1. REQUESTED MOTION:
ACTION REQUESTED: Approve and accept the donation of two parcels in Boca Grande from the Gasparilla Island Conservation and Improvement Association, Inc. for the Island School project.

WHY ACTION IS NECESSARY: To obtain Board of County Commissioners’ approval and acceptance of the donation from the GICIA.

WHAT ACTION ACCOMPLISHES: Approves and accepts the donation of property from the GICIA.

2. DEPARTMENTAL CATEGORY: COMMISSION DISTRICT #  C11A

4. AGENDA:
 X CONSENT

5. REQUIREMENT/PURPOSE:
(Specify)

 X ADMINISTRATIVE

 STATUTE

 APPEALS

 ORDINANCE

 PUBLIC

 ADMIN. CODE

 OTHER

 WALK ON

 TIME REQUIRED:

7. BACKGROUND: By agreement dated June 11, 2004, the Board of County Commissioners agreed to allow the Island School to construct a small school on the County’s Community Center site. Towards that end, the GICIA agreed to transfer two parcels to Lee County.

Board of County Commissioners approval is required to accept the donation of the two parcels.

Ex. Fee Simple Deed - Recorded on July 20, 2004
   Surveys of parcels.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

10. COMMISSION ACTION:

   APPROVED

   DENIED

   DEFERRED

   OTHER

   Rec. by CoAttty
   Date: 7/31/04
   Time: 2:00 P.M.
   Flnermaent To: 7/31/04
THIS INDENTURE made this 24th day of July, 2004, between the
GASPARILLA ISLAND CONSERVATION AND IMPROVEMENT ASSOCIATION, INC.
(“GICI”) a non-profit Florida corporation, herein referred to as Grantor, whose mailing address
is P. O. Box 446 Boca Grande, Florida 33921, and LEE COUNTY, a political subdivision of the
State of Florida, herein referred to as Grantee, whose mailing address is Post Office Box 398
Fort. Myers Florida 33902-0398.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten ($10.00)
Dollars 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 Grantee, and
Grantee’s successors and assigns forever, the following described land situate, lying and being in
Lee County, Florida, to wit:

See Exhibit “A” attached hereto and made a part hereof, hereafter the “subject property”.

THIS CONVEYANCE IS SUBJECT TO:
1. Taxes for the year 2004. Grantor to pay for 2004 taxes not yet due and payable up
to date of conveyance;
2. Conditions, easements and restrictions of record;
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable
governmental authorities; and
4. The following covenants, conditions, and restrictions:

A. The subject property shall be used by the Grantee either for a charter school as
defined by Florida law and approved by the Lee County School Board, (hereinafter called “The
Island School”) or otherwise as part of the Boca Grande Community Center (hereafter
“Community Center”). If the Grantee ceases to use the subject property for either of these
purposes, or does not comply with any of the conditions set forth below in Paragraphs B, C, D,
and E below, then ownership of the subject property shall revert to the Grantor.

B. The Grantee will allow the Grantor, at nominal rent of $1.00 per year, for so
long as the Grantee organization exists, either use of Grantor’s current office space in the
Community Center, or shall provide other office space at least equal in square footage, and with
windows and appearance generally comparable to the current space, in one of the two current principal wings of the Community Center.

C. The Grantee will provide, at no cost to the Grantor, normal utilities and maintenance for the current or the new office space.

D. If the Grantee elects to move the Grantor from its current office space, the Grantee will convert, at Grantor’s expense, the new space to a configuration and layout generally comparable to the Grantor’s current space. Grantor will pay for the cost of moving its furniture and equipment to the new space.

E. The Grantee shall plant and maintain a mutually acceptable buffer between Parcel B and the existing GICIA Bike Path.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor’s hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Kathryn Torres

1st Witness Signature

GASPARILLA ISLAND CONSERVATION AND IMPROVEMENT ASSOCIATION, INC.

By: Richard M. Morrison

As Its: President

Kelly Rea

2nd Witness Signature

Kathryn Torres

Print Name: Kathryn Torres

Print Name: Kelly Rea

STATE OF FLORIDA )

SS.

