

Matanzas Pass Preserve

198 Bay Road
Fort Myers Beach

Land Management Plan
2017

Third Edition



Prepared by the Land Management Section

Parks & Recreation



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Acknowledgements

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Many Thanks for your Time and Talent,

Terry Cain & Sherry Furnari

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List of Acronyms

ADA	Americans with Disabilities Act
C20/20	Conservation 20/20
EIHS	Estero Island Historic Society
FDACS	Florida Department of Agriculture and Consumer Services
FDEP	Florida Department of Environmental Protection
FGCU	Florida Gulf Coast University
FLU	Future Land Use
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IRC	Institute for Regional Conservation
LCPR	Lee County Department of Parks and Recreation
LSOM	Land Stewardship Operations Manual
LiDAR	Light Detecting and Ranging
MPP	Matanzas Pass Preserve
NGVD	National Geodetic Vertical Datum
OSL	Optically Stimulated Luminescence
STRAP	Section-Township-Range-Area-Block.Lot (Parcel)
TDC	Tourist Development Council
USFWS	United States Fish and Wildlife Service

Vision Statement

*Continued dedication of residents, visitors,
and Lee County Parks and Recreation will ensure the preservation
of Matanzas Pass Preserve as a tropical barrier island habitat.
Through conservation, restoration and maintenance, the natural
resources of the Preserve will offer educational opportunities, guided
nature walks through oak hammock and mangrove forest, wildlife
viewing from the trails, boardwalks and pavilion on the bay, along with
kayaking/canoeing in the
Estero Bay Aquatic Preserve
and a peaceful place of rest
and tranquility for its wildlife
and the guests who visit.*

I. Executive Summary

Land Management Plans are fluid and change through environmental influences, use changes, and population growth. Many of the issues addressed in the 1996 and 2006 management plan are the same today - maintenance, exotic pest plant control, and restoration. Many issues change over time - resource based uses, carrying capacity, feral cats and educational programming.

Revisions to the 2006 plan include plant community maps, flora and fauna list, management goals, and strategies. Implementation timetables and standards to measure the achievements, incorporating an action plan with this revised plan as well as updated aerial photographs, site plan, and management unit maps bring the Preserve information up to date.

Matanzas Pass Preserve is one of the very few undeveloped, protected areas in the developed Town of Fort Myers Beach on Estero Island. Walking the Preserve's boardwalk and trails offers a rare opportunity to view the flora and fauna of a mangrove forest and maritime oak hammock from within. The original acquisitions of Matanzas Pass Preserve and the additional parcels acquired in 2006 by Conservation 20/20 expect to ensure the protection and preservation of this Preserve for present and future generations of residents and visitors.

It all began when The Nature Conservancy donated the original acreage of Matanzas Pass Preserve to Lee County in 1994, after twenty years of stewardship. The physical distance of the Nature Conservancy office in Orlando to Fort Myers Beach made long distance management problematic. A volunteer committee, which became the Friends of Matanzas Pass Preserve, was established by The Nature Conservancy to co-manage the Preserve; many projects were developed and completed with this volunteer staff. When Lee County assumed management of the Preserve, a site analysis was obtained, surveys prepared, a Restoration Plan, Master Site Plan and Resource Management Plan were created. In 2006, a ten-year update management plan was written. This plan is a 10-year revision and update of the 2006 plan.

Since 1996 and 2006, new recycled plastic boardwalks replaced deteriorated wooden boardwalks in sections of the Preserve and interpretive signs were placed in the Preserve with support from the Lee County Visitors Convention Bureau and the Tourist Development Council. Exotic plant treatment and removal is continuous and was effective on Australian pines, Brazilian peppers and a variety of other exotic plants.

This plan will detail the projects of the last 10 years and what will be planned for the next 10 years.

II. Introduction

Matanzas Pass Preserve (MPP) is located in southwestern Lee County on the seven-mile long island of Estero, in the Town of Fort Myers Beach. The 59 acre Preserve runs along Matanzas Pass, which links San Carlos Bay and Estero Bay, the first aquatic preserve in the state of Florida. The Preserve is accessible from Bay Road with the road ending in a small parking area in front of the Historic Cottages (Figure 1).

The coastal grassland plant community has succeeded into more of a maritime hammock over the last ten years. Three natural plant communities make up the Preserve: mangrove swamp, maritime hammock and unconsolidated substrate. The natural plant communities and shady hammock support a variety of wildlife on land and in the estuary.

The efforts of many people, both residents and visitors, have played a part in the acquisition of these parcels of property. Calusa Indians, homesteaders Robert Gilbert and George McAuley, Dr. and Mrs. Winkler, caregiver Martha Redd, nature photographer John Dunning, The Nature Conservancy and Lee County Government are all responsible for the preservation of the Matanzas Pass Preserve. The Winkler's came to Estero Island in 1912 by boat and bought 50 acres of land from Robert Gilbert and another 25 acres of land from homesteader George McAuley, which gave them a parcel of property from the Gulf of Mexico to Matanzas Pass, including the Preserve area.

Dr. Winkler built the two-story Beach Hotel and pier on the Gulf of Mexico by barging lumber to Estero Island. The Winklers hired Martha Redd to care for them as they aged and when they passed on in 1938, she inherited the property on the bay side of Estero Boulevard in its pristine condition. As the development boom was beginning, Martha Redd was under pressure to sell her large parcel of land. For 36 years, Martha had lived on the land in the area of the Matanzas Pass Preserve with little improvement and was criticized for living in a jungle. In 1974, Martha Redd's nieces and nephews inherited the land and were interested in selling the land for development.

Local residents, realizing the importance of acquiring this land, spearheaded grass roots fund raisers to secure the option to buy. Nature photographer and island residents, John and Harriett Dunning, purchased the then believed to be 43 acres of the Martha Redd estate for \$125,000.00 in October 1974. In 1975, Mr. Dunning donated 22 acres to The Nature Conservancy, keeping one acre for himself, and offered to sell the rest of the property to the residents of Fort Myers Beach for \$105,000.00 (Appendix A1).

Through tremendous grass-root efforts, residents and visitors raised the money to buy the remaining acreage and completed the purchase two years later. With this goal achieved, The Nature Conservancy was given complete possession of Matanzas Pass Preserve in 1977 to ensure that this area would be properly managed and remain in conservation (Appendix A2).

A local volunteer committee, that became the Friends of Matanzas Pass Preserve, was established to oversee the property. Clearing paths, hauling debris, building an elevated

wooden boardwalk with bridges, placing benches, and trimming vegetation began in 1977 with volunteers, including students from teacher Bill Hammond's Environmental Education Program - the Monday Group from Lee County Schools, and Boy Scout Troops. The Fort Myers Beach Rotary Club built the Rotary Pavilion on the bay, Estero Island Garden Club landscaped the entrance and Lois Gressman, an original member of the Friends group, wrote a trail guide. The Nature Conservancy officially opened the Preserve with a ribbon cutting ceremony January 20, 1979, with the title Matanzas Pass Wilderness Preserve.

In June 1992, vandals destroyed the main bridge into the Preserve, causing the closing of the Preserve. The Nature Conservancy held a meeting September 15, 1992, to investigate management alternatives. After exploring possibilities, The Nature Conservancy donated the property to Lee County in 1993 to ensure proper future management and protection of the natural resources. The title of the Preserve was changed to reflect the possible discrepancy of the term "wilderness" and that which the site represents (Appendix A3).

In 1995, the School District of Lee County donated an acre of land to serve as an entrance for the Preserve, provide parking, and to house the Historic Davison Cottage, the fourth house built on Fort Myers Beach, and to serve as an information area for the Preserve. This addition of land gave the Preserve a public access point (Appendixes A4 and A5). The Historic Davison Cottage was donated to the Estero Island Historic Society (EIHS) before it was placed on Lee County land. Over the years, the EIHS and Lee County have formed a partnership through leases of the land that have been updated through the years. (Appendixes A6, A7, A8).

AmeriCorps volunteer Yih-Ming Hsu completed the Matanzas Pass Preserve Restoration Plan, Master Site Plan and Resource Management Plan in 1996 for Lee County Division of Parks and Recreation, the original management plan.

The Preserve has historically been referred to as a 42-acre site, either due to early surveying techniques or to the area being estimated in size. The Preserve now stands at 59 acres, due to corrections made with modern technology in surveying and the donation of approximately one acre of land from the School District of Lee County and with the acquisition of 1.05 acres in 2006 by the Conservation 20/20 (C20/20) program from the Williamson Family (Appendix A9 and A10). Shortly after the last 10-year update, the additional C20/20 parcels were added to the Preserve along with the protections that would come with the C20/20 program for preservation and conservation. These parcels can be seen in the Matanzas Pass Preserve 2016 Aerial (Figure 2).

In 2006, the 10-year updated Land Management Plan was completed for the Preserve. At that time, the upland areas and mosquito control ditch spoil piles were invaded with exotics species in the southeast and southwest sections. Boaters and careless visitors contributed to the constant need for litter control. Human disturbances, bicycles and pets occurred as well as unwanted, destructive and irresponsible behavior. Many wading birds

and listed species utilize the Preserve. A balance was needed between the natural resources and the resource based recreational opportunities in this Preserve.

Limiting the Preserve to pedestrians only with no bicycles or motorized vehicles, and control of unauthorized use along with education for preservation will go a long way to achieving balance for visitor enjoyment and wildlife in this unique Preserve.

The purpose of this Management Plan is to update the 2006 Plan, and to define the conservation, restoration and preservation goals for Matanzas Pass Preserve for the next 10 years. It is a guide to support the best management practices for Lee County's Department of Parks and Recreation.

III. Location and Site Description

Matanzas Pass Preserve is located in southwestern Lee County, Sections 19-20, Township 46 South, Range 24 East on the island of Estero, south of Sanibel Island and north of Bonita Beach and consists of 59 acres. The Preserve runs along Matanzas Pass, the body of water connecting San Carlos Bay and Estero Bay (Figure 1). The main entrance to the Preserve is located on Bay Road off Estero Boulevard in the Town of Fort Myers Beach, Lee County and is an estimated 1.1 miles southeast of the Matanzas Pass Bridge. The north-northeast boundary of the Preserve is Matanzas Pass; the south and southeast boundaries border the subdivisions of Shell Mound Park and Zimmer's Addition to Shell Mound Park, Donora Boulevard. The south and southwest boundary are adjacent to the Red Coconut RV Park, Gulf View Colony, Borton's Subdivision, Nature View Court, Fort Myers Beach Elementary School and Bay Oaks Recreation Center. The western boundary is the man-made canal along Tropical Shores Way (Figure 2).

Many preserves and wildlife sanctuaries are located in the region. Little Estero Island Critical Wildlife Area is located 4.5 miles to the south. Bowditch Point Park/Preserve is located 1.5 miles to the west. On the mainland to the west is San Carlos Bay - Bunche Beach Preserve located on John Morris Road and J.N. "Ding" Darling National Wildlife Refuge is located on Sanibel Island and to the north is Estero Bay Preserve State Park. Matanzas Pass Preserve is located adjacent to the Estero Bay Aquatic Preserve and nearby parks, Lynn Hall Memorial Park and Crescent Beach Family Park, are located a little over a mile to the west (Figure1).

The Preserve consists of three native plant communities: mangrove swamp, maritime hammock and unconsolidated substrate. Past disturbances include mosquito ditches with associated spoil piles, roads and an artificial pond on part of the property. These community designations are based upon Florida Natural Areas Inventory's Guide to the Natural Communities of Florida (2010).

Figure 1: Location Map



Figure 2: 2016 Aerial View



IV. Natural Resources Description

A. Physical Resources

i. Climate

General information on the climate of southwest Florida is located in the Land Stewardship Operations Manual's (LSOM) Land Stewardship Plan Development and Supplemental Information section that can be found at:

<http://www.leegov.com/conservation2020/documents/LSOM.pdf>

ii. Geographic Features

Specific information on the geologic features such as physiographic regions, formations and maps can be found in the LSOM's Land Stewardship Plan Development and Supplemental Information section.

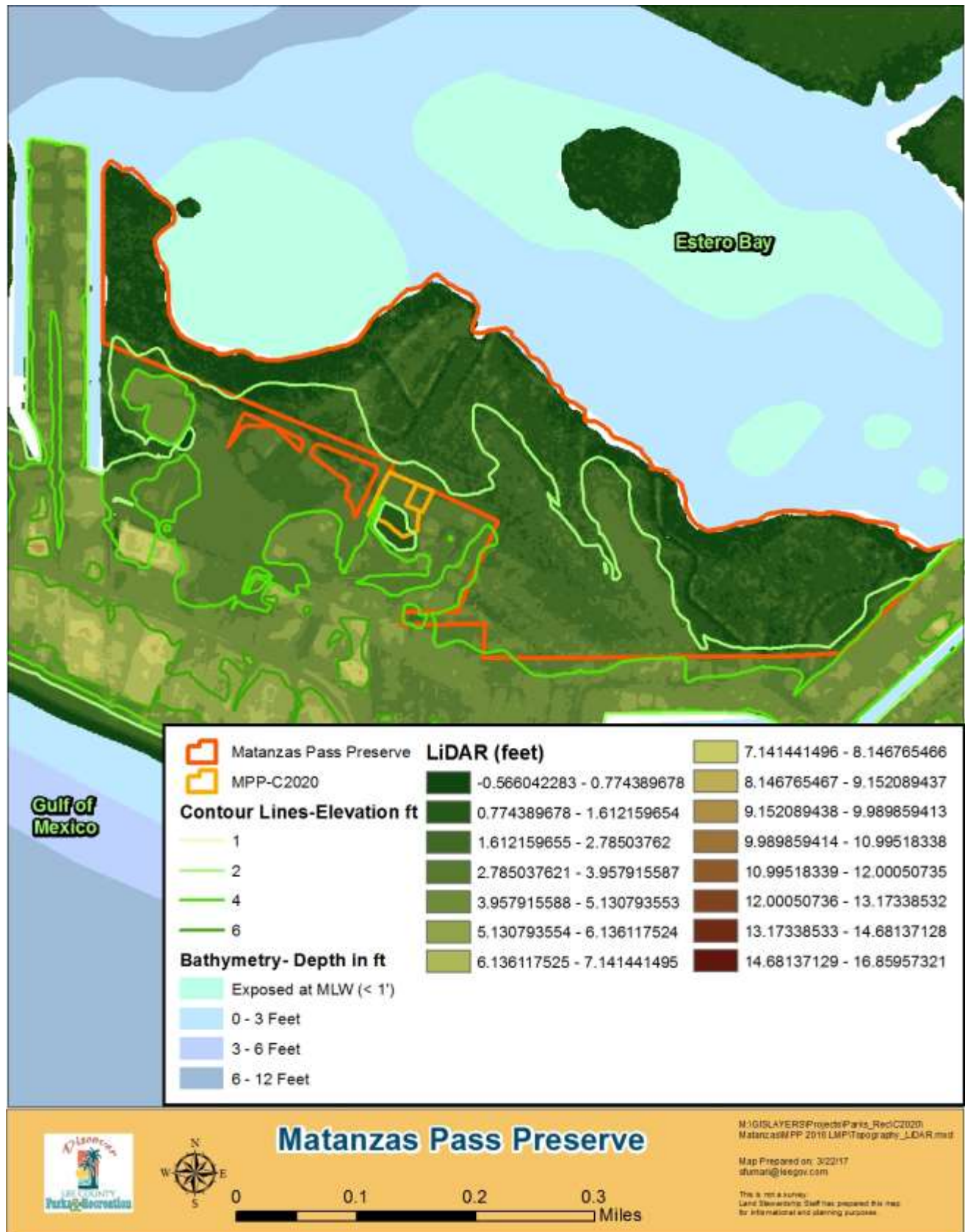
iii. Topographic Features

Topographic maps are the two dimensional representations of the three dimensional surfaces of the earth. Topographic maps depict elevations of land starting at its height above sea level. Contour lines represent land surface elevations on topographic maps. A contour line is a continuous, connecting line of an area that indicates the elevation of the land above sea level within the line.

The elevations of Matanzas Pass Preserve range from zero to four feet. A majority of the site falls between zero and two-feet in elevation as the shoreline areas rise out of Matanzas Pass. When the intertidal zone is exposed at mean low water level, a feeding area is created for resident and migrating avian life. The highest elevations on the Preserve are spoil piles created from digging the mosquito ditches in the early 1950s. All elevations are based on the National Geodetic Vertical Datum (NGVD).

The light detecting and ranging (LiDAR) data is an optical remote sensing technology measuring properties of scattered light to find range and/or other information of a distant target that shows elevation ranges from low to high. Figure 3 depicts both topographic contour lines and LiDAR data.

Figure 3: Topographic and LiDAR Map



iv. Soils

Matanzas Pass Preserve contains four soil types as seen in Table 1 and Figure 4. The northern portions of the Preserve consist of Kesson fine sand. This is a nearly level, very poorly drained soil in broad tidal swamps, with areas subject to tidal flooding. Slopes are smooth and range from 0 to 1 percent.

Canaveral fine sand, in the southwestern portion of the Preserve, includes a small area of less than two percent. Canaveral fine sand is nearly level, moderately well drained and somewhat poorly drained soil on low ridges. Slopes are smooth to slightly convex and range from 0 to 2 percent.

Captiva fine sand makes up a southeastern central portion of the Preserve. This is nearly level, poorly drained soil in sloughs. Slopes are smooth to concave, ranging from zero to two percent.

Canaveral –Urban Land Complex soil makes up a limited area of the southern boundary of the Preserve where homes are located. This complex consists of Canaveral fine sand and areas of Urban land. The Canaveral soil and Urban land are so intermingled that they cannot be separated on the scale used for mapping (USDA/SCS 1984).

Refer to the LSOM’s Land Stewardship Plan Development and Supplemental Information section for additional information on soil types and limitation.

Table 1: Matanzas Pass Preserve Soil Types

Preserve Name	Soil Type	Hydric?	Drainage Class	Acres*	% of Preserve*
Matanzas Pass Preserve	Kesson Fine Sand	Yes	Very Poorly Drained	42.20	73.80
	Canaveral Fine Sand	No	Somewhat Poorly Drained	0.77	1.30
	Captiva Fine Sand	Yes	Poorly Drained	12.08	20.83
	Canaveral - Urban Land Complex	No	Poorly Drained	2.33	4.07
*Due to rounding values, total acreages (and therefore percentages) may not equal the true acreage of MPP. These numbers are approximations.					

Figure 4: Soil Map



v. Hydrologic Components and Watershed

Over three quarters of the Preserve consists of mangrove swamp that is influenced by tidal flow and fresh water runoff. The mangrove swamp filters nutrients such as phosphorus and nitrogen from terrestrial runoff, which helps to buffer the estuary from water pollution. Matanzas Pass Preserve is located within the Greater Charlotte Harbor Watershed that extends over an area of 4,400 square miles and is divided into basins and sub basins.

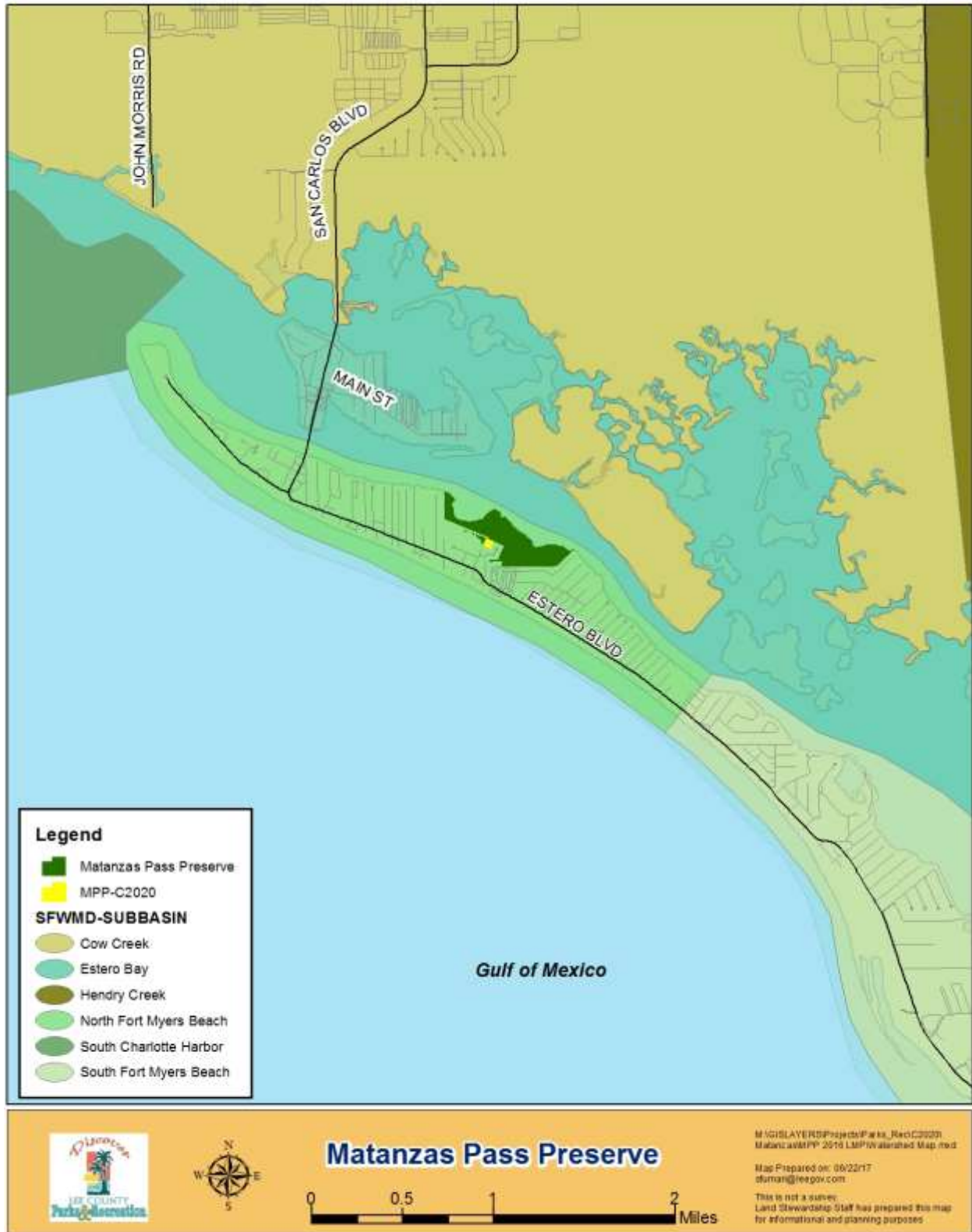
The Preserve is located within the Estero Bay Watershed Basin and divides, near mid island of Fort Myers Beach, to become the North Fort Myers Beach Watershed and the South Fort Myers Beach Watershed. Matanzas Pass Preserve is located in the North Fort Myers Beach Watershed. This watershed is subject to storm water runoff from rivers and creeks, tidal and storm surge influences (Figure 5).

The 300 square mile Estero Bay Watershed includes Ten Mile Canal, Hendry Creek, Mullock Creek, Estero River, Spring Creek, Imperial River, Estero Bay, Hurricane Bay, Hell Peckney Bay and the waterway known as Matanzas Pass.

In 1974, the United States Fish and Wildlife Service (USFWS) directed its Office of Biological Services to conduct an inventory of the nation's wetlands. Wetlands were identified on aerial photography by vegetation, visible water features and geography, and subsequently classified in general accordance with the Classification of Wetlands and Deep Water Habitats of the United States (Cowardin et al., 1979). More information about the different classifications can be found there, or in the LSOM's Land Stewardship Plan Development and Supplemental Information section.

The unnatural features will be discussed more fully in the Internal Influences section of this plan.

Figure 5: Watershed Map



B. Biological Resources

i. Ecosystem Function

Lee County's preserves contain a diversity of plant communities that provide habitat for numerous plant and animal species. These preserves are not islands of habitat, but are pieces of a larger conservation effort striving to create or maintain a healthy and viable ecosystem. Ecosystem function information is located in the Land Stewardship Operations Manual's (LSOM) Land Stewardship Plan Development and Supplemental Information section.

ii. Natural Plant Communities

The term "plant community" refers to the suite of floristic (plant) species that form the natural (i.e., native) vegetation of any place. In addition to anthropogenic influences, the combination of factors such as geologic, topographic and hydrologic assemblages, underlying soils, and climate determine the types of plants found in an area. These plants, in turn, determine the animal species that may be found there.

MPP consists of three native plant communities and one artificial pond. The vast majority of the Preserve is comprised of native mangrove swamp (G3/S3), and maritime hammock (G4/S3). In the past, there was a small area of slightly higher elevation where MPP featured a coastal grassland habitat (G3/S2) that has now transitioned into maritime hammock. There is a small area of unconsolidated substrate along the shoreline on the east boundary. (G5/S5) (Figure 6).

