

# Exhibit F

**MANAGEMENT PLAN  
FORT MYERS BEACH CULTURAL *MUSEUM*  
AND ENVIRONMENTAL LEARNING CENTER  
(THE MOUND HOUSE)**

*As approved by the Town council – April 3, 2000*

**PROJECT NUMBER 96-046-P7A**

**SUBMITTED BY  
THE TOWN OF FORT MYERS BEACH April 3, 2000**

## TABLE OF CONTENTS

|  |                |
|--|----------------|
| <b>I. Introduction</b>                                     | <b>Page 3</b>  |
| <b>II. Purpose</b>   | <b>Page 3</b>  |
| <b>III. Site Development, Improvement, Access</b>          | <b>Page 7</b>  |
| <b>IV. Key Management Activities</b>                       | <b>Page 10</b> |
| <b>V. Cost Estimate and Funding Sources</b>                | <b>Page 14</b> |
| <b>VI. Priority Schedule</b>                               | <b>Page 15</b> |
| <b>VII. Monitoring and Reporting</b>                       | <b>Page 15</b> |
| <b>VIII. Supporting Documents (exhibits)</b>               |                |
| <i>Exhibit A -Area Location Map Showing Project Site</i>   |                |
| <i>Exhibit B - Priority Schedule – Graph</i>               |                |
| <b>IX. Appendix</b>  |                |
| <i>I. Answers to Special Conditions</i>                    |                |
| <i>II. Special Conditions from Conceptual Agreement</i>    |                |
| <i>III. Grant Award Agreement</i>                          |                |
| <i>IV. Recorded Deed</i>                                   |                |
| <i>V. Ordinance 98-9; CELCAB Agendas; Workshop Minutes</i> |                |

# MANAGEMENT PLAN FOR Project 96-046-P7A, Fort Myers Beach Cultural *Museum* and Environmental Learning Center

## I. Introduction and General Information

Through a grant from the Florida Communities Trust for \$1,031,000, the Town of Fort Myers Beach has acquired the Florence Long Estate at 289 Connecticut Street, Fort Myers Beach. This management plan has been developed to ensure that the site, which will be known as the Fort Myers Beach Cultural *Museum* and Environmental Learning Center), will be developed in accordance with the Grant Award Agreement and in furtherance of the purpose of the grant application.

The 2.77-acre site is composed largely of a Calusa Indian Shell Mound which, according to Dr. William Marquardt and Dr. Karen Walker of the Florida Museum of Natural History, is of national archaeological significance. Atop the mound (Florida Master Site File 8LL4, the Estero Island Site), is the historic residential structure (Master Site File 8LL1101, the *William H. Case House*.) Although the home has been enlarged and as it now stands contains approximately 5,000 square feet, the original structure is still definable within and is reported to be the oldest remaining residential building on Estero Island.

This outstanding historical property was almost lost to development by a consortium of German developers. Plans called for bulldozing the shell mounds to make way for 8 single-family homesites and boat slips. Through the Trust for Public Lands, the Town applied to the Florida Communities Trust for a grant to purchase and save the property. With the purchase of the site by the Florida Communities Trust and the Town of Fort Myers Beach, future threats to the site are negated. Future local ordinances, protective covenants, and listing of the archaeological site and the Case home on the National Register of Historic Places will provide additional protection.

## II. Purpose of the Project

In undertaking a process of adaptive re-use, the Town of Fort Myers Beach (a Main Street Community) will convert the Case home to public use. The Center will be managed for the conservation, protection, and enhancement of natural, cultural, and historical resources and for public outdoor recreation that is compatible with the conservation, protection, and enhancement of the site and those resources. The Center's mission will be to inform and educate Florida residents (including schoolchildren) and tourists about Florida prehistory, Calusa Indian (pre and post Contact) culture, early pioneer settlement and life on Estero Island *as it relates to the William H. Case House*, and the sensitive marine/ estuarine environment upon which past cultures and present inhabitants of south Florida have always depended.

Key Management objectives are as follow:

\* The Town will conduct an archaeological survey of the property.

\* The Town will contract the services of a qualified preservation architect for a Historic Structures Report.

\* Utilizing the present structures, the Town of Fort Myers Beach will create and operate a museum, interpretive center and grounds , including dockage for water access.

\* The Center will offer year-round educational programming for area residents including school-children.

\*The Center will provide opportunities to the public to participate in on-site and off-site archaeological projects.

\* The Center will serve as an integral part of the Fort Myers Beach "Eco-Archaeo Trail", an integrated offering of cultural, historical, and natural resource-based opportunities for visitors and residents of Southwest Florida.

\* The Center's shoreline along the Estero Bay Aquatic Preserve will serve as an observation area where visitor's can view the preserve's population of water and wading birds, Atlantic bottlenose dolphin, and the endangered West Indian manatee. The Center will develop interpretive exhibits to educate the public about the estuarine environs and the flora and fauna that inhabit it.

The Town is committed to developing an environmental and historical education program at the Mound House. After the archaeological assessment and the historic structures report are completed, the director will develop, in consultation with CELCAB and subject to the approval of the Town Council, an educational program for the Mound House. This program will emphasize the interrelationship of man, the environment in an historic context and the current ecosystem of Estero Bay. The exact format of the program has not yet been decided but it will be developed and led by a person or persons knowledgeable in the field and the programs will be provided on a scheduled and ongoing basis. The educational program will be developed by December 2003. The proposed educational program will be presented to FCT for review and approval prior to final implementation.

In developing the management plan, the Town has involved the neighborhood and the public to ensure compatibility with the neighborhood and the community at large. On October 5, 1998, the Town Council created a Town Agency to be known as the "Town of Fort Myers Beach Cultural and Environmental learning Center Advisory Board" (CELCAB). The purpose and Scope of this Board is to further the welfare of the citizens of the Town by helping to manage and promote the cultural, historical and environmental learning center located on the Mound House property. This Board has been set up to advise the Council as to the future development of the site and to address any future issues concerning neighborhood compatibility. This Board consists of 12 members appointed by the Town Council and a member of the Town Council acts as liaison to the CELCAB Board. The openings for this Board were advertised repeatedly in the local newspaper. Neighbors of the Mound House were specifically encouraged to request appointment to this Board. CELCAB began meeting on February 2, 1999 and has met 11 times since its inception. A workshop was held with CELCAB and the Town Council on September 8, 1999. At that time the concern for the

neighborhood was discussed at length. Prior to that workshop, the Council liaison held a public meeting with concerned residents in the Mound House area. The Council directed the CELCAB to review the draft management plan and make recommendations to the Council of necessary changes while being particularly cognizant of neighborhood concerns. CELCAB has held 5 advertised meetings on the management plan. The major concerns expressed at the meetings concerned the potential commercialization of the site, how best to handle parking on the site, and the desire to keep plans for a museum and related activities to a more limited nature and appropriate to a site located within a residential neighborhood. The CELCAB has recommended significant changes to the management plan which respond to and address the concerns raised in public meetings. The CELCAB will review the management plan on March 1, 2000 and then transmit its recommendations to the Council for their review. (Enabling Ordinance 98-9, agendas from all CELCAB meetings and the agenda from the workshop will be included in the appendix)

### **Summary of Comprehensive Land Use Plan directives furthered:**

Note: At the time the original application was filed, the Town had not yet completed its own Comprehensive Plan. In the original FCT application (page 6), it was noted how acquisition and development of the site would further elements of the Lee County Comprehensive Plan. The Town has subsequently completed its own Comprehensive Plan. Consequently, elements of the Town's Comprehensive Plan that will be furthered through this management plan will instead be cited. Elements of the Comprehensive Plan for the Town of Fort Myers Beach that are now applicable will be included in Section VIII, Supporting Documents.

