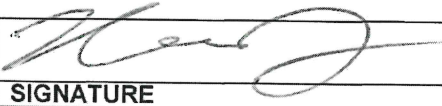


Conservation 20/20 Application

For Office Use Only
Nomination Number:

LEE COUNTY CONSERVATION LAND ACQUISITION AND STEWARDSHIP PROGRAM PROJECT SITE NOMINATION FORM

I. MAKING A DONATION OF THIS PROPERTY TO THE COUNTY MAY HAVE SIGNIFICANT TAX ADVANTAGES TO THE SELLER. AFTER CONSULTING WITH YOUR TAX ADVISOR, PLEASE CHECK HERE IF YOU WISH TO DONATE THIS PROPERTY. <input type="checkbox"/>				
II. DESCRIPTION OF THE PROPERTY: Please list the Tax Identification (STRAP) Number for each parcel. If the property being nominated is a portion of a Tax Id. Number please attach a legal description:				
APPROXIMATE ACREAGE:	+/- 102	STRAP#(s):	22-45-23-C3-00002.0000 27-45-23-C2-00002.0000	
III. <input checked="" type="checkbox"/> NOMINATOR or <input type="checkbox"/> OWNER'S REPRESENTATIVE*: Check all that apply				
NAME:	Noel Davies, as Trustee of the Glover Bight Land Trust dated September 19, 2024, a Florida Trust			
ADDRESS:	3301 Bonita Beach Road - Suite 213, Bonita Springs, FL 34134			
TELEPHONE:	239-405-8033	FACSIMILE:	E-Mail Address:	Noel.Davies@DaviesDuke.com
IV. OWNER(S) OF PROPERTY: Please List ALL owners of record or documented Trustee(s):				
NAME(S)	Noel Davies, as Trustee of the Glover Bight Land Trust dated September 19, 2024, a Florida Trust			
ADDRESS:	3301 Bonita Beach Road - Suite 213, Bonita Springs, FL 34134			
TELEPHONE:	239-405-8033	FACSIMILE:	E-Mail Address:	Noel.Davies@DaviesDuke.com
V. WILLINGNESS TO SELL: The owner(s) of the property described on this form authorize(s) Lee County to evaluate their property for potential purchase in the Conservation Lands Program. If the Board of County Commissioners authorizes staff to pursue acquisition of the property, the owner(s) is/are willing to consider a fair market value offer for the purchase of the land. The owner(s) is/are under no obligation to accept said offer or to withhold this property from other purchase offers or development during the review period. However, <u>the owner(s) affirm that currently there is no right of first refusal, option or any other contractual agreement affecting ownership pending on this property.</u> Lee County reserves the right to withdraw this application if the owner causes any material changes to the environmental significance and/or characteristics of the property or enters into any contractual agreement affecting ownership with another party.				
All owners of record must sign this form below or submit a separate letter indicating their willingness to sell. Owner signature(s) also authorizes Lee County staff to visit the site upon due notice to the owner(s). Please attach a separate sheet if there are more than two owners of record.				
*Any person(s) who is/are not an owner of record but who is/are authorized to represent the owner(s), must complete, have fully executed and notarized, and submit herewith a form entitled, "Authorization as Owner's Representative."				
PRINTED NAME	SIGNATURE	MONTH	DAY	YEAR
Noel Davies, Trustee		12	17	2025
PRINTED NAME	SIGNATURE	MONTH	DAY	YEAR
Project contact initiated by County Department or Other Agency <input type="checkbox"/>		NAME OF COUNTY DEPARTMENT/OTHER AGENCY:		
PLEASE RETURN THIS FORM TO:		Lee County Department of County Lands P.O. Box 398 - Fort Myers, FL 33902-0398 ATTN: Renee Moneta, Property Acquisition Assistant Tel: 239-533-8833/Facsimile: 239-485-8391/Email: rmoneta@leegov.com		
For more information about this program, please visit our web site at: www.conservation2020.org				

Conservation 20/20 PROJECT SITE NOMINATION FORM

Questionnaire and Supplemental Information

To assist the Conservation Lands Acquisition and Stewardship Advisory Committee in their evaluation of your property, please answer the following questions. Attach extra pages if more room is needed.