Staff used Florida Natural Areas Inventory's (FNAI) Guide to the Natural Communities of Florida (FNAI 2010) to map the plant communities within MPP. FNAI ranks natural areas as significant on a Global (G) or State (S) basis and numerically from 1 to 5. A rank of 1 designates an area as critically imperiled (G1- S1) and a rank of 5, (G5 - S5) as demonstrably secure, although it may be quite rare in part of its range. The rankings are listed above with the plant community. A plant species list can be found in Appendix B.

Mangrove Swamp

These estuarine wetlands are on muck, sand or limestone substrate. They are inundated with saltwater by daily tides. The dominant plants in this community are black mangrove (*Avicennia germinans*), red mangrove (*Rhizophora mangle*), white mangrove (*Laguncularia racemosa*) and buttonwood. Few herbaceous plants occur in the sparse understory. Plants must be halophytic, adapted to living in saline environments, to survive in this community. The dominant species of mangrove found in different areas is dependent on abiotic factors such as tidal flushing and salinity. This is a nutrient rich community, which sustains large populations of barnacles (*Balanus spp.*) and oysters (*Crassostrea spp.*) as well as bacteria and other decomposers. Wildlife species include brown pelicans (*Pelecanus occidentalis*), white ibis (*Eudocimus albus*) and raccoons (*Procyon lotor*).

The mangrove swamp plant community provides a rich estuarine environment for many juvenile and adult fish species. Common snook (*Centropomus undecimalis*), red drum

(*Sciaenops ocellatus*), and tarpon (*Megalops atlanticus*) are three of many different native species that make use of mangrove root structure as a sanctuary to provide protection for their offspring. Offspring will typically take refuge in the mangrove estuary until post juvenile stages. Other notable species that can be found taking cover in the dense root canopy include, but not limited to, blue crabs (*Callinectes sapidus*), mangrove snapper (*Lutjanus griseus*), fiddler crabs (*Uca spp.*), horseshoe crabs (*Limulus polyphemus*). See the wildlife list in Appendix C.

Development and human use of this community can result in damage to mangroves. The Preserve has a history of mosquito ditches that were dug through the mangroves, which have created mangroves growing along the sides of the ditches and spoil piles where invasive exotic plants grow and impact the mangrove swamps.

Mangrove swamps are also impacted by careless fishermen leaving monofilament in mangrove trees, fire, litter and invasive exotic plants.

Maritime Hammock

Maritime Hammocks, stands of hardwood trees, occur on old stabilized coastal dunes that have been stabilized long enough for the growth of a forest within a sand substrate. They are xeric-mesic with infrequent or no fire, have marine influences and consist of an evergreen closed canopy of live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), gumbo limbo (*Bursera simaruba*), and sea grape (*Coccoloba uvifera*). Maritime hammocks are used by migrating birds for food and shelter following trans-oceanic or trans-gulf migrations. Maritime hammocks originally occurred in continuous bands on barrier islands but are now dissected into short strips by development and are rapidly disappearing.

Unconsolidated Substrate

Unconsolidated substrates are unsolidified material and include coralgall, marl, mud, mud/sand, sand or shell. While these areas may seem relatively barren, the densities of infaunal organisms in subtidal zones can reach the tens of thousands per meter square, making these areas important feeding grounds for many bottom feeding fish and the intertidal and supratidal zones are extremely important feeding grounds for many shorebirds and invertebrates. These communities are the most important recreational areas in Florida, attracting millions of residents and tourists annually. This community is resilient and may recover from recreational disturbances. Another type of disturbance involves the accumulation of toxic levels of heavy metals, oils and pesticides. Significant amounts of these compounds in the sediments will kill the infaunal organisms, thereby eliminating a food source for certain fishes, birds and other organisms.

Altered Landcover Types

Mangrove Swamp (Disturbed)

Mangroves were disturbed by ditches dug for mosquito control in the mid-1950s.

Canal/Ditch and Spoil Areas

Spoil piles were left in place where mosquito control ditches were dug and are now where exotic pest plants, such as Brazilian pepper, grow and continue to be treated in place.

Road and Developed Areas

A short paved portion of Nature View Court ends in the Conservation 20/20 (C20/20) section of the Preserve. This section of asphalt has been left in the Preserve at the request of the Friends of Matanzas Pass Preserve Education Committee. This area is utilized every year as the outdoor classroom for the Ed’s Diary, Magic Spots, Home Sweet Home and other programs for residents, visitors and Lee County students. The entrance to the Preserve ends on Bay Road and a section of it is included in the C20/20 section of the Preserve boundary. Developed areas are mowed behind the elementary school.

Impoundment/Artificial Pond

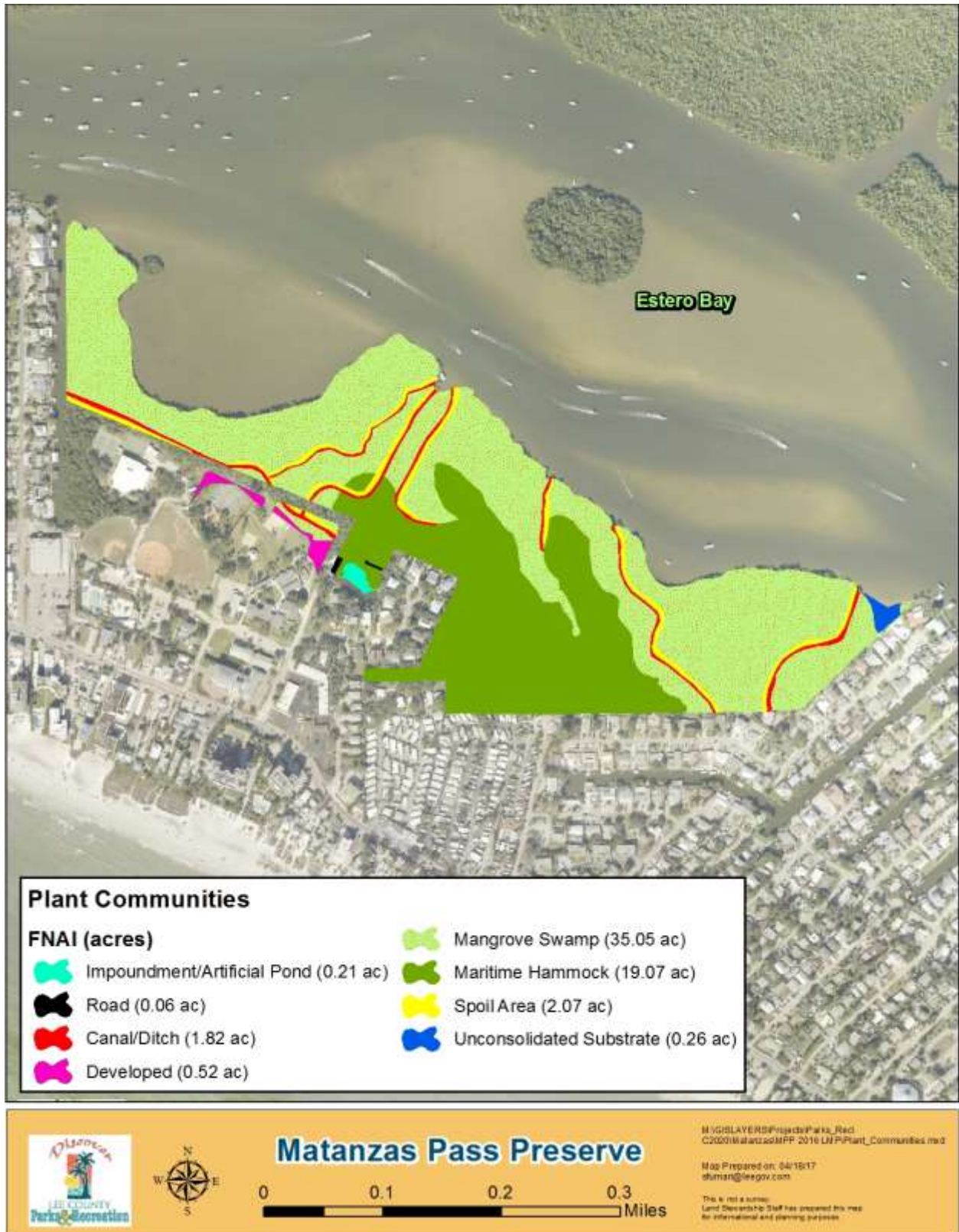
The pond was dug sometime between February 1970 and December 1980 and, although the reason for the pond being dug is unknown, it most likely was dug to use as fill for the homes developed on the edge of the mangrove forest in this section of the Preserve.

Plant community descriptions and further information is located in the LSOM’s Land Stewardship Plan Development and Supplemental Information section.

Table 2: Matanzas Pass Preserve FNAI Plant Communities

Preserve Name	Native & Altered Plant Communities	Acres*	% of Preserve*
Matanzas Pass Preserve	Mangrove Swamp	35.05	59.42
	Maritime Hammock	19.07	32.34
	Unconsolidated substrate	0.26	0.4
	Canal-Ditch	1.82	3.1
	Spoil Area-Berm	2.07	3.52
	Developed	0.52	0.8
	Road	0.06	0.1
	Impoundment/Artificial Pond	0.21	0.3
<p><i>* Due to rounding values, total acreages (and therefore percentages) may not equal the true acreage of MPP. These numbers are approximations.</i></p>			

Figure 6: Plant Communities



iii. Fauna

Matanzas Pass Preserve provides a variety of habitats for wildlife, including those that are state and federally listed. Mangrove communities are significant because they function as nursery grounds for most of the state's commercially and recreationally important fish and shellfish. This natural area is also the breeding grounds for a substantial population of wading birds, shorebirds and other animals. The continuous shedding of mangrove leaves and other plant components produce as much as 80% of the total organic material available in the aquatic food web.

Typical animals that rest, forage or nest in the Preserve are mangrove water snake (*Nerodia clarkia compressicauda*), brown pelican, osprey (*Pandion haliaetus*), bald eagle (*Haliaeetus leucocephalus*), herons (*Ardea spp.*), egrets (*Egretta spp.*) and raccoons.

Tidal swamp grades into the maritime hammock with hardwood forest and dense understory. This area of the Preserve is centrally located and at a slightly higher elevation from the mangrove swamp area, providing good habitat and foraging areas for yellow rat snakes, (*Elaphe obsoleta quadrivittata*), gray squirrel (*Sciurus carolinensis*), raccoons, opossum (*Didelphis virginiana*), blue jay (*Cyaocitta cristata*), northern cardinal (*Cardinalis cardinalis*) and pileated woodpecker (*Dryocopus pileatus*).

The old coastal grassland area that has transitioned into maritime hammock has the largest number of private residences for neighbors, the highest natural elevation, and the most open space. Habitat for marsh rabbits (*Sylvilagus palustris*), butterflies, red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*) and box turtle (*Terrapene carolina*) is unique to this area.

In recent years, an issue with feral cats has evolved due to neighbors feeding and releasing cats in the Preserve. This issue is being addressed with trapping and education for the neighbors. Free roaming cats are not safe in a Preserve and they are a hazard to wildlife.

Appendix C has the complete list of wildlife documented in the Preserve, as recorded through staff fieldwork, site inspections and by the Friends of Matanzas Pass Preserve.

Additional general information about fauna on all preserves can be found in the LSOM's Land Stewardship Plan Development and Supplemental Information section.

iv. Designated Species

There are a variety of designated animal and plant species found in the Preserve and these species are listed in Appendix B and C. Although all native plant and animal species found on the Preserve have some protection due to the preservation of the property, certain species need additional attention. For management purposes, all plants and animals listed by the USFWS, Florida Fish and Wildlife Conservation Commission (FWC), Florida Department of Agriculture and Consumer Services (FDACS), the Institute for Regional conservation (IRC) and FNAI will be given special consideration. Additional

natural history on these species and stewardship measures to protect them can be found in the LSOM's Land Stewardship Plan Development and Supplemental Information section.

Necessary management practices in MPP include the control of exotic pest plant communities, controlling marine debris and litter, wildlife monitoring and restoring native plant communities. Enforcement of unacceptable behavior in MPP, such as camping and fires, using vegetation for tents or tying off boats and visitation by pets, will also protect the many species in these areas.

Additional natural history information on these species and stewardship measures to protect them can be found in the LSOM's Land Stewardship Plan Development and Supplemental Information section.

v. Biological Diversity

Many species of birds, reptiles, invertebrates, fish and mammals inhabit, forage, nest or rest in the Matanzas Pass Preserve. At low tide, wading and shorebirds take advantage of the mud flats and ditches that are teeming with food. The mangroves provide nesting and roosting area for birds. Many species of fish either breed or spend some part of their juvenile life in the protection of the mangroves. The integrity and diversity of the Preserve and its associated waters must be protected when and where possible. Management staff will perform the following actions in this regard:

- Control of invasive exotic vegetation and regular follow-up maintenance will provide suitable habitat for native wetland and terrestrial species.
- Removal of any debris and prevention of future littering will improve and protect water quality.
- Removal of hazardous debris, such monofilament line and other potential entrapment debris, will also contribute to the quality of surrounding waters and protect wildlife species that utilize this area.
- On-going species surveys conducted by volunteers and staff will confirm and protect the diversity that is present.
- Provide educational opportunities for visitors.

General information on biological diversity and measures used to help promote biological diversity can be found in the LSOM's Land Stewardship Plan Development and Supplemental Information section.

C. Cultural Resources

i. Archaeological Features

Human disturbances in the Preserve consist of mosquito ditching that took place in the 1950s and the original boardwalk constructed in the 1970s through the mangrove swamp. This all occurred prior to 1987, when Piper Archaeological Research, Inc. conducted an archaeological site inventory of Lee County.

Matanzas Pass Preserve is located less than one mile from the Florida Master Site File number 8LL 1101, which is locally known as the Mound House. This site is an archaeologically significant Calusa shell mound. The shell mound was first altered in 1906 with constructions of a home that was enlarged through the years. Alteration took place again in the 1950s with the dredging of the canals surrounding the property, in order to create the Shell Mound Park subdivision. The most western canal, dug to fill the Shell Mound Park subdivision, is the easterly boundary of the Preserve. It would not be hard to imagine the Calusa and Spanish using the Preserve area for living and fishing.

MPP is considered Sensitivity Level 2 on the Lee County Archaeological Sensitivity Map, located at the Lee County Division of Planning of the Department of Community Development, for archaeological information.

General information on archeological features in Lee County can be found in the LSOM.

ii. Land Use History

Prior to the 1950s, the Preserve was virtually undisturbed by man except for a few foot trails, as seen in the 1953 aerial (Figure 7). Since 1958, the Matanzas Pass Preserve and the surrounding areas have gone through great changes, as seen in the aerial photos taken in 1958, 1968 and 1998 (Figures 8, 9, &10). Land adjacent to the Preserve has been developed with roadways, home sites, a school and canals visible in the aerials. Mosquito control ditches were excavated in the central and eastern section of the Preserve with a 750 foot unpaved mosquito control service road, visible in the 1958 aerial. These ditches were used frequently in Florida to drain wetlands and reduce mosquito-breeding habitat. Spoil piles were left in place and can be seen as white spots along the ditches in the 1958 aerial. The higher elevations of the spoil piles and the disturbed land made these areas susceptible to invasion by exotic vegetation, such as Brazilian pepper (*Schinus terebinthifolius*) and Australian pines (*Casuarina equisetifolia*). In 1996, shortly after Lee County took possession of the Preserve from The Nature Conservancy, control of invasive exotic vegetation began. By removing the exotic plants at the end of Bay Road, an entrance and parking area for the Preserve and location for the Historic Cottages was created.

Lee County Tourist Development Council (TDC) funding was used to replace and expand the original wooden, elevated boardwalk and pavilion in 1995, which were in dire need of repair, and a kayak/canoe landing dock was added. The foot trails are in good condition and have resting benches placed in areas along the trail.

An addition to the boardwalk was created in 2013. That began at the first bridge and continued to the boardwalk that leads to the bay. This created an Americans with Disabilities Act (ADA) accessible trail to the pavilion on the bay.

A total of \$185,000.00 was awarded by the TDC for fiscal year 2016/2017 for the construction of a new boardwalk to connect the existing boardwalk, from the main

entrance along the Smith Trail, to the boardwalk through the mangrove forest. This will provide a continuous ADA accessible boardwalk loop to the pavilion on the bay and will give the tree root systems exposed in the primitive trail a needed rest.

Staff has requested \$35,000.00 from the TDC for fiscal year 2017/2018 for design and permitting cost to replace boardwalks along the Smith and Davis Simpson Trails. If approved, this project will be completed during the FY 2018/2019 and will replace an estimated 764 linear feet of worn - out boardwalk.

Another estimated 845 linear feet of boardwalk is planned to be replaced along the Davis Simpson Trail in FY 2019/2020 and will include decking for the paddle craft landing area as well (Figure 12).

Figure 7: 1953 Aerial



Figure 8: 1958 Aerial



Figure 9: 1968 Aerial



Figure 10: 1998 Aerial



iii. Public Interest

Two cottages anchor the entrance to Matanzas Pass Preserve. The *We're Here* cottage, which was the fourth home built on Fort Myers Beach in the early 1900s, and a 1950s style cottage. Both are the present - day home of the Estero Island Historic Society and host a display of the Preserve. One block west is the Fort Myers Beach Elementary School and Fort Myers Beach Library. One block north of the Preserve is Bay Oaks Recreation Complex and Town Pool. Two blocks west is the beach and Gulf of Mexico. A grocery store, church, restaurants, homes, offices, and fire station are within walking distance. Florida Gulf Coast University (FGCU) is located thirty minutes away by car.

FGCU, public and private school groups, private and non-profit organizations use the Preserve as an outdoor classroom. Coastal geomorphology and ecology can be experienced at its best in this rare 59-acre area of maritime hammock and mangrove swamp on Estero Island.

Information concerning this and all C20/20 preserves can be found on the web site along with copies of their associated stewardship plans (www.conservation2020.org).

V. Factors Influencing Management

A. Natural Trends and Disturbances

Natural trends influencing management include hurricanes, drought, tropical storms, tidal flooding, pattern of wet and dry seasons, bird migration and nesting seasons. High intensity wind, long durations of standing salt water from tidal flooding or storm surge, affect even salt tolerant plant species and may make them weak, leading to death. Bird nesting and migration will be considered when work is conducted in the Preserve, in order to minimize disturbance to foraging birds resting, feeding and raising young.

Significant storms can and have caused damage to the vegetation in the Preserve, with mortality and dieback of mangroves. If restoration needs to take place after a significant storm, plant community and site elevation will be taken into consideration. After flooding, low-lying areas of the Preserve are prone to hold saltwater for a period of time. It is not unusual to have a storm tide wash over an island and no precautions other than the removal of hazard trees needs to be taken.

General information on natural trends and disturbances influencing native communities and stewardship is located in the LSOM land Stewardship plan Development and Supplemental Information section.

B. Internal Influences

There are varieties of human influences, as mentioned in previous sections of the plan, that impact Matanzas Pass Preserve. Enforcement of county regulations relating to littering, motorized vehicles, camping, biking and pets are difficult to enforce with occasional staff on site. The following will help to explain these issues further and specify stewardship measures to reduce or eliminate these problems.

Several mosquito ditches are located in the central and east-southeast portion of the Preserve, as seen in the 1958 aerial (Figure 8). The white dots along the darker ditch lines are the spoil piles from digging the mosquito ditches. The associated berms and mounds (spoil piles) have had invasive exotic plants growing on them in the past. Through the years, these areas have been treated and are now at a management level of maintenance. The berms and mounds will need continued monitoring and treatment as exotic plants emerge (Figure 11). When applying herbicide for invasive plant removal, Land Stewardship Staff will follow the procedures described in the LSOM.

A new gate at the service entrance and public education has helped reduced public dumping and prevent motorized vehicles in the southeast section of the Preserve. The litter in this area today is mostly from raccoons getting into neighborhood trash cans and bringing the litter back to the Preserve. Marine debris is still an issue as the off shore anchoring of boats has increased in the last ten years and the channel in Matanzas Pass runs right along the Preserve. This area was the target area for exotic removal in 1995. That was very successful in removing Australian pines and Brazilian peppers. This area is still monitored today for new species of exotic plants.

Regularly scheduled clean ups are held with staff, the Friends of Matanzas Pass Preserve, Keep Lee County Beautiful, college and school groups. This has helped to decrease the litter problem over time.

Fishing is allowed at the Preserve, which leads to problems with monofilament in the mangroves that can cause injury and death to birds and other wildlife when tangled or ingested. Coordination with the Monofilament Recovery and Recycling Program and organized volunteer clean-up days, as well as monofilament recycling bins, help to alleviate this problem.

Another internal influence is the boardwalk and natural trail areas in the Preserve. Some of the natural trails will be boardwalk in the next few years. Keeping the boardwalk and natural trails only wide enough for pedestrian use will help cut down on any adverse impact to the Preserve. The original width of the boardwalks and trails were to accommodate foot traffic only, so as to leave as little impact as possible on the natural communities. This is why bike traffic is discouraged. There is not enough room and too much impact.

Frequent visits by the LCPR Park Rangers, West District maintenance and Conservation Lands staff, along with Lee County Sheriff's Office Deputies, has improved behavior by visitors and reduced illegal activities in the Preserve.

C. External Influences

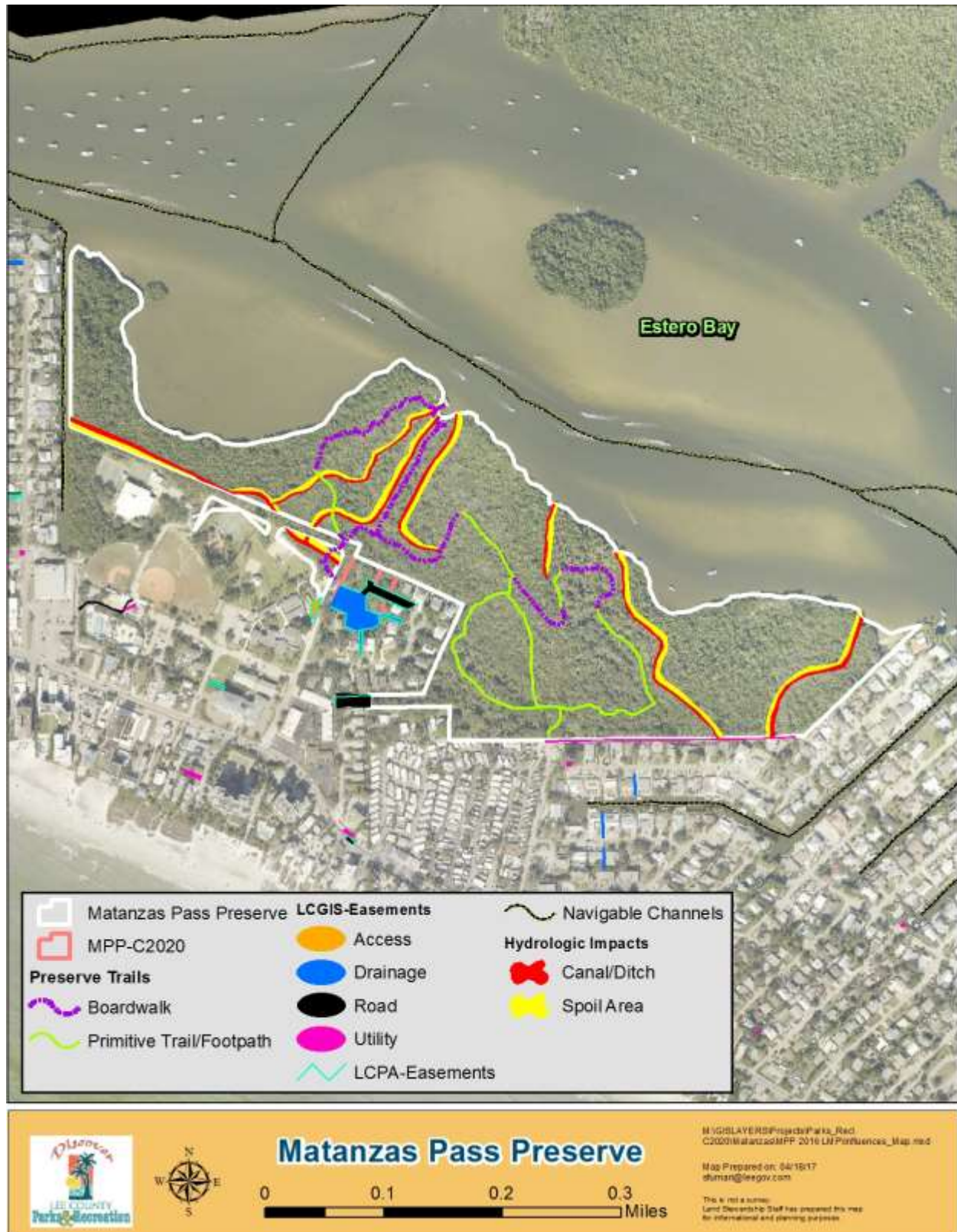
There are forty-four existing single-family residences and two mobile home/recreation vehicle parks directly adjacent to the south-southeast and south-southwest property boundaries. In the past, these boundary areas have had two problems: structural encroachments that include tool sheds, fences, picnic tables, illegal dumping of garbage and horticultural waste. Encroachments have been abated and, if more arise, they will be addressed. Garbage dumping has ceased but there is still occasional horticultural dumping that will continue to be addressed.

