



Lee County  
*Southwest Florida*

# Southeast Water Reclamation Facility Map Amendment

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CPA2023-00003

County Initiated Small-Scale Map Amendment

Local Planning Agency Hearing – September 25, 2023

# Southeast Water Reclamation Facility (SEAWRF)

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## Requested Amendments

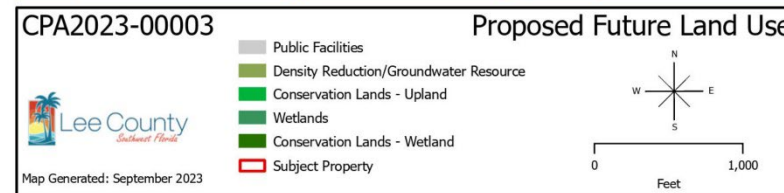
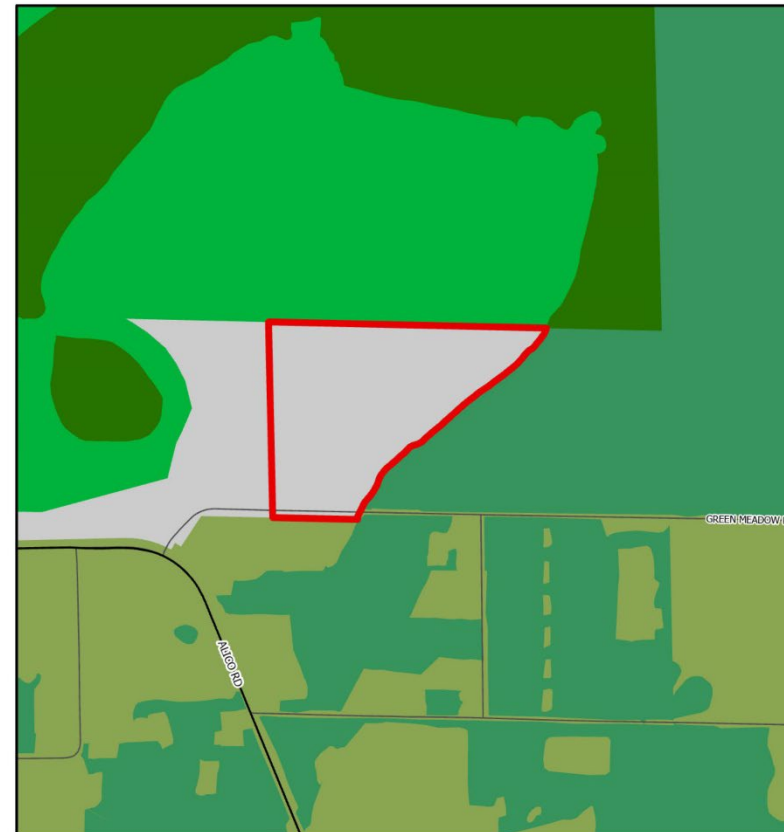
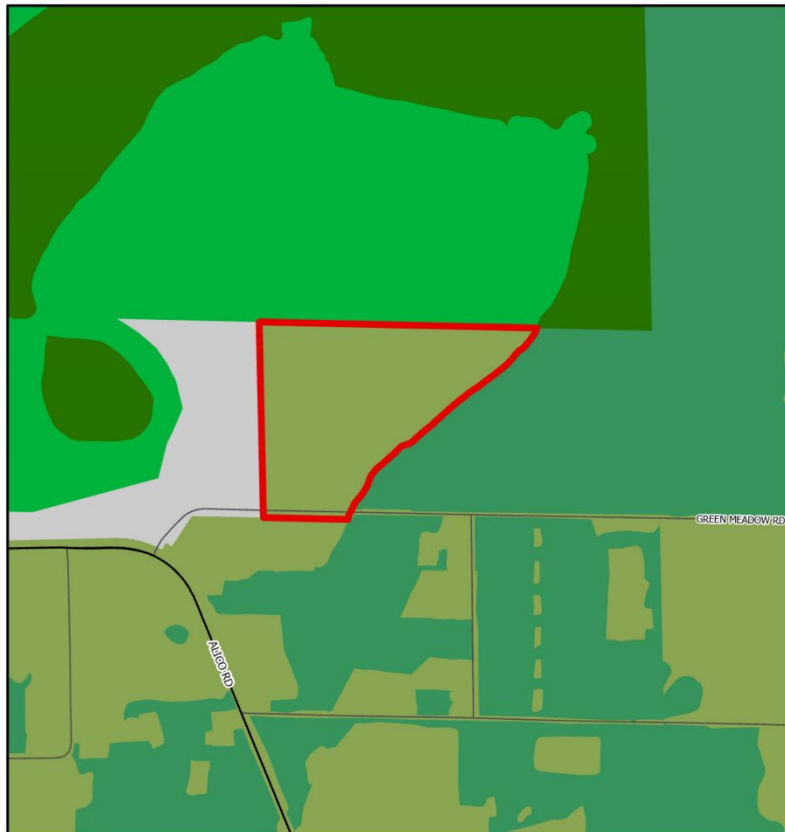
- Redesignate 35.63 acres from DR/GR to Public Facilities (Map 1-A)

