



# A SAFE AND RESILIENT MATLACHA

Meeting with Lee County Officials to Assist MCA in Planning and Building a Safer and Resilient Matlacha

January 5, 2026

# DAMAGE FROM THREE HURRICANES



Substantial damage to infrastructure



Buildings demolished and/or abandoned

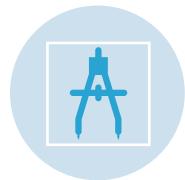


Businesses Closed

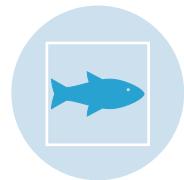
# MATLACHA'S UNIQUE CONTRIBUTION TO LEE COUNTY FL



Deemed a Historic Preservation District since 1990



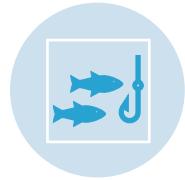
Unique Architecture



Aquatic Preserve



Arts and Culture



Historic Fishing Community



Calusa Culture



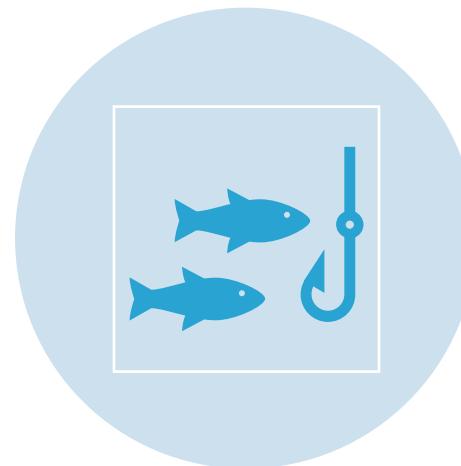
Calusa Blueway Kayaking Trails

# MATLACHA'S ECONOMIC CONTRIBUTION TO LEE COUNTY FL

- Matlacha is a Tax Donor community to Lee County, Florida
- Total gross taxable value of property in the Matlacha/Pine Island Fire District is \$2,363,098,582
- Matlacha is a source of sales tax revenue, tourism tax revenue, and parks and recreation fees.



# CURRENT FUNDED PROJECTS



BAT HOUSE PARK  
RENOVATIONS



MATLACHA PARK  
RESTORATION

THE SHARED USE PATH PLAN  
WAS PRESENTED TO ISLAND  
RESIDENTS IN 2021

- This plan was presented as a way to make Matlacha and Pine Island more safe and accessible for pedestrians and bikers.



# Shared Use Path Feasibility Study

## Lee County



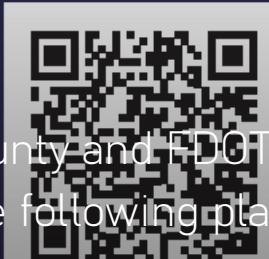
Financial Project Identification Number: 436926-1

June 2021, Newsletter 1

**Fill out the questionnaire by  
Friday, July 16 2021!**

FDOT wants your thoughts about a  
potential shared use path!