The Preserve has been used as a campsite by transients and for illicit activities such as drug and alcohol use. The level of this activity has been greatly reduced in the past years by more public attendance, frequent Lee County Ranger visits, Lee County staff working in the natural areas and Lee County Sheriff's Office visits, enabling closer monitoring of this activity.

Other external influences include utilities, roads and access to a drainage pipe at the end of Bay Road that drains into the Preserve.

At this time, Estero Boulevard is under major construction and, in the future, this construction may impact the Preserve as a permitted storm water outlet. Figure 11 identifies internal and external influence to MPP.

Figure 11: Internal and External Influences



D. Legal Obligations and Constraint

i. Permitting

Lee County's Local Mitigation Strategy supports the efforts of the county to purchase environmentally sensitive areas in High Hazard Flood Zones (Appendix D). It also supports natural resource protection activities that Preserve or maintain natural areas through restoration and nourishment. The management of the Preserve implements this strategy. If any construction were to be considered in the Preserve, required permits would need to be obtained from various agencies.

ii. Other Legal Constraints

Other Legal Obligations and Constraint need to be mentioned in regard to the Quick Claim Deed from The Nature Conservancy to Lee County for Matanzas Pass Preserve. The deed includes certain limitations that will regulate uses in the Preserve, as stated on the second page in the second paragraph:

This conveyance is further made subject to the express condition and limitation that the premises conveyed shall forever be held as a nature preserve for scientific, educational and aesthetic purposes, and shall be kept entirely in its natural state, excepting only such fences, foot trails, improvements and property maintenance activities as may be appropriate to effectuate the foregoing purpose without impairing the essential natural character of the premises.

The Nature Conservancy shall have the right to enforce this restriction by an action in law or in equity before a court of competent jurisdiction (Appendix A3).

This statement in the deed will regulate uses in the Preserve.

iii. Relationship to Other Plans

The Lee Plan is designed to depict Lee County as it will appear in the year 2030. Given the projected increase in population (to 979,000 permanent residents with additional 18% seasonal residents) and the probable rate of technological change between the present date and 2030, it is impossible to describe the future face of the County with any degree of certainty or precision. However, the following list of themes will be of great importance as Lee County approaches the planning horizon:

- The growth patterns of the County will continue to be dictated by a Future Land Use (FLU) map that will not change dramatically during the time frame of this plan. With the exception of Cape Coral and Lehigh Acres, the County's urban areas will be essentially built out by 2030 (pending in some cases, redevelopment). The County will attempt to maintain the clear distinction between urban and rural areas that characterizes this plan. Its success will depend on two things: the continuing

viability of agricultural uses and the amount of publicly owned land in outlying areas.

- The County will protect its natural resource base in order to maintain a high quality of life for its residents and visitors. This will be accomplished through an aggressive public land acquisition program and by maintaining and enforcing cost-effective land use and environmental regulations that supplement federal, state and regional regulatory programs.
- The County's traditional economic base will be diversified in order to increase the percentage of high-paying jobs, reduce tax burdens on residents and enhance the stability of the community. Traditional industries, such as agriculture, commercial fishing, tourism, and construction, will continue to play a significant role in the County's economy, but will become less important in relation to new business opportunities afforded by the expanded international airport and the new university.
- Cultural, educational, and recreational opportunities will expand dramatically as the result of the County's increased urbanization.
- Increased urbanization will require a commensurate investment in the County's physical and social infrastructure. Public facilities will be maintained at adequate levels of service, partly by the construction of new facilities and partly by the use of new methods to conserve the capacity of existing facilities. Social problems, including, but not limited to crime and illegal drug use, will be addressed primarily by early intervention and programs designed to eliminate their root causes.

The Lee Plan's land use accommodation is based on an aggregation of allocations for 22 Planning Communities. These communities have been designed to capture the unique character of each of these areas of the County. Within each community, smaller neighborhood communities may exist; however, due to their geographic size, a planning community could not be created based on its boundaries.

The entire Lee Plan can be found on the internet at:

<http://www.leegov.com/dcd/Documents/Planning/LeePlan/Leeplan.pdf>

The sections of the Lee Plan which may pertain to Preserve areas has been identified in the LSOM.

The two chapters of the Lee Plan that affect the management of Matanzas Pass Preserve are Chapter V Parks, Recreation and Open Space and Chapter VII, Conservation and Coastal Management.

Staff will work to provide, whenever staffing and funding permit, appropriate environmental programs to the public in order to meet Goal 86: Environmental and Historic Programs.

Under Chapter VII, Goal 107: Resource Protection within Objective 107.1: Environmentally Critical Areas, Lee County Conservation Lands Staff has the responsibility to conserve and enhance the natural functions of environmentally critical lands, such as the wetland habitats found within these Preserves.

Objective 107.2: Plant Communities, states Lee County will protect, maintain and routinely update an inventory of native plant communities.

Objective 107.3: Wildlife, states that Lee County has a responsibility to maintain and enhance the fish and wildlife diversity for the benefit of a balanced ecological system.

Within Objective 106.1: Coastal High Hazard Area Expenditures, Policy 106.1.1, describes the need to seek approval from the County Commission for the use of public funds in a Coastal High Hazard Area, in which Matanzas Pass Preserve is located, for the development of public use facilities.

E. Management Constraints and Coordination

The main constraints to management of the Preserve are access, funding and staffing. Coordinating with other agencies and adjacent landowners will be an important part of managing the Preserve.

F. Public Access and Resource Based Recreation

The public has used Matanzas Pass Preserve for at least 70 years as a trail to the bay. For more information on the historic use of the Preserve, see the Land Use History section of this plan. There is presently no parking fee at the Preserve due to the lack of facilities and limited parking.

Public use of this Preserve will always need to be monitored and controlled to ensure that the use does not interfere with the health of the ecosystem or the wildlife that utilizes the Preserve. Staff will make sure the public complies with LCPR's rules as well as educating visitors about the Preserve and what makes it such a unique and important area. The environmental educational programs offered each year will also be important for educating visitors and instilling respect for the resources while enjoying the Preserve.

This Preserve is Highlight number 6 on the Estero Bay portion of the Great Calusa Blueway, Lee County's paddling trail that provides an ecological tour of the bays, rivers, backwaters and shorelines of southwest Florida. Information on this canoe/kayak trail can be found at www.calusablueway.com. A map of the Estero Bay portion of the trail is located in Appendix E.

Existing improvements to the property are the 7,091 feet of trail system that includes 2,986 feet of elevated boardwalk, which meanders down to the pavilion overlooking the bay. The elevated boardwalk, along with the estimated 4,105 feet of hiking trails, provide an enjoyable hiking area, as well as wildlife viewing, fishing and photography. The

elevated boardwalk includes a landing area for visitors arriving by canoe and kayak (Figure 12).

An additional boardwalk is planned for 2017 in the western section of the Preserve to connect existing boardwalks that presently drops down into a hiking trail. This addition to the western section of the trail system will make the trail an ADA accessible loop. This loop will begin at the entrance of the Preserve, travel to the Pavilion on the Bay and back to the entrance, while leaving the eastern section of the trail system more remote for those wishing a more primitive experience.

A total of \$185,000.00 has been awarded by the TDC for fiscal year 2016/2017 for the construction of a new boardwalk to connect the existing boardwalk from the main entrance along the Smith Trail to the boardwalk through the mangrove forest. This new boardwalk to the pavilion on the bay will give the tree root system exposed in the primitive trail a needed rest.

There are plans for the 2018/2019 fiscal year to replace the existing boardwalk in the eastern section of the Preserve. This area of boardwalk was installed by Lee County in 1995 with some of the very first recycled product of the time and it has held up well in this hot and wet environment. The 1995 boardwalk replaced the original 1975 wooden boardwalk that was installed by Ft. Myers Beach Rotary Club, boy scouts and other volunteers.

Staff has requested \$35,000 from the TDC for fiscal year 2017/2018 for design and permitting cost to replace boardwalks along the Smith and Davis Simpson Trails. If approved, this project will be completed during the FY 2018/2019 and will replace an estimated 764 linear feet of worn - out boardwalk.

Another estimated 845 linear feet of boardwalk will be replaced along the Davis Simpson Trail in FY 2019/2020 and will include decking for the paddle craft landing area. Future funding will be necessary for this project.

The Master Site Plan for the Preserve (Figure 12) displays other existing improvements, such as the teaching amphitheater, pavilion on the bay, resting areas and the Historic Cottages. Future plans include an educational building to be partially funded by the Friends of Matanzas Pass Preserve to be placed near the Historic Cottages.

The challenge of providing a positive experience for visitors, while protecting the fragile ecosystem of the Preserve, will always be a focus for Lee County staff.

Figure 12: Master Site Plan



G. Acquisition

The United States Department of the Interior has records of early “homesteaders”: Live on the land for five years, clear it, farm it, improve it and it is yours. This is how the United States government enticed its citizens to locate in difficult areas of the U. S. Many did not stay or sold off their claims due to harsh conditions and destruction of homes and crops by storms, frost or other means. Those that did endure were awarded a patent for their acquired land. The first patent on Estero Island was granted to Robert B. Gilbert in May of 1898, during the presidency of William McKinley. The grant comprised of 172 acres, starting at a point near Bay Road and, on the Gulf side, ran to a point near Bayland Road. The area took in the best property in the central part of the island and included the “Shell Mound” which he made his home site. In 1906, George R. McAuley was issued a patent on seventy two acres starting near Tropical Shores and running almost to the Beach Fire station (today’s location), where the boundary met the Gilbert homestead. Theodore Roosevelt was president when this patent was granted and both of these patents are where the Matanzas Pass Preserve is today.

The Winklers came to Estero Island in 1912 by boat and bought 50 acres of land from homesteader Robert Gilbert and another 25 acres of land from George McAuley, which gave them the parcel of property from the Gulf of Mexico to Matanzas Pass, including the Preserve area.

Martha Redd inherited the bay side of the Winkler property in 1938 from Dr. and Mrs. Winkler. In 1974, Martha Redd’s nieces and nephews inherited the land where the Preserve is today and were interested in selling the land for development.

Nature photographer and island residents, John and Harriett Dunning purchased 43 acres of the then - believed to be 55 acres of the Martha Redd estate for \$125,000.00 in October 1974, at the urging of the community. In 1975, Mr. Dunning donated 22 acres to The Nature Conservancy (STRAP # 20-46-24-W4-00003.0000), keeping one acre for himself, and offered to sell the rest of the property to the residents of Fort Myers Beach for \$105,000.00 (STRAP # 19-46-24-W3-00024.0000). (Appendix A1 & Figure 13).

Residents and visitors raised the money to buy the remaining acres from the Dunnings, completing the purchase in two years. With this goal achieved, The Nature Conservancy was given entire possession of what is now Matanzas Pass Preserve in 1977, to insure that this area would be properly managed and remain in conservation (Appendix A2).

The Nature Conservancy donated the property to Lee County in 1993 to insure proper future management and protection of the natural resources (Appendix A3).

In 1995, the School District of Lee County donated an acre of land to serve as an entrance for the Preserve, provide parking, and to house the Historic Davison Cottage (STRAP # 19-46-24-W3-0020I.0010) (Appendix A4, A5 & Figure 13).

The Estero Island Historic Society entered into a lease agreement for the land because they own the Davison Cottage. The original lease has been updated through the years since the first lease in 1995 (Appendixes A6, A7, and A8).

In 2006, the acquisition of 1.05 acres for \$1,050,000.00 by Conservation 20/20 from the Williamson Family increased the Preserve to the size it is today (STRAP # 20-46-24-W4-01700.0210) (Appendix A9, A10 & Figure 13). These parcels were purchased because of their environmental sensitivity, protection of natural resources, and because it adds an additional natural buffer between wildlife and neighbors.

Zoning for the Preserve is under the jurisdiction of the Town of Fort Myers Beach. Most of the zoning for the Preserve is categorized as CF, Community Facilities (Figure 14). The C20/20 portion of the Preserve is zoned RC, Residential Conservation (Figure 14). This zoning is very broad and does not fit within the restrictions of the deed from The Nature Conservancy. Conservation Land's staff will work with the Town of Ft. Myers Beach Community Development Department to determine if the more appropriate zoning category EC (Environmentally Critical), which exists, can be applied to MPP.

The Future Land Use Map for the Town of Fort Myers Beach has older portions of the Preserve listed as wetlands along the mangrove fringe and recreation in the maritime hammock areas (Figure 15). For this future land use to comply with the legal requirements in The Nature Conservancy deed it would have to be noted as passive recreation, in the recreation areas. C20/20 parcels are currently classified as mixed residential. Based on wetland delineation criteria, C20/20 parcels have traditionally been categorized as Conservation Lands Upland or Conservation Lands Wetland. Staff will work with the Town of Ft. Myers Beach Community Development Department to determine if more appropriate FLU categories can be applied.

Figure 13: STRAP Identifiers

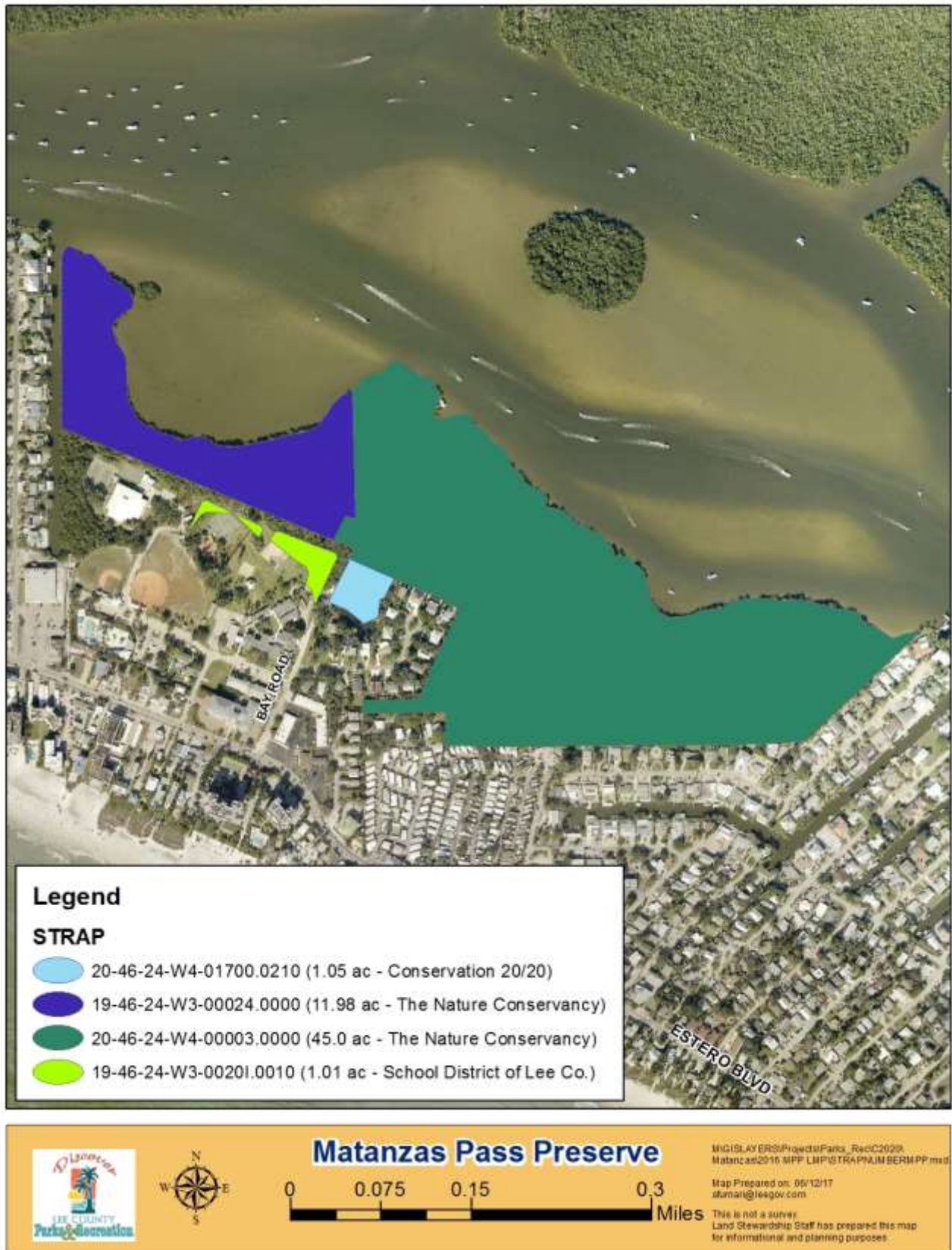


Figure 14: Zoning Map

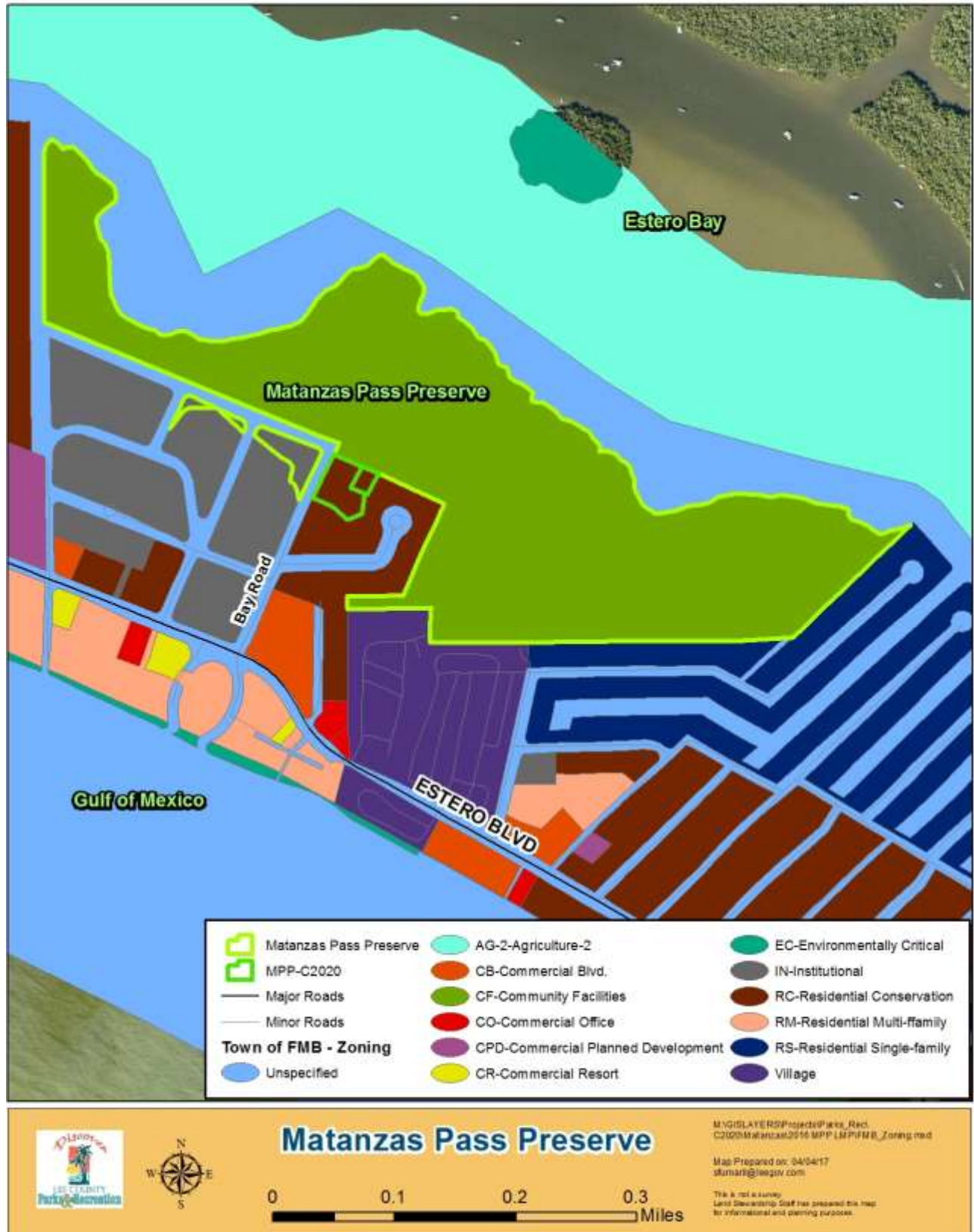


Figure 15: Future Land Use Map



VI. Management Action Plan

A. Management Unit Descriptions

Management unit #1 is 13.14 acres and located in the western portion of the Preserve and consists of a mangrove swamp community, which extends north to Matanzas Pass and west to the canal off Tropical Shores Way, east to the elevated boardwalk and south to the boundary lines of a roadway easement belonging to the Town of Fort Myers Beach.

Management unit #2 is the 16.15 acres tract east of the Smith Trail boardwalk and extends north to Matanzas Pass, east to a boundary where the single foot trail ends and splits into three trails, which is the beginning of the Coconut Trail and Alsop Loop, and then south to residential home boundaries and encompasses the C20/20 parcels. This unit is comprised of maritime hammock, mangrove swamp, an abandon roadbed and artificial pond.

Management unit #3 is 17.00 acres and is located south of unit #2 and consists of coastal grasslands, maritime hammock and mangrove swamp. This area is known as the restoration area and is the target area for exotic pest plant control and future native plant restoration.

Management unit #4 consists of 12.75 acres of the east section of the Preserve and is entirely mangrove swamp, with east and west boundaries being mosquito ditches, the south property line behind residential homes on Donora Avenue and the north boundary is Matanzas Pass. Figure 16 identifies the size and locations of the four management units.

Figure 16: Management Units



B. Management Work to Date

Since 2006, many interesting projects have been introduced to the Preserve. The development of the Earth Education children programs *E.M.'s Diary*, *Magic Spot*, *Connector Inspector* and *Home Sweet Home* have been offered to Lee County School Children, Home Schooled Children and children from out of state (see Appendix F). The any age group program "*Visions of the Past*" has been offered annually for eight years and over 200 guest attended in 2017. Seasonal guided walks and Full Moon Walks are also offered to the public.

Dr. Frank Stapor, who is heralded as an expert in coastal geology and is retired from Tennessee Tech University, has been performing sand age dating studies in Lee County, including Sanibel, Cayo Costa, Captiva and Gasparilla Islands. Dr. Stapor has taken sand samples of beach ridges in the Matanzas Pass Preserve to age with Optically Stimulated Luminescence (OSL).

The OSL dating technique estimates the time elapsed since the sand was exposed to sunlight. The sand was last exposed to sunlight when it was deposited on a beach or dune.

Table 3: OSL Age Data For Estero Island 2015

Lab No.	Sample	Mineral	Grain size	Aliquots	De(Gy)/OSL	U(ppm)	Th(ppm)	K(%)	Water content (%)	Cosmic dose rate (Gy/ka)	Dose rate (Gy/ka)	Age(ka)	Age AD
UGA15OSL-970	Estero A	Qz	150-180	24	0.65±0.009	0.92±0.11	1.15±0.39	0.09	30±5	0.19±0.02	0.46±0.05	1.43±0.16	570±160
UGA15OSL-971	Estero B	Qz	150-180	24	0.48±0.004	0.96±0.08	0.74±0.31	0.09	20±5	0.18±0.02	0.47±0.05	1.02±0.12	1000±120
UGA15OSL-972	Estero C	Qz	150-180	24	0.4±0.005	0.88±0.05	0.54±0.25	0.09	20±5	0.18±0.02	0.45±0.05	0.89±0.1	1100±100

UGA (University of Georgia)



Three sand samples (**A**, **B**, and **C**) were collected from Estero Island's oldest, unaltered, beach ridges present in the Matanzas Pass Preserve.

