

Land Management Plan Compliance Checklist

Required for State-owned conservation lands over 160 acres (Updated July 2025)

Instructions for managers: Complete each item and fill in the applicable correlating page numbers and/or appendix where the item can be found within the land management plan (LMP). If an item does not apply to the subject property, please describe that fact on a correlating page number of the LMP. Do not mark an "N/A" for any items below. For more information, please visit the stewardship portion of the Division of State Lands' website at: <http://floridadep.gov/lands/environmental-services/content/land-stewardship>

Section A: Acquisition Information Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
1	The common name of the property.	18-2.018 & 18-2.021	Unit Management Plan–Introduction, Page 2
2	The land acquisition program, if any, under which the property was acquired.	18-2.018 & 18-2.021	Unit Management Plan–Introduction, Page 2
3	Degree of title interest held by the Board, including reservations and encumbrances such as leases.	18-2.021	Appendix – Land Acquisition History
4	The legal description and acreage of the property.	18-2.018 & 18-2.021	Appendix – Land Acquisition History
5	A map showing the approximate location and boundaries of the property, and the location of any structures or improvements to the property	18-2.018 & 18-2.021	Unit Management Plan – Existing Facilities Map, Page 33
6	An assessment as to whether the property, or any portion, should be declared surplus. <i>Provide Information regarding assessment and analysis in the plan, and provide corresponding map.</i>	18-2.021	Statewide Philosophy and Framework – Surplus Lands, Page 8
7	Identification of other parcels of land within or immediately adjacent to the property that should be purchased because they are essential to management of the property. <i>Please clearly indicate parcels on a map.</i>	18-2.021	Unit Management Plan – Optimum Boundary, Page 55
8	Identification of adjacent land uses that conflict with the planned use of the property, if any.	18-2.021	Unit Management Plan – Water Quantity Page 6
9	A statement of the purpose for which the lands were acquired, the projected use or uses as defined in 253.034 and the statutory authority for such use or uses.	259.032	Statewide Philosophy and Framework – Management Authority and Responsibility, Page 5; Unit Management Plan – Introduction, Page 2
10	Proximity of property to other significant State, local or federal land or water resources.	18-2.021	Unit Management Plan – Land Use Component, Page 31

Section B: Use Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
11	The designated single use or multiple use management for the property, including use by other managing entities.	18-2.018 & 18-2.021	Unit Management Plan–Introduction, Page 2
12	A description of past and existing uses, including any unauthorized uses of the property.	18-2.018 & 18-2.021	Unit Management Plan–Introduction, Page 2
13	A description of alternative or multiple uses of the property considered by the lessee and a statement detailing why such uses were not adopted.	18-2.018	Unit Management Plan–Secondary and Incompatible Uses, Page 2
14	A description of the management responsibilities of each entity involved in the property's management and how such responsibilities will be coordinated.	18-2.018	Statewide Philosophy and Framework – Management Coordination, Page 8
15	Include a provision that requires that the managing agency consult with the Division of Historical Resources, Department of State before taking actions that may adversely affect archeological or historical resources.	18-2.021	Statewide Philosophy and Framework – DHR Compliance Review, Page 17
16	Analysis/description of other managing agencies and private land managers, if any, which could facilitate the restoration or management of the land.	18-2.021	Statewide Philosophy and Framework – Management Coordination and Contract Services, Page 8

17	A determination of the public uses and public access that would be consistent with the purposes for which the lands were acquired.	259.032	Unit Management Plan– Introduction, Page 2

18	A finding regarding whether each planned use complies with the 1981 State Lands Management Plan, particularly whether such uses represent “balanced public utilization,” specific agency statutory authority and any other legislative or executive directives that constrain the use of such property.	18–2.021	Statewide Philosophy and Framework – Management Authority and Responsibility, Page 5 Unit Management Plan – Introduction, Page 2
19	Letter of compliance from the local government stating that the LMP is in compliance with the Local Government Comprehensive Plan	BOT requirement	Appendix - Comprehensive Plan Compliance Review
20	An assessment of the impact of planned uses on the renewable and non–renewable resources of the property, including soil and water resources, and a detailed description of the specific actions that will be taken to protect, enhance and conserve these resources and to compensate/mitigate damage caused by such uses, including a description of how the manager plans to control and prevent soil erosion and soil or water contamination.	18–2.018 & 18–2.021	Statewide Philosophy and Framework – Conservation of Soil Resources, Page 9; Unit Management Plan - Planned Natural Resource Conditions, Page 35
21	*For managed areas larger than 1,000 acres, an analysis of the multiple–use potential of the property which shall include the potential of the property to generate revenues to enhance the management of the property provided that no lease, easement, or license for such revenue–generating use shall be entered into if the granting of such lease, easement or license would adversely affect the tax exemption of the interest on any revenue bonds issued to fund the acquisition of the affected lands from gross income for federal income tax purposes, pursuant to Internal Revenue Service regulations.	18–2.021 & 253.036	N/A DRP, Lands are designated single use
22	If the lead managing agency determines that timber resource management is not in conflict with the primary management objectives of the managed area, a component or section, prepared by a qualified professional forester, that assesses the feasibility of managing timber resources pursuant to section 253.036, F.S.	18–021	Appendix- Timber Assessment
23	A statement regarding incompatible use in reference to Ch. 253.034(10).	253.034(10)	Unit Management Plan – Introduction - Secondary and Incompatible Uses, Page 2

*The following taken from 253.034(10) is not a land management plan requirement; however, it should be considered when developing a land management plan: The following additional uses of conservation lands acquired pursuant to the Florida Forever program and other state–funded conservation land purchase programs shall be authorized, upon a finding by the Board of Trustees, if they meet the criteria specified in paragraphs (a)–(e): water resource development projects, water supply development projects, storm–water management projects, linear facilities and sustainable agriculture and forestry. Such additional uses are authorized where: (a) Not inconsistent with the management plan for such lands; (b) Compatible with the natural ecosystem and resource values of such lands; (c) The proposed use is appropriately located on such lands and where due consideration is given to the use of other available lands; (d) The using entity reasonably compensates the titleholder for such use based upon an appropriate measure of value; and (e) The use is consistent with the public interest.

Section C: Public Involvement Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
24	A statement concerning the extent of public involvement and local government participation in the development of the plan, if any	18–2.021	Statewide Philosophy and Framework – Stakeholder Engagement, Page 3
25	The management prospectus required pursuant to paragraph (9)(d) shall be available to the public for a period of 30 days prior to the public hearing.	259.032	Appendix – Public and Inter–Agency Report
26	LMPs and LMP updates for parcels over 160 acres shall be developed with input from an advisory group who must conduct at least one public hearing within the county in which the parcel or project is located. <i>Include the advisory group members and their affiliations, as well as the date and location of the advisory group meeting.</i>	259.032	Appendix – Public and Inter–Agency Report

27	Summary of comments and concerns expressed by the advisory group for parcels over 160 acres	18-2.021	Appendix – Public and Inter-Agency Report
28	During plan development, at least one public hearing shall be held in each affected county. Notice of such public hearing shall be posted on the parcel or project designated for management, advertised in a paper of general circulation, and announced at a scheduled meeting of the local governing body before the actual public hearing. <i>Include a copy of each County's advertisements and announcements (meeting minutes will suffice to indicate an announcement) in the management plan. Additionally, please include evidence the draft plan was provided to State Lands at least 30 days prior to the public meeting in order to allow the Department to post to its website.</i>	253.034 & 259.032	Appendix – Public and Inter-Agency Report

29	The manager shall consider the findings and recommendations of the land management review team in finalizing the required 10-year update of its management plan. <i>Include manager's replies to the team's findings and recommendations.</i>	259.036	Appendix – Land Management Review
30	Summary of comments and concerns expressed by the management review team, if required by Section 259.036, F.S.	18-2.021	Appendix – Land Management Review
31	If manager is not in agreement with the management review team's findings and recommendations in finalizing the required 10-year update of its management plan, the managing agency should explain why they disagree with the findings or recommendations.	259.036	Appendix – Land Management Review

Section D: Natural Resources

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
32	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding soil types. <i>Use brief descriptions and include USDA maps when available.</i>	18-2.021	Unit Management Plan – Soils, Page 6
33	Insert FNAI based natural community maps when available.	ARC consensus	Unit Management Plan – Natural Communities, Page 11
34	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding outstanding native landscapes containing relatively unaltered flora, fauna and geological conditions.	18-2.021	Unit Management Plan – Existing Natural Resource Conditions, Page 5
35	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding unique natural features and/or resources including but not limited to virgin timber stands, scenic vistas, natural rivers and streams, coral reefs, natural springs, caverns and large sinkholes.	18-2.018 & 18-2.021	Unit Management Plan – Existing Natural Resource Conditions, Page 5
36	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding beaches and dunes.	18-2.021	Unit Management Plan – Existing Natural Resource Conditions, Page 9 Regional Overview – Geology, Page 2
37	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding mineral resources, such as oil, gas and phosphate, etc.	18-2.018 & 18-2.021	Unit Management Plan – Existing Natural Resource Conditions – Soils, Page 6 Regional Overview – Geology, Page 2
38	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding fish and wildlife, both game and non-game, and their habitat.	18-2.018 & 18-2.021	Unit Management Plan – Existing Natural Resource Conditions, Page 20
39	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding State and Federally listed endangered or threatened species and their habitat	18-2.021	Unit Management Plan – Existing Natural Resource Conditions, Imperiled Species Page 19-22
40	The identification or resources on the property that are listed in the Natural Areas Inventory. <i>Include letter from FNAI or consultant where appropriate.</i>	18-2.021	Unit Management Plan – Natural Communities, Page 10
41	Specific description of how the managing agency plans to identify, locate, protect and preserve or otherwise use fragile, nonrenewable natural and cultural resources.	259.032	Statewide Philosophy and Framework – Management Authority and Responsibility, Page 5
42	Habitat Restoration and Improvement		

42-A.	Describe management needs, problems and a desired outcome and the key management activities necessary to achieve the enhancement, protection and preservation of restored habitats and enhance the natural, historical and archeological resources and their values for which the lands were acquired.	259.032 & 253.034	Unit Management Plan – Planned Natural Resource Conditions, Page 35; Unit Management Plan – Planned Cultural Resource Conditions, Page 41
42-B.	Provide a detailed description of both short (2-year planning period) and long term (10-year planning period) management goals, and a priority schedule based on the purposes for which the lands were acquired and include a timeline for completion.		Resource Management Implementation Table
42-C.	The associated measurable objectives to achieve the goals.		Unit Management Plan – Natural Communities Objectives, Page 37
42-D.	The related activities that are to be performed to meet the land management objectives and their associated measures. <i>Include fire management plans – they can be in plan body or an appendix</i>		Unit Management Plan – Natural Communities Objectives, Page 37
42-E.	A detailed expense and manpower budget in order to provide a management tool that facilitates development of performance measures, including recommendations for cost-effective methods of accomplishing those activities.	259.032 & 253.034	Resource Management Implementation Table
43	***Quantitative data description of the land regarding an inventory of forest and other natural resources and associated acreage. <i>See footnote.</i>	253.034	Appendix – Timber Assessment
44	Sustainable Forest Management, including implementation of prescribed fire management		
44-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	18-2.021, 253.034 & 259.032	Statewide Philosophy and Framework – Prescribed Fire, Page 13; Appendix – Timber Assessment; Unit Management Plan – Natural Communities, Page 37
44-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).		Unit Management Plan – Natural Communities, Page 37; Statewide Philosophy and Framework– Natural Communities, Page 11
44-C.	Measurable objectives (see requirement for #42-C).		Unit Management Plan – Natural Communities Objectives, Page 37
44-D.	Related activities (see requirement for #42-D).		Unit Management Plan – Natural Communities Objectives, Page 37
44-E.	Budgets (see requirement for #42-E).		Resource Management Implementation Table
45	Imperiled species, habitat maintenance, enhancement, restoration or population restoration		
45-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	259.032 & 253.034	Unit Management Plan – Imperiled Species, Page 37
45-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).		Unit Management Plan – Imperiled Species Page 37; Statewide Philosophy and Framework – Imperiled Species, Page 14
45-C.	Measurable objectives (see requirement for #42-C).		Unit Management Plan – Imperiled Species, Page 37
45-D.	Related activities (see requirement for #42-D).		Unit Management Plan – Imperiled Species, Page 37
45-E.	Budgets (see requirement for #42-E).		Resource Management Implementation Table
45-F	Assess the feasibility of managing the lands > 40 contiguous acres as a recipient site for gopher tortoises consistent with rules of the Fish and Wildlife Conservation Commission, as prepared by the agency or cooperatively with a Fish and Wildlife Conservation Commission wildlife biologist.	259.105	Appendix – Gopher Tortoise Recipient Site Analysis

45–G	Economic feasibility of establishing a gopher tortoise recipient site, including the initial cost, recurring management costs and the revenue projections.	259.105	Appendix – Gopher Tortoise Recipient Site Analysis
46	***Quantitative data description of the land regarding an inventory of exotic and invasive plants and associated acreage. <i>See footnote.</i>	253.034	Statewide Philosophy and Framework– Invasive and Nuisance Species, Page 15
47	Place the Arthropod Control Plan in an appendix. If one does not exist, provide a statement as to what arrangement exists between the local mosquito control district and the management unit.	BOT requirement via lease language	Statewide Philosophy and Framework – Arthropod Control Plan, Page 16; Appendix -- Arthropod Control Plans
48	Exotic and invasive species maintenance and control		
48–A.	Management needs, problems and a desired outcome (see requirement for # 42–A).	259.032 & 253.034	Unit Management Plan - Invasive Species. Page 40
48–B.	Detailed description of both short and long–term management goals (see requirement for # 42–B).		Unit Management Plan - Invasive Species. Page 40; Statewide Philosophy and Framework – Invasive and Nuisance Species Page 15
48–C.	Measurable objectives (see requirement for #42–C).		Unit Management Plan - Invasive Species. Page 40
48–D.	Related activities (see requirement for #42–D).		Unit Management Plan - Invasive Species. Page 40
48–E.	Budgets (see requirement for #42–E).		Resource Management Implementation Table
Section E: Water Resources			
Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
49	A statement as to whether the property is within and/or adjacent to an aquatic preserve or a designated area of critical state concern or an area under study for such designation. <i>If yes, provide a list of the appropriate managing agencies that have been notified of the proposed plan.</i>	18–2.018 & 18–2.021	Unit Management Plan – Introduction, Page 3
50	Location and description of known and reasonably identifiable renewable and non–renewable resources of the property regarding water resources, including water classification for each water body and the identification of any such water body that is designated as an Outstanding Florida Water under Rule 62–302.700, F.A.C.	18–2.021	Unit Management Plan – Natural Communities, Page 10; Unit Management Plan – Introduction, Page 3
51	Location and description of known and reasonably identifiable renewable and non–renewable resources of the property regarding swamps, marshes and other wetlands.	18–2.021	Unit Management Plan – Natural Communities, Page 10 Regional Overview – Geology, Page 2
52	***Quantitative description of the land regarding an inventory of hydrological features and associated acreage. <i>See footnote.</i>	253.034	Unit Management Plan – Natural Communities, Page 10; Unit Management Plan – Introduction, Page 4; Unit Management Plan – Hydrology, Page 6
53	Hydrological Preservation and Restoration		
53–A.	Management needs, problems and a desired outcome (see requirement for # 42–A).	259.032 & 253.034	Unit Management Plan – Hydrology Objectives, Page 36
53–B.	Detailed description of both short and long–term management goals (see requirement for # 42–B).		Unit Management Plan – Hydrology Objectives, Page 36
53–C.	Measurable objectives (see requirement for #42–C).		Unit Management Plan – Hydrology Objectives, Page 36
53–D.	Related activities (see requirement for #42–D).		Unit Management Plan – Hydrology Objectives, Page 36
53–E.	Budgets (see requirement for #42–E).		Resource Management Implementation Table
Section F: Historical, Archeological and Cultural Resources			

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
54	**Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding archeological and historical resources. <i>Include maps of all cultural resources except Native American sites, unless such sites are major points of interest that are open to public visitation.</i>	18–2.018, 18–2.021 & per DHR’s request	Unit Management Plan—Cultural Resources, Page 26
55	***Quantitative data description of the land regarding an inventory of significant land, cultural or historical features and associated acreage	253.034	Unit Management Plan—Cultural Resources, Page 26
56	A description of actions the agency plans to take to locate and identify unknown resources such as surveys of unknown archeological and historical resources.	18–2.021	Unit Management Plan – Cultural Resources, Page 42; Statewide Philosophy and Framework – Cultural Resources – Page 16
57	Cultural and Historical Resources		
57–A.	Management needs, problems and a desired outcome (see requirement for # 42–A).	259.032 & 253.034	Unit Management Plan – Cultural Resources, Page 41
57–B.	Detailed description of both short and long–term management goals (see requirement for # 42–B).		Unit Management Plan – Cultural Resources, Page 41
57–C.	Measurable objectives (see requirement for #42–C).		Unit Management Plan – Cultural Resources, Page 41
57–D.	Related activities (see requirement for #42–D).		Unit Management Plan – Cultural Resources, Page 41; Statewide Philosophy and Framework– Cultural Resources, Page 16
57–E.	Budgets (see requirement for #42–E).		Resource Management Implementation Table
**While maps of Native American sites should not be included in the body of the management plan, the DSL urges each managing agency to provide such information to the Division of Historical Resources for inclusion in their proprietary database. This information should be available for access to new managers to assist them in developing, implementing and coordinating their management activities.			
Section G: Facilities (Infrastructure, Access, Recreation)			
Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
58	***Quantitative data description of the land regarding an inventory of infrastructure and associated acreage. <i>See footnote.</i>	253.034	Unit Management Plan – Existing Facilities and Infrastructure, Page 31
59	Capital Facilities and Infrastructure		
59–A.	Management needs, problems and a desired outcome (see requirement for # 42–A).	259.032 & 253.034	Unit Management Plan – Conceptual Land Use Plan, Page 44
59–B.	Detailed description of both short and long–term management goals (see requirement for # 42–B).		Unit Management Plan – Conceptual Land Use Plan, Page 44; Statewide Philosophy and Framework – Facilities and Infrastructure, Page 18
59–C.	Measurable objectives (see requirement for #42–C).		Unit Management Plan – Conceptual Land Use Plan, Page 44
59–D.	Related activities (see requirement for #42–D).		Unit Management Plan – Conceptual Land Use Plan, Page 44
59–E.	Budgets (see requirement for #42–E).		Capital Facilities and Interpretation Implementation Table
60	*** Quantitative data description of the land regarding an inventory of recreational facilities and associated acreage	253.034	Unit Management Plan – Existing Facilities and Infrastructure, Page 31
61	Public Access and Recreational Opportunities		
61–A.	Management needs, problems and a desired outcome (see requirement for # 42–A).		Unit Management Plan – Conceptual Land Use Plan, Page 44

