

# MATERIAL RECYCLING FACILITY



Lee County Solid Waste

APRIL 9, 2024

LEE COUNTY TEAM



Dave Harner  
County Manager



Christine Brady  
Asst. County Manager



Doug Whitehead  
Director, Solid Waste



Robert Clements  
Director, County Lands



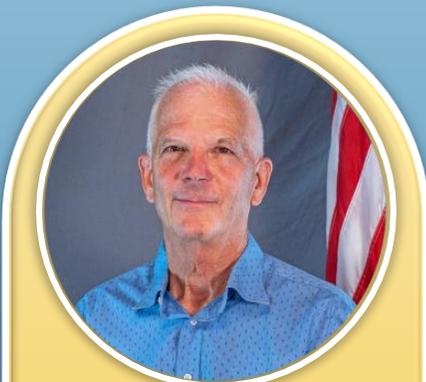
Brandon Dunn  
Planning Manager



Rebecca Rodriguez  
Public Utilities  
Operations Manager



Rob Price  
Deputy Director,  
Transportation



Roland Ottolini  
Director, Natural  
Resources

Find more information online: [www.leegov.com/solidwaste/mrf](http://www.leegov.com/solidwaste/mrf)



# WHY RECYCLE ?



## COMMUNITY SUPPORT

- ✓ 130+ Recycling Events per Year
- ✓ 115 Tours with 2,000+ Participants



## VALUE

- ✓ Lowest Cost in Florida
- ✓ New Center Costs <\$10 per Resident
- ✓ Saves ~\$3M Disposal/Transportation Costs



## ENVIRONMENTAL

- ✓ Recycled Material Purchased/Reused
- ✓ Prevents 170,000 tons from Landfill

# MATERIAL RECYCLING CENTER

## WHAT IT IS

**Materials:** Bottles, Cans, Paper, Cardboard

**Inside Operations:** Trucks, Rolling Sock & Processing

**Accepts:** Household Materials

**Inspects:** Inbound Material



## WHAT IT IS NOT

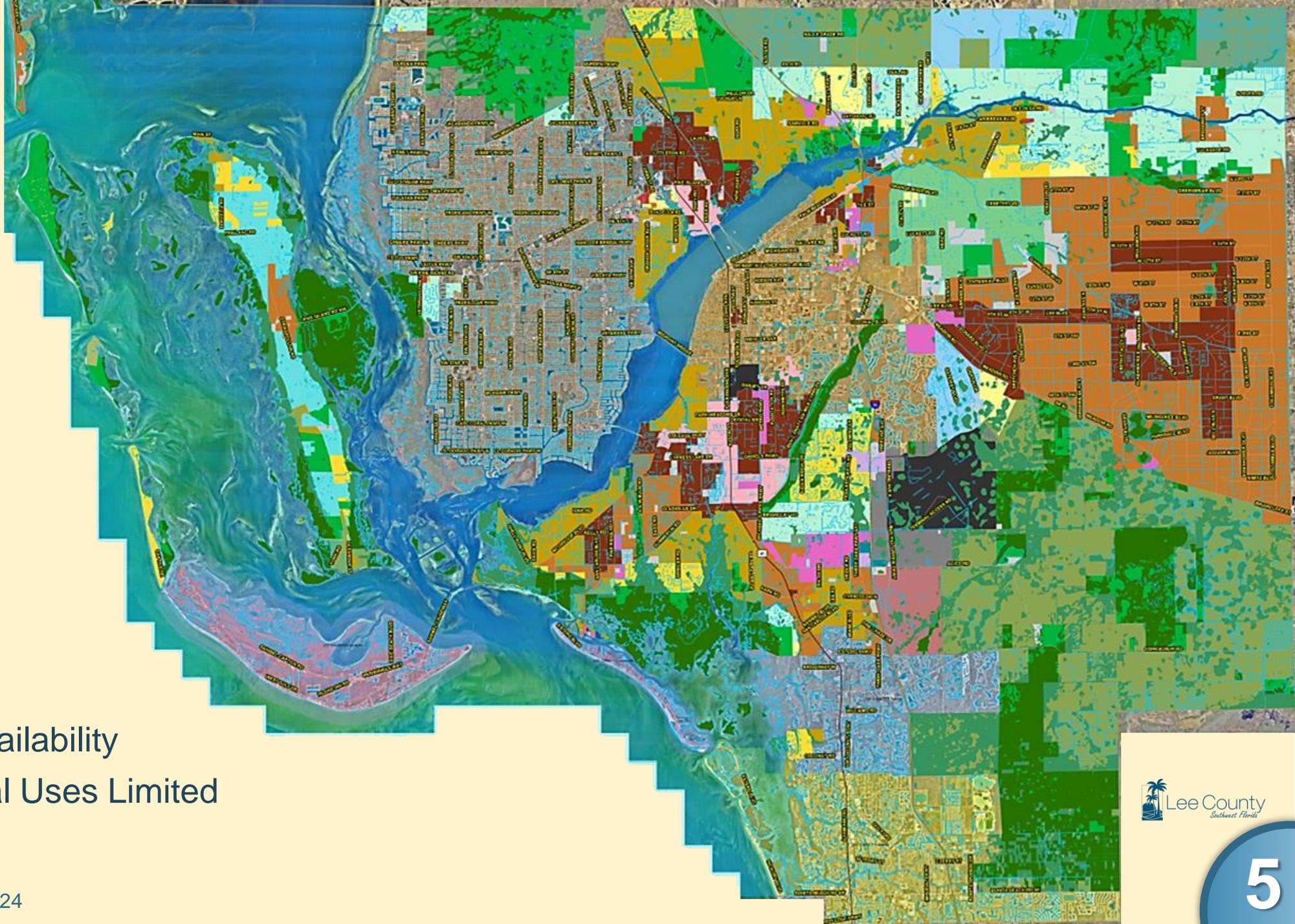
No Waste Transfer, Wet Garbage, or Yard Waste Grinding

