast. To the northwest is a single-family residence. This results in approximately 280 feet of frontage on May Street and 208 feet along the canal. The subject property is developed with two structures. The first is a duplex located on the northwest portion of the property, approved by **SCA2024-00002** (see Attachment G). The second building, the subject of this request, is a quadplex located on the southeast portion of the property. According to the Lee County Property Appraiser, the duplex was constructed in 1959 and contains two living units with 360 square feet of living area. The existing quadplex was constructed in 1953 and contains four living units, each with 338 square feet of living area. There is also a dock and boat lift built in 2012.

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

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

Requested Changes

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

Quadplex to Duplex Changes

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

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

The ground floor will retain the existing stucco texture applied to block and be painted light grey. The second floor will have a stucco texture with decorative accents and banding painted in

turquoise and white accents. Windows will be white, while doors will be grey or white. The materials proposed for the new structure are typical of the Matlacha Historic District.

Southwest Elevations

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

Northwest Elevations

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

Southeast Elevations

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

Northeast Elevation

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

Ground Floor Occupancy

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

The applicant has requested this new Special Certificate of Appropriateness for the elevation and redesign from quadplex to duplex only after insufficiency comments from the quadplex Development Order, **DOS2024-00097**, deemed that portion of the project unfeasible. **SCA2024-00002** was submitted for the redesign and expansion of the existing duplex; however, the Lee County Land Development Code does not permit non-conforming uses to expand. Staff determined the expansion would be allowable if the quadplex was not built or was redesigned to be in compliance with current Land Development Code standards, as conditioned in Condition #2

from SCA2024-00002. This request, if approved, will allow the duplex expansion approved by SCA2024-00002 to occur.

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

ANALYSIS

DESIGN GUIDELINES FOR THE MATLACHA HISTORIC DISTRICT.

1.0 Streetscape

1.1 Where feasible, building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure.

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

1.2 The pattern of spaces between buildings should be maintained where feasible. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern of setbacks, entrances and alignment of facades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.

The pattern of spacing between the buildings on the subject property remain the same. The spacing will be largely unchanged because the buildings will be within the footprint of the original ground floors, with the exception of the expansion of the duplex on the northwest side of the property. This spacing between structures is maintained along May Street, and the surrounding community.

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

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

1.4 Buildings at the ends of a block should be similar in height to the buildings or provide a visual transition to the next block.

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

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

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

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

1.6 Maintain the traditional proportions of glass in building facades.

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

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

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

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.

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

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

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

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

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

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.

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

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

There are no alleyways accessing the subject property.

2.6 Accessory buildings such as garages or carports should be located according to the traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges.

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

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

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

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

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

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

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

3.0 Additions to Existing Buildings

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

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

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

The wide variety of housing types and little uniformity of architectural style on May Street does not create a strong architectural style or historic rhythm to which the subject property can adhere. Although the overall height of the building may not conform to any patterns along the residential

block, the proposed pattern of windows and doors on the elevated ground floor is generally respectful of prevailing fenestration patterns on the block and of the original buildings on the property.

4.0 New Construction

N/A

5.0 Relocating Buildings in a Historic District

N/A

Conclusion

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