

AGENDA ITEM REPORT

DATE: January 20, 2026
DEPARTMENT: County Lands
REQUESTER: Robert Clemens
TITLE: Authorize Grant of Utility Easement to FP&L for FMB Water Reclamation Facility

I. MOTION REQUESTED

- A. Approve and execute a +/- 6,802 square foot Perpetual Utility Easement to Florida Power & Light Company (FP&L) located on County property at 17155-211 Pine Ridge Road, Fort Myers Beach, known as the Fort Myers Beach Water Reclamation Facility, further identified as part of STRAP 08-46-24-00-00001.0010;
- B. Authorize the Chair on behalf of the Board to execute the Perpetual Utility Easement to grant the easement for new infrastructure construction;
- C. Authorize payment of recording fees, estimated to be \$30; and
- D. Authorize the Department of County Lands to handle and accept all documentation necessary to complete this transaction.

II. ITEM SUMMARY

Grants a +/- 6,802 square foot Perpetual Utility Easement to Florida Power & Light Company (FP&L) on County property located at 17155-211 Pine Ridge Road, Fort Myers Beach. The easement grant will provide additional electric service to new utility infrastructure constructed at the County's Fort Myers Beach Water Reclamation Facility.

III. BACKGROUND AND IMPLICATIONS OF ACTION

Grants a +/- 6,802 square foot Perpetual Utility Easement to Florida Power & Light Company on County property located at 17155-211 Pine Ridge Road on Fort Myers Beach. The easement grant is to provide additional electric service to new utility infrastructure constructed at the County's Fort Myers Beach Water Reclamation Facility. The facility is located at 17155-211 Pine Ridge Road on Fort Myers Beach.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount: \$30
Included in the Current Budget?: Yes
Fund: Enterprise
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: Utilities
Project: FMB WRF Switchgear Replacement
Account Strings: 20062648730
Fund Type?

V. RECOMMENDATION

Approve

ATTACHMENTS:

Utility Easement to FPL, Location Maps

REVIEWERS:

Diana Escandon, County Lands
Robert Clemens, County Lands
Talya Bickle, Utilities

Created/Initiated - 1/7/2026
Approved - 1/7/2026
Approved - 1/7/2026

Anne Henkel, Budget Services
Angela Guttery, Budget Services
Peter Winton, County Manager
David Halverson, County Attorney
Glen Salyer, County Manager

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

[]

	EASEMENT (BUSINESS) This Instrument Prepared By
Sec. _____, Twp _____, Rge _____	Name: <u>Brandon Parish</u>
Parcel I.D. # (Maintained by County Appraiser)	Co. Name: <u>Florida Power & Light</u>
	Address: <u>15834 Winkler Rd. Fort Myers, FL 33908</u>

[Reserved for Circuit Court]

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 and appurtenant 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:

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to 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 heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

(Continued on Sheet No. 9.776)

Issued by: **Tiffany Cohen, Director, Rates and Tariffs**
 Effective: **April 20, 2021**

(Continued from Sheet No. 9.775)

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on this 20th day of January, 2026.

Signed, sealed and delivered
in the presence of:

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
Deputy Clerk

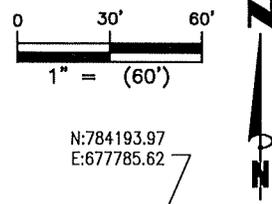
By: _____
Cecil Pendergrass, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

County Attorney's Office

Attachment: Exhibit "A" - Legal Description and Sketch of Easement Area

****COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLATE WEST****



S 250' OF THE N 1250' OF THE
W 897' OF NW 1/4 OF
SEC 8, TWN 46 S, RNG 24 E
LEE COUNTY
O.R. 1341, PG. 904

N:784193.97
E:677785.62

EASTERLY R-O-W LINE OF PINE RIDGE RD, ACCORDING TO THE PINE RIDGE RD, R-O-W MAP, # P-1026, CREATED BY STARNES & ASSOCIATES, INC. FOUND IN THE LEE COUNTY, (DEVELOPMENT REVIEW SEARCH) PORTAL. DOCUMENT TITLED "PINE RIDGE RD - SAND CARLOS BLVD TO GLADIOLUS DR