61-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).	259.032 & 253.034	Unit Management Plan – Conceptual Land Use Plan, Page 44; Statewide Philosophy and Framework – Facilities and Infrastructure, Page 18
61-C.	Measurable objectives (see requirement for #42-C).		Unit Management Plan – Conceptual Land Use Plan, Page 44
61-D.	Related activities (see requirement for #42-D).		Unit Management Plan – Conceptual Land Use Plan, Page 44
61-E.	Budgets (see requirement for #42-E).		Capital Facilities and Interpretation Implementation Table
Section H: Other/ Managing Agency Tools			
Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
62	Place this LMP Compliance Checklist at the front of the plan.	ARC and managing agency consensus	Compliance Checklist
63	Place the Executive Summary at the front of the LMP. Include a physical description of the land.	ARC and 253.034	Unit Management Plan – Executive Summary
64	If this LMP is a 10-year update, note the accomplishments since the drafting of the last LMP set forth in an organized (categories or bullets) format.	ARC consensus	Unit Management Plan – Introduction, Page 3
65	Key management activities necessary to achieve the desired outcomes regarding other appropriate resource management	259.032	Unit Management Plan – Introduction, Page 3
66	Summary budget for the scheduled land management activities of the LMP including any potential fees anticipated from public or private entities for projects to offset adverse impacts to imperiled species or such habitat, which fees shall be used to restore, manage, enhance, repopulate, or acquire imperiled species habitat for lands that have or are anticipated to have imperiled species or such habitat onsite. The summary budget shall be prepared in such a manner that it facilitates computing an aggregate of land management costs for all state-managed lands using the categories described in s. 259.037(3) which are resource management, administration, support, capital improvements, recreation visitor services, law enforcement activities.	253.034	Resource Management Implementation Table; Capital Facilities and Interpretation Implementation Table
67	Cost estimate for conducting other management activities which would enhance the natural resource value or public recreation value for which the lands were acquired, include recommendations for cost-effective methods in accomplishing those activities.	259.032	RMC Implementation Table; Capital Facilities and Interpretation Implementation Table
68	A statement of gross income generated net income and expenses.	18-2.018	Unit Management Plan – Land Use Component, Page 31
*** = The referenced inventories shall be of such detail that objective measures and benchmarks can be established for each tract of land and monitored during the lifetime of the plan. All quantitative data collected shall be aggregated, standardized, collected, and presented in an electronic format to allow for uniform management reporting and analysis. The information collected by the DEP pursuant to s. 253.0325(2) shall be available to the land manager and his or her assignee.			



GASPARILLA ISLAND STATE PARK

Unit Management Plan

CHARLOTTE HARBOR REGION

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Gasparilla Island State Park

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Planning Region: Charlotte Harbor

County: Lee

Lease/Management Agreement Number: 3338

Overview: Part of a chain of Gulf Coast barrier Islands, Gasparilla Island State Park preserves historic elements of Port Boca Grande including the port's original lighthouse and the Amory Chapel. The park is well known for its beaches, clear Gulf waters, and excellent fishing.

Total Acreage: 126.54

Natural Communities	Acres
Beach Dune	8.06
Coastal Strand	22.94
Estuarine Unconsolidated Substrate	8.54
Maritime Hammock	47.04
Mangrove Swamp	21.35
Marine Unconsolidated Substrate	4.25
Altered Land Cover	Acres
Developed	13.59

Acquisition: Gasparilla Island State Park was initially acquired on May 19, 1983, by donation from the Gasparilla Island Conservation and Improvement Association, Inc. Subsequent to this initial donation, several other parcels were acquired through donation.

Planned Natural Resource Conditions

Hydrology

- Assess the park's hydrological restoration needs.
- Continue to assist federal, state and local agencies with active monitoring of erosion and accretion cycles and assessment of beach and shoreline conditions following natural disasters.
- Continue to partner with federal, state and local agencies to fund, design, permit, improve and maintain coastal and beach management programs consistent with the DRP mission.
- Continue stakeholder engagement with federal, state and local agencies and researchers in planning and implementation of coastal projects that impact the parks.

Natural Communities

- Conduct habitat/natural community restoration activities on five acres of coastal beach dune.

Imperiled Species

- Update baseline imperiled species occurrence inventory lists for plants and animals.
- Continue to implement existing monitoring protocols for marine turtle species and piping plover, red knot, Wilson's plover, snowy plover, least tern, black skimmer, and American oystercatcher.
- Monitor impacts on shorebird and sea turtle nesting by terrestrial nuisance species in the park.
- Provide visitor interpretation and outreach for shorebirds, seabirds, and wading birds.
- Update survey protocols for two selected imperiled plant species, including joewood and prickly-apple cactus.

Invasive and Nuisance Species

- Update long-term invasive plant management plan.
- Monitor and maintain 27 gross acres of habitat already in maintenance.
- Reduce or maintain cover class on 99 acres not in maintenance.
- Implement control measures on four nuisance species.

Planned Cultural Resource Conditions

Cultural Resources

- Compile reliable documentation for all recorded historic and archaeological resources.
- Monitor and assess all recorded cultural resources.
- Maintain the historic Port Boca Grande Lighthouse and Assistant Keeper's House in good condition.

Planned Land Use and Infrastructural Conditions

Conceptual Land Use

Sandspur Use Area

- Resurface/stabilize parking area and improve delineation of parking spaces.
- Restore beach dune natural community.

Seagrape Use Area

- Repair beach access boardwalk.
- Construct permanent restroom.

Seawall Area

- Coordinate with Lee County and adjacent landowners to reconstruct the seawall to protect the shoreline against erosion.
- Evaluate alternatives to address compromised seawall.

Dunes and Port Boca Grande Lighthouse Use Areas

- Structurally stabilize and preserve the Amory Chapel.
- Remove non-historic elements of the site.
- Install historical interpretive elements.
- Realign ingress/egress road.
- Stabilize road and parking spaces.
- Capture stormwater onsite.
- Delineate parking spaces and maximize organization/capacity.
- Reestablish vegetative buffers.
- Conduct post-hurricane historic structures and accessibility assessments for the Port Boca Grande Lighthouse complex.
- Conduct historic structures assessments of the lighthouse and assistant lighthouse keeper's house.
- Reconstruct dune crossover boardwalk.
- Establish accessible on-grade beach access

Support Facilities and Infrastructure

- Add essential amenities to the maintenance building.
- Construct a pole barn.
- Design and construct a new administrative building at an alternative off-island location.
- Discontinue nature trail through interior maritime hammock.

Optimum Boundary

- 895 Boca Grande Quarantine Station – adjacent to the Lighthouse Use Area.
- Canal parcel(s) north of the current park boundary to provide boat access for park operations.



GASPARILLA ISLAND STATE PARK

Unit Foundations

CHARLOTTE HARBOR REGION

INTRODUCTION

LOCATION AND ACQUISITION HISTORY

Gasparilla Island State Park is located in Lee County. Access to the park is from County Road 771 to Boca Grande Causeway, across a toll bridge or alternatively by private watercraft. The Charlotte Harbor Region map depicts significant land and water resources existing near the park.

Gasparilla Island State Park was initially acquired on May 19, 1983, by donation with land use development restrictions (see appendix) from the Gasparilla Island Conservation and Improvement Association, Inc. (GICIA). Currently, the park comprises 126.54 acres. The Board of Trustees of the Internal Improvement Trust Fund (Trustees) holds fee simple title to the park. On May 19, 1983, the Trustees leased (Lease No. 3338) the property to the Department of Environmental Protection's (DEP) Division of Recreation and Parks (DRP) under a 50-year lease. The current lease will expire on March 11, 2034.

Gasparilla Island State Park is designated single-use to provide public outdoor recreation and conservation. There are no legislative or executive directives that constrain the use of this property (see appendix). A legal description of the park property can be made available upon request to DEP.

SECONDARY AND INCOMPATIBLE USES

In accordance with section 253.034(5), Florida Statutes (F.S.), the potential of the park to accommodate secondary management purposes was analyzed. These secondary purposes were considered within the context of DRP's statutory responsibilities and resource values. This analysis considered the park's natural and cultural resources, management needs, aesthetic values, visitation and visitor experiences. It was determined that no secondary purposes could be accommodated in a manner that would not interfere with the primary purpose of resource-based outdoor recreation and conservation.

DRP has determined that uses such as water resource development projects, water supply projects, stormwater management projects, linear facilities and sustainable agriculture and forestry (other than those management activities specifically identified in this plan) would not be consistent with the management purposes of the park.

In accordance with section 253.034(5), F.S., the potential for generating revenue to enhance management was also analyzed. Visitor fees and charges are the principal source of revenue generated by the park. It was determined that multiple-use management activities would not be appropriate as a means of generating revenues for land management. Instead, techniques such as entrance fees, concessions and similar measures will be employed on a case-by-case basis as a means of supplementing park management funding. Generating revenue from consumptive uses or from activities that are not expressly related to resource management and conservation is not under consideration.

PURPOSE AND SIGNIFICANCE OF THE PARK

Park Purpose

The purpose of Gasparilla Island State Park is to provide opportunities for resource-based recreation, especially saltwater beach activities and interpretation of coastal wildlife and maritime history.

Park Significance

- The park preserves the wood-frame lighthouse and keeper's residence as well as the historic Amory Chapel, all closely associated with historic Port Boca Grande.
- The park preserves nearly 42 acres of maritime hammock and 27 acres of coastal strand that once characterized the barrier islands along the Florida's Gulf coast.
- The park protects important coastal habitat for imperiled sea turtles, shorebirds and gopher tortoises.
- The park provides approximately 1 mile of Gulf beach for resource-based outdoor recreation, including swimming, snorkeling, beachcombing and shoreline fishing.

Central Park Theme

Bordering one of the deepest natural passes in Florida, Gasparilla Island State Park's natural features create ideal habitat for sport fish, inspiring the growth of the historic Boca Grande community and local folklore.

Internal Classification

Gasparilla Island State Park is classified as a Recreation Area in DRP's unit classification system. Major emphasis is placed on maximizing the recreational potential of the unit. Preservation of the park's natural and cultural resources, however, remains important. Depletion of a resource by any recreational activity is not permitted. In order to realize the park's recreational potential, the development of appropriate park facilities is undertaken with the goal of providing facilities that are accessible, convenient and safe, to support public recreational use or appreciation of the natural, aesthetic and educational attributes of the island.

OTHER DESIGNATIONS

The unit is not within an Area of Critical State Concern as defined in section 380.05, F.S. and it is not under study for such designation. The park is a component of the Florida Greenways and Trails System, administered by DRP's Office of Greenways and Trails.

All waters within the park have been designated as Outstanding Florida Waters, pursuant to Chapter 62-302, Florida Administrative Code (F.A.C.). Surface waters in this park are also classified as Class II waters (shellfish propagation and harvesting area) by DEP. The park is adjacent to the Gasparilla Sound-Charlotte Harbor Aquatic Preserve as designated under the Florida Aquatic Preserve Act of 1975 (section 258.35, F.S.).

PARK ACCOMPLISHMENTS

- Completed beach nourishment in 2019 and 2025.
- Annually post and rope shorebird nesting areas to protect nesting shorebirds.
- The park's Citizen Support Organization, the Barrier Island Parks Society, conducts interpretive lighthouse climbs throughout the year.

- Statewide Nesting Beach Survey program involving daily sea turtle nesting surveys from April 15 to October 31 with a yearly nesting summary provided to the Florida Fish and Wildlife Conservation Commission's (FWC) Fish and Wildlife Research Institute. The park records, monitors and protects approximately 45 nests a year.



GASPARILLA ISLAND STATE PARK

Existing Natural Resource
Conditions

CHARLOTTE HARBOR REGION

RESOURCE MANAGEMENT COMPONENT

Gasparilla Island State Park Management Zones		
Management Zone	Acreage	Managed with Prescribed Fire
GA-1_RL (Range Light)	2.07	No
GA-2_RL (Range Light)	8.62	No
GA-3_IN (Interior)	86.23	No
GA-4_SG (Seagrape)	11.22	No
GA-5_SW (Seawall)	1.67	No
GA-6_LH (Lighthouse)	16.55	No

TOPOGRAPHY

Gasparilla Island is located in the Peace River District, specifically the Peninsular Coastal Lowlands Province. The island is part of a barrier island chain which includes Little Gasparilla Island to the north and Cayo Costa, Captiva and Sanibel to the south. Collectively, these land masses form a buffer that protects the Charlotte Harbor estuarine system, isolating it from some effects of storm-generated waves in the Gulf. Gasparilla is located directly north of Boca Grande Pass, one of the deepest natural passes in Florida, which connects Charlotte Harbor to the Gulf.

Gasparilla Island is characterized by low relief barrier island topography typical along the west coast of Florida. Barrier island dunes along the southwest coast are lower than those on the east coast (Myers and Ewel 1990). On the Gulf side of the park, beach sands slope up to a low dune (replaced in one area with a seawall) a few feet above mean sea level (msl). The highest points in the state park are along an artificial dune located 11 feet above msl west of the Port Boca Grande Lighthouse that was constructed by Florida Power and Light Company as mitigation for maintenance dredging in adjacent offshore waters in the early 1990s. The park also contains a large water-filled depression known as Old South Bayou with unknown depths. Slight alterations in topography have occurred in the beach areas because of sand placement projects implemented to reduce coastline erosion at the state park and along the Lee County managed shoreline of Boca Grande.

SOILS

Soils found at Gasparilla are characteristic of barrier islands in this region of the state. They consist mainly of porous sand and shell on the Gulf side of the island and peat soils on the east side in conjunction with tidal and mangrove swamp. The five soil types are: Canaveral Fine Sand, Captiva Fine Sand, Wulfert Muck, Kesson Fine Sand and St. Augustine Sand (see Soils Map). Complete soils descriptions are included in the Southwest District Soils Descriptions appendix.

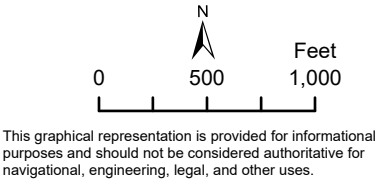
HYDROLOGY

Gasparilla Island does not contain freshwater wetlands, with most of the hydrological components arising from mangrove swamp tidal flow through the middle and along the west side of the island. There is one water feature known as Old South Bayou and two additional tidal pools located in management zone GA 3_IN within state park boundaries.

Old South Bayou is designated as Class II Waters by DEP and generally maintains salinities indistinguishable to the adjacent Charlotte Harbor. Old South Bayou once had a natural tidal connection

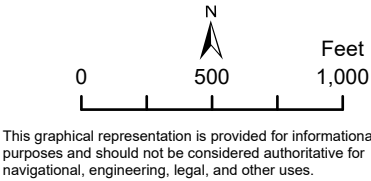


GASPARILLA ISLAND STATE PARK
Management Zones





GASPARILLA ISLAND STATE PARK
Soils



with Charlotte Harbor that was closed by the construction of Boca Bay Drive along the east side of the island. Tidal connection was subsequently reestablished through two large culverts placed beneath the road extending out into Charlotte Harbor. Maintaining this tidal connection is the most important hydrological concern for the park, because mangrove health is directly tied to daily tidal flushing. The culverts are inspected periodically to ensure no blockage is present.

Coastal Erosion/Sedimentation

The shoreline along Gasparilla Island State Park is considered critically eroded (DEP 2024). Two rock groins installed at the south end of the park along Boca Grande Pass currently assist with holding sand in place at the inlet, protecting the vulnerable historic structures including the Port Boca Grande Lighthouse and Assistant Lightkeeper's House. Previous beach nourishment and dune enhancement activities south of Belcher Road included placement of a 10-foot wide/tall dune along the shoreline as mitigation for a Florida Power and Light maintenance dredging in the 1990s. Additional sand placement activities completed by DRP and others in coordination with Lee County, U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers and DEP from mechanical dredge events have historically occurred in the state park to assist with shoreline erosion issues.

Boca Grande Pass is one of the deepest natural passes in Florida, reaching depths of 80 feet. Sand placed along Gasparilla Island from these mechanical dredge events originates from borrow sites located over 1 mile offshore on the north side of the pass channel. The main areas of erosion at the park are adjacent to the historic seawall at Belcher Road. Hardened structures, such as seawalls, are known to hold soil in place landward of the structure but accelerate erosion on adjacent beaches. In addition, the seawall at Belcher Road extends approximately 75 feet seaward of the beaches directly to the north and south, which results in a disruption of sand transport in the area. Previous sand placement activities restored shorelines at Belcher Road temporarily; however, sand erosion along the seawall at Belcher Road in 2019 was swift with sand eroding back to pre-placement levels in mere months. Additional shoreline protections proposed to reduce sand erosion in the vicinity of Belcher Road and the south end of the park have included hardened structures such as submerged offshore breakwaters and T-groins. These structures have not been installed at the park due to the substantial cost and potential negative impact to nesting and hatching marine turtles, which would require an incidental take permit from USFWS.

Shoreline erosion at the park has been exacerbated by three hurricane events over a two-year period including Hurricane Ian in 2022 and Hurricanes Helene and Milton in 2024. Storm surge from Hurricane Ian was so strong that it shifted one of the historic cisterns off its base and then again after Hurricane Milton. Storm surge from the 2024 events moved over 30,000 cubic yards of sand from the beach and dunes into the parking lots and entrance road at the lighthouse beach use area. The Amory Chapel was filled with sand to within a couple of feet of the ceiling, and the parking lots, picnic area and roadways were buried by over 5 feet of sand. The width of the beach substantially narrowed following the storm event with all dunes flattened along the beach.

The seawall was in disrepair following Hurricane Helene with tiebacks exposed and portions of old Beach Road uncovered behind the wall. The following storm surge that accompanied Hurricane Milton caused the seawall to collapse in multiple locations, removing large chunks of concrete. The road behind the seawall exposed by Hurricane Helene was no longer present, having been lifted by the storm surge and dropped landward into parking areas.

Sand cleared from the road and the main beach parking area was replaced onto the beach with 8-foot artificial dunes sculpted to replace those that were present prior to the storm. A beach nourishment project was completed in late 2025 with 99,457 cubic yards of sand placed along the lighthouse beach and seawall areas with additional repairs completed on the damaged seawall locations. Additional beach nourishment projects coordinated by Lee County and the U.S. Army Corps of Engineers that include the Sandspur and Seagrape portions of the state park are anticipated in the future. Reoccurring sand placement projects on the lighthouse beach will be necessary to maintain the shoreline adjacent to the seawall.