The findings area as follows:

"The sand in Matanzas Pass Preserve is 1,430 years plus/minus 50 years. The calendar age for that is AD 570. That also turns out to be the average age of the occupation of the Mound House site. This particular dating technique is the gold standard for doing coastal geochronology."

The Friends of Matanzas Pass Preserve paid for the cost of the aging of the sand at the University of Georgia laboratory. They requested part of their funding from the Town of Fort Myers Beach and received partial funding for the project.

In May of 2014, the air potato beetle (*Lilioceris cheni*) was introduced to the Preserve as a biologic control agent for air potato (*Dioscorea bulbifera*). There was an initial release and three more releases since the first time. The first release for this experiment did not seem successful for a few reasons. After the diapauses for the beetles, none emerged the next season. This was thought because of late dispersal timing, also there were only five pairs released the first time. The second and third time the Preserve experienced releases, there were many more beetles released and they did come out of diapauses in few numbers the following seasons. On June 9, 2017 Dr. Min Rayamajhi, of the United States Department of Agriculture, Agricultural Research Service, released 130 air potato beetles of the Nepalese biotype. This biotype has a bit of different coloring, an orange brown as compared to the Chinese biotype that is red.

Butterfly orchids have historically been removed from the Preserve by the public for personal and commercial use. This species have been watched, cared for, moved and reintroduced out of reach and eye sight to prevent human disturbances.

Private manmade bee hives were found in the Preserve and removed. The Preserve does support a few natural bee hives in old oak tree trunks.

Organized clean - ups are performed by various volunteer groups at least four times a year.

Illegal dumping of pool and washing machine water, as well as horticultural waste, has been addressed.

Illegal cutting down of an oak tree by a neighbor was addressed through the courts in 2014. The result was a monetary fine and three new oak trees purchased that were planted in the Preserve.

In 2014 two, large exotic trees, *Ficus microcarpa* and four Norfolk Island pines (*Araucaria heterophylla*) were removed.

Since 2014, Portia trees have been treated and collected in Units One and Four.

The Friends of Matanzas Pass Preserve have been very active the last ten years, with some of their accomplishments being:

- Logged thousands of volunteer hours in service.
- Taken part in land stewardship activities in the Preserve every two weeks, year-round.
- These volunteers conduct interpretative guided walks for visitors to the Preserve during the five month winter season.
- The first ethnobotany interpretative program in Lee County was developed and implemented.
- Specialized guided walks for Florida Master Naturalist classes.
- Hundreds of Lee County third graders participated in the Earth Education Home Sweet Home project that was implemented for the first time in Lee County.
- Establishment of a seeding station, cistern and shed in the Preserve for the purpose of promoting the growth and preservation of the genetic codes of species from the Preserve.
- Organized and participated in events in the Preserve, such as *Visions of the Past* and *Trail Days*.
- Conducted native plants sales for six years.
- Developed and implemented a fully operational website.
- Opened the first smart trail in a Lee County Preserve using QR codes linked to videos on YouTube.
- Ongoing program to revise a 30-year-old plant list. To date, over 125 species have been identified and photographed in the Preserve.

Other projects over the last 10 years include two Eagle Scout projects: bench building and placing and bat house building and placing.

There was a Trail Naming, Boardwalk Extension & Ribbon Cutting Ceremony to honor the Friends of Matanzas Pass Preserve that have continued to be active in the group since the 1970s. This event was held on April 13, 2013.

The Preserve has hosted University of Georgia students for alternative spring break for 8 years, which brings them to us for exotic plant control for two days.

Staff continues to work diligently on the 40 species of exotic plants that are found in the Preserve with an occasional new find. The table below list the year, the acres, management units, who did the work, the targeted species, if it was a first time treatment, along with the cost to do the work.

Most of the work continues in - house with an occasional contractor through grants and workdays that have helped with the cost of exotic plant control.

Table 4: Unit Treatment History

YEAR	ACRES	UNITS	AGENCY	SPECIES	INITIAL OR MAINTENANCE	AMOUNT
2005	~60	1,2,3,4	LCPR	Brazilian pepper, Australian pine, air potato, rosary pea, all Cat. I's listed	Initial	\$4,200.00
2007	~60	1,2,3,4	LCPR	All Cat. I's listed	Maintenance	\$55.40
2009	31	3,4,	LCPR	All Cat. I's listed	Maintenance	\$89.97
2010	33	2,3	LCPR	All Cat. I's listed	Maintenance	\$25.00
2011	33	2,3	LCPR	All Cat. I's listed	Maintenance	\$35.47
2012	31	3,4	LCPR	All Cat. I's listed	Maintenance	\$49.44
2013	~60	1,2,3,4	LCPR	All Cat. I's listed Except air potato	Maintenance	\$230.90
2014	44.89	2,3,4	FWC (unit change)	All Cat. I's listed Except air potato	Maintenance	\$24,689.50
2015	58	1,2,3,4	LCPR	All Cat. I's listed	Maintenance With FWC herbicide	\$375.68
2016	58	1,2,3,4	LCPR	All Cat. I's listed	Maintenance With FWC herbicide	\$375.68

C. Goals and Strategies

The primary management objectives for MPP will be continued treatment of invasive exotic plant species, maintenance of the public access, trails and monitoring litter. Grants and monies budgeted for mitigation of any governmental infrastructure project in Lee County may be used to supplement the operations budget to meet goals in a timely manner. Work will be prioritized in order of importance and ease of accomplishment, and include the tasks described below. An overview of the timeline for the projected goals and strategies can be found in the Projected Timetable for Implementation section of this plan.

Goals for the next 10 years are:

- keep invasive exotic plants at a management level & replant in areas where exotics have been treated or removed
- litter control, trail maintenance and public entrance maintenance with staff and volunteers
- continue guided walks and educational programs with volunteers
- monitor for exotic or feral animals

- boundary and interpretive sign maintenance
- change zoning and future land use

MPP is part of a countywide three times a year site inspection program. A copy of the site inspection form is available in the Land Stewardship Operations Manual. The inspection allows staff to monitor any impacts and/or changes to each preserve and includes listing all animal sightings and new plants found. If, during these inspections at the Preserve, staff finds FNAI listed species, staff will report those findings to FNAI using the appropriate form located in the LSOM.

The Florida Exotic Pest Plant Council's List of Invasive Species (www.fleppc.org) will be consulted in determining the invasive exotic plants to be controlled in each management unit. The invasive exotic plant control will be conducted with the least amount of impact to the Preserve possible and with appropriate herbicides (as per the LSOM).

If planting occurs, Florida Yards and Neighborhood program standards will be use, such as right plant right place and planting native.

VII. Projected Timetable for Implementation

Because most of the Preserve is not a C20/20 site (except for 1 acre), there is limited funding for land management activities. This will dictate a limited action plan, however LCPR's operations has funding that continues to improve and extend the boardwalk over the years with an extension plan for fiscal years 2017, 2018 and 2019.

After Preserve site visits, the extent of exotic plant infestations will determine the aggressiveness of implementation for any action. In a Ten Year Management Action Plan, the goal of having the exotic plants at a 95% control level will be ambitious. A marine debris litter removal plan, will be on - going, because the problem has little chance of subsiding due to growing anchorages located right off of the coast line, and will need to be in place. Ongoing partnerships with other agencies, such as Keep Lee County Beautiful, will help with supplies and volunteers to address the marine debris litter problem.

Funding will be sought through The Friends of Matanzas Pass Preserve, FWC, Southwest Florida Cooperative Invasive Species Management Area and other agencies for exotic pest plant control and native plantings when needed.

Implementation of these goals may be delayed due to changes in staff, budgetary constraints, extreme weather conditions or a change in priorities on properties managed by Lee County. Table 5 includes the years staff expects to accomplish anticipated management activities.

Table 5: Projected Timetable for Implementation

Management Activity	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Natural Resource Management											
Exotic Species Control											
Contracted Plant Treatments	X			X			X			X	
In-house Plant Treatments	On-Going	→	→	→	→	→	→	→	→	→	→
Exotic/Feral Animal Removal	Conducted as needed, monitoring on-going										
Monitor & Protect Listed Species											
Conduct tri-annual inspection	On-Going	→	→	→	→	→	→	→	→	→	→
Overall Protection											
Debris Removal	On-Going	→	→	→	→	→	→	→	→	→	→
Boundary Sign Maintenance	On-Going	→	→	→	→	→	→	→	→	→	→
Change Zoning and FLU Codes			X								
Public Use											
Public Access Maintenance	On-Going	→	→	→	→	→	→	→	→	→	→
Interpretive Sign Maintenance	On-Going	→	→	→	→	→	→	→	→	→	→
Volunteers											
Assist Volunteer Groups	On-Going	→	→	→	→	→	→	→	→	→	→

VIII. Financial Consideration

A. Funding

Funding sources will be investigated and applications will be made for appropriate grants or other sources of funding such as FWC's Invasive Plant Management Section for exotic control projects. Expended and Projected Cost and Funding Sources are listed in Appendix G.

B. Staffing

Maintenance for the Preserve is divided into operations and land management; both are located in the Department of Parks and Recreation. Conservation Lands management section is responsible for the management of the natural resources on all Preserves, and task include; conservation and restoration of biological communities, which includes:

- exotic plant removal and monitoring
- debris removal
- forming partnerships with other agencies and neighbors
- establishing volunteer programs
- protecting water resources
- ensuring appropriate compatible public access are maintained
- environmental educational programs
- response to public

Conservation Lands staff from other Preserves will be available to assist with management from time to time.

LCPR operations staff is responsible for taking care of daily public uses such as trash and litter collection, oversight of boardwalk, vegetation, and port-o-let maintenance.

Partnerships with the Florida Department of Environmental Protection (FDEP) and Keep Lee County Beautiful will be important to aid in the marine debris problem.

IX. Literature Cited

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X. Appendices

- A1. December 1975, Fee Simple Deed between John S. & Harriet Dunning and The Nature Conservancy
- A2. January 1977, Warranty Deed between John S. & Harriet Dunning and The Nature Conservancy
- A3. December 1993, Quick Claim Deed between The Nature Conservancy and Lee County
- A4. January 1995, Quick Claim Deed between the School Board of Lee County and Lee County Board of County Commissioners
- A5. February 1995, Quick Claim Deed between the School Board of Lee County and Lee County Board of County Commissioners
- A6. September 1995, Lease Agreement between the Estero Island Historic Society and Lee County, No. C961135
- A7. September 2000, Amendment Number 1 to Agreement No. C961135 between Estero Island Historic Society and Lee County
- A8. March 2006, Lease Agreement between Estero Island Historic Society and Lee County
- A9. January 2006, Warranty Deed between Randall D. Williamson and Lee County
- A10. January 2006, Warranty Deed between Douglas O. Williamson and Lee County
- B. Plant Sightings for Matanzas Pass Preserve
- C. Wildlife Sightings at Matanzas Pass Preserve
- D. Storm Surge-Coastal High Hazard
- E. Great Calusa Blueway Map
- F. Earth Education Programs
- G. Projected Cost and Future Funding Sources Table
- H. Public Releases and Meeting Minutes

Appendix: A1. December 1975, Fee Simple Deed between John S. & Harriet Dunning and The Nature Conservancy

321806 REC-1134 P2061

FEE SIMPLE DEED

THIS INSTRUMENT WAS PREPARED BY
L. T. JACKSON, ATTORNEY
P. O. BOX 2000, FORT MYERS BEACH, FLORIDA

THIS INSTRUMENT, Made this 5th day of December, 1975,
BETWEEN JOHN S. DUNNING, joined by his wife, HARRIET W. DUNNING, of
the County of Lee and State of Florida, parties of the first part,
and THE NATURE CONSERVANCY, a non-profit corporation organized under
the laws of the District of Columbia, with an office at 4293 Memorial
Drive, Decatur, Georgia 30032, part, of the second part.

WITNESSETH, That the said parties of the first part, for and as
a gift have hereby granted and transferred, and by these presents do
grant and transfer unto the said party of the second part, its suc-
cessors and assigns forever, all that certain parcel of land lying
and being in the County of Lee and State of Florida, more particularly
described as follows:

A tract or parcel of land in Sections 19 and 20, Township 46
South, Range 24 East, Lee County, Florida, consisting of more
22 acres, more or less, and more particularly described in that
certain 3 page legal description attached hereto and made a
part hereof as Exhibits A1, A2 and A3.

Subject to any and all easements, restrictions and reservations
of record; subject to taxes for years subsequent to 1975;
subject to the rights, if any, of the public to use as a
public beach or recreation area any part of the land lying
between the body of water abutting the subject property and
the natural line of vegetation, bluff, extreme high water
line or other apparent boundary line separating the publicly
used area from the upland private area.
Subject also to the continuing preservation of said land in
a natural state for the use of the public.

Together with all the tenements, hereditaments and appurtenances, with
every privilege, right, title interest and estate, dower and right of
dower reversion, remainder and easement thereto belonging or in any-
wise appertaining; To Have and To Hold the same in fee simple forever.

IN WITNESS WHEREOF, the said parties of the first part have
hereto set their hands and seals the day and year above written.

Signed, sealed and delivered
in our presence:

Carl H. [Signature]
E. [Signature]

John S. Dunning (Seal)
John S. Dunning

Harriet W. Dunning (Seal)
Harriet W. Dunning

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY That this day in the next above named State and
County before me, an officer duly authorized and acting, personally
appeared John S. Dunning joined by his wife, Harriet W. Dunning, to
me well known and known to me to be the individuals described in and
who executed the foregoing deed, and they acknowledged them and there-
before me that they executed said deed.

WITNESS my hand and official seal this 5th day of December
1975 at Fort Myers Beach, Lee County, Florida.

My Commission expires: 9/2/77

E. [Signature]
Notary Public

Pursuant to the condition contained in that certain Administrator's
Deed from the undersigned to the grantor in the foregoing deed dated
19 December 1974, and recorded in Official Record Book 1068, Page 210,
Public Records of Lee County, Florida, the undersigned does hereby
approve the foregoing conveyance.

LEE COUNTY-BANK
By: *[Signature]*

HOWELL F. DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS

ASSOCIATES:
JAMES R. KENNEDY, P. E. No. 6500
WILLIAM E. DAVIS, P. E. No. 17206

481-1331

SUITE "F" 6333 MCGREGOR BLVD.

FORT MYERS, FLORIDA 33901

OFF. REC. 1134 PG2062

REVISED LEGAL DESCRIPTION OF A

TRACT OR PARCEL OF LAND IN

SECTION 19 & 20 - TWP 46S - RG 24E

LEE COUNTY, FLORIDA

ALL OF THE LAND IN SECTIONS 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 24 EAST (COMPRISING 22 ACRES MORE OR LESS) LYING SOUTHERLY, SOUTHEASTERLY AND SOUTHWESTERLY OF THE MEAN HIGH WATER LINE, AND LYING NORTHERLY, NORTHWESTERLY AND NORTHEASTERLY OF THE FOLLOWING 4 (FOUR) TRACTS OR PARCELS OF LAND: "WINKLER SUBDIVISION" AS ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 8 AT PAGE 45 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; "ZIMMER'S ADDITION TO SHELL MOUND PARK" ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 11 AT PAGE 54 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; "SHELL MOUND PARK" SUBDIVISION AS ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 11 AT PAGE 4 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND ALSO THE TRACT OR PARCEL OF LAND DESCRIBED BY THE ATTACHED LEGAL DESCRIPTION PREPARED FOR MR. JOHN DUNNING.

Exhibit A1

OCTOBER 9, 1975

REVISED LEGAL DESCRIPTION
OF A PARCEL IN 19 & 20-46-24
FOR MR. JOHN DUNNING

OFF. REC. 1134 Pt 2063

SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTIONS 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 24 EAST AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 20; THENCE N 88° 38'06" E ALONG THE SOUTHERLY LINE OF THE AFORESAID SECTION 20 A DISTANCE OF 350.00 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUE N 88° 38'06" E ALONG THE AFORESAID SOUTHERLY SECTION LINE A DISTANCE OF 1141.55 FEET; THENCE N 1° 21'54" W A DISTANCE OF 100.00 FEET; THENCE N 34° 24'58" W A DISTANCE OF 644.31 FEET; THENCE N 71° 33'27" W A DISTANCE OF 1185.99 FEET; THENCE S 25° 06'18" W A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF WINKLER SUBDIVISION, A MAP OF PLAT OF SAID SUBDIVISION BEING RECORDED IN PLAT BOOK 8 AT PAGE 45 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 64° 53'42" E ALONG THE AFORESAID NORTHEASTERLY BOUNDARY LINE OF WINKLER SUBDIVISION A DISTANCE OF 50.00 FEET TO THE EASTERLY MOST CORNER OF THE AFORESAID WINKLER SUBDIVISION; THENCE S 25° 06'18" W ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE AFORESAID WINKLER SUBDIVISION A DISTANCE OF 12.17 FEET TO THE NORTHERLY MOST CORNER OF A TRACT OR PARCEL OF LAND THAT IS RECORDED IN OFFICIAL RECORD

Exhibit A2

OFF. REC. 1134 PC2064

REVISED LEGAL DESCRIPTION
OF PARCEL IN 19 & 20-46-24 - CONTINUED

BOOK 1072 AT PAGE 1469 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA;
THENCE S 64° 53'42" E ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE
AFORESAID TRACT OR PARCEL OF LAND A DISTANCE OF 500.00 FEET; THENCE
S 25° 06'18" W ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE AFORE-
SAID TRACT OR PARCEL OF LAND A DISTANCE OF 435.90 FEET; THENCE
S 88° 38'06" W ALONG THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID
PARCEL OR TRACT OF LAND A DISTANCE OF 222.65 FEET TO A POINT ON THE
WESTERLY LINE OF THE AFORESAID SECTION 20; THENCE SOUTH ALONG THE
AFORESAID WESTERLY SECTION LINE A DISTANCE OF 60.00 FEET TO A
POINT THAT IS 156.72 FEET NORTH OF THE SOUTHWEST CORNER OF THE A-
FORESAID SECTION 20; THENCE N 88° 38'06" E PARALLEL WITH THE
SOUTHERLY LINE OF THE AFORESAID SECTION 20 A DISTANCE OF 350.00
FEET; THENCE SOUTH PARALLEL WITH THE WESTERLY LINE OF THE AFORE-
SAID SECTION 20 A DISTANCE OF 156.72 FEET TO THE PRINCIPAL PLACE
OF BEGINNING.

SAID PARCEL CONTAINS 20.0 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTHERLY LINE OF
SECTION 20 BEARS N 88° 38'06" E.


HOWELL F. DAVIS
REG. LAND SURVEYOR NO 1884

Exhibit A3

OCTOBER 9, 1975

RECORDED IN OFFICE
OF THE CLERK OF
LEE COUNTY FLORIDA
REF ID: A1134
APR 15 1 44 PM '76
SAL GERARD
CLERK OF CIRCUIT COURT

OFF REC 1176 PC1476

EXHIBIT "A"

A parcel of land situated in the State of Florida, County of Lee, being a part of Sections 19 and 20, Township 46 South, Range 24 East and further bounded and described as follows:

Starting at the Southwest corner of the aforesaid Section 20, thence N 88°38'06" E along the Southerly line of the aforesaid Section 20 a distance of 350.00 feet to a point and the principal place of beginning; thence continue N 88°38'06" E along the aforesaid Southerly section line a distance of 1141.55 feet; thence N 1°21'54" W a distance of 100.00 feet; thence N 34°24'58" W a distance of 644.31 feet; thence N 71°33'27" W a distance of 1165.99 feet; thence S 25°06'18" W a distance of 200.00 feet to a point on the Northeastery boundary line of Winkler Subdivision, a map or plat of said subdivision being recorded in Plat Book 8, Page 45, Public Records of Lee County, Florida; thence S 64°53'42" E along the aforesaid Northeastery boundary line of Winkler Subdivision a distance of 50.00 feet to the Easterly most corner of the aforesaid Winkler Subdivision; thence S 25°06'18" W along the Southeastery boundary line of the aforesaid Winkler Subdivision a distance of 12.17 feet to the Northerly most corner of a tract or parcel of land that is recorded in GR Book 1072, Page 1409, Public Records of Lee County, Florida; thence S 64°53'42" E along the Northeastery boundary line of the aforesaid tract or parcel of land a distance of 500.00 feet; thence S 25°06'18" W along the Southeastery boundary line of the aforesaid tract or parcel of land a distance of 435.90 feet; thence S 88°38'06" W along the Southerly boundary line of the aforesaid parcel or tract of land a distance of 222.55 feet to a point on the Westerly line of the aforesaid Section 20; thence South along the aforesaid Westerly section line a distance of 60.00 feet to a point that is 156.72 feet North of the Southwest corner of the aforesaid Section 20; thence N 88°38'06" E parallel with the Southerly line of the aforesaid Section 20 a distance of 350.00 feet; thence South parallel with the westerly line of the aforesaid Section 20 a distance of 156.72 feet to the principal place of beginning.

CLERK

JAN 7 4 31 PM '77

RECORDED

Appendix A3. December 1993, Quick Claim Deed between The Nature Conservancy and Lee County

THIS INSTRUMENT WAS PREPARED BY:
Marie F. Melchiori, Esq.
The Nature Conservancy
2699 Lee Road, Suite 500
Winter Park, FL 32789

3546956

2409R
-7015

70
Notary Public for the State of Florida
Helenwood
Notary Clerk

DR2475 PG3316

THIS SPACE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made the 70 day of December, A.D., 1993, by THE NATURE CONSERVANCY, a nonprofit corporation organized and existing under the laws of the District of Columbia, authorized to transact business in the State of Florida as The Nature Conservancy, Inc., and having an address at 2699 Lee Road, Suite 500, Winter Park, Florida 32789, hereinafter called the ("Grantor"), to LEE COUNTY, a political subdivision of the State of Florida ("Grantee"), with an address at 2115 Second Street, Fort Myers, Florida 33901.

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, to Grantor in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained sold and conveyed to Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in Lee County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center line thereof;

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises;

RECORDED VERIFIED - OFFICE OF THE CLERK OF COURTS
BY: G. S. HARRIS, C.S.

DR2475 PG3317

Subject to any and all easements, restrictions and reservations of record; subject to taxes for years subsequent to 1993; subject to the rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line or other apparent boundary line separating the publicly used area from the upland private area.

This conveyance is further made subject to the express condition and limitation that the premises conveyed shall forever be held as a nature preserve for scientific, educational and aesthetic purposes, and shall be kept entirely in its natural state, excepting only such fences, foot trails, improvements and property maintenance activities as may be appropriate to effectuate the foregoing purpose without impairing the essential natural character of the premises.

The Nature Conservancy shall have the right to enforce this restriction by an action in law or in equity before a court of competent jurisdiction.

As part of the consideration for this Deed, and by acceptance thereof, the Grantee agrees to erect and maintain a permanent plaque or other appropriate record at a prominent location on the within described premises bearing the following statement: "This area was acquired with the assistance of The Nature Conservancy."

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of Witnesses:

THE NATURE CONSERVANCY, a nonprofit District of Columbia corporation, authorized to transact business in the State of Florida as The Nature Conservancy, Inc.

sign _____

print _____

sign Glacia M. McCarty

print Glacia M. McCarty

By: John R. Flicker
John R. Flicker
Its Vice President

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 16th day of December, 1993, by John R. Flicker, as Vice President of The Nature Conservancy, a District of Columbia nonprofit corporation, authorized to transact business in the State of Florida as The Nature Conservancy, Inc. on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC:

sign Dorothy M. Crowell

print: Dorothy M. Crowell

State of Florida at Large (Seal)

My Commission Expires: 7/1/96



OFFICIAL SEAL
DOROTHY M. CROWELL
My Commission Expires
July 1, 1996
Comm. No. CC 211956

APPROVED AS TO FORM

Timothy Jones
OFFICE OF COUNTY ATTORNEY

OR2475 PG3318

EXHIBIT A

A parcel of land situated in the State of Florida, County of Lee, Sections 19 and 20, Township 46 South, Range 24 East and further bounded and described as follows:

All of the land in Sections 19 and 20, Township 46 South, Range 24 East lying Southerly, Southeasterly and Southwesterly of the mean high water line, and lying Northerly, Northwesterly and Northeasterly of the following 4 (four) tracts or parcels of land: "Winkler Subdivision" as according to the map or plat recorded in Plat Book 8 at Page 45 of the Public Records of Lee County, Florida; "Zimmer's Addition to Shell Mound Park" according to the map or plat recorded in Plat Book 11 at Page 54 of the Public Records of Lee County, Florida; "Shell Mound Park" Subdivision as according to the map or plat recorded in Plat Book 11 at Page 4 of the Public Records of Lee County, Florida. Said parcel comprising 22 acres, more or less.

