

AGENDA ITEM REPORT

DATE: January 20, 2026
DEPARTMENT: County Lands
REQUESTER: Robert Clemens
TITLE: Approve Underground Easement and Conveyance to FP&L for Estero Recreation Center

I. MOTION REQUESTED

- A. Approve and execute an underground easement to Florida Power & Light Company on County property located at 9150 – 9298 Corkscrew Palms Boulevard, known as the Estero Park and Recreation Center, and further identified as part of STRAP 34-46-25-E4-0100C.017A; and
- B. Authorize the Department of County Lands to handle and accept all documentation necessary to complete this transaction.

II. ITEM SUMMARY

Grants an underground easement to Florida Power & Light (FP&L) for the construction, operation and maintenance of underground electric utility facilities at Estero Park and Recreation Center located at 9150 – 9298 Corkscrew Palms Boulevard. Parks & Recreation is constructing a new maintenance building for the facility.

III. BACKGROUND AND IMPLICATIONS OF ACTION

Lee County Parks and Recreation is currently constructing a new maintenance building at the Estero Park and Recreation Center located at 9150 – 9298 Corkscrew Palms Boulevard. Florida Power & Light requires an easement for the construction, operation and maintenance of underground electric utility facilities.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount: \$27.00
Included in the Current Budget?: Yes
Fund: General Fund
Comments: Recording Fees

Is this a revenue or expense item? Expense
Is this Discretionary or Mandatory? Discretionary
Will this item impact future budgets? No
Program: Parks & Rec Operating
Project: Estero Maintenance Building
Account Strings: KH5722000100
Fund Type? General

V. RECOMMENDATION

Approve

ATTACHMENTS:

Underground Easement, Location Maps

REVIEWERS:

Diana Escandon, County Lands
Robert Clemens, County Lands
Mack Young, Parks & Recreation
Anne Henkel, Budget Services
Peter Winton, County Manager
David Halverson, County Attorney
Glen Salyer, County Manager

Created/Initiated - 1/7/2026
Approved - 1/8/2026
Final Approval - 1/13/2026

Work Request No. _____

Sec. 34, Twp 46, Rge 25

Parcel I.D. 10633966
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: County Lands
Co. Name: Lee County BOCC
Address: 1500 Monroe Street
Fort Myers FL 33902

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

Approved and accepted for and on behalf of Lee County, Florida, this ____ day of _____, 202__.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

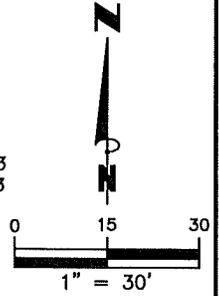
By: _____
Deputy Clerk

By: _____
Cecil Pendergrass, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