COUNTY OF LEE )

The foregoing instrument was acknowledged before me on this 1st day of July 2004, by Richard M. Morrison of the Gasparilla Island Conservation and Improvement Association, Inc., who is personally known to me or has produced as identification.

Kathryn Torres

Notary Public

Print Name: Kathryn Torres

KATHRYN R. TORRES
Notary Public, State of Florida
Compliance No. 272534

Page 2 of 4
EXHIBIT “A”
Legal Description

Parcel A
(Triangle Parcel)

(LEGAL DESCRIPTION TAKEN FROM ORB 960, PAGE 112, LEE COUNTY RECORDS)

A LOT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 14, TOWNSHIP 43 SOUTH, RANGE 20 EAST, GASPARILLA ISLAND, LEE COUNTY, FLORIDA WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF FIRST STREET (50 FEET WIDE) AS SHOWN ON “REVISED PLAT OF BOCA GRANDE” ACCORDING TO PLAT RECORDED IN PLAT BOOK 7 AT PAGE 1 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WITH THE EAST LINE OF WEST AVENUE (60 FEET WIDE) RUN NORTHERLY ALONG SAID EAST LINE FOR 260 FEET MORE OR LESS TO AN INTERSECTION WITH THE WESTERLY LINE OF THE SEABOARD COAST LINE RAILROAD (FORMERLY CHARLOTTE HARBOR & NORTHERN RAILROAD) AS SHOWN ON SAID “REVISED PLAT OF BOCA GRANDE”; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY LINE OF SAID RAILROAD TO AN INTERSECTION WITH SAID NORTHERLY LINE OF FIRST STREET AS SHOWN ON SAID PLAT; THENCE RUN WESTERLY ALONG SAID NORTH LINE OF FIRST STREET FOR 64 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Parcel B
(Parking Parcel with 7.5 foot Landscape Buffer)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 5, BOCA GRANDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 1 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 90°00'00" E, ALONG THE NORTH LINE OF SAID BLOCK 5, FOR A DISTANCE OF 323.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S 13°47'59" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 5.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N 75°04'49" E, FOR A DISTANCE OF 20.55 FEET; THENCE RUN S 14°55'11" E, FOR A DISTANCE OF 78.00 FEET; THENCE RUN S 75°04'49" W, FOR A DISTANCE OF 22.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN N 13°47'59" W, ALONG SAID
WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 78.01 FEET TO THE POINT OF BEGINNING; CONTAINING 0.038 ACRE MORE OR LESS.
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 5, BOCA GRANDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 1 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 90°00'00" E, ALONG THE NORTH LINE OF SAID BLOCK 5, FOR A DISTANCE OF 323.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S 15°47'59" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 5.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N 75°04'49" E, FOR A DISTANCE OF 20.55 FEET; THENCE RUN S 14°55'11" E, FOR A DISTANCE OF 78.00 FEET; THENCE RUN S 75°04'49" W, FOR A DISTANCE OF 22.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN N 13°47'59" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 78.01 FEET TO THE POINT OF BEGINNING; CONTAINING 0.038 ACRE, MORE OR LESS.

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE REVISED PLAT OF BOCA GRANDE, AS RECORDED IN PLAT BOOK 7 AT PAGE 1 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE NORTH LINE OF BLOCK 5, AS BEING N 90°00'00" E.

2.) SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREFON ARE IN FEET AND DECIMALS THEREOF.
LEGEND

P.O.C.  POINT OF COMMENCEMENT
P.O.B.  POINT OF BEGINNING
O.R. OFFICIAL RECORD BOOK
P.G. PAGE
R.O.W. RIGHT OF WAY

THE ISLAND SCHOOL at BOCA GRANDE
SECTION 14, TOWNSHIP 43 SOUTH, RANGE 20 EAST
LEE COUNTY, FLORIDA

* THIS IS NOT A SURVEY *

DRAWN BY: A.D.
JOB NO.: 03539.00
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SPECIAL EXCEPTION AREA
THE ISLAND SCHOOL at BOCA GRANDE
SECTION 14, TOWNSHIP 43 SOUTH, RANGE 20 EAST
LEE COUNTY, FLORIDA