1. **Access.** Does the property have legal access? ☐ YES ☒ NO
 Is the property accessible by car or truck? ☐ YES ☒ NO
 If Yes, by what road or roads?
Road Maintenance. If known, please indicate if the road is privately _____ or publicly maintained _____.
 2. **Does the Property already have established development entitlements?** ☒ YES ☐ NO
 If so, please describe in detail. **PLEASE NOTE: ONLY ENTITLEMENTS EXISTING AT THE TIME OF THE NOMINATION SUBMITTAL MAY BE CONSIDERED DURING THE APPRAISAL PROCESS.**
 1 dwelling unit per 20 acres + riparian rights for docks. Please see attached additional details
 3. **Description and Condition of Property.** Describe environment characteristics and condition of site. Also describe type of native plant communities and degree of infestation by invasive exotic plants.
Black Mangroves, Endangered Smalltooth Sawfish; please see attached additional details.
 4. **Land Use Activities.** Describe any land clearing, excavation, agricultural and/or construction activity that has occurred on the site. List all buildings and other structures. If cleared or harvested for timber, list last date of occurrence:
None
 5. **Matching Funds.** Describe any potential sources of matching funds, such as grants or other land acquisition program funding.
 6. **Oil, Gas, Mineral and Timber Rights.** Does the owner hold all rights to oil, gas, minerals and timber on the property? If No, please describe: ☒ YES ☐ NO
 7. **Easements/Leases.** Describe and/or attach copies of any outstanding easements/leases on the property; including conservation, farming, grazing, timber, oil, gas, mineral, etc., if known:
See attached Instrument #
- Is the property being used **or proposed to be used** to satisfy preservation/retention requirements for another property being developed? ☐ YES ☒ NO
8. **Reason(s) for Nomination.** Why do you believe this property is appropriate for acquisition or preservation under Lee County's program for acquiring environmentally sensitive lands?
Please see attached Exhibit A
 9. **Is the sale or donation accompanied by a management endowment/liability?** Under what program, amount, duration, or terms are the endowment/liability?
N/A
 10. **Rights of Others:** Is this property used by others to gain access to the adjoining property or property in the vicinity of the subject property? ☐ YES ☒ NO
 Is this property used in any way by others such as placement of structures including fencing and drainage structures? ☐ YES ☒ NO
 If any of the above answers are YES, please describe: _____
 11. **Bargain Sale.** Will sell below appraised value? If yes, what percentage amount? ☐ YES ☒ NO
%

Please attach copies of the following information, if available. Please also mark which items have been attached.

1. ☐ Location map, such as a plat book map, and/or aerial photo, and legal description.
2. ☐ Wetland survey, species survey, plant community mapping, or other available environmental reports.
3. ☐ Approved or pending development plans.
4. ☐ A copy of either an Owner's title policy or a Title Search.
5. ☐ Boundary survey.

PLEASE RETURN THIS FORM TO:

Lee County Department of County Lands

P.O. Box 398 - Fort Myers, FL 33902-0398

ATTN: Renee Moneta, Property Acquisition Assistant

Tel: 239-533-8833/Facsimile: 239-485-8391/Email: rmoneta@leegov.com

For more information about this program, please visit our web site at:

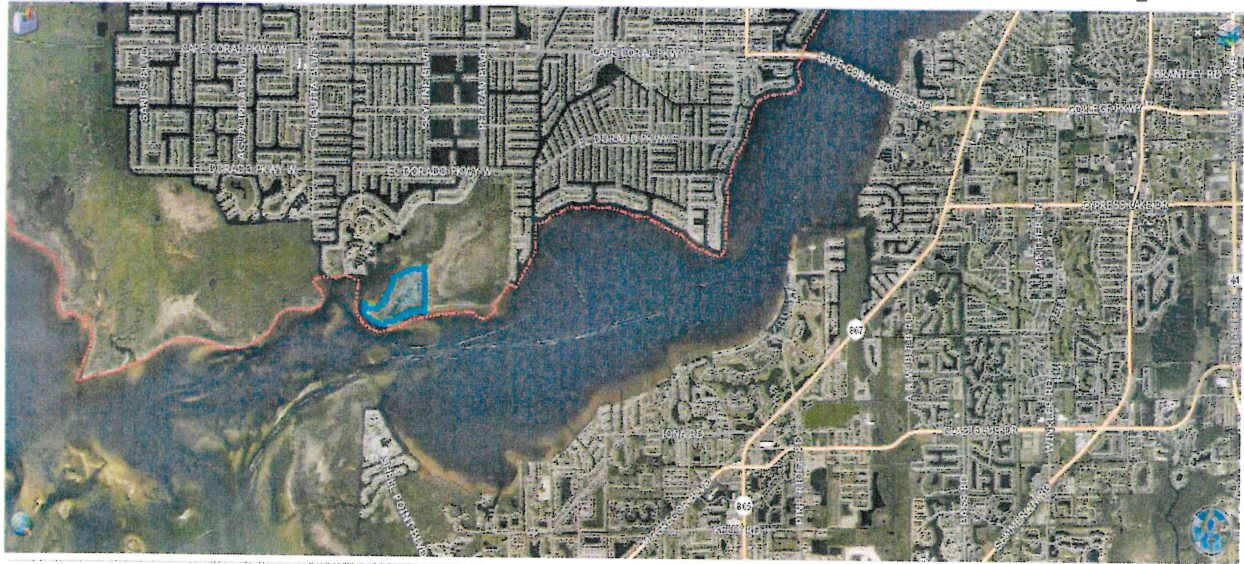
www.conservation2020.org

Exhibit "A"

Glover Bight/Redfish Point - CAPE CORAL

Parcels: 27-45-23-C2-00002.0000 & 22-45-23-C3-00002.0000

Total Acreage: +/- 102 acres



Summary:

The subject property lies off Glover Bight/Redfish Point on the southern tip of Cape Coral along the north shore of the Caloosahatchee River, wrapping around the cape near a regulated inlet/Tarpon Point Marina/Weston Resort. Much of the region has already been developed, including the recently proposed development of the adjacent 350 acres (800 residential units, a 300-room hotel and 50,000 sq.ft. of commercial space). Notwithstanding the pressure to develop, this particular site is still in pristine condition, with areas of natural mangrove lagoons and tidal pools (black/red/white mangroves), sea grapes, and cocoplums as the dominant woody vegetation. The southern shoreline of the property has a beach that can be easily landed on with a boat and there is walkable access to the interior of the site where the uplands are found. The northern shoreline of the property's natural cape provides for perfect dockage and a possible marina location due to its large cove and proximity to Tarpon Point Marina. As there is a similar site north of the river at Glover Bight Trail on Rose Garden Road, it is very possible to install a boardwalk at least within the mangroves. Docks and boardwalks with pylons are not considered a primary impact by the State of Florida and are considered a secondary impact. The wetlands on site would likely score in the high range with a Uniform Mitigation Assessment Method score of around 9 (0.9). Alternative uses for this site other than development would be that this site could become a mitigation bank. The subject property is zoned Preservation Regulated by Future Land Use and has a future land use designation of Natural Resources/Preservation. Pursuant to Future Land Use Element of the Cape Coral Comprehensive Plan, the existing entitlements are 1 dwelling unit per 20 acres. Policy 1.15(g) of the FLUE of the Cape Coral Comprehensive Plan further provides: "Development in these areas is limited to activities to make them accessible to the public for research or recreational purposes. Such activities would include accessways, nature trails, information signs or displays, restroom facilities, picnic tables/shelters, beaches and boat ramps."

Endangered Species Habitat:

As seen in the NOAA Fisheries Report (attached hereto and incorporated herein), the waterways surrounding this specific site have been federally identified as SWFL's most important breeding area for the endangered Smalltooth Sawfish. The conservation of this sensitive area will not only be beneficial for Lee County and Cape Coral communities but could help stabilize and restore the critical Smalltooth Sawfish population.