NATURAL COMMUNITIES

Gasparilla Island State Park contains six distinct natural communities, as well as developed areas (see Natural Communities Map). A list of known plants and animals occurring in the park is contained in the Southwest District Species Matrix appendix.

Beach Dune

Beach dunes at Gasparilla Island State Park are wind-deposited ridges of sand that are sparsely to densely vegetated with salt-tolerant pioneer species. This community is fragmented with the largest contiguous stretch and widest areas of beach dune occurring in management zone GA-4_SG. The park's beach dune community is highly variable with dominant vegetation consisting of herbaceous dune forming species such as sea oats (*Uniola paniculata*) and railroad vine (*Ipomea pes-caprae* spp. *brasiliensis*). Other common species include coastal sea rocket (*Cakile lanceolata*), seacoast marshelder (*Iva imbricata*), shoreline seapurslane (*Sesuvium portulacastrum*) and west coast dune sunflower (*Helianthus debilis* subsp. *vestitus*). Shrubs such as the state threatened inkberry (*Scaevola plumieri*) are common, especially in management zone GA-4_SG.

Imperiled species commonly found in the dune community include gopher tortoises (*Gopherus polyphemus*) and nesting sea turtles including the federally threatened loggerhead (*Caretta caretta*) and green (*Chelonia mydas*) sea turtles, which deposit eggs in the sand each year between May and October. State-listed snowy plovers (*Chardrius nivosus*) and least terns (*Sterna antillarum*) have also previously been documented nesting in this community. A large portion of management zone GA-4_SG is pre-posted annually to provide undisturbed habitat for nesting birds.

One problematic species found throughout the beach dune community and Gasparilla Island State Park are black spiny-tailed iguanas (*Ctenosaura similis*), which are frequently found using abandoned gopher tortoise burrows. The fragmented nature of the beach dune community necessitates constant, targeted management of iguanas for protection of these native species. Currently, trapping is conducted by the U.S. Department of Agriculture (USDA) for removal of the species from park property, but given the mosaic property ownership on island, complete removal is likely impossible without collaboration between the park and private landowners.

The beach dune community overall is in good condition at Gasparilla Island State Park. Fragmentation and patchiness within management zones GA-1_RL, GA-5_SW and GA-6_LH are largely due to foot traffic from the parking areas and shoreline erosion issues. A large artificial dune was previously built to a height of 11 feet along the southern portion of the park near the Port Boca Grande Lighthouse in management zone GA-6_LH. This dune has changed in size and configuration over the years due to major storm events. Hurricane Ian in 2022 and Hurricanes Helene and Milton in 2024 played a significant role in the recent erosion and sedimentation of the beach dune community at the park. During



Natural Communities (in Acres)

BD	- Beach Dune	13.48
CG	- Coastal Grassland	3.36
CS	- Coastal Strand	22.13
DV	- Developed	7.02
EUS	- Estuarine Unconsolidated Substrate	9.30
MAH	- Maritime Hammock	29.01
MS	- Mangrove Swamp	34.66
MUS	- Marine Unconsolidated Substrate	9.43
SAM	- Salt Marsh	1.71



GASPARILLA ISLAND STATE PARK
Natural Communities - Existing Conditions

N

05001,000

Feet

Sources: ESRI; Florida Department of Environmental Protection
This graphical representation is provided for informational purposes and should not be considered authoritative for navigational, engineering, legal, and other uses.

Hurricane Milton, sand from the beach shifted into the parking areas and roadways due to wind and storm surge, flattening all dune locations at the park. During clean-up efforts at the park, this sand was placed back onto the beach and along the former dune line recreating the natural, low-lying dune configuration that is frequently seen along beaches in Southwest Florida. Additional re-vegetation efforts took place in 2026 with more than 39,000 plants installed across 3.79 acres of dune at Seagrape and Lighthouse beaches in management zones GA-4_SG and GA-6_LH. Additional restoration and revegetation may be necessary following future storm-related events. The natural coastal erosion processes will continue to alter the beach dune community, resulting in iterative acreage fluctuations in this community. New beach dunes will continue to form as the communities shift with changing sea levels and increased erosion patterns.

Management of the beach dune community at Gasparilla Island focuses on imperiled species protection and monitoring, invasive animal and predator control, invasive plant survey and treatment efforts, protection from human disturbances and restoration following storm events. Areas of beach dune where birds have nested historically are pre-posted ahead of nesting season with boundary markers adjusted as needed to account for changes in historic usage and shoreline configuration. Sea turtle nests are posted for protection and monitored using the FWC protocol throughout the breeding season. DRP staff monitor predation levels at the park and coordinate predator control efforts with USDA for the protection of sea turtles and shorebirds. All wrack and seaweed deposited naturally on the beach dune community should be left in place to allow for the addition of nutrients to the sandy soil of this community.

Additional dune restoration and/or revegetation will be necessary following erosion and sedimentation from Hurricanes Helene and Milton and potential future events. Plant materials for future dune restoration efforts should be sourced by ecoregion to preserve local genetic integrity, except where sufficient research suggests other strategies are appropriate for a given species. All new and existing dune walkovers should be designed in winding or zig-zagged patterns to prevent sand blowouts and avoid changing salt exposure for vegetative communities. Interpretive signs are generally effective in advising park visitors of the need to stay off the beach dunes; however, additional temporary post and roper barriers should be considered in areas where dune vegetation is recovering from significant disturbances or where new plantings have been installed.

Coastal Strand

Coastal strand at Gasparilla Island typically forms as a transition zone between beach dune and older maritime hammock communities. Coastal strand dunes contain deep, well drained sands that are generally quite stable but become susceptible to severe damage if the vegetation is significantly disturbed. Within portions of the coastal strand at Gasparilla are small pockets of coastal grassland that contain grasses such as hairy gramma (*Bouetoula hirsuta*). In addition to cabbage palms (*Sabal palmetto*), the coastal strand at Gasparilla Island contains tropical, salt tolerant species such as seagrape (*Coccoloba uvifera*), coco plum (*Chrysobalanus icaco*), myrsine (*Myrsine cubana*), beach creeper (*Eronodea littoralis*), white indigoberry (*Randia aculeata*), snowberry (*Chiococca alba*) and numerous others.

The coastal strand at Gasparilla Island State Park is in good condition. It exists in fragmented parcels directly behind the beach dune and east of Gulf Boulevard along the interior park parcel in management zones GA-2_RL and GA-3_IN. Imperiled species commonly found in the coastal strand at Gasparilla Island include state-threatened shellmound prickly pear (*Opuntia stricta*) and gopher tortoises. Intensive efforts to remove invasive non-native plant species such as Brazilian pepper (*Schinus terebinthifolia*), Australian pine (*Casuarina equisetifolia*) and white leadtree (*Leucaena leucocephala*) have occurred

throughout; however, a large stand of Guinea grass (*Urochloa maxima*) in management zone GA-2_RL has proven difficult to eradicate. Black spiny-tailed iguanas are prevalent throughout this community.

Coastal strand is not considered a fire dependent community although it does receive prescribed fire for a variety of reasons including proximity to fire dependent communities. According to the Florida Natural Areas Inventory (FNAI), the natural fire frequency of coastal strand is unresolved (FNAI 2010). The coastal strand community varies in dominant species from temperate areas in north to central Florida, which contain dense saw palmetto (*Serenoa repens*) patches, to tropical areas such as Gasparilla Island dominated by seagrasses. A range of 4 to 15 years has been estimated by DRP; however, variability outside this range may occur based on site specific conditions and management goals. Gasparilla Island State Park does not contain any pyric communities and will not be managing the coastal strand at the park with prescribed fire.

Management of coastal strand at Gasparilla Island State Park largely focuses on invasive plant survey and treatment efforts and invasive animal control. DRP staff will continue periodic surveys for rare plants and invasive plant infestations to catch new infestations early.

Coastal Grassland

Coastal grassland at Gasparilla Island State Park is a predominantly herbaceous community that consists of a dense groundcover of grasses including hairy gramma grass and bitter panicgrass. The coastal grassland areas are located in small patches of the park along the east side of Belcher Road, well behind the primary dune system. There is one area of coastal grassland in the northernmost parcel that contains a mixture of bitter panicgrass, sea oats and bushy bluestem varieties (*Andropogon virginicus*) varieties. The coastal grassland located mid-park contains a dense groundcover of hairy gramma grass interspersed with patches of coastal strand and bisected by hiking trails.

Hairy gramma grass is a unique species typically found in Texas and on the western high plains (Küchler 1964) and persists as a dominant ground cover in the coastal grassland communities on the barrier islands of Boca Grande, Cayo Costa and North Captiva. It is sensitive to foot-traffic and can take years to recover from damage associated with off-trail vehicle usage. Areas of coastal strand interspersed among the coastal grassland at Gasparilla Island State Park contain cabbage palms, coco plum, snowberry and state threatened shellmound pricklypear. This mosaic of grassland and coastal strand also contains open bare patches of sand frequently inhabited by gopher tortoises and coachwhip snakes.

The coastal grassland at Gasparilla Island State Park is in good condition. Management of coastal grassland at Gasparilla Island State Park largely focuses on invasive plant survey and treatment efforts. DRP staff will continue periodic surveys for invasive plant infestations to catch new infestations early. If new trails, roads or developments are proposed, the coastal grassland community should be avoided to protect this rare community at the park.

Maritime Hammock

Maritime hammock at Gasparilla Island State Park consists of a canopy of cabbage palms, gumbo limbo (*Bursera simaruba*), live oak (*Quercus virginicus*), strangler fig (*Ficus aurea*) and Jamaican dogwood (*Piscidia picipula*), along with an understory of wild coffee (*Psychotria nervosa*), snowberry, rouge-plant (*Ravina humifusa*) and whisk fern (*Psilotum nudum*). The maritime hammock at Gasparilla Island is in good condition.

A portion of maritime hammock in management zone GA-3_IN formerly served as a landing strip and a golf course for the members of the Boca Grande Hotel, which no longer exists as of 1975 (personal communication, Marilyn Hoeckel). Later, a coconut palm nursery was present on this site, and remnants of irrigation hoses remain as the only sign of that activity. Most of this interior parcel (95 acres) has progressed from a historically disturbed site into maritime hammock. Invasive non-native plant species such as Brazilian pepper (*Schinus terebinthifolia*), white leadtree and carrotwood (*Cupaniopsis anacardioides*) persist throughout despite extensive treatment efforts. Black spiny-tailed iguanas are prevalent throughout this community.

Management of maritime hammock at Gasparilla Island State Park largely focuses on invasive plant survey and treatment efforts and invasive animal control. DRP staff will continue periodic surveys for rare plants and invasive plant infestations to catch new infestations early.

Mangrove Swamp

The mangrove swamp community is the largest natural community at Gasparilla Island State Park dominating the east side of the park mostly as a dense forest of red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*) and buttonwood (*Conocarpus erectus*). These four species can occur either in mixed stands or often in differentiated, monospecific zones based on varying degrees of tidal influence, levels of salinity and types of substrate. Red mangroves dominate the deepest water, followed by black mangroves in the intermediate zone and white mangroves and buttonwood trees in the highest, least tidally influenced zone. Mangrove swamps play an important role in shoreline stabilization, coastline protection, water quality and nutrient cycling and provide important habitat for juvenile fish, crustaceans and birds. Soils found in mangrove swamps at Gasparilla Island State Park and associated islands are typically anaerobic and saturated with brackish water at all times, becoming inundated at high tide. Mangroves in upper tidal reaches at Gasparilla Island typically have a shrub groundcover including seaside oxeye (*Borrchia frutescens*), gray nicker, coinvine (*Dalbergia ecastaphyllum*) and herbaceous species such as saltwort (*Batis maritima*), perennial glasswort (*Sarcocornia perennis*) and giant leather fern (*Acrostichum danaeifolium*).

The mangrove swamp community at Gasparilla Island is in fair condition. Occasional invasive non-native plants can be found interspersed in the upper tidal reaches within the mangrove swamp, but no areas are monocultures of invasive species. Brazilian pepper, portia tree (*Thespesia populnea*) and beach naupaka (*Scaevola taccada*) are the typical invasive plant species found in this natural community. The mangrove community was well developed in the vicinity of Old South Bayou with a dense canopy and sparse vegetation in the understory; however, it was severely damaged by strong winds during Hurricane Ian with much of the overstory defoliated and many trees toppling or dying back. Old South Bayou has less regrowth, two years after Hurricane Ian, than other areas of the park. Mangrove dieback and recovery following Hurricane Irma in 2017 was found to be influenced by increased storm surge and sedimentation (Lagomasino et al. 2021) and overall resilience class, species composition and canopy height (Xiong et al. 2022). It is possible that increased sedimentation and the larger canopy heights have influenced the regrowth in this area of the park. Additional stressors to the mangroves from Hurricanes Helene and Milton in 2024 may further delay or inhibit regrowth and recovery.

At one time, Old South Bayou was undoubtedly a tidal inlet that was subsequently closed off from its connection with Charlotte Harbor by development. It has been re-connected with open water by the installation of two large culverts, placed beneath the road allowing tidal flushing to occur. Listed species of wading birds such as the roseate spoonbill (*Platalea ajaja*) and multiple egrets (*Egretta spp.*) use the bayou for resting and feeding. The community is in good condition with tidal flow restored.

Management of mangrove swamp at Gasparilla Island largely focuses on invasive plant survey and treatment efforts. DRP staff will continue periodic surveys for rare plants and invasive plant infestations to catch new infestations early. Through education efforts, park management will work with neighboring communities to prevent any destruction or removal of mangroves.

Marine Unconsolidated Substrate

Marine unconsolidated substrate at Gasparilla Island State Park consists of expansive unvegetated, open areas of sand beaches, typically along the western and southern shoreline along Boca Grande Pass. The park has approximately 5,389 feet of beachfront, a portion of which was walled with a concrete seawall before acquisition to protect a former public roadway. At the southern end of the park, the shoreline curves around to the east where it is subject to the significant flow and hydrodynamics of Boca Grande Pass. The historic Port Boca Grande Lighthouse and Assistant Lightkeeper's House structures are located here, and erosion has been a concern for this area.

The unconsolidated marine substrate at Gasparilla Island State Park is in good condition. Past beach nourishment projects at the park completed in 2007, 2014 and 2019 resulted in an increase of shoreline width and acreage. While much of the sand placed has been lost to the natural longshore sediment transportation process, the shoreline still provides ample space for imperiled species and recreational opportunities.

The beaches at Gasparilla Island State Park provide nesting habitat for imperiled sea turtles, primarily the loggerhead and green sea turtles and imperiled avian species. In 2014, the marine unconsolidated substrate community along the west side of the island received a designation as critical habitat for the northwest Atlantic Ocean distinct population segment of the loggerhead sea turtle (Federal Register 2014). This community also provides important habitat for various avian species, several of which nest on the higher portions of the beach. Most of these species use the beaches at resting and feeding areas, and many do not tolerate disturbance.

All-terrain vehicles and utility vehicles are used on the beaches for sea turtle nesting surveys, with driving limited to those lower beach areas near or below the high-tide line not utilized by shorebirds and sea turtles in accordance with FWC best management practices. In this community, wrack and seaweed is typically left in place to provide foraging opportunities for shorebirds and additional nutrients to the sandy soil. Situations where hand removal or hand raking of wrack might be necessary include large fish kill events typically associated with harmful algal blooms.

Management of marine unconsolidated substrate at Gasparilla Island largely focuses on imperiled species monitoring efforts, invasive animal and predator control, minimizing habitat disturbances and coordinating with external agency partners regarding shoreline erosion sand placement activities. Areas of beach dune where birds have nested historically are pre-posted ahead of nesting season with boundary markers adjusted as needed to account for changes in historic usage and shoreline configuration. Sea turtle nests are posted for protection and monitored in accordance with FWC protocol throughout the breeding season. DRP staff monitor predation levels at the park and coordinate predator control efforts with USDA for the protection of sea turtles and shorebirds. Driving on this natural community should be limited to necessary management activities and in accordance with FWC best management practices to avoid conflicts with beach nesting species.

Shoreline erosion in this community will continue to persist due to fragmentation by hardened structures along the island. Future beach nourishment activities should be considered in conjunction with Lee County dredge projects to combat erosion and increase beach width and acreage for the benefit of imperiled species and recreational usage. Installation of additional hardened structures at the

state park should only be considered when historic resources are at immediate risk and nourishment activities are not an option.

Estuarine Unconsolidated Substrate

Estuarine unconsolidated substrate at Gasparilla Island State Park encompasses unvegetated, mineral-based estuarine communities that typically fall in subtidal and intertidal locations along the east side of the islands. This includes Old South Bayou and other mud flats, tidal creeks and shallow canals within the larger mangrove swamp communities. These areas provide habitat for fiddler crabs, marsh crabs and other crustaceans and mollusks. Management of these areas largely focuses on protection from outside impacts and monitoring Old South Bayou to ensure the culverts are not obstructed.

Altered Land Cover Types

Developed

The developed areas at Gasparilla Island State Park occur in areas that were formerly beach dune, coastal grassland or coastal strand that have been replaced by structures of permanently cleared areas. Developed areas at Gasparilla Island include five parking areas, restroom facilities, Port Boca Grande Lighthouse, Assistant Lightkeeper's House, historic chapel, maintenance facility, one staff residence and a seawall. At the southern tip of the island is the historic Port Boca Grande Lighthouse site where most of the visitor services occur. The Assistant Lightkeeper's house is located here as well and is currently used as the main park office. The seawall with rock revetment was originally constructed to protect railroad and roadbeds that formerly existed on this site. The seawall and revetment now mitigate erosion of the shoreline where various residential and commercial structures have been built. Sand placed in front of the wall during beach nourishment is quickly lost due to erosion. A study was completed in 2013 to assess the stability of the seawall and to address construction needed for continued shoreline stabilization. The findings of the study led to a project to cap deteriorated sections of the wall and place another layer of riprap seaward of the wall.

