

RESOLUTION NUMBER 25-250

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING A DEED FROM MANTANZAS POINTE HOMEOWNERS ASSOCIATION, INC. CONVEYING ST. PETERS DRIVE TO THE TOWN FOR USE AS A PUBLIC ROAD; DIRECTING THE TOWN CLERK TO RECORD THE DEED IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Matanzas Point Homeowners Association, Inc. (the “HOA”) is the owner in fee simple of the real property identified as St. Peters Drive (the “Property”), in the Town of Fort Myers Beach, Florida (“Town”); and

WHEREAS, the HOA has agreed to dedicate the Property to the Town by deed for public use as a public road; and

WHEREAS, the Town Council of the Town desires to accept the deed for dedication of the road, which is in the best interest of the residents of the Town of Fort Myers Beach.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF FORT MYERS BEACH, AS FOLLOWS:

Section 1. The Town of Fort Myers Beach hereby accepts the deed proposed to dedicate St. Peters Drive from Mantanzas Point Homeowners Association, Inc. for public use. A copy of the deed is attached as Exhibit A.

Section 2. The Town Clerk is directed following acceptance of the deed by the Town Council to record the deed in the Official Records of Lee County, Florida.

Section 3. All resolutions or parts thereof inconsistent with this Resolution are hereby repealed to the extent of the inconsistency.

Section 4. The provisions of this Resolution are declared to be severable. If any provision of this Resolution is declared to be invalid or unconstitutional by a court of competent jurisdiction, such determination shall have no effect on the remaining provisions of this Resolution.

Section V. This Resolution shall go into effect immediately upon its adoption.

The foregoing Resolution was adopted by the Town Council upon a motion by Council Member Atterholt and seconded by Council Member King and upon being put to a roll call vote, the result was as follows:

Dan Allers, Mayor	Aye
Jim Atterholt, Vice Mayor	Aye
John R. King, Council Member	Aye
Scott Safford, Council Member	Aye
Karen Woodson, Council Member	Aye

ADOPTED this 18th day of August 2025 by the Town Council of the Town of Fort Myers Beach, Florida.

TOWN OF FORT MYERS BEACH

Dan Allers
Dan Allers (OCT 27, 2025 11:58:14 EDT)
Dan Allers, Mayor

ATTEST:

Amy Baker
Amy Baker, Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
AND RELIANCE OF THE TOWN OF FORT MYERS BEACH SOLELY:

Nancy Stuparich
Vose Law Firm, Town Attorney

This Resolution was filed in the Office of the Town Clerk on: Oct 28, 2025.

This instrument prepared by/return to:

Vose Law Firm, LLP
Town Attorney, Town of Fort Myers Beach
324 W. Morse Blvd.
Winter Park, FL 32789

QUIT-CLAIM DEED

This **Quit-Claim Deed**, is executed this 15th day of August, 2025, by MATANZAS POINTE HOMEOWNERS ASSOCIATION, INC., whose address is 21072 St. Peters Drive, Fort Myers Beach, Florida 33931 (“Grantor”), to TOWN OF FORT MYERS BEACH, a Florida municipal corporation, whose mailing address is 6231 Estero Boulevard, Fort Myers Beach, Florida, 33931, (“Grantee”):

(Wherever used herein, the terms “grantor” and “grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That Grantor, for and in consideration of the sum of \$1.00, in hand paid to Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to Grantee, all the right title, interest, claim and demand which the Grantor has in and to the area shown as St. Peters Drive in Exhibit A situate, lying and being in the County of Lee, State of Florida, except for the right to a license to allow for the continued responsibility and maintenance of the landscape in the circular areas as shown in Exhibit A.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

In Witness Whereof, the said party has signed and sealed these presents the day and year first above written.

[Signature Page to Follow]

Signed, sealed and delivered in presence of:

WITNESSES:

[Signature]
Witness #1 Signature
Will Hautz
Witness # 1 Print Name

Witness #1 Address:

12711 Kelly Palm Dr
City: Fort Myers
State: FL

[Signature]
Witness #2 Signature
Patrick OGrady
Witness #2 Printed Name

Witness #2 Address:

16066 Palmetto St
City: Punta Gorda
State: FL 33982

STATE OF FL
COUNTY OF Lee

Mantanzas Pointe Homeowners Association, Inc.

[Signature]
By: (Print Name) Matthew Fancher
Its: President
[Signature]
By: (Print Name) Joanne Hengier
Its: Secretary

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of August 2025, by Matthew Fancher, who is personally know to me or who has produced _____ as identification.