**Return the enclosed questionnaire  
OR save a stamp and complete  
electronically on the project website!**



Lee County and FDOT presented Matlacha  
with the following plans in 2022

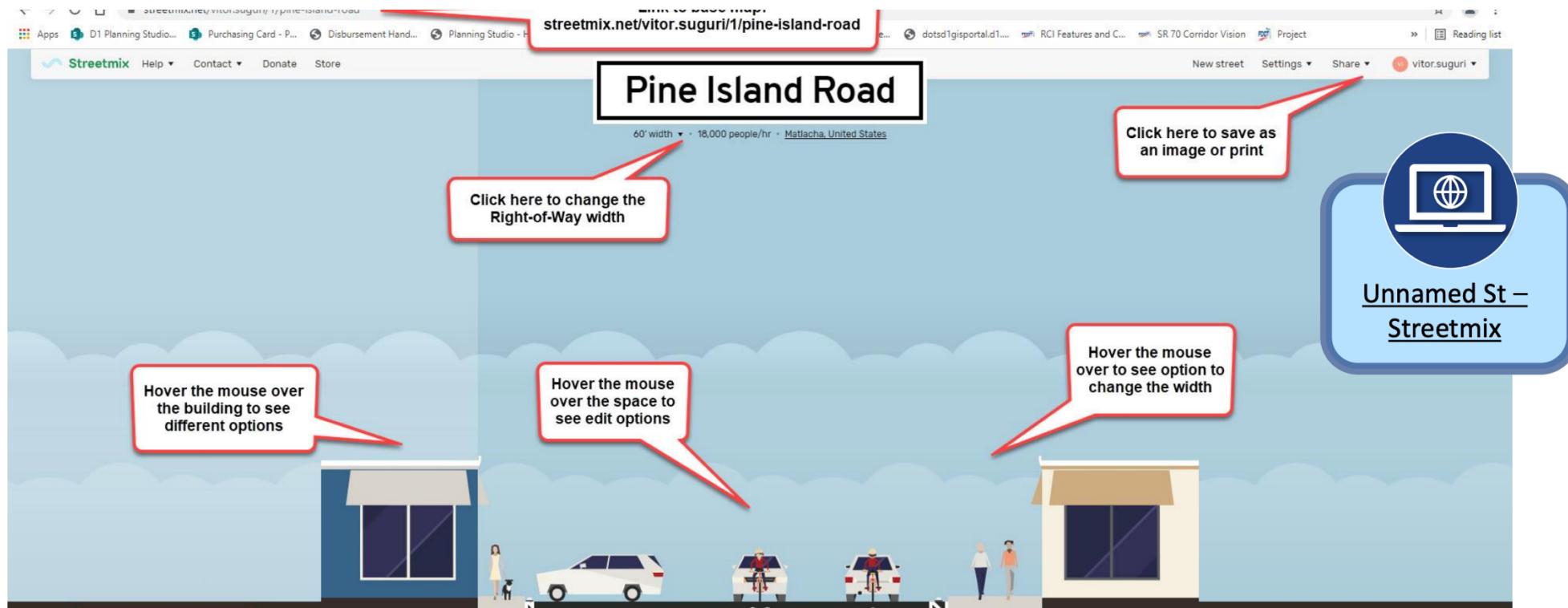
[www.swflroads.com/  
pineislandroad/sharedusepath/](http://www.swflroads.com/pineislandroad/sharedusepath/)

## Shared Use Path study begins

The Florida Department of Transportation (FDOT), District One, has begun a Feasibility Study for a proposed shared use path along Pine Island Road in Lee County. This potential future path would add approximately five miles of pathway from Stringfellow Road, through Matlacha, to Veterans Memorial Parkway in Cape Coral. The goal of this study is to develop feasible alternatives to be evaluated in a future Project Development and Environment (PD&E) Phase.

The purpose of this project is to determine the feasibility of constructing a safe, viable, non-motorized travel option for commuters and recreational users of Pine Island Road, while minimizing effects to the natural, cultural, social, and physical environment. **Please complete the enclosed questionnaire or use the link on the project website to provide your input to FDOT. The questionnaire is open until Friday, July 16, 2021.**

THIS FDOT PLAN ALSO PROVIDED FOR ELEVATED SIDEWALKS FOR PEDESTRIANS AND PARKING FOR SHOPPERS AND DINERS



# UNIVERSITY OF FIBER TEAM PRESENTATION

Funded by the Collaboratory in Conjunction with the  
University of Florida FIBER Team

FIBER stands for

Florida Institute For Built For Environmental  
Resiliency

## Temporal and Resilience Parameters

### Short-Term / Public Space Functional Improvements

- Temporary, low-cost improvements
- Quick implementation, adaptable to changing needs
- No modification to Pine Island Road

### Mid-term / Tidal Flooding Resilience

- Uses and building structures resilient to frequent tidal events
- Mobile structures and temporary uses
- Optional redesign of the Pine Island Road section (no changes if unnecessary)

### Long-Term / Storm Surge Resilience

- Stable land use and permanent buildings designed for high-impact storm events
- Elevated shared infrastructure for public use
- Optional redesign of the Pine Island Road section (no changes if unnecessary)