- AND -

A parcel of land situated in the State of Florida, County of Lee, Sections 19 and 20, Township 46 South, Range 24 East and further bounded and described as follows:

Starting at the Southwest corner of the aforesaid Section 20; thence North 88° 38'06" East along the Southerly line of the aforesaid Section 20 a distance of 350.00 feet to a point and the principal place of beginning; thence continue N 88° 38'06" East along the aforesaid Southerly section line a distance of 1141.55 feet; thence North 1° 21'54" West a distance of 100.00 feet; thence North 34° 24'58" West a distance of 644.31 feet; thence North 71° 33'27" West a distance of 1185.99 feet; thence South 25° 06'18" West a distance of 200.00 feet to a point on the Northeasterly boundary line of Winkler Subdivision, a map or plat of said Subdivision being recorded in Plat Book 8 at Page 45 of the Public Records of Lee County, Florida; thence South 64° 53'42" East along the aforesaid Northeasterly boundary line of Winkler Subdivision a distance of 50.00 feet to the Easterly most corner of the aforesaid Winkler Subdivision; thence South 25° 06'18" West along the Southeasterly boundary line of the aforesaid Winkler Subdivision a distance of 12.17 feet to the Northerly most corner of a tract or parcel of land that is recorded in Official Record Book 1072 at Page 1469 of the Public Records of Lee County, Florida; thence South 64° 53'42" East along the Northeasterly boundary line of the aforesaid tract or parcel of land a distance of 500.00 feet; thence South 25° 06'18" West along the Southeasterly boundary line of the aforesaid tract or parcel of land a distance of 435.90 feet; thence South 88° 38'06" West along the Southerly boundary line of the aforesaid parcel or tract of land a distance of 222.65 feet to a point on the Westerly line of the aforesaid Section 20; thence

OR2475 PG3319

EXHIBIT A CONTINUED

South along the aforesaid Westerly section line a distance of 60.00 feet to a point that is 156.72 feet North of the Southwest corner of the aforesaid Section 20; thence North $88^{\circ} 38' 06''$ East parallel with the Southerly line of the aforesaid Section 20 a distance of 350.00 feet; thence South parallel with the Westerly line of the aforesaid Section 20 a distance of 156.72 feet to the principal place of beginning.

Said parcel comprising 20.00 acres, more or less.

¹ Bearings are based on the assumption that the Southerly line of Section 20 bears N $88^{\circ} 38' 06''$ East.

Record and Return to:
Maria F. Melchiori, Esq.
The Nature Conservancy
2699 Lee Road, Suite 500
Winter Park, FL 32789

(S:\DOIT\IS\PROJECTS\MATANKAS\DEED)

DR2475 P63320

CHARLE GREEN LEE CIV. FL.
94 FEB 28 PM 3:53

Appendix A4. Quick Claim Deed, January 1995 between The School Board of Lee County and Lee County Board of County Commissioners

15.00

3772497

Instrument Prepared by:
 Marianne Kantor, Esq.
 Lee County School Board
 2055 Central Avenue
 Fort Myers, FL 33901

QUIT-CLAIM DEED

THIS INDENTURE, Made this 24 day of January, 1995 between THE SCHOOL BOARD OF LEE COUNTY, FLORIDA, party of the first part and LEE COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida, whose post office address is P. O. Box 398, Fort Myers, FL 33902, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remise, released and quit-claimed, and by these presents does remise, release, and quit-claim unto the said party of the second part, and their heirs and assigns forever, all the estate, right, title, lien, equity, interest, claim and demand which the said party of the first part has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Lee, State of Florida, to-wit:

A parcel of property located in Section 19, Township 46 South, Range 24 East, Lee County, Florida, more particularly described on attached Exhibit A.

TO HAVE AND TO HOLD the same together with all singular and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year above written.

Witnesses: SCHOOL BOARD OF LEE COUNTY, FLORIDA
 By: Margaret Sirianni
 Margaret Sirianni, Chairman

STATE OF FLORIDA
 COUNTY OF LEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MARGARET SIRIANNI, who is personally known to me and who did not take an oath, and that she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of January, 1995.

Marie A. Butler
 Notary Public, State of Florida

Print Name: Marie A. Butler

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
 BY COMMISSION EXPIRES: 11/17/95
 BONDED WITH CENTRAL INS. COVD.

APPROVED AS TO FORM

J. H. [Signature]
 OFFICE OF COUNTY ATTORNEY

APPROVED AS TO FORM:

By: [Signature]
 School Board Attorney
 5-3-95

DR2599 PG0784

Exhibit A

A parcel or tract of land lying in the State of Florida, County of Lee, being a part of Section 19, Township 46 South, Range 24 East, and being a part of Block J of Winkler Subdivision as recorded in Plat Book 8 at Page 45 of the public records of Lee County, Florida and more particularly described as follows:

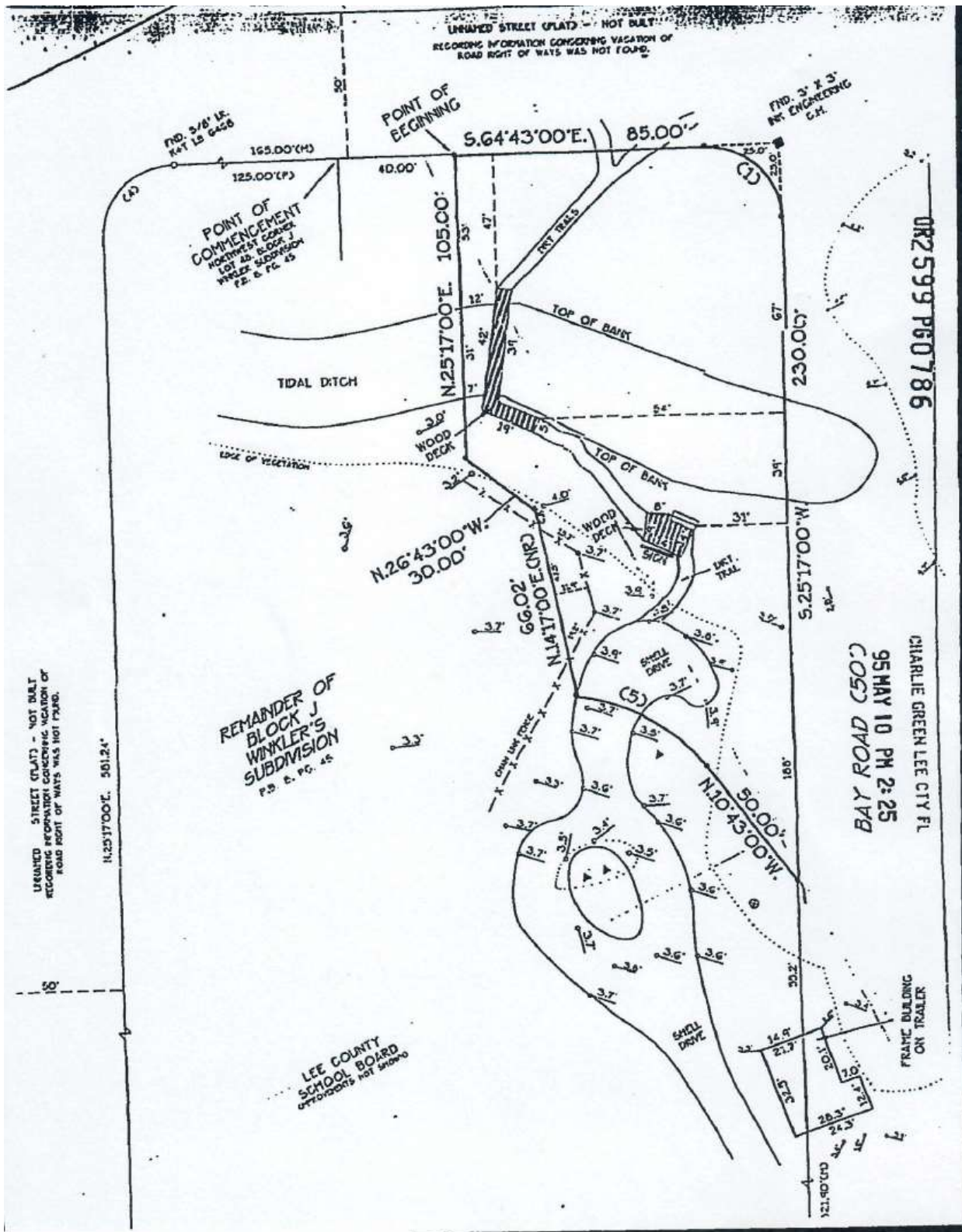
Commencing at the Northwestern most corner of Lot 48 of said Block J; thence S. 64°43'00" E. along the Northerly line of said Lot 48, Block J, for 40.00 feet to the point of beginning of the herein described parcel; thence continue S. 64°43'00" E. along said Northerly line for 85.00 feet to the beginning of a curve concave to the Southwest and having a radius of 25.00 feet; thence Southeasterly along said curve through a central angle of 90°00'00" for an arc distance of 39.27 feet; thence S. 25°17'00" W. along the Easterly line of said Block J and the Westerly right-of-way line of Bay Street (50 feet wide) for 230.00 feet; thence N. 10°43'00" W. for 50.00 feet to the beginning of a curve concave to the Southwest and having a radius of 65.00 feet; thence Northwesterly along said curve through a central angle of 46°44'28" for an arc distance of 53.03 feet; thence N. 14°17'00" E. for 66.02 feet; thence N. 26°43'00" W. for 30.00 feet; thence N. 25°27'00" E. for 105.00 feet to the point of beginning.

Parcel contains .46 acres, more or less.

Bearings are based on the Westerly right-of-way line of Bay Street as bearing S. 25°27'00" W.

Acquisition approved by the Lee County Board
of Commissioners' action on 5/03/95
and accepted on behalf of the board by
Verna R. Mann on 5/10/95
in accordance with F.S. 125

DR2599 P60785



UNPAVED STREET (PLAT) - NOT BUILT.
 RECORDING INFORMATION CONCERNING VACATION OF
 ROAD RIGHT OF WAYS WAS NOT FOUND.

FIG. 5/8' 1/4
 K-17 LB 6458

FIG. 3' X 3'
 MRY ENGINEERING
 C.H.

POINT OF COMMENCEMENT
 NORTHEAST CORNER
 LOT 22, BLOCK J
 WINKLER SUBDIVISION
 P. 2, P. 45

POINT OF BEGINNING

DR2599 PG0786

UNPAVED STREET (PLAT) - NOT BUILT.
 RECORDING INFORMATION CONCERNING VACATION OF
 ROAD RIGHT OF WAYS WAS NOT FOUND.

REMAINDER OF
 BLOCK J
 WINKLER'S
 SUBDIVISION
 P. 2, P. 45

LEE COUNTY
 SCHOOL BOARD
 OFFICIALS NOT SHOWN

CHARLIE GREEN LEE CITY FL
 95 MAY 10 PM 2:25
 COSY ROAD ROAD YAY

FRAMING
 BUILDING
 CHAIR TRAILER

Appendix A5. Quick Claim Deed, February 1995 between The School Board of Lee County and Lee County Board of County Commissioners

15.00

APPROVED
FEB 28 1995
BY BOARD

3772496

Instrument Prepared by:
Marianne Kantor, Esq.
Lee County School Board
2055 Central Avenue
Fort Myers, FL 33901

QUIT-CLAIM DEED

THIS INDENTURE, Made this 28 day of February, 1995 between THE SCHOOL BOARD OF LEE COUNTY, FLORIDA, party of the first part and LEE COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida, whose post office address is P. O. Box 398, Fort Myers, FL 33902, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has renised, released and quit-claimed, and by these presents does renise, release, and quit-claim unto the said party of the second part, and their heirs and assigns forever, all the estate, right, title, lien, equity, interest, claim and demand which the said party of the first part has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Lee, State of Florida, to-wit:

A parcel of property located in Section 19, Township 46 South, Range 24 East, Lee County, Florida, more particularly described on attached Exhibit A.

TO HAVE AND TO HOLD the same together with all singular and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year above written.

Witnesses: SCHOOL BOARD OF LEE COUNTY, FLORIDA

Maria Bitter
Margaret Sirlanni
By: Margaret Sirlanni
Margaret Sirlanni, Chairman

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MARGARET SIRIANNI, who is personally known to me and who did not take an oath, and that she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of March, 1995.

Maria A. Bitter
Notary Public, State of Florida
Print Name: Maria A. Bitter

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 10/1995
BONDED THROUGH GENERAL INS. PANEL

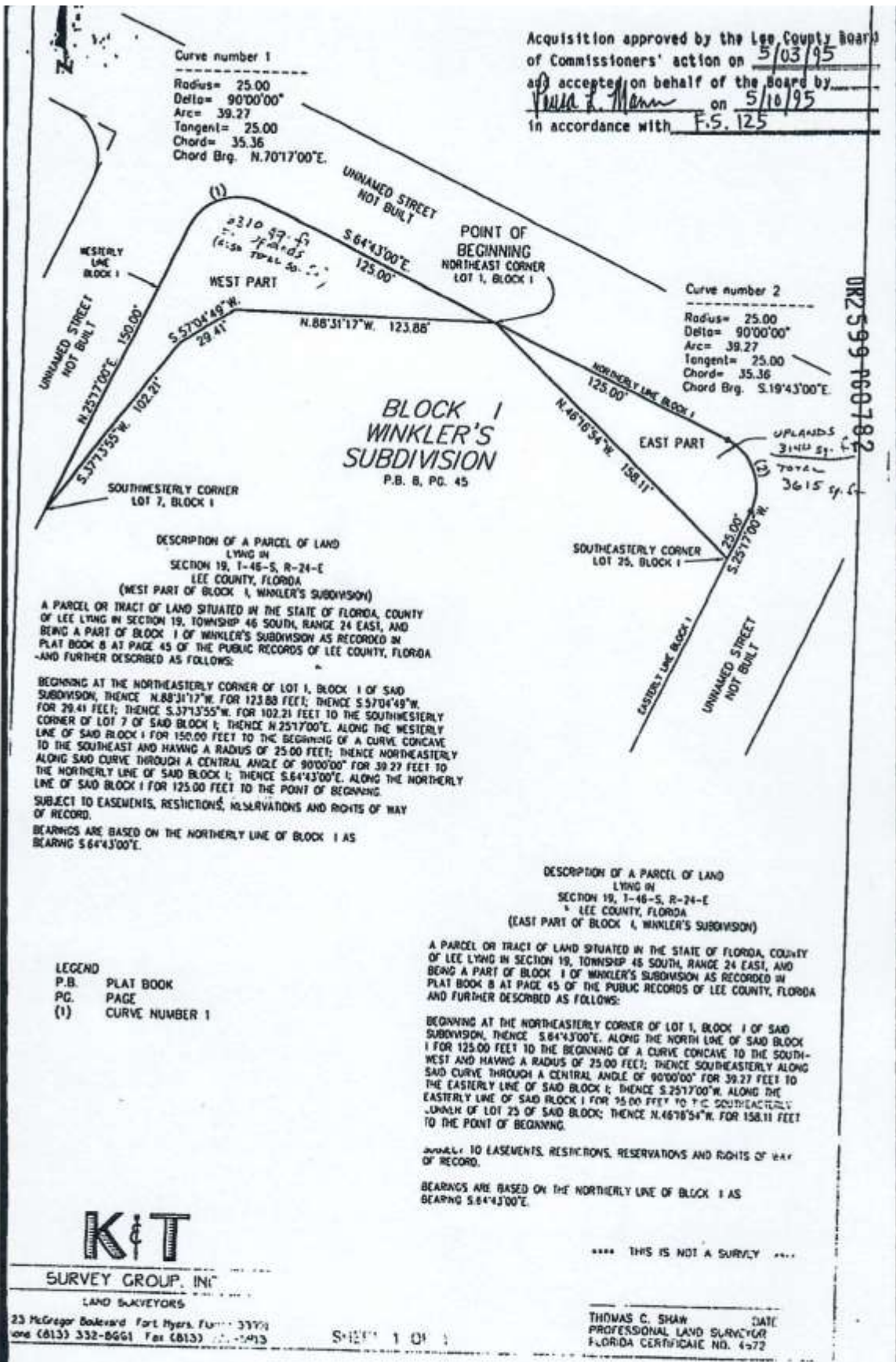
APPROVED AS TO FORM
[Signature]
OFFICE OF COUNTY ATTORNEY

APPROVED AS TO FORM
[Signature]
By: [Signature]
School Board Attorney

C17a
5-3-95

DR2599 P80781

Acquisition approved by the Lee County Board of Commissioners' action on 5/03/95
 and accepted on behalf of the Board by Willie E. Mann on 5/10/95
 in accordance with F.S. 125



Curve number 1
 Radius= 25.00
 Delta= 90°00'00"
 Arc= 39.27
 Tangent= 25.00
 Chord= 35.36
 Chord Brg. N.70°17'00"E.

Curve number 2
 Radius= 25.00
 Delta= 90°00'00"
 Arc= 39.27
 Tangent= 25.00
 Chord= 35.36
 Chord Brg. S.19°43'00"E.

**BLOCK 1
 WINKLER'S
 SUBDIVISION**
 P.B. B, PG. 45

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 19, T-46-S, R-24-E LEE COUNTY, FLORIDA (WEST PART OF BLOCK 1, WINKLER'S SUBDIVISION)
 A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST, AND BEING A PART OF BLOCK 1 OF WINKLER'S SUBDIVISION AS RECORDED IN PLAT BOOK B AT PAGE 45 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF SAID SUBDIVISION, THENCE N.88°31'17"W. FOR 123.88 FEET; THENCE S.57°04'49"W. FOR 29.41 FEET; THENCE S.37°13'55"W. FOR 102.21 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7 OF SAID BLOCK 1; THENCE N.25°17'00"E. ALONG THE WESTERLY LINE OF SAID BLOCK 1 FOR 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO THE NORTHERLY LINE OF SAID BLOCK 1; THENCE S.64°43'00"E. ALONG THE NORTHERLY LINE OF SAID BLOCK 1 FOR 125.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.
 BEARINGS ARE BASED ON THE NORTHERLY LINE OF BLOCK 1 AS BEARING S.64°43'00"E.

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 19, T-46-S, R-24-E LEE COUNTY, FLORIDA (EAST PART OF BLOCK 1, WINKLER'S SUBDIVISION)

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST, AND BEING A PART OF BLOCK 1 OF WINKLER'S SUBDIVISION AS RECORDED IN PLAT BOOK B AT PAGE 45 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF SAID SUBDIVISION, THENCE S.64°43'00"E. ALONG THE NORTH LINE OF SAID BLOCK 1 FOR 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO THE EASTERLY LINE OF SAID BLOCK 1; THENCE S.25°17'00"W. ALONG THE EASTERLY LINE OF SAID BLOCK 1 FOR 25.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25 OF SAID BLOCK 1; THENCE N.46°16'54"W. FOR 158.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.
 BEARINGS ARE BASED ON THE NORTHERLY LINE OF BLOCK 1 AS BEARING S.64°43'00"E.

- LEGEND
 P.B. PLAT BOOK
 PG. PAGE
 (1) CURVE NUMBER 1

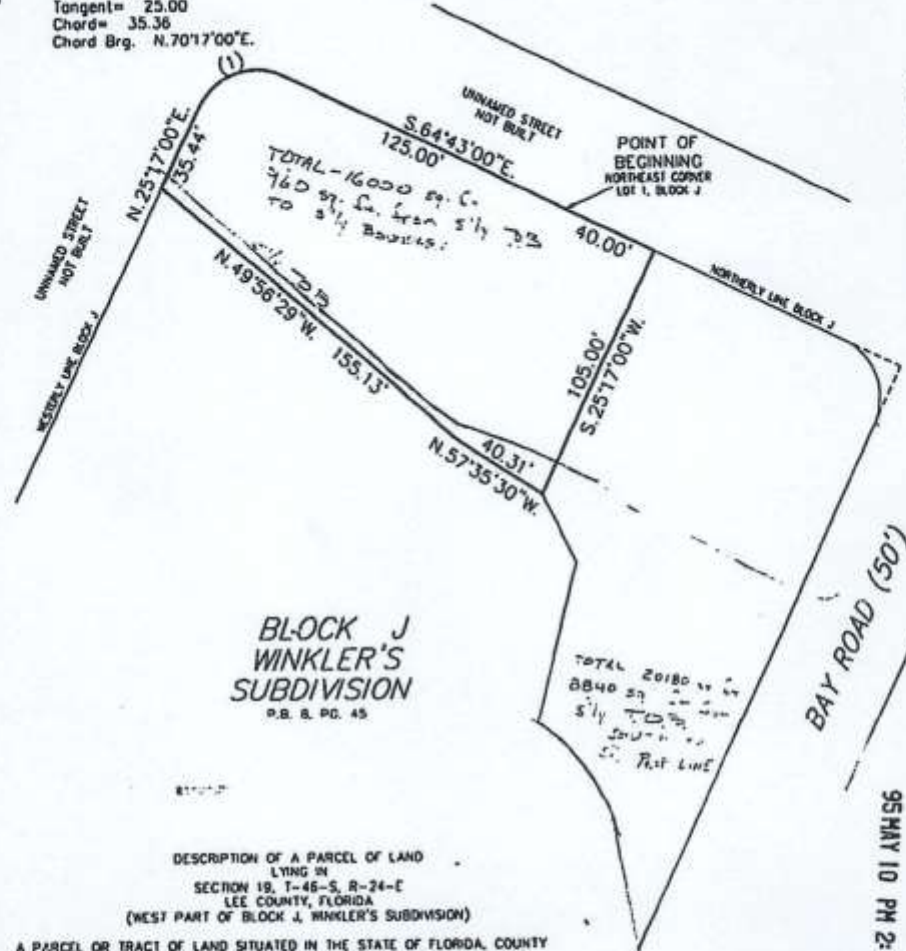
K&T
 SURVEY GROUP, INC.
 LAND SURVEYORS
 23 McGregor Boulevard Fort Myers, Florida 33701
 Phone (813) 332-8661 Fax (813) 332-1413

THOMAS C. SHAW DATE
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 4272

SKETCH TO ACCOMPANY DESCRIPTION



Curve number 1
 Radius= 25.00
 Delta= 90°00'00"
 Arc= 39.27
 Tangent= 25.00
 Chord= 35.36
 Chord Brg. N.70°17'00"E.



OR2599 P60783

CHARLIE GREEN LEE CITY FL
 95 MAY 10 PM 2:25

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 19, T-46-S, R-24-E LEE COUNTY, FLORIDA (WEST PART OF BLOCK J, WINKLER'S SUBDIVISION)

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST, AND BEING A PART OF BLOCK J OF WINKLER'S SUBDIVISION AS RECORDED IN PLAT BOOK 8 AT PAGE 45 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK J OF SAID SUBDIVISION, THENCE S.64°43'00"E ALONG THE NORTHERLY LINE OF SAID BLOCK FOR 40.00 FEET; THENCE S.25°17'00"W FOR 105.00 FEET; THENCE N.57°35'30"W FOR 40.31 FEET; THENCE N.49°56'29"W FOR 155.13 FEET TO THE WESTERLY LINE OF SAID BLOCK; THENCE N.25°17'00"E ALONG THE WESTERLY LINE OF SAID BLOCK FOR 35.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO THE NORTHERLY LINE OF SAID BLOCK; THENCE S.64°43'00"E ALONG NORTHERLY LINE OF SAID BLOCK FOR 125.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE BASED ON THE NORTHERLY LINE OF BLOCK J AS BEARING S.64°43'00"E.

LEGEND
 P.B. PLAT BOOK
 PG. PAGE
 (1) CURVE NUMBER

**** THIS IS NOT A SURVEY ****



SURVEY GROUP, INC.

LAND SURVEYORS

2223 McGregor Boulevard Fort Myers Florida 33901
 Phone (813) 332-8661 Fax (813) 332-5913

SHEET 1 OF 1

THOMAS C. SHAW DATE
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 472

Appendix A6. 1995 Lease Agreement between the Estero Island Historic Society and Lee County

FMB TOWNHALL 2397650909 05/17 '05 04:36 NO.453 05/12
01/12/05 WED 17:29 FAX 1 841 461 7420 PARAREC UP @004

@961135

LEASE AGREEMENT

THIS AGREEMENT, entered into this 22 day of Sept 1995, by and between the Estero Island Historic Society hereinafter referred to as "LESSEE", whose business address is P.O. Box 2815, Ft. Myers Beach, Fla., 33932, and LEE COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the "LESSOR", whose business address is P.O. Box 398, Fort Myers, Florida 33902.

