Surrounding Properties

North:

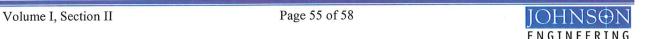
The districts to the north of Page Field are all within the City of Fort Myers and include B-2 (Intensive Commercial) and I-1 (Light Industrial). The B-2 and I-1 designations in the City of Fort Myers area authorize less than or equal to 1.0 floor area ratio except in the Central Business District.

South:

The properties south of Page Field in unincorporated Lee County are CG (General Commercial), MH-1 (Mobile Home Residential), AG-2 (Agricultural), CS-2 (Special Commercial Office), TFC-2 (Residential Two Family Conversion), C-1 (Commercial), RM-2 (Multi-Family), CPD, (Commercial Planned Development), C-1A (Commercial), and IL (Light Industrial). The CG district permits the use of consumer-oriented commercial facilities of the type and scale considered inappropriate for locations in neighborhood, community, or regional shopping centers. Mobile home residential districts with the label MH-1 district accommodate the housing needs of those residing in mobile homes. The AG-2 district provides area for the establishment or continuation of agricultural operations. The AG-2 districts only permit residential uses as secondary to agricultural uses and to accommodate those wanting to reside in an agricultural environment. The CS-2 district permits the designation of suitable locations for the proper development of standard office space for various purposes, as well as a number of other lowimpact uses that can be allowed by special exception in particular circumstances. This district is intended to be used to separate and buffer residential and other low- or medium-intensity land uses, such as schools or parks, from higher-intensity commercial and light industrial land uses. The TFC residential two-family conservation districts recognize and protect existing two-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations for the other two-family residential district, and accommodate residential use of existing lots that were nonconforming under former zoning regulations. The RM multiplefamily districts designate suitable locations for residential occupancy of various types of conventional residential buildings for projects that are not already approved planned unit developments or that fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof. The C-1A district regulates the continuance of commercial and select residential land uses and structures. As previously stated, the IL district authorizes the designation of locations deemed appropriate for the development and use of areas devoted to light industrial and quasi-industrial commercial uses.

East:

Properties in unincorporated Lee County to the east of Page Field are IL, IPD (Industrial Planned Development) and CI (Intensive Commercial). The IPD district furthers planned developments related to industrial growth, including the manufacturing of goods and materials and the storage and wholesale distribution of such goods and materials. At the same time, the IPD district allows many services and activities not permitted in other districts and some commercial services that serve the industrial uses of the area in an effort to promote the welfare of the public and the efficiency of the local economic structure. The CI district permits the designation of suitable locations for and to facilitate the proper development and use of land for those commercial



activities that are like or have many of the same needs as industrial land uses. Intensive commercial land uses are generally services, particularly warehousing, distribution and transportation of goods. However, in type and size of buildings, relation to modes of transportation, and demands on various services, they are often indistinguishable from industrial land uses. The CI district is intended to be intermediate between consumer-oriented commercial and light industrial uses.

The zoning to the east of the Subject Property that is within the City of Fort Myers is M.U. (Mixed Use), which allows a maximum density of 25 residential units per acre. Another B-2 (Intensive Commercial) district exists off the northeast corner of the Subject Property.

West:

The zoning of the surrounding properties to the west of Page Field within the City of Fort Myers is B-2 (Intensive Commercial). In unincorporated Lee County, the zoning to the west of the Subject Property includes C-1 (Commercial) and C-2 (Commercial). The C-1 and C-2 districts regulate the continuance of commercial and select residential land uses and structures.



IV.G. Justification of Proposed Amendment

The Comprehensive Plan Amendment proposed in this application will incorporate the Page Field Airport Master Plan and Airport Layout Plan set into the Lee County Comprehensive Plan, thereby exempting the airport from the Development of Regional Impact (DRI) requirements pursuant to Chapter 163.3177(6)(k), F.S. As part of the Lee County Comprehensive Plan, Page Field will continue to meet the demands related to general aviation and drive economic growth throughout Lee County and the surrounding region. Moreover, as described throughout this application, this incorporation promotes growth at Page Field that is consistent with the Lee Plan, Land Development Code, and the State Growth Management Plan.

Page Field is an established, publicly owned general aviation airport. Designated an airport site in the 1920s, Page Field was initially used for military and civilian aviation purposes, eventually playing a critical role in World War II. In 1937, the City transferred ownership of the airport to Lee County. By 1965, the airport brought jet air transportation to Fort Myers with daily B727 flights to and from New York City and Boston. The Federal Aviation Administration (FAA) designated Page Field a Reliever Airport and it has primarily served the general aviation community since 1983, reducing the demand at the local area commercial service airports of the smaller aircraft associated with General Aviation operations and shifting all air carrier operations with scheduled passenger service to Southwest Florida International Airport.

As a general aviation airport, Page Field offers critical services that contribute to vitality of Lee County. The airport provides well-integrated, efficient, and direct aviation services that commercial aviation cannot or will not provide. General aviation plays a vital role in the economic and transportation systems, offering opportunities for training new pilots, sightseeing, the transportation of heavy loads by helicopter, and flying for business or personal reasons. Accordingly, aviation activity forecasts reflect growth in the demand for the aviation services provided at Page Field through 2030. The projected growth and demand will be accommodated by the development of a proposed 25,600 square foot terminal facility, which is planned for the west side of Page Field Airport. This facility will replace the existing terminal.

In addition to the general aviation uses, the Lee County Port Authority has developed some of the property within the airport for non-aviation uses, including Page Field Commons and Page Field Medical Village. Page Field Commons is a major economic driver with a variety of popular commercial uses, while Page Field Medical Village provides a larger public service to the community. This development of non-aviation facilities promotes the financial independence of Page Field Airport.

The impacts of the development of the various parcels within the subject property have been addressed through reviews and improvements made during planning stages overtime, addressing issues related the health and safety of the surrounding community. Accordingly, the State of Florida has allowed development of existing airports to be addressed through incorporation of the Airport Master Plans for publicly owned and operated airports, rather than through the DRI process. Page Field meets this standard and is applying as such.



The Airport Master Plan for Page Field is consistent with the goals of the Lee County Comprehensive Plan. It is prepared in accordance with the requirements of the FAA and the Florida Department of Transportation (FDOT) and in conformance with County regulations. Furthermore, the master plan provides preparation of airside and landside alternative analysis, preparation of a financial plan, an environmental overview, and an Airport Layout Plan set that meets the FAA and FDOT criteria to guide future development. It is focused on maintaining a facility that meets the air transportation needs of the community, thus ensuring agreement with local, state, and national transportation plans.

The Lee County Port Authority is charged with managing the planning and development of Page Field Airport and Southwest Florida International Airport to meet the increasing aviation needs of the region. Moreover, the Port Authority's mission is aimed at maintaining adequate, safe, and reliable transportation that meets the needs of the community and all of those who do business and visit Lee County annually. Coordination of the Lee Plan and the Airport Plans will maximize the benefits of continued development of the airport to meet the demands of the greater Lee County area, while minimizing issues related to incompatible land use, airspace conflicts, electronic interference with aviation navigation aids, and interaction between aircraft and wildlife attractants. Therefore, the advantages of formally aligning the common goals of the Port Authority's facility at Page Field and Lee County are evident.

Volume I of III

Page Field General Aviation Airport

Section III

Table of Contents

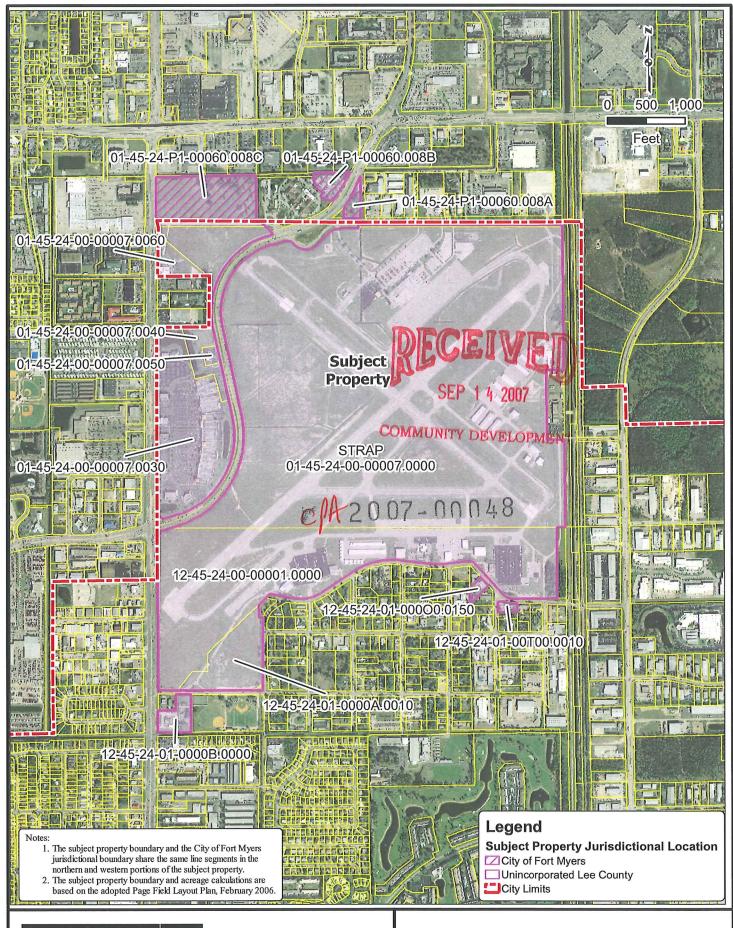
General Information and Mapping

	Application
	Reference
Aerial Photograph Showing Property Lines	Exhibit IV.A.7.
Airport Layout Plan	
Future Land Use Map	Exhibit IV.A.2.
Subject Property Existing Land Use	
Surrounding Existing Land Uses	
Subject Property and Surrounding Zoning Map	
Historical and Archaeological Sensitivity Map	



COMMUNITY DEVELOPMENT

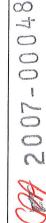
PA 2007-00048





2158 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642 Aerial Photograph Showing Property Lines

DATE 09/06/07 PROJECT 20033734-127 FILE NO. 00-00-00 SCALE EXHIBIT NO.
As Shown IV.A.7



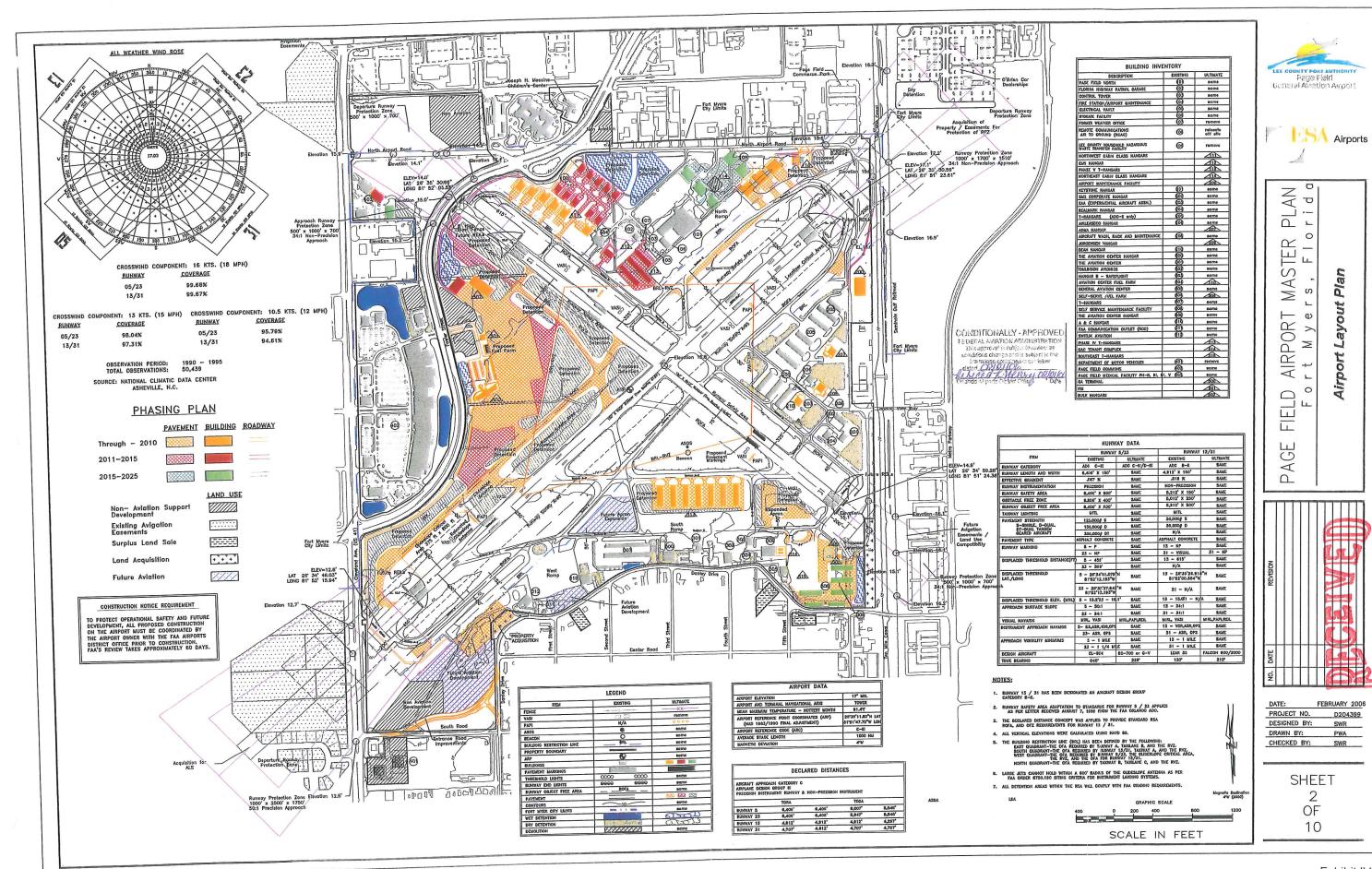
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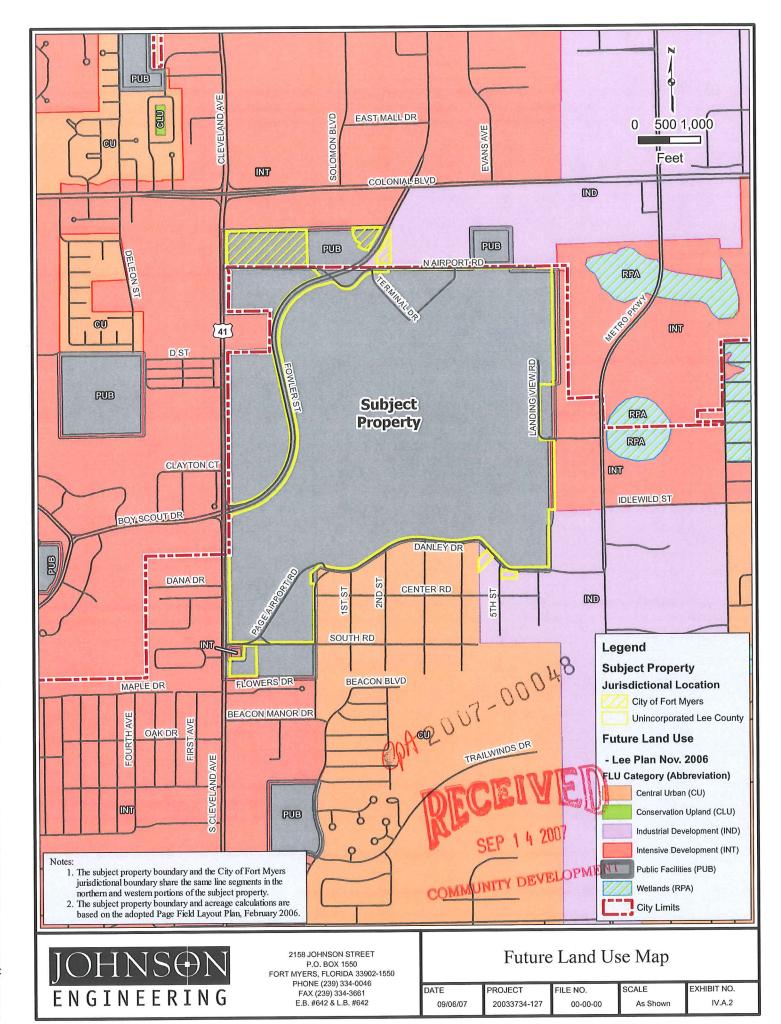


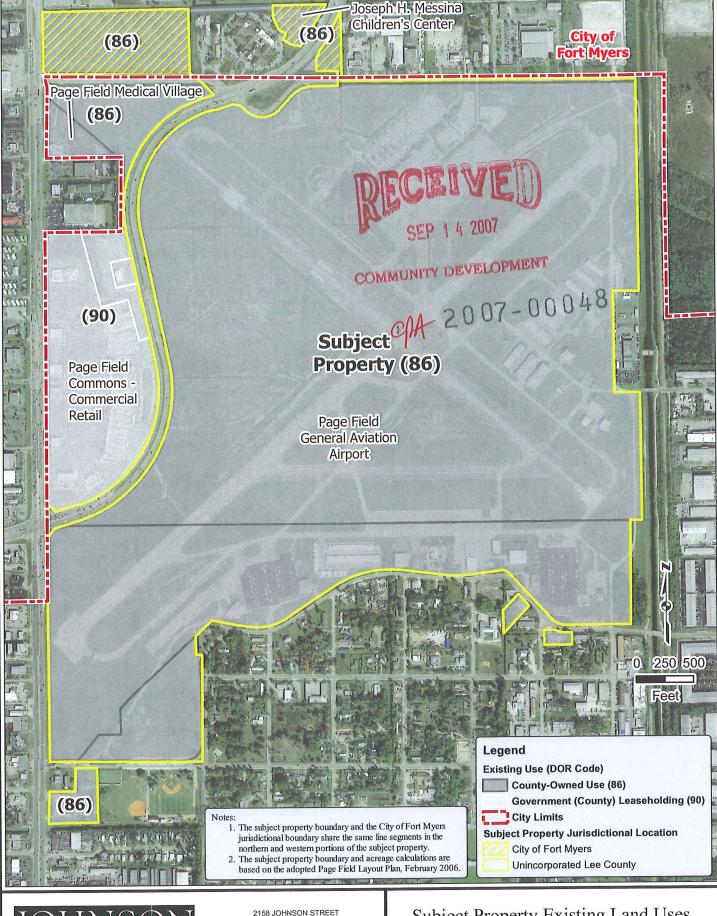
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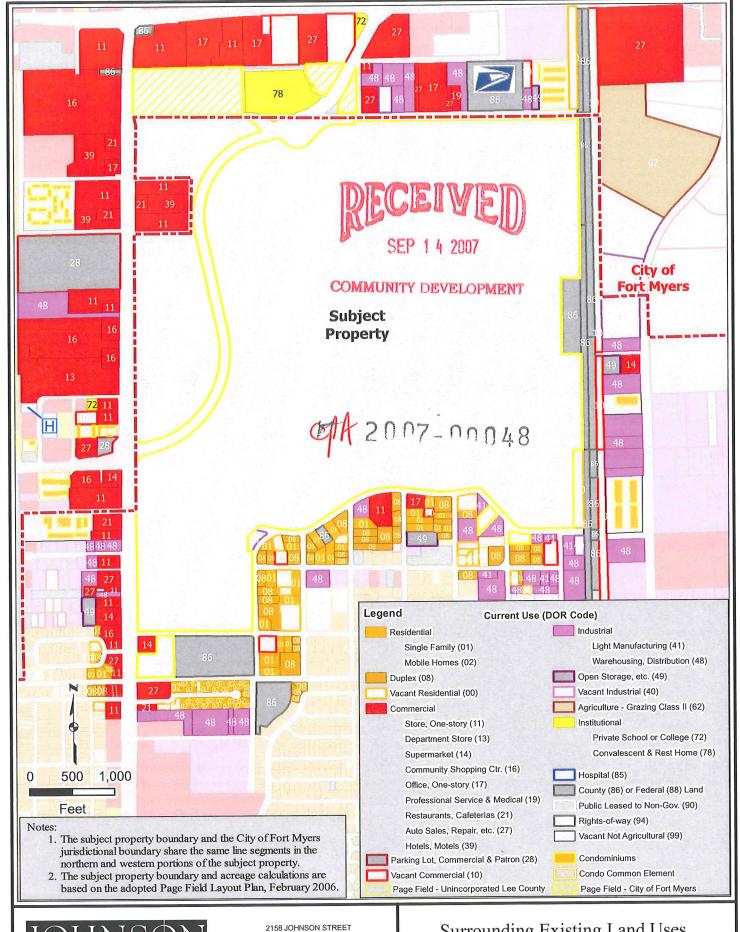