[Notary seal]

[Signature]
Print Name Luz D. Mejia
Notary Public, State of FL

My Commission Expires: 01/14/2028

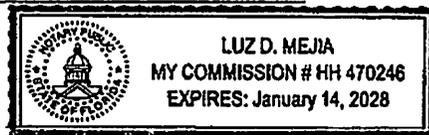
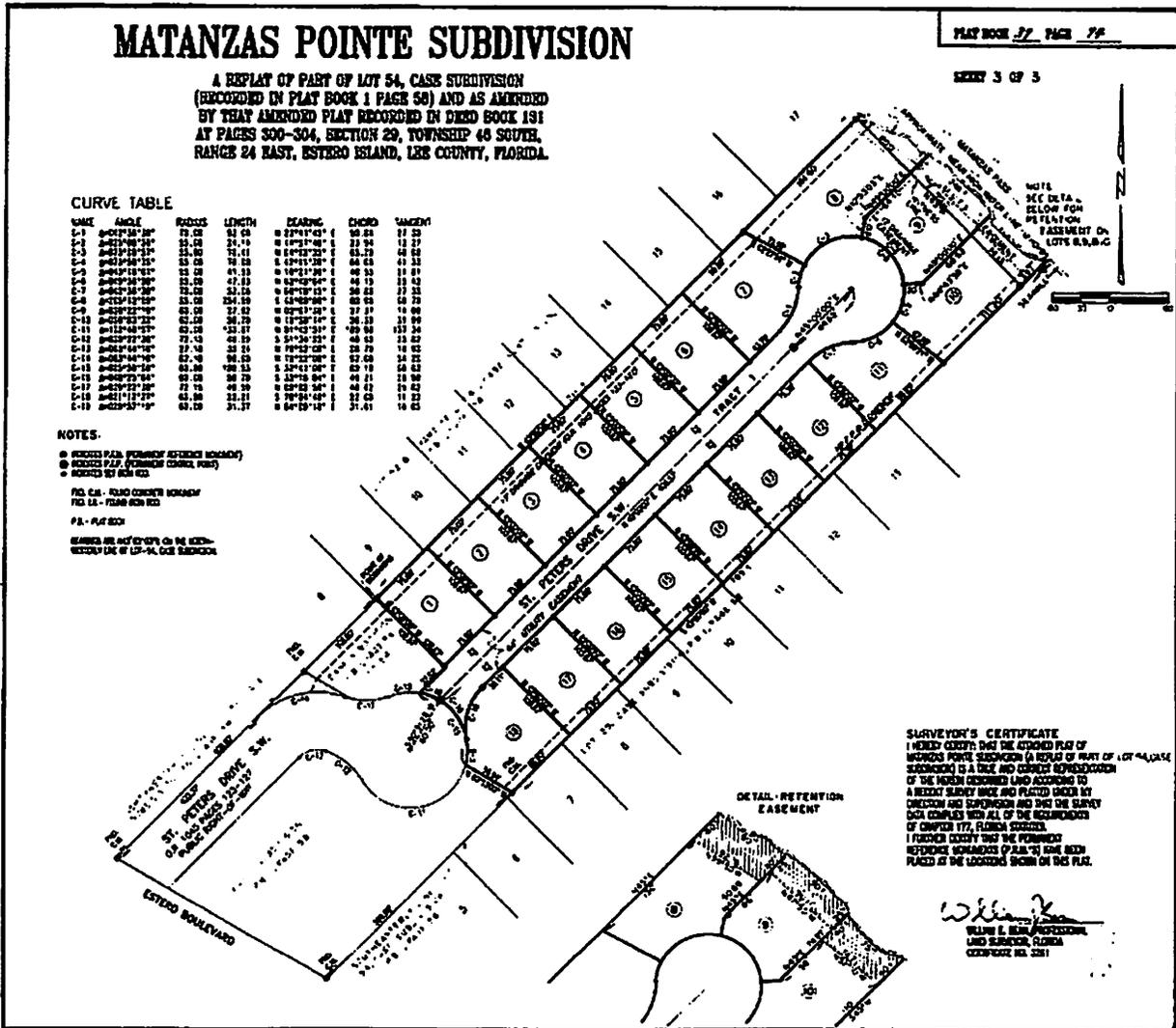


EXHIBIT A

The area identified as St. Peters Drive on the plat recorded in Plat Boord 37 on Page 74 of the public records of Lee County, Florida and as shown below:



Signature: *[Signature]*
 Name: nstparich (Oct 27, 2025 15:41:38 EDT)
 Email: nstparich@voselaw.com

Signature: *[Signature]*
 Name: Amy Baker (Oct 28, 2025 12:07:14 EDT)
 Email: AMY@FMBGOV.COM