WITNESSETH:

WHEREAS, it is the goal of Lee County to identify, preserve and protect those living reminders of its historical heritage; and

WHEREAS, it is the policy of Lee County to educate its citizens on the significance and importance of its historical heritage; and

WHEREAS, the Estero Island Historic Society has demonstrated its interest and capability in presenting the history of Estero Island to the citizens of Lee County through its museum and programs; and

WHEREAS, Lee County is committed to cooperation and positive encouragement of the creation of the Historic Museum of Estero Island; and

WHEREAS, the Estero Island Historic Society has made formal request for the use of property adjacent to the Matanzas Nature Preserve to locate a historic building to be used as a museum facility; and

WHEREAS, the Lee County Board of County Commissioners finds that the subject property herein is not needed for County purposes; and

NOW, THEREFORE, for the consideration stated herein, the LESSEE and LESSOR do hereby mutually agree as follows:

1. **DESCRIPTION OF PREMISES:** The LESSOR lease to the LESSEE, the property located in Section 19, Township 46 South, Range 24 East, Lee County, Florida. Property is located at the entrance to the Matanzas Pass Wilderness Preserve.

2. **TERM:** The LESSEE shall lease the described property for a period of five (5) years, and is hereby granted the option to renew the lease, for additional five (5) year periods. The LESSEE agrees that these restrictions/conditions shall encumber the property until the expiration of the lease between the above mentioned Parties, their successors and assigns.

3. **RENT:** The lease of the property on a yearly basis will be one dollar, payable in yearly installments, due annually on the date of this Agreement.

4. **USE:** The LESSEE shall use the property as a museum and no other purpose, unless specifically approved in writing and in advance by the LESSOR.

5. **OPERATION:** The LESSEE is totally responsible for operating the museum, however, the LESSOR must approve hours of operation.

6. **SECURITY:** The LESSEE shall bear the full responsibility for adequate security, security lights, and a security system to protect the property from vandalism.

7. **ASSIGNMENT:** This lease shall not be assigned, transferred, or sublet without the express written permission of the LESSOR. Any attempt to do so will void this lease agreement.

8. The LESSEE shall bear full responsibility and submit a site plan which is acceptable and approved by the Division of Code Enforcement and Maintenance and Repairs.

9. **REPAIRS AND MAINTENANCE:** The LESSOR, at LESSEE'S expense, shall maintain and keep the premises in good condition. The LESSOR will not be responsible for repair and maintenance of this structure. The LESSEE agrees to maintain the property in accordance with the good preservation practices and the Secretary of the Interior's Standards for Rehabilitation as they may be promulgated from time to time. In the event of partial or total

destruction, LESSEE shall have the option to repair or rebuild. However, in no event shall the LESSOR be responsible for replacing or repairing premises should destruction occur.

10. **INDEMNITY CLAUSE:** The LESSEE shall be liable and agrees to be liable for and shall indemnify and hold the LESSOR, its officers, agents and employees harmless for any and all claims, suits, judgments or damages, losses, expenses including court costs and reasonable attorney's fees arising out of the LESSEE'S errors, omissions, and/or negligence or the errors, omissions, and/or negligence of the LESSEE'S agents or contractors or sub-contractors engaged by the LESSEE during the providing, performing and furnishing of services, work or materials pursuant to this lease.

11. **INSURANCE:** The LESSEE shall procure and maintain in force liability insurance, including coverage for personal injury, death, property damage (with limits of not less than \$100,000 per person, \$300,000 per occurrence) and any other losses, expenses and attorney fees. LESSOR shall be named as an additional insured on the insurance policy to indemnify the LESSOR for claims resulting from the use of the property. The LESSEE shall provide the LESSOR copies of the certificates of the required insurance prior to occupancy.

12. **CODE ENFORCEMENT:** The LESSEE shall be responsible for bringing the property up to the requirements of the Standard Building Code and maintaining it at such level and in accordance with good preservation practices and the Secretary of the Interior's Standards for Rehabilitation, as they may be promulgated from time to time.

13. **PAYMENT OF UTILITIES:** The LESSEE shall bear the cost of electricity, telephone, water and sewer charges, and any other desired services to the premises at its own expense. The LESSEE shall bear the full responsibility for trash pickup and provide a container for such services.

14. MODIFICATIONS: The LESSEE agrees that no modification will be made to the property without advance review and approval of the modification by the Lee County Historic Preservation Board, its successors or assigns. The LESSEE agrees to design any modifications to the property in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

15. INSPECTION OF PREMISES: The LESSEE agrees that the Lee County Historic Preservation Board, its agents and its designees, have the right to inspect the property at all reasonable times upon reasonable notice in order to ascertain whether these conditions are being observed.

16. COUNTY'S REMEDIES ON LESSEE'S BREACH: The LESSOR shall have the following remedies in addition to LESSOR'S rights and remedies at law in the event the LESSEE breaches this lease:

- (a) Upon termination, for any reason, the LESSEE shall return the property to its condition at the time of entering the Lease.
- (b) Reentry - the LESSOR has the right to obtain possession of the property as provided by law.
- (c) Termination - After reentry, the LESSOR may terminate upon giving thirty (30) days written notice of such termination to the LESSEE.
- (d) Reletting premises - After reentry, the LESSOR may relet the premises or any part thereof, for any term without terminating the lease at such.

In the event of a violation of these conditions, the enforcing party shall be entitled to recover its costs and attorney fees incurred, including such costs as may be expended to restore the property to its condition before the violation occurred.

17. SIGNS, MARQUEES, ETC. : The LESSEE will not construct or place, or permit to be constructed or placed, signs, marquees, or other structures projecting from the exterior of the premises without the LESSOR'S written consent thereto. LESSEE shall not cause any sign, advertisement notice or other lettering to be exhibited, inscribed painted or affixed to the building or affixed to any portion of the premises except for business identification signs which shall be substantially uniform in size design, color, location and subject to the prior written approval of LESSOR or agent.

IN WITNESS WHEREOF, the LESSOR and the LESSEE have caused this Lease Agreement to be executed by their authorized officers.

ATTEST:

CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: Ruth Green
Deputy Clerk

By: John E. Albin
Chairman

WITNESSES:

Johanna M. Campbell
[Signature]

ESTERO ISLAND HISTORIC SOCIETY

By: Judith E. FitzSimons
President

APPROVED AS TO LEGAL FORM

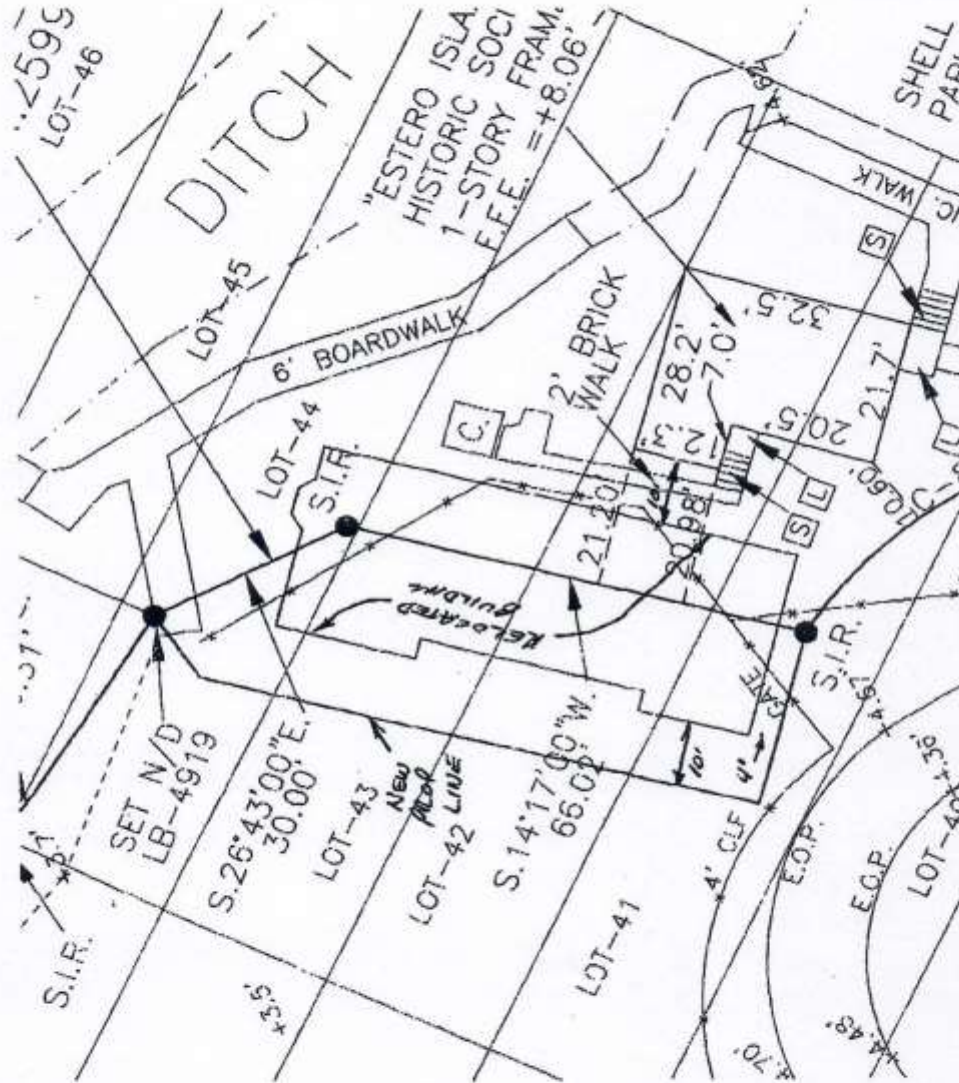
By: [Signature]
Assistant County Attorney

481-1331 PH

SCOTT

MAN - COMMENTS ??

765-0909
MAY





Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard, Suite 1
Fort Myers, Florida 33919-5910
email - fmo@bwlk.net
(Ph) 941-481-1331 (Fax) 941-481-1073

Description of a Parcel of Land
Lying in
Section 19, Township 46 South, Range 24 East
Town of Fort Myers Beach, Lee County, Florida
(Additional Historic Society Parcel)

A parcel of land situated in the State of Florida, County of Lee, Town of Fort Myers Beach, Section 19, Township 46 South, Range 24 East, being a part of Lots 40 and 41, Block J, Winkler Subdivision as recorded in Plat Book 8 at Page 45, Public Records, and further described as follows:

Commencing at the northwesterly most corner of Lot 48 of said Block J; thence S25°17'00"W along the westerly line of Lots 48, 47, 46 and 45 for 100.00 feet to the northwest corner of Lot 44, Block J of said subdivision, thence S57°35'30"E for 40.31 feet; thence S26°43'00"E for 30.00 feet, thence S14°17'00"W for 66.02 feet to the Point of Beginning; thence continue S14°17'00"W for 25.00 feet; thence S67°27'26"E for 35.92 feet to an intersection with a non-tangent curve to the left (concave to the southwest) having a radius of 65.00 feet and a chord bearing of N36°02'33"W; thence northwesterly along said curve through a central angle of 42°49'50" for 48.59 feet to the Point of Beginning.

Containing 600 square feet, more or less.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bearings are based on the westerly line of Bay Road (the easterly line of said Block J) as bearing N25°17'00"E

Bean, Whitaker, Lutz & Kareh, Inc. (as agent)


Scott C. Whitaker, P.S.M. 4324

32470DESC1 3/18/02

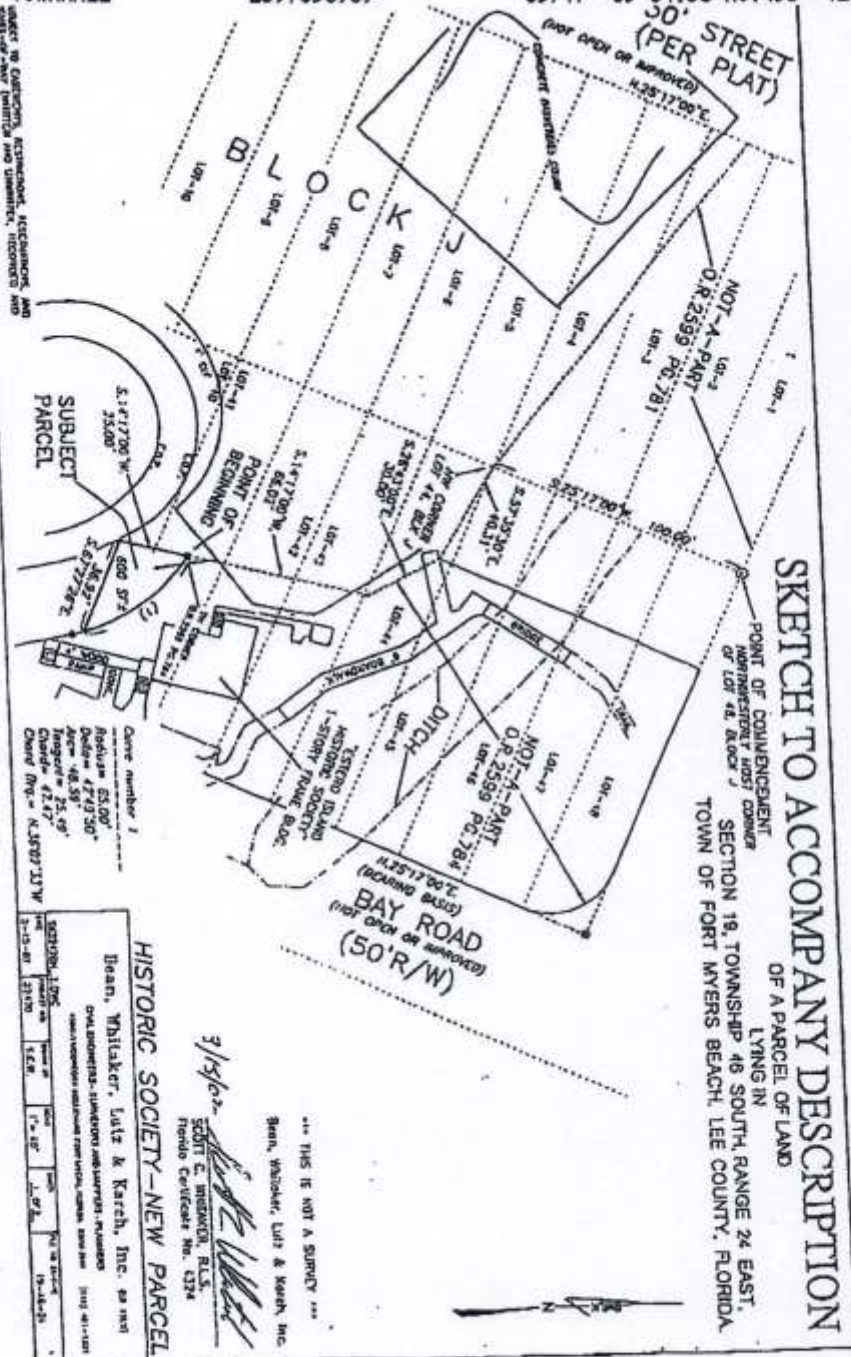
FRANCIS S.
WILSON S. M.D., P.E., CHAIRMAN
SCOTT C. WHITAKER, P.S.M., PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATE
DANIEL D. KANE, P.S.M.
EMERITUS P.S.M. 33, 754
FRANCIS S. WILSON, P.E.
TOTAL P. 82

SUBJECT TO CURRENTLY RECORDED, RECORDS AND
COPIES OF ANY PLATS AND SURVEYS, RECORDS AND
INDEMNITIES



SKETCH TO ACCOMPANY DESCRIPTION
OF A PARCEL OF LAND
LYING IN
SECTION 18, TOWNSHIP 48 SOUTH, RANGE 24 EAST,
TOWN OF FORT MYERS BEACH, LEE COUNTY, FLORIDA

POINT OF CONJUNCTION
OF LOT 16 & DITCH
DITCH
BAY ROAD
(50'R/W)
(NOT OPEN OR APPROVED)
H.15°15'11\"/>

Curve number 1
Radius 53.00'
Delta 42.9350°
Arc 46.3935'
Chord 42.47'
Chord Ang. = N.38°07'11\"/>

HISTORIC SOCIETY-NEW PARCEL

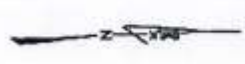
Dean, Thibault, Lutz & Karch, Inc. as agent
DALLAS, TEXAS - SURVEYORS AND ENGINEERS - PLANNERS
www.thibaultlutz.com www.tlka.com www.tlka.com

SECTION	18	TOWNSHIP	48	RANGE	24
COUNTY	LEE	STATE	FL	PLAT	19-44-23

3/15/02
SCOTT C. MERRITT, R.L.S.
Florida Certificate No. 1274

Ben, Winkler, Lutz & Karch, Inc.

THIS IS NOT A SURVEY



Appendix 7. 2000 Amendment Number 1 to Agreement No. C961135 between the Estero Island Historic Society and Lee County

FMB TOWNHALL 2397650909 05/17 '05 04:35 NO.453 03/12
01/12/05 WED 17:28 FAX 1 941 461 7420 PARK&REC UP

002

**AMENDMENT NUMBER 1
TO
AGREEMENT NO. C961135**

This First Amendment to Agreement No. C961135 is made and entered into this day of Sept 2000, by and between Lee County, a political subdivision of the State of Florida, hereinafter referred to as "County" and Estero Island Historic Society, hereinafter referred to as "Historic Society."

RECITALS

WHEREAS, the parties entered into an Agreement beginning September 22, 1995 for the purpose of using the property adjacent to Matanzas Nature Preserve to locate a historic building to be used as a museum.

WHEREAS, the parties seek to amend the Agreement to extend the time for the use of the property.

NOW, THEREFORE, in consideration of the above premises and other good and valuable consideration, the sufficiency of which is hereby acknowledged by the parties, the Historic Society and County hereby agree to amend the Agreement as follows:

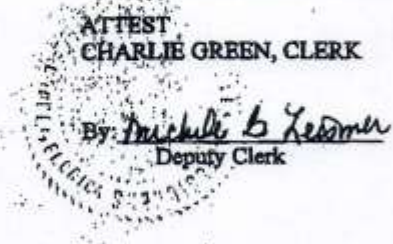
1. The recitals as set forth above are incorporated into the terms of the Agreement as if set out herein at length.
2. The County and Historic Society hereby extend the term of this Agreement to September 22, 2005.
3. The County will be liable for money damages in tort for any injuries to or losses of property, personal injury, or death caused by the negligent or wrongful act(s) or omissions(s) of any official or employee of the County while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be held to be liable in accordance with the general laws of the State of Florida, subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised or amended from time to time.
4. All of the remaining terms in the Agreement, attached hereto, remain the same.

C7b
9-12-00

IN WITNESS WHEREOF, the parties hereto have caused the execution hereby by their duly authorized officials on the date set forth above.

ATTEST
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA



By: Michelle B. Keenan
Deputy Clerk

By: [Signature]
Chairman

APPROVED AS TO FORM

By: [Signature]
Office of the County Attorney

[Signature]
Witness (One)
Patricia J. H.
Witness Printed Name

Esteros Island Historic Society

By: [Signature]

[Signature]
Witness (Two)
S. Violette
Witness Printed Name

PENELOPE W. BROWN
Printed Name
P.O. Box 2816
Address
FT. MYERS BEACH, FL 33932
City/State/Zip
(941) 463-3226
Phone

STATE OF FLORIDA)
COUNTY OF Lee)

The foregoing instrument was acknowledged before me this 9/25/05
by Penelope W. Brown of Esteros Island Historic Society. He/she is personally
known to me or has produced _____ as identification.



[Signature]
(Signature of person taking acknowledgment)

Patricia Theriff
(Name typed, printed, or stamped)
(Title or Rank) Notary
(Serial Number, if any)
CC92295

Appendix 8. 2006 Agreement between the Estero Island Historic Society and Lee County

**AGREEMENT BETWEEN LEE COUNTY
AND ESTERO ISLAND HISTORICAL SOCIETY FOR LEASE OF LAND
AT MATANZAS PASS PRESERVE**

THIS AGREEMENT is made this 14th day of March, 2006 by and between Lee County, a political subdivision of the State of Florida and Charter County, by and through its **BOARD OF COUNTY COMMISSIONERS**, hereinafter called the "LESSOR" and the **ESTERO ISLAND HISTORICAL SOCIETY**, a not-for-profit corporation, whose business address is Post Office Box 2815, Fort Myers Beach, FL 33932, hereinafter called the "LESSEE", collectively the "Parties", hereto.

WITNESSETH:

WHEREAS, it is the goal of Lee County to identify, preserve and protect cultural and historic sites, buildings, and artifacts important in capturing the history of the local area; and

WHEREAS, it is the policy of Lee County to educate its citizens and visitors on the significance and importance of its "Old Florida" heritage; and

WHEREAS, the Estero Island Historical Society has been leasing the property described in Exhibit "A" from Lee County since September 22, 1995 and has demonstrated its interest and capability in presenting the history of the Sandcastle Kindergarten (1921) and the Pink Palace (1960) to the visitors and residents of Lee County by preserving the buildings as museums at Lee County's Matanzas Pass Preserve; and

C11a
3-14-06

WHEREAS, the Estero Island Historical Society wishes to continue leasing the property described in Exhibit "A" from Lee County as their current lease expired on September 22, 2005; and

WHEREAS, Lee County is committed to the continued existence of the historic museum at the Fort Myers Beach site, for visitors interested in "Old Florida" to explore; and

WHEREAS, the Estero Island Historical Society has made a formal request to lease a portion of the property at the Matanzas Pass Preserve site to use as a museum facility; and

WHEREAS, the Lee County Board of County Commissioners finds that such use serves a valuable public purpose in educating its citizens and visitors on the history of Lee County.

NOW, THEREFORE, the Lessor, in consideration of the mutual covenants contained herein, hereby leases to the Lessee, for the term and under the conditions hereinafter set out, a portion of those certain premises in LEE COUNTY, FLORIDA, described in Exhibit "A", which is attached hereto and hereby incorporated herein.

SECTION I: PURPOSE

It is the purpose and intent of this Lease Agreement to define the terms and conditions for use of that certain portion of real property described in Exhibit "A".

SECTION II: OBLIGATIONS OF THE LESSOR

- A. The Lessor owns the Matanzas Pass Preserve. The Lessor agrees to lease, for one (\$1.00) dollar due annually, a portion of such real property (Exhibit "A") for a term of thirty (30) years to the Lessee, beginning on September 22, 2005 and ending on September 22, 2035. Such portion now contains two

historic structures, the "Sandcastle Kindergarten" and the "Pink Palace" which are owned by the Lessee. Lessee shall use the property as a historic museum and for no other purpose.

- B. The Lessor agrees to cooperate with the Lessee in granting such drainage, electric, telephone, potable water, sanitary sewer, access, or other easements, across property owned by the Lessor, as may be necessary to operate the museums.

SECTION III: OBLIGATIONS OF THE LESSEE

- A. The Lessee will continue to provide all of the required funding for the restoration, preservation and maintenance of the buildings.
- B. The Lessor is not responsible for any costs involved in restoring, preserving or maintaining the buildings.
- C. The Lessee will not make unlawful, improper or offensive use of the premises or any use or occupancy thereof contrary to the laws of the State of Florida, or to the Ordinances of the County.

SECTION IV: MAINTENANCE AND REPAIRS

- A. Lessee shall maintain and keep the premises in good condition.
- B. Lessee agrees to maintain and preserve the historic character of the structures in accordance with the Secretary of the Interior's Standards for Rehabilitation, as they may be promulgated from time to time.

- C. Any loss and/or damage to the homes during the term of this Lease Agreement shall be at the Lessee's expense. In no event shall the Lessor be responsible for replacing or repairing the premises should destruction occur.
- D. The Lessee will be responsible for adequate security, security lights, and any security system it deems necessary to protect its property from vandalism.

SECTION V: UTILITIES

The Lessee will bear the full cost of any water and/or wastewater service(s) used by the Lessee and will also bear the cost for trash pick-up, use of electricity, telephone services, and any other utility services provided to the Lessee.

SECTION VI: ASSIGNMENT

No assignment, delegation, transfer or novation of this Agreement or part hereof, shall be made, unless approved by the Lessor and Lessee, in writing.

SECTION VII: OWNERSHIP

Lessee represented that it is the legal owner of the "Sandcastle Kindergarten" and the "Pink Palace".

SECTION VIII: HANDICAPPED STANDARDS AND ALTERATIONS

- A. The Lessee may make alterations to the premises during the term of this Lease only with the written consent of the Lessor and with the advance review and approval of the Lee County Historic Preservation Board. Lessee agrees that the Lee County Historic Preservation Board, its agents and its designees, have the right to inspect the buildings at all reasonable times

upon reasonable notice in order to ascertain whether these conditions are being met.