DATE: MAY 19, 2004
DRAWING: 03539SEA
SPECIAL EXCEPTION AREA
AT
THE ISLAND SCHOOL, BOCA GRANDE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 20 EAST,
LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 5 OF THE REVISED PLAT OF BOCA GRANDE, ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 1 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE RUN N 0°00'00" E FOR A DISTANCE OF 26.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED
PARCEL OF LAND; THENCE RUN N 90°00'00" W FOR A DISTANCE OF 52.76 FEET;
THENCE RUN N 0°00'00" E FOR A DISTANCE OF 109.47 FEET;
THENCE RUN S 90°00'00" E FOR A DISTANCE OF 134.01 FEET;
THENCE RUN S 0°00'00" W FOR A DISTANCE OF 109.74 FEET;
THENCE RUN N 90°00'00" W FOR A DISTANCE OF 81.25 FEET TO THE
POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, CONTAINING 14,706 SQUARE FEET, MORE OR LESS.

NOTES:
1.) BEARINGS REFER TO THE SOUTH LINE OF BLOCK 5 OF THE REVISED PLAT OF BOCA GRANDE,
AS RECORDED IN PLAT BOOK 7 AT PAGE 1 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
AS BEING N 90°00'00" W.
2.) SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

ERIC L. SANDOVAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5223

DRAWN BY: EVS | JOB NO.: 03539.00 | SHEET 1 OF 2

CONSULTING ENGINEERS, INC.
environmental - civil - structural - survey
5643 Honer Drive
Fort Myers, Florida 33912
(239) 278-1992 FAX (239) 278-0922
E-MAIL info@tkwonline.com
Survey Certification # 734

DATE: MAY 19, 2004 | DRAWING: 03539SEA

SEE SHEET 2 OF 2 FOR SKETCH TO ACCOMPANY
Charlie Green  
Clerk of Circuit Court, Lee Co.  
2115 Second Street  
P. O. Box 2278  
Fort Myers, FL 33902  
(239) 335-2203  

DATE: 07/20/2004  
TIME: 01:50:31 PM  
RECIPT: 2004155009  

LEE CO ATTORNEY  PU #34  
CODE - 34  
REF: GASPARILLA ISLAND CONSERVATIO  
/LEE COUNTY  

ITEM - 01  D 01:50:31 PM  
FILE: 6364381  BK/P6:4371/1509  
RECORDING FEE  37.50  
COURT TRUST FUND  32.00  
Sub. Total  69.50  

AMOUNT DUE:  $69.50  
PAID CHECK:  $69.50  
TOTAL  $69.50  

REC BY: CARA  
DEPUTY CLERK  

www.leepclerk.org
TO:  LEE COUNTY FINANCE DEPARTMENT

FROM: _____________________________________________
(Department)

A. AUTHORIZATION:

This transmittal authorizes the ______________________
office to incur expenses for filing/record against:

Purchase Order # _______ for ____________ project.

________________________________________
Signature Authorization

B. SERVICE RECEIVED:

RECORDING
O. R. COPIES ________________________________________
PLAT COPIES _______________________________________
CASE # INDEX FEE ___________________________________

DESCRIPTION OF SERVICE _______________________________

____________________________________________________
AMOUNT OF FEE INCURRED $ __________________________

(date) ___________________ (DEPUTY CLERK)
________________________________________
(CUSTOMER) (DEPT.)

THIS FORM GOES TO CASHIER WITH REGULAR RECEIPT ATTACHED

C. INVOICE INFORMATION: (FOR CLERK'S DEPARTMENT ONLY)

____________________________________________________
REC'D

____________________________________________________
ENTERED

____________________________________________________
CUST. #

____________________________________________________
INV. #

PLEASE REMIT TO: Clerk's Accounting
P.O. BOX 2396
FORT MYERS, FLORIDA 33902-2396