P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642

Subject Property Existing Land Uses

09/06/07

PROJECT 20033734-127 FILE NO. 00-00-00 SCALE As Shown





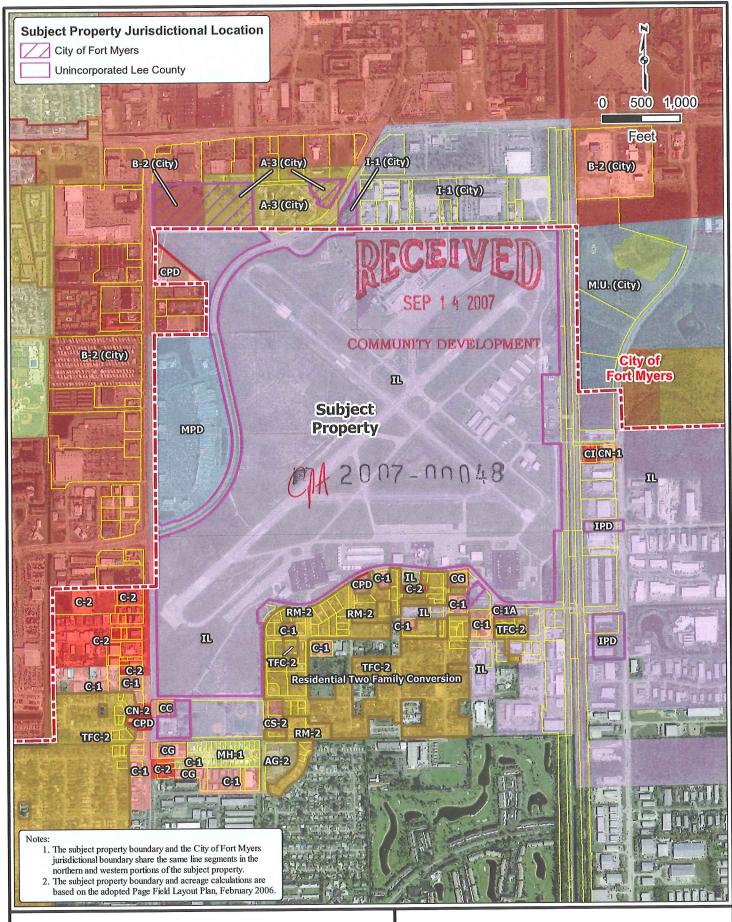
P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642

Surrounding Existing Land Uses

09/06/07

PROJECT 20033734-127 FILE NO. 00-00-00 As Shown

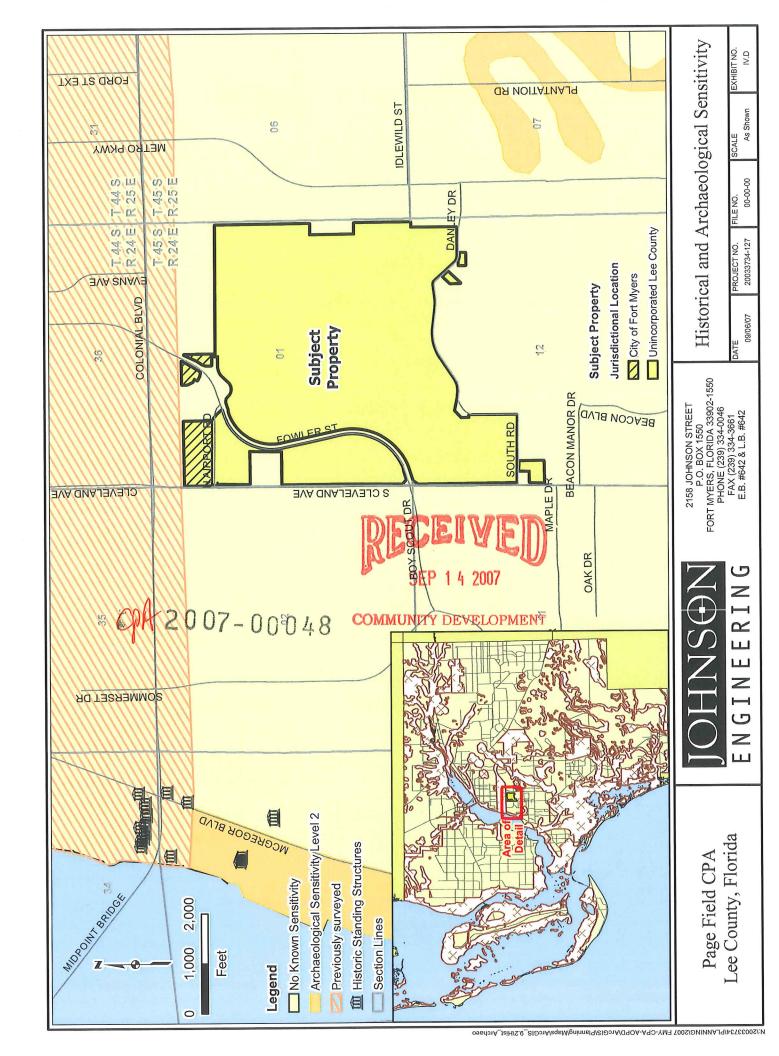
EXHIBIT NO. IV.A.3.b





2158 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642 Subject Property and Surrounding Zoning

DATE 09/06/07 PROJECT 20033734-127 FILE NO. 00-00-00 SCALE EXHIBIT NO.
As Shown IV.A.4



Volume I of III

Page Field General Aviation Airport

Section IV

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Public Facilities Impacts

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Drainage and Surface Water Management Analysis	IV.B.2.c.
Parks, Recreation, and Open Space Analysis	IV.B.2.d.
Communications from Support Facilities	IV.B.3.
Area Lee Tran Routes	



COMMUNITY DEVELOPMENT

PA 2007-00048

IV.B.2.a. Existing Conditions and Future Conditions Analysis

The purpose of the following analysis is to demonstrate concurrency with the Page Field Airport and to show the current infrastructure has sufficient capacity to handle some future water and wastewater flows produced by future occupancy.

Sanitary Sewer

Existing Conditions

Presently there is one lift station (LS-3319) that serves Page Field Commons. According to Lee County Utilities Wastewater Model, this station pumps approximately 177 Gallons per Minute (GPM). Using the original number of employees provided for this area, the needed lift station capacity is approximately 22 GPM. After an updated Employment Data Comparisons worksheet was sent out, the updated lift station capacity needs to be 97 GPM (see below tables)

2007	Original							
		Unit Type	Number of Units	Demand Rate Gallons per Day per Unit	Average Daily Flow Gallons per Day	Average Daily Flow Gallons per Minute	Peak Factor	Peak Day Flow Gallons per Minute
686	Page Field Airport	Employees	265	15	3975	3	3.5	10
691	Page Field Commons	Employees	342	15	5130	4	3.5	1:
		Total			3975	3		2

2007	Revised							
		Unit Type	Number of Units	Demand Rate Gallons per	Average Daily Flow Gallons per	Average Daily Flow Gallons per Minute	Peak Factor	Peak Day Flow Gallons per Minute
				Day per Unit	Day	williate		willate
686	Page Field Airport	Employees	580	15	8700	6	3.5	21
691	Page Field Commons	Employees	1312	15	19680	14	3.5	48
691	Page Field Commons	Hotel	116	100	11600	8	3.5	28
		Total			8700	6		97

The above referenced lift station pumps through 2,500 LF of 6-inch force main south along US-41 to a 30-inch force main.

Also, there is one private pump station on the north portion of Page Field Airport that pumps to the City of Fort Myers Wastewater System. The Eastern and Southern portions of the Page Field Airport are presently using septic tanks.

Future Conditions:

Along the western quadrant of Page Field Airport, just east of Fowler St., there is a proposed Page Field General Aviation site. This will add one more lift station (LS – 3353) and connect to the same 6-inch force main referenced above. This lift station is proposed to pump 87 GPM.

If any additional projects were added within the Page Field Airport, the following actions would need to occur with the respective areas:

- O The Northwest Parcels: A force main or gravity sewer main would need to be constructed for approximately 2,500 feet and tie into the existing lift station within Page Field Commons.
- O The Southwest Parcels: A lift station would need to be constructed to manifold with the existing 6 inch force main along US-41.
- O The Page Field Commons: A gravity sewer system is already in place to serve this area.

It appears that there is enough capacity within the existing force main system to account for 80 GPM. The available 80 GPM approximately is equal to one of the following (based on FDOH 64E-6):

- o 2,194 Retail employees (15 GPD/Employee) or
- o 219,428 square feet of Commercial/Retail space or
- o 329 Hotel Rooms



IV.B.2.b. Existing Conditions and Future Conditions Analysis

Potable Water

Existing Conditions

Presently there is an 8" Water Main loop that surrounds Page Field General Aviation Airport and Page Field Commons. The water service is primarily provided from the Corkscrew Water Treatment Plant owned by Lee County Utilities. In order to evaluate this water system, a fire flow test was ordered and shows there is 2,589 GPM of available fire flow at 20 PSI residual pressure. The location of this test was along US-41 in front of Page Field Commons. Page Field Airport and Page Field Commons are presently connected to Lee County Utilities Potable Water System.

Future Conditions

If any additional projects were added within the Page Field Airport, the following actions would need to occur with the respective areas:

- O The Northwest Parcels: A water main would need to be connected to the existing 8" water main along US-41
- O The Southwest Parcels: A water main would need to be connected to the existing 8" water main along US-41.
- O The Page Field Commons: A water main system is already in place to serve this area.

There is no anticipated upsizing by Lee County to the main loop around Page Field Airport. Initially the additional potable demand does not appear to have any negative impact on the system. Every building has varying fire flow requirements and typically the fire flow governs the water main size. The 2,589 GPM provided in front of a Page Field Commons shows there is sufficient fire flow for most buildings.



IV.B.2.c. Surface Water/Drainage Basin Existing and Future Conditions Analysis

The existing property drains via a network of upland cut drainage ditches. Surface water flows in the ditches to the west, north, and south (depending on the portion of the property) and discharge off-site to existing drainage features (See Airport Master Plan, Exhibit 7-3). There is no direct connection between the drainage ditches on-site and the adjacent Ten Mile Canal to the east. The drainage at Page Field Commons is facilitated by three retention ponds.

Stormwater at Page Field drains northward and southward, away from Ten Mile Canal, which is located just east of the airport. Most of the on-airport drainage is above ground and flow is via a series of ditches and piping. Flow is north on the northernmost portion of the airfield, west from the west-central portion of the airfield, and south from the south portion of the airfield. Stormwater just west of the canal flows south along the east side of the airport, around the Runway 31 end and then south. Few retention/detention ponds exist on the airport, the majority of which have been developed to accommodate the Phase I Apron Expansion Project and Thangar development located in the east quadrant. Stormwater drainage problems have been noted in the area of the glidescope facility (See Airport Master Plan, Chapter 7, Environmental Overview).



GENERAL LEGEND

SYMBOLS

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► GATE VALVE --- FIRE ASSEMBLY --- AIR RELEASE VALVE - WATER WETER

--- SANL SEWER LATERA - SAN. SELVER MANHOLE - CLEW-OUT

- HCADWALL

☐ — CONTROL STRUCTURE . STORM WANGLE D. — HOROAT DALET

● —ELEVATIONS ---- DOSTING SPOT FLOVATIONS --- DOUBLE SANTARY SERVICE --- DOUBLE WATER SERVICE

EUMER STREET

LOCATION MAP

SITE

--- REDUCER --- PIPE STUB-OUT --- PIPE CONTINUATION

--- BACKFLOW PREVENTOR — SAN. SCHER PIPE --- DIRECTION OF DRAHAGE FLOR

--- SHEET FLOW ø -POWER POLE ____ -24" WHIE STOP 104 --- STON

--- VEHICLE TRAFFIC **20** → --- PLEATER STRACT BOX --- CLYMPLE & ANCHOR

ô --- UCHT POLE - TELEPHONE SERVICE INC ĕ

---- CRASSED SWALE --- FENCE --- CENTER UNE

--- PROPANT GAS TANK

© --- CLECTRIC MANHOLE -- CAS VALVE --- FIRE DEPARTMENT CONNECTED

-CAULE RISER

-CLICTRIC BOX

SITE IMPROVEMENT PLANS OF PAGE FIELD NORTH

ADD/REVISED SUBMITTAL DEC 1 9 705 LING SERVICE CENTER APPLICATION WHATE

050915-20#

FOR

LEE COUNTY PORT AUTHORITY 15000 CHAMBERLIN PARKWAY, SUITE 8571 FORT MYERS, FLORIDA 33913

SECTION OI -TOWNSHIP 455 -RANGE 246

INDEX TO DRAWINGS

CS1) COVER SHEET DEM1) DEMOLITION PLAN DEM2) DEMOLITION PLAN SP1) MASTER SITE PLAN SP2) SITE PLAN PHASE I

SP3) SITE PLAN PHASE ! SP4) STE PLAN PHASE III SP5) STE PLAN FUEL FARM

UT1) MASTER SANITATION & WATER PLAN UT2) SANITATION & WATER PLAN PHASE I UT3) SANITATION & WATER PLAN PHASE !

UT4) SANITATION & WATER PLAN PHASE III GPD1) MASTER GRADING, PAV. & DRAINAGE PLAN

GPD2) MASTER GRADING, PAV. & DRAINAGE PLAN PHASE I GPD3) MASTER GRADING, PAV. & DRAINAGE PLAN PHASE II GPD4) MASTER GRADING, PAV. & DRAINAGE PLAN PHASE III GPD5) GRADING, PAV. & DRAINAGE PLAN FUEL FARM

P&P1) PLAN & PROFILE P&P2) PLAN & PROFILE

P&P3) PLAN & PROFILE DET1) DETAILS

DET2) DETAILS DET3) DETAILS

BAS1)DRAINAGE BASIN / DEVELOPMENT AREA PLAN

AER1) AERIAL

PERMITS ISSUED EXPIRES DESCRIPTION NO.



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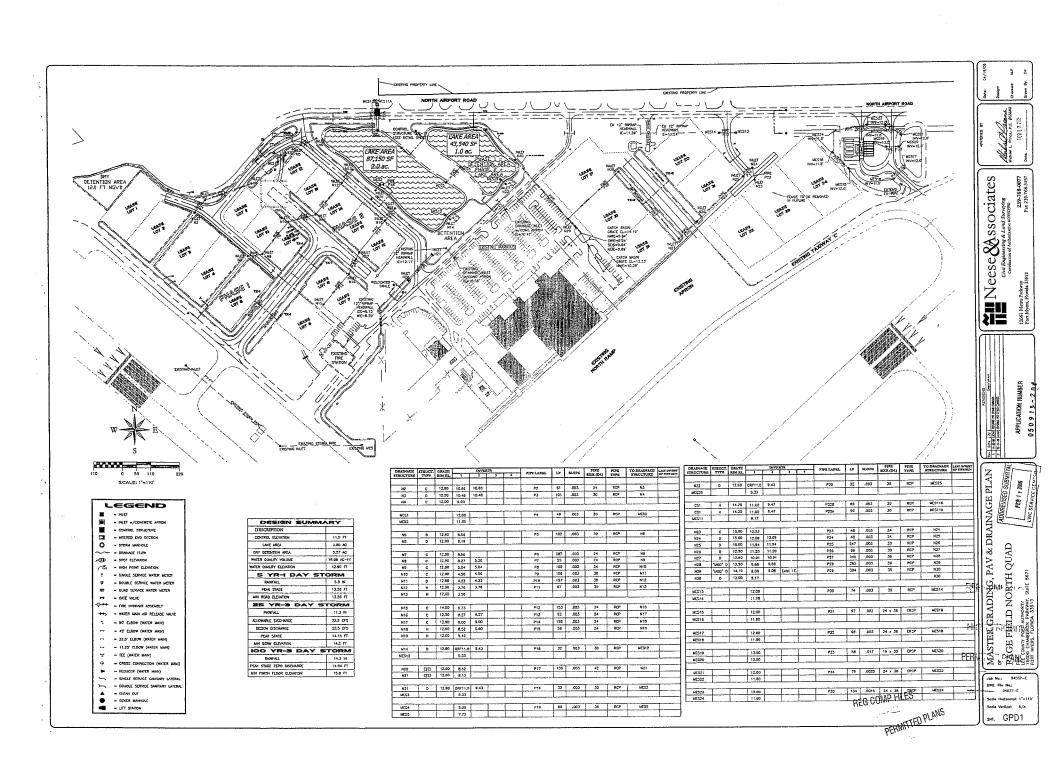
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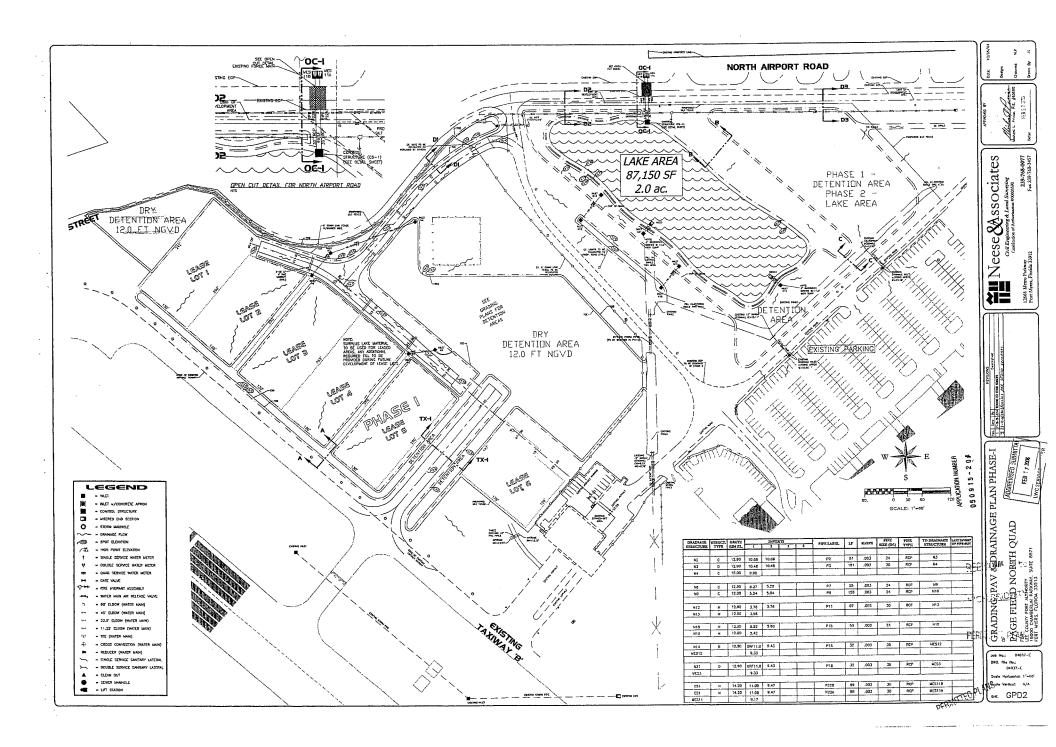
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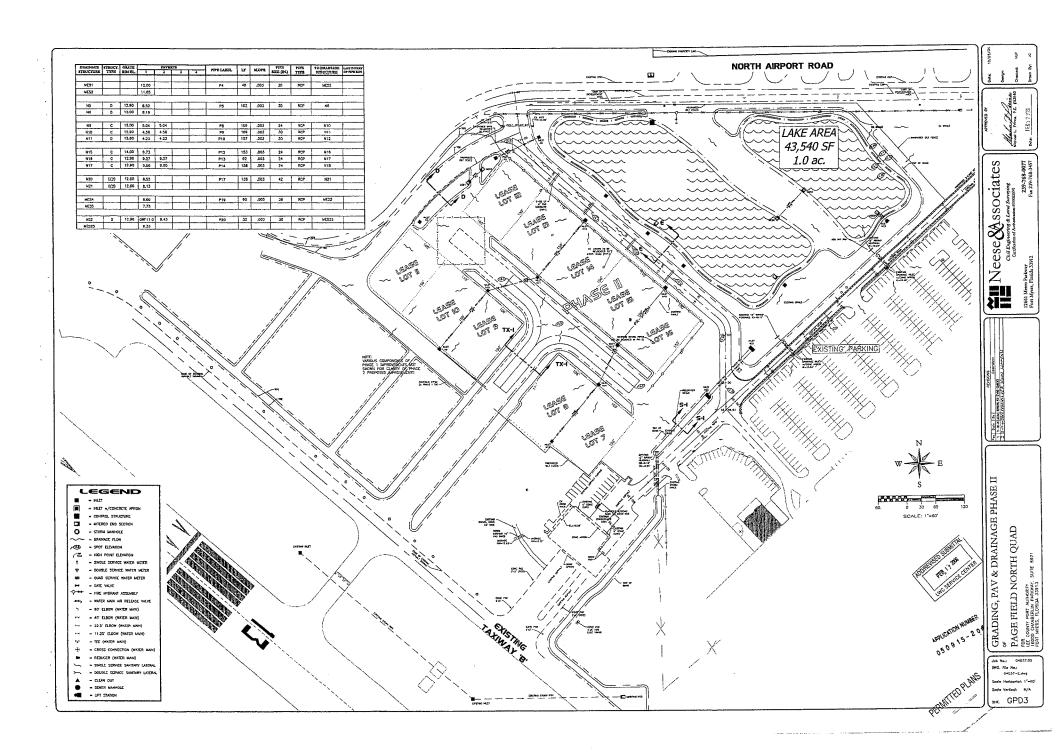
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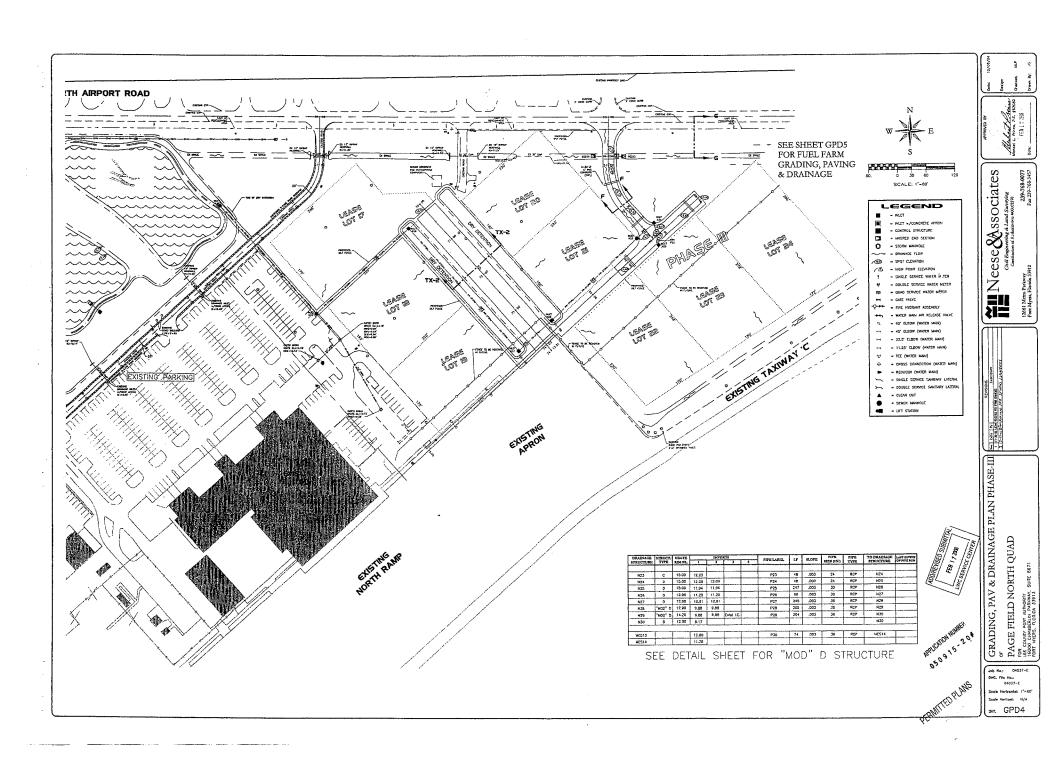
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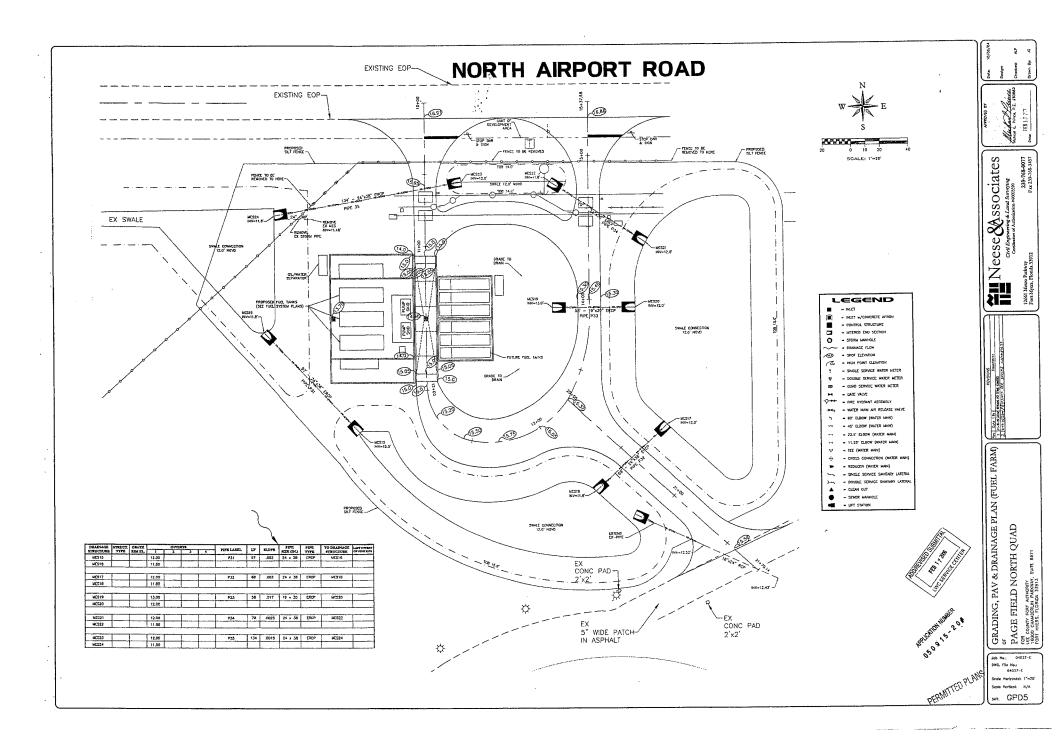
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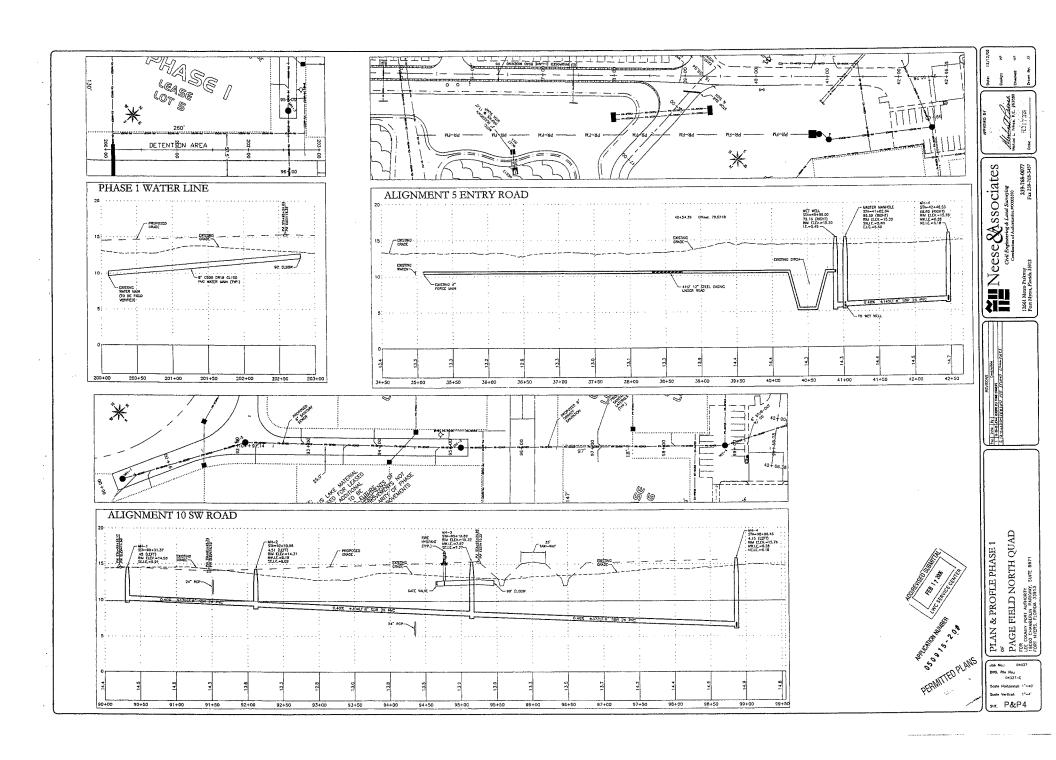