FIBER CREATED AND  
PRESENTED A  
“PUBLIC SPACE AND  
PARKING STRATEGY”  
FOR MATLACHA

# Rethinking land development on a Transforming Edge

## The Resilience Performance Approach

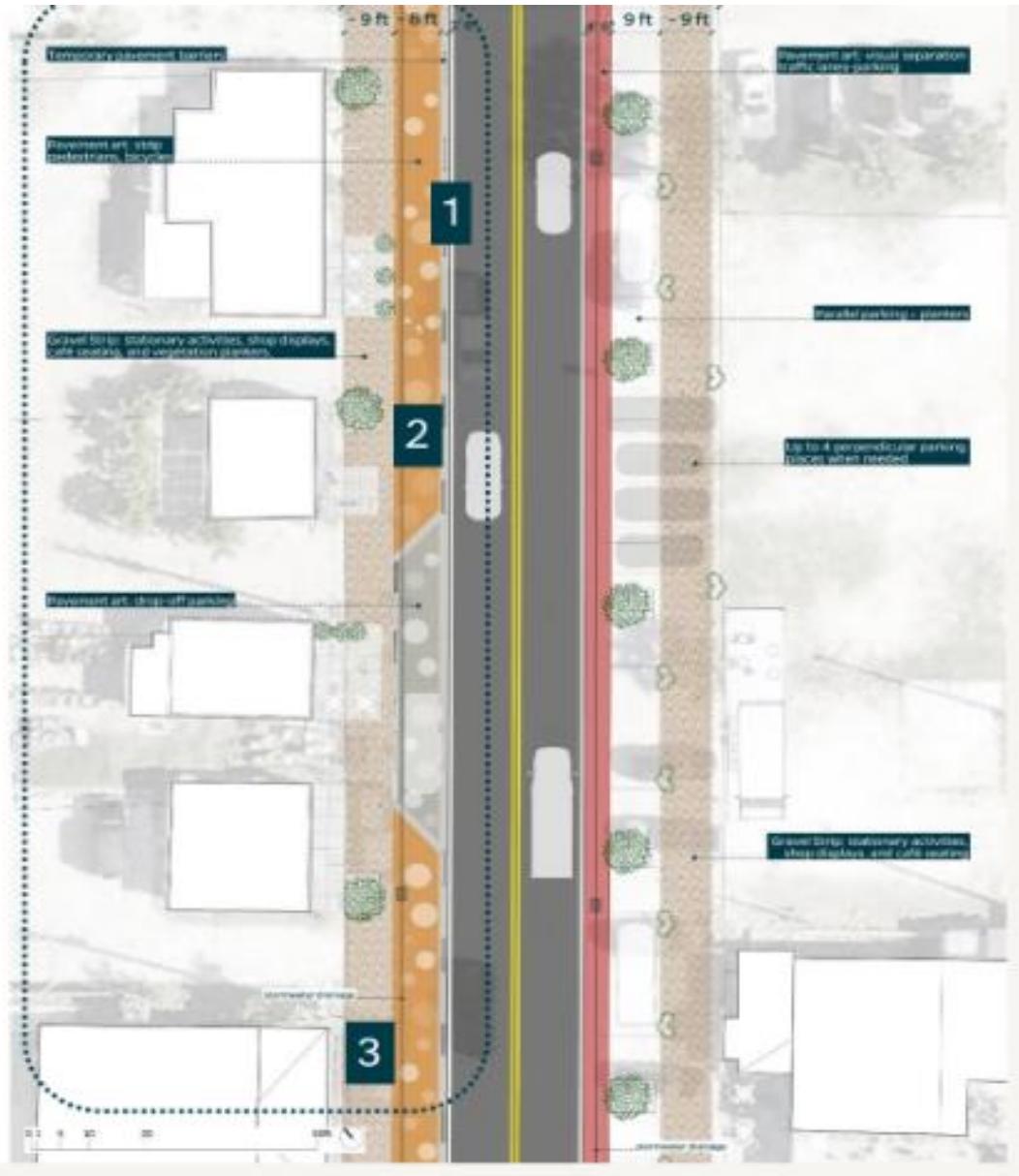
The two guiding principles:

1. Focus on the relationship street to building
  - Buildable area defined by a maximum depth from the street
  - Create a resilient and active public/private interface at the street edge.
  - Design guidelines that preserve architectural identity, scale, and building rhythm for a cohesive streetscape
  - Predictable development consistent across parcels, concentrate building footprint.