Management of developed areas at Gasparilla Island State Park largely focuses on invasive plant survey and treatment efforts. DRP staff will continue periodic surveys for rare plants and invasive plant infestations to catch new infestations early. The developed areas within the park will be managed to minimize the effect of the developed areas on adjacent natural areas. Proposed landscaping within developed areas of the park should include only native plant materials sourced by ecoregion to preserve local genetic integrity, except where sufficient research suggests other strategies are appropriate for a given species. Native plants that have been documented within the county but have not been historically documented in the park should be avoided entirely. Additionally, special care should be taken with native plant species that are known to hybridize between ecoregions. For example, the east coast dune sunflower (*Helianthus debilis* subsp. *debilis*) readily hybridizes with the west coast variety (*Helianthus debilis* subsp. *vestitus*), with the latter variety being the only subspecies appropriate to plant in parks along the west coast of Florida. Proposed planting or landscaping efforts must be approved by DRP District staff prior to installation on site.

IMPERILED SPECIES

Gasparilla Island State Park has a rich diversity of plant and animal life, including a variety of imperiled species that utilize the park for breeding, nesting, resting and feeding grounds. Although the impetus of natural systems management as practiced by DRP is management of natural communities and not

individual species, certain species are of particular concern and importance and merit special management attention. At Gasparilla Island, these species include marine turtles and imperiled shorebird and seabird species.

The most common species encountered include the federally threatened loggerhead sea turtle and federally threatened green sea turtle that nest in relatively low numbers at the park. The highest nesting year to date was 2023 in which the park received 60 loggerhead sea turtle nests and nine green sea turtle nests. Kemp's ridley (*Lepidochelys kempii*) sea turtles have also been observed within park boundaries and have washed ashore during stranding events.

Gasparilla Island State Park takes part in the Statewide Nesting Beach Survey program involving daily sea turtle nesting surveys from April 15 to October 31 with a yearly nesting summary provided to FWC's Fish and Wildlife Research Institute. All marine turtle activities conducted by the state park are regulated under a Marine Turtle Permit issued by FWC. The permit allows staff to conduct nesting surveys, conduct stranding and salvage activities, relocate nests for conservation purposes, outfit nests with self-releasing screens/cages, conduct hatch success evaluations and maintain and display preserved specimens. Nests are posted and monitored daily until hatch with information about tidal inundation, erosion or depredation recorded. Depredation by nuisance animals such as coyotes (*Canis latrans*) and raccoons has been an issue for nesting sea turtles at the park. Protective screening of nests involves placing 4x4-foot self-releasing screens over the nests to deter depredation in accordance with the Marine Turtle Conservation Handbook (2016). Screens are secured in place with four tent stakes and buried 2–3 inches below sand surface. Additional nuisance animal removal activities have previously been contracted for the protection of incubating sea turtle nests when depredation levels are high. Nests are excavated three days after hatching occurs or 70 days from the date when eggs are first deposited.

Aside from the historic Port Boca Grande Lighthouse, no structural lighting exists in the park developed areas at Gasparilla Island State Park. If development is planned along any segment of beach, all lights will conform to FWC Marine Turtle Lighting Guidelines designed to prevent adult and hatchling disorientation. Disorientation events attributed to artificial light sources and area sky-glow near the park are reported to FWC and Lee County.

Nesting seabirds and shorebirds are also monitored at Gasparilla Island in accordance with FWC guidelines and DRP Shorebird and Seabird Management standards. This includes completing monthly shorebird focal species nesting surveys during the FWC Florida Shorebird Database windows (March through August). Bird species known to nest at Gasparilla Island include snowy plovers and least terns with other species such as Wilson's plovers (*Charadrius wilsonia*), black skimmers (*Rynchops niger*) and American oystercatchers (*Haematopus palliatus*) utilizing the beaches for resting or feeding grounds. Exclusion of humans and their pets from least tern and black skimmer colonies during the pre-nesting and nesting season is essential for successful nesting. Historical nesting sites are posted by park staff pre-season to provide this disturbance free zone. DRP staff continue to follow the guidelines and recommendations provided in the DRP Resource Management Standard, "Shorebird and Seabird Management," for the protection and management of least terns and other imperiled shorebird, seabird and wading bird species.

Dogs brought by visitors to the park introduce significant and challenging impacts on shorebird nesting success. Most sections of beachfront park are flanked by residential areas with residents, owners, renters, guests, etc. known to walk along the shoreline or beachfront into the state park boundary with their dogs. Evidence of dogs is typically observed during every sea turtle and shorebird nesting survey conducted on the island. Signage along the shoreline at the park boundary describes

DRP's policy on pets, however, evidence of non-compliance persists.

The current approach to reducing this impact to shorebird nesting depends on multiple partners including law enforcement personnel. Park staff maintain signage and educate visitors on policies when dogs are encountered in areas of the park where prohibited. Rule 62D-2.014(13), F.A.C., includes enforceable language on the presence of pets in restricted areas. This code is enforced by FWC law enforcement at state parks.

Predation critically threatens many rare species (Hecht and Nickerson 1999), with the deleterious impacts of predation losses compounded by habitat loss (Reynolds and Tapper 1996). In Florida, nesting beaches have been substantially altered by urbanization and development, leaving few beaches isolated from development, thereby severely reducing the amount of habitat suitable for successful nesting by sea turtles and shorebirds (Rogers et al., 1995). At the same time, predators are found along many beaches where nesting could otherwise succeed. Nest depredation can have severe impacts on reproductive success for sea turtles and shorebirds (Engeman et al., 2010).

Coyotes were once considered to be a non-native species; however, FWC now considers them to be native in Florida because of natural range expansion including all 67 Florida counties. Coyotes have recently increased in occurrence at Gasparilla Island and have negatively impacted sea turtle nests at the state park and areas outside of park boundaries. In 2023 and 2024, the Sea Turtle Conservancy contracted with USDA to complete predator removal work at the state park for the benefit of the park and the island to successfully reduce nest depredations.

Gopher tortoises are known to occur within the beach dune, coastal strand and maritime hammock communities at Gasparilla Island State Park, as well as other barrier island sites (Lau 2011). Tortoises will utilize these areas for foraging and habitation in the form of burrows that can reach 2 meters deep. Tortoises at Gasparilla Island primarily select sites within the beach dune and coastal strand habitats, likely due to more accessible ground forage, favorable sediment for burrow construction, open areas for thermoregulation and access to mates. The threats for tortoises at Gasparilla Island are varied. Non-native and nuisance animals can negatively affect tortoises, such as burrow abandonment by tortoises due to black-spiny tail iguanas and direct predation of tortoises by coyotes, raccoons and black spiny-tailed iguanas and their eggs by armadillos and fire ants (Dziadzio 2015). Interactions between gopher tortoises and black-spiny tailed iguanas at Gasparilla Island State Park indicated that occupation or disturbance by iguanas may lead to tortoises abandoning their current burrow, which may expose them to additional risks associated with extreme temperatures, predator interactions and human interactions resulting in mortality (McKnight et al. 2022). Additionally, adult spiny-tail iguanas are known to consume small birds as prey items, which may contribute to nest abandonment by native sea and shorebirds. Invasive plants such as cogongrass can remove food sources, alter habitat to be uninhabitable for burrows and other vegetation and negatively affect tortoise orientation (Basiotis 2007). The fragmented nature of Gasparilla Island State Park creates opportunities for tortoise-human interactions including vehicle strikes, harassment and poaching. Tortoise populations on barrier islands are also incredibly susceptible to flooding, burrow inundation and changes in geography that occur from tropical weather systems (Kushlan and Mazzotti, 1984). DRP will monitor for decreases in the population of gopher tortoises and consult with FWC on data trends. Relocation of gopher tortoises to Cayo Costa and associated islands, like Boca Grande, should not be considered due to the remote nature of the populations and the high potential for introduction of novel pathogens.

Portions of tidally influenced marine unconsolidated substrate at Gasparilla Island fall within the proposed USFWS critical habitat designation for the Florida manatee (*Trichechus manatus latirostris*). The Florida manatee was placed on the federal Endangered Species list in 1973 and is also covered by

the federal Marine Mammal Protection Act. Lee County has a manatee protection plan that outlines boating and construction procedures for areas that are utilized by manatees. Park staff are directed to contact FWC for important manatee sightings and for any injured, sick or imperiled individuals seen within or adjacent to park boundaries.

In 2009, the National Oceanic and Atmospheric Administration's National Marine Fisheries Service designated areas at the south end of Gasparilla Island State Park along Boca Grande Pass as critical habitat for the smalltooth sawfish (*Pristis pectinata*) within the Charlotte Harbor Estuary Unit.

Imperiled plant species are managed through the upkeep of the park's natural communities. Five imperiled plant species are currently found at Gasparilla Island State Park including state endangered giant wild pine (*Tillandsia utriculata*), state threatened inkberry, state threatened shellmound prickly pear, state threatened joewood (*Jacquina keyensis*) and west coast dune sunflower. A small population of Joewood had previously been identified within the coastal strand community in management zone GA-3_IN, but it has not been observed for more than ten years. There is a small joewood tree planted within the lighthouse native plant garden that may be the northernmost population with the other nearest population located south on Cayo Costa. Other species, including west coast dune sunflower and state threatened inkberry, are found parkwide within beach dune community.

In 2016, a final rule was issued by USFWS designating critical habitat for the federally protected prickly-apple cactus (*Harrisia aboriginum*). This rule identifies potential habitat for the endangered cactus, along with areas to be surveyed and potential sites for relocation. All upland natural communities at Gasparilla Island State Park are designated as potential critical habitat to protect the west coast prickly-apple cactus. This cactus has historically been documented by FNAI as occurring within park boundaries, and there is a known population just outside of park boundaries on Lee County property. Staff from Marie Selby Botanical Gardens have completed multiple surveys at the park under permits issued by DRP to locate any existing populations as part of their research efforts in assessing genetic variability throughout its known range along the southwest coast. DRP staff will work with USFWS to identify potential habitat and survey for the presence of cacti, determining whether the state park would be suitable as a protected recipient site for augmentation, introduction or reintroduction.

The table below contains a list of all known imperiled species within the park and identifies their status as defined by various entities. It also identifies the types of management actions that are currently being taken by DRP staff or others and identifies the current level of monitoring effort. The codes used under the column headings for management actions and monitoring level are defined following the table. Explanations for federal and state status as well as FNAI global and state rank are provided in the Southwest District FNAI Element Tracking Codes appendix.

Imperiled Species Inventory						
Common and Scientific Name	Imperiled Species Status				Management Actions	Monitoring Level
	FWC	USFWS	FDACS	FNAI		
PLANTS						

Imperiled Species Inventory						
Common and Scientific Name	Imperiled Species Status				Management Actions	Monitoring Level
	FWC	USFWS	FDACS	FNAI		
Triangle cactus <i>Acanthocereus tetragoneus</i>			T		2	Tier 1
Prickly-apple cactus <i>Harrisia aboriginum</i>		E	E	G1, S1	2, 3	Tier 2
West coast dune sunflower <i>Helianthus debilis subsp vestitus</i>				G5T2, S2	2	Tier 1
Joewood <i>Jacquinia keyensis</i>			T	G4, S3	2	Tier 1
Shell-mound pricklypear <i>Opuntia stricta</i>			T	G4?, S3S4	2	Tier 1
Beachberry; Inkberry <i>Scaevola plumieri</i>			T		2	Tier 1
West Indian mahogany <i>Swietenia mahagoni</i>			T	G3G4, S3	2	Tier 1
Giant airplant; Giant wild pine <i>Tillandsia utriculata</i>			E		3	Tier 1
Florida mayten <i>Tricerna phyllanthoides</i>			T		2	Tier 1
FISH						
Smalltooth sawfish <i>Pristis pectinata</i>	FE	E		G1G3, S1S2	13	Tier 1
REPTILES						
American alligator <i>Alligator mississippiensis</i>	FT(S/A)	SAT		G5, S4	10, 13	Tier 1
Loggerhead sea turtle <i>Caretta caretta</i>	FT	T		G3, S3	8, 9, 10, 13	Tier 3
Green sea turtle <i>Chelonia mydas</i>	FT	T		G3, S2S3	8, 9, 10, 13	Tier 3
Gopher tortoise <i>Gopherus polyphemus</i>	ST			G3, S3	2, 8, 10, 13	Tier 2
Kemp's ridley sea turtle <i>Lepidochelys kempii</i>	FE	E		G1, S1	8, 9, 10, 13	Tier 3
BIRDS						
Red knot <i>Calidris canutus rufa</i>	FT	T		G4T2, S2N	2, 8, 10, 13	Tier 2

Imperiled Species Inventory						
Common and Scientific Name	Imperiled Species Status				Management Actions	Monitoring Level
	FWC	USFWS	FDACS	FNAI		
Piping plover <i>Charadrius melodus</i>	FT	T		G3, S2	2, 8, 10, 13	Tier 2
Snowy plover <i>Charadrius nivosus</i>	ST			G3, S1	2, 8, 9, 10, 13	Tier 3
Wilson's plover <i>Charadrius wilsonia</i>				G5, S2	2, 8, 9, 10, 13	Tier 3
Little blue heron <i>Egretta caerulea</i>	ST			G5, S4	2, 13	Tier 1
Reddish egret <i>Egretta rufescens</i>	ST			G4, S2	2, 13	Tier 1
Tricolored heron <i>Egretta tricolor</i>	ST			G5, S4	2, 13	Tier 1
Peregrine falcon <i>Falco peregrinus</i>				G4, S2	13	Tier 1
Magnificent frigatebird <i>Fregata magnificens</i>				G5, S1	13	Tier 1
American oystercatcher <i>Haematopus palliatus</i>	ST			G5, S2	2, 8, 9, 10, 13	Tier 3
Wood stork <i>Mycteria americana</i>				G4, S2	2, 13	Tier 1
Roseate spoonbill <i>Platalea ajaja</i>	ST			G5, S2	2, 13	Tier 1
American avocet <i>Recurvirostra americana</i>				G5, S2	13	Tier 1
Black skimmer <i>Rynchops niger</i>	ST			G5, S3	2, 8, 9, 10, 13	Tier 3
Least tern <i>Sternula altilarum</i>	ST			G4, S3	2, 8, 9, 10, 11, 13	Tier 3
Sandwich tern <i>Thalasseus sandvicensis</i>				G5, S2	2, 13	Tier 1
MAMMALS						
Florida manatee <i>Trichechus manatus latirostris</i>	FT	T		G2G3T2T3, S2S3	10, 13	Tier 1

Management Actions:

- | | | |
|-------------------------------------|---|-------------------------|
| 1. Prescribed Fire | 4. Hydrological Maintenance/Restoration | 6. Hardwood Control |
| 2. Invasive Plant Treatment/Removal | 5. Nest Boxes/Artificial Cavities | 7. Mechanical Treatment |
| 3. Translocation/Augmentation | | 8. Predator Control |

- 9. Erosion Control
- 10. Protection from Visitor Impacts

- 11. Decoys (Shorebirds)
- 12. Vegetation Planting

- 13. Outreach/Education
- 14. Other

Monitoring Level:

Tier 1. Non-Targeted Observation/Documentation: includes documentation of species presence through casual/passive observation during routine park activities (i.e., not conducting species-specific searches). Documentation may be in the form of Wildlife Observation Forms or other district specific methods used to communicate observations.

Tier 2. Targeted Presence/Absence: includes monitoring methods/activities that are specifically intended to document presence/absence of a particular species or suite of species.

Tier 3. Population Estimate/Index: an approximation of the true population size or population index based on a widely accepted method of sampling.

Tier 4. Population Census: A complete count of an entire population with demographic analysis, including mortality, reproduction, emigration and immigration.

Tier 5. Other: may include habitat assessments for a particular species or suite of species or any other specific methods used as indicators to gather information about a particular species. [If referenced in table, provide discussion in narrative]

INVASIVE SPECIES

Invasive plants are persistent at the park including Brazilian pepper, Australian pine, carrotwood (*Cupaniopsis anacardiodes*) and white leadtree. Widespread invasive plant removal efforts funded by the FWC Invasive Plant Management Uplands Program have taken place in the larger sections of coastal strand and maritime hammock within the island's interior in the recent past including in 2016 and 2023. Future funding should continue to be pursued to assist with maintaining low invasive plant coverage level in all areas of the park.

Black spiny-tailed iguanas are the most visible invasive, non-native animal at Gasparilla Island, and occur frequently in beach dune and coastal strand habitat throughout the park. These reptiles can displace gopher tortoises and limit food sources for many native animals. Intensive island wide removal programs have been conducted by USDA and Lee County contractors to remove the iguana. FWC invasive species staff also completed invasive animal removal work at the park in 2019. Between 2008 and 2011, approximately 10,000 iguanas were removed from Gasparilla Island (Engeman et al., 2011). DRP staff continue to be active in iguana removal within the park boundaries. In addition, a researcher studying spiny-tailed iguana usage of gopher tortoise burrows at the park located a Burmese python (*Python bivattatus*) hiding in a burrow (Shortuse 2022). While this is believed to be a released pet that was subsequently removed from the burrow by FWC biologists, the park will continue to be vigilante for any additional sitings. Additionally, park staff should monitor for the invasive green iguana (*Iguana iguana*), which has been documented elsewhere in Charlotte and Lee counties.

Nuisance imperiled species predators commonly found at Gasparilla Island includes coyotes and racoons, which account for most of the depredation activity for sea turtle nests on the island. Consistent predator control efforts are necessary to reduce depredation levels and have been effective at achieving this at other state parks in southwest Florida. DRP district biologists will coordinate with park staff to monitor depredation levels at the park during nesting seasons and assess when further predator control is warranted.

The nine-banded armadillo (*Dasypus novemcinctus*) also occurs at Gasparilla Island but has not yet become a nuisance sea turtle nest predator despite its reputation at other parks. Staff should monitor the abundance of armadillos and take steps to remove them when they become a problem. Invasive animal removal reports indicate that black rats (*Rattus rattus*) also occur within the park. Staff members remove these animals when encountered, in accordance with DRP procedural guidelines.