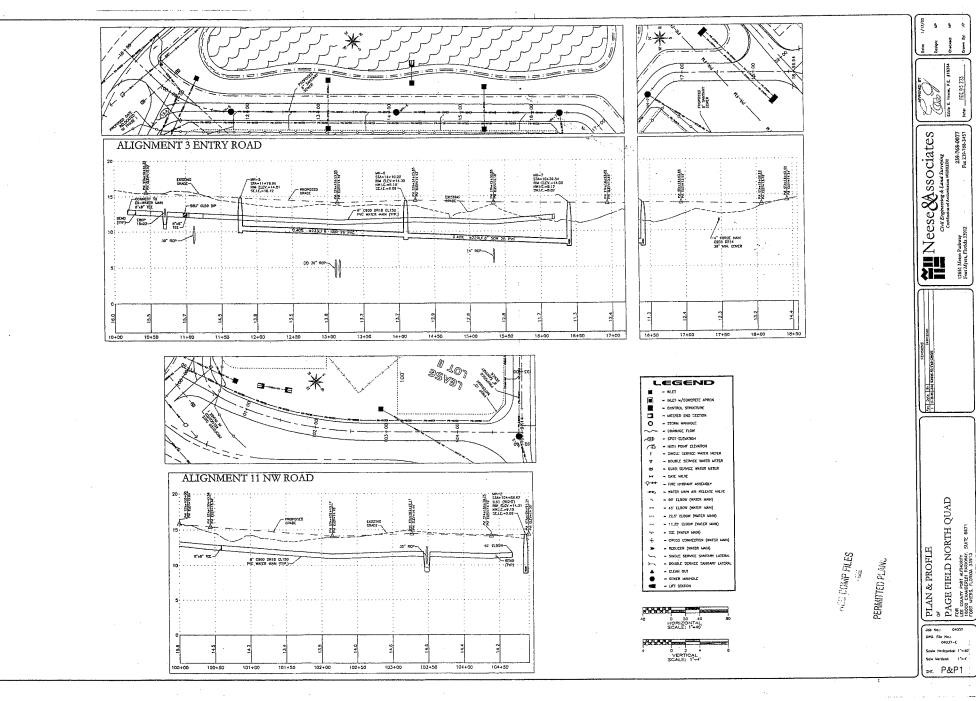






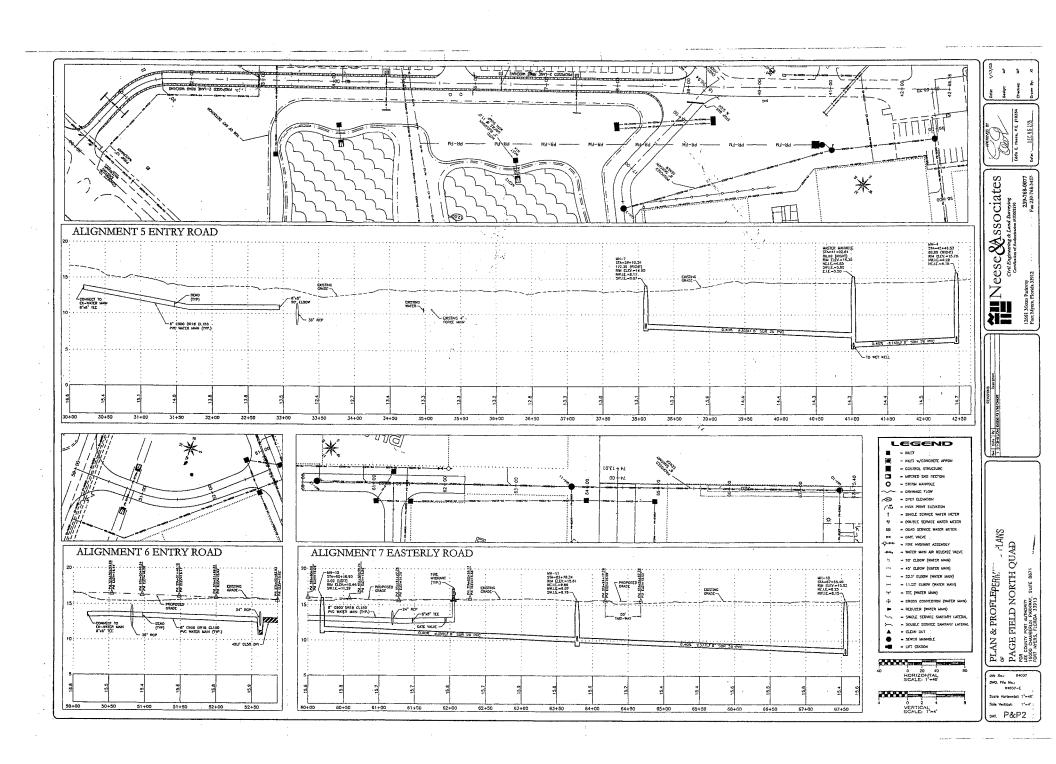


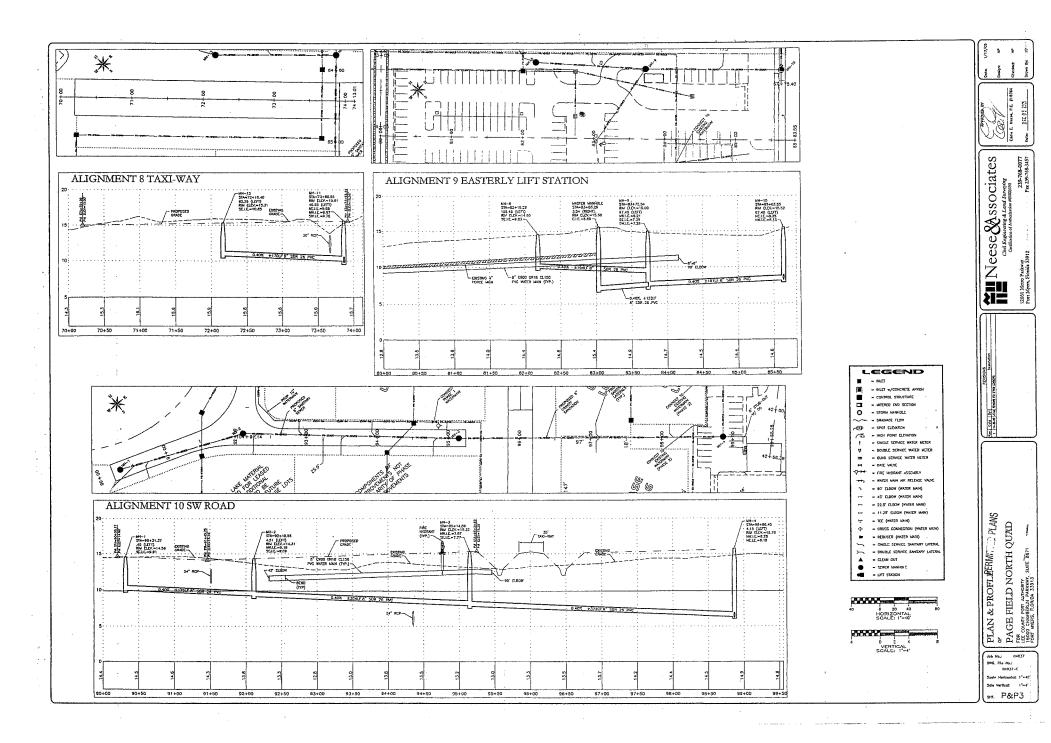


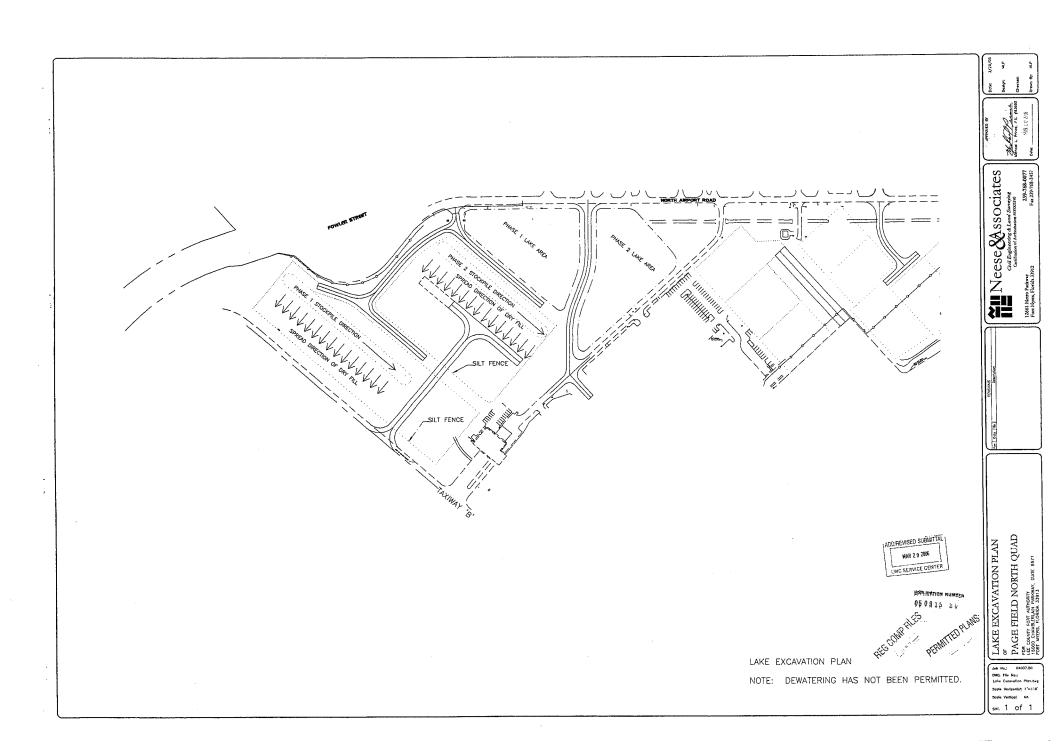


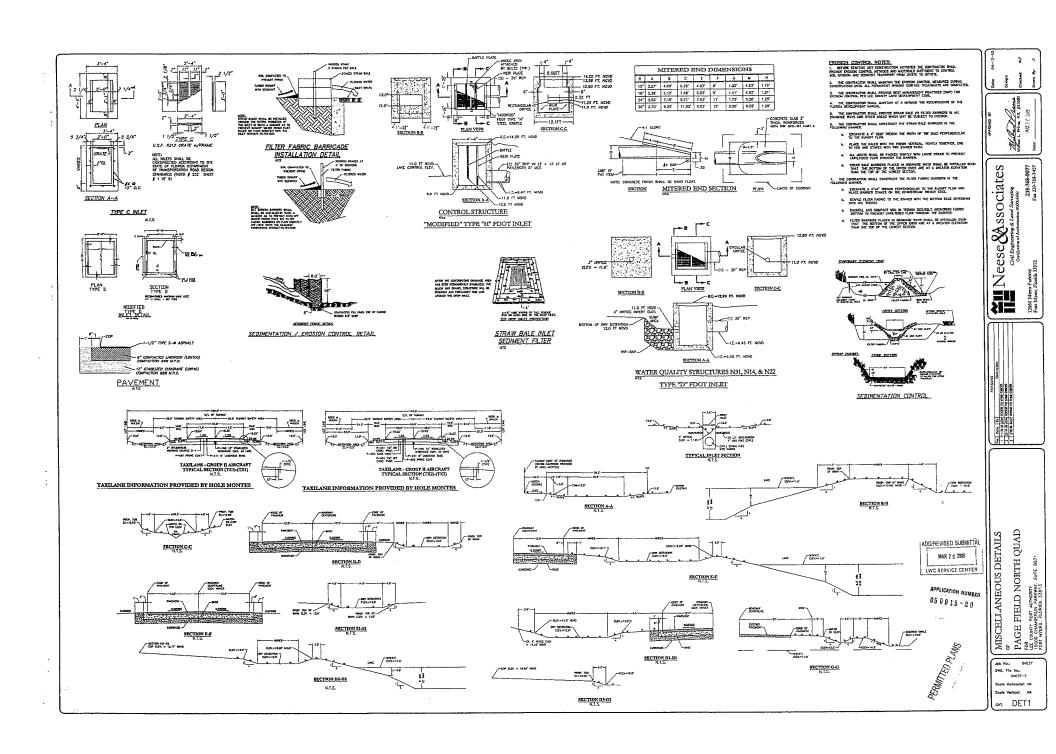
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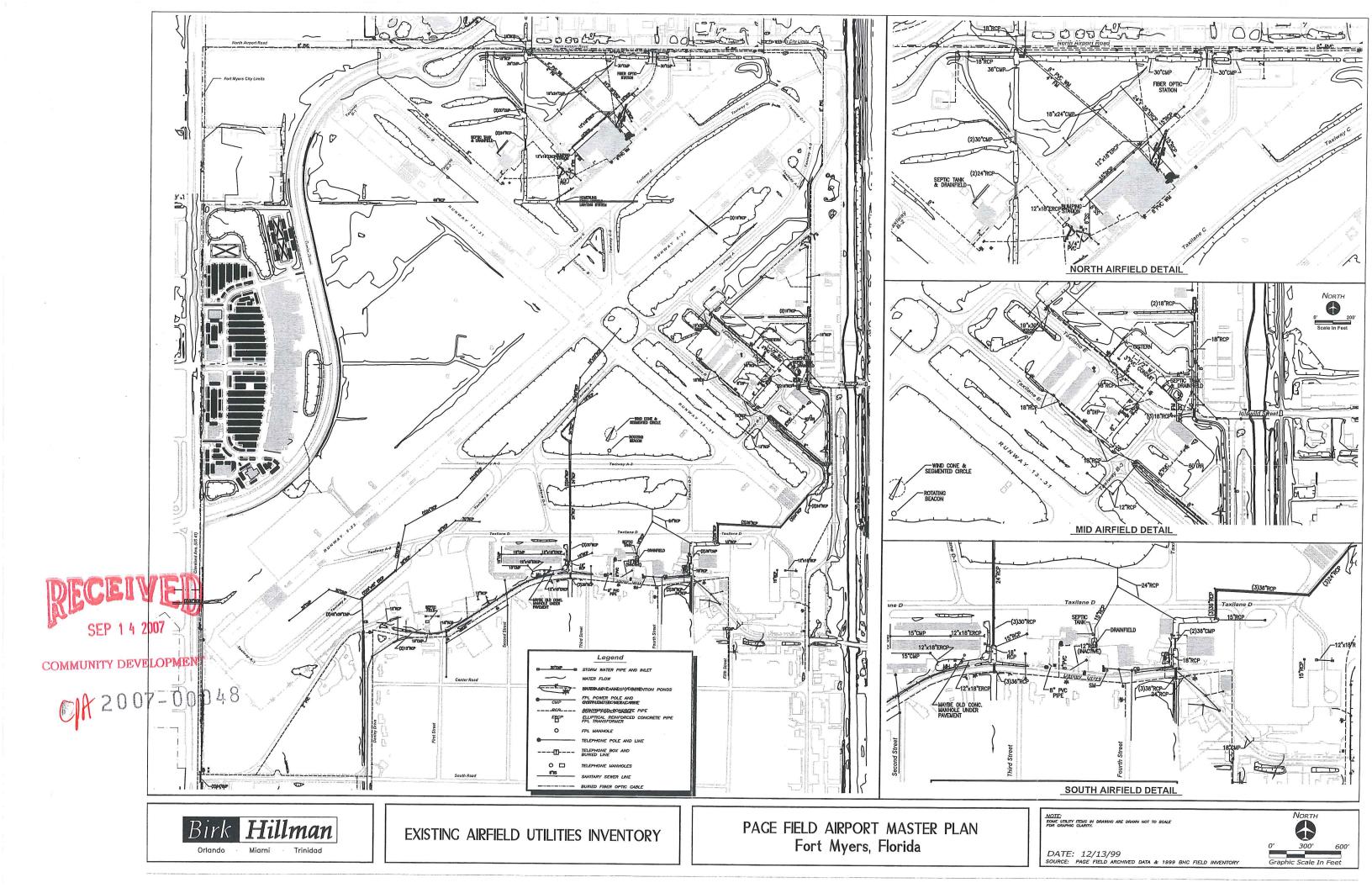
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IV.B.2.d. Parks, Recreation, and Open Space

The proposed improvements outlined in the Airport Master Plan Update for Page Field are not included. The list of specific uses are defined in Section 2-30 of the Land Development Code for Lee County for Regional Parks and Section 2-346 in the Land Development Code for Community Parks. The Lee County Port Authority has committed in providing the necessary open space requirements outlined in the Land Development Code. This requirement is easily met due to the large amount of open space required for the runway environment by the Federal Aviation Administration. Also included and allowed by the Land Development Code is the inclusion of the stormwater management ponds located on the site.