## Scenario 1: Functional Improvements

### North Side of Pine Island Road

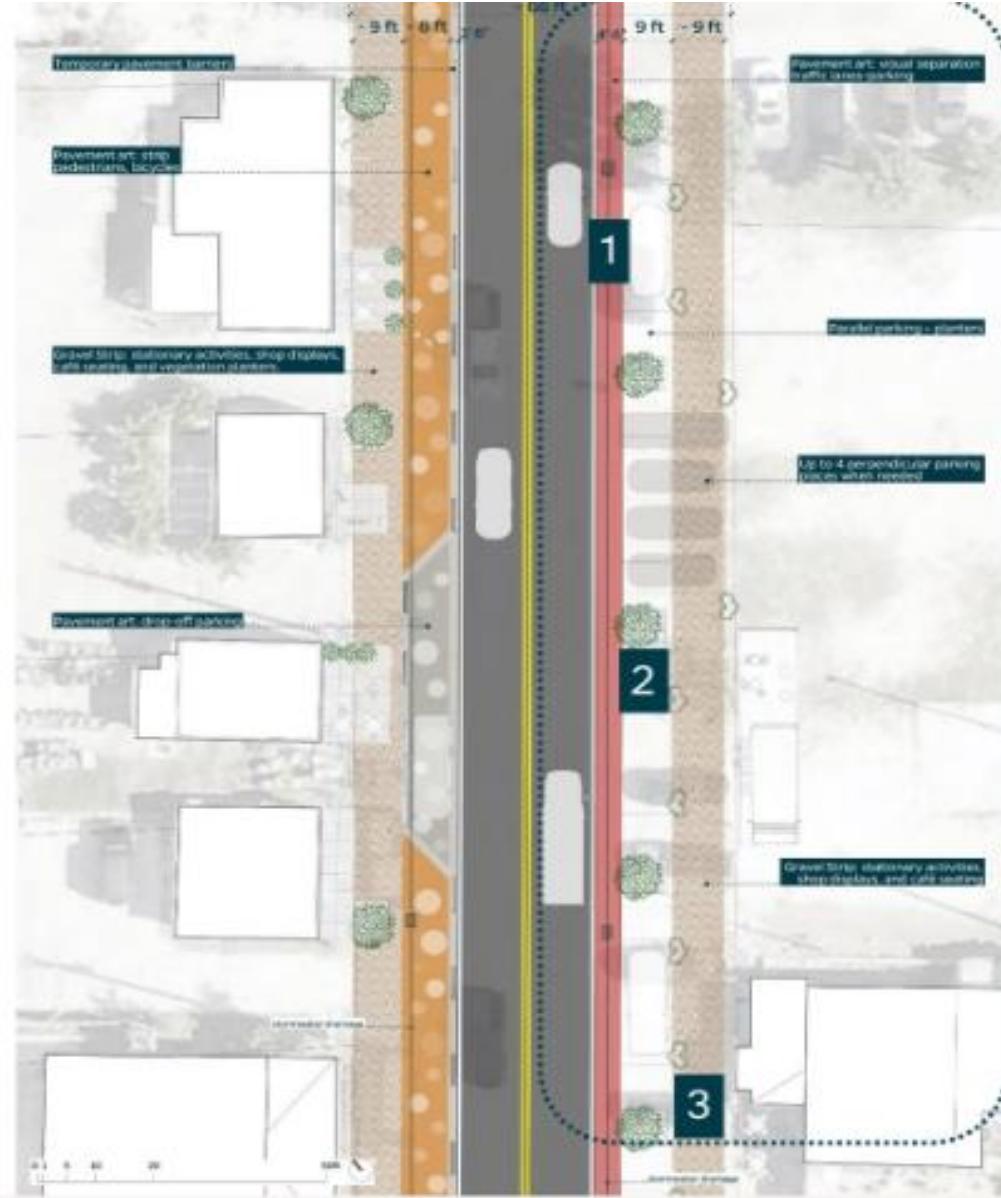
1. Temporary pavement barriers are placed between traffic lanes and the existing concrete shoulder to define the slow mobility space and improve safety.
2. Pavement marking transforms the concrete shoulder into a shared zone for walking, cycling, and drop-off activity.
3. The gravel strip (bare soil) adjacent to the shoulder is used for temporary functions such as shop displays, café seating, and vegetation planters.