PINE RIDGE ROAD
PUBLIC R-O-W
WEST LINE OF THE NW 1/4 OF SEC 8, TWN 46 S, RNG 24 E

N 87°48'08" E 209.67'

S 87°48'08" W 209.61'

S 250' OF THE N 1500' OF THE
W 897' OF NW 1/4 OF
SEC 8, TWN 46 S, RNG 24 E
LEE COUNTY
O.R. 1341, PG. 904

POINT OF BEGINNING
N:784149.70
E:677466.46

POINT OF COMMENCEMENT

W 1/4 CORNER
SEC 8, TWN 46 S, RNG 24 E
N:782762.01
E:677451.13

LINE	BEARING	DISTANCE
L1	N 88°46'58" E	44.81'
L2	N 01°45'25" W	20.00'
L3	N 89°01'17" E	82.45'
L4	N 00°43'13" W	14.47'
L5	N 89°16'47" E	28.00'
L6	S 00°43'13" E	34.34'
L7	S 89°01'17" W	110.15'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA; THENCE RUN N01°13'02"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 FOR A DISTANCE OF 1387.06 FEET; THENCE RUN N88°46'58"E LEAVING SAID WEST LINE FOR A DISTANCE OF 44.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PINE RIDGE ROAD, ACCORDING TO LEE COUNTY, RIGHT-OF-WAY MAP# P-1026, BY STARNES & ASSOCIATES, INC., THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N01°45'25"W ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 20.00 FEET; THENCE RUN N87°48'08"E LEAVING SAID EAST LINE FOR A DISTANCE OF 209.67 FEET; THENCE RUN N89°01'17"E FOR A DISTANCE OF 82.45 FEET; THENCE RUN N00°43'13"W FOR A DISTANCE OF 14.47 FEET; THENCE RUN N89°16'47"E FOR A DISTANCE OF 28.00 FEET; THENCE RUN S00°43'13"E FOR A DISTANCE OF 34.34 FEET; THENCE RUN S89°01'17"W FOR A DISTANCE OF 110.15 FEET; THENCE RUN S87°48'08"W FOR A DISTANCE OF 209.61 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6802.14 SQUARE FEET OR 0.16 ACRE, MORE OR LESS.

BEARINGS REFER TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA, AS BEING N01°13'02"W.

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



BY Thomas M Murphy LS5628
THOMAS M. MURPHY STATE OF FLORIDA

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

WASTE WATER PLANT
SKETCH AND LEGAL DESCRIPTION

LEE COUNTY

FLORIDA

PROJECT NO. 340387-01-001	DRAWING #: H-2949	DATE: Nov. 12, 2025
CADD FILE: 340387-01-001 S&L	SEC-TWN-RGE: 8-46-24	SHEET: 1 OF 1

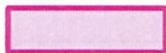
V:\340387 - FMB Sewer Plant\340387-01-001 (SUR) - FMB Sewer Plant\Survey\SKETCHES\340387-01-001 S&L.dwg 11/12/2025 9:59:43 AM Plotted by: jham

Fort Myers Beach Water Reclamation Facility





Lee County Property Appraiser, Lee County Government, GIS, Eagle View, Lee County Property Appraiser, Lee County GIS



FPL Utility Easement
STRAP No.: 08-46-24-00-00001.0010



Fort Myers Beach Water Reclamation Facility

DATE	PROJECT	S-T-R	SCALE	SHEET
JAN 2026	Utilities	08-46-24	NTS	1 of 1



Lee County Property Appraiser, Lee County Government, GIS, Eagle View, Lee County Property Appraiser, Lee County GIS



FPL Utility Easement
STRAP No.: 08-46-24-00-00001.0010



Fort Myers Beach Water Reclamation Facility

DATE JAN 2026	PROJECT Utilities	S-T-R 08-46-24	SCALE NTS	SHEET 1 of 1
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