#### **ENVISIONING TOMORROW'S FORT MYERS BEACH Page 2-4**

Fort Myers Beach, A Living Park: "The Town of Fort Myers Beach, through the dedicated efforts of the community, has become a living park, existing for the comfort, safety and quality of life of its residents and the peaceful enjoyment of its visitors:

"An ecologically sensitive park where visitors have learned to enjoy the unique natural amenities and to take responsibility for protecting the natural environment;

"An archaeologically sensitive park where people come to learn about the native cultures of this area;

"An historic and liveable park; residents are proud of the community's heritage and place;

"An economically sustainable park which protects and promotes its commercial interests and where a partnership with the past provides the focus for the future."

#### **FUTURE LAND USE ELEMENT Page 4-40**

Recreation, Policy 4-B-8: Allowable uses are parks, schools, libraries, bathing beaches, beach access points, and related public facilities.

Historic Buildings, Policy 4-E-1: The protection of historic buildings is of great importance to the Town, and shall be implemented by aiding the policies set forth in other elements of this comprehensive plan.

#### **COASTAL MANAGEMENT ELEMENT Page 5-29**

Access to the water- Objective 5-E: Increase the number of well-maintained accesses to the beaches, bays, and navigable waters to serve the existing and future population and visitors.

#### CONSERVATION ELEMENT Page 6-36

Goal 6: To protect the natural resources in and around the Town from further damage and improve their future health and sustainability through regulations, education, enforcement, timely management, public improvements, and cooperation with other entities with similar goals.

Manatees, Policy 6-C-3: The Town shall cooperate with Lee County in preparing and programs to inform the Town's boating population of the presence of manatees and how to avoid the destruction of manatee habitat and avoid manatee/boat collisions.

#### TRANSPORTATION ELEMENT Page 7-28

Encourage Water Taxis, Policy 7-D-4: Fort Myers Beach has a great potential for water transportation, with its canals, natural waterways, and high levels of tourism To encourage the private sector to provide this service, the Town shall ease regulations that require a water taxi to provide dedicated parking spaces and shall encourage restaurants, motels, and marinas to provide dockage for water taxis.

#### RECREATION ELEMENT Page 10-2

The Vision for Recreation, Open Space, and Culture: "Through a similar community effort, the Town has refurbished the Long Estate, one of the first homesteads on Estero Island, built in 1906 on a significant site of the Calusa Indians. Now known as the "Mound House," it has become an anchor for tours of Estero Bay's ecological treasures and archaeological resource for archaeological research; Town residents form a core of volunteers that allows for careful study and documentation for the international archaeological community."

Natural Preserves, Objective 10-E Enhance public access to the Town's nature preserve areas, while ensuring their ecological sustainability and providing for their long-term maintenance.

Policy 10-F-1 Continue to pursue acquisition of the Long Estate and assist the foundation that will provide long term management with funding for start-up costs (with the amount needed to be evaluated annually). Link this facility to other cultural and recreational points of interest by providing appropriate dockage and links to bike and pedestrian paths.

#### HISTORIC PRESERVATION ELEMENT Page 13-11

The Town's Vision for Preserving Its History: "Through a similar community effort, the Town has purchased and refurbished the Mound House on the Long Estate. Now known as a cultural and environmental learning center, the estate has become an anchor for tours of Estero Bay's ecological treasures and archaeological sites. Operated by a foundation, the center provides a museum and botanical garden and offers year-round educational programming and camps for children and adults and hands-on environmental education projects operated in partnership with the Estero Bay Marine Laboratory. It also hosts festivals and special events, and through a partnership with the University of Florida's Randell Research Center at Pineland, gives the public opportunities to participate in local archaeological research with scientists from the Florida Museum of Natural History.

Residents, visitors, tourists, and schoolchildren learn about Florida pre-history, Calusa Indian Culture before and after contact with European explorers, and early pioneer settlement and life on Estero Island, allowing them to better understand what is happening today in the environment and to sustain the viability of these resources for the future.

Archaeological Criteria: The William Case home should be studied further to properly document the original construction versus later additions. Recent information indicates that the standing structure may be eligible for the National Register, as well as the site itself. Because of the site's archaeological significance, a preliminary archaeological reconnaissance is needed, to include mapping, radiocarbon dating, and analysis and curation of artifacts that will be displayed on the site.

Policy 13-C-1 Continue to pursue the acquisition of the Case home (Long Estate). Assist the foundation that will provide long-term management with the funding for start-up costs. Link this facility to other cultural, scientific, educational, and recreational activities.

Policy 13-C-4 Work with Lee County in establishing a network of canoe and kayak trails linking the sites of historic and archaeological significance from Pine Island to Estero Bay.

#### **Required provisions, designations:**

The Town intends to amend the land use designation for the site to Town park, conservation, outdoor recreation, open space, or other similar category within one year after acquisition. The Town intends to amend the site's zoning accordingly within one year of acquisition. The site will be identified appropriately in signage, literature and advertising as publicly owned and operated as a cultural center/outdoor recreation area acquired with funds from the Florida Communities Trust Preservation 2000 Program.

### **III Site Development**

#### **Physical Improvements and Master Site Plan:**

Because of its historical and archaeological significance, the adaptive re-use process for this site will be lengthy. This will be accomplished by Town staff and the Center's director working with a 12 member volunteer advisory board which was appointed by the Town in January of 1999, and will hold its organizational meeting in February of 1999. Accordingly, objectives and physical improvements to the site listed for the purpose of this management plan are at this stage in the conceptual and planning phase, but will be proposed as presented in this management plan to the advisory board for its advice and input.

The physical improvements existing on the site consist of a single family residence (Case home) of approximately 5000 square feet with the adjacent swimming pool, a detached garage of approximately 900 square feet, a boat dock extending into Estero Bay, and a blacktop loop drive and parking area, all of which are clearly designated on the site plan. A landscape palette designed to depict the late historic period will be developed in consultation with local experts on barrier island vegetation and landscape architecture, working with advisory board members and the Center's director. Physical improvements contemplated thus far by Town staff and the Center's director are listed numerically below, with their proposed locations shown on the site plan.