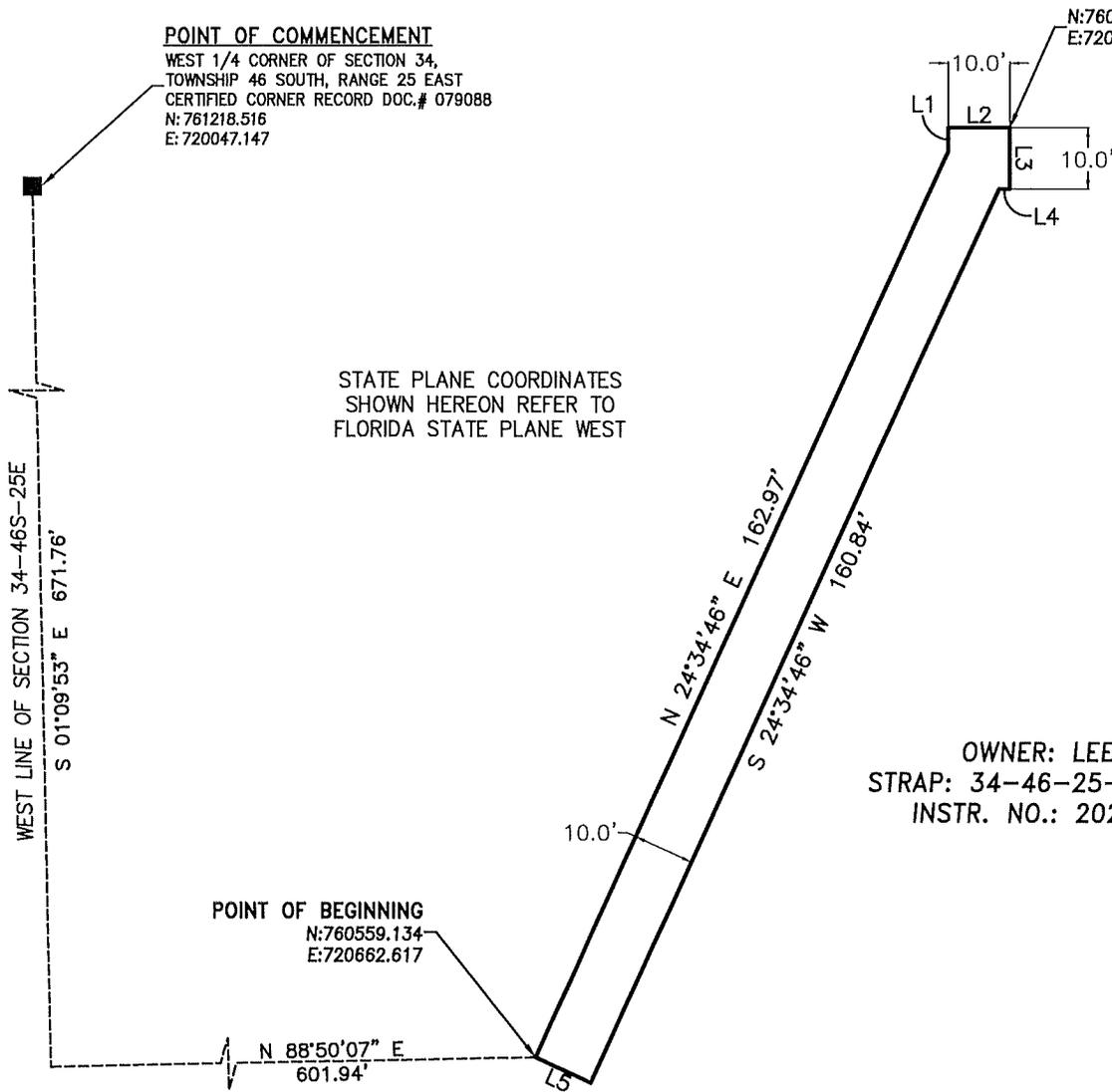
County Attorney's Office

EXHIBIT 'A'



POINT OF COMMENCEMENT
 WEST 1/4 CORNER OF SECTION 34,
 TOWNSHIP 46 SOUTH, RANGE 25 EAST
 CERTIFIED CORNER RECORD DOC.# 079088
 N: 761218.516
 E: 720047.147

STATE PLANE COORDINATES
 SHOWN HEREON REFER TO
 FLORIDA STATE PLANE WEST



OWNER: LEE COUNTY
 STRAP: 34-46-25-E4-0100C.017A
 INSTR. NO.: 2025000074586

LINE	BEARING	DISTANCE
L1	N 00°00'00" W	3.91'
L2	N 90°00'00" E	10.00'
L3	S 00°00'00" E	10.00'
L4	N 90°00'00" W	1.79'
L5	N 65°25'14" W	10.00'

NOT A SURVEY

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (239) 254-2000
 6200 Whiskey Creek Drive,
 Fort Myers, FL 33919 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

FPL EASEMENT ESTERO MAINTENANCE FACILITY RELOCATION SKETCH & LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 032365	DRAWING # H-2975	DATE: Dec. 4, 2025
CADD FILE: 032365 FPL S&L	SEC-TWN-RGE: 34-46S-25E	SHEET: 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 2 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34, THENCE RUN S01°09'53"E, ALONG THE WEST LINE OF SAID SECTION 34, FOR A DISTANCE OF 671.76 FEET; THENCE, LEAVING SAID WEST LINE, RUN N88°50'07"E FOR A DISTANCE OF 601.94 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N24°34'46"E FOR A DISTANCE OF 162.97 FEET; THENCE RUN N00°00'00"W FOR A DISTANCE OF 3.91 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 10.00 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 1.79 FEET; THENCE RUN S24°34'46"W FOR A DISTANCE OF 160.84 FEET; THENCE RUN N65°25'14"W FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1694.04 SQUARE FEET, MORE OR LESS.

BEARINGS REFER TO THE WEST LINE OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 2 EAST, AS BEING S01°09'53"E.