No Outside Operations or Dirt Roads

No Hazardous Waste or Tire Processing

Water Use for Processing

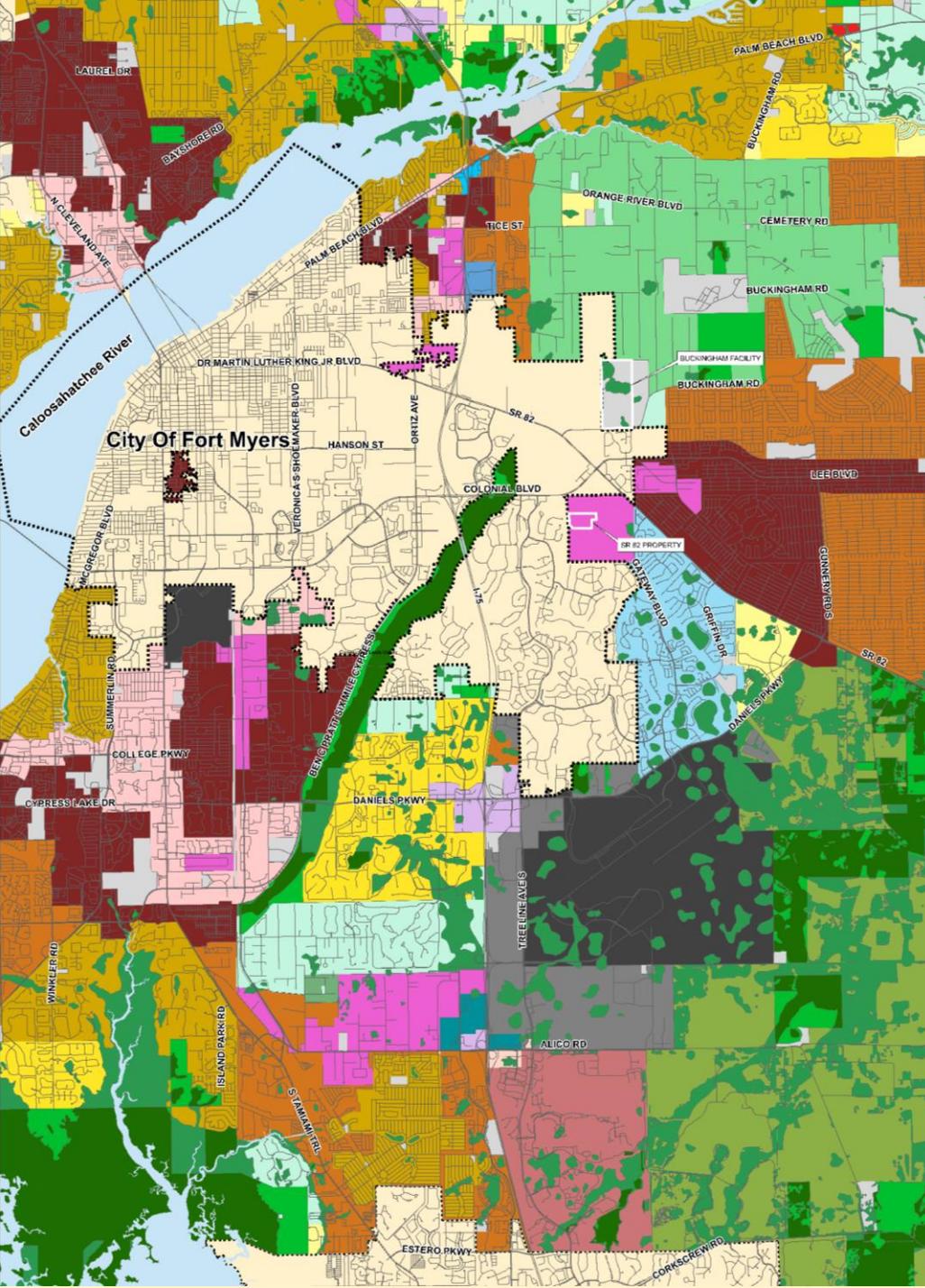
# LAND USE



## Industrial

- ✓ Limited Availability
- ✓ Agricultural Uses Limited

# LAND USE



August 2021

- Land Search Began

March 2022

- First Contact with Waste Management

Limited Sellers

Industrial

# INDUSTRIAL GENERAL (IG) ZONING



Warehouses,  
Storage



Concrete Ready-Mix  
Plant



Truck Body  