## Summary

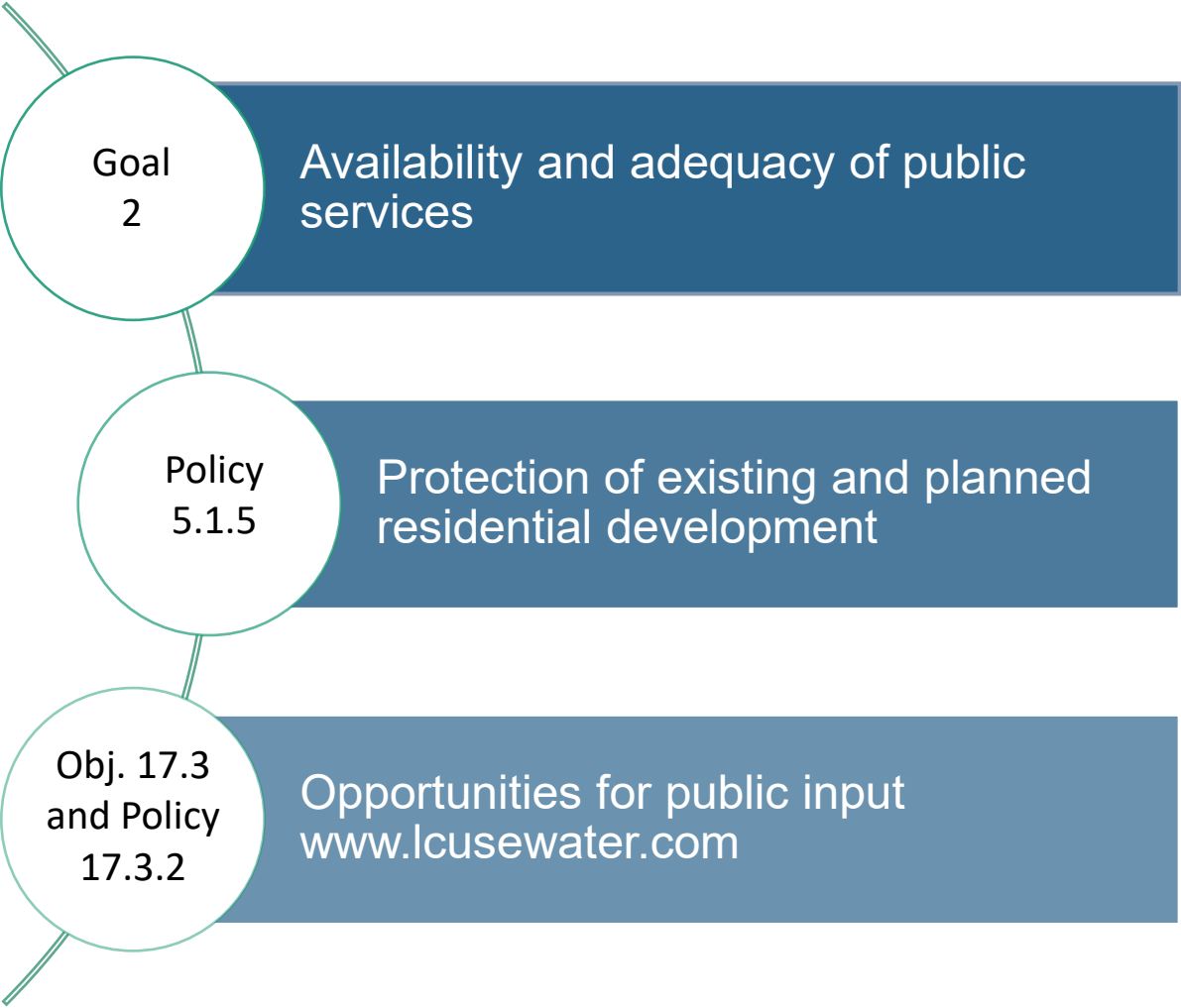
- The requested amendment will allow the development of the SEAWRF on a contiguous 112-acre site.
- Located on Green Meadow Road, +/- 0.2 miles east of the intersection with Alico Road.