Preserving the Future for Smalltooth Sawfish



**NOAA
FISHERIES**

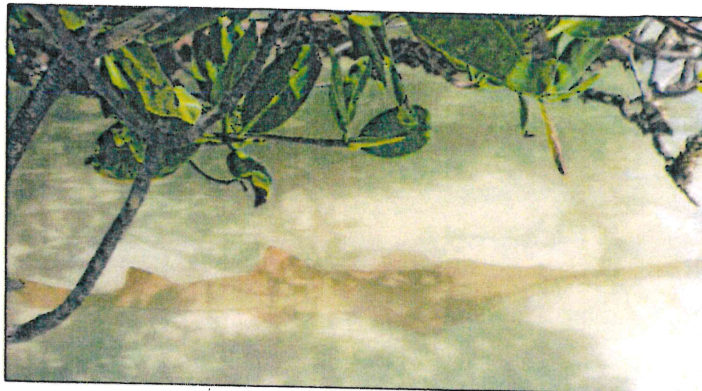
**Southeast
Regional Office**

Endangered Species Act Listing
NOAA Fisheries listed the U.S. distinct population segment of smalltooth sawfish as endangered under the Endangered Species Act (ESA) on April 1, 2003.

Critical Habitat Designation NOAA Fisheries designated critical habitat for smalltooth sawfish on September 2, 2009.



Habitat features that are essential to the conservation of the species include shallow water and red mangrove shorelines.



Smalltooth sawfish can grow to 16 ft. They resemble sharks, but gills on the undersides of their body reveal they are actually a type of ray. Photo credit: Kim Bassich.

The smalltooth sawfish, aptly named for its long saw-like snout (rostrum), was once widespread from Texas to North Carolina but the population is now at risk of extinction.

This endangered species is found almost exclusively in Florida, with a final reproductive stronghold between Charlotte Harbor and the Florida Keys. Within this area, researchers have identified priority nursery sites where mothers return to give birth and juveniles grow. NOAA Fisheries is seeking partnerships to preserve land parcels containing high-use mangrove shorelines in Charlotte Harbor, Florida. **Given the ongoing threat of coastal development, preserving high-use areas in this nursery habitat has never been more important to the recovery of the species.**

As a bottom-dwelling predator, smalltooth sawfish are rarely seen. However, in 2024, recreational fishermen in the Florida Keys reported numerous sawfish erratically 'spinning' in circles near the surface. These events followed a summer where water temperatures in the Keys soared above 100°F. While nearly 80 different fish species were affected, sawfish were hit the hardest.

What unfolded was the largest sawfish die-off on record, with at least 56 sawfish killed and over 200 showing similar symptoms. The cause of the spinning fish behavior and sawfish deaths is still unclear; however, evidence currently points to harmful algal blooms and their toxins. The die-off likely had a major impact on the total sawfish population. **With breeding females numbering only in the hundreds, the deaths of even just a few mothers could be devastating for this already diminished population.**

A recent study revealed a decade of significantly declining abundance in the Charlotte Harbor nursery habitat and suggested fewer than 100 adult females support the entire Charlotte Harbor juvenile population. These findings were consistent with other studies using genetic methods, suggesting fewer than 250 and possibly as few as 126 reproductive females across southwest Florida.



Role of NOAA Fisheries in Conservation and Recovery

Recovery Planning: NOAA formed a multi-agency team which developed and now implements a recovery plan. The plan serves as a guide for sawfish recovery by prioritizing research and framing management decisions.

Research: NOAA supports and participates in a number of research projects. These projects provide vital information on habitat needs, population abundance, and the response of sawfish to recovery actions. Data collected from these projects are used to monitor the status of the population and make management and recovery decisions.

