

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Lee County, to rezone a 112.21± acre parcel from Agricultural (AG-2) to Community Facilities Planned Development (CFPD) in reference to Southeast Advanced Water Reclamation Facility; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on October 19, 2023; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2023-00011 and recommended APPROVAL of the request with conditions; and

WHEREAS, a second public hearing was advertised and held on January 17, 2024 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 112.21± acre parcel from AG-2 to CFPD, to allow Essential Services Facilities, Group II (Wastewater Treatment Plant), including 25,000 square feet of office, maintenance, administration buildings, and infrastructure necessary for the treatment of up to 10 million gallons of wastewater per day (MGD).

The property is located in the Public Facilities, Density Reduction/Groundwater Resource and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP)/Development Parameters

- a. MCP. Development must be substantially consistent with the one-page MCP entitled "Southeast Advanced Water Reclamation Facility" dated October 2023, except as modified by the conditions below.
- b. LDC and Lee Plan. Development must comply with the LDC and Lee Plan at the time of local development order approval, except as may be granted by deviation as part of this planned development. Subsequent amendments to the MCP or the conditions or deviations attached thereto are subject to the planned development amendment process established by the LDC.

- c. Development Parameters. Project intensity is limited to a maximum intensity of 25,000 square feet of office, maintenance, and administration buildings, and the infrastructure necessary for up to 10 million gallons of wastewater per day.

2. Uses and Site Development Regulations

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Communication Facility, Wireless (LDC § 34-1441 *et. seq.*), See Condition 3
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities: Groups I and II (Excluding Solid Waste Transfer Facilities)
Excavation: Water Retention Only
Fences, Walls
Government Agencies, Offices Only
Maintenance Facility (Government)
Parking Lot, accessory
Signs
Storage, Indoor
Water Retention/ Detention

b. Site Development Regulations

Minimum lot area and dimensions:

Lot Area:	39,500 square feet
Lot Width:	100 feet
Lot Depth:	130 feet

Setbacks:

Wastewater Treatment Plant:	In accordance with LDC § 10-351
Street:	200 feet (Alico Road ROW) 100 feet (All other Perimeter Boundaries)
Waterbody, other:	25 feet
Maximum Height:	45 feet except for structures referenced in LDC § 34-2173 are limited to 60 feet
Minimum Open Space:	30%
Maximum Lot Coverage:	35%

3. Wireless Communication Facility

The Wireless Communication Facility approved in the Hearing Examiner's Decision SEZ2008-00013 remains in full force and effect.

4. Water Quality Monitoring

The Water Quality Monitoring Plan for Southeast Advanced Water Reclamation Facility (dated August 2023) must be provided for Lee County Division of Natural Resources approval prior to development order issuance.

5. Open Space

Development order plans must depict 60.3% (48.82 acres) of open space.

6. Environmental Conditions

a. Development order plans must include:

- i. A site plan depicting 31.39 acres of indigenous open space.
- ii. An indigenous management plan, consistent with LDC § 10-415(b)4, over the entire preservation area, including supplemental plantings if required by the habitat type and removal of exotics. Development services staff must approve plans prior to the issuance of the first development order.
- iii. A map depicting where mechanical and hand-removal methods of exotic vegetation removal will be located. Mechanical clearing must be limited to non-indigenous areas. Native vegetation must be protected by tree barricades.
- iv. The indigenous management plan must demonstrate hand removal/treatment within saturated areas of the proposed preserve to avoid grade change.
- v. A vegetation removal permit with a survey point map depicting the preservation and restoration areas and mechanical clearing limits.
- vi. An indigenous monitoring plan for five years after the initial time zero report.
- vii. A schedule for exotic removal and restoration of indigenous habitat to begin concurrently with improvements to land.
- viii. A schedule for the indigenous preservation and restoration to be completed within the first five years.
- ix. Landscape plans depicting native species for the required supplemental plantings.

- b. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit/authorization. Development orders/permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of required state permits.

- c. Prior to the issuance of a Certificate of Compliance, if the proposed restoration plantings fail, Applicant must provide temporary irrigation approved by Lee County Development Services Staff.

7. Buffer Conditions

Development order plans must depict a:

- a. 30-foot Type D right-of-way buffer along the south property line;
- b. 30-foot Type F buffer along the southern portion of the west property line; and
- c. 20-foot buffer with an 8-foot-tall fence and a 6-foot double hedge row to be planted at 48 inches tall and maintained at 72 inches tall along the northern property line.

8. Development Permits

County development permits do not create rights to obtain permits from state/federal agencies. Further, County development permits do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or undertakes actions in violation of state/federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

SECTION C. DEVIATIONS

1. Buffer. Deviation (1) seeks relief from the LDC § 10-416(d)(3), which requires a 30-foot Type F buffer for wastewater treatment plants when abutting public preserve lands for conservation and/or passive recreation, to allow a 30-foot Type F buffer with an 8-foot tall fence extending from the southwest corner of Tract A northward for approximately 300 feet and a 20-foot buffer with an 8-foot tall fence and a 5-foot double hedge row to be planted at 48 inches tall and maintained at 60 inches tall along the remaining west and north boundary of Tract A. This deviation is APPROVED SUBJECT TO the following condition:

Prior to the issuance of the first development order, development order plans must depict a 20-foot buffer with an 8-foot-tall fence and a 6-foot double hedge row to be planted at 48 inches tall and maintained at 72 inches tall along the northern property line.