Invasive Plant Species			
Species Name <i>Scientific Name - Common Name</i>	FISC Category	Distribution	Zone ID
Earleaf acacia <i>Acacia auriculiformis</i>	I	Single Plant or Clump	GA-2_RL
		Scattered Plants or Clumps	GA-3_IN
Sisal hemp <i>Agave sisilana</i>	II	Scattered Plants or Clumps	GA-2_RL
Australian pine <i>Causarina equisetifolia</i>	I	Single Plant or Clump	GA-2_RL, GA-3_IN
		Scattered Plants or Clumps	GA-2_RL
Coconut palm <i>Cocos nucifera</i>	II	Scattered Plants or Clumps	GA-3_IN
Carrotwood <i>Cupaniopsis anacardioides</i>	I	Single Plant or Clump	GA-2_RL
		Scattered Plants or Clumps	GA-3_IN, GA-4_SG
Umbrella plant <i>Cyperus involucratus</i>	II	Scattered Plants or Clumps	GA-2_RL
Durban crowfootgrass <i>Dactyloctenium aegyptium</i>	II	Single Plant or Clump	GA-5_SW
		Scattered Plants or Clumps	GA-1_RL, GA-4_SG, GA-5_SW, GA-6_LH
Surinam cherry <i>Eugenia uniflora</i>	I	Scattered Plants or Clumps	GA-3_IN
Council tree <i>Ficus altissima</i>	II	Single Plant or Clump	GA-3_IN
Indian laurel <i>Ficus microcarpa</i>	I	Scattered Plants or Clumps	GA-3_IN
Australian umbrella tree <i>Heptapleurum actinophylla</i>	I	Single Plant or Clump	GA-2_RL, GA-3_IN, GA-4_SG, GA-5_SW, GA-6_LH
Cogongrass <i>Imperata cylindrica</i>	I	Single Plant or Clump	GA-3_IN
		Scattered Plants or Clumps	GA-3_IN
Life plant <i>Kalanchoe pinnata</i>	II	Scattered Dense Patches	GA-3_IN
Lantana <i>Lantana strigocamara</i>	I	Scattered Plants or Clumps	GA-3_IN
Lead tree <i>Leucana leucocephala</i>	II	Single Plant or Clump	GA-2_RL, GA-3_IN
		No Current Infestation	GA-4_SG
		Scattered Plants or Clumps	GA-2_RL, GA-3_IN
		Scattered Dense Patches	GA-3_IN
Natal grass <i>Melinis repens</i>	I	Scattered Plants or Clumps	GA-2_RL, GA-3_IN, GA-4_SG
Guinea grass <i>Panicum maximum</i>	II	Scattered Plants or Clumps	GA-2_RL, GA-3_IN

Invasive Plant Species			
Species Name <i>Scientific Name - Common Name</i>	FISC Category	Distribution	Zone ID
		Dominant Cover	GA-2_RL
Senegal date palm <i>Phoenix reclinata</i>	II	Scattered Plants or Clumps	GA-3_IN
Castor bean <i>Ricinus communis</i>	II	Single Plant or Clump	GA-2_RL
		Scattered Plants or Clumps	GA-3_IN
Bow-string hemp <i>Sansevieria hyacinthoides</i>	II	Scattered Plants or Clumps	GA-3_IN
		Scattered Dense Patches	GA-2_RL, GA-3_IN
Beach naupaka <i>Scaevola taccada</i>	I	Scattered Plants or Clumps	GA-4_SG
		Single Plant or Clump	GA-1_RL
Brazilian pepper <i>Schinus terebinthifolius</i>	I	Single Plant or Clump	GA-1_RL, GA-2_RL, GA-4_SG, GA-5_SW
		Scattered Plants or Clumps	GA-2_RL, GA-3_IN, GA-6_LH
		Scattered Dense Patches	GA-2_RL, GA-3_IN, GA-4_SG, GA-6_LH
Wedelia <i>Sphagneticola trilobata</i>	II	Scattered Dense Patches	GA-3_IN, GA-4_SG
		Dominant Cover	GA-2_RL
Sea hibiscus <i>Talipariti tiliaceum</i>	II	Single Plant or Clump	GA-3_IN
Australian almond <i>Terminalia muelleri</i>	II	Single Plant or Clump	GA-2_RL, GA-3_IN
Caesarweed <i>Urena lobata</i>	I	Scattered Plants or Clumps	GA-3_IN
Washington fan palm <i>Washingtonia robusta</i>	II	Single Plant or Clump	GA-3_IN
		Scattered Plants or Clumps	GA-3_IN

SPECIAL MANAGEMENT CONSIDERATIONS

Arthropod Control Plan

All lands managed by the Division of Recreation and Parks (DRP) are designated as “environmentally sensitive and biologically highly productive” pursuant to Chapter 388, F.S. Mosquito control on DRP-managed lands shall be conducted in coordination with the applicable mosquito control district and in accordance with an approved Arthropod Management Plan (AMP), where one has been established.

In Lee County, the Lee County Mosquito Control District (LCMCD)-DEP agreement provides a coordinated framework for mosquito control across multiple state park units and has been amended over time to incorporate treatment methods, restrictions and designated treatment areas. The agreement originated with the 1995 authorization for experimental use of Abate, which was subsequently approved following monitoring by Mote Marine Laboratory and incorporated into the

1999 AMP Amendment. The 1999 Amendment also retained provisions for methoprene, Bti, and monomolecular films and established treatment and non-treatment areas. In 2017, DEP authorized limited aerial adulticiding within designated state parks, excluding Cayo Costa State Park, and in 2019 authorized the use of spinosad within designated areas. Authorization for spinosad use is valid for five years, after which LCMCD must reapply for authorization to continue its use. These provisions have been subsequently updated and are reflected in the current LCMCD-DEP agreement and applicable AMP, which establish authorized treatment areas, methods, restrictions, and coordination requirements.

Pursuant to section 388.45, F.S., if the State Health Officer or Commissioner of Agriculture declares a threat to human or animal health, respectively, ameliorative mosquito control necessary to prevent the spread of disease may be implemented notwithstanding otherwise applicable provisions governing arthropod control on public lands under section 388.4111, F.S.

See the Florida State Park System – Statewide Philosophy and Framework for additional information.



GASPARILLA ISLAND STATE PARK

Existing Cultural Resource
Conditions

CHARLOTTE HARBOR REGION

CULTURAL RESOURCES

The Florida Master Site File (FMSF), maintained by the Division of Historical Resources (DHR), reveals three historic structures within Gasparilla Island State Park including the Port Boca Grande Lighthouse (8LL637a), Assistant Lightkeeper's House (8LL637b) and Amory Chapel (LL00968). Both the Lighthouse and the Assistant Lightkeeper's House are collectively called the Boca Grande Lighthouse Station. Port Boca Grande Lighthouse Station is located on 3.5 acres of land at the southern tip of Gasparilla Island. The Amory Chapel is located directly North of the Lighthouse Assistant Keeper's house on the southern tip of the island.

The Port Boca Grande Lighthouse Station (8LL637) was listed on the National Register of Historic Places in 1980. The Boca Grande Lighthouse Station National Register listing consists of two contributing buildings and five non-contributing structures. The significant—or contributing—buildings include the Port Boca Grande Lighthouse (8LL637A) and the Boca Grande Lighthouse Assistant Keeper's House (8LL637B). The non-contributing structures include the two cisterns, the corrugated metal building, the paint locker and the beacon.

The Lee County Historic Preservation Board designated the properties in the Boca Grande Lighthouse District (98-06-01) as a historic resource in 1998, including the Lighthouse, Assistant Lightkeeper's House and Amory Chapel. The Lee County Historic Preservation Board also designated Amory Chapel (95-03-01) an individual historic resource in 1995. Consequently, Chapter 22 of the Lee County Land Development Code applies to these properties.

Constructed in 1890, the Port Boca Grande Lighthouse marked the pass from Charlotte Harbor into the Gulf until its decommission in 1967. The lighthouse assisted navigation to and from Boca Grande Harbor, which became the major shipping point for phosphate mined in Polk County to a worldwide market. The lighthouse is an iron screw pile design with a wood frame and is visible up to 12 miles away. Phosphate was originally barged down the Peace River and later moved by railroad to Port Boca Grande for transfer to ocean-going vessels. The structure was restored in the mid-1980s to its 1890 appearance and is presently used as a museum. The Assistant Lightkeeper's House, constructed at the same time, has been rehabilitated for use as a park office.

A physical condition assessment of the Lighthouse Station is provided in the "Historic Structures Report for the Boca Grande Lighthouse Complex, 2003" document. The document states that all components of the lighthouse are in good condition. Mentioned, however, and corroborated by the park manager is that there is oxidation of the 19 iron pilings, but they remain in good condition. The stairs and deck are in good condition but are not in compliance the Americans with Disabilities Act (ADA). An elevator was installed in the Lighthouse structure to accommodate visitors needing assistance with the raised deck.

The assessment from the same document listed above states that all components of the Assistant Lightkeeper's House are in good condition. The 16 iron pilings are described as having evidence of oxidation but are in good condition. The Lighthouse is one of the few remaining lighthouses with screw pilings, which were once typical on the Gulf Coast. The stairs are not original, and no ADA accessibility options are available for this structure.

In 2013, the Alliance for Integrated Spatial Technologies at the University of South Florida were contracted as part of a DRP Districts 4 and 5 project to perform predictive modeling of cultural resource potential in state parks. During this project, aerial LiDAR data was used to refine maps showing the complex surface elevations of the park (Collins 2014). Fieldwork was also conducted to survey with sub-meter instrumentation and GPS camera equipment to ground truth previously recorded sites, and

potential new sites. As a result of the park visit, the FMSF records for the Boca Grande Lighthouse Station (8LL637) and Boca Grande Lighthouse (8LL637A) were updated to accurately reflect their spatial locations.

The Amory Chapel (LL00968) served the African Methodist Episcopal and Shiloh Baptist congregations in Tarpon Pass Estates on alternating Sundays from 1959 to the early 1980s. Boca Grande's African American community was largely tied to the development of the railroad, port and sport fishing in the area in the early 20th century. The opening of the Gasparilla Inn in 1911 increased the need for service workers as the island became a popular resort for wealthy northerners, fishermen and industry tycoons. In the late 1950s, Boca Grande's African American community was displaced by private landowners who wanted to develop their downtown holdings and relocated to a new subdivision on the south end of the island called Tarpon Pass Estates. In the early 1980s, residents of the estates were evicted once again, this time due to flooding. The Amory Chapel is the only surviving building from the Tarpon Pass Estates community. The chapel itself is a simple, rectangular building with finished concrete flooring. The interior is a single large open room, with multiple windows that allow in natural light. The chapel was frequently used for staff and community meetings as well as weddings. The building had air conditioning and accommodated 75 people. The Lee County Historic Preservation Board designated the chapel a historic resource in 1995 and was restored by the GICIA and the Boca Grande Woman's Club in 1997. The Amory Chapel sustained damages from hurricane events in 2022 and Hurricanes Helene and Milton in 2024, which inundated and filled the interior with sand to near ceiling level. After the most recent hurricanes, significant interior and structural damage was documented on the building, and various preservation methods were evaluated. Collaborative evaluations have concluded feasibility of preserving the historic chapel structure with its original stucco, stabilizing the walls from the interior such that the structure may remain entirely intact. Interior modifications or additions that have been compromised by storm damages are to be removed. The sealing door will be replaced with an architecturally appropriate metal gate such that the chapel will no longer be climate controlled. Interpretive exhibits will be sensitively planned on exterior versus interior. Exterior structural additions, including the small restroom annex and connecting covered walkway, which were also damaged, will be permanently removed. The southern and eastern perimeters of the Amory Chapel must be buffered with native vegetation comparable to that occurring prior to the hurricanes of 2024. Backside of nearest dunes located to the west of the chapel may require sand catchment to prevent dunes from further shifting onto or into the chapel. Preservation elements are detailed further in the Conceptual Land Use Plan.

The park has no collections in its possession. All holdings are owned and managed by the Barrier Island Parks Society, which is in the process of completing an inventory of all materials.

Cultural Sites Listed in the Florida Master Site File					
Site Name and FMSF #	Culture/Period	Description	Significance	Condition	Treatment
Boca Grande Lighthouse (8LL637a)	Historic/19th Century	Historic Structure	NRL	G	P
Lighthouse Assistant Keeper's House (8LL637b)	Historic/19th Century	Historic Structure	NRE	G	P
Amory Chapel (LL00968)	Historic/Mid-20th Century	Historic Structure	NRE	P	ST

Significance:

NRL - National Register Listed
NRE - National Register Eligible
LS - Locally Significant
NE - Not Evaluated
NS - Not Significant

Conditions:

G - Good
F - Fair
P - Poor

Recommended Treatment:

RS - Restoration
RH - Rehabilitation
ST - Stabilization
P - Preservation
R - Removal



GASPARILLA ISLAND STATE PARK

Existing Land Use and
Infrastructural Conditions

CHARLOTTE HARBOR REGION

LAND USE COMPONENT

VISITATION

Gasparilla Island State Park consists of multiple parcels spread out over the southern end of Gasparilla Island, providing visitors with multiple opportunities for beach access. The restored 1890 Port Boca Grande Lighthouse and museum at the southern end of the island is the centerpiece of the park. The island has a long history of fishing, leading to Boca Grande Pass becoming known as the Tarpon Capital of the World.

Florida Circumnavigational Saltwater Paddling Trail (CT)

Segment 11 is an 18.5-mile portion of the CT beginning at Stump Pass Beach State Park and concluding at Cayo Costa State Park. Heading south through the Gasparilla Sound-Charlotte Harbor Aquatic Preserve, paddlers can access Gasparilla Island State Park via Boca Grande Pass. Land along the bay side and take a stroll along the scenic beach or visit the historic Boca Grande Lighthouse, built in 1890, and learn how tarpon gather in the waters around Gasparilla Island to prepare for their journey to offshore spawning grounds.

Trends

Visitation at Gasparilla Island State Park is highest during late winter months into spring. Annually, the park receives approximately 706,000 visitors. Beach activities such as swimming, shelling and fishing are popular.

Economic Impact

Gasparilla Island State Park recorded 1,077,914 visitors in FY 2023-24. By DRP estimates, the FY 2023-24 visitors contributed \$128,745,969 in direct economic impact, the equivalent of adding 1,802 jobs to the local economy (DEP 2024).

EXISTING FACILITIES AND INFRASTRUCTURE

The park's northernmost area is referred to as Sandspur, situated just north of the Gasparilla Range Lighthouse. Intended for Gulf beach access, this area consists of a paved parking area with one restroom. Beach access is provided with an on-grade path with honor box.

One-half mile south on Gulf Boulevard is a staff residence and the maintenance area. A hiking trail extends through a portion of the island interior in the vicinity of this support area, meandering through the maritime hammock.

Farther south is the Seagrape Use Area which consists of an unpaved parking area and dune-crossover boardwalk to reach the beach. Two portable restroom units are located at the north end of the parking area.

Emergency Contact Info:

911

Charlotte County Sheriff: (941) 639-2101

Lee County Sheriff: (239) 477-1000

FWC 24-hour wildlife emergency/BUI hotline:
1-888-404-3922

The Innlet Motel

(26.7579, -82.2626)

Accessible by kayak on
Intracoastal Waterway
side. Restaurants and
shops nearby.



Pubic Beach on Gulf Side

(26.7424, -82.2637)



Cayo Costa Campground

(26.6866, -82.2589)

Advanced reservations
recommended: (800) 326-3521.
Shuttle available to campground.



Cabbage Key

(26.6562, -82.2221)



Hoagan Key Campsite

(26.7741, -82.2536)

Free and first-come, first-serve.
Maximum 8 people (4 small tents).
Pack out what you pack in.

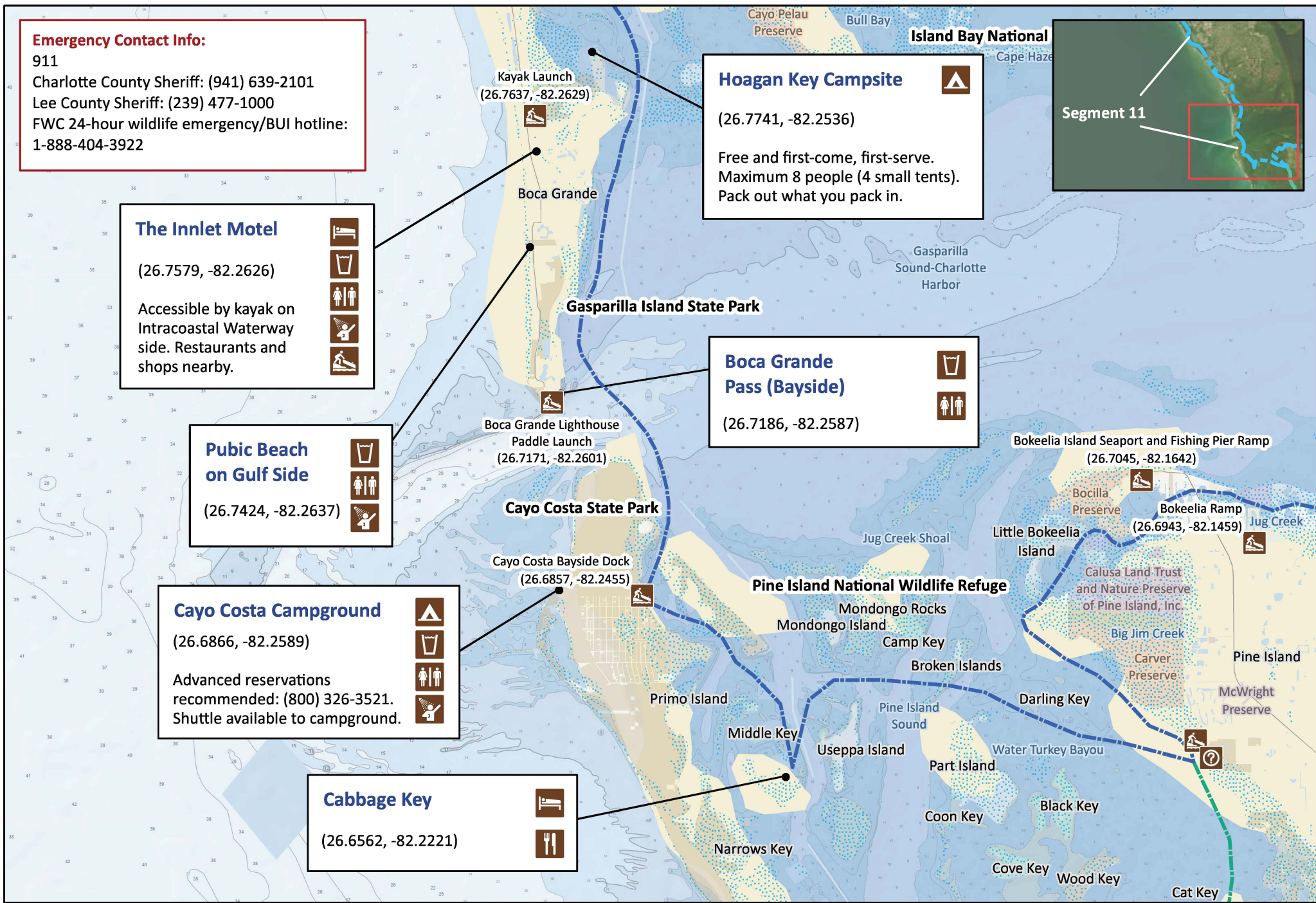


Boca Grande Pass (Bayside)

(26.7186, -82.2587)



Segment 11



Florida Circumnavigational Saltwater Paddling Trail

Segment 11: Charlotte Harbor (Map 2 of 2)

Begin: Manasota Key Resort

End: Cayo Costa State Park

Distance: 18.5 miles

Duration: 2 days

0 0.75 1.5 3 Miles

Disclaimer: This guide is intended as an aid to navigation only. A Global Positioning System (GPS) unit is required and persons are encouraged to supplement these maps with NOAA charts or other maps.
Updated: 12/6/2024

N



A seawall is located at the southern point of a nearly 0.5-mile segment of park shoreline. The seawall site does not offer visitor amenities and is not a designated use area but serves an important role in protection of the island from erosion.