Outreach and Education: NOAA has developed a variety of outreach products encouraging safe handling and quick release of caught sawfish, and reporting of any sawfish catches or sightings. For more information: http://sero.nmfs.noaa.gov/protected_resources/sawfish/



Help Us Help Sawfish

Sawfish are protected by federal and state law. Report sightings and unlawful harvest and handling to:

1-844-4SAWFISH

Contact: Adam Brame
Sawfish Recovery Coordinator:
adam.brame@noaa.gov

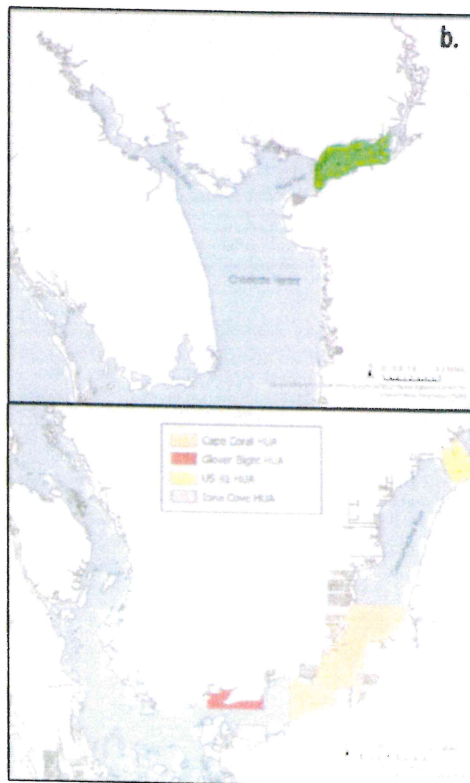
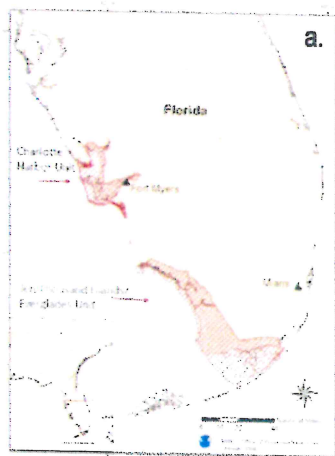


Although smalltooth sawfish dwell in the shadows, the extinction of this apex predator could have cascading detrimental effects throughout the ecosystem. Despite federal protections, sawfish continue to face a multitude of threats. Accidental capture of sawfish in shrimp trawls and other fisheries remains a major cause of death. Warming ocean temperatures and rising sea levels may reduce available habitat. Finally, high-use areas within the broader nurseries coincide with highly valuable waterfront real estate that is under continual pressure of coastal development.

The cumulative negative impacts of these threats could accelerate downward trends in abundance, further endangering this amazing species. **Immediate targeted actions like habitat protection and restoration could help stabilize populations by ensuring nursery habitats remain available and accessible.**

NOAA Fisheries is responsible for the conservation, protection, and recovery of sawfish, but we can only achieve progress in partnership with federal, state, academic and non-profit partners. Bringing sawfish out of the shadows and to the conservation forefront is critical to their survival. Now, more than ever, it is important to preserve the few remaining juvenile refuges for this unique species.

Preserving High-Use Areas



a. There are 2 designated units of sawfish critical habitat, which serve as nurseries for this endangered species. b. Close-up of high-use areas (HUAs) in the Charlotte Harbor, priority sites that need immediate protection for the conservation of the species. These mangrove shorelines provide safety from predators and abundant prey for sawfish pups.

12345

?

Property Data

STRAP: 27-45-23-C2-00002.0000

Folio ID: 10118873

Tax Roll Value Letter 2025

Generated on 10/23/2025 9:50 AM

Owner Of Record - Sole Owner

[Change Mailing Address]

?

DAVIES NOEL TR
FOR GLOVER BIGHT LAND TRUST
3301 BONITA BEACH RD #216
BONITA SPRINGS FL 34134

Site Address

Site Address maintained by E911 Program Addressing

ACCESS UNDETERMINED
CAPE CORAL FL 33914

Property Description

Do not use for legal documents!

FRAC SEC NW COR ACRETION TO GOVT LOT 4 SEC 22 TWP 45 RGE 23.