## Scenario 1: Functional Improvements

## South Side Pine Island Road

1. Concrete shoulder with paint striping or textured pavement separating traffic, pedestrian, and parking zones.
2. Parallel parking with tree and movable planters for shade, safety, and flexible edges.
  - Flexible layout allowing up to four perpendicular spaces while maintaining visibility and drainage.
1. Gravel strip for temporary uses such as shop displays, cafe seating, and planters.

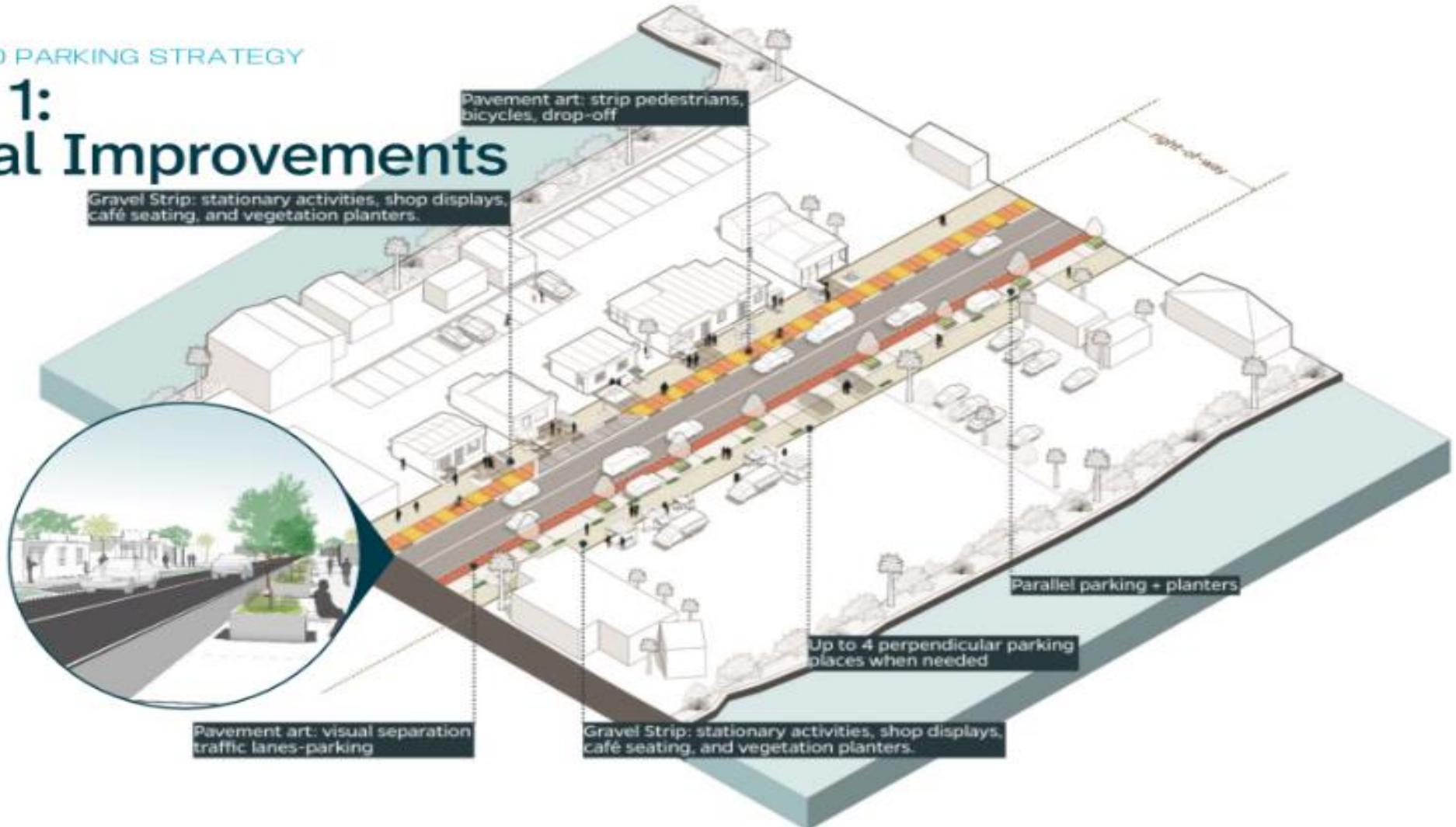


# Scenario 1: Functional Improvements

Benefits	Trade-offs
<b>Low-Cost and Quick Implementation</b> Uses minimal resources for highly visible improvements in a short timeframe.	<b>Limited Resilience to Flooding</b> Temporary elements are not designed to withstand tidal flooding or storm surge.
<b>Flexible and Adaptable</b> Components can be easily rearranged or removed in response to feedback or changing conditions.	<b>Maintenance Challenges</b> Visual and functional quality depend on continued upkeep and community coordination.
<b>Encourages Community Engagement</b> Create opportunities for residents and business to test and shape future interventions.	
<b>Supports Economic Revitalization</b> Provides outdoor space for local commerce, enhances walkability, and improves street life.	

PUBLIC SPACE AND PARKING STRATEGY

## Scenario 1: Functional Improvements



**LEE COUNTY  
BUDGET OVERVIEW  
INCLUDES FUNDING  
FOR THE  
FOLLOWING:**



## GOAL #1

MATLACHA NEEDS TO BE  
INVOLVED IN THE LEE  
COUNTY BUDGET  
CATEGORIES FOR THE  
FOLLOWING



Physical  
Environment

Transportation



Economic  
Environment

Culture and  
Recreation

## GOAL #2

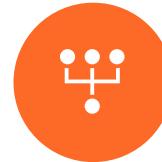