- 1) Entrance Sign designating a) Fort Myers Beach Cultural Museum and Environmental Learning Center, and b) Purchased with Funds from Florida Communities Trust Preservation 2000 Program.
- 2) Conversion of the site to an historic and archeological museum.
- 3) Restoration of dock to an historic configuration.
- 4) Establishment of interpretive panels of estuarine habitat.
- 5) Calusa Indian village exhibit.
- 6) Establish parking in accordance with the site plan making sure that all parking is environmentally and historically suitable. Off site parking will be pursued to lessen impacts on the neighborhood. Bike racks will be available to encourage bicycle access to the site
- 7) Establish landscape palette to depict historic period, including irrigation.
- 8) Establish historically appropriate outdoor lighting that is sufficient for safe access to the house and site.
- 9) Encourage on site research that is geared toward public education.

Access to this site as afforded by future site improvements will be compatible with applicable county, state and federal construction standards, including the Americans with Disabilities Act. Bicycle racks will be provided as a part of the Town's ongoing efforts to provide alternatives to automobile transportation through the use of greenways and bicycle paths within the Town's jurisdictional limits. Trash receptacles will be located at the docks and at the museum area. Future parking requirements will be determined as a part of the re-zoning process. Currently, 20 designated parking spaces will be provided with signage showing the designated parking area, which will be more than adequate for on-site activities and until such time as the museum is completed. This was recently demonstrated during a series of Christmas open house events held on site. Temporary parking will be defined on the site through use of telephone pole or concrete wheel stop/bumpers. At such time as additional parking becomes necessary, Town staff contemplates the possible use of off-site parking and electric trams to provide the bulk of museum visitor parking, with only staff and handicap parking located on the site itself. The location of any future off-site parking facility has not yet been determined. The Town has numerous options, including the use of existing parking lots at nearby churches, or the purchase of nearby vacant commercial property.

Any additional parking added on site will be constructed of pervious material. Stormwater management for the site will be designed to mimic nature and provide wildlife habitat. The Town of Fort Myers Beach will request written approval from the FCT before undertaking any site alterations or physical improvements that are not addressed in the FCT-approved management plan and shown on the master site plan.

#### **Docking Structures, general discussion:**

The historic dock is located on the master site plan. As stated under Key Management Objectives above, the Fort Myers Beach Cultural and Environmental Learning Center will serve as an integral part of the Fort Myers Beach "Eco-Archaeo Trail", an integrated offering of cultural, historical, and natural resource-based opportunities for visitors and residents of southwest Florida. In addition to serving as a wildlife overlook for visitors, the historic dock extending into Estero Bay will provide the required docking facility for water taxis and tour boats from Estero Island, Bonita Beach,



Sanibel, and Fort Myers that need to offload passengers who visit the museum and interpretive center. Although the exact size remains undetermined at this time, the dock will be no larger than 12 feet wide and 100 feet long.

**Permits:**

An Environmental Resource Permit will be required from the Florida Department of Environmental Protection, the U.S. Coast Guard, and the U.S. Army Corps of Engineers for construction of the historic dock. General construction permits will be issued by the Building and Zoning Department, Lee County for all site-related rehabilitation and construction work. Permits required by the Division of Historic Resources for excavation of archaeological resources will be obtained prior to excavation.. All testing will be done in accordance with state law, including Florida Statutes Chapter 267, Sections 267.061 (2) (a) and (b), and procedures approved by and coordinated with the Division of Historical Resources, Florida Department of State. FCT will be notified that all required licenses and permits have been obtained prior to the initiation of any construction on site.

**Easement, concessions, or leases:**

The Town plans to contract for a Director for the Center. The position is currently vacant. Once the property is acquired by the Town, the position will be advertised and a new director will be hired. The Town does not plan to utilize existing employees of the Town to operate the Center.

At this time, the Town does not have any plans to contract with vendors to offer any type of rentals or services at the site. However, the Town states that if any type of vendor operation is approved by the Town Council for this site, the request for vendor will be advertised and awarded through public bid. Further, any contemplated vendor operation will be submitted to FCT for final approval.

The only known easement, concession or lease known to exist at this time is a temporary lease/occupation agreement between the Town of Fort Myers Beach and the Estate of Florence Long that allows the Town to occupy the site prior to closing on the purchase by Florida Communities Trust.

Until the archeological assessment grant work and the historic structures grant work are completed we are unable to determine what type of revenue generating activities would be appropriate. The Town Council has budgeted for maintenance and operation of the site. All revenue generated will be accounted for pursuant to the Town's accounting system. All revenue received will be placed in a segregated account and used exclusively for the upkeep and maintenance of the project site. If any revenues of any type are collected through use of the site by the Town or any other party, those revenues will be used solely for the upkeep and maintenance of the site.

The Town of Fort Myers Beach will provide 60 days written notice to FCT regarding any sale or lease of any interest, the operation of any concession, any sale or option to buy things attached to the site, the granting of any management contracts, and any use by any person other than in such person's capacity as a member of the general public. The Town will provide FCT with a copy of any agreement for review and approval prior to execution, with the understanding that certain

activities may be disallowed. Future managers are advised to proceed with caution with regard to matters involving easements, concessions, or leases on the site.

## IV. Key Management Activities

### Natural Resource Protection:

Although this outstanding 2.77 acre property is fully landscaped to the waterline (including sod lawn), visible from the property are significant examples of plant species native to the adjacent Estero Bay Aquatic Preserve (seagrass meadows and mangrove forests) and maritime and tropical hammocks found on or near the barrier island environs of Estero Island and the adjacent coastlines of southwest Florida. Because extensive shell mounds give rise to the site's elevation of approximately 11 feet above mean lower low tide, there also exist plant species which, in southwest Florida, are found only within areas of heightened elevation and generally due to the presence of shell mounds associated with prehistoric occupation by Native Americans. Representative plants that exist on the site include red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), buttonwood (*Cohocarpus erecta*)-- the aforementioned growing only within the rip-rap at the waterline-- seagrape (*Cocoloba uvifera*), nickerbean (*Caesalpinia bonduc*), cabbage palm, (*Sabalpalmetto*), gumbo limbo (*Bursera simaruba*), strangler fig (*Ficus altea*), and mahogany (*Swietenia mahagoni*), among others. These plants will be identified for the public and interpreted through appropriate signage.

The Estero Bay Aquatic Preserve--Florida's first aquatic preserve, established in 1966--abuts the site. Seagrass meadows within the adjacent preserve provide habitat for many species of fish, and additionally, are used as a food source for the endangered West Indian manatee (*Trichechus manatus latirostris*). Although listed as an Outstanding Florida Water, the water quality has declined through recent years because of stormwater runoff and non-point source pollution, due in most part to intensive development within the upland watershed area of Lee and Collier Counties. Research by the Estero Bay Marine Laboratory scientists conducted over the past 3 years has been directed at identifying the causes of the decline in the bay's health, through research into its hydrology, biology, and geology. Their research has concentrated on water quality, tidal circulation patterns, geological core samples, sea grass beds, plankton sampling, and an extensive study of the local Atlantic bottlenose dolphin (*Tursiops truncatus*) population.