Fabrication



Manufacturing:  
Apparel, Chemicals,  
Machinery, Food

## IG Setback Requirement

25' set-back

Zoned Industrial Since 1984

Find the full list of permitted uses online: [www.leegov.com/solidwaste/mrf](http://www.leegov.com/solidwaste/mrf)



# PROPOSED FACILITY VIEWSCAPE

## Setback

- 1,000 +/-
- IG Zone requirement 25'

## View

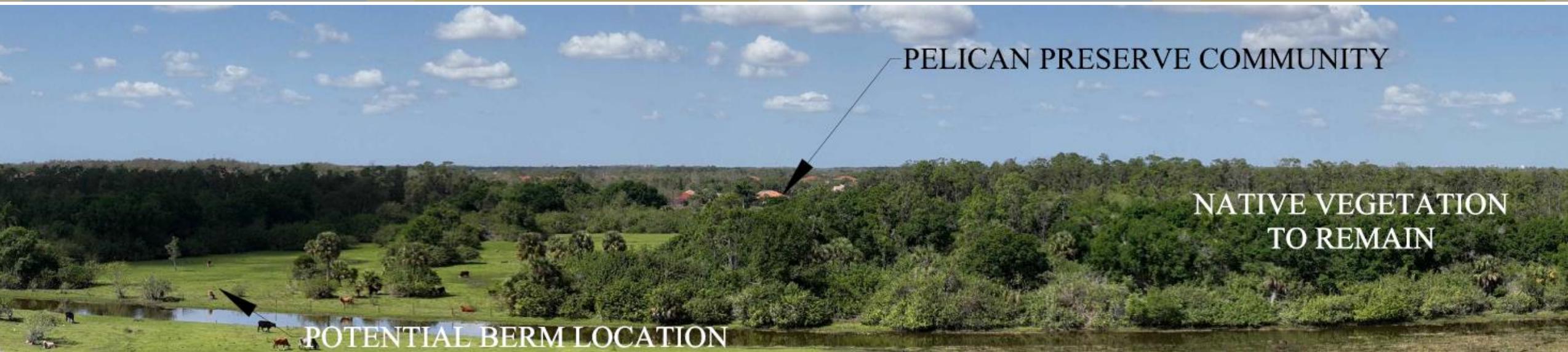
- Natural Vegetation
- Berms with Planted Vegetation
- 20 Acre Buffer