Attributes and Location Details

Total Bedrooms / Bathrooms

0

1st Year Building on Tax Roll

N/A

Historic Designation

No

Township

45

Range

23E

Section

22

Block

00002

Lot

0000

Municipality

City of Cape Coral

Latitude


26.53503

Longitude

-81.99478

View Parcel on Google Maps

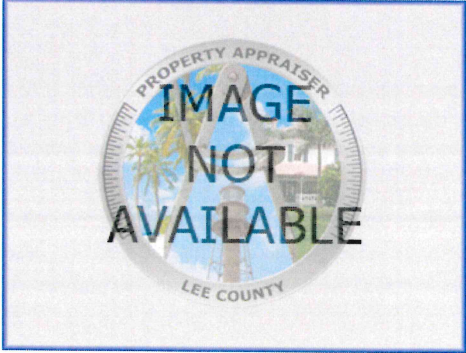
[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure

?



Property Values / Exemptions / TRIM Notices								
Generated on 10/23/2025 9:50 AM								
No existing exemptions found for this property.								
TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	87,510	87,510	87,510	87,510	0	0	87,510
2024 / Additional Info	2024 (Final Value)	87,510	8,751	8,751	8,751	0	78,759	8,751
2023 / Additional Info	2023 (Final Value)	87,510	8,751	8,751	8,751	0	78,759	8,751
2022 / Additional Info	2022 (Final Value)	87,510	8,751	8,751	8,751	0	78,759	8,751
2021 / Additional Info	2021 (Final Value)	87,510	8,751	8,751	8,751	0	78,759	8,751
2020 / Additional Info	2020 (Final Value)	87,510	8,751	8,751	8,751	0	78,759	8,751

1 of 5

10/23/2025 9:50 AM



Property Data

STRAP: 22-45-23-C3-00002.0000 Folio ID: 10118052

Tax Roll Value Letter 2025 ▾

Generated on 10/23/2025 9:51 AM

Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



DAVIES NOEL TR
FOR GLOVER BIGHT LAND TRUST
3301 BONITA BEACH RD #216
BONITA SPRINGS FL 34134

Site Address

Site Address maintained by [E911 Program Addressing](#)

ACCESS UNDETERMINED
CAPE CORAL FL 33914

Property Description

Do not use for legal documents!



GOVT LOT 4 PART SWAMP AND ACCRETION

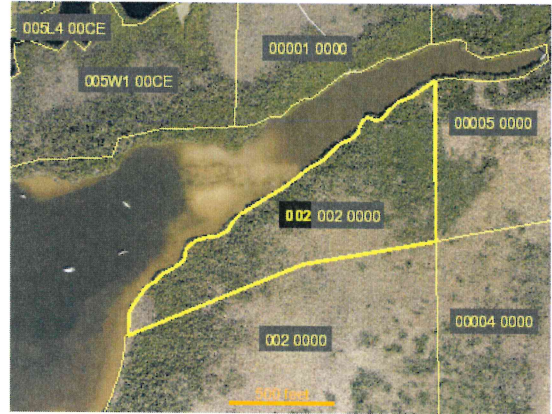
Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
45	23E	22	00002	0000
Municipality	Latitude	Longitude		
City of Cape Coral	26.53872	-81.99266		

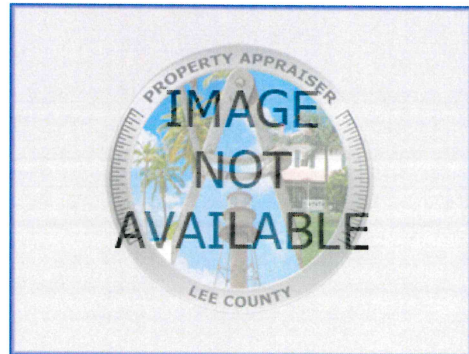
[View Parcel on Google Maps](#)

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

Image of Structure



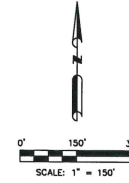
Property Values / Exemptions / TRIM Notices