Page Field Comprehensive Plan Amendment Letters of Availability

Utility	Contact	Telephone	Address	Notes	Sent	Received
City of Ft. Myers Utilities	Roger P. Robinson		P.O. Drawer 2217; Ft. Myers, FL 33902-2217	Contact info in JEI Contacts; telephone conversation 9/4/07 - Mr. Robinson reports they are still determining if Lee County or the City will service the area and if he is the appropriate person to write the letter.		
					X	
Lee County Utilities	Melissa BiBeau	(239) 533-8525		Utilize County Form	X	
Lee County Sheriff's Department	Captain James C. Nygaard, MBA	(239) 477-1424	14750 Six Mile Cypress Parkway; Ft. Myers, FL 33912	Division Commander, Planning and Research Unit	Х	Х
Comcast	Mattheu Torres	(239) 340-4690	mattheu_torres@cable.comcast.com	He did not require a letter of request. Agreed to just send a letter in response to telephone request.	Х	х
Embarq	Leon Bryant	(239) 336-2131		Page Field Engineer (if no return call by 7/17call Iris 336- 2114)	х	х
Florida Power and Light	Hugh Hackney	(239) 332-9158	1813 Lee Street; Ft. Myers, FL 33901	Requested letter via email with language to be included in FPL response.	Х	X
Fort Myers Fire Department	Rick Reynolds	(239) 332-6703	2180 W. First Street, Suite 101, Ft. Myers, FL 33901	Deputy Fire Marshall	Х	х
Lee County - South Trail Fire Protection & Rescue Service District	Chief Clifford Paxson	(239) 433-0080 (239) 433-1941	5531 Halifax Ave; Ft. Myers, FL 33912	South Trail Fire and Rescue cpaxson@southtrailfire.org	Х	X
Lee County Emergency Medical Services	Kim Dickerson EMT-P, RN, MBA		14752 Ben C. Pratt Six Mile Cypress Parkway; Ft. Myers, FL 33912	FAX 335-1671; EMS Operations Chief	Х	х
City of Ft. Myers Solid Waste	Paul Flores	(239) 332-6837	2925 Dr. Martin L. King Jr. Blvd.; Ft. Myers, FL 33917	Solid Waste Superintendent pflores@cityftmyers.com	Х	X
Lee County Solid Waste Division	William T. Newman		10500 Buckingham Road; Ft. Myers, FL 33905	Operations Manager	Х	x
LCPA Fire Department	Chief Ed Howell	(239) 768-4332	11000 Terminal Access Road, Suite 8671; Ft. Myers, FL 33913	Spoke with Kori; send via fax	Х	х
LCPA Police	Chief Richard Severson	(239) 590-4771	11000 Terminal Access Road, Suite 8671; Ft. Myers, FL 33913		Х	Х



July 6, 2007

Mr. Roger P. Robinson City of Fort Myers P.O. Drawer 2217 Fort Myers, FL 33902-2217

Re:

Page Field Comprehensive Plan Amendment

Dear Mr. Robinson:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres, 21.86± of which are within the City of Fort Myers. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734

Tessa L. Lesage

From: Tessa L. Lesage

Sent: Wednesday, August 08, 2007 9:09 AM

To: Roger Robinson (rrobinson@cityftmyers.com)

Subject: Request for Letter of Service Availability

Attachments: dd000003.tif

Good morning, Mr. Robinson. I am writing to follow-up on an request for letter of service availability sent in July. I wanted to ensure your receipt of this letter. The Comprehensive Plan Amendment for Page Field is to incorporate the Airport Master Plan into the Lee Plan. This is not a request for additional services, rather to confirm current and continued services. If there is any additional information I can provide to assist with this matter, please do not hesitate to contact me. Thank you for your assistance.

Sincerely,

Tessa LeSage Planner III



Fort Myers, Florida 33901 Phone: (239) 461-3388 Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

Since 1946...peace-of-mind by design."



LEE COUNTY UTILITIES REQUEST FOR LETTERS OF AVAILABILITY

DATE: <u>JULY 16, 2007</u>

To: Melissa BiBeau	FROM: TESSA LESAGE
Utilities' Engineering Technician	FIRM: JOHNSON ENGINEERING
	Address: 2178 Johnson Street
	Address: Ft. Myers, Fl 33902 - 1550
	PHONE#: (239)334-46 FAX: (239)334-3661
	E-Mail Address: Tlesage@Johnoneng.Co
PROJECT NAME: PAGE FIELD AIRPO	ORT
Project ID.	
PROJECT ID:	
STRAP#: SEE ATTACHED	
LOCATION/SITE ADDRESS: SEE ATTACHED	
Purpose of Letter:	
DEVELOPMENT ORDER SUBMITTAL	FINANCING EFFLUENT REUSE
and the first of the second of	IENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
✓ OTHER: (PLEASE SPECIFY) COMPREHENSIVE I	
PLANNED USE:	
Commercial Industrial	RESIDENTIAL - (SINGLE-FAMILY MULTI-FAMILY)
✓ OTHER: (PLEASE SPECIFY) PUBLIC FACILITIES	
PLANNED # OF UNITS/BUILDINGS: 0	<u>-</u>
TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUST	RIAL)+/- 578.6 7
AVERAGE ESTIMATED DAILY FLOW (GPD):	
	NE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA
SET FORTH IN LEE COUNTY UTILITIES OPERATION	
SET FORTH IN EDE COCKET CITED CITED	

Please e-mail the completed form to mbibeau@leegov.com If you are unable to e-mail the completed form, please fax to (239)479-8176. If you should have any questions or require assistance, please feel free to call our office at (239)479-8525.

Tessa L. Lesage

From:

Tessa L. Lesage

Sent:

Tuesday, June 26, 2007 8:56 AM

To:

'mbibeau@leegov.com'

Subject:

Request for Letter of Availability

Attachments: STRAPS and Site Addresses.doc; Request for Letter of Availability - Form (2).doc

Good morning, Melissa. I am sending this email as a follow-up to the one I sent previously. I forgot to attach the STRAPs and Site Addresses in the original email. Unfortunately, they would not fit in the form for the letter request. Again, do not hesitate to contact me if additional information is needed. Thank you for your assistance.

Tessa

Tessa LeSage Planner III



2158 Johnson Street Fort Myers, Florida 33901 Phone: (239) 461-3388 Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

"Since 1946...peace-of-mind by design."

III.A.1. & III.A.2.

STRAP	Site Address
01-45-24-P1-00060.008C	Access Undetermined Fort Myers FL 33907
01-45-24-P1-00060.008B	Fowler Street Fort Myers FL 33907
01-45-24-P1-00060.008A	Fowler Street Fort Myers FL 33907
	4741-4771 S. Cleveland Avenue Fort Myers FL
01-45-24-00-00007.0060	33907
01-45-24-00-00007.0000	4682-4700 Terminal Drive Fort Myers FL 33907
01-45-24-00-00007.0040	Fowler Street Fort Myers FL 33907
01-45-24-00-00007.0050	10600 Fowler Street Fort Myers FL 33907
	4945-5049 S. Cleveland Avenue Fort Myers FL
01-45-24-00-00007.0030	33907
12-45-24-00-00001.0000	See Map for Addresses Fort Myers FL 33907
12-45-24-01-0000A.0010	115 Danley Drive Fort Myers FL 33907
12-45-24-01-000O0.0150	606 Danley Drive Fort Myers FL 33907
12-45-24-01-00T00.0010	210 5th Street Fort Myers FL 33907
12-45-24-01-0000B.0000	20/50 South Road Fort Myers FL 33907

From:

Sent: Subject: Bibeau, Melissa B. [MBibeau@leegov.com] Thursday, June 28, 2007 11:52 AM Read: Request for Letter of Availability

Your message

To:

MBibeau@leegov.com

Subject:

was read on 6/28/2007 11:52 AM.

From: Tessa L. Lesage

Sent: Monday, July 16, 2007 11:38 AM

To: 'mbibeau@leegov.com'

Subject: FW: Request for Letter of Availability

Attachments: STRAPS and Site Addresses.doc; Request for Letter of Availability - Form (2).doc

Melissa- I wanted to follow-up on the request below. Can you tell me the status of this request? If there is additional information I can provide, please let me know. Thank you.

Tessa

From: Tessa L. Lesage

Sent: Tuesday, June 26, 2007 8:56 AM

To: 'mbibeau@leegov.com'

Subject: Request for Letter of Availability

Good morning, Melissa. I am sending this email as a follow-up to the one I sent previously. I forgot to attach the STRAPs and Site Addresses in the original email. Unfortunately, they would not fit in the form for the letter request. Again, do not hesitate to contact me if additional information is needed. Thank you for your assistance.

Tessa

Tessa LeSage Planner III



Fort Myers, Florida 33901 Phone: (239) 461-3388 Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

From: Sent:

Bibeau, Melissa B. [MBibeau@leegov.com] Thursday, July 19, 2007 7:48 AM Read: Request for Letter of Availability

Subject:

Your message

To:

MBibeau@leegov.com

Subject:

was read on 7/19/2007 7:48 AM.

From:

Tessa L. Lesage

Sent:

Wednesday, August 08, 2007 8:36 AM

To:

'mbibeau@leegov.com'

Subject:

FW: Request for Letter of Availability

Attachments: STRAPS and Site Addresses.doc; Request for Letter of Availability - Form (2).doc

Good morning, Melissa. Can you update me on the status of this request when you have a minute? If I can be of assistance in expediting, please do not hesitate to contact me. Thank you.

Tessa

From: Tessa L. Lesage

Sent: Monday, July 16, 2007 11:38 AM

To: 'mbibeau@leegov.com'

Subject: FW: Request for Letter of Availability

Melissa- I wanted to follow-up on the request below. Can you tell me the status of this request? If there is additional information I can provide, please let me know. Thank you.

Tessa

From: Tessa L. Lesage

Sent: Tuesday, June 26, 2007 8:56 AM

o: 'mbibeau@leegov.com'

subject: Request for Letter of Availability

Good morning, Melissa. I am sending this email as a follow-up to the one I sent previously. I forgot to attach the STRAPs and Site Addresses in the original email. Unfortunately, they would not fit in the form for the letter request. Again, do not hesitate to contact me if additional information is needed. Thank you for your assistance.

Tessa

Tessa LeSage Planner III



2158 Johnson Street Fort Myers, Florida 33901 Phone: (239) 461-3388 Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

From:

?ent:

Bibeau, Melissa B. [MBibeau@leegov.com] Tuesday, August 14, 2007 9:10 AM Read: Request for Letter of Availability

:ubject

Your message

To:

MBibeau@leegov.com

Subject:

was read on 8/14/2007 9:10 AM.

From:

Vince Miller

Sent:

Thursday, September 06, 2007 9:30 AM

To:

Kelley, Terry A.

Cc:

Tessa L. Lesage

Subject:

Page Field Letter of Availability for Comp Plan Amendment

Attachments: SKMBT_C45007090609090.pdf

Terry:

Please find attached aerial of the project limits. This request is more so a request for a letter stating that we will have continued availability for the existing services that are served by Lee County. This is a requirement for the comprehensive plan amendment application package, thus there are no new facilities specifically being proposed at this time. If it would make the letter easier to prepare, you can include a statement indicating that should any new facility be proposed a separate letter of availability must be requested at that time. I was told that a similar request for continued service availability has been sent to the City of Fort Myers for their exiting services.

I hope this clears up any questions that you may have but if not please let me know. Thanks as always.

Respectfully,

Vincent J. Miller, P.E.



Fort Myers, Florida 33901 Phone: (239) 334-0046 Fax: (239) 334.3661

Email: vmiller@johnsoneng.com

CONFIDENTIALITY STATEMENT

The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

[&]quot;Since 1946...peace-of-mind by design."

Mike Scott Office of the Sheriff



State of Florida County of Lee

July 31, 2007

Tessa LeSage Johnson Engineering 2158 Johnson Street Fort Myers, Fl 33901

Ms. LeSage,

Recently our office has learned that Johnson Engineering is currently working on a project at and within Lee County Port Authority's Page Field. Although our office has not been briefed on the modifications to Page Field in your current project, you have assured me that your company's work would not affect the businesses or residential communities surrounding Page Field. Thus, this letter is to confirm that the Lee County Sheriff's Office will continue to support a core level of law enforcement services to areas outside and surrounding Page Field.

Should you need any further communication, feel free to contact me.

Sincerely,

Captain James C. Nygaard Support Services Division

Administration Bureau

239-477-1424

Jnygaard@sheriffleefl.org

RECEIVED

COMMUNITY DEVELOPMENT

PA 2007-00048





July 13, 2007

Captain Mike Clifton Commander of Facilities and Project Development Lee County Sheriff's Office 14750 Six Mile Cypress Parkway Fort Myers, Fl 33912

Re:

Page Field Comprehensive Plan Amendment

Dear Captain Clifton:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres, 556.80± of which are within unincorporated Lee County. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734



COMMUNITY DEVELOPMENT

MP20U7-U0048

Mike Scott Office of the Sheriff



State of Florida County of Lee

July 23, 2007

Director Patricia H. Newton Johnson Engineering 2158 Johnson Street Post Office Box 1550 Fort Myers, FL 33902-1550

Director Newton,

Allow me to introduce myself; I'm Jim Nygaard, Commander of the Lee County Sheriff's Office Planning and Research Unit. Our unit works with new developments to ensure through design; we can provide core law enforcement services for various communities. On July 19, 2007, we received your letter through Lissa LeSurge stating you needed similar support on your Page Field Project consisting of 578.67 +/- acres. Since your letter indicated a need for a timely response, due to jurisdictional boundaries, the Lee County Sheriff's Office is unable to support your request.

The Lee County Board of County Commissioners has established a Lee County Port Authority Police Department (LCPAPD) that is charged with the security for Lee County Port Authority properties. These properties include the Southwest Florida International Airport and Page Field. Following guidelines from the FAA and TSA, the LCPAPD has established specialized enforcement procedures. Please contact a LCPAPD representative who can assist you with your request and development.

Lee County Port Authority Police Department Southwest Florida International Airport 11000 Terminal Access Road, Suite Fort Myers, FL 33913 239-768-1000

Should you need any additional information or communication, feel free to contact me.

Sincerely,

Captain James/C/Nygaard, MBA

Division Commander

239-477-1424

jnygaard@sheriffleefl.org

RECEIVED
SEP 1 4 2007

COMMUNITY DEVELOPMENT

MA2007-00048



From:

Tessa L. Lesage

Sent:

Monday, July 30, 2007 9:01 AM

To:

'jnygaard@sheriffleefl.org'

Subject:

Page Field Request for Letter of Service Availability

Attachments: Aerial.pdf; STRAPS and Site Addresses.doc

Good morning, Captain Nygaard.

In response to our telephone conversation this morning, please find the attached list of STRAP(s) and site addresses as well as an Aerial Map of the subject property. Again, this request is for confirmation of current services and that the current level of service will continue. In the event that new development would require additional services, those that would be above that which is already provided, the Lee County Port Authority would make future requests accordingly. Do not hesitate to contact me if you have any questions or concerns. Thank you for your assistance with this matter.

Respectfully yours,

Tessa LeSage Planner III



Fort Myers, Florida 33901 Phone: (239) 461-3388 Fax: (239) 334-3661

nail: tlesage@johnsoneng.com

From:

Nygaard, James [JNygaard@sheriffleefl.org]

Sent:

Friday, August 03, 2007 8:20 AM

To:

Tessa L. Lesage

Subject: RE: Page Field Request for Letter of Service Availability

Should Johnson Engineering need anything in the future, feel free to contact me.

Captain Nygaard

From: Tessa L. Lesage [mailto:tlesage@johnsoneng.com]

Sent: Friday, August 03, 2007 8:13 AM

To: Nygaard, James

Subject: RE: Page Field Request for Letter of Service Availability

Captain Nygaard,

I received the original this morning as well as this copy of your letter. Thank you for your assistance with this matter and have a nice weekend.

Tessa

From: Nygaard, James [mailto:JNygaard@sheriffleefl.org]

Sent: Thursday, August 02, 2007 4:30 PM

To: Tessa L. Lesage

ubject: RE: Page Field Request for Letter of Service Availability

COPY ATTACHED

From: Tessa L. Lesage [mailto:tlesage@johnsoneng.com]

Sent: Thursday, August 02, 2007 1:08 PM

To: Nygaard, James

Subject: RE: Page Field Request for Letter of Service Availability

Captain Nygaard,

I just received the mail for today and have not received the letter yet. I will let you know if I get it tomorrow.

Thank you,

Tessa

From: Nygaard, James [mailto:JNygaard@sheriffleefl.org]

Sent: Thursday, August 02, 2007 8:47 AM

To: Tessa L. Lesage

Subject: RE: Page Field Request for Letter of Service Availability

Did you receive my letter?

rom: Tessa L. Lesage [mailto:tlesage@johnsoneng.com]

Sent: Monday, July 30, 2007 9:07 AM

To: Nygaard, James

Subject: Page Field Request for Letter of Service Availability

Good morning, Captain Nygaard.

In response to our telephone conversation this morning, please find the attached list of STRAP(s) and site addresses as vell as an Aerial Map of the subject property. Again, this request is for confirmation of current services and that the current level of service will continue. In the event that new development would require additional services, those that would be above that which is already provided, the Lee County Port Authority would make future requests accordingly. Do not hesitate to contact me if you have any questions or concerns. Thank you for your assistance with this matter.

Respectfully yours,

Tessa LeSage Planner III



2158 Johnson Street Fort Myers, Florida 33901 Phone: (239) 461-3388

Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

"Since 1946...peace-of-mind by design."

IMPORTANT MESSAGE

This message is intended for the use of the person or entity to whom is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this small is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this information is STRICTLY PROHIBITED. If you have received this email by error, please notify us immediately and destroy the related message.

This footnote also confirms that this email message has been swept by Network Associates Security for the presence of computer viruses, worms, hostile scripts and other mail born network threats.

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This footnote also confirms that this email message has been swept by Network Associates Security for the presence of computer viruses, worms, hostile scripts and other mail both network threats.

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This footnote also confirms that this email message has been swept by Network Associates Security for the presence of computer viruses, worms, hostile scripts and other mail both network threats.

July 30, 2007

Mrs. Patricia H. Newton Johnson Engineering, Inc 2158 Johnson Street P.O. Box 1550 Fort Myers, Florida 33902-1550

Re:

Service availability at 501 Danley Dr.

Fort Myers, FL. Project #20033734

Dear Mrs. Newton

Please accept this letter as notification that I have reviewed the request for service at the above referenced address. At this time, Comcast Cable has no facilities to this building. It would require the construction of some underground cable in order to service this building. Our facilities are not too far away.

If you have any further questions or concerns, please do not hesitate to call me at (239) 772-2218, Ext. 1379279.

Sincerely,

COMCAST CABLE

Elio Viera

Commercial HSD Coordinator

EV/sgs

RECEIVED
SEP 1 4 2007

COMMUNITY DEVELOPMENT

#2007-00048



July 16, 2007

Mattheu Torres Comcast Fort Myers, Florida

Re:

Page Field Comprehensive Plan Amendment

Dear Mr. Torres:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately $578.67\pm$ total acres. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734



COMMUNITY DEVELOPMENT

M 2007-00048

From:

Tessa L. Lesage

Sent:

Monday, July 16, 2007 1:34 PM

To:

'mattheu_torres@cable.comcast.com'

Subject:

Request for Letter of Availability

Attachments: Aerial.pdf; Comcast.doc

Dear Mattheu,

I am sending this email in response to our conversation regarding availability of service for Page Field. Please find the attached request and aerial map. Do not hesitate to contact me with any questions. Thank you for your assistance.