2. Lake Bank Slope. Deviation (2) seeks relief from the LDC § 10-329(d)(4) which requires a 6:1 lake bank slope to allow for a 4:1 lake bank slope with enhanced slope protection measures for retention/detention areas within the project. This deviation is APPROVED SUBJECT TO the following condition:

Prior to the approval of a development order, a cross-section demonstrating the reinforcement or turf mats must be submitted and signed/sealed by a licensed engineer. The cross-section must be approved by Development Services Staff.

3. Littoral Shelf. Deviation (3) seeks relief from the LDC § 10-418(2)(c), which requires a 20-foot-wide planted littoral shelf extending waterward of the control elevation at a depth no

greater than 2 feet below the control elevation, to allow no planted littoral shelf. This deviation is APPROVED SUBJECT TO the following condition:

Applicant must demonstrate compliance with Florida Statute's surface water quality standards.

4. Access. Deviation (4) seeks relief from the LDC § 10-291(3), which requires commercial or industrial development of more than ten acres to provide more than one means of ingress or egress for the development, to allow for only one means of ingress or egress from the facility. This deviation is APPROVED SUBJECT TO the following condition:

The developer must record a notice to all future property owners, in the public record, prior to issuance of a local development order allowing construction of the access to the development. The notice must detail the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer's successor.

SECTION D. EXHIBITS

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. As conditioned herein, the proposed CFPD:
 - a. Complies with the Lee Plan. See, Lee Plan Goals 2, 4, 33, 56, 77, 115, 124, 125, Objectives 1.5, 2.1, 2.2, 125.1, 158.3, and Policies 1.1.8, 2.2.1, 5.1.5, 33.1.7, 56.1.3, 60.1.1, 60.1.2, 123.2.3, 125.1.2, 125.1.3, 126.1.1, Standards 4.1.1, 4.1.2, 4.1.4; Lee Plan Maps 1A-B, 4B.
 - b. Complies with the LDC and other County regulations or qualifies for deviations. See, LDC Chapters 10 and 34.
 - c. Is compatible with existing and planned uses in the area. See, Lee Plan Policies 1.1.8, 2.1.1, 2.1.2, 2.2.1; LDC §§ 34-411(c), (i), and (j).
 - d. Provides sufficient access to support the proposed development intensity, with expected impacts on transportation facilities addressed by existing County regulations or conditions of approval. See Lee Plan Policy 37.3.3, 39.1.1.
 - e. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goals 77, 124, 125, Objectives 1.5, 4.1, 77.1, Policy 124.1.2, 125.1.2, 125.1.3, Standard 4.1.4, LDC § 34-411(h).

- f. Will be served by urban services. See, Lee Plan Glossary, Map 4A-B, Goal 2; Objectives 2.1, 2.2, 4.1, 53.1, 56.1; Policies 2.2.1, and Standards 4.1.1 and 4.1.2; LDC § 34-411(d).
- 2. The MCP reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. See, Lee Plan Goal 39, Objective 39.1; LDC § 34-411(d).
- 3. The proposed mix of uses is appropriate at the proposed location. See, Lee Policies 1.1.8, 2.1.1.
- 4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. See, LDC Chapters 10 and 34.
- 5. As conditioned herein, the deviations:
 - a. Enhance the objectives of the planned development; and
 - b. Promote the intent of the LDC to protect public health, safety, and welfare. See, LDC § 34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Sandelli. The vote was as follows:

Adopted by unanimous consent.

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 17th day of January 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BY: 
Deputy Clerk

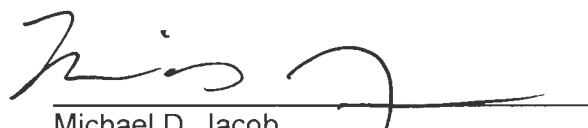
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 

Mike Greenwell, Chair, Vice



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

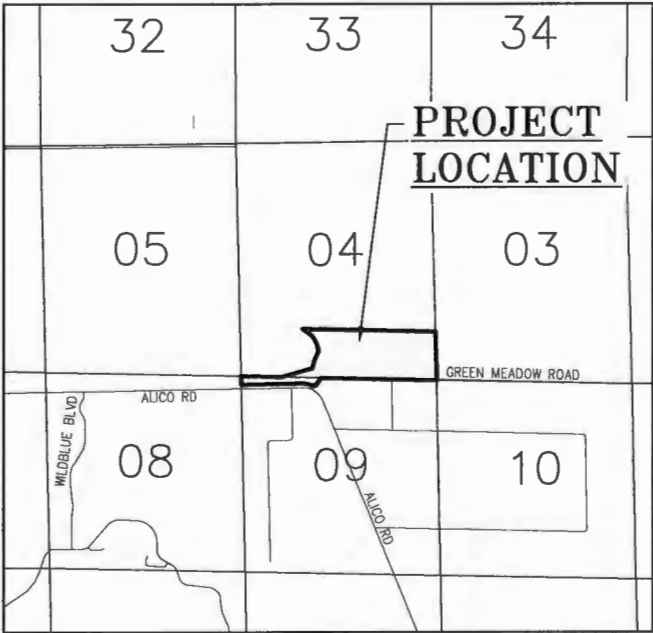

Michael D. Jacob
Deputy County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
MB
2024 JAN 26 AM 9:54