With the exception of a pair of Osprey (*Pandion haliaetus*) that roost and nest on a nesting pole provided for them on site, no animals are known to reside on the property. However, because the site abuts the aquatic preserve, visitors may observe numerous species of wading birds and marine mammals in their natural habitat. These include great blue heron (*Ardea herodias*), green or greenbacked heron (*Butorides striatus*), cattle egret (*Bubulcus ibis*), great egret (*Egretta alba*), little blue heron (*Egretta caerulea*), reddish egret (*Egretta rufescens*), snowy egret (*Egretta thula*),

tricolored heron (*Egretta tricolor*), black-crowned night heron (*Nycticorax nycticorax*), yellow-crowned night heron (*Nycticorax violaceus*), white ibis (*Eudocimus albus*), and roseate spoonbill (*Platalea ajaja*).

Marine mammals visible from the shoreline include Atlantic bottlenose dolphin (*Tursiops truncatus*), and the endangered West Indian manatee (*Trichechus manatus latirostris*).

Education through ongoing interpretive programs and signage will be used to inform the public about the importance of the environs surrounding the site, its flora and fauna, including the endangered West Indian manatee and its habitat. This will begin within one year of the date of the Town's obtaining title to the property. Outdoor Interpretive exhibits will provide public education on the need to protect manatee habitat. A baseline survey of the plant species existing will be done as a part of the landscape and botanical garden planning process. The baseline survey of plant species will be done within one year of the date of the Town's obtaining title to the property.

#### **Resource restoration and enhancement:**

The infestation of Brazilian pepper along the rip-rap on the north and west boundaries of the property (bordered by canal) has been removed. This infestation consisted of approximately 35-40 multi-trunked plants that had intruded into the area occupied by red and black mangrove. Under the supervision of the site director and Lee County biologist Roger Clark, the Brazilian pepper was treated with Garlon 3-A in a cut stump application in February, 1999. Removal of the pepper now allows the existing mangrove to flourish and re-shape their canopies naturally. Areas where the removed pepper infestation resulted in bare areas along the rip-rap will be replanted in red and black mangrove, restoring the degraded plant community along the Project Site shoreline to its original biological composition and full ecological function. This area, including the rip-rap, is 12' wide by approximately 700' long, or 8,400 square feet.

The desire is to replant 40% of the property with native vegetation. These vegetation may include but is not limited to the following; saw palmetto (*Serenoa repens*), wire grass (*Astrida stricta*), sea hibiscus (*Hibiscus Tiliaceus*), wild or upland cotton (*Gossypium hirsutum*), seaside mahoe (*Thespesia populnea*), bay cedar (*Suriana maritime L.*), mastic (*Mastichodendron foetidissium*), seagrape (*Coccoloba uvifera*), white stopper (*Eugenia axillaris*), Spanish stopper (*Eugenia foetida*), red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*) and white mangrove (*Laguncularia racemosa*).

Site restoration areas have been delineated on the site plan, and include the rip-rap areas described above along with the areas between the rip-rap and the blacktop access drive, up to the two defined boundaries occurring near each entrance to the property. This additional square footage of restored area will be planted in traditional upland species, in consultation with professionals in the field. Restoration will be done so as to enhance wildlife habitat for wading and migratory birds, and so as to preserve (not degrade) archaeological resources on the Project Site. Mangrove trimming will be kept to a minimum, enhancing wildlife habitat while allowing selected viewing windows through the mangrove forest.

The site will be monitored for re-infestation and will remove any future regrowth immediately. The Exotic Pest Plant Council's of Florida's Most Invasive Species (see Appendix) will be used in

identifying invasive exotics on the Project. We hope that site restoration efforts as outlined above will fulfill the requirements for replanting with native vegetation. Because of the archaeological significance of the entire 2.77 acre site, the Town of Fort Myers Beach feels that committing additional areas to replanting with native vegetation (over and above that outlined above) would severely disturb and thus have a detrimental impact on the site's archaeological resources. Should it become necessary to obtain his opinion, we feel certain that Mr. George Percy, Director of the Division of Historical Resources, Florida Department of State (which recently agreed to fund both the archaeological investigation and historic structures report described in the following section) would concur.

#### **Archaeological and historical resource protection:**

The significance of the Estero Island Site (8LL4) and the Case home (8LL1101) is hardly open to question. It is our task to place this site in context and gather information in order to interpret it to Fort Myers Beach residents and visitors. Two historical resources grants-in-aid applications have recently been approved by the Florida Department of State, Division of Historic resources (Bureau of Historic Preservation, Grants and Education Section).

#### **Acquisition and Development Grant for a Historic Structures Report:**

Because the Case home--built in 1906--is reportedly the oldest residential structure remaining on Fort Myers Beach, it is a significant cultural asset for the Town, Lee County, and southwest Florida. The historic structures report will provide information and guidance that are essential in developing a rehabilitation plan for the adaptive re-use of the Case home into a museum/interpretive facility. The historic structures report will provide the basis for the long-term preservation of the Case home. Original construction versus later additions will be properly documented, and as-built drawings will be rendered by a qualified preservation architect prior to new construction/rehabilitation.

#### **Survey and Planning Grant for Archaeological Investigation and Mapping:**

Because of the Estero Island site's archaeological significance, the Town will contract the services of qualified archaeologists for a complete archaeological reconnaissance and mapping of 8LL4, including radiocarbon dating and analysis and curating of artifacts that will be displayed to the public in the Center's museum. The project will result in an updated Master Site File listing, a map, scientific report, and long term recommendations for conservation, management, and interpretation. The project will include topographic mapping, intensive archaeological testing, and a thorough analysis of the artifacts, bones and shells recovered. The results of the survey will be a document that can be implemented by the Town in creating a heritage exhibit and visitor's center.

This is tantamount to Phase II and Phase III archaeological work, and goes far beyond the normal Phase I reconnaissance survey project, which typically may only involve background research, a sketch map, shovel tests, and minimal analysis. It will involve 6 to 8 1x1 meter test pits, 10-12 radiocarbon dates, analysis of both precolumbian and historic period artifacts, and zooarchaeological interpretation of the paleoenvironment to which people adapted. Eight weeks of testing and 14 weeks of analysis and report preparation; 2 weeks of mapping and 8 weeks of map

preparation; and 6 weeks of analysis and quantification of zooarchaeological samples will be required.

In short, the Town must have the site professionally tested and interpreted before it can proceed with developing the story that will be presented to the public. All testing will be done in accordance with state law, including Florida Statutes Chapter 267, Sections 267.061 (2) (a) and (b), and procedures approved by and coordinated with the Division of Historical Resources, Florida Department of State.