# Map Amendment

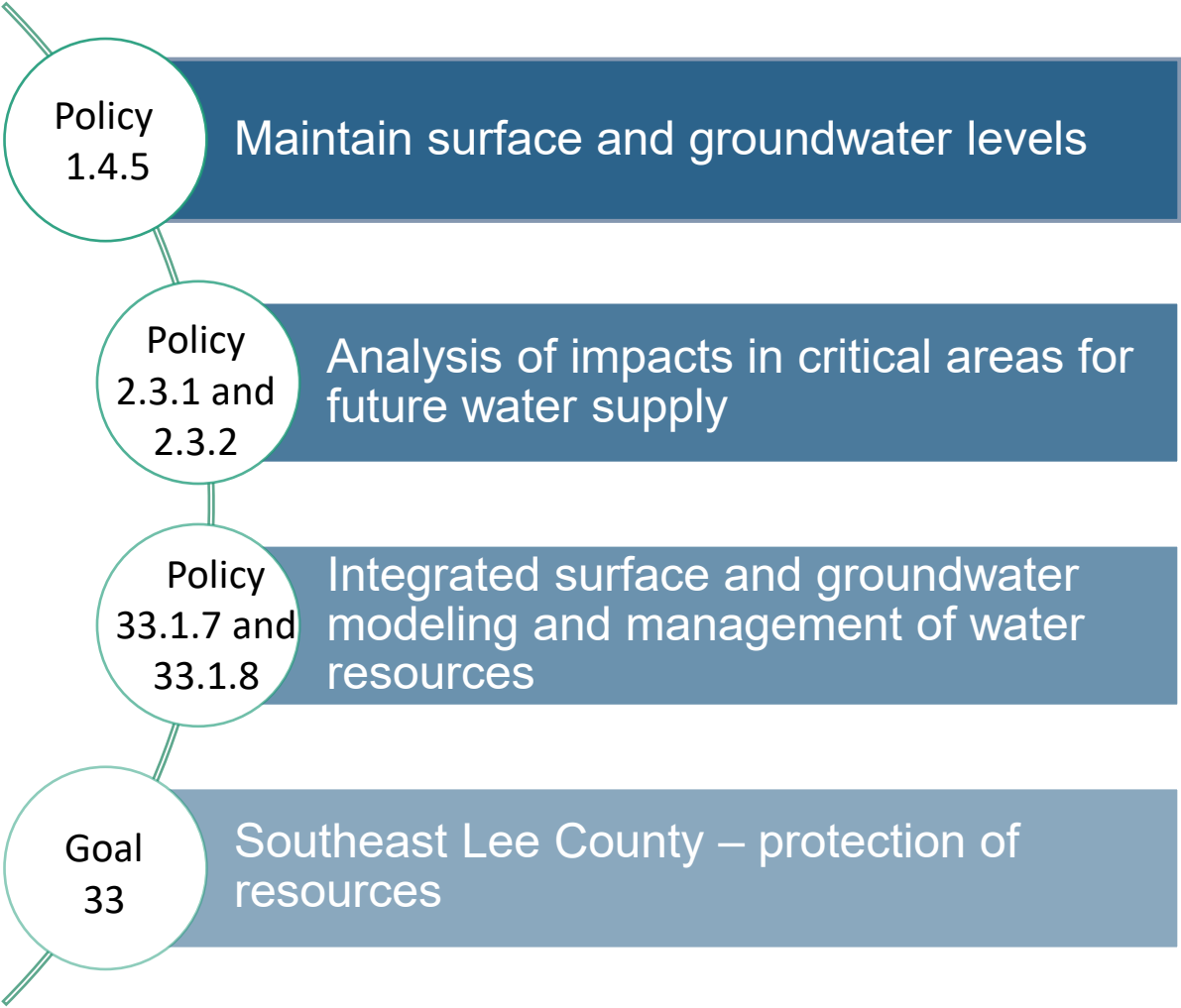
Redesignate 35.63 acres from DR/GR to Public Facilities (Map 1-A)