## Noise

- Distance
- Berms
- Enclosed operations

## Dust & Odor

- Distance
- Enclosed operations
- Inspections



# CONCEPTUAL VIEW

Proposed 6' High Berm  
with 15' High  
Landscape Buffer

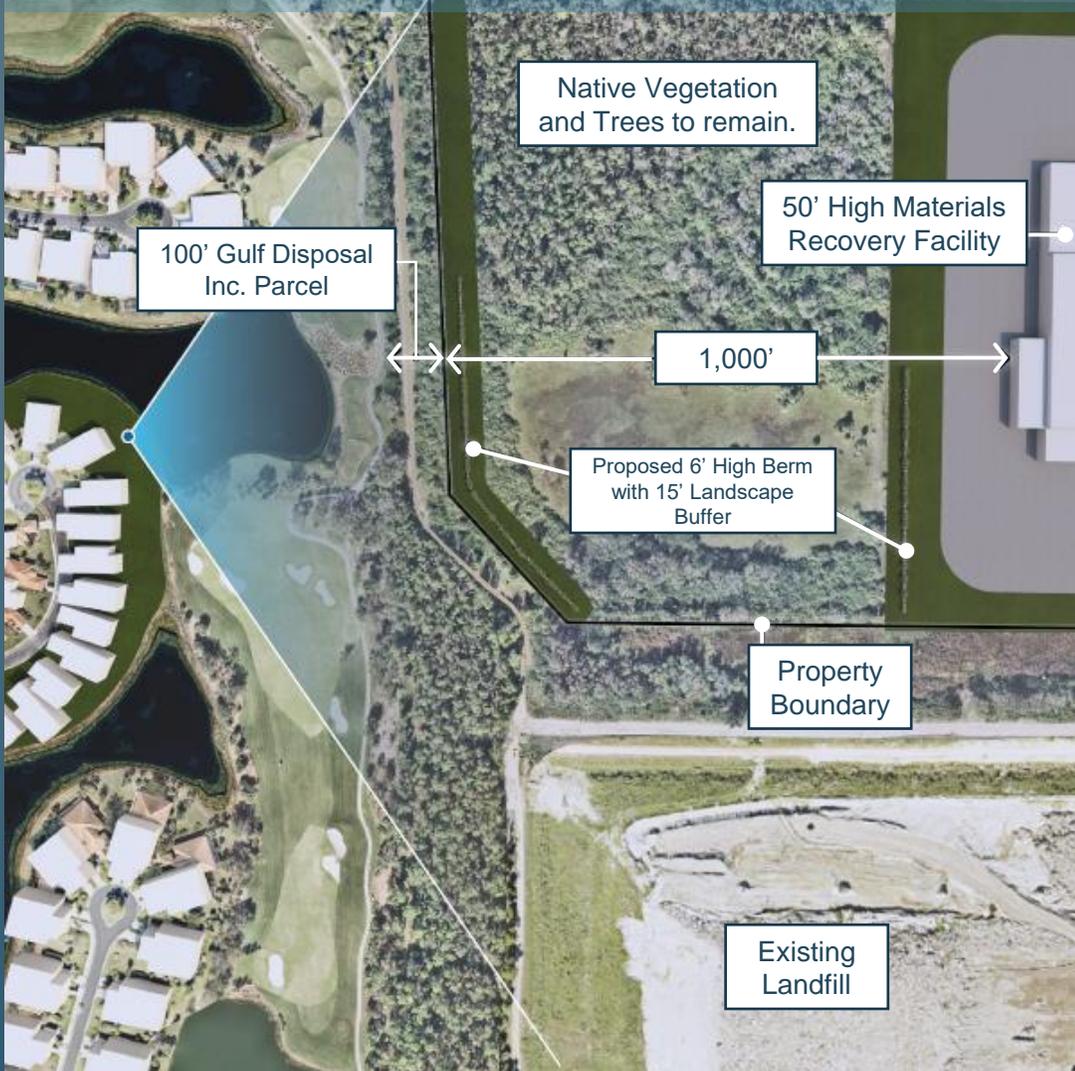
50' High Materials  
Recovery Facility

Existing  
Landfill

\*Note: Rendering is for graphical representation purposes only and does not show any existing natural vegetation

