

ON
island

with
STACI STEVENS
AND THE CASTAWAYS TEAM

APRIL 2026





APRIL 2026

Staci Stevens
(239) 728-1728
BROKER



Sandy Peculis
(239) 699-4177
BROKER ASSOCIATE



Ireell Fries
(239) 229-0437
BROKER ASSOCIATE



Patty Mathieson
(239) 314-8687
REALTOR



Joyce Ann Leew
(239) 410-3800
REALTOR



Robbie McCarthy
(239) 898-8249
REALTOR



WHAT'S INSIDE

• Pine Island Podcast

Pine Island Experience Podcast highlights Broker, Staci Stevens of Castaways Island Realty

•Market Update

Stay Informed on Recent Market Trends

•Local Events

Explore Community Happenings

•Pine Island Permitting

A Process Timeline for Locals and New Buyers

•Soaring Symbols

The majestic bald eagles of Pine Island and where to spot them

•Business Spotlight

A Friend of our Flock Sweeney's S.O.S

Montanna Wilson
(239) 896-5521
REALTOR



Martha Cain
(727) 858-2030
REALTOR



Rachel Branch
(239) 314-4353
REALTOR



WANT TO BE PART OF OUR FLOCK?

Contact *Montanna Wilson* at (239) 896-5521 or flsailgirl@gmail.com

to learn more about about vendor sponsorship opportunities, advertising with Castaways and other fun promotional events for Pine Island.



On Pine Island, Florida, spotting a bald eagle is more than a lucky moment—it's a glimpse into the wild heart of island life. These majestic birds can often be seen soaring above mangrove shorelines, perched in tall pines, or nesting near quiet inland waterways.

WHERE TO SPOT BALD EAGLES

Some of the best places to catch a glimpse of bald eagles on Pine Island include:

- The mangrove edges and open waters along Charlotte Harbor
- Quiet back bay areas near Pineland and Bokeelia
- Near conservation lands like Randell Research Center
- Waterfront neighborhoods with tall, undisturbed trees

Early mornings and late afternoons are prime viewing times, when eagles are actively hunting for fish or scanning the water from above.

WHY BALD EAGLES MATTER

The Bald Eagle is more than just a powerful bird of prey—it's a conservation success story. Once endangered due to habitat loss and pesticide use, bald eagles have made a remarkable comeback across Florida.

On Pine Island, their presence signals a healthy ecosystem. Eagles rely on clean water, abundant fish, and protected nesting areas—so when you see one, it's a sign that the island's natural balance is thriving. They also play an important role in the food chain, helping maintain fish populations and contributing to the ecological harmony of coastal environments.

A SYMBOL OF PINE ISLAND PRIDE

The eagle's strength, independence, and resilience are deeply woven into the identity of the Pine Island community. That's why Pine Island Elementary School proudly chose the eagle as its mascot. For local students, the eagle represents more than school spirit—it reflects the very values of island life:

- Freedom to explore the outdoors
- Resilience in the face of storms and challenges
- Connection to nature that defines growing up on Pine Island

Just like the eagles that soar above them, Pine Island kids are raised with a sense of independence, strength, and respect for the environment around them.

MARKET UPDATE

LEE COUNTY- RESIDENTIAL

6,467



NEW LISTINGS

1,499



SOLD LISTINGS

59



DAYS ON MARKET

\$475K



AVG. LIST PRICE

\$254



PRICE PER SQ FT

95.7%

%

SALE PRICE RATIO

pine island LOCAL EVENTS



APRIL 1ST

PINE ISLAND CARES MEETING
@ 10:00AM | CENTER OF EXCELLENCE

APRIL 4TH

LEEHEALTH BLOOD MOBILE
@ 8:00AM | MOOSE LODGE

APRIL 5TH

EASTER EVENTS
@ 1:00PM | ST JOHNS EPISCOPAL
CHURCH

APRIL 10TH

MATLACHA ART WALK
@ 5:00PM | DOWNTOWN MATLACHA



APRIL 25TH

ISLAND MARKET
@ 9:00AM | FISHERS OF MEN
LUTHERN CHURCH

FEATURED LISTING



LISTED AT: \$1,259,900

3656 EMERALD AVENUE
ST. JAMES CITY, FL 33956

 \$641/SQFT

 1964 SQFT

 3 BEDS

 2 BATHS

OUTDOOR LIVING SPACES FOR *Spring Enjoyment*



Spring is the perfect time to start planning your outdoor living spaces for the warmer months ahead. Here are some ideas:

Create a Cozy Patio: Furnish your patio with comfortable seating, add outdoor lighting, and incorporate plants and flowers for a relaxing ambiance.