# Lee Plan Analysis



# Lee Plan Analysis



**Surface Water and Groundwater  
Impacts/Benefits Analysis**

*For*

**Southeast Advanced Water Reclamation Facility**

Prepared For:  
Lee County Utilities  
1500 Monroe St.  
Fort Myers, FL 33901

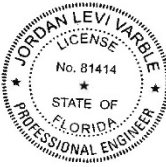
Prepared By:  
**JOHNSON**  
ENGINEERING  
Johnson Engineering, Inc., E.B. 642  
P.O. Box 1550  
2122 Johnson St.  
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July 21, 2023

This item has been digitally signed and sealed by Jordan L. Varble, P.E., on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jordan Levi Varble, P.E.  
Florida License No. 81414  
c=US, o=JOHNSON  
ENGINEERING INC,  
dnQualifier=A0141  
0C0000017D9506E  
DF600003491,  
cn=Jordan Varble  
2023.07.21  
14:27:55 -04'00'



# Lee Plan Analysis

- Goal 56 Provide sanitary sewer service throughout Lee County
- Objective 56.1 Maintain LOS standards
- Policy 56.1.3 Encourage utilities to construct sufficient treatment facilities to meet demand
- Objective 95.1.3 LOS standards for planning of required public services



# Lee Plan Analysis

- Policy 123.2.4 Protect viable tracts of sensitive or high-quality plan communities
- Policy 123.4.4 Protect plant and wildlife species habitat
- Policy 126.1.1 Protect and manage natural water systems
- Policy 127.1.1 Prevent emission of air pollution



1974 Aerial Image

# Conclusion and Recommendation

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## Conclusion

- Provides sanitary sewer service at a minimum level of service based on the identified need.
- Consistent with the existing Public Facilities FLU to the west.
- There are adequate public services and infrastructure available.
- No significant impacts to present or future surface and groundwater resources as demonstrated through the use of groundwater and surface water modeling.
- No sensitive or high-quality plant communities or protected species will be impacted.

## Recommendation

- Staff recommends that the Board of County Commissioners make a formal finding that no significant impacts on present or future water resources will result from changing the Future Land Use Category, as required in Lee Plan Policy 2.3.1.
- **Staff recommends the BoCC Adopt** the proposed amendment as provided in Attachment 1.



# Questions

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