#### **National Register of Historic Places Listings:**

The Town has completed the preapplication process for the Case home, 8LL1 101, (Preliminary Site Information Questionnaire) through the Florida Department of State's Division of Historic Resources. On September 19, 1997, the Town was informed by the Division that it considers the Case home (STRUCTURE) eligible for listing on the National Register of Historic Places. A Florida National Register Proposal form was sent to the Town, and will be completed as a part of the Historic Structures Report project described above. Additionally, the 2.8 acre archaeological site may qualify for a separate listing on the National Register of Historic Places, as a site included under a Multiple Property Listing named Archaeological Resources of Southwest Florida's Caloosahatchee Region, Lee and Charlotte Counties, 11500 B.C. -A.D. 1945, prepared by Dr. Karen J. Walker of the Florida Museum of Natural History. The separate (SITE) listing will be completed as a part of the Archaeological Investigation and Mapping project described above. The site could potentially achieve a dual National Register of Historic Places listing.

#### **Environmental Education Program:**

The Town of Fort Myers Beach will develop site-based interpretive programs for area public and private schoolchildren, University students, residents, and tourists from throughout the world. Emphasis will be placed on 1) the ecology of the south Florida marine and estuarine environments, 2) The Calusa Indians interaction with their environment (historical ecology), 3) the role that modern scientists play in providing us an understanding of Calusa lifeways (environmental archaeology.) The site will promote sense of place, and through example, interpretive signage, and programming, demonstrate to residents and visitors to Florida the need for preserving the state's rapidly disappearing and non-renewable archaeological resources. Assistance with programming, interpretation, and exhibit design will be sought from professionals in relevant fields. Interns may be provided by Florida Gulf Coast University's history department. The Town will update the FCT on the educational activities provided at the Project Site, including information on revenues collected and how such revenues were expended.

#### **Maintenance:**

Maintenance is provided by the Town of Fort Myers Beach, through a \$75,000 annual operating budget approved for the site. Maintenance activities are being contracted for and coordinated by the Town. Grounds maintenance consists of semimonthly lawn care, trash removal, initial site cleanup and ongoing grounds care as needed. After the Historic Structures Report is rendered by a

preservation architect, necessary repair and maintenance will be completed.

**Security:**

The Town in coordination with the Fort Myers Beach Fire Department and the Lee County Sheriff's Department is responsible for site security. Security lighting around the building will be installed after the Town obtains title to the property. An Emergency/Disaster Plan will be developed by the Town within the first year of operation of the site.

**Staffing:**

The Town plans to contract for a Director for the Center. The position is currently vacant. Once the property is acquired by the Town, the position will be advertised and a new director will be hired. The Town does not plan to utilize existing employees of the Town to operate the Center. The site is currently open to the public twice a week through a volunteer/docent program established by the Town. Educational programs will be carried out as outlined in Section II, The Purpose of the Project and Section IV, Key Management Activities, Environmental Education Program above. Interns for the site may be provided by the History Department, Florida Gulf Coast University. Grounds maintenance will be conducted as outlined in Maintenance above.

## V. Cost Estimate and Funding Sources

### Staffing and Ongoing Maintenance

**Staffing**--Contract for management with site director is yet to be determined. Source of funds-- operating budget established by Town of Fort Myers Beach.

**Maintenance**--Grounds maintenance and general upkeep, repairs estimated at \$10,000/ year. Source of funds-- operating budget established by Town of Fort Myers Beach.

Miscellaneous Expenditures from operating budget as required and determined to be necessary by Town Manager and site director—yet to be determined

Total Yearly operating and maintenance budget-- \$75,000.  
.....

Town of Fort Myers Beach funding sources for Project Site physical improvements (includes anticipated local donations to the museum's foundation and funds from the capital improvement budget for the site.)(Included by category from Section III, physical improvements):

|  |        |
|--|--------|
| 1) Entrance Sign                         | \$1400 |
| Funding Source: Town of Fort Myers Beach |        |

- 2) Building and Site improvements to be determined after the Historic Structures and Archaeological Assessment. Funding sources: Town of Fort Myers Beach capital improvement Budget, Florida Department of State- Division of Historic Resources, Lee County Tourist Development Council. TBD
- 3) Restoration of Historic Dock, including permitting \$40,000  
 Funding Sources: West Coast Inland Navigation District, Lee County Tourist Development Council, Town of Fort Myers Beach
- 4) Exhibits and interpretive panels including but not limited to the following; Calusa Indian Village Exhibit, Estuarine Habitat interpretive panels, and other exhibits and panels that are geared toward public education. Funding Sources: Seminole Tribe of Florida, Florida Department of State, Lee County TDC, Town of Fort Myers Beach. \$35,000.
- 5) Parking, Bike Racks – Establish parking in accordance with the site plan making sure that all parking is environmentally and historically suitable. Off site parking will be pursued to lessen impacts on the neighborhood. Bike racks will be available to encourage bicycle access to the site. Funding Source: Town of Fort Myers Beach, Lee County TDC TBD
- 6) Landscape design including irrigation \$45,000.

## VI. Priority Schedule

Planning for many of the management activities described in this plan has been ongoing for the past 18 months. The Town of Fort Myers Beach recognizes that the Project Site is one of significant archaeological and historical importance. Accordingly, the Archaeological Reconnaissance and the Historic Structures Report are planned as (and funding has been secured for) the first two activities at the site. In order to preclude the chance of altering or destroying contextual information to be gained from these activities, no ground disturbing activity on the open space or rehabilitation efforts on the standing structures has been or will be begun until the archaeological and historical surveys have been completed. Educational programming and use of the site as a center for community projects has already begun.

A graphic display of the implementation of management activities is shown under section VIII Exhibits. (See under EXHIBITS.) This timeline includes notes on segments of the individual management activities representing planning (only) action.

## VII. Monitoring

The Town acknowledges responsibility for preparing an annual stewardship report to the Florida Communities Trust, due on the Project Plan approval anniversary date. The Town Manager will catalogue implementing steps of the management plan in conjunction with the preparation of the annual report and will update the management plan at that time as necessary. Revisions to the management plan require review and approval by the Florida Communities Trust. Requirements imposed by grant program funds that may be sought by the Town of Fort Myers Beach shall not conflict with the terms and conditions of the FCT award.

## **VIII. Exhibits**

### **Attachment Concerning Easements, Concessions, or Leases.**

The only known easement, concession or lease known to exist at this time is a temporary lease/occupation agreement between the Town of Fort Myers Beach and the Estate of Florence Long that allows the Town to occupy the site prior to closing on the purchase by Florida Communities Trust.