### UTILIZE THE POWER OF HISTORICAL PRESERVATION BOARD



The Lee County Commissioners created this board in 1988



In 1990, the Commissioners created the Matlacha Historic District



The Commissioners adopted the Administrative Code AC-2-10, which includes a full-time staff member for the HPB



In the 90's, Lee County appropriated funds for the HPB to offset restoration of historic properties in Matlacha



The Commissioners enacted Chapter 22 of the Lee County Code to encourage historic preservation through technical and financial incentives aimed at promoting the community's cultural heritage



Matlacha has been a Florida Certified Historic Preservation Program since 1990



The Florida Dept. of State allocates funding and assists in obtaining grants for Historic Preservation Districts

# RESOURCES



The Florida Dept. of  
State Division of  
Historic Resources



The Fort Myers  
Collaboratory



University of Florida  
Historic Preservation  
Program



The University of  
Florida FIBER Team



Lee County Visitor  
and Convention  
Bureau

# COMMUNITY PARK ENHANCEMENT NEEDS



Shade  
Structures



Repair/replace  
kayak launch



Pickleball  
Courts



Landscaping



Docks

# MATLACHA CIVIC ASSOCIATION

Applied for and received  
Beautification Grant from  
LCEC

Started and continue to  
promote monthly Art  
Walks

Funded a Christmas Tree  
Lot and European  
Christmas Village

Holds regular Island  
Clean Up Events

Liaisons between  
residents and  
philanthropic  
organizations to assist  
Islanders in rebuilding

Funds and participates in  
clean water initiatives

Defeated Annexation by  
Cape Coral to keep  
Matlacha in Lee County

Holds an annual Gala to  
fund community events  
and promotions