# CONCEPTUAL VIEW

## Material Recovery Facility



# CONCEPTUAL VIEW

## Other IG Approved Uses



# CONCEPTUAL VIEW



50' High Storage Facility

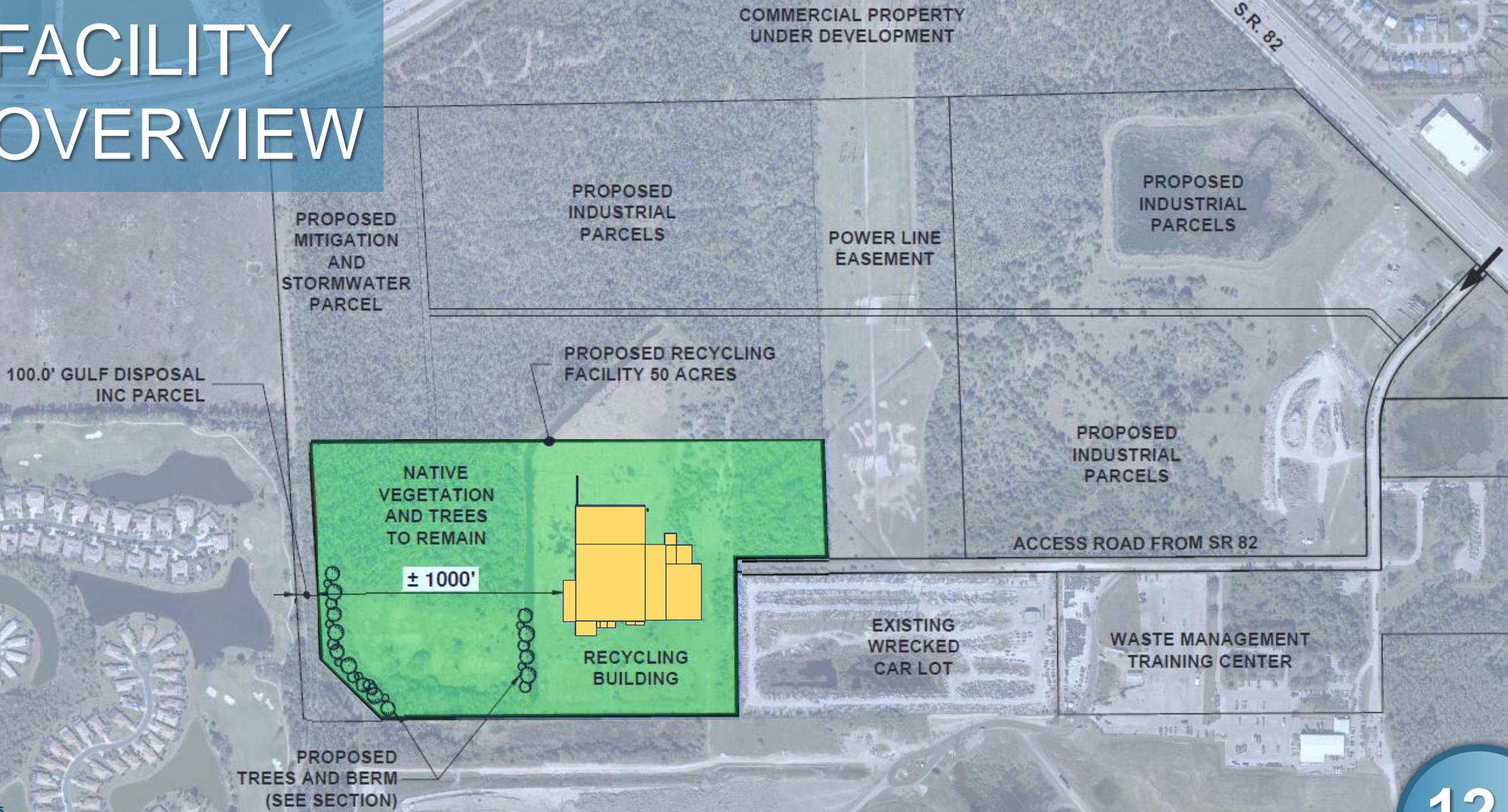
90' High Silos

Proposed 6' High Berm with 15' High Landscape Buffer

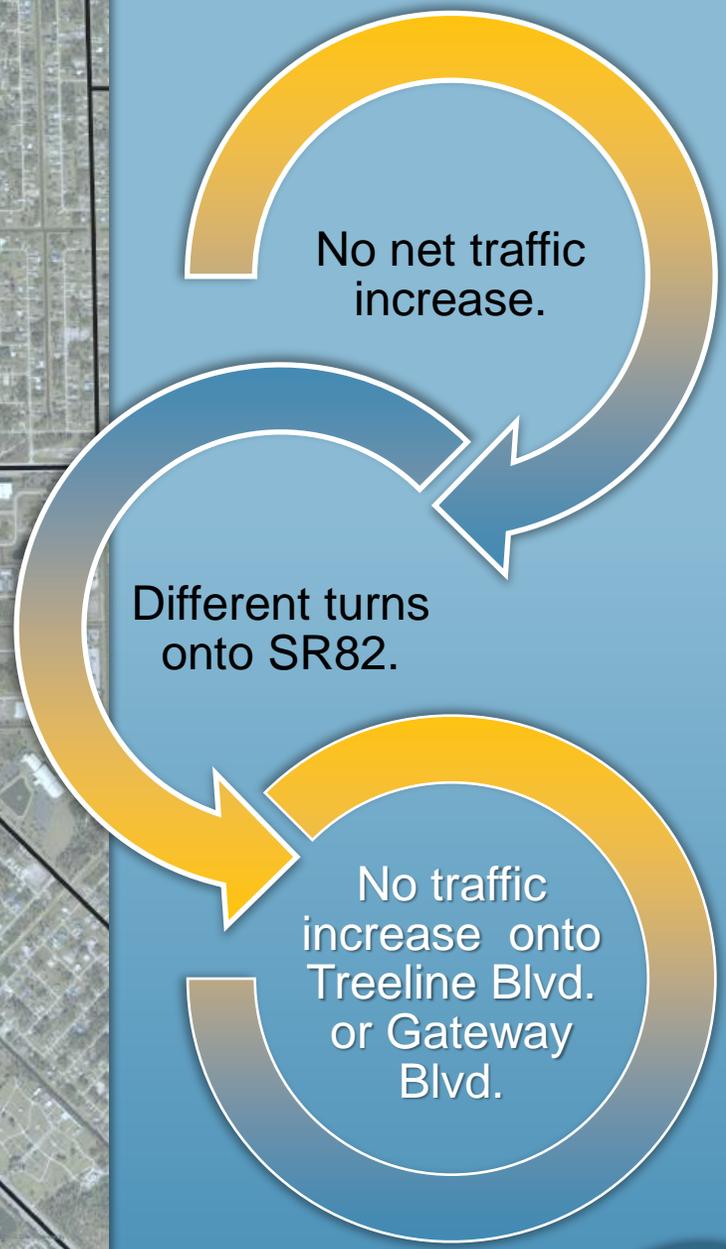
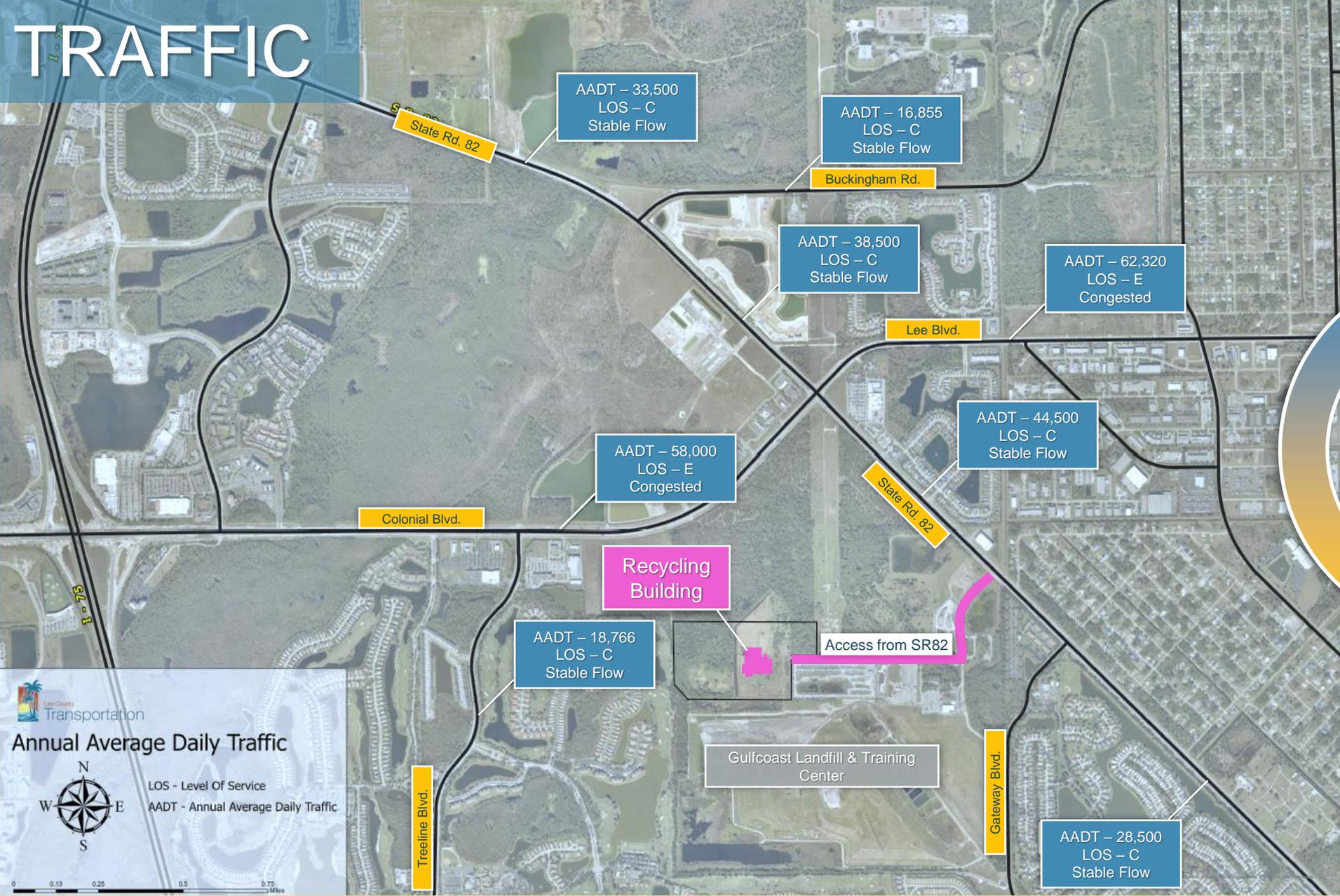
Existing Landfill

\*Note: Rendering is for graphical representation purposes only and does not show any existing natural vegetation

# FACILITY OVERVIEW



# TRAFFIC



# MATERIAL RECYCLING CENTER OPERATIONS



## Inbound trucks

- 6 AM to 6 PM
- 4+ trucks may tip at once
- Idling rules enforced by team
- Current: M-F, ½ day Saturday