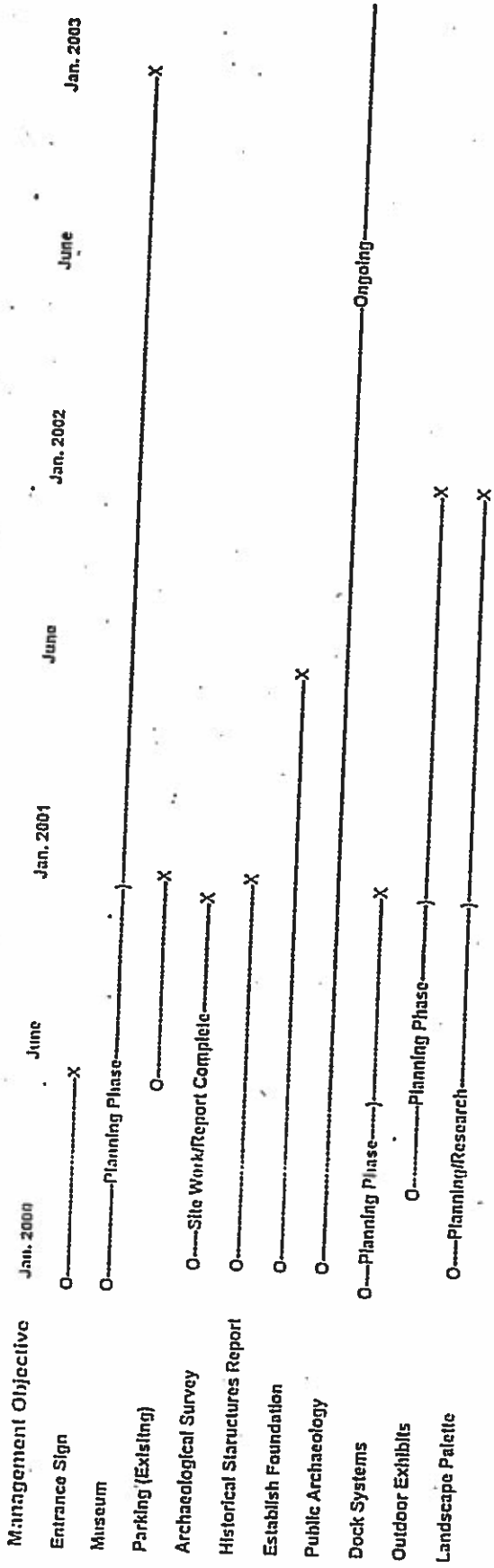
The Town of Fort Myers Beach will provide 60 days written notice to FCT regarding any sale or lease of any interest, the operation of any concession, any sale or option to buy things attached to the site, the granting of any management contracts, and any use by any person other than in such person's capacity as a member of the general public. Future managers are advised to proceed with caution with regard to matters involving easements, concessions, or leases on the site.

It is premature to try to ascertain exactly what types of fees will be charged for programs at the site. Issues such as fees will be resolved by Town staff working with CELCAB and subject to the approval of the Town Council. It is anticipated that many of the lectures and programs provided by the Town will be done at no cost to participants.

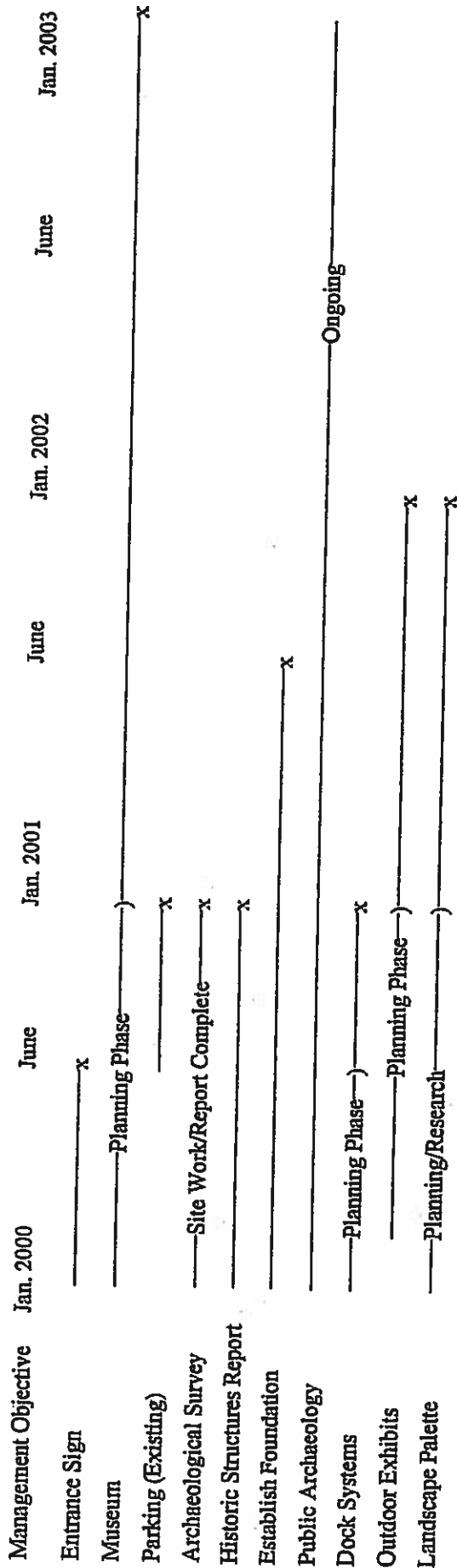
## **IX. Appendix**



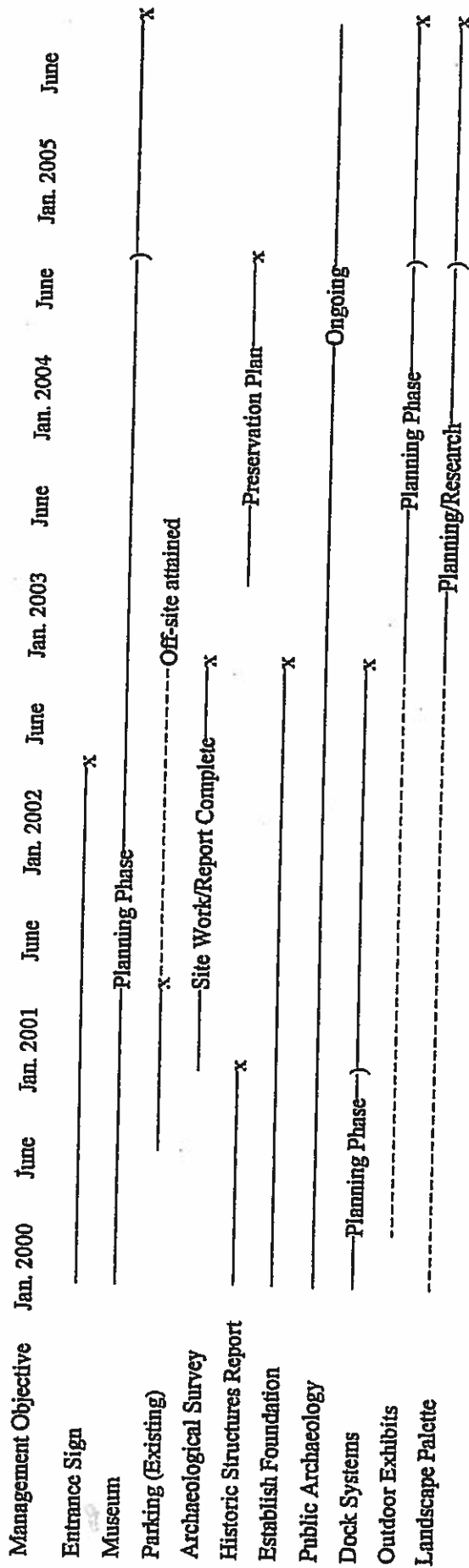
# Priority Schedule: Fort Myers Beach Cultural Museum Environmental Learning Center