Sincerely,

Tessa LeSage Planner III



Fort Myers, Florida 33901 Phone: (239) 461-3388 Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

Torres, Mattheu [Mattheu_Torres@cable.comcast.com] From:

o:

Tessa L. Lesage Monday, July 23, 2007 9:06 AM :ent

Read: Request for Letter of Availability Subject:

Your message

Mattheu_Torres@cable.comcast.com To:

Subject:

was read on 7/23/2007 9:06 AM.

From: Torres, Mattheu [Mattheu_Torres@cable.comcast.com]

Tent: Wednesday, July 25, 2007 2:29 PM

Tessa L. Lesage

Subject: Re: Request for Letter of Availability

Tessa,

I'm still waiting for the letter of availability back from the person that is signing off on it I was hoping to have it today but I have yet to get it back. Hopefully I'll have this back by tomorrow or friday at the latest and I will go ahead and fax it back to you once I receive it.

Thank you,

Matt Torres

---- Original Message ----

From: Tessa L. Lesage <tlesage@johnsoneng.com>

To: Torres, Mattheu

Sent: Mon Jul 16 13:34:19 2007

Subject: Request for Letter of Availability

Dear Mattheu,

I am sending this email in response to our conversation regarding availability of service for Page Field. Please find the attached request and aerial map. Do not hesitate to contact me with any questions.

hank you for your assistance.

Sincerely,

Tessa LeSage

Planner III

2158 Johnson Street

Fort Myers, Florida 33901

Phone: (239) 461-3388

Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

From:

Tessa L. Lesage

ent:

Wednesday, August 08, 2007 8:32 AM

(0:

'Torres, Mattheu'

Subject:

RE: Request for Letter of Availability

Good morning, Matt. I wondered if you could update me on the status of this letter when you have a minute. Thank you for your assistance.

Tessa

----Original Message----

From: Torres, Mattheu [mailto:Mattheu_Torres@cable.comcast.com]

Sent: Wednesday, July 25, 2007 2:29 PM

To: Tessa L. Lesage

Subject: Re: Request for Letter of Availability

Tessa,

I'm still waiting for the letter of availability back from the person that is signing off on it I was hoping to have it today but I have yet to get it back. Hopefully I'll have this back by tomorrow or friday at the latest and I will go ahead and fax it back to you once I receive it.

Thank you,

Matt Torres

---- Original Message -----

From: Tessa L. Lesage <tlesage@johnsoneng.com>

To: Torres, Mattheu

ent: Mon Jul 16 13:34:19 2007

Subject: Request for Letter of Availability

Dear Mattheu,

I am sending this email in response to our conversation regarding availability of service for Page Field. Please find the attached request and aerial map. Do not hesitate to contact me with any questions.

Thank you for your assistance.

Sincerely,

Tessa LeSage

Planner III

2158 Johnson Street

ort Myers, Florida 33901

Phone: (239) 461-3388

From:

Torres, Mattheu [Mattheu_Torres@cable.comcast.com]

[™]o:

Tessa L. Lesage

ent:

Wednesday, August 08, 2007 8:54 AM

Subject: Read: F

Read: RE: Request for Letter of Availability

Your message

To:

Mattheu_Torres@cable.comcast.com

Subject:

was read on 8/8/2007 8:54 AM.

From: Torres, Mattheu [Mattheu_Torres@cable.comcast.com]

Sent: Wednesday, August 08, 2007 8:54 AM

Tessa L. Lesage

Subject: Re: Request for Letter of Availability

Good Morning Tessa, I was out last week and I thought that somebody was supposed to fax it over to you. I will check on this and let you know.

Thanks,

Matt

---- Original Message -----

From: Tessa L. Lesage <tlesage@johnsoneng.com>

To: Torres, Mattheu

Sent: Wed Aug 08 08:32:09 2007

Subject: RE: Request for Letter of Availability

Good morning, Matt. I wondered if you could update me on the status of this letter when you have a minute. Thank you for your assistance.

Tessa

----Original Message----

From: Torres, Mattheu [mailto:Mattheu_Torres@cable.comcast.com]

Sent: Wednesday, July 25, 2007 2:29 PM

To: Tessa L. Lesage

Subject: Re: Request for Letter of Availability

Tessa,

I'm still waiting for the letter of availability back from the person that is signing off on it I was hoping to have it today but I have yet to get it back. Hopefully I'll have this back by tomorrow or friday at the latest and I will go ahead and fax it back to you once I receive it.

Thank you,

Matt Torres

---- Original Message -----

From: Tessa L. Lesage <tlesage@johnsoneng.com>

To: Torres, Mattheu

Sent: Mon Jul 16 13:34:19 2007

Subject: Request for Letter of Availability

Dear Mattheu,

I am sending this email in response to our conversation regarding availability of service for Page Field. Please find the attached request and aerial map. Do not hesitate to contact me with any questions.

Thank you for your assistance.

Sincerely,

Tessa LeSage

Planner III

2158 Johnson Street

Fort Myers, Florida 33901

Phone: (239) 461-3388

Fax: (239) 334-3661

Email: tlesage@johnsoneng.com



2820 Cargo Street Fort Myers, FL 33916

July 20, 2007

Johnson Engineering 2158 Johnson Street Fort Myers, FL 33902

Attn: Patricia H. Newton

RE: Page Field Comprehensive Plan Amendment



COMMUNITY DEVELOPMENT

Embarq Corporation will provide telephone service, upon request, to the above referenced project.

Service will be provided based on the rules and regulations covered in our local and General Exchange Tariff, approved and on file with the Florida Public Service Commission.

The existing telephone facilities that run through the site are aerial and will be relocated to the existing easements with the proposed cable that will serve the new project to be buried.

Embarq Corporation will require telephone easement and/or entrance conduits to serve the project. In addition, the following criteria must be met sixty (60) days prior to installation of telephone facilities:

- 1. A minimum six (6) foot easement along the cable route to be provided by developer.
- 2. Entrance conduits and road crossings placed by the developer at locations indicated by Embarq Corporation.
- 3. The buried cable route has been cleared of trees, stumps and other obstructions.
- 4. The cable route has been filled or cut to within six inches of final grade and grade stakes set.
- 5. Where applicable, property corners have been staked.
- 6. All flooded areas have been drained.
- 7. All subsurface facilities have been staked within two feet of their location along the cable route. Stakesare marked with depth, size and type of facility.
- 8. We will not be charging the owner to place the telephone facilities to the building(s).

If you should require any further information or foresee any conflicts with our proposed facilities, pleasecontact Leon Bryant at (239) 336-2131.

Sincerely,

Embarg Corporation

L'eon Bryant

Network Engineer II

M 2007-00048

cc: File



July 16, 2007

Mr. Leon Bryant Embarq 2820 Cargo Street Fort Myers, FL 33916

Re:

Page Field Comprehensive Plan Amendment

Dear Mr. Bryant:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734

From:

Tessa L. Lesage

Sent:

Monday, July 16, 2007 3:44 PM

To:

'leon.bryant@embarq.com'

Subject:

Request for Letter of Availability

Attachments: FMY_Parcels.pdf; Embarq.doc

Good afternoon, Mr. Bryant. I am sending this email with the attached request for a letter of availability and Aerial Map with STRAPs in response to our conversation. Again, this request is not for additional service; rather, a letter confirming that the subject property is currently being served and that service will continue. Please feel free to contact me with any questions. Thank you for your assistance.

Sincerely,

Tessa LeSage Planner III



2158 Johnson Street Fort Myers, Florida 33901 Phone: (239) 461-3388

Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

From:

Bryant, Leon X [EQ] [Leon.Bryant@Embarq.com] undisclosed-recipients
Tuesday, July 17, 2007 7:27 AM
Read: Request for Letter of Availability

To:

ડent:

Subject:

Your message

To:

Leon.Bryant@Embarq.com

Subject:

was read on 7/17/2007 7:27 AM.

From:

Tessa L. Lesage

Sent:

Wednesday, July 18, 2007 8:49 AM

To:

'leon.bryant@embarq.com'

Subject:

Page Field Site Addresses

Attachments: STRAPS and Site Addresses.doc

Good morning, Mr. Brant. I attached the list of STRAPs and Site Addresses for Page Field in response to your request. If I can be of further assistance, do not hesitate to contact me.

Thank you for your assistance and have a great day.

Tessa LeSage Planner III



Fort Myers, Florida 33901 Phone: (239) 461-3388 Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

From:

To:

:ent Subject: Bryant, Leon X [EQ] [Leon.Bryant@Embarq.com] undisclosed-recipients
Thursday, July 19, 2007 1:42 PM
Read: Page Field Site Addresses

Your message

To:

Leon.Bryant@Embarq.com

Subject:

was read on 7/19/2007 1:42 PM.



July 17, 2007

Patricia H. Newton Director of Planning Johnson Engineering 2158 Johnson Street Fort Myers, Florida 33901

Re: Page Field

COMMUNITY DEVELOPMENT

EN 2007-00048

Dear Ms. Newton:

This is to confirm that, at the present time, FPL has sufficient capacity to provide and continue electric service to the above referenced property. This service will continue to be furnished in accordance with applicable rates, rules and regulations.

Should any further construction be planned, please provide the final site plan, site survey and electrical load data as soon as possible so the necessary engineering can begin.

Early contact with FPL is essential so that resources may be scheduled to facilitate availability of service when required.

Sincerely,

Hugh C. Hackney

Senior System Project Manager



July 13, 2007

Hugh C. Hackney Project Manager Florida Power & Light Company 1813 Lee Street Fort Myers, FL 33901

Re:

Page Field Comprehensive Plan Amendment

Dear Mr. Hackney:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton

Director of Planning

PHN:tll:20033734

From: Tessa L. Lesage

Sent: Monday, July 16, 2007 10:51 AM

To: Hugh C. Hackney (H_C_Hackney@fpl.com)

Subject: Request for Letter of Availability

Attachments: FPL Request Letter.doc

Dear Mr. Hackney,

As we discussed Friday morning, I am attaching a document requesting a letter of service availability for Page Field. The Port Authority is pursuing a Comprehensive Plan Amendment to add the Page Field Airport Master Plan into the Lee Plan. This request is not for additional service; rather, a letter confirming that the subject property is in the franchise service area, service is currently being provided and will continue in the future. I will forward this signed letter in the mail today. If you have any questions, do not hesitate to contact me. Thank you for your assistance.

Sincerely,

Tessa LeSage Planner III



2158 Johnson Street Fort Myers, Florida 33901 Phone: (239) 461-3388

Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

From: H_C_Hackney@fpl.com

Sent: Monday, July 16, 2007 4:26 PM

To: Tessa L. Lesage

Subject: Request for Letter of Availability

Return Receipt

Your Request for Letter of Availability

document:

was H C Hackney/PS/FPL

received by:

at: 07/16/2007 04:26:10 PM



Fort Myers Fire Department

Fire Prevention Bureau 2180 West First Street, Suite 101 Fort Myers, FL 33901 239.332.6703 239.461.2657 fax





Johnson Engineering P.O. Box 1550 Ft. Myers, Fl. 33902-1550



COMMUNITY DEVELOPMENT

RE Page Field Comprehensive Plan Amendment

7/24/07

Attn: Patricia Newton

Dear Ms. Newton

CH2007-00048

The following parcels are within the boundaries of the City of Ft. Myers and are protected by the City of Ft. Myers Fire Department.

01-45-24-P1-00060.008C

01-45-24-P1-00060.008B

01-45-24-P1-00060.008A

If you have any question regarding these properties please feel free to contact me.

Thank You,

Rick Reynolds

Deputy Fire Marshal

City of Ft. Myers Fire Department



July 16, 2007

Rick Reynolds Deputy Fire Marshall City of Fort Myers 2180 West First Street Fort Myers, FL 33901

Re: Page Field Comprehensive Plan Amendment

Dear Deputy Fire Marshall Reynolds:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres, 21.86± of which are within the City of Fort Myers. The STRAPs and Site Addresses for the property in the City of Fort Myers are as follows:

01-45-24-P1-00060.008C	Access Undetermined Fort Myers FL 33907
01-45-24-P1-00060.008B	Fowler Street Fort Myers FL 33907
01-45-24-P1-00060.008A	Fowler Street Fort Myers FL 33907

The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734



SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Business (239) 433-0080 FAX (239) 433-1941 Prevention Division (239) 482-8030 FAX (239) 433-2185



COMMUNITY DEVELOPMENT

BOARD OF COMMISSIONERS

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Edwin C. Sokel, Jr. Commissioner

ADMINISTRATION

Clifford H. Paxson Chief

Richard J. Intartaglio Assistant Chief Operations

William B. Lombardo Assistant Chief Support Services

August 20, 2007

Patricia Newton, Director of Planning Johnson Engineering P.O. Box 1550 Fort Myers, Florida 33902-1550

@A 2007-00048 Page Field Comprehensive Plan Amendment Re:

Dear Patricia:

I am in receipt of your letter indicating that you are preparing an application for a comp plan amendment for the above referenced property that consists of some 589.16 +/- acres. You have indicated that the future development anticipated will require both map and text amendments to the Lee Plan.

Please be advised that the South Trail Fire Protection and Rescue Service District is the fire and rescue service provider for certain properties owned by the Lee County Port Authority. These lands consist primarily of those developed lands containing the Page Field Commons shopping center. This development lies approximately 2.5 miles north of our fire station located at 2100 Crystal Drive. Additionally these properties receive fire protection response backup from our other district fire stations. The District further supports the Lee County Port Authority with mutual aid services when dispatched for other properties within the physical confines of the airport complex.

Since your letter is not specific as to the actual improvements contemplated and their location it is difficult for us to assess the impact that they would have on our service capabilities. We are however committed in assisting you and the Lee County Port Authority in whatever capacity we can associated with this comp plan amendment request.

Should you have any questions with regards to this response, or should Lee County Planning have any questions with regards to this letter, please do not hesitate to contact me.

Respectfully, Cod A losses

Clifford H. Paxson

Chief



August 6, 2007

Chief Clifford Paxson South Trail Fire and Rescue 5531 Halifax Ave Fort Myers, Florida 33912

Re:

Page Field Comprehensive Plan Amendment

Dear Chief Paxson:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 589.16± total acres. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of August; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734



FAX

TO:	NAME:	Patty
	FIRM:	South Trail Fire and Rescue
	FAX NO.:	(239) 433-1941
FROM:	NAME:	Tessa LeSage
	DATE SENT:	8/06/07 TIME: 1:00pm
	FAX NO.:	(239) 334-3661
	PHONE NO:	(239) 461-3388
REMARKS:	Please find the attached request for a letter of service availability for the portion of Page Field serviced by your department. Requests have also been made to the City of Fort Myers and the Port Authority Fire Departments for the portions they serve as well. This is not a request for additional services; rather, a request for confirmation current and continued service. If you have any questions, do not hesitate to contact me directly. Thank you for your assistance.	
PROJECT NA	ME:	Lee County Port Authority Comprehensive Plan Amendment
JEI NO.:	20033734	
TRANSMITTED BY:		Tessa LeSage
NO. OF PAGE	CS (including cover s	sheet):3

JOHNSON ENGINEERING Fax:239-334-3661

** Tx Result **

No.	005
Name	4331941
Mode	Normal
Start Time	08/06 01:06pm
Time	2' 12"
Page	3
Department	
Result	* 0 K
Note	

Sep 4 2007 09:58am

239-335-1671

Sep 04 07 10:01a



Statement of No Concern

I, Kim Dickerson, authorized by the Lee County Emergency Medical Services (EMS) confirm with my signature below, that Lee County EMS has no concern with the Service Availability Request from Johnson Engineering for the Lee County Port Authority - Page Field Comprehensive Plan Amendment.

The Comprehensive Plan Amendment for the Page Field parcels will not create a negative impact on our service level.

This statement does not indicate that any plans have been received, it just identifies that Lee County EMS has no concerns with the ability to provide service to this area.

EMS Operations Chief (Title)

Kim Dickerson (Printed Name)

September 4, 2007 (Date)



Kim Dickerson, EMT-P, RN, MBA **EMS Operations Chief** Lee County Emergency Medical Services 14752 Ben Pratt/Six Mile Cypress Parkway Fort Myers, FL 33912

Phone: 239-335-1661 Fax: 239-335-1671

Email: kdickerson@leegov.com Website: www.lee-ems.com



COMMUNITY DEVELOPMENT 2007-00048



July 16, 2007

Dee Dee Lepley Public Safety 14752 Ben C. Pratt Six Mile Cypress Parkway Fort Myers, Florida 33912

Re:

Page Field Comprehensive Plan Amendment

Dear Ms. Lepley:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres, 556.80± of which are within unincorporated Lee County. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton

Director of Planning

PHN:tll:20033734



TRANSMITTED BY:

NO. OF PAGES (including cover sheet): 3

FAX

TO:	NAME:	Kim Dickerson		
	FIRM:	Public Safety		
	FAX NO.:	(239) 335-1671		
TDOM	NI A NATE.	Tessa LeSage		
FROM:	NAME: DATE SENT:	9/04/07	TIME:	9:30 am
	FAX NO.:	(239) 334-3661		
	PHONE NO:	(239) 461-3388		
REMARKS:	Please find the attached request for a letter of service availability for Page Field alon with an aerial photograph indicating the parcels included the property. Please note that this comprehensive plan amendment is not a request for additional services; rather, a request for confirmation of current and continued service. If you have any questions, do not hesitate to contact me directly. Thank you for your assistance.			
PROJECT NAME: Lee County Port Authority Comprehensive Plan				
PROJECT NA	MAINIE:	Amendment		
JEI NO.:	20033734			

Tessa LeSage

** Tx Result **

No.	002
Name	3351671
Mode	Normal
Start Time	09/04 09:29am
Time	1'50"
Page	3
Department	
Result	# O K
Note	



NO. OF PAGES (including cover sheet):

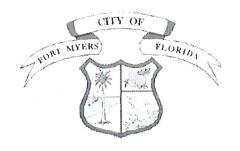
FAX

TO:	NAME: FIRM: FAX NO.:	Kim Dickerson EMS (239) 335-1671
FROM:	NAME:	Tessa LeSage
	DATE SENT:	7/31/07 TIME: 3:30pm
	FAX NO.:	(239) 334-3661
	PHONE NO:	(239) 461-3388
REMARKS:	I have included an aerial photograph of the property as well as a list of STRAPs and site addresses. Please note that this comprehensive plan amendment is not a request for any additional service, as the Port Authority is not pursuing additional development at this time. Rather, the comprehensive plan amendment is to adopt the Airport Master Plan into the Lee Plan. Therefore, we are requesting a letter confirming that service is currently being provided and will continue in the future. Please do not hesitate to contact me directly if you have any questions. Thank you for your assistance with this matter.	
PROJECT NAME:		Lee County Port Authority Comprehensive Plan Amendment
JEI NO.:	JEI NO.: 20033734	
TRANSMITTED BY:		Tessa LeSage

JOHNSON ENGINEERING Fax:239-334-3661

** Tx Result **

No.	005
Name	3351671
Mode	Normal
Start Time	07/31 03:36pm
Time	1'02"
Page	3
Department	
Result	# 0 K
Note	



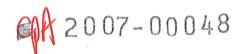
City of Fort Myers Solid Waste Department 2925 Dr. Martin L. King, Jr. Blvd. Fort Myers, FL 33917 Phone 239-332-6836 Fax 239-332-6862

July 16, 2007



COMMUNITY DEVELOPMENT

Ms. Tessa L. LeSage Planner III Johnson Engineering 2158 Johnson Street Fort Myers, FL 33901



Re: Letter of Availability for Solid Wastes Collection Services at Page Field.

Dear Ms. LeSage,

Let this letter serve as approval of availability for solid waste services to the Page Field Airport Master Plan. The City of Fort Myers', Solid Waste Division, will provide solid waste collection in accordance to Chapter 14, Code of Ordinances for the City of Fort Myers. The owner will provide adequate access to site for the collection of all solid waste. The type and level of service will be determined by the number of living units, vehicle access, and type of building structure as approved by the City.

Please feel free to call me if you require additional information. I can be best reached at 239-461-3780.

Sincerely,

Paul Flores

Solid Waste Superintendent

Cc: Al Abdo, Public Works Director



July 13, 2007

Mr. Paul Flores Solid Waste Director City of Fort Myers 4200 Dr. Martin Luther King, Jr. Blvd. Fort Myers, Florida 33916

Re: Page Field Comprehensive Plan Amendment

Dear Mr. Flores:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres, 21.86± of which are within the City of Fort Myers. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734

Tessa L. Lesage

From:

Tessa L. Lesage

Sent:

Friday, July 13, 2007 5:01 PM

To:

'pflores@cityftmyers.com'

Subject:

Request for Letter of Availability

Attachments: City FM Solid Waste.doc

Dear Mr. Flores,

I have attached a document requesting a letter of availability of service for the portions of Page Field that are in the City of Fort Myers. The Port Authority is pursuing a Comprehensive Plan Amendment to incorporate the Page Field Airport Master Plan into the Lee Plan. This request is not for additional service; rather, a letter confirming that service is currently being provided and will continue. I will send a copy of this letter in the mail for your records. Please confirm that the address in the attached letter is correct. If I can be of assistance, do not hesitate to contact me. Thank you in advance.