SKETCH AND DESCRIPTION
SOUTHEAST ADVANCED WATER
RECLAMATION FACILITY (SEAWRF)

A PARCEL OF LAND LYING IN
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



REVIEWED
DCI2023-00011
Rick Burris, Principal
Planner
Lee County DCD/Planning
5/24/2023

0 1250 2500 5000

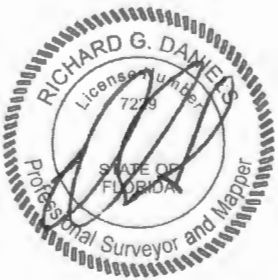
(INTENDED DISPLAY SCALE: 1"=5000')

THIS IS NOT A SURVEY.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. HORIZONTAL DATA AND COORDINATES SHOWN HEREON ARE N FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 4, WHEREIN SAID BOUNDARY BEARS N88°44'03"W.
4. PARCEL CONTAINS 112.21 ACRES, MORE OR LESS.
5. P.O.B. = POINT OF BEGINNING
6. ORB = OFFICIAL RECORDS BOOK
7. ORI = OFFICIAL RECORDS INSTRUMENT
8. PG = PAGE
9. ROW, R/W = RIGHT-OF-WAY
10. SQ. FT. = SQUARE FEET
11. N = NORTHING
12. E = EASTING
13. C = CENTERLINE
14. DESCRIPTION ON SHEETS 4 AND 5.
15. NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.
16. DESCRIPTION PER A BOUNDARY SURVEY OF THE SUBJECT PARCEL BY BWLK ENGINEERS, DATED 10/19/2018, AS PROVIDED BY LEE COUNTY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.



Digitally signed by
Richard G. Daniels
LS7229 State of
Florida
Date: 2023.02.06
13:55:15 -05'00'

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED, AND THE DIGITAL
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

JOHNSON
ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0048
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
SEAWRF
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

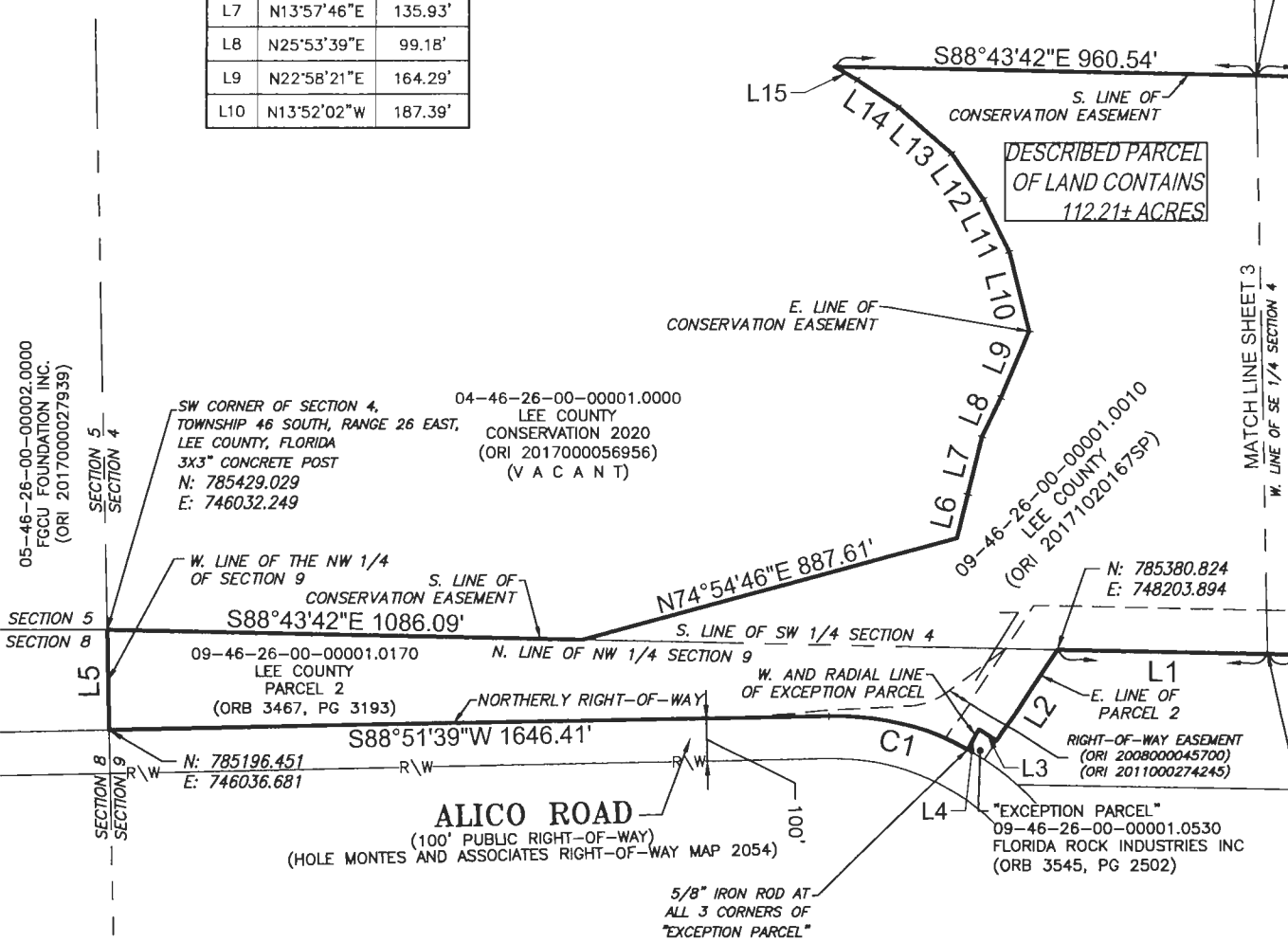
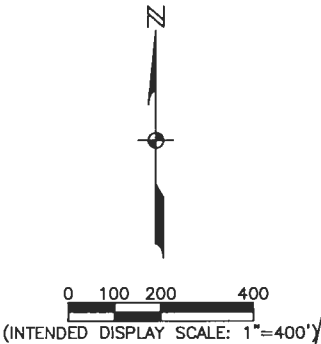
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/31/2023	20181232-001	4-46-26	AS SHOWN	1 OF 5