**Figure 3a. Priority Schedule: Fort Myers Beach Cultural Museum and Environmental Learning Center, as submitted to FCT in 2000**



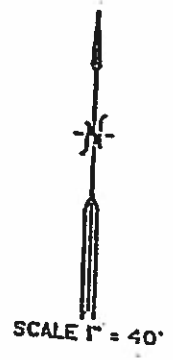
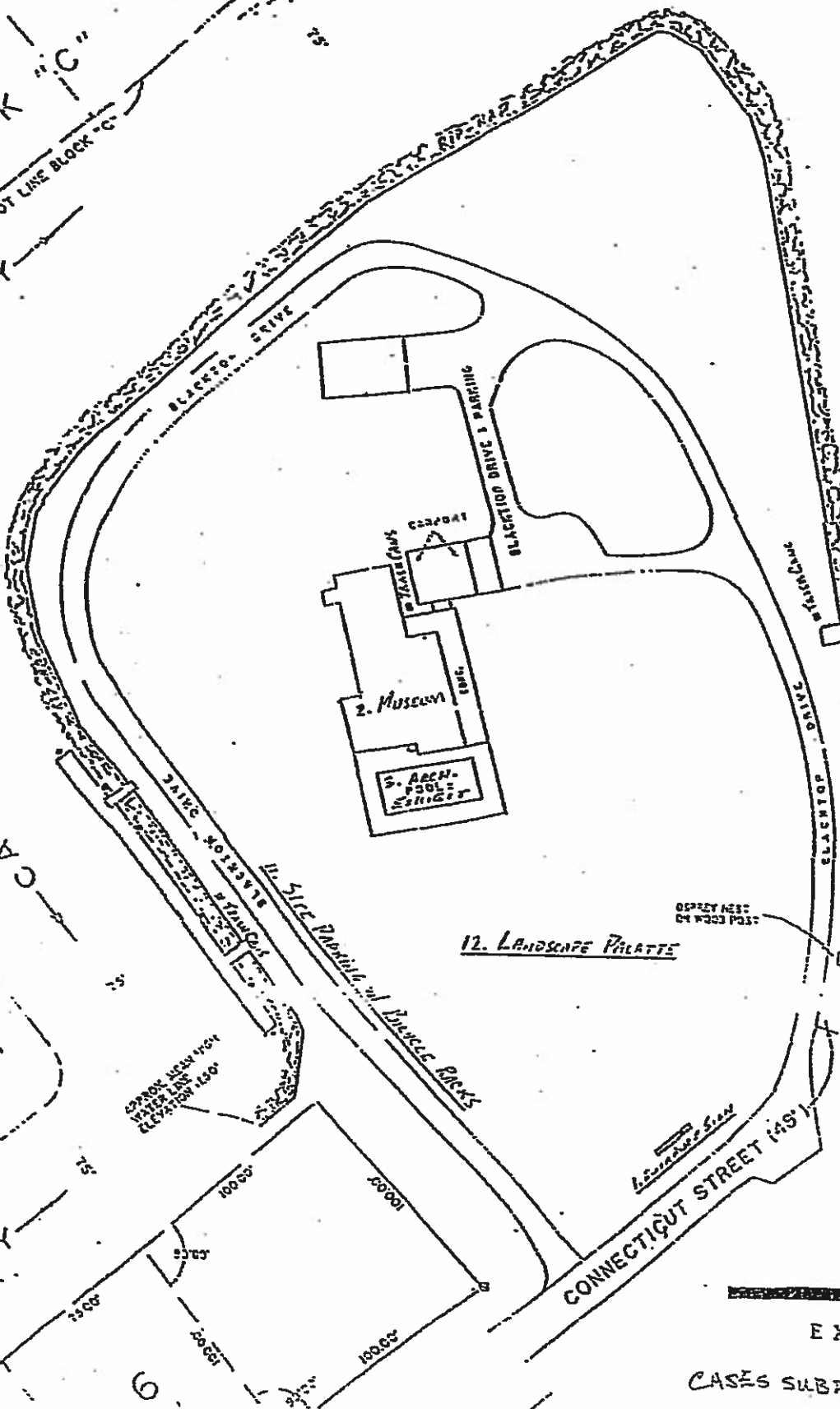
**Figure 3b. Revised Priority Schedule: The Mound House, submitted 2003**



Source: 2003 FCT Stewardship Report, Schober and Torrence. Submitted May 30, 2003.

BLOCK "C" 15  
PLATTED LOT LINE BLOCK "C"  
WAY

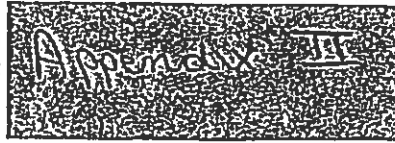
CANAL  
BLOCK "B" 9  
WAY



OSTEGO BAY  
(ALSO KNOWN AS PASSI)  
4800 BOLT (ENLARGED)  
8' ROAD WIDTH

FACTS ABOUT PARCEL:  
PARCEL CONTAINS 277 ACRES  
120,550 SQUARE FEET TO 644'  
APPROXIMATE 1404 WATER ...  
603' CANAL FRONTAGE  
422' BAY FRONTAGE

EXHIBIT A  
CASES SUBP. PB1 PG 58 LOT PT 4



### VIII. CONDITIONS PARTICULAR TO THE PROJECT SITE THAT MUST BE ADDRESSED IN THE MANAGEMENT PLAN

The management plan for the Project Site is mentioned throughout this Agreement, and is particularly described in Paragraph 1.b. of Section III above. In addition to the various conditions already described in this Agreement, which apply to all sites acquired with FCT funds, the management plan shall address the following conditions that are particular to the Project Site and result from either representations made in the application that received scoring points or observations made by the FCT staff during the site visit described in Rule 9K-4.010(2)(f), F.A.C.:

1. Outdoor recreational facilities including wildlife observation areas and interpretive displays shall be provided. The facilities shall be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the Project Site without causing harm to those resources.
2. The FCT Recipient shall provide environmental educational programs at the Project Site. The programs shall be conducted on a regularly scheduled basis.
3. The FCT Recipient shall conduct a survey of plant species on the Project Site. The FCT Recipient shall detail how the survey shall be used during development of the site to insure the protection, restoration, and preservation of the natural resources on the Project Site.
4. The wetland communities that occur on the Project Site shall be preserved, enhanced, and appropriately managed to ensure the long-term viability of these communities.
5. The FCT Recipient shall ensure that the Project Site is managed in a manner that will protect and enhance the listed and non-listed native wildlife species and their habitat. The FCT Recipient shall coordinate with the Florida Game and Fresh Water Fish Commission and the Bureau of Protected Species to ensure the preservation and viability of listed and non-listed native wildlife species and their habitat.
6. The FCT Recipient shall restore the degraded wetland communities along the shoreline in terms of biological composition and ecological function.
7. The FCT Recipient shall replant approximately 40 percent of the site with native vegetation.
8. Invasive exotic vegetation that occurs on the Project Site shall be eradicated. The FCT Recipient shall reference the Exotic Pest Plant Council's List of Florida's Most Invasive Species to assist in identifying invasive exotics on the Project Site.
9. The FCT Recipient shall coordinate the management of the Project Site with the

land managers of other conservation and preservation lands in the project area, including the Estero Bay Aquatic Preserve.