Sincerely,

Tessa LeSage Planner III



2158 Johnson Street Fort Myers, Florida 33901 Phone: (239) 461-3388

Fax: (239) 334-3661

Email: tlesage@johnsoneng.com

"Since 1946...peace-of-mind by design."

Tessa L. Lesage

Paul Flores [PFLores@cityftmyers.com] From:

`o:

Sent:

Tessa L. Lesage
Monday, July 16, 2007 7:37 AM
Read: Request for Letter of Availability Subject:

Your message

PFLores@cityftmyers.com To:

Subject:

was read on 7/16/2007 7:37 AM.



JOARD OF COUNTY COMMISSIONERS

Bob Janes District One

A. Brian Bigelow District Two

Ray Judah District Three

Tammy Hall District Four

Frank Mann District Five

Donald D. Stilwell County Manager

David M. Owen County Attorney

Diana M. Parker County Hearing Examiner July 23, 2007

Ms. Patricia H. Newton Director of Planning Johnson Engineering 2158 Johnson St. P.O. Box 1550 Fort Myers, FL 33902-1550



COMMUNITY DEVELOPMENT

QA 2007-00048

SUBJECT: Page Field Comprehensive Plan Amendment

Dear Ms. Newton:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the proposed 578.67 acre project located at Page Field through our franchised hauling contractors. Disposal of the solid waste from this project will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

The Solid Waste Ordinance (05-13, Section 21) and the Lee County Land Development Code, Chapter 10, Section 10-261 have requirements for providing on-site space for placement and servicing of commercial solid waste containers. Please review these requirements when planning the project. If you have any questions, please call me at (239) 338-3302.

Sincerely,

William T. Newman Operations Manager

Solid Waste Division

cc: Wayne Gaither



July 6, 2007

Mr. Lindsey Sampson Lee County Solid Waste Department 10500 Buckingham Road Fort Myers, FL 33905

Re: Page Field Comprehensive Plan Amendment

Dear Mr. Sampson:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres, 556.80± of which are within unincorporated Lee County. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734



Direct Dial:

(239) 768-4330

Fax:

(239) 768-4482

ROBERT M. BALL, A.A.E. EXECUTIVE DIRECTOR

July 31, 2007

Dear Ms. Newton:

DAVID M. OWEN

PORT AUTHORITY ATTORNEY

Patricia H. Newton, Director of Planning Johnson Engineering P. O. Box 1550 Fort Myers, FL 33902-1550 RECEIVED
SEP 1 4 2007

COMMUNITY DEVELOPMENT

OPH 2007-00048

BOARD OF PORT COMMISSIONERS

JOHN E. ALBION

Olik E. ALDION

TAMMY HALL

BOB JANES

RAY JUDAH

DOUGLAS R. ST. CERNY

Subject: Comprehensive Plan Amendment-Page Field General Aviation Airport

The following is in response to your request for a letter outlining the fire and medical response services available at the Page Field General Aviation Airport.

We provide all fire protection and nonambulatory medical services to Page Field. The fire rescue personnel, vehicles and equipment are housed on airport property which allows for a minimal response time to any airport emergency.

Fire Station 1 at Page Field is staffed 24/7 with two (2) fire fighters, with at least one being an Emergency Medical Technician (EMT). Additional fire rescue support is provided by Station 2 at the Southwest Florida International Airport; ambulatory services are provided by the Lee County Emergency Medical Services (EMS), both on an as-needed basis. By working within a network of local mutual aid responders, we provide excellent professional fire and medical rescue services to all operators and tenants at the Page Field General Aviation Airport.

If additional information is needed, please call me at (239) 768-4330.

Sincerely,

LEE COUNTY PORT AUTHORITY

Ed Howell, Chief

Aircraft Rescue and Fire Fighting

JEH:krh

L07 JEH JEng 7-31

By Facsimile and U.S. Mail

cc: Reader File

Bill Horner, Planning and Environmental Compliance

Gary Duncan, Aviation

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT



July 16, 2007

Chief Ed Howell Aircraft Rescue & Fire Fighting Lee County Port Authority, Suite 8671 11000 Terminal Access Road Fort Myers, FL 33913



COMMUNITY DEVELOPMENT

Re: Page Field Comprehensive Plan Amendment

Dear Chief Howell:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734

2007-00048



FAX

TO:	NAME:	Kori	
	FIRM:	Lee County Port Authority Fire Department	
	FAX NO.:	(239) 768-4482	
FROM:	NAME:	Tessa LeSage	
	DATE SENT:	7/16/07 TIME: 9:30am	
	FAX NO.:	(239) 334-3661	
	PHONE NO:	(239) 461-3388	
REMARKS:	Please address letter of availability to Patricia Newton, Director of Planning; 2158 Johnson St.; Ft. Myers, FL 33902-1550. The application requires confirmation of the area that you are currently serving (i.e. Page Field in general or only airport facilities) and that this level of service will continue. Please include response times as well. If you have any questions, do not hesitate to contact me. Thank you for your assistance.		
PROJECT NAME: Lee County Port Authority Comprehensive Plan Amendment			
JEI NO.:	JEI NO.: 20033734		
TRANSMITTED BY:		Tessa LeSage	
NO. OF PAGES (including cover sheet): 2			



(239) 590-4771

Direct Dial:

Fax:

(239) 590-4795

ROBERT M. BALL, A.A.E.

EXECUTIVE DIRECTOR

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

July 27, 2007

RECEIVED
SEP 1 4 2007

COMMUNITY DEVELOPMENT

BOARD OF PORT COMMISSIONERS

A. BRIAN BIGELOW

TAMMY HALL

BOB JANES

RAY JUDAH

FRANK MANN

Ms. Patricia H. Newton Director of Planning Johnson Engineering PO Box 1550 Fort Myers, FL 33902-1550

Dear Ms. Newton:

1 2007-00048

We have been requested by your office to comment on the adequacy of providing law enforcement services at the Page Field Airport. As you may know, the Lee County Port Authority provides its own law enforcement at both the Southwest Florida International Airport and the Page Field Airport. It is anticipated that we will continue to provide law enforcement services without interruption.

If you require any further comment, feel free to contact me.

Sincerely,

LEE COUNTY PORT AUTHORITY

Richard H. Severson, Chief Airport Police and Security

RHS:hec 0022L-07/GC.150.a



July 16, 2007

Chief Richard Severson Lee County Port Authority Police 11000 Terminal Access Road Suite 8671 Fort Myers, FL 33913

Re:

Page Field Comprehensive Plan Amendment

Dear Chief Severson:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Page Field. The future development of this area will require both map and text amendments to the Lee Plan to incorporate the Page Field Airport Master Plan and Airport Layout Plan.

Page Field consists of approximately 578.67± total acres. The Comprehensive Plan Amendment application requires that we provide letters from the various providers of service to this area establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by the end of July; therefore we are requesting your assistance in providing such a letter as soon as possible in order for us to meet the filing deadline.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046 at your earliest convenience.

Sincerely,

JOHNSON ENGINEERING, INC.

Patricia H. Newton Director of Planning

PHN:tll:20033734

MMUNITY DEVIET OPWENT

C960707

LEE COUNTY MUTUAL AID AGREEMENT

Revised 11/16/95

This Agreement is made and entered into this ______ day of ______, 1998, by and between the respective parties for the purpose of providing mutual aid to each other in emergency situations, or other conditions or situations deemed to require specialized aid and/or assistance.

WITNESS

WHEREAS, effective and timely assistance and support is possible between the respective parties with the execution of a Mutual Aid Agreement; and,

WHEREAS, respective parties desire to enter into such an agreement for the purpose of assisting one another during times when either party is taxed beyond its capacity in an emergency, or conditions exist necessitating a request for aid and assistance; and,

WHEREAS, it is the intent of the respective parties participating in this Agreement to cooperate with each other in order to effectively provide assistance to each other in the interest of the public's health, safety and welfare; and,

WHEREAS, the use of mutual aid may result in a reduction of incurred fire losses and fire insurance rates, and an increase medical/rescue response support network, for the citizens of Lee County; and,

WHEREAS, this Agreement is not intended to replace any existing special mutual aid agreement between any two fire departments or a fire department and other emergency service agency.

WHEREAS, it is the intent of this Agreement to replace the

basic Agreement between all fire departments in Lee County.

NOW, THEREFORE, THE PARTIES AGREE TO RENDER ASSISTANCE, UPON REQUEST, SUBJECT TO AVAILABLE RESOURCES AT THE TIME OF OCCURRENCE:

- 1. It is understood and agreed to by the parties that no money or other compensation shall pass between them as the result of the performance of activities under the provisions of this Agreement.
- 2. It is understood and agreed to by the respective parties that each shall be wholly responsible for its own personnel, equipment and any other materials or items used and/or operated in the performance of this Agreement; to include any expenses for loss or damage to such equipment or materials.
- 3. It is understood and agreed to by the respective parties that each shall bear all liability for acts undertaken by its own personnel pursuant to performance under the terms of this Agreement.
- 4. of the privileges and immunities from liability, exemption from laws, ordinances and rules, insurance relief, pension, disability, compensation, salary, death and other benefits which apply to the activity of such personnel or agents of the respective parties when performing their respective functions within the jurisdictional limits of respective public agencies, shall apply to them to the same degree, manner, and extent while engaged performance of any of their functions and duties outside jurisdictional limits of their agency under provisions of this Mutual Aid Agreement. The provisions

- of this section shall apply with equal effect to paid, volunteer and auxiliary employees.
- 5. The resources or facilities that are assigned by the assisting party shall be under the immediate command of a supervising officer designated by the assisting agency. Such supervising officer shall be under the direct supervision and command of the agency head or his designee of the party requesting assistance.---Upon response to a call for assistance, the assisting party shall notify via dispatch the unit that is responding and the number of personnel onboard. This information shall be relayed to the command officer of the supervising agency by the dispatch center.
- The Lee County Port Authority's Aircraft Rescue and Fire 6. Fighting Department will provide the following specific mutual aid in return for the remaining parties providing mutual aid to the Port Authority as requested in major emergency operations. The Port Authority shall provide automatic first alarm technical assistance response to any aircraft crashes that occur within the respective parties jurisdictional response area. This response shall be for the purpose of assisting the respective parties with specialized knowledge of aircraft crash management and the coordination with appropriate Airport and Federal agencies. The Port Authority will provide a crash truck response, when available appropriate to major airline crashes or a aviation aircraft crash. Upon request, the Port Authority

will provide equipment and supplies, as available, to major flammable liquid spills or fires within respective parties jurisdictional area. This response is not intended to conflict with the Lee County hazardous materials contractor operations.

This Agreement shall take effect upon the date signed by 7. parties below and shall continue until cancelled by any party, as to that party only, upon thirty (30) days advance written notice to all other parties.

The parties hereto have caused this Agreement to be accepted and ratified by the signatures of their respective duly authorized officers as set forth below.

	2660 Styles Road
	Alva, FL 33920
ate: 1/22/96	By: Paul J. Melan
ate: //22//6	By. Fire Chief

BAYSHORE FIRE PROTECTION & RESCUE SERVICE DISTRICT 17171 Tarpon Way

ALVA FIRE & RESCUE DISTRICT

North Fort Myers, FL, 33917

BOCA GRANDE FIRE DEPARTMENT P.O. Box 532

Boca Grande, FL

BONITA SPRINGS FIRE CONTROL & RESCUE DISTRICT P.O. Box 1958 Bonita Springs, FL 33959

D

Date: 12.20.95

Date: 4-16-96

Date: 12-20-95

Date:	4/17/96	CITY OF CAPE CORAL FIRE DEPT. P.O. Box 150027 Cape Coral, FL 33915 By: Fire Chief
Date:	3-20-96	CAPTIVA FIRE CONTROL DISTRICT P.O. Box 477 Captiva, FL 33924 By: Pire Chief
Date:	12-20-95	ESTERO FIRE PROTECTION & RESCUE SERVICE DISTRICT P.O. Box 322, Estero, FL 33928 By: Fire Chief FORT MYERS FIRE DEPARTMENT
Date:	12/20/95	2404 Dr. Martin Luther King Jr. Blvd. Fort Myers, FL 33901 By: V. Chipelle for Chief FORT MYERS BEACH FIRE DEPARTMENT
Date:	12/20/95	P.O. Box 2880 Fort Myers Beach, FL 33932 By: Fire Chief FORT MYERS SHORES FIRE CONTROL DIST.
Date:	· · · · · · · · · · · · · · · · · · ·	12345 Palm Beach Blvd. Fort Myers, FL 33905 By: Vna Daucer Fire Chief
Date:	12-20-95	IONA MCGREGOR FIRE PROTECTION & RESCUE SERVICE DISTRICT 15961 Winkler Rd. Fort Myers, FL 33908 By:
Date:	12-20-95	RESCUE DISTRICT 1000 Joel Blvd. Lehigh Acres, FL 33936 By: Allan July Fire Chief

CONTROL DISTRICT 5700 Pine Island Rd. Bokeelia, FL 33922 Date: 12-20-95 NORTH FORT MYERS FIRE CONTROL & RESCUE SERVICE DISTRICT P.O. Box 4386 North Fort Myers, FL 33918

By: tay (May

Fire Chief Date: 12-20-95 SAN CARLOS PARK FIRE PROTECTION & RESCUE SERVICE DISTRICT P.O. Box 812 Estero, FL 33928 Date: 12-20-95 SANIBEL FIRE CONTROL DISTRICT P.O. Box 157 Sanibel, FL 33957 Date: 1-25-94 Fire Chief SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT 5531 Halifax Ave. Fort Myers, FL 33912 Date: 12-20-95 TICE FIRE & RESCUE DISTRICT 5170 Tice St. Fort Myers, FL 33905 UPPER CAPTIVA FIRE PROTECTION & RESCUE DISTRICT P.O. Box 322 Pineland, FL) 33945

MATLACHA-PINE ISLAND FIRE

E.

Date: 1-26/96

Data: 41,5196	USEPPA ISLAND VOLUNTEER FIRE CO. INC. P.O. Box 640 Bokeelia, FL 33922 By:
Date: 4(5/96	Fire Thef. LEE COUNTY PORT AUTHORITY
Date: 7-8-96	BOARD OF PORT COMMISSIONERS
Date:	Chairman or Vice Chairman Aircraft Rescue & Fire Fighting Dept. 16000 Chamberlin Pkwy. Fort Myers, FL 33913
ATTEST: CHARLIE GREEN By: Puth Juguer	APPROVED AS TO FORM:

2 002/012

LEE COUNTY MULTI JURIDICTIONAL MUTUAL AID AGREEMENT

COMMUNITY DEVELOPMENT

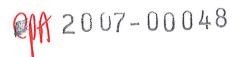
This Agreement is entered into between Lee County Sheriff's Office, Fort Myers Police Department, Cape Coral Police Department, Sanibel Police Department, Florida Gulf Coast University Board of Trustees on behalf of its Police Department, and the Lee County Port Authority.

WHEREAS, it is the responsibility of the governments of the Lee County Sheriff's Office, Fort Myers Police Department, Cape Coral Police Department, Sanibel Police Department, Florida Gulf Coast University Police Department and the Lee County Port Authority, herein referred to as "Participating Agencies" to ensure the public safety of their citizens by providing adequate levels of police services to address any foreseeable routine or emergency situation; and

WHEREAS, because of existing and continuing possibility of the occurrence of law enforcement problems and other natural and man-made conditions which are, or are likely to be, beyond the control of the services, personnel, equipment, or facilities of the Participating Agencies; and

WHIEREAS, in order to ensure that preparation of these Participating Agencies will be adequate to address any and all of these conditions, to protect the public peace and safety, and to preserve the lives and property of the people throughout Lee County; and

WHEREAS, Lee County Sheriff's Office, Fort Myers Police Department, Cape Coral Police Department, Sanibel Police Department, Florida Gulf Coast University Police Department and the Lee County Port Authority, have the authority under Chapter 23, Florida Statutes, Florida Mutual Aid Act, to enter into a mutual aid agreement;



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NOW, THEREFORE, LET IT BE KNOWN that the Lee County Sheriff's Office, Fort Myers Police Department, Cape Coral Police Department, Sanibel Police Department, Florida Gulf Coast University Police Department and the Lee County Port Authority, political subdivisions of the State of Florida, by and through their undersigned representatives, in consideration for mutual promises to render valuable aid in times of necessity, do hereby agree to fully and faithfully abide by and be bound by the following terms and conditions:

- Short title: Mutual Aid Agreement.
- 2. Description: Since this Mutual Aid Agreement provides for the requesting and rendering of assistance for both routine and law enforcement intensive situations, this Mutual Aid Agreement combines the elements of both a voluntary cooperation agreement and a requested operational assistance agreement, as described in Chapter 23, Florida Statutes.

Definitions:

- a. Joint declaration: A document which enumerates the various conditions or situations where aid may be requested or rendered pursuant to this Agreement, as determined by concerned agency heads. Subsequent to execution by the concerned agency heads, the joint declaration shall be filed with the Clerk of the Circuit Court Lee County, Florida, and shall thereafter become a part of this Agreement. Said declaration may be amended or supplemented at any time by the agency heads by filing subsequent declarations with the clerks of the respective political subdivisions or agencies.
- b. Participating Agencies or participating law enforcement agency: Either the Lee County Sheriff's Office, Fort Myers Police Department, Cape Coral Police

Department and the Lee County Port Authority.

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Department, Sanibel Police Department, Florida Gulf Coast University Police

- designees; and the Chief of Fort Myers Police Department or the Chief's designees; Chief of Cape Coral Police Department or the Chief's designees; Chief of the Sanibel Police Department or the Chief's designees; Chief of the Florida Gulf Coast University Police Department or the Chief's designees; Chief of the Lee County Port Authority or the Chief's designees.
- Operation of the Solice Department. The Fort Myers Police Department, Cape Coral Police Department, Sanibel Police Department, Florida Gulf Coast University Police Department and the Lee County Port Authority that has approved and executed this Agreement upon approval of the governing body of those Police Departments.
- employee certified as provided in Chapter 943, Florida Statutes.

4. Operations:

- as specified in the applicable joint declaration, an authorized representative of the police department requiring assistance shall notify that agency from whom such assistance is requested. The authorized agency representative whose assistance is sought shall evaluate the situation and his available resources, and will respond in a manner deemed appropriate.
- b. Each party to this Agreement agrees to furnish necessary manpower, equipment, facilities, and other resources, at their own costs, to render

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services to the other party as required to assist the requesting party in addressing the situation which caused the request; provided, however, that no party shall be required to deplete unresisonably its own manpower, equipment, facilities, and other resources and services in rendering such assistance.

c. The agency heads of the participating law enforcement agencies, or their designees, shall establish procedures for giving control of the mission definition to the requesting agency, and for giving tactical control over accomplishing any such assigned mission and supervisory control over all personnel or equipment provided pursuant to this Agreement to the requesting agency.

Powers, Privileges, Immunities, and Costs:

- a. All employees of the participating municipal police departments, including certified law enforcement employees as defined in Chapter 943, Florida Statutes, during such time that said employees are actually providing aid outside of the jurisdictional limits of the employing municipality pursuant to a request for aid made in accordance with this Agreement, shall, pursuant to the provisions of Chapter 23, Florida Statutes, have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the political subdivision or jurisdiction in which they are normally employed.
- b. The political subdivision or governing bodying having financial responsibility for the law enforcement agency providing services, personnel, equipment, or facilities pursuant to the provisions of this Agreement shall bear any loss or damage to same and shall pay any and all expenses incurred in the maintenance and operation of same.

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responsibility for the law enforcement agency providing aid to the requesting agency pursuant to this Agreement, shall be responsible for compensating its employees while rendering aid pursuant to this Agreement and shall pay actual travel and maintenance expenses of its employees rendering such aid. Such compensation shall include any amounts paid or due for compensation resulting from personal injury or death while such employees are engaged in rendering such aid. Such compensation shall also include, to the extent allowable by law, all benefits normally due such employees by responding agency.

- a. All exemption from ordinance and rules, and all pension, insurance, relief, disability, workers' compensation, salary, death, and other benefits which apply to the activity of such officers, agents, or employees of any such agency when performing their respective functions within the territorial limits of their respective agencies shall apply to them to the same degree, manner, and extent while engaged in the performance of their functions and duties extra territorially under the provisions of this Mutual Aid Agreement. The provisions of this Agreement shall apply with equal effect to paid and auxiliary employees.
- 6. Indemnification: The political subdivision or governing body having financial responsibility for the law enforcement agency providing aid pursuant to this Agreement agrees to hold harmless, defend, and indemnify the requesting law enforcement agency and its political subdivision or governing body in any suit, action, or claim for damages resulting from any and all acts or conduct of employees of said providing agency while providing aid pursuant to this Agreement, subject to Chapter 768, Florida Statutes, where applicable.

P007/012

- 7. Conflicts: Any conflicts between this Agreement and the Florida Mutual Aid Act will be controlled by the provisions of the latter, whenever conditions exist that are within the definitions stated in Chapter 23, Florida Statutes.
- 8. Effective Date and Duration: This Agreement shall be in effect from the date of signing, through and including January 1, 2009. Under no circumstances may this Agreement be renewed, amended, or extended except in writing.
- 9. Cancellation: This Agreement may be cancelled by any party upon sixty (60) days written notice to the other parties. Cancellation will be at the discretion of the chief executive officers of the parties hereto.