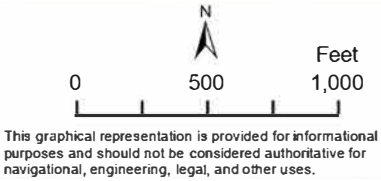
A short distance south of the seawall is the historic Port Boca Grande Lighthouse and associated structures, which are situated at the southernmost point of the island overlooking Boca Grande Pass and the north end of Cayo Costa State Park. An elevated restroom supports visitors to both the Dunes Beach Access area and Lighthouse, which offers historic and cultural interpretation.

Facilities Inventory

<i>Sandspur Use Area</i>	
Restroom (with outside shower)	1
Paved Parking	50
Honor Box	1
<i>Seagrape Use Area</i>	
Beach Boardwalk (damaged)	1
Unpaved Parking	36
Honor Box	1
Portable Toilet	2
<i>Seawall Use Area</i>	
Unpaved Parking	25
Portable Toilet	2
Honor Box	1
<i>Dunes Use Area</i>	
Amory Memorial Chapel	1
Beach Boardwalk (destroyed)	2
Unpaved Parking	120
Elevated Restroom	1
<i>Lighthouse Use Area</i>	
Boca Grande Lighthouse Museum and Visitor Center	1
Administrative Office	1
Picnic Table	8
Grill	6
Unpaved Parking	80
Honor Box	1
<i>Maintenance Area</i>	
Staff Residence	1
Maintenance Building	1



GASPARILLA ISLAND STATE PARK
Existing Facilities





GASPARILLA ISLAND STATE PARK

Planned Natural
Resource Conditions

CHARLOTTE HARBOR REGION

HYDROLOGY

Monitoring and Assessment

Objective: Assess the park's hydrological restoration needs.

Action:

- Continue to cooperate with state and federal agencies and independent researchers in hydrological research and monitoring programs.

Routine surface water and ground water monitoring for water quality and quantity are not necessary at Gasparilla Island State Park. DRP will rely upon agencies such as South Florida Water Management District, U.S. Geological Survey (USGS), Lee County and DEP to keep it apprised of surface water and groundwater quality. DRP will continue to closely cooperate with state and federal agencies and independent researchers engaged in hydrological research and monitoring programs within the state park and encourage and facilitate research in those areas.

Two culverts located in the park maintain a critical tidal connection important to the maintenance of natural communities within Old South Bayou. Staff will continue to monitor the culverts to ensure tidal connectivity between the bayou and Charlotte Harbor. The park will also remove restrictions or impediments as needed.

Erosion Monitoring

Objective: Continue to assist federal, state and local agencies with active monitoring of erosion and accretion cycles and assessment of beach and shoreline conditions following natural disasters.

Action:

- Continue to cooperate with federal, state and local agencies and researchers regarding monitoring and assessment of beach erosion.

Interagency Partnerships

Objective: Continue to partner with federal, state and local agencies to fund, design, permit, improve and maintain coastal and beach management programs consistent with DRP's mission.

Action:

- Continue stakeholder engagement with federal, state and local agencies and researchers in planning and implementation of coastal projects that impact the parks.

NATURAL COMMUNITIES

Restoration

Objective: Conduct habitat/natural community restoration activities on five acres of coastal beach dune.

Action:

- Revegetation of beach dune communities throughout the park with native plant species.

The beach dune communities at Gasparilla Island State Park were severely affected by Hurricane Ian in 2022 and Hurricanes Helene and Milton in 2024. Much of the dune system at the park was flattened by storm surge with sand shifted landward into developed areas and dune vegetation buried beneath several feet of sand. Sand that shifted into the parking areas and roadways during Hurricane Milton was placed back onto the beach, re-creating the natural, low elevation linear dune along Lighthouse beach and flanking the beach access at Seagrape beach. Native dune vegetation was planted in May 2026 to assist with dune restoration efforts at Lighthouse and Seagrape beaches. Additional plantings are needed at the Range Light beach to help rebuild the dune habitat for imperiled species such as gopher tortoises, sea turtles and shorebirds. Additional dune plantings at the park may become necessary following an increase in shoreline erosion or future storm events. Native plant species that should be considered for dune restorative plantings include sea oats, bitter panicgrass, railroad vine and seacoast marsh elder. Additional species that could be considered for more landward dune locations include beach creeper and seagrape.

Plant materials for future dune restoration efforts should be sourced by ecoregion to preserve local genetic integrity, except where sufficient research suggests other strategies are appropriate for a given species. All new and existing dune walkovers should be designed in winding or zig-zagged patterns to prevent sand blowouts and avoid changing salt exposure for vegetative communities. Interpretive signs are generally effective in advising visitors of the need to stay off the beach dunes and should be added as needed throughout the park to protect dune vegetation. In some situations, obtaining a Coastal Construction Control Line permit from DEP for the installation of post and rope fences will be necessary to protect emerging or planted dune vegetation from foot traffic.

IMPERILED SPECIES

Inventory

Objective: Update baseline imperiled species occurrence inventory lists for plants and animals.

Action:

- Update imperiled species list.

Update imperiled species list as necessary to add or remove species in compliance with current FWC or USFWS listing status and update any accepted nomenclature changes.

Fauna

Objective: Continue existing monitoring protocols for 10 selected imperiled animal species.

Actions:

- Continue to implement existing monitoring protocols for marine turtle species and piping plover, red knot, Wilson's plover, snowy plover, least tern, black skimmer and American oystercatcher.
- Monitor impacts on shorebird and sea turtle nesting by terrestrial nuisance species in the park.
- Provide visitor interpretation and outreach for shorebirds, seabirds and wading birds.
- Review and revise protocols as necessary to remain consistent with FWC and USFWS standards.

Imperiled species management at Gasparilla Island State Park focuses primarily on shorebirds and other coastal bird species, as well as marine turtle species that nest within the parks. The parks coordinate all monitoring of imperiled species at the parks with FWC and submit monitoring data to FWC as required.

Daily marine turtle nesting surveys are completed by park staff and volunteers under a FWC Marine Turtle Permit issued to the state park and in strict accordance with FWC's Marine Turtle Conservation Handbook (FWC 2016). The state park previously used a digital survey application, developed by DRP and adopted by FWC, to collect GPS data in the field and allow direct digital data entry of the marine turtle nesting data. Currently, the state park uses a digital survey application created by FWC that allows direct digital entry from the field and allows FWC to directly pull the annual reports submitted. DRP district biologists are involved in reviewing the results of the monitoring and ensuring it is reported to FWC in accordance with Marine Turtle Permit conditions.

Shorebird surveys are conducted in accordance with DRP Resource Management Standard, "Shorebird and Seabird Management." Surveys are conducted both during the nesting season and during the winter and migratory seasons. Data for nesting shorebirds are submitted to FWC via the online Florida Shorebird Database. The primary focus of surveys is on imperiled shorebird and seabird species that nest on the beaches and in the dunes. An additional survey known as the Winter Shorebird Survey is completed in accordance with Florida Shorebird Alliance guidelines and identifies winter distribution of shorebirds and seabirds in Florida. Park staff routinely monitor shorebird flocks for banded birds, particularly piping plovers and red knots, and report that information to the USFWS and researchers working with these migratory species.

Historic shorebird nesting areas will be posted in advance of seasonal occupation annually in accordance with FWC and DRP guidelines. Individual solitary nesting sites will be posted to provide a buffer as they are encountered on the beach to limit disturbances. The park will work to enhance community outreach efforts during shorebird nesting season through improved interpretive programming and regular monitoring of posted areas by park staff and volunteers.

Current protocols for nesting surveys include data collection on the presence of terrestrial predators. Staff and volunteers are trained to observe and document predator tracks near shorebird nesting habitat, shorebird nest sites and sea turtle nest sites and false crawls. In accordance with FWC guidelines and permit conditions, self-releasing cages and screens are installed over sea turtle nests by park staff at Gasparilla Island State Park to discourage depredation by nuisance mammal species. Park staff coordinate with DRP district biologists, who monitor shorebird and sea turtle nest depredation activity and coordinate predator removal efforts at all southwestern beach parks. Park staff will continue to communicate with DRP district biologists as depredations occur for timely

implementation of predator removal efforts.

Park staff will continue to coordinate with FWC law enforcement to increase enforcement on Gasparilla Island. Continued monitoring will evaluate the effectiveness of the current approach; however, off-leash dogs will continue to threaten the nesting success of several imperiled species found on the park, including the American oystercatcher, least tern, snowy plover and Wilson's plover.

Flora

Objective: Survey two selected imperiled plant species in the park.

Action:

- Update survey protocols for two selected imperiled plant species, including joewood and prickly-apple cactus.

Surveys for the prickly-apple cactus, which is present on the island, will be conducted in conjunction with the USFWS critical habitat designation. Joewood is ranked as threatened at the state level and this northernmost population should be monitored. A protocol will be developed, and the population will be documented using GPS and GIS technology for both species.

INVASIVE SPECIES

Invasive Plant Treatment

Objective: Update long-term invasive plant management plan for the park.

Actions:

- Identify the major vectors and pathways for invasive plants at the park and reduce incoming propagules where possible.
- Regularly update surveys to reflect accurate infestation levels of each management zone.
- Develop an early detection rapid response protocol for new infestations.
- Develop a species-specific action plan for each management zone with a prioritization framework.
- Evaluate and update plan on an annual basis and adapt to changing conditions.

Objective: Monitor and maintain 27 gross acres of habitat already in maintenance condition as needed.

Actions:

- Survey all maintenance areas yearly for new infestations.
- Treat areas where invasive plant spread is imminent (e.g., after prescribed fire, mechanical or other disturbance).
- Document treatments and update surveys in the Natural Resource Tracking System (NRTS).

Objective: Reduce or maintain cover class on 99 acres not in maintenance.

Actions:

- Treat medium infestations with staff and volunteers where available.
- Reduce high infestations with additional labor sources (e.g., contract funding and strike teams) and plan for passive or active restoration.
- Document treatments and update surveys in NRTS.

Invasive and Nuisance Animal Control

Objective: Implement control measures on four nuisance species.

Actions:

- Remove black spiny-tailed iguanas, coyotes, armadillos and black rats as needed.
- Coordinate with USDA, FWC and DRP staff capable of management to develop control method plans of known non-indigenous/nuisance animals.

USDA staff have directly assisted with sea turtle predator management of coyotes at Gasparilla Island State Park. Sea turtle predator management completed by USDA has been shown to effectively reduce sea turtle nest depredation rates in subsequent seasons at several parks within the DRP district. An increase in coyote depredation on the island of Boca Grande and within park boundaries in recent years have led to FWC and Sea Turtle Conservancy funding USDA predator removal efforts within the park. DRP district staff will continue to monitor depredation levels at the park during nesting seasons and assess when further predator control is warranted.

FWC, USDA and DRP staff have previously assisted with black spiny-tailed iguana management at Gasparilla Island State Park. District and park staff are currently pursuing options for iguana management due to the increasingly high rate of infestations at the park. Iguana management is vital, as they are known to displace gopher tortoises and have been known to forage on the flowers of the imperiled prickly-apple cactus, which would prevent pollination (Franck 2016). DRP district and park staff will continue to pursue opportunities for invasive species control of iguanas on the island.

Historically, management of rats was completed in response to infestations around areas vital to park operation or visitor accommodation. Management activities include mechanical methods such as trapping and opportunistic removal. The use of bait should be avoided at the park to prevent secondary poisoning of predator species, such as hawks, owls and bald eagles. Management activities should be prioritized around areas of greatest need as complete eradication is likely impossible.



GASPARILLA ISLAND STATE PARK

Planned Cultural
Resource Conditions

CHARLOTTE HARBOR REGION

CULTURAL RESOURCES

Documentation of Recorded Sites

Objective: Compile reliable documentation for all recorded historic and archaeological resources.

Actions:

- Continue to survey the park and document all historic and archaeological resources encountered with the FMSF.
- Follow the DHR Matrix and required Compliance and Review consultations when ground disturbing activities are planned.

Park staff will continue to complete surveys of the park to identify and document all historic and archaeological resources encountered through the submittal of new or updated FMSF forms to DHR.

According to the predictive model completed in 2014, 54.6% of Gasparilla Island State Park has a high probability of archaeological sites (Collins 2014). The DRP matrix should be followed for any area where ground disturbing activities are planned. DHR compliance and review consultations will be triggered by the level of disturbance identified in the DHR Matrix for ground disturbing activities.

Condition Assessment

Objective: Monitor and assess all recorded cultural resources.

Action:

- Complete assessments of three recorded cultural sites/historic structures annually.

Park staff will continue to assess and update FMSF forms as needed to DHR. The management recommendations referenced in the “Historic Structures Report for the Boca Grande Lighthouse Complex, 2003” and the “Secretary of the Interior Standards and Guidelines” for the treatment of historic properties will be followed. A Historic Structures Report should be considered for the Amory Chapel, which turned 50 years old since the last plan update.

Preservation Measures

Objective: Maintain two of three cultural sites in good condition.

Action:

- Maintain two historic structures in good condition.

The Lighthouse and Assistant Keeper’s House structures are painted annually. While the Lighthouse has been restored to its 1890 appearance, it is managed with a hybrid restoration/rehabilitation approach. Enough modifications have been made to the structure and the surrounding site that it is not a true restoration. Still, the emphasis in the management of the structure, particularly regarding its external appearance, is to preserve and restore its 1890 appearance to the extent possible. The Assistant Keeper’s House has been rehabilitated so that it retains the basic historic character while serving the compatible use of office and meeting space.



GASPARILLA ISLAND STATE PARK

Planned Land Use and
Infrastructural Conditions

CHARLOTTE HARBOR REGION

CONCEPTUAL LAND USE PLAN

Sandspur Use Area

Objective: Improve access and restore natural landscape.

Actions:

- Resurface/stabilize parking area and improve delineation of parking spaces.
- Restore beach dune natural community.

Asphalt pavement of the parking area is fractured and spalling due to age and the impacts of storm surge inundation. Repaving and delineating of spaces are needed. Currently two beach access points extend from the parking area: a primary visitor access walkway at the south end of the parking area and an unstabilized pathway at the north end that serves as a designated access point for law enforcement. Consideration has been given to closure of the northern pathway such that all visitors would enter and exit the beach past the restroom and requiring an alternative access point for law enforcement. Designating a single beach access, along with the prior removal of the former pavilions, would provide opportunity to eliminate habitat bisection and restore the beach dune habitat of the use area. Restoring the quality and depth of the forward dune field provides habitat for coastal wildlife and improves natural aesthetics of the area and defense against future storm surge. To mitigate for closure of the north beach access path and recognizing the popularity of this beach access point, walkway improvements, including widening, would be considered. Protection of the adjacent coastal strand and dune scape would then need to be prioritized.

Alternatively, in post-hurricane restoration efforts, this approximately one-acre site has been delineated by post and rope to preclude patterns of trampling and erosion. Replanting efforts are planned for the delineated area. Through this site, limited access has been reserved between post and rope for local law enforcement to reach the beach. If dune habitat protection is successful at this site, then the north access is considered sustainable for ongoing use.

Seagrape Use Area

Objective: Reestablish access and support facilities following hurricane impacts.

Actions:

- Repair beach access boardwalk.
- Construct permanent restroom.

This use area consists of a parking area with capacity for 36 vehicles, including two ADA-compliant cement pads. The remainder of the parking area consists of compacted natural surface. As a popular site for beach access, expansion of the parking area has been evaluated and determined infeasible by natural communities constraints. Protection of the adjacent coastal strand and maritime hammock is prioritized, such that improvements to the existing footprint are feasible but not expansion.

The beach is accessed via a dune-crossover boardwalk. This structure was destroyed by Hurricane Ian in 2022, and its replacement was damaged by Hurricane Milton in 2024. The existing boardwalk requires assessment/repairs to ensure safe access to the beach and to deter unsanctioned trails to the beach that further damage and bisect the beach dune community. If necessary, a replacement boardwalk may

- ① Sandspur Use Area - Resurface parking area and improve parking delineation. Restore dune field.
- ② Support Facilities and Infrastructure - Construct pole barn.
- ③ Interior Nature Trail - Close and restore groundcover.
- ④ Sea Grape Use Area - Repair beach access boardwalk. Construct permanent restroom.
- ⑤ Seawall Area - Evaluate erosion control needs and alternative solutions to seawall.
- ⑥ Dunes and Lighthouse Use Areas Entrance - Stabilize ingress/egress road and parking. Mitigate erosion. Reestablish vegetative buffers.
- ⑦ Dunes and Lighthouse Use Areas - Structurally stabilize Amory Chapel. Install interpretation. Repair lighthouse elevator. Establish beach access and reconstruct boardwalk.

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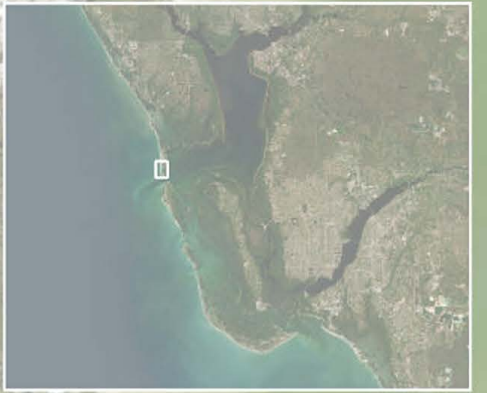
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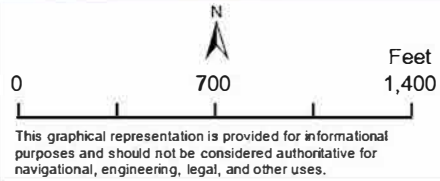
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GASPARILLA ISLAND STATE PARK
Conceptual Land Use Plan



be constructed within the footprint of the existing. Given the profile of the dunes at this location, on-grade matting is considered infeasible.