REVIEWED
DCI2023-00011
Rick Burris, Principal
Planner
Lee County DCD/Planning
5/24/2023

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	621.78'	30°23'54"	N75°56'24"W	326.03'	329.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°43'42"W	479.91'
L2	S33°20'29"W	252.32'
L3	N56°39'29"W	48.06'
L4	S29°15'33"W	53.27'
L5	N01°05'30"W	232.62'
L6	N13°37'39"E	102.68'
L7	N13°57'46"E	135.93'
L8	N25°53'39"E	99.18'
L9	N22°58'21"E	164.29'
L10	N13°52'02"W	187.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N26°44'22"W	133.22'
L12	N34°43'47"W	127.36'
L13	N49°07'04"W	159.47'
L14	N56°07'08"W	114.44'
L15	N59°55'40"W	59.60'



THIS IS NOT A SURVEY.

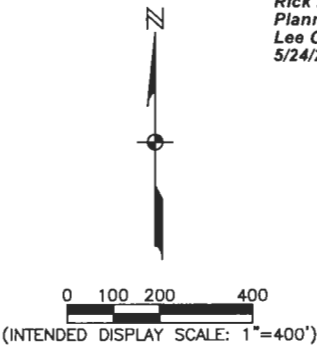


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SKETCH AND DESCRIPTION
SEAWRF
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/31/2023	20181232-001	4-46-26	AS SHOWN	2 OF 5

REVIEWED
DCI2023-00011
Rick Burris, Principal
Planner
Lee County DCD/Planning
5/24/2023



NW CORNER OF 1319.318' OF SE 1/4
OF SECTION 4, TOWNSHIP 46 SOUTH,
RANGE 26 EAST,
LEE COUNTY, FLORIDA
N: 786690.442
E: 748655.241

SOUTH LINE OF
CONSERVATION EASEMENT

04-46-26-00-00001.0000
LEE COUNTY
CONSERVATION 2020
(ORI 2017000056956)

S88°44'03"E 2650.53'

NORTHERLY LINE OF SOUTH
1319.318' OF SE 1/4

N: 786631.892
E: 751305.120

DESCRIBED PARCEL
OF LAND CONTAINS
112.21± ACRES

04-46-26-00-00001.1010
LEE COUNTY
(ORI 2019000218750)

SOUTH 1319.318 FEET OF
THE SE 1/4 OF SECTION 4

75'x75' LEASE AREA
(ORI 2008000045700)
(ORI 2008000163408)
(ORI 2009000067153)
(ORI 2016000121155)
(ITEM 5.)
20' ACCESS EASEMENT
(ORI 2008000045700)
(ORI 2008000163408)
(ORI 2009000067153)
(ORI 2016000121155)

20'x30' LEASE AREA LAND SPACE
(ORI 2009000207699)

20' ACCESS EASEMENT
(ORI 2009000291211)

100' RIGHT-OF-WAY EASEMENT
(ORB 1265, PG 2133)
(ORB 1278, PG 928)
(ORB 1839, PG 2871)
(ORB 1860, PG 755)

34-45-26-L3-U3029.3279
LEE COUNTY
(ORI 2020000212962)

09-46-26-00-00001.0100
HARPER PROPERTY
HOLDINGS 3 LLC
(ORI 2011000274245)

N88°44'03"W 2652.51'
(BASIS OF BEARINGS)

09-46-26-00-00001.0248
PETER J SPAHN
(ORB 1858, PG 4518)

09-46-26-00-00001.0250
MBW HOLDINGS LLC
(ORI 2017000121696)

09-46-26-00-00001.0390
MBW HOLDINGS LLC
(ORI 2017000121661)

09-46-26-00-00001.0270
MBW HOLDINGS LLC
(ORI 2017000121661)

SW CORNER SE 1/4 OF SECTION 4,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA
4X4" CONCRETE MONUMENT
STAMPED "LB642"

P.O.B.
SE CORNER OF SECTION 4,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA
4X4" CONCRETE MONUMENT
WITH "X" TOP
N: 785311.580
E: 751335.550

THIS IS NOT A SURVEY.