## Conceptual Building

- ~50' high
- 5 acres under roof
- High speed doors entry/exit
- Insulated metal building
- Dual fire suppression systems

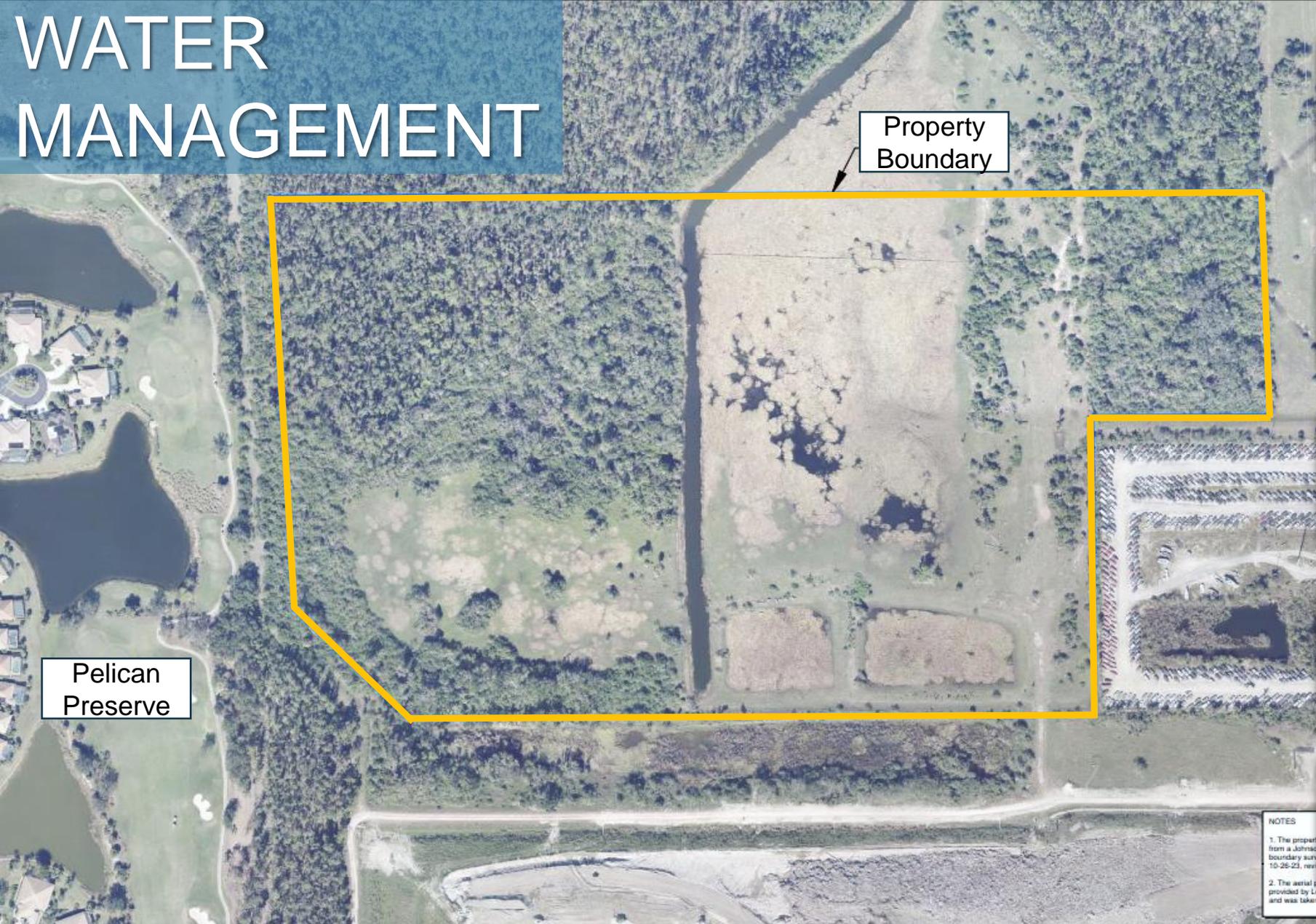
## Processing

- Contained inside
- No air permitting expected
- Meets Lee County noise ordinances

## Inspections

- Lee County
- Contractor

# WATER MANAGEMENT



Historically Disturbed Property

South Florida Water Management District Environmental Resource Permit

North/South Ditch will Move Water to Slough – 10 Mile Canal - Gulf

Best Management Practices Incorporated into Plan

No Increase to Water Flow Offsite – No Flooding Impact

NOTES  
1. The property front a Johnson boundary survey 10-26-23, revised  
2. The aerial photo provided by Lee and was taken in