Historically, restroom needs at Seagrape have been met with small portable units. However, the increased popularity of this use area warrants construction of a permanent restroom. The new facility is to be located near the boardwalk in vicinity of ADA-compliant parking. It should be noted that construction of a permanent restroom will require a code-compliant elevated structure with an ADA ramp. Such a structure will reduce the number of parking spaces.

Seawall Area

Objective: Coordinate with Lee County and adjacent landowners to reconstruct the seawall to protect the shoreline against erosion.

Actions:

- Evaluate alternatives to address compromised seawall.

The seawall was catastrophically damaged by the storm surge events of hurricanes Ian, Helene and Milton. Although this site is not a formally designated use area, it is frequently utilized by anglers for shoreline casting. Management of safety and appropriate visitor use are addressed as necessary through routine park operations. The seawall, however, is considered essential infrastructure to prevent further erosion at this vulnerable point along the Gasparilla Island shoreline. Engineering assessments of the complex coastal dynamics are required prior to construction of the seawall. Alternative methods of wave energy attenuation and erosion mitigation will be evaluated. Prior to the damages incurred by repetitive hurricanes, studies indicated that the seawall was resulting in erosion along the southernmost extent of the island shoreline where the historic Port Boca Grande Lighthouse is located. As the seawall primarily protects the segment of privately owned shoreline directly landward, collaboration with the adjacent landowners is necessary. Among various potential alternative solutions to the failed seawall is complete removal of the seawall such that the armored segment of shoreline would be restored to a natural sand condition. Stabilizing features embedded in the sand or nearshore breakwaters are additional considerations.

Dunes and Port Boca Grande Lighthouse Use Areas

Objective: Evaluate and implement historic post-hurricane preservation and interpretation of the Amory Chapel.

Actions:

- Structurally stabilize and preserve the Amory Chapel.
- Remove non-historic elements of the site.
- Install historical interpretive elements.

The southern tip of Gasparilla Island was heavily impacted by sequential storm surges from hurricanes Helene and Milton in 2024. Surge flattened the dunes and carried most of the sand to the east, burying the parking areas and nearly filling the interior of the Amory Chapel. While the sand has been largely relocated to form an unconsolidated dune forward of the built structures, its impact to the parking areas and the historic chapel require further planning attention. Proper drainage within both parking areas

has been compromised, necessitating redevelopment, which may include re-grading the surface, utilizing sand and shell with a grid of pervious concrete pavers to contain and stabilize the natural substrate.

An engineering assessment of the Amory Chapel has determined that structural integrity has been compromised, however, a strategy for structural stabilization has been identified. Beams will be installed on the interior walls, all non-historic elements will be removed, and gates will be installed at the entryways such that all public interaction with the chapel will be from the exterior. The attached covered walkway and restroom building will be removed, leaving only the original chapel structure on this historic site. Appropriate interpretive signage regarding the history of the chapel will be installed near the Gulf-facing west face. DRP will determine the most effective way to continue to connect visitors to the significance and history of the Amory Chapel. The type, design, quantity and specific placement of interpretive elements to deepen understanding and improve orientation will be specified during this planning process. Durability of interpretive elements in this dynamic coastal area will be considered.

Potential Long-range Preservation and Interpretation Alternatives:

Recognizing the vulnerability of this site to tropical events and other coastal dynamics, the structural integrity of the Amory Chapel may again be compromised, prompting yet further preservation measures and interpretive innovations. As conditions may eventually require, DRP will coordinate with DHR to determine appropriate options. Examples of historic structures interpretation in other conservation/preservation settings where structures have been compromised beyond repair or altogether lost (e.g., President's House Site within Independence National Historic Park, Washington D.C.) set precedent for commemorating non-extant architecture with framework rather than complete reconstructions. In a storm-prone coastal environment such a minimalist approach to historic structures interpretation may be advantageous. Ultimately, developing a concept to preserve the chapel's historic presence will require a thorough interagency and community engagement process.

Objective: Redesign ingress/egress and parking to alleviate capacity and congestion challenges.

Actions:

- Realign ingress/egress road.
- Stabilize road and parking spaces.
- Capture stormwater onsite.
- Delineate parking spaces and maximize organization/capacity.
- Reestablish vegetative buffers.

The unpaved north-south access road (Gulf Boulevard) for the parking areas of the historic lighthouse, chapel and beach has been challenged by longstanding traffic congestion and parking that does not meet increasing visitor demand. Hurricanes exacerbated pre-existing challenges with erosion and uneven surfacing throughout the parking area. Surveys in conjunction with post-hurricane repair efforts revealed a boundary discrepancy—that Gulf Boulevard partially traverses the neighboring private residential parcels that comprise Hill Tide Estates. Options for acquisition of the road corridor have been evaluated. If acquired, then the road corridor will continue to be utilized as it has been for all vehicular ingress and egress. If the necessary width of the road corridor is not acquired, then an alternative reconfiguration of the access and parking would be considered.

Under either alternative outcome for this parking area, site planning will entail revegetation of the peripheral landscaping, with emphasis on the site of the small restroom building and covered walkway that will be removed and to visually buffer the historic Amory Chapel from the parking area. To mitigate future erosion, pervious pavers (typically in a grid pattern that fills with sand and shell, consistent with the substrate of the entire parking area) may be embedded at grade. Solid concrete or asphalt materials within this area are restricted by deed and inconsistent with the intended aesthetics of the site.

If the full width of the road corridor is acquired, then split rail fencing is necessary along the eastern perimeter to preclude unauthorized parking patterns that have eroded the sand berm that separates Hill Tide Estates from the park. With the prevention of such erosion, replanting of native vegetation may be necessary to stabilize the sand and reestablish natural landscape characteristics.

Objective: Conduct post-hurricane historic structures and accessibility assessments for the Port Boca Grande Lighthouse complex.

Actions:

- Conduct historic structures assessments of the lighthouse and assistant lighthouse keeper's house.
- Repair elevator for access to the historic lighthouse.

Objective: Install resilient and sustainable beach access.

Action:

- Establish accessible on-grade beach access.

Historically, beach access was largely provided by boardwalks. Such boardwalks that cross dunes consisted of extensive decking that has proven highly vulnerable to storm surge and contribute to post storm debris that complicates recovery efforts. Accordingly, boardwalks will not be reconstructed in this area. Minimizing structural elements in favor of well-placed on-grade matting or unimproved natural surface have been evaluated as alternative formats of beach access. If a medium of stabilization is deemed necessary along any segments of on-grade pathway, natural biodegradable materials such as coir matting (typically manufactured from coconut husk and widely applied for erosion control in coastal and riverine environments) should be considered as an alternative to synthetic materials that are otherwise typical of mobility mats. As with any dune crossing, an on-grade path should, where spatially feasible, consist of one or two directional switchbacks, to avoid or at least mitigate breach points during future storm surges. Currently, beach access for visitors with mobility impairments is facilitated via on-site provision of specialized, motorized wheelchairs that safely and efficiently traverse beach sand (a service provided by park staff on an as-needed basis).

Where on-grade access matting is applied for beach access, best practices require that mats are not to extend farther seaward than the toe of the foredunes and may extend inland as far as necessary to meet accessibility standards. The seaward limit avoids interference with nesting habitat.

Support Facilities and Infrastructure

Objective: Improve function of maintenance area.

Actions:

- Add essential amenities to the maintenance building.
- Construct a pole barn.

Currently, staff rely on a portable restroom inside the maintenance compound. Renovations to the maintenance building should include a permanent restroom with shower as well as additional space for staff supply lockers. Additionally, a pole barn should be constructed within the established footprint of the maintenance complex to protect equipment from the elements.

Additional enhancements to the maintenance area have been evaluated to increase operational efficiency and to separate vehicular traffic from the residence site; however, deed restrictions pertaining to vegetation removal and facility expansions preclude such modifications. Improvements must be contained within the existing infrastructural footprints.

Objective: Relocate park administrative operations to an alternative location.

Action:

- Design and construct a new administrative building at an alternative off-island location.

The park administrative office is currently located inside the historic assistant lighthouse keeper's residence. While adaptive reuse of historic structures is always considered and often encouraged as a measure to ensure proper maintenance, co-locating administrative space within such a heavily visited use area is no longer practical and displaces potential interpretive opportunities. Given the challenges of accessing Gasparilla Island by road and the spatial constraints for new construction on the island, a more suitable location for an administrative office must be evaluated. Alternative sites on island have been considered but are incompatible with deed restrictions that preclude such structural development. Preferred alternatives are off-island, utilizing the operational area of the northern end of the land base of Don Pedro Island State Park, which is co-managed with Gasparilla Island State Park. Access to Gasparilla Island, Stump Pass Beach and Cayo Costa would all be feasible from this potential site and may offer superior resilience to future storm events. Even with relocation of operational facilities, the existing residence in Gasparilla Island State Park could be maintained and occupied as either a residence or administrative space.

Objective: Discontinue nature trail through interior maritime hammock.

Actions:

- Erect split rail fence and remove existing signage.
- Revegetate former footpath.

A nature trail currently extends through a portion of the island interior, traversing maritime hammock. Deed restrictions preclude use of this portion of the park for trails or any format of natural landscape alteration. Accordingly, to adhere to the deed restrictions, use of this trail will be discontinued. Access will be deterred by typical park fencing and areas of erosion and vegetation loss will be actively or

passively revegetated. Public recreational and interpretive access parkwide is focused on the beach front and historic structures rather than the island interior.

OPTIMUM BOUNDARY

Across Belcher Road from the entrance to the Lighthouse Use Area stands the Boca Grande Quarantine Station. Built in 1895, this is where ship crew members and phosphate laborers would be quarantined to isolate communicable disease infections. This historic landmark could be interpreted to further tell the history of the island and the lighthouse. Multiple potential acquisition and management options (e.g., by local conservation/preservation entities) may be viable. Even under potential management by an alternative entity, DRP emphasizes the preservation and interpretation need for this contributing cultural element of the Port Boca Grande landscape.

North of the park, several undeveloped parcels with canal frontage are identified on the optimum boundary map. Any of these parcels would yield significant logistical value for access to Gasparilla Island and the nearby barrier island parks via boat (an efficient alternative to congested road commutes) While the limited ecological value of such canal parcels may preclude conventional acquisition funding sources, they are nonetheless identified for operational benefit.



GASPARILLA ISLAND STATE PARK
Optimum Boundary

N

05001,000 Feet

This graphical representation is provided for informational purposes and should not be considered authoritative for navigational, engineering, legal, and other uses.

Gasparilla Island State Park

Unit Management Plan Appendix

Deed Map and Excerpts

*Deeds for the parcels comprising Gasparilla Island State Park contain restrictions pertaining to particular aspects of natural and cultural resource management and land use planning. A map of the parcels according to deed and relevant excerpts of the subject deeds have been provided for reference.

Deed Restrictions Identified

Agency Deed File Numbers (ADF): 4120, 4121, 4122, 4123, 4124, 4126, 4128, and 381119



SUBJECT to restrictions, reservations, easements of record, but this provision shall not operate to reimpose the same. Also subject to the following use restrictions which shall run with and attach to the tile of said land for a period of 50 years from and after the date of this deed as noted in attachment "A".

Attachment "A" - Use Restrictions:

- A. The principal use of said property shall be restricted to a public beach facility.
- B. The existing church building can with the approval of the Grantor or its successors be removed, however, no other building or structure shall be constructed upon the property conveyed herein unless it is permitted by the following listed accessory uses and also approval of a development plan (site and architectural plans) by the Grantor, or its successors has been first obtained.

Accessory uses to the principal use of public beach.

Only the following accessory uses to the above-described principal use of a public beach shall be permitted:

- 1) Gazebo-type shelters for bathers.
- 2) Restrooms/change of clothing facilities.
- C. The grantor, or its successors, shall review development plans (site and architectural plans) based on the following standards:
 - 1) Any accessory use structures proposed to be constructed shall blend in as well as possible with the natural beach surroundings.
 - 2) Any future development shall, in no way, do any harm to existing dune line or vegetation.
- D. No night-time use of said real property shall be allowed.
- E. No concession stands, of any kind, shall be permitted on real property.
- F. The Grantor herein, or its successors, hereby expressly reserves the right or option to release or cancel any of the above set forth restrictions at any time it might so elect or chose.
- G. Appropriate steps shall be taken by the Grantee by no later than December 31, 1988, to prevent destruction of existing dunes and sea oat stands, by providing an adequate number of dune walk-overs to serve the dune area between Belcher Road to the North and the Boca Grande Light House to the South.
- H. These restrictions shall be automatically renewed for an additional period of 50 years unless the grantor or its successors and the Grantee mutually, in writing and of record, terminate same.

ADF: 4121 (5/19/1988)

STRAP: 26-43-20-00-00011.0000

Park Purpose: Sandspur/Range Light Use Area

No restrictions conveyed with the deed for this parcel.

ADF: 4122 (5/19/1988)

STRAP: 26-43-20-00-00011.0000

Park Purpose: Dunes And Historic Lighthouse Use Area

As described in Attachment A, attached hereto and incorporated herein. Subject to the reservations, exceptions, conditions, restrictions, and covenants contained in the quit-claim deed dated 11 February 1972 between the United States of America and Lee County as recorded in O. R. Book 787, page 53. Public records of Lee County, Florida: Provided, that this mention shall not extend the Time of any of such reservations or restrictions.

Attachment A

All that part of Government lot 3, Section 26 and Government Lot 1, Section 3S, Township 43 South, Range 20 East, Gasparilla Island, Lee County, Florida particularly described in deed from United States of America to Lee County recorded in Official Record Book 787 at page 53, Lee County records and also described as Follows... LESS AND EXCEPT the following described parcels. From the southerly most corner of the foundation of the existing masonry paint locker run S 31° 57' 32" E along the southeasterly prolongation of the southwesterly side of said foundation for 5 feet to a permanent reference monument and the Point of Beginning of a parcel of land 25 feet square retained by the U.S. Coast Guard. From said Point of Beginning continue S 31° 57' 32" E for 25 feet to a permanent reference monument; thence run southwesterly at right angles to the last course for 25 feet to a permanent reference monument; thence run northwesterly at right angles to the last course for 25 feet to, a permanent reference monument; thence run northeasterly perpendicular to the last course for 25 feet to the Point of Beginning; AND A right-of-way 15 feet wide described as follows: Beginning at the northerly most corner of the above-described parcel 25 feet square run N 31° 57' 32" W along the northwesterly prolongation of the northeasterly 1 the of said parcel 25 feet square for 206. 21 feet to the north line of the south half (S-1/2) of the south half (S-1/2) of Government Lot 3. Said Section 26; thence run S 89° 22' 31" W along said north line and the "existing north Coast Guard property line" cited in said deed recorded in Official Record Book 787 at page 52, Lee County records for 225 feet to a permanent reference monument set over a Coast Guard monument; thence run S 00° 37' 29" E at right angles to said northerly line for 15 feet to a permanent reference monument set over a Coast Guard monument; thence run N 89° 22' 31" E, parallel with said northerly property line for 190.90 feet to a permanent reference monument; thence run S 61° 15' 59" E for 44.79 feet to a permanent reference monument on a line 15 feet southwesterly from (as measured on a perpendicular) said northwesterly prolongation of said northeasterly line of said parcel 25 feet square, thence run S 31° 57' 32" E along-,side parallel line for 172.07 feet to a permanent reference monument on the northwesterly line of said parcel 25 feet square; thence run It 58° 02' 2a• E along said northwesterly line for 15 feet to the Point of Beginning.

ADF 4123: (9/23/1986)

STRAP: 26-43-20-00-00009.0010

Park Purpose: Dunes Beach Access and Historic Port Boca Grande Parking Area

SUBJECT to existing easements, restrictions, reservations and road rights-of-way which may be of record in the Public Records of Lee County, Florida and any taxes which may be levied subsequent to the Calendar Year 1985.

SUBJECT also to the following use restrictions which shall attach to and run with the hereinabove described real property and the title thereto and be binding upon the grantees herein and their successors and assigns for a period of fifty (50) years from and after the date of this deed:

1. The above-mentioned real property shall be used solely for general park, out-door recreation and conservation purposes by the people of the State of Florida, and visitors to this State.
2. No night-time use of said real property requiring lighting shall be allowed.
3. No concession stands, of any kind, shall be permitted on said real property.
4. Appropriate steps shall be taken by the Grantee, within a period of three (3) months after the date of this deed, to prevent vehicular driving and parking on said real property, except within designated areas.
5. Parking facilities placed on said real property shall not be paved, but may be stabilized and covered with shell, gravel or other permeable materials.
6. The Grantor herein, or its successors, hereby expressly reserves the right or option to release or cancel any of the above set forth restrictions at any time it might so elect or choose.

ADF 4124: (2/1/1984)

STRAP: 26-43-20-04-00000.032A

Park Purpose: Sea Grape Use Area

This property is conveyed for public beach use and other general public purposes to be used with the Gasparilla Island State Recreation Area.

ADF 4126: (5/19/1983)

STRAP

Parcel 3: 26-43-20-00-00200.0000

Parcel 4: 26-43-20-00-00001.001B

Parcel 5: 26-43-20-00-00009.0030

Park Purpose

Parcel 3: Sea Grape Use Area

Parcel 4: Seawall

Parcel 5: Dunes Beach Access Use Area

This Conveyance is subject to the special limitations, Prohibitions, Restrictions and Covenants set forth in schedule "B" attached hereto and by reference expressly made a part hereof.

This conveyance shall create the following:

- 1) A Fee Simple defeasible to the Grantee herein.
- 2) A possibility of reverter of unlimited and perpetual duration in the Grantor herein, in accordance with Section 689.18(5), Florida Statutes (1982).
- 3) A Conservation Easement of unlimited and perpetual duration in the Grantor herein, in accordance with Section 704.06, Florida Statutes (1982), and hence not subject to condemnation proceedings.
- 4) Deed Restrictions. Covenants running with the land.

Subject also to any and all easements, restrictions, reservations and road rights-of-way, which may be of record in the public records of Lee County Florida, and any taxes which may be levied subsequent to the calendar year 1982.

SCHEDULE "B"

PREFACE

The Grantor in this Deed shall retain a CONSERVATION EASEMENT and a POSSIBILITY OF REVERTER in the described property conveyed to the Grantees in this Deed. The Grantor shall retain this interest and right in the real property for the purpose of retaining the land and water areas predominantly in their natural, scenic, open and wooded condition; retaining such areas as suitable habitat for fish, plants or wildlife; and for maintaining the existing land uses under the below described prohibitions and special limitations. The Grantees shall have its interest in this land as long as it complies with all prohibitions and special limitations contained within this Deed. There shall be no development or use of the property except for those uses and development permitted in the special limitations. This prohibition includes, but is not limited to, the prohibition against any of the following uses:

- A. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground.
- B. Dumping or placing of soil or other substance or material as Landfill, or dumping or placing of trash, waste or unsightly or offensive materials.
- C. Removal or destruction of trees, shrubs or other vegetation.