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P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
SEAWRF
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/31/2023	20181232-001	4-46-26	AS SHOWN	3 OF 5

REVIEWED
DCI2023-00011
Rick Burris, Principal
Planner
Lee County DCD/Planning
5/24/2023

DESCRIPTION

SOUTHEAST ADVANCED WATER RECLAMATION FACILITY (SEAWRF)
PARCEL LYING IN
SECTIONS 4 AND 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA
(AS PROVIDED BY LEE COUNTY)

A PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. (OVERALL PARCEL-UTILITIES WASTEWATER TREATMENT PLANT AND SOLID WASTE TRANSFER STATION)

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING THE SOUTH 1319.318 FEET OF THE SOUTHEAST QUARTER (SE 1/4) AND THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST LYING SOUTH AND EAST OF THE CONSERVATION EASEMENT PARCEL AS RECORDED IN INSTRUMENT NUMBER 2017000056956 AND ALSO PARCEL NUMBER 2 AS RECORDED IN OFFICIAL RECORD BOOK 3467 AT PAGE 3193, BEING A PARCEL OF LAND LYING NORTH OF ALICO ROAD IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" X 4" CONCRETE MONUMENT WITH "X" ON TOP MARKING THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE N88°44'03"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 FOR 2652.51 FEET TO A 4" X 4" CONCRETE MONUMENT STAMPED "LB642" MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 4; THENCE CONTINUE N88°43'42"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4 FOR 479.91 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NUMBER 2 AS RECORDED IN OFFICIAL RECORD BOOK 3467 AT PAGE 3193; THENCE S33°20'29"W ALONG THE EAST LINE OF SAID PARCEL NUMBER 2 FOR 252.32 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF AN EXCEPTION PARCEL AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 3467 AT PAGE 3193 FOR PARCEL NUMBER 2; THENCE N56°39'29"W ALONG THE NORTH LINE OF SAID EXCEPTION PARCEL FOR 48.06 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF SAID EXCEPTION PARCEL; THENCE S29°15'33"W ALONG A RADIAL LINE AND ALONG THE WEST LINE OF SAID EXCEPTION PARCEL FOR 53.27 FEET TO A 5/8" IRON ROD MARKING AN INTERSECTION WITH A CURVE LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 621.78 FEET AND TO WHICH POINT A RADIAL LINE BEARS N29°15'33"E; THENCE CONTINUE NORTHWESTERLY AND WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 30°23'54" (CHORD BEARING N75°56'24"W) FOR AN ARC DISTANCE OF 329.89 FEET TO A POINT OF TANGENCY; THENCE S88°51'39"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALICO ROAD FOR 1646.41 FEET TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 9, BEING THE SOUTHWEST CORNER OF SAID PARCEL NUMBER 2 AS RECORDED IN OFFICIAL RECORD BOOK 3467 AT PAGE 3193; THENCE N01°05'30"W ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 9 FOR 232.62 FEET TO A 3"X3" CONCRETE POST MARKING THE SOUTHWEST CORNER OF SAID SECTION 4, THE SAME BEING THE SOUTHWEST CORNER OF A CONSERVATION EASEMENT PARCEL AS RECORDED IN INSTRUMENT NO. 2017000056956; THENCE S88°43'42"E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 4 AND ALONG THE SOUTH LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 1086.09 FEET; THENCE N74°54'46"E ALONG THE SOUTH LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 887.61 FEET; THENCE N13°37'39"E ALONG THE EAST LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 102.68 FEET; THENCE N13°57'46"E ALONG THE EAST LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 135.93 FEET; THENCE N25°53'39"E ALONG THE EAST LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 99.18 FEET; THENCE N22°58'21"E ALONG THE EAST LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 164.29 FEET; THENCE N13°52'02"W ALONG THE EAST LINE OF SAID (CONTINUED ON SHEET 5)

THIS IS NOT A SURVEY.