BOWMAN CONSULTING GROUP, LTD., INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



BY _____ LS6278
 JOHN J. HILTON STATE OF FLORIDA

NOT A SURVEY

Bowman

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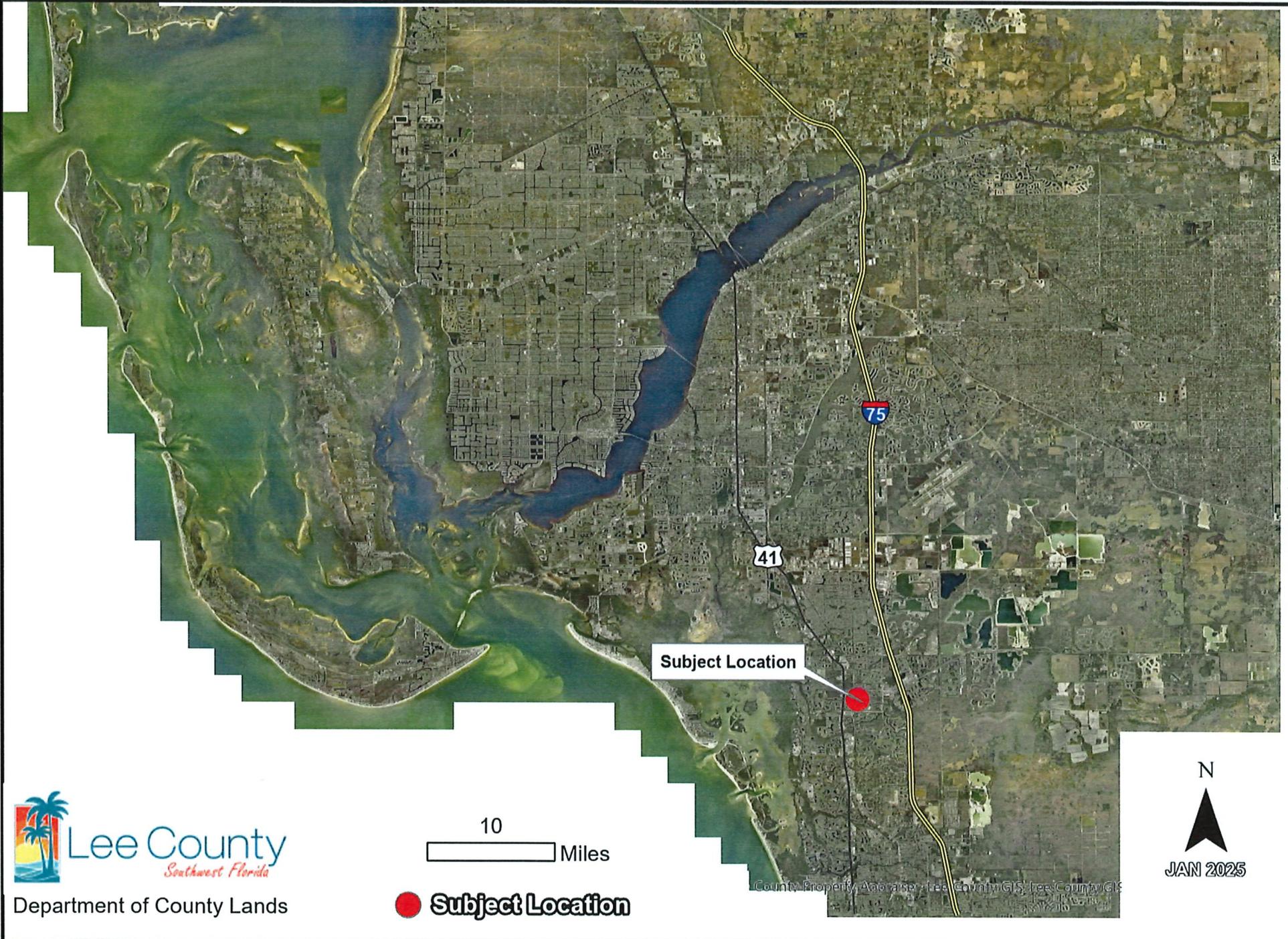
FPL EASEMENT
ESTERO MAINTENANCE FACILITY RELOCATION
SKETCH & LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 032365	DRAWING #: H-2975	DATE: Dec. 4, 2025
CADD FILE: 032365 FPL S&L	SEC-TWN-RGE: 34-46S-25E	SHEET: 2 OF 2