AGREED TO AND ACK	NOWLEDGED this day o
, 200	96.
Sheriff Mike Scott Sheriff of Less County Date:	Tammy Hall, Chairwoman Lee County Commissioners Date: Attest.
Anthony L. Shoemaker City Manager, City of Fort Myers Date:	Marie Adams, CMC City Clerk Datë:
Mayor Eric Feichtháler City of Cape Corai	City of Cape Coral Police Department

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7. Conflicts: Any conflicts between this Agreement and the Florida Mutual Aid Act will be controlled by the provisions of the latter, whenever conditions exist that are within the definitions stated in Chapter 23, Florida Statutes.

- 8. Effective Date and Duration: This Agreement shall be in effect from the date of signing, through and including January 1, 2009. Under no circumstances may this Agreement be renewed, amended, or extended except in writing.
- 9. Cancellation: This Agreement may be cancelled by any party upon sixty (60) days written notice to the other parties. Cancellation will be at the discretion of the chief executive officers of the parties hereto.

chief executive officers of the parties here	ito.
AGREED TO AND ACKN	OWLEDGED this day of
, 2006	•
Sheriff Mike Scott Sheriff of Lee County Date:	Tammy Hall, Chairwoman Lee County Commissioners Date:
	Attest:
Author Shoto	Mary Retarns
Anthony L. Shoemaker	Marie Adams, CMC
City Manager, City of Fort Myers Date: <u>Original 17 Jook</u>	City Clerk Date:
, ,	
Mayor Eric Felchthaler	
City of Cape Coral Date:	City of Cape Coral Police Department Date:

12:57 FAX 2395904883

Conflicts: Any conflicts between this Agreement and the Florida Mutual 7. Aid Act will be controlled by the provisions of the latter, whenever conditions exist that are within the definitions stated in Chapter 23, Florida Statutes.

- Effective Date and Duration: This Agreement shall be in effect from the 8. date of signing, through and including January 1, 2009. Under no circumstances may this Agreement be renewed, amended, or extended except in writing.
- Cancellation: This Agreement may be cancelled by any party upon sixty 9. (60) days written notice to the other parties. Cancellation will be at the discretion of the chief executive officers of the parties hereto.

AGREED TO AND ACK	NOWLEDGED this day of 06.
Sheriff Mike Scott Sheriff of Lee County Date:	Tammy Hall, Chairwoman Lee County Commissioners Date: Attest:
Anthony L. Shoemaker City Manager, City of Fort Myers Date:	Marie Adams, CMC City Clerk Date:
Mayor Eric Feichthaler City of Capa: Coral Date: 10/27/0:	City of Cape Coral Police Department

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Date:

Carlo Brook John J	William Joshan
Mayor Carla Brooks Johnston	Chief Bill Tomlinson
City of Sanibel	Sanibel Police Department
Date:	Date:
Kinneth. buf	
Kenneth B. Cuyler, City Attorney	Chief Richard Severson
City of Sanibel	Lee County Port Authority
City of Sanibel Date: 1/4/07	Date:
FINANCIAL SUFFICIENCY APPROVED	
Renell N. Lynch, FINANCE DIRECTOR	
Chief Steven Moore	William Merwin, President
Florida Culf Coast University	Florida Gulf Coast University
Date:	Date:
Vee H. I conard, Esquire	
Assistant General Counsel	

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LEE CO PORT AUTHORITY 21 011/012

Mayor Carla Brooks Johnston Chief Bill Tomlinson

Sanibel Police Department City of Sanibel® Date:_____ Date:_____

Renee M. Lynch, Finance Director City of Sanibel

City of Sanibel Attorney Date:__ Date:_____

Chief Steven Moore Chief Richard Severson Florida Gulf Coast University Lee County Port Authority

William Morwin, President Florida Gulf Coast University

Date:

Date: 16 - 21 - 06

Vee H. Leonard, Esquire

Assistant General Counsel

Florida Gulf Coast University

Date: 10-10-06

Ø012/012

Mayor Carla Brooks Johnston Chief Bill Tomlinson Sanibel Police Department City of Sanibel Date:_____ Date: Renee M. Lynch, Finance Director City of Sanibel City of Sanibel Attorney Date:_____ Date:_____ William Merwin, President Pamela Smith, City Clerk Florida Gulf Coast University City of Sanibel Date:_____ Date:_____ Vee H. Leonard, Esquire **Chief Steven Moore** Florida Gulf Coast University Assistant General Counsel Florida Gulf Coast University Date;_____ Date:______ Chief Richard Severson Lee County Port Authority Date:__ utherity Attorney's

ATTEST:

Authority:

LEE COUNTY PORT AUTHORITY, a political subdivision of the State of Florida

SERVICE AGREEMENT

WASTE PRO	NO. (-40.4)
"The Waste Professionals" FLORIDA • GEORGIA • S.CAROLINA	CUSTOMER ACCOUNT NO
FEORIDA & GEORGIA & S.CAROLINA	REASON CODE
P.O. BOX 60717 Ft, Myers, FL 33906 239-337-0600	EFFECTIVE DATE 5-11-07
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ACCOUNT NAME POOR LING Chiation City.	BILLING NAME LOCK FILL OF CLT
SERVICE ADDRESS 594 TONUL Dr.	BILLING ADDRESS 501 Danley Do
CITY, ZIP I SIMULEYS. 335007	CITY, ZIP LAMUERS, 3297
COUNTY () C.	COUNTY
TEL# 936 0512 FAX# 936-0933	TEL# <u>936 0517_</u> =AX# <u>936 0983</u>
CONTACT CLAN LOK	CONTACT CIAN LOX
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EQUIPMENT / SERVICE	SPECIFICATIONS
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CUSTOMER	
(AUTHORIZED	SIGNATURE) (DATE)
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collection and disposal rate for trash/garbage for the size of container affe	ected. The Company shall notify the customer and the County in writing
for any such charge that is applied.	SEP 1 4 2007
SPECIAL INSTRUCTIONS Update	MC JULO SET 19 2007
	COMMUNITY DEVELOPMENT
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PO NUMBER TERM TERM	Scheduled S
RECEIPT REQUIRED? BILL TO ACCT#	Unscheduled \$
TAXABLE DISPOSAL SITE	Recycling Rollout > 25 feet \$
	Unbook/Look Containers 5 00 2007 - 000 4
	Hauling per Load
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UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEME	ENT, Colivery Charge S
ON REVERSE SIDE, AND THAT HE/SHE HAS THE AUTHOR TY TO S ON BEHALF OF THE CUSTOMER.	SIGN Schedule Charge S Removal Charge S
TERMS: NET 10 DAY	
CHETOMORIA	CONTRACTOR
CUSTOMER E. Baller 5/21/07	2010 SILVI
(AUTHORIZED SIGNATURE) (DATE)	(REPRESENTATIVE SIGNATURE)
X COLEEN E BAKER	STED HONGO CANADIO
NAME (PRINT OR TYPE)	CONTRACTOR APPROVAL

SERVICE	AGINELIT
WASTE PRO	NO.
"The Waste Professionals"	CUSTOMER ACCOUNT NO
FLORIDA ● GEORĜIA ● S.CAROLINA	
P.O. BOX 60717	REASON CODE
Ft. Myers, FL 33906 239-337-0800	EFFECTIVE DATE
7/2-1-1-1-0-5+ No	12.00.1.110
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SERVICE ADDRESS 501 Danley Dr	BILLING ADDRESS FOLLOGING
CITY, ZIP LAMUERS 3300	CITY ZIP LAWERS 3390
COUNTY C UCC	COUNTY / CO
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	<u> </u>	RVICE AGREEMENT
WASTE PRO		NO.
"The Waste Professionals"		CUSTOMER ACCOUNT NO. COLOS
FLORIDA - GEORGIA - S.CAR	OLINA	
P.Q. BOX 60717		REASON CODE
Ft. Myers, FL 33905	239-337-0800	EFFECTIVE DATE 5-11-C7
ACCOUNT NAME (CR C L.	Port authorite	
SERVICE ADDRESS 4700	Lerning Dr.	BILLING NAME LE CAN YOUT CULTO-WELL
		BILLING ADDRESS 301 Danly 2
,	3 39 00	CITY, 21P 14:00, 10.05, 33507
COUNTY LEE		COUNTY LOS
TEL# 750 CSIZ FAX:	# <u>9366</u>	TEL # <u>986 OSIZ FAX# 936 0933</u>
CONTACT (LAN &CT	<u></u>	CONTACT COMO COSTO
	EQUIPMENT / SERVI	CE SPECIFICATIONS
Loc. System Quantity Size	Lids Wheels Look Frequency	y On Call Schedule & Rouse Number Charge(s)
PC SW. 1 4	7,	Mon_ Tue = West_ Thurs_ Fr. & Set_ Sun_ 5 141.77 June
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Loc. System Quarety Size	RECYCLING SERVICE	
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Mag Code / Driver Notes:		TOTAL 5 253-06 (#07a/
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SERVICE A	AGREEMENT
WASTE PRO	NO.
"The Waste Professionals" FLORIDA • GEORGIA • S.CAROLINA	CUSTOMER ACCOUNT NO. 7686
P.O. BOX 60717	REASON CODE
Ft. Myers, FL 33906 239-337-0800	EFFECTIVE DATE 5-11-07
ACCOUNT NAME 101 CLY EST Cuttority	BILLING NAME LEE CLE PORT QUILLIGIETE
SERVICE ADDRESS 4700 Turning Di	BILLING ADDRESS 501 Days law O7.
CITY, ZIP RAMUERS. 33907	ary zip Luminars 33900
COUNTY () () Q	COUNTY 6' (8' 6
TEL# 936 0512 FAX# 936 0933	TEL#936-0517 FAX# 936-0933
CONTACT COM ACC	CONTACT UNIN LAY
EQUIPMENT / SERVICE SP	PECIFICATIONS
Loc System Quantity Size Llds Wheels Lock Frequency On Ca I	Schedule & Route Number Charge(s)
	Mon_Tue_Wed_Thurs_Fri Sal_Sun_\$
	MonTueWedThusFriSatSun6 MonTueWedThursFriSatSun\$
Map Code / Driver Notes:	Mon_Yue_Wed_Thurq_Fri_Set_Sun_\$
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RECYCLING SERVICE SPE	CIFICATIONS
Loc. System Quentity Size Lids Wheels Look Frequency On Call	1,5 2 Bohedule & Roune Number Charge(s)
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Msp Code / Driver Notes:	Mon_ Tue_ Wed_ Thurs_ Fri_ SW_ Sun_ \$ YOTAL \$ 45,33 +
Customer acknowledges that it has been offered Commercial Recycling Se	
been explained in detail. Customer's signature indicates that the customer	elects to decline Commercial Recycling Service at this time.
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TERMS AND CONDITIONS

The terms and conditions of this solid waste and recycling collection service agreement are regulated by a franchise granted by Lee County. (Construction and demolition waste hauling is exempt from any franchise agreement.) Should the customer have any questions relating to the terms and conditions of this service, the customer may call the Lee County Solid Waste office at (239)-338-3302.

1. Services. Subject to the terms and conditions of this Agreement and the provisions of governing laws, regulations, and ordinances, Company shall provide Customer the "Services" described in Equipment/Service Specifications; Recycling Service Specifications, which shall include the collection and disposal at Lee County's Waste to Energy Facility all of Customer's solid waste material that Customer deposits in the Equipment.

Equipment Company shall provide the equipment described in Equipment/Service Specifications; Recycling Service Specifications (referred to in this Agreement as the "Equipment"). Equipment is owned by Company and shall be under custody of Customer, but may not be moved or towed by anyone other than Company without Company's express written consent. The Equipment shall at all times remain the property of Company and Customer shall have no right, title or interest in the Equipment. Customer shall not make any alterations or improvements in or to the Equipment without the prior written consent of the Company. Customer agrees to defend, indemnify and hold harmless the Company from and against all claims for injury or death of persons arising from the presence of Equipment on Customer's premises or from its use by Customer or its personnel. Upon reasonable advance notice by Customer, Company shall make any necessary repairs to the Equipment and shall replace any Equipment no longer fit for the purpose intended. All expenses for concrete pads and power for compactors shall be borne by Customer.

Payment. In consideration of Company performing the Services and providing the Equipment, Customer shall make monthly payments to Company in the amounts set forth in the Schedule of Charges, plus applicable sales taxes. If such monthly invoices are not paid by Customer within fifteen (15) days of the date of invoice, then Customer shall be in default under this Agreement and Company shall have all rights provided in paragraph 8, including the right to remove its Equipment from Customer until all delinquent payments are made. Company shall have the right to impose a late fee (not to exceed the maximum rate allowed by applicable law) to cover Company's additional administrative costs for each monthly payment not made when due. Company shall have the right to charge the Customer \$40.00 for the return of each container after service is stopped for non-payment.

Price Adjustments. Customer acknowledges that the rate agreed to herein is based upon the volume and waste stream contents identified at the commencement of this Agreement. Customer shall notify Company of substantial changes that occur in volume and waste stream contents and the Customer agrees that the Company may adjust the rate herein proportionately to said changes. The Lee County Board of County Commissioners shall approve all increases applicable to the franchise granted by Lee County.

Term. This Agreement shall be noncancellable for the effective date of service through September 30, 2010. The service requirements

may be changed at any time by the Customer, subject to corresponding price changes.

6. Customer's Duties. Customer shall not overload the Equipment, use it for incineration, or deposit in the Equipment (and Company shall not be required to collect or dispose of) any toxic, highly flammable, hazardous, radioactive or other waste ("Excluded Waste") not permitted to be disposed of by Company under applicable federal, state, or local law. Customer accepts responsibility for the Equipment, except when being serviced by Company, and agrees to keep the Equipment clean and free of damage. Customer shall also keep the area immediately surrounding the Equipment clean and sanitary. Customer shall insure that persons and animals are kept out of and clear of the Equipment at all times, except for Customer's personnel dumping waste into or cleaning the Equipment. Customer and not Company shall be liable for any damage to the roads, driveways, paved areas or any other surfaces necessary for Company's trucks to travel over to perform the Services, and Customer grants a license to Company for ingress and egress over Customer's property for the purposes of

performing the Services or work incidental thereto.

Title. Lee County shall acquire title to all solid waste material when it is loaded into Company's Equipment. Title to and liability for any Excluded Waste shall remain with Customer and Customer agrees to defend, indemnify, and hold harmless the Company from and against any and all damages, penalties, fines and liabilities resulting from or arising out of the deposit of Excluded Waste in the Company's

Equipment.

Default, Damages: Force Majeure. In the event of a default by either party under this Agreement, the nondefaulting party shall give specific written notice of the nature of the default to the defaulting party sufficient to describe the problem so that a cure can be made, which party shall have five (5) business days from the receipt of such notice to cure said default or be in breach of this Agreement. In the event of default by Customer, Customer agrees to pay Company (in addition to payment for services rendered) cost and expenses occasioned by such default, including, without limitation, cost of collection, expenses of litigation and attorney's fees. Customer agrees that if the Equipment is moved or towed by or at the direction of Customer, Customer shall pay all costs, including storage, repair, repainting and restoration, and towing costs, to return the Equipment to Company in the same condition as when it was moved or towed. All monies owed Company by Customer shall bear interest at the rate of twelve percent (12%) per annum from the due date until paid in full. Both parties shall be relieved temporarily from performance under the terms of this Agreement when performance is made unreasonably difficult due to acts of God, including, but not limited to, hurricanes, storms, high water, wars, riots, fires, explosions, accidents, arrests, strikes, lock-outs or any other cause not within the reasonable control of the parties.

Binding Effect. Unless the consent of a local governmental authority is first required, this Agreement shall be binding upon the parties and their respective heirs, permitted assigns and successors. Any successor to Customer's business by purchase of assets shall be deemed to have accepted this Agreement for the remaining term hereof if after such purchase of assets the successor accepts or continues any Services from Company for any period of time. If consent of a local governmental authority is required, this Agreement shall be binding at

10. Entire Agreement: Waiver or Modification. This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter of this Agreement and superseded any and all previous agreements between the parties, whether written or oral, with respect to such subject matter. No waiver or modification of this Agreement or of any covenant, condition, or limitation herein contained shall be valid unless in writing and duly executed by the party to be charged therewith. Changes requested by Customer require a new Agreement be made to adjust for the changes in Service along with applicable change in rates.

11. Customer Changes: Assignment. Customer agrees to provide Company fifteen (15) days prior written notice of any changes in Customer that will or might have an effect on this Agreement, such as Customer's sale of the real estate where the Equipment is located, a sale, closure, or merger of Customer or its business, or any assignment of this Agreement (which is prohibited unless the Customer acknowledges its continued liability to Company hereunder and Company approves of the assignce). This Agreement shall apply to any change of address of Customer within Company's service areas and to any additional or new locations of Customer within Company's service area (with appropriate pricing, Equipment, and Service modifications).

12. Litteation: Applicable Law: Venue. In the event Company initiates litigation against Customer to interpret this Agreement or to enforce any of its provisions, including the right to receive payment, or defend any suit brought by Customer, Customer shall pay Company's reasonable attorney's fees, court costs, and expenses. This Agreement shall be construed and regulated under and by the laws of the State of Florida and the venue for any litigation arising out of or in connection with this Agreement shall be Lee County, Florida.

13. Guaranty. The person signing this Agreement as "Guarantor" personally guarantees absolutely and unconditionally, the performance and payment of Customer, in addition to any other person liable to Company under this Agreement.

(1951245

INTERLOCAL AGREEMENT

COORDINATED TALL STRUCTURE PERMITTING

THIS AGREEMENT, made and entered into as of the 21st day of February, 1995, by and between the LEE COUNTY PORT AUTHORITY, a political subdivision of the State of Florida ("Port Authority") and the CITY OF FORT MYERS, a municipal corporation of the State of Florida ("City").

WITNESSETH:

WHEREAS, the Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes authorizes the joint exercise of any power, privilege or authority which the public agencies involved share in common and which each might exercise separately; and,

WHEREAS, the City and the Port Authority are public agencies within the meaning of the Interlocal Cooperation Act and desire to jointly exercise the power which each might exercise separately under their power to regulate and permit the construction of tall structures, as defined in this Agreement, within the jurisdiction of the City and the operational boundaries of public airports under the jurisdiction of the Port Authority; and,

WHEREAS, Chapter 333 of the Florida Statutes defines "airport" as any area of land or water designed and set aside for the landing and taking off of aircraft and utilized or to be utilized in the interest of the public for such purpose; and,

WHEREAS, Chapter 333 of the Florida Statutes defines "airport hazard" as any structure, tree or use of land which would exceed federal obstruction standards and which obstructs the airspace required for the flight of aircraft taking off, maneuvering or landing, or is otherwise hazardous to those activities and for which no person has previously obtained a variance or permit, and defines "airport hazard area" as any area of land or water upon which an airport hazard might be established if not prevented; and,

WHEREAS, Chapter 333 of the Florida Statutes states that an airport hazard endangers the lives and property of users of the airport and the occupants of land in the airport's vicinity, and, therefore, the creation or establishment of airport hazards must be prevented in the interest of the public health, safety and welfare and in order to protect the utility of the airport and the public investment therein; and,

WHEREAS, Chapter 333 of the Florida Statutes states that certain activities and uses of land in the immediate vicinity of airports are not compatible with normal airport operations and may, if not regulated, endanger the lives of the participants, adversely affect their health, or otherwise limit the accomplishment of normal activities; and,



WHEREAS, Chapter 333 of the Florida Statutes states that, in order to prevent the creation or establishment of airport hazards, every political subdivision shall adopt, administer and enforce airport zoning regulations and that where an airport is owned or controlled by a political subdivision and any airport hazard area appertaining to such airport is located wholly or partly outside the territorial limits of said political subdivision, an interlocal agreement shall be adopted, administered and enforced in reference to the airport zoning regulations applicable to the airport hazard area in question; and,

WHEREAS, Federal Aviation Regulations (F.A.R.) Part 77 establishes height restrictions and federal notification and review criteria pertaining to potential airport obstructions or hazards; and,

WHEREAS, pursuant to Florida Statutes Chapter 333 and F.A.R. Part 77, Lee County duly adopted Section 1001 et. seq. of the Lee County Land Development Code establishing regulations which restrict the height of structures near any Lee County state-licensed aviation facility, and providing for administrative review procedures for projects which may be a hazard to safe air navigation and, thereby, may derogate public health, safety, and welfare; and,

WHEREAS, the City of Fort Myers Comprehensive Plan states under Action 1.3.1 that the City shall establish, execute, and maintain interlocal agreements in areas of mutual concern which include Page Field Airport Hazard Areas (tall structures); and,

WHEREAS, the Port Authority and the City find that interlocal cooperation in this matter will make the most efficient use of their respective powers to provide services in a manner that will accord best with the needs and development of the City and the Port Authority; and,

WHEREAS, the Port Authority is authorized by Chapter 63-1541, <u>Laws of Florida</u> and Lee County Ordinance 90-02, as amended, to operate and govern all airport facilities under the jurisdiction of Lee County or the Lee County Port Authority.

WHEREAS, the Port Authority desires to enter into an agreement with the city in order to apply and enforce existing Lee County Zoning Regulations and procedures pertaining to areas located within the physical boundaries of the City; and,

NOW, THEREFORE, IN CONSIDERATION OF the foregoing, and the mutual promises as contained herein, the sufficiency of which is acknowledged, the parties agree as follows:

I. RESPONSIBILITY OF THE CITY

1.1 The City Building Official, or his or her designee, shall utilize the Lee County Airspace notification map, as outlined in Section 34-1008 in order to determine notification criteria for a Tall Structures Review to be performed by the Port Authority.