Build a Deck: A deck can expand your living space and provide a great area for entertaining or enjoying the outdoors.

Plant a Garden: Add color and life to your yard with a beautiful garden. Choose plants that thrive in your climate and soil conditions.

Install a Water Feature: A fountain or pond can create a tranquil atmosphere and add a touch of serenity to your outdoor space.

CHECK IT OUT *Staci Stevens* BROKER PINE ISLAND EXPERIENCE PODCAST



This is a heartfelt conversation about island life, family, and building a business rooted in community. Staci shares what makes Pine Island living so special, how island real estate is truly one of a kind, and why helping people find their place here means so much to her.

FEB 2026
S4E4



LISTEN ON   





PINE ISLAND PERMITTING

The building permitting process for new residential construction on Pine Island—located in unincorporated Lee County, Florida—is structured, digital-first, and heavily influenced by updated building codes, hurricane resilience standards, and floodplain regulations and falls under the Lee County Department of Community Development.

1

Pre-Application Preparation

Before applying, gather required documentation:

- Property details (STRAP number, site address)
- Full construction plans and engineering drawings
- Site plan/survey
- Licensed contractor information
- Structural details including wind load and flood compliance

2

Online Application Submission

Lee County uses the eConnect (Accelea) portal, where contractors:

- Submit applications
- Upload plans for digital review
- Pay fees
- Track status and schedule inspections

3

Plan Review & Code Compliance

Plans are reviewed for compliance with:

- Florida Building Code (2023, 8th Edition)
- Lee County Land Development Code
- Hurricane wind resistance (150–180 mph standards)
- Floodplain elevation requirements

Typical review timelines:

- 10–15 business days for initial review
- 4–8 weeks total when revisions or complex coastal requirements are involved

4

Permit Issuance & Fees

Permit costs for new homes are generally based on square footage:

- ~\$0.15 per sq. ft. (minimum fees apply)
- Additional surcharges for administration and radon apply

Separate permits are also required for:

- Electrical
- Plumbing
- HVAC
- Septic systems (common on Pine Island)

5

Construction & Inspections

Once issued, construction begins with required inspections at key stages:

- Foundation and slab
- Framing and structural tie-downs
- Rough electrical, plumbing, HVAC
- Insulation and drywall
- Final inspection and certificate of occupancy

Permits typically expire if no progress inspections occur within 180 days.



April

MAINTENANCE CHECKLIST

- ☑ INSPECT OUTDOOR FAUCETS
- ☑ SERVICE LAWNMOWER
- ☑ CLEAN GRILL
- ☑ INSPECT DECK/PATIO
- ☑ CLEAN WINDOWS AND SCREENS

PINE ISLAND A MICRO-MARKET NOT FOLLOWING THE CROWD EXACTLY

Unlike bigger cities, Pine Island is extremely inventory-sensitive:

- Only about 8 active listings at times
- Price ranges roughly \$295K – \$1.3M

What this means:

- One or two sales can shift comps dramatically
- Pricing trends look more volatile than they actually are

Prices Have Corrected — But It's Not a Crash

- Pine Island saw sharp price swings in 2025
- Nearby Pine Island Center still shows ~6% decline
- This is a market correction after the COVID boom
- Waterfront + unique properties (like Pine Island) are holding value better than cookie-cutter homes

The Market Has Shifted to Buyer-Leaning

- Buyers are slower, more selective
- Cash buyers still dominate (important locally)
- Cash purchases are up 20–25%+ in Lee County
- Second-home buyers, retirees, and investors are still active

Insurance & Storm Impact = A Major Local Factor

This is huge for Pine Island specifically:

- Insurance costs are influencing pricing and buyer decisions
- Elevated homes, newer builds, and updated roofs = BIG selling advantage



STRAWBERRY SHORTCAKE & HOMEMADE BISCUITS

This classic dessert features flaky homemade biscuits topped with juicy strawberries and whipped cream.

INGREDIENTS INCLUDE:

Put, all of the, ingredients, here in this box



Scan
QR CODE FOR RECIPE



small business SPOTLIGHT



Sweeney's S.O.S

10954 Stringfellow Road, Bokeelia FL

Cozy gift shop featuring handmade soaps, skin care products, essential oils, and jewelry- featuring Sweeney's Famous Charcoal Soap and other skin care products.

www.sweeneysos.com

on island

COMING UP IN THE NEXT ISSUE

• Summer Sizzle

Best places to grab some grub on the island. From Bokeelia to St. James City.

• Market Update

Stay Informed on Recent Market Trends

• Local Events

Explore Community Happenings

• Manatee Madness

The gentle giants that drift our local mangroves

All of our newsletter editions can be found on our website: <https://castawaysrealty.com/news/>