Estero Park Maintenance Building Relocation



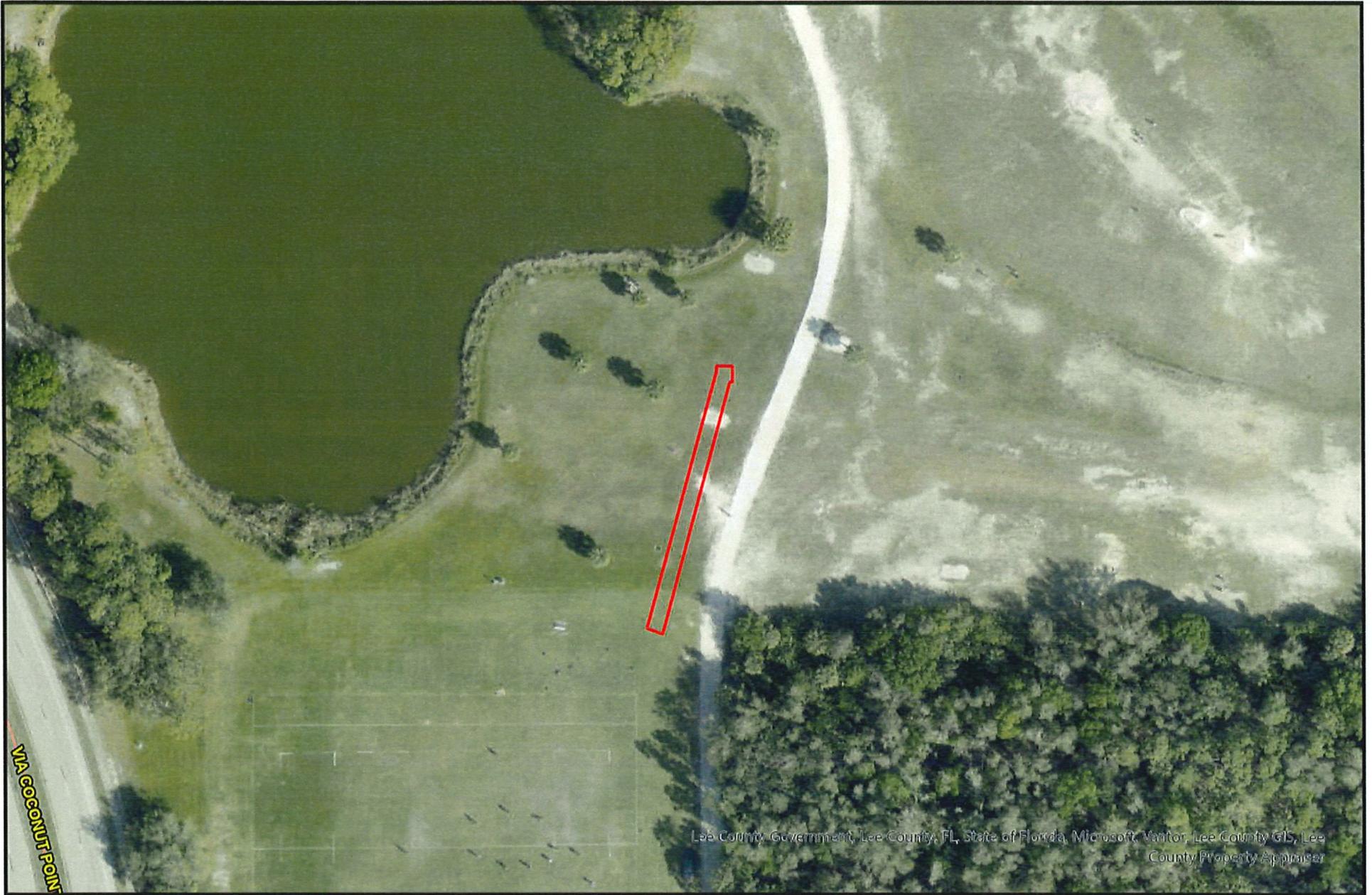


— Subject



Estero Park Maintenance Building Relocation

DATE Jan 2025	PROJECT PARKS & REC	S-T-R 34-46-25	SCALE NTS	SHEET 1 of 1
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Easement Area



Estero Park Maintenance Building Relocation

DATE Jan 2025	PROJECT PARKS & REC	S-T-R 34-46-25	SCALE NTS	SHEET 1 of 1
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