- D. Excavation, dredging or removal of loam, peat, gravel, rock or other material substance in such manner as to affect the surface.
- E. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition.
- F. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.
- G. Acts or uses detrimental to such retention of land or water areas.

These prohibitions and below described special limitations placed upon the use of this property shall be construed to create in and cause to be retained by the Grantor a present real property interest and, hence, a Conservation Easement over the property conveyed to the Grantees; and also, to retain a Possibility of Reverter in the Grantor and, hence, a fee Simple defeasible in the Grantees; and also, to be Deed Restrictions and to be covenants running with the land.

It is the intent of the Grantees and the Grantor that the Grantor retain a Conservation Easement and a Possibility of Reverter of an unlimited and perpetual duration. Should any construction of this Deed fail to cause this to occur, then it is the intent of the parties, their successors and assigns, to cause all interest in the property conveyed or retained herein to divest and revert to the Grantor.

SPECIAL LIMITATIONS ON PARCELS 3, 4 AND 5:

- A. The property conveyed herein is in its natural state. The property shall remain and be maintained in this natural state. In furtherance of this, the only principal use of this property Which shall be permitted is that of a public beach facility. To accomplish this purpose, the Grantee is hereby required and directed to prevent the use of the beaches by motor-driven vehicles of any kind, and to do the best they reasonably can to preserve the dune line and the vegetation.
- B. The public shall be permitted to use the beach, provided, however, that no buildings nor other structures shall be constructed upon the property conveyed herein unless it is permitted by the following specified accessory uses and approval of a development plan (site and architectural plans) by Grantor, or its successors or assigns, has been obtained.

ACCESSORY USES TO THE PRINCIPAL USE OF PUBLIC BEACH.

Only the following accessory uses to the above-described principal use of a public beach shall be permitted:

- 1. Parking facilities;
- 2. Gazebo-type shelters for picnic tables and barbecue units;
- 3. Restrooms/change of clothing facilities.
- C. Although not an explicitly stated accessory use and, hence, it is impliedly prohibited, Grantor desires to explicitly state that no concessions nor buildings or other structures of any kind other than those specified above shall be permitted, and no overnight parking of vehicles nor camping shall be permitted, and neither the dumping nor accumulation of trash, solid waste, garbage nor tree and shrub and grass trimmings upon the property is permitted.

- D. If any part or portion of these prohibitions or special limitations are unenforceable, the remaining prohibitions and special limitations will remain enforceable.
- E. The Grantees shall, within five (5) years after the date of this Deed, permanently station a Conservation Officer upon Gasparilla Island, Florida (who shall reside in Lee or Charlotte County), Florida and may be assigned to more than one preserve, park or sanctuary area). The duties and responsibilities of this Officer shall include the supervision of the property herein conveyed. The name of said Officer, or any replacement, shall always be provided to the Grantor. The Grantees may impose a charge or charges to the public for the use of the facilities herein allowed as accessory uses.
- F. The Grantees shall submit a development plan for any permitted use, either principal or accessory, for which it seeks to use the property. The plan shall be submitted to the Grantor, or its successors or assigns.
- G. The Grantor, or its successors or assigns, shall review such plans based upon the following standards:
 - 1. Any accessory use structures proposed to be constructed should blend in as well as possible with the natural beach surroundings.
 - 2. The number of accessory uses permitted shall be limited to the maximum number that can be constructed without doing unjustified harm to the natural state and condition of this property.
 - 3. Any development shall do as little harm to the dune line and vegetation as possible. If the development conforms with the applicable standards of 1 through 3 and is permitted principal or accessory use, then the development shall be permitted, and written approval of the Grantor, or its successors or assigns, shall be issued. No development of the property, even for its permitted use, either principal or accessory, shall be permitted unless such written approval has been first obtained from the Grantor, or its successors or assigns. The Grantor, or its successors or assigns, shall have complete and unfettered discretion in making its determination as to whether the applicable standards set forth above have been complied with.
- H. This conveyance is subject to the following special limitations (and the Grantor, its successors or assigns, does therefor own a possibility of reverter) which will cause the interest of the Grantees, its successors or assigns, in the real property conveyed by this Deed to immediately and automatically divest and revert back to the Grantor, its successors or assigns, upon the occurrence of any one of the following events:
 - 1. The use of the property for a use either principal or accessory which has not been explicitly specified and permitted in Paragraphs A and B above; or
 - 2. The use of the property as a permitted principal or accessory use for which approval in writing by the Grantor, its successors, or assigns of the particular usage and development plan pursuant to the standards herein contained has not been obtained; or
 - 3. The failure to obtain any approval which has been explicitly required in paragraphs F and G above; or
 - 4. The failure to permanently station the supervising conservation officer specified above upon Gasparilla Island for a period of ninety (90) consecutive days.

FIRST REFUSAL OPTION

The Grantees, by acceptance of this Deed and in consideration of the conveyance of the herein described property to it, hereby covenant and agree with the Grantor, its successors or assigns, that in the event the Grantees, its successors or assigns, propose to sell or otherwise dispose of any part or all of its interest in the above-described property or any portion thereof, whether for consideration or not, then the Grantor, its successors or assigns, shall have the right of first refusal to purchase the particular interest sought to be disposed of, whether by sale or otherwise. The Grantees, its successors or assigns, shall notify Grantor, or its successors or assigns, in writing, of the terms of the proposed disposition, whether by sale or otherwise, of the particular property interest and shall attach a written copy of all of the terms that may be involved. The purchase price which Grantor must pay in order that the particular property interest would be conveyed and transferred to Grantor rather than to the third party to whom the Grantees had proposed to dispose of same shall be the fair market value of the particular interest in the property the Grantees wish to sell or otherwise dispose of, with said interest in the property being subject to the Conservation Easement and the Special limitations with Possibility of Reverter herein contained in this Deed of Conveyance, or the proposed purchase price from the third party that the Grantees are proposing to dispose of the property to, whichever is the lesser amount. The fair market value shall be determined by a property appraiser obtained by Grantor, or its successors or assigns. It is the mutual intent of the parties hereto that the fact that a merger might occur if Grantor is the purchaser, shall be ignored by said property appraiser, and said property appraiser shall evaluate the interest in the property the Grantees are proposing to dispose of just as though some third party other than Grantor was going to purchase or otherwise receive the particular interest in the property, subject to the Conservation Easement and Special Limitations with Possibility of Reverter herein created and retained in this Deed. Grantor, or its successors or assigns, shall have the sole discretion in deciding which method of acquiring the particular interest in property offered to be disposed of, it desires to utilize, that is, whether it desires to use the fair market value so ascertained by the property appraiser or whether it desires to receive said interest in property upon the same basis that the third-party potential receiver was to receive same. Grantor shall have a period of six (6) months from the date it receives the written notice from the Grantees within which to reach its decision as to whether it desires to exercise its right of first refusal herein contained and the basis upon which it wishes to exercise such right of first refusal in compliance with the terms and provisions of this paragraph.

ADF: 4128 (05/19/1983)

STRAP

Parcel 1: 23-43-20-00-00008.0040

Parcel 2: 23-43-20-00-00008.0000

Park Purpose

Parcel 1: Undeveloped Interior

Parcel 2: Undeveloped interior and Maintenance area

This Conveyance is subject to the special limitations, prohibitions, restrictions and covenants set forth in schedule "B" attached hereto and by reference expressly made a part hereof. This Conveyance shall create the following:

1. A fee simple defeasible to the grantee herein.
2. A possibility of reverter of unlimited and perpetual duration in the grantor herein, in accordance with section 689.18(5) Florida Statutes (1982).
3. A Conservation Easement of unlimited and perpetual duration in the grantor herein, in accordance with section 704.06, Florida Statutes (1982), and hence not subject to condemnation proceedings.
4. Deed restrictions.
5. Covenants running with the land.

Subject also to any and all easements, restrictions, and road rights-of-way, which may be of record in the public records of Lee County, Florida and any taxes which may be levied subsequent to the calendar year 1982.

Schedule "B"

Preface

The Grantor in this Deed shall retain a CONSERVATION EASEMENT and a POSSIBILITY OF REVERTER in the described property conveyed to the Grantees in this Deed. The Grantor shall retain this interest and right in the real property for the purpose of retaining the land and water areas predominantly in their natural, scenic, open and wooded condition; retaining such areas as suitable habitat for fish plants or wildlife; and for maintaining the existing land uses under the below described prohibitions and special limitations. The Grantees shall have its interest in this land as long as it complies with all prohibitions and special limitations contained within this Deed. There shall be no development or use of the property except for those uses and development permitted in the special limitations. This prohibition includes, but is not limited to, the prohibition against any of the following uses:

- A. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground.
- B. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste or unsightly or offensive materials.
- C. Removal or destruction of trees, shrubs or other vegetation.
- D. Excavation, dredging or removal of loam, peat, gravel, rock or other material substance in such manner as to affect the surface.
- E. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition.

- F. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.
- G. Acts or uses detrimental to such retention of land or water areas.

These prohibitions and below described special limitations placed upon the use of this property shall be construed to create in and cause to be retained by the Grantor a present real property interest and, hence, a Conservation Easement over the property conveyed to the Grantees; and also, to retain a Possibility of Reverter in the Grantor and, hence, a Fee Simple defeasible in the Grantees; and also, to be Deed Restrictions and to be covenants running with the land.

It is the intent of the Grantees and the Grantor that the Grantor retain a Conservation Easement and a Possibility of Reverter of an unlimited and perpetual duration. Should any construction of this Deed fail to cause this to occur, then it is the intent of the parties, their successors and assigns, to cause all interest in the property conveyed or retained herein to divest and revert to the Grantor, its successors or assigns.

SPECIAL LIMITATIONS ON PARCELS 1 and 2:

- A. The property conveyed herein is in its natural state. The property shall remain and be maintained in this natural state. In furtherance of this, the only principal use of this property which shall be permitted is as a nature preserve. To accomplish this purpose, the Grantees, its successors and assigns, shall be permitted to eliminate exotic planting not natural to Florida, extend waterways or inter-connections of waterways to improve the habitats for birds, fish and wildlife, and sell the fill from the property so generated. Nor does this use prohibit the connection of interior ponds to the waterways of Charlotte Harbor thus making them tidal and increasing their value in the food chain.
- B. The property shall only be used or developed for the principal use of a nature preserve and the following accessory uses:

ACCESSORY USE TO PRINCIPAL USE OF NATURE PRESERVE

The only accessory uses permitted shall be a storage building site for equipment and housing for the State Park Administration. Should a storage building site for equipment or housing for the State Park Administration be necessary, such construction would be permitted provided that the Grantees obtain approval of the development plans (site and architectural plans) from the Grantor, its successors or assigns, following the development plan review process hereinafter described in Paragraphs D and E below.

- C. Although not an explicitly stated accessory use and, hence, it is impliedly prohibited, Grantor desires to explicitly state that no nature trails, paths, observation locations, elevated walkways nor any other development of any type, making the property accessible to the general public, shall be permitted, and neither the dumping nor accumulation of trash, solid waste, garbage, nor tree shrub or grass trimmings upon the property is permitted.
- D. The Grantees shall submit a development plan (site and architectural plans) for any permitted use, either principal or accessory, for which it seeks to use the property prior

to commencing any development activity. The submission of this plan shall be to the Grantor, or its successors or assigns.

- E. The Grantor, or its successors or assigns, shall review such plans based upon the following standards:
- 1) Any accessory use structures proposed to be constructed should blend in well with the nature preserve and be as rustic and natural as possible;
 - 2) Any entrance drive to any such accessory uses shall be as small and unobtrusive as possible;
 - 3) Any plan to extend waterways or to connect interior ponds to the waters of Charlotte Harbor may result in an improvement to the property's ability to be maintained in its natural state and/or an improvement in the habitats for bird, fish and wildlife.

If the development conforms with the applicable standards of 1 through 3 and is a permitted principal or accessory use, then the development may be approved and written approval of the Grantor, or its successors or assigns, shall be issued. No development of the property, even for its permitted use, either principal or accessory, shall be permitted unless such written approval has been first obtained from the Grantor, or its successors or assigns. The Grantor, or its successors or assigns, shall have complete and unfettered discretion in making its determination as to whether the applicable standards set forth above have been complied with.

- F. If any part or portion of these prohibitions or special limitations are unenforceable, the remaining prohibitions and special limitations will remain enforceable.
- G. The Grantees shall, within five (5) years after the date of this Deed, permanently station a Conservation Officer upon Gasparilla Island, Florida (who shall reside in Lee or Charlotte County), Florida and may be assigned to more than one preserve, park or sanctuary area). The duties and responsibilities of this Officer shall include the supervision of the property herein conveyed. The name of said Officer, or any replacement, shall always be provided to the Grantor.
- H. POSSIBILITY OF REVERTER: Should the Grantees, its successors or assigns, fail to comply with any of the above-described prohibitions or special limitations, or upon the occurrence of any of the below-described events, then the real property interest conveyed by this original Deed shall immediately and automatically divest and revert back to Grantor, its successors or assigns:
- 1) The use of the property for a use either principal or accessory, which has not been explicitly specified and permitted; or
 - 2) The use of the property as a permitted principal or accessory use for which approval in writing by the Grantor, or its successors or assigns, of the particular usage and development plan pursuant to the standards herein contained has not been obtained; or
 - 3) The failure to obtain any approval which has been explicitly required in Paragraphs D and E above; or
 - 4) The failure to permanently station the supervising conservation officer specified above upon Gasparilla Island for a period of ninety (90) consecutive days.

First Refusal Option

The Grantees, by acceptance of this Deed and in consideration of the conveyance of the herein described property to it, hereby covenant and agree with the Granter, its successors or assigns, that in the event the Grantees, its successors or assigns, propose to sell or otherwise dispose of any part or all of its interest in the above described property or any portion thereof, whether for consideration or not, then the Grantor, its successors or assigns, shall have the right of first refusal to purchase the particular interest sought to be disposed of, whether by sale or otherwise. The Grantees, its successors or assigns, shall notify Grantor, or its successors or assigns, in writing, of the terms of the proposed disposition, whether by sale or otherwise of the particular property interest and shall attach a written copy of an of the terms that may be involved. The purchase price which Grantor must pay in order that the particular property interest would be conveyed and transferred to Grantor rather than to the third party to whom the Grantees had proposed to dispose of same shall be the fair market value of the particular interest in the property the Grantees wish to sell or otherwise dispose of, with said interest in the property being subject to the Conservation Easement and the Special Limitations with Possibility of Reverter herein contained in this Deed of Conveyance, or the proposed purchase price from the third party that the Grantees are proposing to dispose of the property to, whichever is the lesser amount. The fair market value shall be determined by a property appraiser obtained by Granter. or its successors or assigns. It is the mutual intent of the parties hereto that the fact that a merger might occur if Grantor is the purchaser, shall be ignored by said property appraiser, and said property appraiser shall evaluate the interest in the property the Grantees are proposing to dispose of just as though some third party other than Grantor was going to purchase or otherwise receive the particular interest in the property, subject to the Conservation Easement and Special Limitations with Possibility of Reverter herein created and retained in this Deed. Grantor, or its successors or assigns, shall have the sole discretion in deciding which method of acquiring the particular interest in property offered to be disposed of, it desires to utilize, that is, whether it desires to use the fair market value so ascertained by the property appraiser or whether it desires to receive said interest in property upon the same basis that the third-party potential receiver was to receive same. Grantor shall have a period of six (6) months from the date it receives the written notice from the Grantees within which to reach its decision as to whether it desires to exercise its right of first refusal herein contained and the basis upon which it wishes to exercise such right of first refusal in compliance with the terms and provisions of this paragraph.

See "Declaration of restrictive Covenants, Reverter, Conservation esm't and deed Restrictions", scanned behind Warranty deed. See also TFI Esm't #33214 and TFI #42087 Partial release of ORIG DCR in DMID #4216, OR 1683 PG1033. All of these documents are a part of this donation.

Declaration of Restrictive Covenants, Reverter, Conservation Easement, and Deed Restrictions

This Declaration of Restrictive Covenants, Reverter, Conservation Easement, and Deed Restrictions ("Declaration") is made as of this 20th day of December 2018, by South Beach 777, LLC, a Florida limited liability company, whose address is 6441 Marlin Drive, Coral Gables FL 33158 ("Grantor") and GASPARILLA ISLAND CONSERVATION AND IMPROVEMENT ASSOCIATION, INC., a non-profit corporation existing under the laws of the State of Florida whose mailing address is P.O Boc 446 Boca Grande, FL 33921("GICIA").

Witnesseth

WHEREAS, Grantor owns that certain real property described on **Exhibit A** (the "Property") attached hereto and incorporated by reference; and

WHEREAS, Grantor is conveying the Property to the Board of Trustees of the Internal Improvement Trust Fund, State of Florida ("BOTITF"); and

WHEREAS, GICIA was the Grantor under that certain Indenture dated May 19, 1983, and recorded in Official Records Book 1683, Page 1025 of the Official Records of Lee County, Florida (the "1983 Deed"). which 1983 Deed conveyed title to BOTITF over certain real property in Lee County; and

WHEREA , the 1983 Deed imposed various restrictive covenants, a right of reverter. conservation easement, and deed restrictions upon certain real property in Lee County as more particularly described and provided therein (the " Restrictive Covenants"); and

WHEREAS, Grantor and GICIA desire to make the Property subject to the Restrictive Covenants as the 1983 Deed and the effects thereof. and **Now, THEREFORE**, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree and direct as follows:

- 1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Release and Transfer.
- 2. DECLARATION OF RESTRICTIVE COVENANTS ON PROPERTY.** The Restrictive Covenants are hereby assigned and set over onto the Property and the Restrictive Covenants in the 1983 Deed shall affect the Property.
- 3. NO BURDEN ON REMAINDER OF PARCEL.** Except as to the Property, the Restrictive Covenants would have no effect on the larger parcel to which Property is currently a part, and nothing contained in this Declaration shall be deemed to affect, or be construed as affecting, any portions of the lands owned by Grantor other than Property.

4. **COUNTERPARTS.** This Declaration may be executed in multiple counterparts which, when assembled, shall constitute a single document. **IN WITNESS WHEREOF**, the parties have caused this instrument to be executed by its duly authorized officer effective as of the day and year first above written.