- B. Any signs or advertising to be used in connection with the premises leased will be first submitted to the Lessor and not used without the written approval of Lessor.

SECTION IX: INJURY OR DAMAGE TO PROPERTY ON PREMISES

- A. All property that may be constructed, placed or located on the premises by the Lessee during the continuance of this Lease will be at the sole risk of the Lessee, except for any property owned by Lessor.
- B. The Lessee will pay any insurance premiums as required on the property it owns. The Lessor will not be liable for injury, loss, damages or theft to persons or property or fixtures belonging to the Lessee located on the leased property.
- C. The Lessee shall procure and maintain in force liability insurance, including coverage for personal injury, death, property damage and any other losses, expenses and attorney fees in the amounts specified in the attached Exhibit "B". Lessor shall be named as an additional insured on the insurance policy to indemnify the Lessor for claims resulting from the use of the property.

SECTION X: RIGHT TO TERMINATE

Either Party shall have the right to terminate this Lease for good cause, upon the giving of one (1) year written notice to the other Party by certified mail. Upon termination, Lessee shall return the property to its original condition.

SECTION XI: LIABILITY

- A. The Lessee shall defend, hold harmless and indemnify the County from and against any and all claims, actions, damages, liability, cost and expense, including those arising from bodily injury, death and/or property damage or any other lawful expense, including but not limited to attorney's fees and court costs, brought by third parties arising from the acts or omissions of the Lessee, its agents, employees, contractors or during the Lessee's use of the County's property.

- B. The County will be liable for money damages in tort for any injuries to or losses of property, personal injury, or death caused by the negligent or wrongful acts(s) or omission(s) of any official or employee of the County while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be held to be liable in accordance with the general laws of the State of Florida, subject to the limitations as set out in section 768.28, Florida Statutes, as it may be revised or amended from time to time.

IN WITNESS WHEREOF, the parties hereto have set their hands on the day, month and year first above written.

ATTEST: CHARLIE GREEN
CLERK OF COURTS
As to Chairwoman Hall's signature

BY: *Michelle L. Cooper*
Deputy Clerk

ESTERO ISLAND HISTORICAL SOCIETY

BY: *John F. Matthew, PH.D.*
President

APPROVED AS TO FORM:

BY: *N/A*
Counsel to Historical Society

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *M. Hall*
Chairwoman



Witness (1) *Josephine C. Hughes*
Print *Josephine C. Hughes*

APPROVED AS TO FORM:

BY: *KRE*
Office of the County Attorney

Witness (2) *A.J. Bassett*
Print *A.J. Bassett*



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email - fmo@bwk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying In
Section 19, Township 46 South, Range 24 East
Town of Fort Myers Beach, Lee County, Florida
(Historical Society Lease Parcel)

A parcel of land situated in the State of Florida, County of Lee, Town of Fort Myers Beach, Section 19, Township 46 South, Range 24 East, being a part of Lots 38, 39, 40, 41, 42, 43 and 44, Block J, Winkler Subdivision as recorded in Plat Book 8 at Page 45, Public Records, and further described as follows:


Commencing at the northwesterly most corner of Lot 48 of said Block J; thence S25°17'00"W along the westerly line of Lots 48, 47, 46 and 45 for 100 feet to the northwest corner of Lot 44, Block J of said subdivision; thence S57°35'30"E for 40.31 feet to a point on the westerly line of a parcel described in Official Record Book 2599 at Page 784; thence S26°43'00"E along said westerly line for 30.00 feet to the Point of Beginning; thence S14°17'00"W along said westerly line for 66.02 feet to a point on a non-tangent curve concave to the southwest having a radius of 65.00 feet and to which point a radial line bears N32°32'32"E, said point also being the southwest corner of said parcel; thence southeasterly along said curve and the southwesterly line of said parcel through a central angle of 46°44'28" for 53.03 feet to a point of tangency; thence S10°43'00"E along the southwesterly line of said parcel for 50.00 feet to the southeast corner of said parcel; thence N25°17'00"E along the east line of said parcel and west line of Bay Road (50 feet wide) for 131.53 feet; thence N64°43'00"W along a line 1.53 feet north of and parallel with the north line of Lot 43, Block J of said Winkler Subdivision for 86.36 feet to the Point of Beginning.

Containing 6,953 square feet, more or less.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bearings are based on the westerly line of Bay Road (the easterly line of said Block J) as bearing N25°17'00"E.

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)



Scott C. Whitaker, P.S.M. 4324

38088_DESC1

1/24/06

PRINCIPALS:

WILLIAM E. DEAN, PSM, CHAIRMAN
SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MICE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

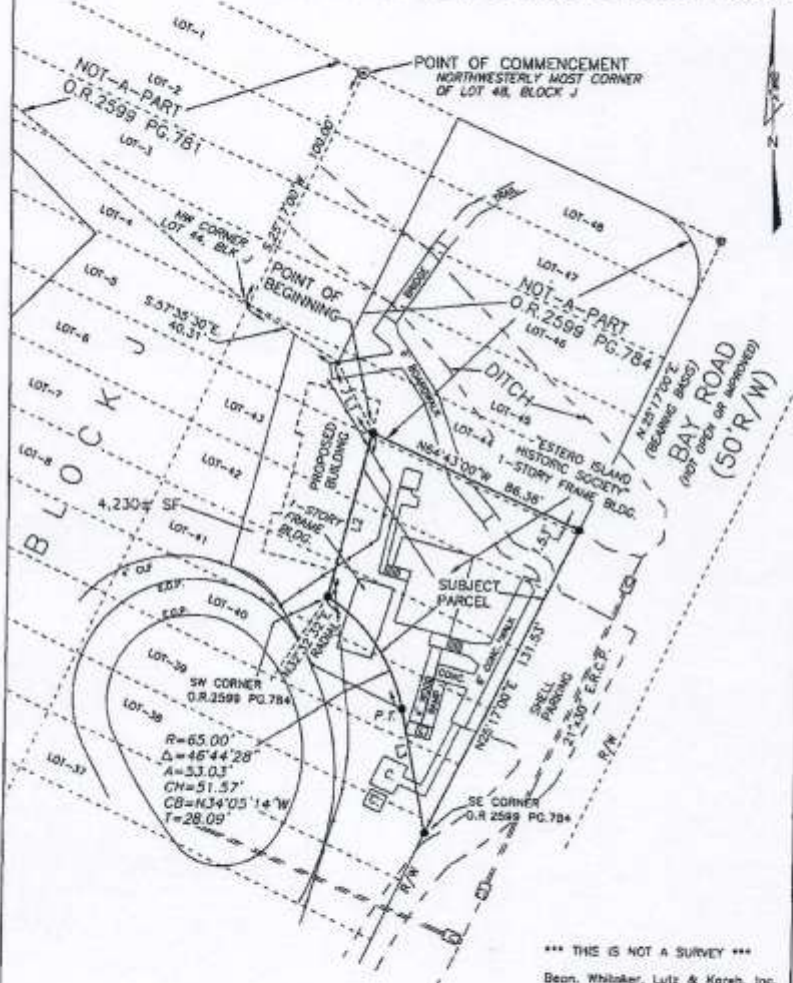


EXHIBIT "A"
PAGE 1 of 2

ASSOCIATES:

TRACY H. SEAL, ACP
CHARLES S. KNIGHT, PSM
R. BRITT POMEROY, JR., PSM
STEPHEN K. SMORCINSKI, PSM
ELWOOD FINFIELD, PSM
JAMES A. HESSLER, PSM
JAMES R. COLLEMAN, PSM
RUDOLF A. NORRMAN, PE

SKETCH TO ACCOMPANY DESCRIPTION
 OF A PARCEL OF LAND
 LYING IN
 SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
 TOWN OF FORT MYERS BEACH, LEE COUNTY, FLORIDA.



*** THIS IS NOT A SURVEY ***
 Bean, Whitaker, Lutz & Kreh, Inc.

Scott C. Whitaker
 SCOTT C. WHITAKER, R.L.S.
 Florida Certificate No. 4324

LINE	BEARING	DISTANCE
L1	S26°43'00"E	30.00'
L2	S14°17'00"W	86.00'
L3	S10°43'00"E	50.00'

P.T. = POINT OF TANGENCY
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND
 RIGHTS-OF-WAY (WRITTEN AND UNWRITTEN, RECORDED AND
 UNRECORDED).

HISTORIC SOCIETY-LEASE PARCEL

Bean, Whitaker, Lutz & Kreh, Inc. 04 4916
 CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 1500 W. HORNBEIN BLVD., FORT MYERS, FLORIDA 33904 (239) 937-1131

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO.
01-24-08	38068	CMA	1" = 40'	3 OF 3	18-45-24

Appendix A9: Warranty Deed, January 2006 between Randall D. Williamson and Lee County

INSTR # 2006000638, Pages 2
Doc Type D, Recorded 01/20/2006 at 04:23 PM,
Charlie Green, Lee County Clerk of Circuit Court
Deed Doc. \$2450.00 Rec. Fee \$18.50
Deputy Clerk PHAYWOOD
#2

Prepared by and return to:
Corrine Collins

Duncan & Tardif, P.A.
1601 Jackson Street Suite 101
Fort Myers, FL 33901

File Number: 2005212
Will Call No.: 41

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20 day of **January, 2006** between **Randall D. Williamson, Individually and as Trustee of the Randall D. Williamson Trust dated 12-2-98** whose post office address is **18276 Deep Passage Lane, Fort Myers Beach, FL 33931**, grantor, and **Lee County, a Political Subdivision of the State of Florida** whose post office address is **P.O. Box 398, Fort Myers, FL 33902-0398**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

Lot 22 of BORTON'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 30, Pages 102 and 103, of the Public Records of Lee County, Florida.

Parcel Identification Number: 20-46-24-W4-01700.0220

Subject to: Covenants, conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

NOTE: THIS LAND IS NOT NOW, NOR EVER HAS BEEN THE HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO ANY OF HIS HOMESTEAD.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kathryn Keene
Witness Name: Kathryn Keene

Corrine Collins
Witness Name: Corrine Collins

Randall D. Williamson
Randall D. Williamson, Individually and as Trustee

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 20 day of January, 2006 by Randall D. Williamson, Trustee, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Corrine Collins
Notary Public

Printed Name: _____

My Commission Expires: _____

Acquisition approved by the Lee County Board
of Commissioners action on DEC. 13, 2005
and accepted on behalf of the board by
Paul R. Shryllette on JAN. 20, 2006
in accordance with BS 2005/618, A6B

Appendix A10. Warranty Deed, January 2006 between Douglas O. Williamson and Lee County

INSTR # 2006000030637, Pages 2
Doc Type D, Recorded 01/20/2006 at 04:23 PM,
Charlie Green, Lee County Clerk of Circuit Court
Deed Doc. \$7350.00 Rec. Fee \$18.50
Deputy Clerk PHAYWOOD
#1

Prepared by and return to:

Corrine Collins
Duncan & Tardif, P.A.
1601 Jackson Street Suite 101
Fort Myers, FL 33901

File Number: 2005213
Will Call No.: 41

[Space Above This Line For Recording Data]

Warranty Deed

SDH
ALC
This Warranty Deed made this 20th day of January, 2006 between Douglas O. Williamson as Trustee of the Douglas O. Williamson Trust dated 11/27/74 and Amended and Restated 11/27/2001 whose post office address is 8350 Estero Blvd., Ph 2, Fort Myers Beach, FL 33931, grantor, and Lee County, a Political Subdivision of the State of Florida whose post office address is P.O. Box 398, Fort Myers, FL 33902-0398, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida to-wit:

Lots 19, 20 and 21, of BORTON'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 30, Pages 102 and 103, of the Public Records of Lee County, Florida.

Parcel Identification Number: 20-46-24-W4-01700.0220.

Subject to: Covenants, conditions, restrictions, easements, limitations and zoning ordinances of record, if any;

NOTE: THIS LAND IS NOT NOW, NOR EVER HAS BEEN THE HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO ANY OF HIS HOMESTEAD.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kathryn Keene
Witness Name: Kathryn Keene

Corrine Collins
Witness Name: CORRIE COLLINS

Douglas O. Williamson
Douglas O. Williamson, Individually and as Trustee

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 20 day of January, 2006 by Douglas O. Williamson, Trustee, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Corrine Collins
Notary Public

Printed Name: _____

My Commission Expires: _____

Acquisition approved by the Lee County Board
of Commissioners action on DEC. 13, 2005
and accepted on behalf of the board by
Paul R. Shryatt on JAN. 20, 2006
in accordance with BS 2005/017, AGA

Appendix B: Plant Sightings for Matanzas Pass Preserve

Scientific names for this list were obtained from Wunderlin & Hansen 2003&2015 Atlas of Florida Vascular Plants /florida.plantatlas.usf.edu

Family	Scientific Name	Common Name	FDACS	FNAI	IRC	EPPC
Pteridophytes						
Blechnaceae (Mid-sorus fern)						
38	<i>Blechnaceae serrulatum</i>	Toothed mid-sorus fern				
Polypodiaceae (polypody)						
52	<i>Phlebodium aureum</i>	Golden polypody				
52	<i>Pleopeltis polypodioides</i>	Resurrection fern				
Pteridaceae (break fern)						
53	<i>Acrostichum danaeifolium</i>	Giant leather fern				
Vittariaceae (shoestring fern)						
62	<i>Vittaria lineata</i>	Shoestring fern				
Gymnosperms						
Araucariaceae						
NA	<i>Araucaria heterophylla</i>	Norfolk Island pine				
Pinaceae (pine)						
65	<i>Pinus elliotii</i>	Slash pine (planted)				
Zamiaceae (zamia)						
66	<i>Zamia pumila</i>	Florida arrowroot-coontie				
Monocotyledons						
Agavaceae (agava)						
67	<i>Agave decipiens</i>	False sisal				
68	<i>Agave sisalana</i>	Sisal hemp				II
68	<i>Yucca aloifolia</i>	Spanish bayonet				
Amaryllidaceae (amaryllis)						
75	<i>Hymenocallis latifolia</i>	Mangrove spiderlily				
Araceae						
78	<i>Syngonium podophyllum</i>	American evergreen				
Arecaceae (palm)						
83	<i>Acoelorrhaphe wrightii</i>	Everglades palm	T		T	
84	<i>Cocos nucifera</i>	Coconut palm				
84	<i>Dypsis lutescens</i>	Areca palm				
84	<i>Phoenix reclinata</i>	Senegal date palm				
86	<i>Sabal palmetto</i>	Cabbage palm				
86	<i>Serenoa repens</i>	Saw palmetto				
86	<i>Syagrus romanzoffiana</i>	Queen palm				II
86	<i>Washingtonia robusta</i>	Washington fan palm				II
Asparagaceae (asparagus)						
87	<i>Asparagus aethiopicus</i>	Sprenger's asparagus-fern				I
87	<i>Asparagus setaceus</i>	Common asparagus-fern				
Bromeliaceae (pineapple)						
87	<i>Bromelia pinguin</i>	Pinguin				
89	<i>Tillandsia flexuosa</i>	Twisted air plant	T		T	
89	<i>Tillandsia paucifolia</i>	Potbelly airplant				
89	<i>Tillandsia recurvata</i>	Ball moss				
89	<i>Tillandsia setacea</i>	Southern needleleaf				
89	<i>Tillandsia usneoides</i>	Spanish moss				
89	<i>Tillandsia utriculata</i>	Giant airplant	E		E	
Commelinaceae (spiderwort)						
93	<i>Commelina diffusa</i>	Common dayflower				
93	<i>Commelina erecta</i>	Whitemouth dayflower				
95	<i>Tradescantia spathacea</i>	Oyster plant				II
95	<i>Tradescantia pallida</i>	Purplequeen				
95	<i>Tradescantia zebrina</i>	Wandering-jew				

Family	Scientific Name	Common Name	FDACS	FNAI	IRC	EPPC
Cyperaceae (sedge)						
111	<i>Cyperus involucreatus</i>	Umbrella plant				II
112	<i>Cyperus rotundus</i>	Nutgrass				II
112	<i>Cyperus prolifer</i>	Dwarf papyrus				II
124	<i>Rhynchospora colorata</i>	Star rush				
Dioscoreaceae (yam)						
131	<i>Dioscorea bulbifera</i>	Air potato				I
Musaceae (banana)						
147	<i>Musa acuminata</i>	Dwarf banana				
Orchidaceae (orchid)						
148	<i>Encyclia tampensis</i>	Florida butterfly orchid				
Poaceae (grass)						
178	<i>Andropogon glomeratus</i> <i>var. glaucopsis</i>	Purple bluestem				
179	<i>Andropogon virginicus</i>	Broomsedge bluestem				
182	<i>Aristida patula</i>	Tall threeawn				
182	<i>Aristida purpurascens</i>	Arrowfeather threeawn				
187	<i>Cenchrus spinifex</i>	Coastal sandbur				
190	<i>Cynodon dactylon</i>	Bermudagrass				
190	<i>Dactyloctenium aegyptium</i>	Durban crowfootgrass				II
198	<i>Distichlis spicata</i>	Saltgrass				
212	<i>Panicum maximum</i>	Guineagrass				II
225	<i>Spartina bakeri</i>	Sand cordgrass				
227	<i>Stenotaphrum secundatum</i>	St. Augustinegrass				
Ruscaceae						
235	<i>Sansevieria hyacinthoides</i>	Bowstring hemp				II
Smilacaceae (smilax)						
236	<i>Smilax auriculata</i>	Earleaf greenbrier				
Dicotyledons						
Acanthaceae (acanthus)						
245	<i>Ruellia blechum</i>	Green shrimp plant				II
245	<i>Dicliptera sexangularis</i>	Sixangle foldwing				
Aizoaceae (mesembryanthemum)						
252	<i>Sesuvium portulacastrum</i>	Shoreline Seapurslane				
Amaranthaceae (amaranth)						
254	<i>Alternanthera flavescens</i>	Yellow joyweed				
256	<i>Amaranthus australis</i>	Southern amaranth				
256	<i>Amaranthus floridanus</i>	Florida amaranth				
257	<i>Atriplex cristata</i>	Crested saltbush				
257	<i>Blutaparion vermiculare</i>	Samphire				
259	<i>Salicornia bigelovii</i>	Glasswort				
Anacardiaceae (cashew)						
261	<i>Schinus terebinthifolius</i>	Brazilian pepper				I
261	<i>Toxicodendron radicans</i>	Poison ivy				
Apocynaceae (dogbane)						
274	<i>Asclepias curassavica</i>	Scarlet Milkweed				
274	<i>Asclepias feayi</i>	Florida Milkweed				
276	<i>Cynanchum angustifolium</i>	Gulf coast swallowwort				
Asteraceae (aster)						
296	<i>Ambrosia artemisiifolia</i>	Common ragweed				
296	<i>Ambrosia hispida</i>	Coastal ragweed				
298	<i>Baccharis angustifolia</i>	Saltwater falsewillow				
298	<i>Baccharis halimifolia</i>	Groundsel tree				
299	<i>Bidens alba</i>	Beggarticks				
300	<i>Borrhchia frutescens</i>	Bushy seaside oxeye				
300	<i>Borrhchia arborescens</i>	Tree seaside oxeye				
311	<i>Emilia fosbergii</i>	Florida tasselflower				
312	<i>Erigeron quercifolius</i>	Oakleaf fleabane				

Family	Scientific Name	Common Name	FDACS	FNAI	IRC	EPPC
313	<i>Eupatorium capillifolium</i>	Dogfennel				
315	<i>Flaveria linearis</i>	Narrowleaf yellowtops				
316	<i>Gaillardia pulchella</i>	Firewheel				
320	<i>Helianthus debilis</i> subsp. <i>Vestitus</i>	West coast dune flower				
323	<i>Iva frutescens</i>	Marshelder				
330	<i>Pluchea carolinensis</i>	Cure -for- all				
330	<i>Pluchea odorata</i>	Sweetscent				
330	<i>Pluchea baccharis</i>	Rosy camphorweed				
332	<i>Rayjacksonia phyllocephala</i>	Camphor daisy				
337	<i>Solidago sempervirens</i>	Seaside goldenrod				
337	<i>Sphagneticola trilobata</i>	Wedelia creeping oxeye				II
343	<i>Verbesina virginica</i>	White Crownbeard				
Avicenniaceae (black mangrove)						
344	<i>Avicennia germinans</i>	Black mangrove				
Bataceae (saltwort)						
345	<i>Batis maritima</i>	Saltwort				
Boraginaceae (borage)						
351	<i>Cordia sebestena</i>	Largeleaf Geiger tree				
352	<i>Heliotropium angiospermum</i>	Scorpionstail				
352	<i>Heliotropium curassavicum</i>	Seaside heliotrope				
Brassicaceae (mustard)						
356	<i>Capparis flexuosa</i> (misapplied)	Jamaican caper				
Burseraceae (gumbo-limbo)						
362	<i>Bursera simaruba</i>	Gumbo limbo				
Cactaceae (cactus)						
365	<i>Opuntia humifusa</i>	Prickly pear cactus				
Casuarinaceae (sheoak)						
379	<i>Casuarina equisetifolia</i>	Australian pine				I
Celastraceae (stafftree)						
380	<i>Maytenus phyllanthoides</i>	Florida Mayten	T			
Chrysobalanaceae (coco plum)						
382	<i>Chrysobalanus</i> var. <i>pellocarpus</i>	Coco plum				
Clusiaceae (mangosteen)						
385	<i>Clusia rosea</i>	Pitchapple				
Combretaceae (combretum)						
390	<i>Conocarpus erectus</i>	Buttonwood				
390	<i>Laguncularia racemosa</i>	White mangrove				
Convolvulaceae (morning-glory)						
395	<i>Ipomoea alba</i>	Moonflower				
395	<i>Ipomoea cordatotriloba</i>	Tievine				
395	<i>Ipomoea indica</i> var <i>acuminata</i>	Oceanblue morning -glory				
396	<i>Ipomoea sagittata</i>	Saltmarsh morning glory				
Crassulaceae (orpine)						
400	<i>Kalanchoe daigremontiana</i>	Devil's backbone				
Euphorbiaceae (spurge)						
425	<i>Poinsettia cyathophora</i>	Paintedleaf				
425	<i>Ricinus communis</i>	Castorbean				II
Fabaceae (pea)						
432	<i>Abrus precatorius</i>	Rosary pea				I
435	<i>Albizia lebeck</i>	Woman's tongue				I
438	<i>Caesalpinia bonduc</i>	Grey nicker bean				
441	<i>Chamaecrista nictitans</i>	Sensitive pea				
443	<i>Crotalaria rotundifolia</i>	Rabbitbells				
443	<i>Dalbergia ecastaphyllum</i>	Coinvine				
445	<i>Delonix regia</i>	Royal poinciana				
449	<i>Erythrina herbacea</i>	Coralbean				
450	<i>Galactia regularis</i>	Downy milkpea				
451	<i>Indigofera hirsuta</i>	Hairy indigo				
464	<i>Sophora tomentosa</i> var. <i>occidentalis</i>	Yellow necklacepod				

Family	Scientific Name	Common Name	FDACS	FNAI	IRC	EPPC
464	<i>Sophora tomentosa</i> <i>var.truncata</i>	Yellow necklacepod				
Fagaceae (beech)						
474	<i>Quercus virginiana</i>	Live oak				
Malvaceae (mallow)						
519	<i>Talipariti tiliaceum v.tiliaceum</i>	Sea hibiscus; Mahoe				II
519	<i>Thespesia populnea</i>	Portia tree				I
Polygonaceae (buckwheat)						
563	<i>Coccoloba diversifolia</i>	Pigeon plum (planted)				
563	<i>Coccoloba uvifera</i>	Seagrape				
Rhizophoraceae (mangrove)						
578	<i>Rhizophora mangle</i>	Red mangrove				
Rubiaceae (madder)						
586	<i>Chiococca alba</i>	Snowberry				
588	<i>Hamelia patens</i>	Firebush (planted)				
591	<i>Psychotria nervosa</i>	Wild coffee				
591	<i>Randia aculeata</i>	White indigoberry				
Rutaceae (citrus)						
596	<i>Zanthoxylum fagara</i>	Wild lime (planted)				
Samolaceae (Brookweed)						
	<i>Samolus ebracteatus</i>	Water pimpernel				
Sapindaceae (soapberry)						
599	<i>Cupaniopsis anacardioides</i>	Carrotwood				I
Sapotaceae						
601	<i>Chrysophyllum oliviforme</i>	Satinleaf (planted)			T	
602	<i>Sideroxylon celastrinum</i>	Saffron plum				
602	<i>Sideroxylon foetidissimum</i>	False mastic				
Solanaceae (nightshade)						
608	<i>Lycium carolinianum</i>	Christmasberry				
609	<i>Physalis walteri</i>	Walter's groundcherry				
Surianaceae (baycedar)						
614	<i>Suriana maritima</i>	Bay cedar			R	
Theophrastaceae (theophrasta)						
Verbenaceae (vervain)						
622	<i>Lantana camara</i>	Lantana				I
622	<i>Phyla nodiflora</i>	Capeweed				
623	<i>Stachytarpheta jamaicensis</i>	Blue porterweed				
623	<i>Stachytarpheta cayennensis</i>	Nettle-leaf porterweed				II
Veronicaceae						
626	<i>Bacopa monnieri</i>	Herb-of grace				
Vitaceae (grape)						
634	<i>Parthenocissus quinquefolia</i>	Virginia creeper				
635	<i>Vitis rotundifolia</i>	Muscadine				

Shaded cells are exotic plants

FDACS (Florida Department of Agriculture and Consumer Services)

E= Endangered

T= Threatened

CE= Commercially Exploited

FNAI (Florida Natural Areas Inventory)

G= Global Status

T= Global Subspecies that is rare or imperiled

S= Florida Status

- 1 = Critically imperiled because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- 2 = Imperiled because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- 3 = Either very rare and local throughout its range (21-100) occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- 4 = Apparently secure
- 5 = Demonstrably secure

IRC (Institute for Regional Conservation)

CI= Critically Imperiled

I = Imperiled
communities

R = Rare

Florida **EPPC** Status (Exotic Pest Plant Council)

Highlighted plants are exotic species.