JOHNSON
ENGINEERING

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SKETCH AND DESCRIPTION
SEAWRF

SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/31/2023	20181232-001	4-46-26	AS SHOWN	4 OF 5

\\FTMS01\Drawings\2018\20181232-001\Surveying\Sketches\SEAWRF\Overall.dwg (54) RCD Feb 06, 2023 - 1:24pm

DESCRIPTION

SOUTHEAST ADVANCED WATER RECLAMATION FACILITY (SEAWRF)
PARCEL LYING IN
SECTIONS 4 AND 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA
(AS PROVIDED BY LEE COUNTY)

(CONTINUED FROM SHEET 4)
CONSERVATION EASEMENT PARCEL FOR 187.39 FEET; THENCE N26°44'22"W ALONG THE EAST LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 133.22 FEET; THENCE N34°43'47"W ALONG THE EAST LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 127.36 FEET; THENCE N49°07'04"W ALONG THE EAST LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 159.47 FEET; THENCE N56°07'08"W ALONG THE EAST LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 114.44 FEET; THENCE N59°55'40"W ALONG THE EAST LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 59.60 FEET TO AN INTERSECTION WITH A LINE BEARING N88°43'42"W (BEING PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST (SW 1/4) OF SAID SECTION 4) AND PASSING THROUGH THE NORTHWEST CORNER OF THE SOUTH 1319.318 FEET OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 4; THENCE CONTINUE S88°43'42"E ALONG SAID PARALLEL LINE AND ALONG THE SOUTH LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 960.54 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1319.318 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 4; THENCE CONTINUE S88°44'03"E ALONG THE NORTH LINE OF THE SOUTH 1319.318 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 4 AND ALONG THE SOUTH LINE OF SAID CONSERVATION EASEMENT PARCEL FOR 2650.53 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S01°19'13"E ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 4 FOR 1320.66 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 4 AND THE POINT OF BEGINNING.

CONTAINING 112.21 ACRES, MORE OR LESS.

BEARINGS ARE STATE PLANE GRID (FLORIDA WEST ZONE) WITH THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 4 AS BEARING N88°43'42"W

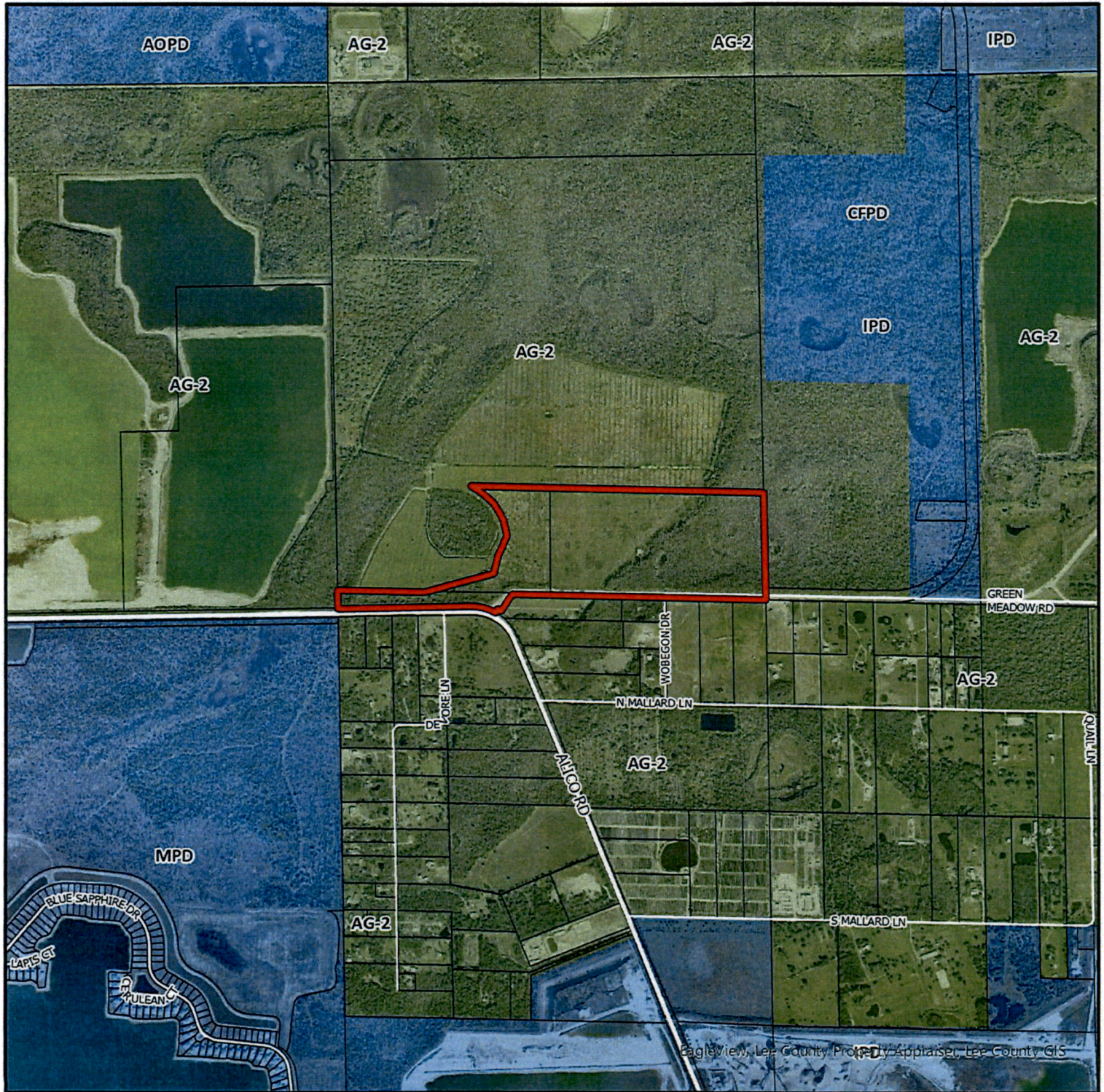
REVIEWED
DCI2023-00011
Rick Burris, Principal
Planner
Lee County DCD/Planning
5/24/2023

THIS IS NOT A SURVEY.




JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

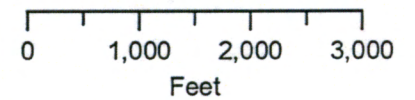
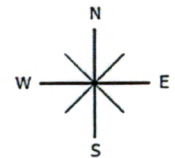
SKETCH AND DESCRIPTION				
SEAWRF				
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST				
LEE COUNTY, FLORIDA				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/31/2023	20181232-001	4-46-26	AS SHOWN	5 OF 5



DCI2023-00011

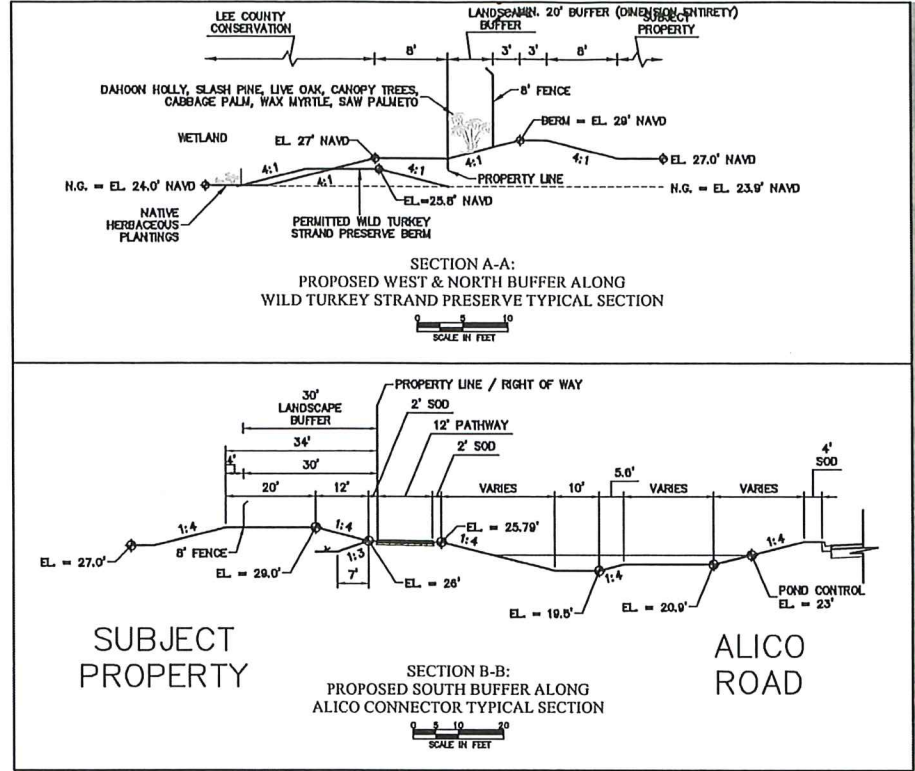
Zoning

 Subject Property



Approved as Exhibits
MCP Page 2 of 8
Revision # 2-23-035

\\fsm01\Drawings\2018\20181232-002\Water\Map\Drawings\MCP 22 x 34\Je Oct 13, 2023 - 2:15pm

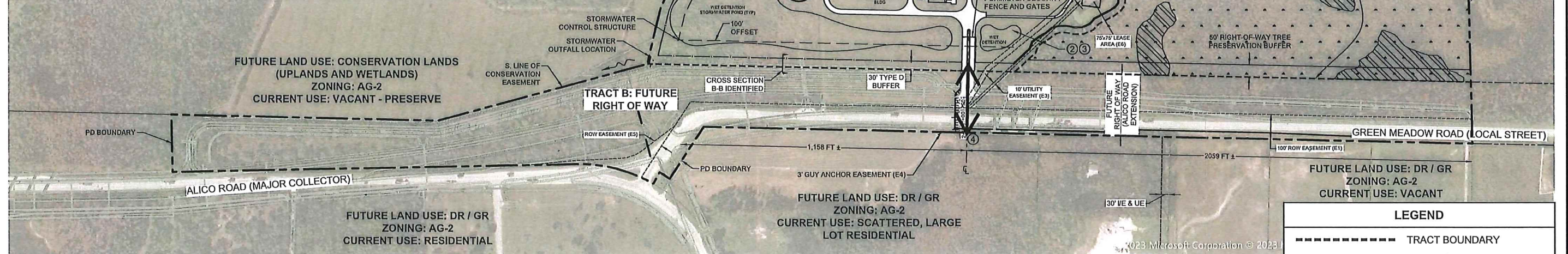


PD SUMMARY:
TRACT A: 50.56 ACRES
TRACT B: 31.21 ACRES
TRACT C: 30.43 ACRES
TOTAL: 112.21 ACRES

FUTURE LAND USE: CONSERVATION LANDS (UPLAND)
ZONING: AG-2
CURRENT USE: VACANT - PRESERVE

EASEMENT:

E1: ORB 1265, PG 2133	E2: ORI 2008000045700
ORB 1278, PG 928	ORI 2011000274245
ORB 1839, PG 2871	E6: ORI 2008000045700
ORB 1860, PG 755	ORI 2008000163408
E2: ORI 2008000045700	ORI 2008000067153
ORI 2008000163408	ORI 2016000121155
ORI 2009000067153	E7: ORI 2009000207699
ORI 2016000121155	
E3: ORI 2008000291211	
E4: ORI 2009000291211	



OPEN SPACE AND INDIGENOUS PRESERVE	
OPEN SPACE REQUIRED	(81 x 0.30) = 24.30 AC
OPEN SPACE PROVIDED	48.82 AC
INDIGENOUS PRESERVE REQUIRED	(24.30 x 0.5) = 12.15 AC
INDIGENOUS PRESERVE PROVIDED	31.39 AC
EXISTING INDIGENOUS PRESERVE	28.55 AC
INDIGENOUS PRESERVE WITH RESTORATION	2.84 AC
DETAILED OPEN SPACE / INDIGENOUS PRESERVE CALCULATIONS	
WETLAND PRESERVE (INDIGENOUS PRESERVE)	30.43 AC
25' WETLAND BUFFERS (INDIGENOUS PRESERVE)	0.96 AC
PERIMETER BUFFERS	1.43 AC
INTERNAL OPEN SPACE	16.00 AC
TOTAL	48.82 AC

- NOTES:**
- THIS MASTER CONCEPT PLAN (MCP) IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGES DUE TO AGENCY REVIEW AND SITE CONDITIONS.
 - TOTAL DEVELOPMENT AREA: 112.21 ACRES MINUS FUTURE RIGHT OF WAY (31.21 ACRES) IS 81 ACRES.
 - THE DESIGN, LOCATION, AND CONFIGURATION OF THE PROPOSED DEVELOPMENT AREA TRACTS, INTERNAL AND EXTERNAL INGRESS/EGRESS POINT LOCATIONS, DRIVES, LAND IMPROVEMENTS AND STRUCTURES ARE APPROXIMATE AND SUBJECT TO ALTERATION AT TIME OF DEVELOPMENT ORDER FOR EACH TRACT. CHANGES TO THE MCP THAT ARE CONSISTENT WITH THE INTENT, CHARACTER, AND PROPERTY DEVELOPMENT REGULATIONS OF THIS CFPD CAN BE APPROVED ADMINISTRATIVELY.
 - FUTURE LAND USE DESIGNATION: PUBLIC FACILITIES, WETLANDS, AND DR/GR
 - PHASING PROGRAM: THIS IS A MULTI-PHASED PROJECT. PLEASE REFER TO THE PHASING PROGRAM NARRATIVE.
 - THE WETLAND PRESERVE AREA WILL PROVIDE FOR AND EXCEED THE REQUIRED 30' TYPE "F" BUFFER REQUIREMENT ALONG A PORTION OF THE NORTHERN AND ENTIRE EASTERN PROPERTY BOUNDARY AS WELL AS THE REQUIRED 50' RIGHT-OF-WAY TREE PRESERVATION BUFFER ALONG A PORTION OF THE SOUTHERN PROPERTY BOUNDARY.
 - FOR PURPOSES OF CALCULATING OPEN SPACE REQUIRED AND PROVIDED, THE PROPERTY AREA USED IS ONLY THAT PORTION OF THE PLANNED DEVELOPMENT WITHIN TRACTS A AND C DUE TO THE REDUCED LAND AREA AS A RESULT OF THE LAND TO BE UTILIZED FOR THE FUTURE ALICO ROAD EXTENSION RIGHT OF WAY.
 - DEVIATIONS 2 & 3 APPLY TO ALL LAKES.
 - AN ONSITE AREA FOR THE DISPOSAL OF SOLID WASTE IN ACCORDANCE WITH LDC SECTION 10-261 WILL BE PROVIDED AT TIME OF DEVELOPMENT ORDER.
 - MAXIMUM HEIGHT OF STRUCTURES, HABITABLE AND NON-HABITABLE SHALL NOT EXCEED 60 FEET MEASURED FROM MINIMUM FLOOD ELEVATION.

LEGEND

---	TRACT BOUNDARY
- - -	PD BOUNDARY
↔	PROJECT INGRESS/EGRESS
#	DEVIATION LOCATIONS
...	WETLAND PRESERVE AREA
▨	INDIGENOUS PRESERVE WITH RESTORATION
○	PHASE 1 (6 MGD)
▨	PHASE 2 (8 MGD)
▨	PHASE 3 (10 MGD)

REVISIONS	

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ERIK LEE HOWARD, PE
FL License No. 68574

SOUTHEAST ADVANCED WATER RECLAMATION FACILITY
Lee County Utilities
CFPD
Master Concept Plan

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
October 2023	20181232-002		As Shown	