Generated on 10/23/2025 9:51 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	46,050	46,050	46,050	46,050	0	0	46,050
2024 / Additional Info	2024 (Final Value)	15,350	1,535	1,535	1,535	0	13,815	1,535
2023 / Additional Info	2023 (Final Value)	15,350	1,535	1,535	1,535	0	13,815	1,535
2022 / Additional Info	2022 (Final Value)	15,350	1,535	1,535	1,535	0	13,815	1,535
2021 / Additional Info	2021 (Final Value)	15,350	1,535	1,535	1,535	0	13,815	1,535
2020 / Additional Info	2020 (Final Value)	15,350	1,535	1,535	1,535	0	13,815	1,535

NORTHEAST CORNER OF SECTION 22
TOWNSHIP 45 SOUTH, RANGE 23 EAST.



SCALE 1 : 50

SURVEY NOTES:

1. THE BEARINGS ARE BASED IN THE EASTERLY LINE OF PARCEL 1 ESTABLISHING AN ASSUMED BEARING OF S 01°34'07" E AS SHOWN IN THE DEED OF RECORD.
2. THE BASIS OF THIS SURVEY IS DESCRIBED IN THE INSTRUMENT FOUND IN PLACE.
3. ADDITIONS, DELETIONS, REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT CONSENT OF THE SIGNED PARTY OR PARTIES.
4. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREIN.
5. ELEVATIONS AS SHOWN HEREON IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY LIES IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.
7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT.
8. WETLANDS DELINEATION BY MASTDOON ENVIRONMENTAL,

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 017.3°40' E	365' (D)
L2	S 76°00'00" W	60' (D)
L2	S 76°00'00" W	+/-42.66' (C)

A TRACT OF LAND BEING THAT PART OF GOVERNMENT LOT 4 LYING SOUTH OF AND CONTERMINOUS WITH THE SOUTHERLY BOUNDARY OF CLOVER EIGHT, SITUATED IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EAST 1/4 1/4 SHER OF SAID SECTION 27, THENCE RUN SOUTH BEING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4 AS ESTABLISHED BY U.S. SURVEYOR HARMLIN IN 1972, THENCE RUN SOUTH BEING 01° 13' 40" EAST ALONG THE EAST LINE OF SAID SECTION 22 A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF CLOVER HILL, THENCE SOUTH 01° 13' 40" EAST ALONG THE EAST LINE OF SAID SECTION 22 A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED AS ESTABLISHED BY U.S. SURVEYOR HARMLIN IN 1972; THENCE CONTINUE ALONG SAID U.S. MEASURER LINE OF THE FOLLOWING COURSES: SOUTH 08° WEST, A DISTANCE OF 660 FEET; SOUTH 67° DEGREES WEST A DISTANCE OF 858.00 FEET; SOUTH 78° WEST A DISTANCE OF 80 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF CLOVER HILL; A DISTANCE OF 80 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF CLOVER HILL; A DISTANCE OF 2080 FEET MORE OR LESS TO THE POINT BEGINNING.

APPROXIMATE EDGE OF WATER
AS LOCATED ON 02/02/2025

CALOOSA HATCHEE RIVER

SEE WETLANDS DETAIL

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE
FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER
5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027 OF THE FLORIDA STATUTES.

SAMUEL
J.A.
TRAVIESO

Digitally signed by
SAMUEL J.
TRAVIESO
Date: 2025.02.26
06:28:39 -05'00'

SAMUEL J. A. TRAVISO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS7235 THIS SURVEY MAP IS NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPERS.

5715 S. GRAY OAK TER.
LECANTO, FLORIDA 34461
PHONE (352) 298-4019
EMAIL: PSMTRAVIESO@GMAIL.COM

PROJECT NO.	DATE	SURVEYOR	DRAW BY:	FIELD DATE:	SAMUEL J. A. TRAVIESO, P.S.M.
243651	02/08/2025	STM	HWN	02/02/2025	
CERTIFY TO: DAVIES DUKE					
NO.	DATE	REVISIONS			

5715 S. GRAY OAK TER,
 LECANTO, FLORIDA 34461
 PHONE (352) 298-4018
 EMAIL: PSMT@TRAVIESO.COM