10. The FCT Recipient shall coordinate all development on the Project Site with the Department of State, Division of Historic Resources in order to prevent the disturbance of significant historic features located on the Project Site.

11. The FCT recipient shall ensure that the location and design of the parking facility will have minimal impacts on natural and historic resources. The parking area shall incorporate pervious material wherever feasible.

12. A vegetative buffer shall be provided along the boundary of the Project Site that interfaces the residential developments to the north, west, and south of the Project Site.

13. The FCT recipient shall provide bike parking stands at the Project Site to provide an alternative to automobile transportation to the Project Site.

14. The requirements imposed by other grant program funds that may be sought by the FCT Recipient for activities associated with the Project Site shall not conflict with the terms and conditions of the FCT award.

This Agreement including Exhibits "A", "B" and "C" embodies the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

TOWN OF FORT MYERS BEACH

By: [Signature]  
Name: Anita T. Cereceda, Mayor

Date: March 3, 1997

Accepted as to Form and Legal Sufficiency:

[Signature]

Date: March 3, 1997

FLORIDA COMMUNITIES TRUST

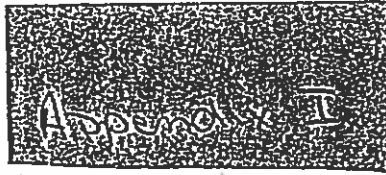
By: [Signature]  
James F. Murley, Chair

Date: 4-1-97

Accepted as to Form and Legal Sufficiency:

[Signature]  
Ann J. Wild, Trust Counsel

Date: 3/28/97



Answers to Special Conditions  
From Conceptual Approval Agreement  
FCT Contract # 97-CT-5T-97-7A-A1-046  
April 1, 1997

- 1) Outdoor recreation facilities, wildlife observation, interpretive displays:  
*See Key Management Objectives pages 3,4 • numbers 1,9,10*  
*See Physical Improvements Page 7, numbers 7,8,9,10*
- 2) Environmental education programs:  
*See Key Management Objectives pages 3,4 • numbers 5,6,7,8*  
*See pages 9,10 Discussion on proposed agreements*  
*See pages 14,15 Environmental Education Programs*
- 3) Plant survey:  
*See Key Management Activities page 10-12*  
*See Natural Resource Protection pages 10,11*  
*See Resource Restoration and Enhancement, Pages 11,12*
- 4) Wetlands preserved, enhanced, managed:  
*See Key Management Activities page 10-12*  
*See Natural Resource Protection pages 10,11*  
*See Resource Restoration and Enhancement, Pages 11,12*
- 5) Protect and enhance wildlife:  
*See Key Management Objectives Pages 3,4 • numbers 5 and 10*  
*See Site Development page 7, numbers 4,7,9,10*  
*See Docking Structures page 8*  
*See Permits, Page 8*
- 6) Restore degraded wetland communities:  
*See Key Management Activities pages 10,11 Natural Resource Protection, Resource Restoration and Enhancement*
- 7) Replant with native vegetation:  
*See Key Management Activities Pages 11,12 Resource Restoration and Enhancement*
- 8) Eradicate invasive exotics:  
*See Key Management Activities Page 12, Resource Restoration and Enhancement*
- 9) Coordinate with Estero Bay Aquatic Preserve  
*See Key Management Activities Page 15, Coordination*
- 10) Coordinate with DHR, Florida Dept of State:

*See Key Management Objectives • number 2, page 3*  
*See Key Management Activities pages 12, 13 Archaeological  
And Historical Resource Protection*  
*See Priorities Schedule page 17, paragraph one*

11) Parking:

*See Site Development, Page 7 Physical Improvements to Site*  
*See Site Development, Page 8, "Any additional parking..."*

12) Vegetative buffer:

*See Key Management Activities pages 11,12 Resource Restoration  
And Enhancement*

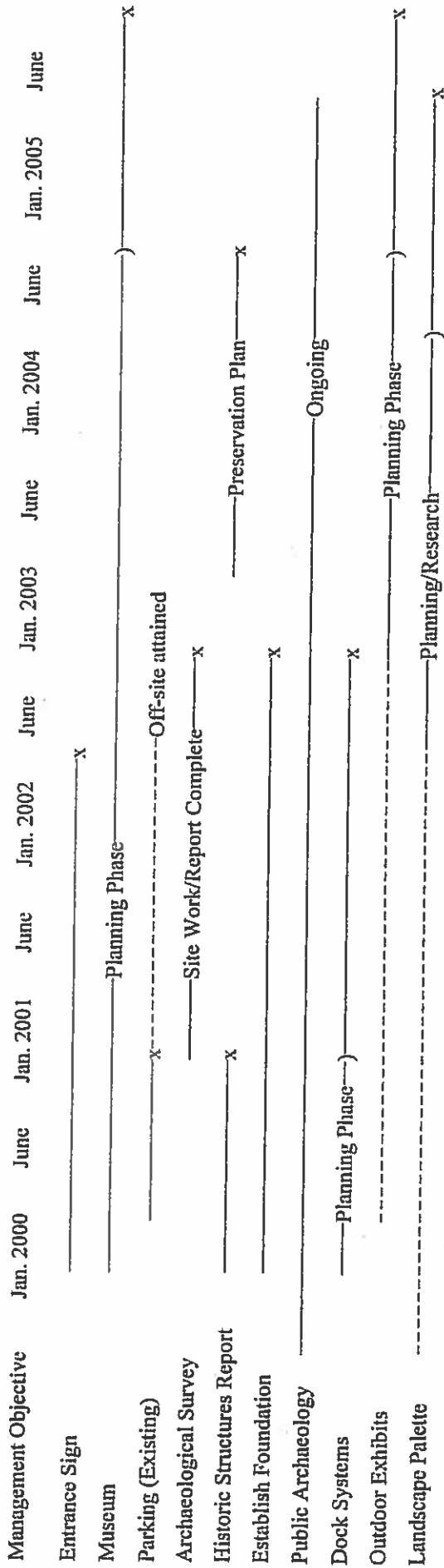
13) Bike parking stands:

*See Site Development, Page 7, Physical Improvements to Site number 11*

14) Other grant program funds shall not conflict:

*See page 18, Monitoring*

**Figure 6a. Priority Schedule: The Mound House (Revised 2003)**



**Figure 6b. Priority Schedule Implementation**