I = species that are invading and disrupting native plant

communities
II = species that have shown a potential to disrupt native
plant communities

Appendix C: Wildlife Sightings at Matanzas Pass Preserve

Scientific Name	Common Name	Designated Status		
		FWC	USFWS	FNAI
CRUSTACEANS				
Family: Grapsidae (marsh, shore and talon crabs)				
<i>Aratus pisoni</i>	Mangrove tree crab			
Family: Ocypodoidea (ghost and fiddler crabs)				
Subfamily: Ocypodinae (fiddler crabs)				
<i>Uca stylifera</i>	Fiddler crab			
HORSESHOE CRABS				
Family: Limulidae (horseshoe crabs)				
<i>Limulus polyphemus</i>	Horseshoe crab			
ARACHNIDS				
Family: Araneidae (orb weaver)				
<i>Gasteracantha elipsoides</i>	Crab like spiny orb weaver			
INSECTS				
Family: Cyrtacanthacridinae (spurthroated grasshoppers)				
<i>Schistocerca americana</i>	American grasshopper			
Family: Romaleidae (lubber grasshopper)				
<i>Romalea microptera</i>	Eastern lubber grasshopper			
Family: Pieridae (whites and sulphurs)				
Subfamily: Pierinae (whites, marbles and orange tips)				
<i>Ascia monuste</i>	Great southern white			
Subfamily: Coliadinae (sulphurs)				
<i>Phoebis philea</i>	Orange –barred sulphur			
Family: Nymphalidae (brushfoots)				
Subfamily: Heliconiinae (longwings)				
<i>Argaulis vanilla</i>	Gulf fritillary			
Subfamily: Nymphalinae (brushfoots)				
<i>Junonia evarete</i>	Mangrove buckeye			
<i>Anartia jatrophae</i>	White peacock			
Family: Hesperidae (skippers)				
Subfamily: Pyrginae (open winged skippers)				
<i>Phocides pigmalion</i>	Mangrove skipper			
AMPHIBIANS				
Family: Hylidae (treefrogs and their allies)				
<i>Osteopilus septentrionalis</i>	Cuban treefrog*			
REPTILES				
Family: Emydidae (box and water turtles)				
<i>Malaclemys macrospilota</i>	Ornate diamondback terrapin			
Family: Dermochelyidae (leatherback turtles)				
<i>Dermochelys coriacea</i>	Leatherback	FE	E	G3/S2
Family: Polychridae (anoles)				
<i>Anolis carolinensis</i>	Green anole			
<i>Anolis sagrei</i>	Brown anole*			
Family: Scincidae				
<i>Eumeces fasciatus</i>	Five lined skink			
Family: Colubridae (colubrids)				
<i>Coluber constrictor priapus</i>	Southern black racer			
<i>Nerodia clarkii compressicausa</i>	Mangrove salt marsh snake			
Family: Elapidae				
<i>Micrurus fulvius</i>	Eastern coral snake			

Scientific Name	Common Name	Designated Status		
		FWC	USFWS	FNAI
BIRDS				
Family: Anatidae (swans, geese and ducks)				
Subfamily: Anatinae (dabbling ducks)				
<i>Anas fulvigula</i>	Mottled duck			
<i>Anas discors</i>	Blue-winged teal			
Subfamily Merginae (mergansers)				
<i>Mergus serrator</i>	Red-breasted merganser			
Family: Gaviidae (loons)				
<i>Gavia immer</i>	Common loon			
Family: Pelecanidae (pelicans)				
<i>Pelecanus erythrorhynchos</i>	American white pelican			
<i>Pelecanus occidentalis</i>	Brown pelican			G4/S3
Family: Phalacrocoracidae (cormorants)				
<i>Phalacrocorax auritus</i>	Double-crested Cormorant			
Family: Anhingidae (anhingas)				
<i>Anhinga anhinga</i>	Anhinga			
Family: Fregatidae (frigatebirds)				
<i>Fregata magnificens</i>	Magnificent frigatebird			
Family: Ardeidae (herons, egrets, bitterns)				
<i>Ardea herodias</i>	Great blue heron			
<i>Ardea alba</i>	Great egret			
<i>Egretta caerulea</i>	Little blue heron	ST		G5/S4
<i>Egretta rufescens</i>	Reddish egret	ST		G4/S2
<i>Egretta thula</i>	Snowy egret			G5/S3
<i>Egretta tricolor</i>	Tricolored heron	ST		G5/S4
<i>Bubulcus ibis</i>	Cattle egret			
<i>Butorides virescens</i>	Green heron			
<i>Nycticorax nycticorax</i>	Black-crowned night heron			
<i>Nyctanassa violacea</i>	Yellow-crowned night heron			
Family: Threskiornithidae (ibises and spoonbills)				
<i>Eudocimus albus</i>	White ibis			G5/S4
<i>Platalea ajaja</i>	Roseate spoonbill	ST		G5/S2
Family: Cathartidae (new world vultures)				
<i>Coragyps atratus</i>	Black vulture			
<i>Cathartes aura</i>	Turkey vulture			
Family: Pandionidae (osprey)				
<i>Pandion haliaetus</i>	Osprey			
Family: Accipitridae (hawks, kites, accipiters, harriers, eagles)				
Subfamily: Elaninae and Milvinae (kites)				
<i>Elanoides forficatus</i>	Swallow-tailed kite			G5/S2
Subfamily: Buteoninae (buzzard, hawks and eagles)				
<i>Haliaeetus leucocephalus</i>	Bald Eagle			G4/S3
<i>Buteo lineatus</i>	Red shouldered hawk			
Subfamily: Falconinae (falcons)				
<i>Falco sparverius paulus</i>	Southeastern American kestrel	ST		G5T4/S3
Family: Laridae (gulls)				
<i>Larus atricilla</i>	Laughing gull			
<i>Larus delawarensis</i>	Ring-billed gull			
Family: Rynchopinae (skimmers)				
<i>Rynchops niger</i>	Black skimmer	ST		G5/S3

Scientific Name	Common Name	Designated Status		
		FWC	USFWS	FNAI
Family: Columbidae (pigeons and doves)				
<i>Zenaida macroura</i>	Mourning dove			
<i>Columbina passerina</i>	Common ground dove			
Family: Strigidae (true owls)				
<i>Bubo virginianus</i>	Great horned owl			
Family: Caprimulgidae (goatsuckers)				
<i>Chordeiles minor</i>	Common nighthawk			
Family: Alcedinidae (kingfishers)				
<i>Ceryle alcyon</i>	Belted kingfisher			
Family: Picidae (woodpeckers)				
<i>Melanerpes carolinus</i>	Red-bellied woodpecker			
<i>Dryocopus pileatus</i>	Pileated woodpecker			
Family: Corvidae (crows, jays, etc.)				
<i>Cyanocitta cristata</i>	Blue jay			
<i>Corvus brachyrhynchos</i>	American crow			
<i>Corvus ossifragus</i>	Fish crow			
Family: Hirundinidae (swallows)				
<i>Progne subis</i>	Purple martin			
<i>Hirundo rustica</i>	Barn swallow			
Family: Sylviidae (gnatcatchers)				
<i>Polioptila caerulea</i>	Blue-grey gnatcatcher			
Family: Mimidae (mockingbirds and thrashers)				
<i>Mimus polyglottos</i>	Northern mockingbird			
Family: Parulidae (wood-warblers)				
<i>Dendroica discolor</i>	Prairie warbler			
<i>Dendroica palmarum</i>	Palm warbler			
Family: Cardinalidae (cardinals, some grosbeaks, new world buntings, etc.)				
<i>Cardinalis cardinalis</i>	Northern cardinal			
Family: Icteridae (blackbirds, orioles, etc.)				
<i>Quiscalus quiscula</i>	Common grackle			
MAMMALS				
Family: Didelphidae (opossums)				
<i>Didelphis virginiana</i>	Virginia Opossum			
Family: Leporidae (rabbits and hares)				
<i>Sylvilagus palustris</i>	Marsh rabbit			
Family: Felidae (cats)				
<i>Lynx rufus</i>	Bobcat			
Family: Procyonidae (raccoons)				
<i>Procyon lotor</i>	Raccoon			

Key

FWC: Florida Fish & Wildlife Conservation Commission
USFWS: United States Fish and Wildlife Service
FNAI: Florida Natural Areas Inventory

SSC: State Species of Special Concern
ST: State-designated Threatened
FE: Federally-designated Endangered
E: Endangered

FNAI (Florida Natural Areas Inventory)

G = Global Status
T = Global Subspecies that is rare or imperiled
S = Florida Status

1 = Critically imperiled because of extreme rarity (6 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.

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3 = Either very rare and local throughout its range (21-100) occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.

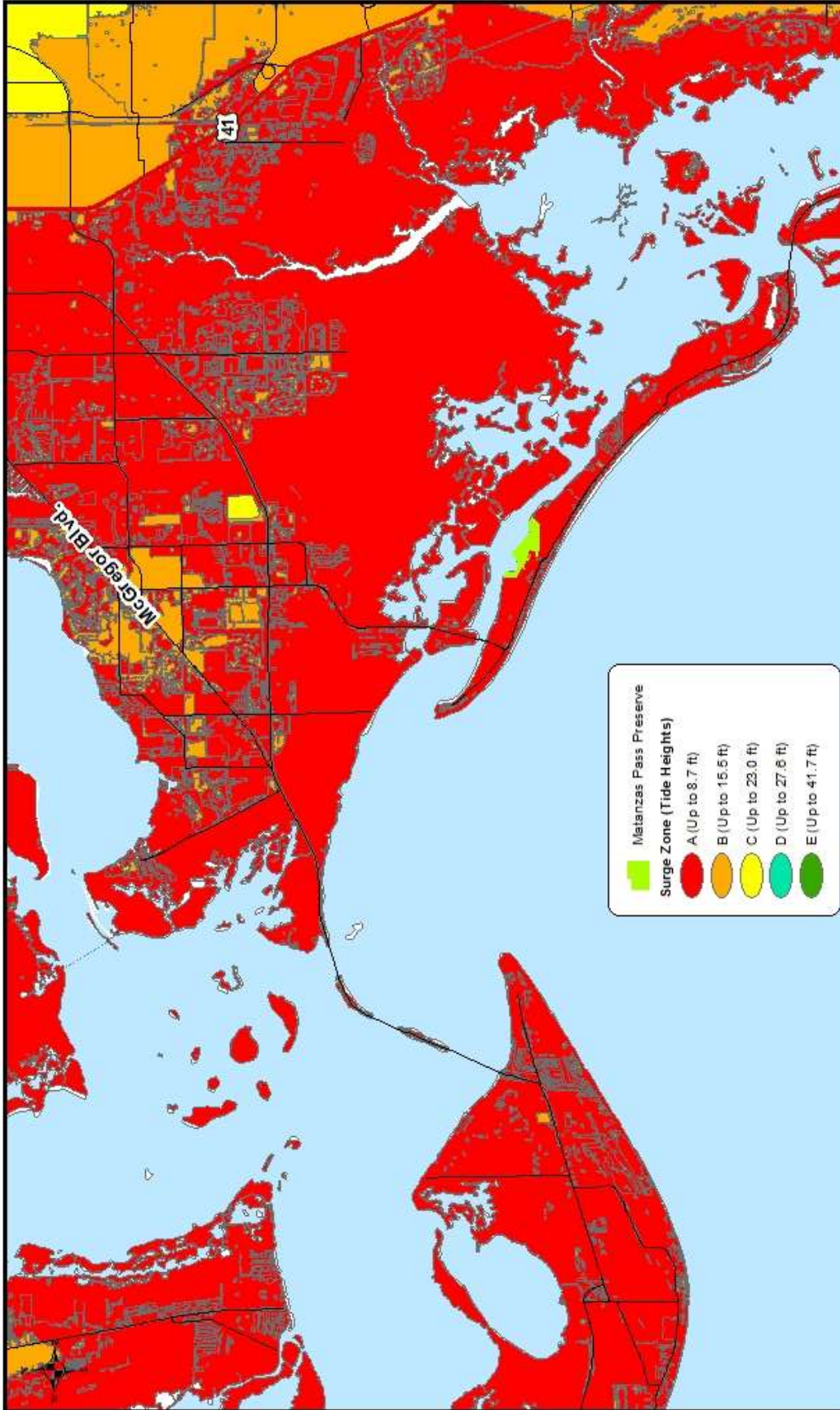
4 = Apparently secure

5 = Demonstrably secure

* = Not native

Appendix D: Storm Surge-Coastal High Hazard

Lee County Surge Zones



M:\GISLAYERS\Projects\Parks_Re\022020\Matanzas\2016 MPP_LMP\Surge_Zones.mxd
 Map Prepared on: 03/22/17
 storm@leegov.com
 This is not a survey.
 Land Stewardship Staff has prepared this map
 for informational and planning purposes.

Matanzas Pass Preserve



Appendix E: Great Calusa Blueway Map



Appendix F: Earth Education Programs

The Institute for Earth Education is a not for profit volunteer group made up of an international network of individuals and member organizations. Currently, there are major branches in the United Kingdom, United States, Italy, Germany, Finland, Canada, Japan, the Netherlands and Australia. The educational programs emphasize understanding basic ecological processes, developing positive feelings for the natural world and making personal lifestyle changes.

All programs have a hook that motivates to pull learners in and encourages them to get interested in what we have to offer. The programs developed for Matanzas Pass Preserve are E.M.'s Diary, Magic Spot, Inspector Connector and Home Sweet Home.

With *E.M.'s Diary*, each person follows E.M.'s footsteps by using E.M.'s map and diary becoming an actor in a play called 'Seasons' and using their senses to explore the natural world. This takes place during a meandering walk through the Preserve with a new discovery around every corner.

Magic Spot time provides the opportunity for each student to develop a quiet, easy relationship with one particular place in the natural world. Each student picks their own magic area of the Preserve to pause and rest, to sit and absorb, and to reflect and dream. During this time the student can draw or journal.

Connector Inspector is learning about how everything is connected in the natural world, and how a place can change over time. All of the things necessary for life can be found in the proper balance on Earth - sunlight, air, water and soil. It is the flow of sunlight energy and the cycling of air, water and soil which are responsible for the existence of all life, including ours. This program takes the unified cooperation of all involved, as the students are connected to each other for a short period of time with bungee cords.

During *Home Sweet Home*, each student focuses on basic ecological concepts (energy flow, cycles, interrelationships, and change) and utilizes a problem-solving storyline and analogies common to everyday life, to bring a hard-to-understand ecological principle into concrete. The concepts dealt with are important, general understandings that focus on the big picture of life. Students work in teams to determine where their personal creature fits into the Preserve, and they do not find out until the very end of the program, and even then the ending can change.

Appendix G: Expended and Projected Cost and Future Funding Sources Table

Expended Costs 2006-2016

Natural Resource Management		
<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>
Exotic Plant Treatments (In House 4 days a month)	LCPR	\$ 29,661.86
Contracted Exotic Plant Treatments	FWC	\$ 24,689.50
Native Planting	Friends of MPP	\$ 1,000.00
Tree Removal	LCPR	\$ 3,451.00
Total		\$ 58,802.36
Overall Protection		
<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>
Boundary Signs-Initial	LCPR	\$ 105.00
Debris Removal	LCPR	\$ 5,000.00
Boundary Signs-Replacement	LCPR	\$ 50.00
Total		\$ 5,155.00
Public Use		
<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>
Maintenance Supplies (tools)	LCPR	\$ 2,873.84
Trail & Public Access Maintenance	LCPR	\$ 31,595.00
Total		\$ 34,468.84
MPP Total Expense Cost To Date Total		\$ 98,426.20

Projected Costs 2017-2027

Natural Resource Management		
<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>
Exotic Plant Treatments (In House 4 days a month)	LCPR	\$ 35,594.23
Contracted Exotic Plant Treatments	FWC	\$ 29,627.50
Native Planting	Friends of MPP	\$ 2,000.00
Tree Removal	LCPR	\$ 4,141.20
Total		\$ 71,362.93
Overall Protection		
<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>
Boundary Signs-Replacement	LCPR	\$ 500.00
Debris Removal	LCPR	\$ 5,000.00
Total		\$ 5,500.00
Public Use		
<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>
Maintenance Supplies (tools)	LCPR	\$ 3,448.61
Trail & Public Access Maintenance	LCPR	\$ 37,440.00
Total		\$ 40,888.61
MPP Total Projected Expense Cost For The Next 10 Years		\$ 117,751.54

All associated management expenses have been projected over 10 years for both tables.

Total projected annual management expenses will be an estimated \$11,775.15 for the next 10 years.

Tree removal has been taken into consideration for management due to the frequency of aging trees, softer soil due to sea level rise, and hurricanes.

Appendix H: Public Releases and Meeting Minutes

FOR IMMEDIATE RELEASE

Media Contact: Betsy Clayton, APR/CPRC
Communications Director
Lee County Government
239-826-4606
bclayton@leegov.com

Public invited to review the 10-year management plan for Lee County's Matanzas Pass Preserve

Ft. Myers Beach, FL, June 13, 2017 – The management plan for the Matanzas Pass Preserve has been updated to show the work that has been done on the site.

The management plan will be available for public review until July 18 at the Fort Myers Beach Library, 2755 Estero Blvd., Fort Myers Beach, FL 33931, or find it online at:
<http://www.leegov.com/conservation2020/documents/LSP/MPP.pdf>

A public meeting will be held 4:30 p.m. Tuesday, July 18, at The Red Coconut Club House, 3001 Estero Blvd., Fort Myers Beach, FL 33931. Written comments and questions can be given at the public meeting, by e-mail at caintb@leegov.com, or by mail to Terry Cain, 50 Estero Blvd., Fort Myers Beach, FL 33931.

The plan describes the preserve and the past and future management activities. After public review, the plan will be presented to the Lee Board of County Commissioners.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact Joan LaGuardia, 239-533-2314, Florida Relay Service 711, or jlaguardia@leegov.com. Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

Notice of Public Meeting

THE NEWS-PRESS
Published every morning
Daily and Sunday
Fort Myers, Florida
Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared **Shari Terrell** who on oath says that he/she is the **Assistant** of the News-Press, a daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a

DISPLAY

In the matter of:

MATANZAS PASS

In the court was published in said newspaper in the issues of

June 28, 2017

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County, Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Shari Terrell

Sworn to and subscribed before me this 28th day of June, 2017.

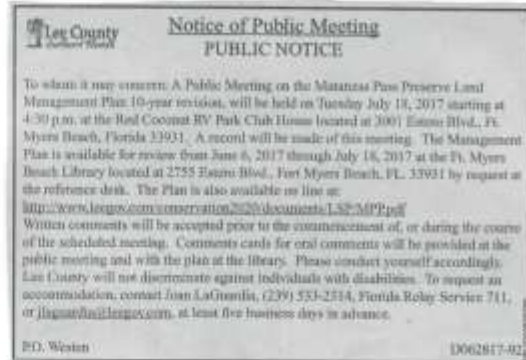
by **Shari Terrell**
personally known to me or who has produced

as identification, and who did or did not take an oath.

Notary Public

Janet E Cobb

Print Name: **Janet E. Cobb**
My commission Expires: **February 13, 2021**



Public Meeting Minutes and Comments

Public Meeting Minutes for Review of the 2nd draft Land Management Plan for Matanzas Pass Preserve, 3rd Edition.

Tuesday, July 18, 2017 4:30-5:35 PM, the Red Coconut RV Park Club House, located on Fort Myers Beach.

Staff members present: Terry Cain, Sherry Furnari, Kathy Loomis and Paul Yacobelli.

There were 18 people in attendance: most were nearby residents, several Friends of Matanzas Pass Preserve, a representative from the Estero Island Historic Society and the Town of Fort Myers Beach, and a reporter attended.

One written comment card was submitted: *“Keeping MPP in a pristine state would certainly enhance the proposed historic village that may materialize at the trail head.”* In addition, some recommended changes to the plan’s notebook were provided on the copy that was located at the Ft. Myers Beach Library prior to the public meeting.

Terry Cain gave a PowerPoint presentation of the Preserve titled: *“Matanzas Pass Preserve Land Management Plan 3rd Edition Draft,”* in which she talked about the history of the site, completed restoration projects, research and management activities to date and current public amenities. She credited the Friends group with their long-term involvement on management projects and funding assistance, the planned improvements to the boardwalk system with grant funding from Tourist Development Council-Beaches, and the on-going resource management and maintenance tasks outlined for the future.

Floor opens for questions:

- Will the new boardwalks be level?
 - Yes, they will be set to the same elevation as existing ones.
- Who dug the mosquito ditches? The county or someone else?
 - That would have been Lee County Mosquito Control District or whatever the organization would have been called back then. The theory of mosquito ditches is to drain a linear area in a wetland so *Gambusia* mosquito fish will come into the ditch to eat mosquito larvae to control the population. LCMCD doesn’t want these ditches to be restored.
- Do you have a list of invasive plants you don’t want?
 - Yes. Terry pointed to the plant list in the back of the management plan. Another staff member showed him the link to the plan on the website.
- Someone came in with a backpack sprayer and killed a bunch of plants behind us.

- Terry informed him, “It wasn’t us. A neighbor hired someone to work on her Brazilian pepper issue and it would have been them. We girdle or cut them down and spray the stumps.” It was noted in that location of the preserve, the neighbor’s fence is not on the boundary line and people believe work is occurring on the preserve, whereas, it’s private property.
- Is it ok to put bees in my yard?
 - We have a natural population on the preserve and what you do on your property is your business; just don’t put them on the preserve.
- A comment by a Friends group member: Their Friends group was planting Milkweed to help the Monarch butterfly population with a more available food source.
- Why aren’t there any trails in the northwest corner?
 - It is a wetland mangrove system, which is tidally influenced. Need to leave something for the wildlife for their use and rest; and there is a berm (ditch) that runs near there and there’s no room.
- What is the difference in visitation between seasons?
 - Another LCPR staff member and Friends member piped in to say that in March 3,480 visitors were recorded, whereas in June it was 1,300. It’s higher in season and they give education programs to visitors and students.
- Are dogs allowed?
 - No. And no bikes or skateboards as well. It’s too dangerous to have that many types of multiuse on these trails, but we do still occasionally see muddy bike tracks on the boardwalk. We don’t have Rangers stationed there 24 hours.
- Can they be ticketed?
 - Yes, if they are repeat offenders and caught.
- A Boy Scout leader asked: What kind of wildlife can we expect to see?
 - We use to have a lot of marsh rabbits, but feral cats get them. There are several types of hawks, there’s a known pileated woodpecker area in the back (Terry pointed to a more primitive area on the map), birds, and fiddler crabs. A wildlife list is in the back of the plan.
- Who was the person that Martha Redd got the property from?
 - Terry went into the history of the preserve’s acquisition: from Dr. Winkler (yes, the same family as Winkler Road), Martha Redd, that beach residents raised funds & donations to purchase a parcel, property went to The Nature Conservancy, then turned over to Lee County to manage in the 1990s, and the last parcel was a 2006 Conservation 20/20 acquisition of the one acre parcel adjacent to the parking lot/trail head.