# KEY TAKE-AWAYS

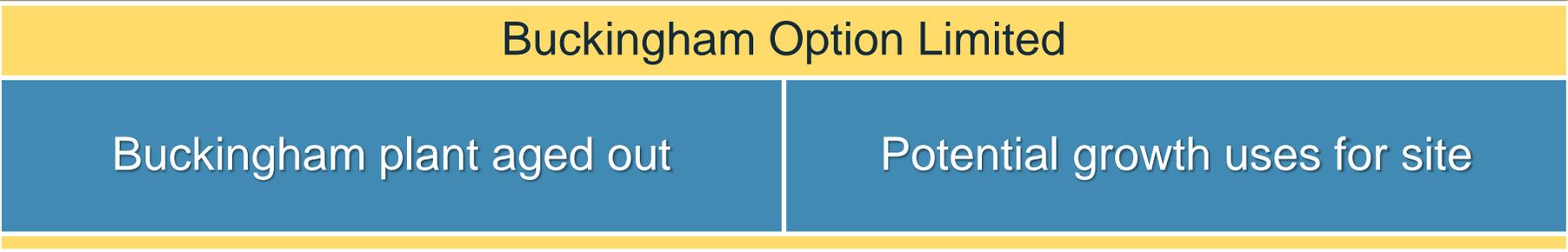
Land zoned Industrial since 1984; most likely developed soon.

Industrial General setback - 25', Lee County offers 1,000' +/-.

Lee County is the neighbor of choice.

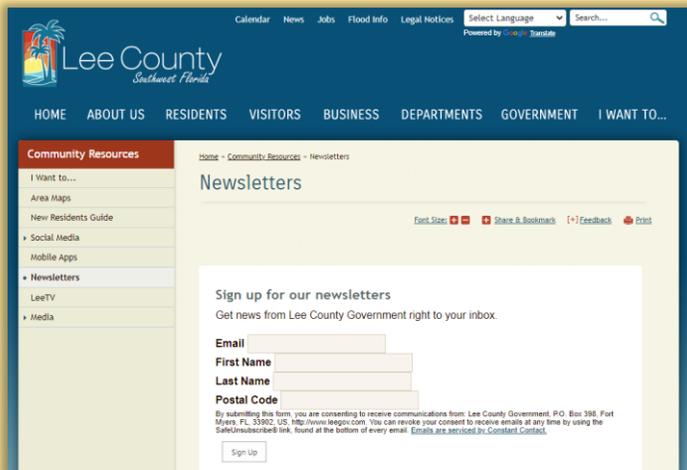
Owner can change zoning, to IPD for example.

Operation will be enclosed and distant.



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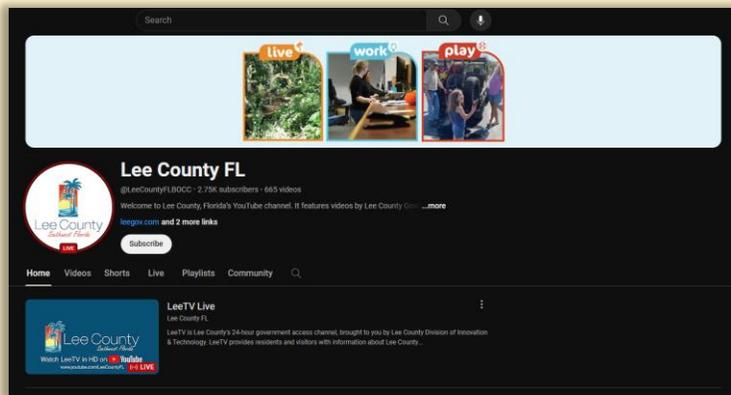
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**Lee County**  
[www.leegov.com/](http://www.leegov.com/)



**Solid Waste MRF Site**  
[www.leegov.com/solidwaste/mrf](http://www.leegov.com/solidwaste/mrf)



## March 2023

- Lee Board of County Commissioners briefed on status of property search.

## June 2023

- Hosted Gulf Coast Landfill Tour with Pelican Preserve Board members.

## August 2023

- At publicly noticed meeting, Lee Board of County Commissioners approves purchase of property.

## October 2023

- Lee County Solid Waste met with Pelican Preserve Board.

## November 2023

- Lee County Solid Waste invited public to meeting at Gateway CDD Board Room.

## January 2024

- Lee County Solid Waste hosted tour of MRF at Buckingham for Pelican Preserve Board Members.

## March 5, 2024

- Lee County Solid Waste provided update at regularly scheduled & publicly noticed Lee Board of County Commissioners' meeting.

## March 21, 2024

- Lee County held open house public information session

## April 9, 2024

- Lee County Public Information Meeting

# MEETINGS

**April 16, 2024**

**Upcoming Lee Board of County  
Commissioners Meeting**



Watch online:

[www.youtube.com/@LeeCountyFLBOCC](https://www.youtube.com/@LeeCountyFLBOCC)

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