- 1.2 The City agrees not to issue any building permits without tall structures permit approval from the Port Authority.
- 1.3 The City agrees to ensure that any after-the-fact permit requests are reviewed by the Port Authority.
- 1.4 These regulations shall apply to any Lee County state-licensed aviation facility located within the jurisdictional boundaries of the City.

II. RESPONSIBILITY OF THE PORT AUTHORITY

- 2.1 The Port Authority shall be governed by the rules and regulations outlined in Section 34-1008 et. seq. of the Lee County Land Development Code, as amended, pertaining to Airport Hazard Districts, Zones and Regulations and tall structures permitting.
- 2.2 The Port Authority shall review applications for tall structure permits submitted by the City using the procedures set out in Section 34-1008 to issue or deny issuance of a tall structures permit.
- 2.3 The Port Authority shall provide updated copies of the Lee County Airspace Notification Map and appropriate documentation to the City each time such documentation and/or maps are amended.
- 2.4 The Port Authority agrees, on behalf of the Lee County Board of Port Commissioners, to coordinate any future revisions to Section 34-1000 et. seq. with the City.

III. TERM

This Agreement shall continue in full force and effect until terminated by either party. Pursuant to Chapter 163.01(5)(b), Florida Statutes, this agreement may be rescinded or revised by mutual agreement of both the City and Port Authority at any time, or it may be rescinded by either party upon thirty (30) days written notice for any reason whatsoever, or it may be rescinded upon written notice of a material breach of the agreement, provided that, prior to such termination due to material breach, the breaching party shall be given (30) days from the receipt of such written notice to correct any alleged material breach.

IV. MODIFICATIONS

All changes, modifications, addendums or amendments to this Agreement shall be in writing and executed with the same formalities as this document.

V. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties, and shall supersede all prior agreements pertaining to this subject, whether written or oral.

This Agreement may be executed in counterparts and each fully executed counterpart shall be deemed an original instrument.

IN WITNESS WHEREOF, PORT AUTHORITY has caused these presents to be signed in its name and behalf by its Chairman of the Board of Port Commissioners and attested to be the Clerk of the Board of Port Commissioners, thereunder duly authorized, and to its acceptance of this Agreement. The City has caused these presents to be signed in its name and behalf by its Mayor and its official seal to be hereunto affixed and attested by its City Clerk, all as of the day and year first above set forth.

ATTEST:	
CHARLIE GREEN,	CLERK
_	

By: Puth Jaymin DEPUTY CLERK

By: DALE VENEZIANO

ACTING CITY CLERK

BOARD OF PORT COMMISSIONERS LEE COUNTY, FLORIDA

By: Maring

APPROVED AT TO FORM:

y: /// // // // PORT ATTORNEY'S OFFICE

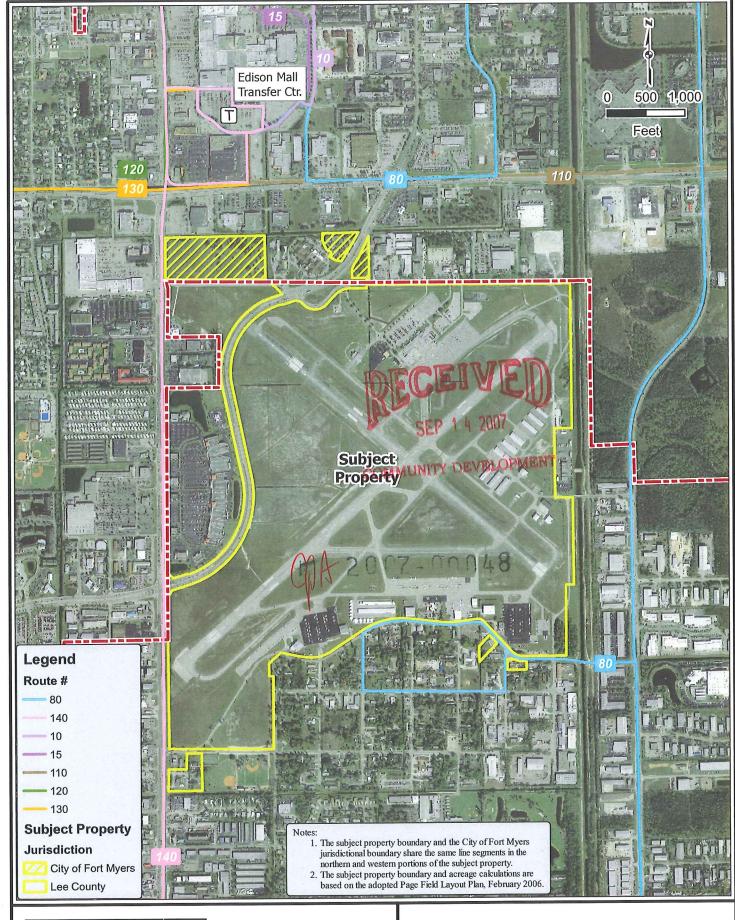
CITY OF FORT MYERS

By: MAYOR WILBUR C. SMITH, III

APPROVED AS TO FORM:

JACQUELINE HUBBARD

mi/ts.agr





2158 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642

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DATE

09/06/07

PROJECT 20033734-127 FILE NO. 00-00-00 SCALE EXHIBIT NO.
As Shown IV.B.3.d

Volume I of III

Page Field General Aviation Airport

Section V

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Traffic Circulation Analysis

Reynolds, Smith & Hill, Inc.



COMMUNITY DEVELOPMENT

CPR 2007-00048

PAGE FIELD AIRPORT GENERAL AVIATION MASTER PLAN

COMPREHENSIVE PLAN AMENDTMENT TRANSPORTATION ELEMENT



COMMUNITY DEVELOPMENT

August 6, 2007

Reynolds, Smith and Hills, Inc. Jacksonville, FL

ON 2007-00048

FMY PAGE FIELD AIRPORT COMPREHENSIVE PLAN AMENDMENT

The Lee County Port Authority (LCPA) has prepared an application to amend the Lee County Comprehensive Plan and incorporate the adopted Page Field General Aviation Master Plan into the Transportation Element of the Lee County Comprehensive Plan. Following approval of the amendment, the Page Field General Aviation Master Plan will become an element of the Plan. The intent is to go beyond the traditional "amendment" for a specific project and to Incorporate Page Field into the transportation infrastructure of Lee County.

Background

Page Field (FMY) is owned by Lee County and is operated by the Lee County Board of Port Commissioners (LCBPC) and provides access to the national and international air transportation system. FMY is classified as a general aviation reliever airport for Southwest Florida International Airport and serves the greater Lee County area. Page Field has been in existence since 1924 with the acquisition of a quarter section of land south of Fort Myers. In 1937, National Airlines began scheduled passenger, airmail and air express service to Fort Myers. This drove the construction of the initial 4000 foot long paved runway. Page Field expanded to serve southwest Florida for both general aviation and commercial aviation until the early 1980s. In 1983, all air carrier operations were shifted to Southwest Florida International Airport, eventually Page Field was designated as the only "Reliever Airport" in Southwest Florida.

Since 1983, Page Field has served the general aviation community exclusively. Over the years the airport has grown steadily to meet both the business and recreational needs of Lee County. The airport serves both based and transient aircraft, including such tenants such as the Experimental Aircraft Association (EAA), the Florida Department of Law Enforcement (FDLE), LCBPC's General Aviation terminal, Lee County Emergency Management, aviation maintenance companies and flight training schools. Page Field serves as an important element and resource in the Lee County and regional transportation systems.

In addition to the general aviation uses and the specific lands dedicated for that purpose (see Attachment 1), the LCPA has developed some adjoining properties under its control for non-aviation uses. The non-aviation uses support the goal of ensuring financial self-sufficiency for the facility. The sum total of the existing land uses currently developed for non-aviation purposes is depicted in Attachments 2 and 3. Attachment 2 depicts the area commonly referred to as Page Field Commons which encompasses a 322,000 square foot retail development built upon 45 acres of property located at the intersection of U.S. 41 and Fowler Street. Attachment 3 depicts Page Field Medical Village which encompasses a fully built-out site plan of approximately four acres, currently occupied by multiple facilities.



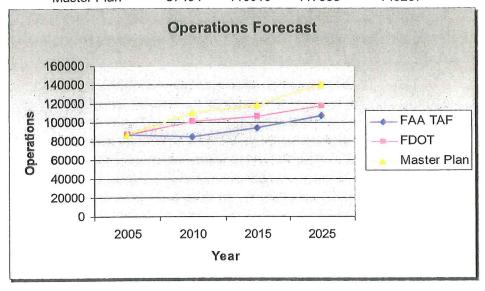
Page Field General Aviation Master Plan

The Page Field Master Plan provides for increased Aviation related activity and limited non-Aviation activity. The forecasts of additional operations and based aircraft for Page Field that are part of the statewide aviation forecasts are particularly important. The new facilities envisioned by the Master Plan are in response to the anticipated demand.

In 2005, FMY accommodated 87,404 aircraft operations. An aircraft operation is a landing or takeoff of commercial, general aviation or military aircraft. Aircraft operations are projected to increase in the future, with 116,605 annual operations forecast in 2025 by the Florida Department of Transportation (FDOT), see Figure 1.

Figure 1 – Annual Aircraft Operations

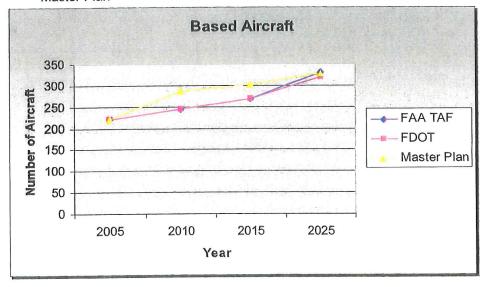
	2005	<u> 2010</u>	2015	<u> 2025</u>
FAA TAF	87404	85009	93515	107386
FDOT	87404	100510	105664	116605
Master Plan	87404	110018	117583	140237



Additionally FMY was home to 220 based aircraft in 2005 ranging from the smallest single-engine training aircraft, to mid-size corporate jet aircraft. Based aircraft are forecast to increase to 319 in the year 2025 (FDOT), see Figure 2.

Figure 2 - Based Aircraft

	2005	2010	<u>2015</u>	2025
FAA TAF	220	244	270	331
FDOT	220	245	268	319
Master Plan	220	286	301	329



Various socioeconomic indicators are also examined in the context of predicting future aviation growth. The FMY Master Plan examined various socioeconomic variables during the development of the aviation forecasts. These variables included population, employment and per capita income. Although population and per capita income growth are typical variables that predict the future growth of aviation activity, the most accurate predictor of future growth is direct aviation employment at the airport. Therefore, aviation employment was also used to predict aviation related traffic at FMY.

Direct aviation employment data for FMY was calculated as part of a 2005 economic impact assessment of airport operations. In 2005, total direct aviation related employment was 580 full-time positions. Using the forecasted average annual population growth for the Lee County area through the year 2020 (i.e., 2.2% per year as forecast by the University of Florida's Bureau of Economic and Business Research), direct aviation employment for FMY is projected to be 647 in 2010, 721 in 2015, 804 in 2020 and 896 in 2025.

In addition to Page Field Commons and Page Field Medical Village, the LCPA has undeveloped lands it intends to develop for additional non-aviation purposes. Those lands are depicted in Attachment 4 and include the following:

Site 1 – a parcel of property located on the north side of Page Field, adjacent to North Airport Road. This parcel is approximately 5.5 acres in size, located within the City of Ft. Myers, and is planned for Office/Light Industrial uses.

Site 2 – a parcel of property located on the north side of Page Field, abutting Fowler Street on the southeast side. This parcel is approximately 1.2 acres in size, located within the City of Ft. Myers, and is planned for Light Industrial uses.

Site 3 – a parcel of property on the west side of Page Field in the new general aviation terminal area (which is a replacement facility for the current general aviation terminal located on the east side of the airport), abutting Fowler Street on the east side. This parcel is approximately 1.8 acres in size and is planned for Commercial uses.

Site 4 – a parcel of property on the west side of Page Field in the new general aviation terminal area, abutting Fowler Street on the east side, and immediately south of Site 3. This parcel is approximately 1.1 acres in size and is planned for Commercial uses.

Site 5 – a parcel of property on the southern boundary of Page Field, which abuts South road. This parcel is approximately 5.1 acres in size and is planned for Commercial/Light Industrial uses.

Site 6 – the former Florida Highway Patrol and Department of Motor Vehicles facilities. These facilities have been demolished and LCPA intends to re-develop each site. The site is approximately 3.9 acres and planned for Commercial re-use at the site.

A copy of the Federal Aviation Administration approved Airport Layout Plan for Page Field is included as Attachment 5.

Traffic Analysis Methodology

The traffic analysis methodology for the Page Field Master Plan Comprehensive Plan Amendment resulted from two methodology meetings with Lee County Transportation Planning Staff. The primary analysis tool is the Lee County Transportation Model. The model has base year data and roadway network for the year 2000. The model forecast year is 2030. The model incorporates 2030 socio-economic data and the 2030 financially feasible roadway network. The limits of the transportation analysis were identified as 3 miles from the amendment area as required for comprehensive plan amendments. Attachment 7 shows the study area roadway network map within 3 miles from the amendment area.



The analysis years for this study are 2007 (current year), a short term analysis to 2012, and a long term analysis to 2030. The 2007 and 2012 model socio-economic data (ZDATA) was interpolated using 2000 and 2030 data. An existing 2007 model network was developed using current aerial photography. The 2012 model network was developed using the Lee County MPO Transportation Improvement Program (TIP). Projects which had construction funding in the TIP were incorporated into the model. The long term analysis was completed using the 2030 financially feasible roadway network from the Long Range Transportation Plan.

The Page Field Master Plan area is in four TAZs directly (683, 685, 686 and 689) and includes one TAZ (691) containing airport property which is already developed for non-airport uses (Page Field Medical Village and Page Field Commons Shopping Center Attachment 6). TAZ 686 includes the majority of Page Field's existing and planned aviation activity.

In the Page Field Master Plan, versions of the model four TAZs (683, 685, 686 and 689) were sub-zoned to include development in 6 parcels as part of Page Field Master Plan. TAZs sub-zoning will help in proper traffic loading from the new development. The added new TAZs are 556 (Parcel 1), 557 (Parcel 2), 574 (Parcel 3), 575 (Parcel 4), 587 (Parcel 5) and 588 (Parcel 6).

After completing the modeling, the transportation impact of the Page Field Master Plan was evaluated by comparing the forecast traffic volumes from the model under the current model, and with the additional development (both aviation and non-aviation) identified in the Page Field Master Plan.

Analysis

The Lee County Transportation Model represents Page Field in two ways. The aviation related employment at the airport is included in the ZDATA2 file. The operations of the airport (trips to and from the airport by the "users") are represented by the ZDATA3 file. Table 1 illustrates the current ZDATA in the model for the airport, and the TAZs impacted by the Page Field Master Plan.

After comparing the Page Field Master Plan to the adopted model ZDATA, several data issues were identified with TAZ 686 (Page Field) and TAZ 691 (Page Field Commons). As noted in a previous section of this report, the economic analysis for the Page Field Master Plan indicated the employment at the airport was 580, not the 265 coded into the model ZDATA for TAZ 686. Page Field Commons (TAZ 691) contains 256 industrial employees, no commercial employment and 86 service employees for a total of 342 employees in the zone. This pattern does not match existing development. There is no industrial development in the TAZ, and there is substantial commercial employment (approximately 400,000 square feet, in the shopping center, out-parcels and commercial uses north of the shopping center). There is also a 116 room hotel that is not represented in the ZDATA.



The other TAZs adjacent to the airport were also reviewed to determine that the ZDATA values seemed reasonable (i.e., growth in those zones where aerial photos indicate vacant land, and no growth in those TAZs that were built out).

Following discussions with Lee County Staff, the model ZDATA was updated to reflect the corrected information. The model data was updated as shown in Table 2. The basic assumptions of the model were not changed. The adopted model does not reflect any growth in employment or in the ZDATA3 for aviation operations for TAZ 686. This "no-growth" pattern was carried over to the revised model ZDATA. The ZDATA for TAZ 691 (Page Field Commons) was updated to reflect employment based on Lee County Model square footage to employment ratios and the addition of the hotel.

The Airport Master Plan data was then added into both the existing and the updated Lee County Transportation Models. The forecast aviation employment data and FDOT Operations Forecast was extended to 2030 based on the same rate of growth reflected in the 2020 to 2025 period. ZDATA3 data for aviation operations was also modified based on the operations to attractions ratio for 2005.

The added employment for the development parcels was estimated based on the proposed use identified in an earlier section, assumed Floor Area Ratios to obtain a "use size", and then using square footage per employee ratios employment was estimated. The development parcels were then sub-zoned into TAZs 683, 689, 686 and 685. Tables 3 and 4 indicate the changes to the base model, and the updated model TAZ data.

The models ("Original + Page Field Airport Master Plan" and "Revised + Page Field Airport Master Plan") were then run and the forecast outputs then converted to peak season, peak hour, peak direction values. The 2007 existing conditions segment forecasts were then evaluated in comparison to the link specific service volumes from the concurrency tables. The 2012 and 2030 forecasts were evaluated using the generalized service volume tables.

It is important to note that the threshold LOS is the same throughout the planning period, however the volumes associated with that LOS vary from the concurrency tables (segment forecasts) and the generalized service volume tables. This means there may be some variation in the LOS between 2007 where the concurrency tables were used and 2012/2030 where the Generalized LOS tables were used.

Conclusions

The roadway segments which are projected to operate below the service standard in years 2007, 2012 and 2030 are highlighted in Tables 5, 6 & 7 under different scenarios.



Table 5 shows the comparison of AADT/ LOS for "Original and Revised ZDATA models". The minimum LOS Standard for all segments within 3 miles of the airport is "LOS E". The comparison of original and revised models LOS indicates that most of the segments which have "LOS F" in the "Revised ZDATA model", also have "LOS F" in "Original ZDATA model". However, there are two segments which have adverse impacts due to revisions made in the ZDATA. The first segment is "College Parkway from Whiskey Creek Drive to Summerlin Road" which has "LOS E" in 2012 under "Original ZDATA model" scenario while the same segment has "LOS F" under "Revised ZDATA model" scenario. Second segment is along "Colonial Boulevard from Veronica Shoemaker Parkway to Challenger Boulevard" which has "LOS E" in 2012 under "Original ZDATA model" scenario while the same segment has "LOS F" under "Revised ZDATA model" scenario.

Table 6 shows the comparison of AADT/ LOS for "Original ZDATA and Original ZDATA plus Page Field Airport Master Plan models". The comparison of LOS for original ZDATA model with and without Page Field Airport Master Plan indicates that most of the segments which have undesirable "LOS F" in the model with Page Field Airport Master Plan, will also have undesirable "LOS F" in "Original ZDATA model" without Master Plan. However, there is one segment along "College Parkway from Whiskey Creek Drive to Summerlin Road" which has "LOS E" in 2012 under the "Original ZDATA model" scenario while the same segments has "LOS F" under Original ZDATA plus Page Field Airport Master Plan model scenario. This segment has PM Peak hour volume of 2920 in the peak direction in the "Original ZDATA model" while 2929 in the Original ZDATA plus Page Field Airport Master Plan" which is results in addition of 9 vehicles during the peak hour due to Airport Master Plan.

Table 7 shows the comparison of AADT/ LOS for "Revised ZDATA and Revised ZDATA plus Page Field Airport Master Plan models". The comparison of LOS for revised ZDATA model with and without Page Field Airport Master Plan indicates that all the segments which have undesirable "LOS F" in the model with Page Field Airport Master Plan, will also have undesirable "LOS F" in "Revised ZDATA model" without Master Plan. Attachment 8 maps the comparison of the study area roadway level of service (LOS) map for 2030 revised ZDATA model with and without Page Field Airport Master Plan.



LEE COUNTY MODEL ZDATA COMPARISON (TABLE 1 & 2)

TABLE 1: ORIGINAL ZDATA SCENARIO Residential Data - ZDATA 1 SF DU SF POP MF DU MF POP H/M Rooms SF POP MF DU MF DU MF POP H/M Rooms 683 685 201 103 103 686 689 Employment Data - ZDATA 2 Industrial | Commercial | Service Total 256 Industrial Commercial Service 683 685 256 256 1461 265 169 342 472 259 96 1461 472 472 259 1461 265 214 214 1461 214 214 259 114 265 115 342 0 689 691 128 342 256* Special Generator - ZDATA 3 (Person Trips) 2000 Base 2007 1500 A+ 1500 A+ 2012 2030 1500 A+ 1500 A+

ential Data -	LUAIAI		2000 Base					2007					2012			ie Universit		2030		
TAZ	SF DU	SF POP	MF DU	MF POP	H/M:Rooms	SFDU	SFPOP	MFDU	MFPOP	H/M Rooms	SF'DU	I SF POP	MFDU	MF POP	H/M Rooms	SF DU	SF.POP	MF.DU	MEPOP	H/M Rooms
	SFUU	SF F.UF	MEDO	MI FOF	C C C C C C C C C C C C C C C C C C C	0 0	0,1,0,	0	0	0	0	0	0	0	0	0	0	0	0	0
683	U	0	0	1770	0	- 0	400	96	178	201	30	103	96	178	201	30	103	96	178	201
685	30	103	96	178	201	30	103	96	1/0	201	30	100	30	170	201	00	0	0	0	0
686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	U	U	U	0	U	0
689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
691	0	0	0	0	116	0	0	0	0	116	0	0	0	0	116	0	0	0	0	116

Autoria de Proposiciones de	of the same	2000 B	350	2011	No.	2007		2012	100	Sweet Trace	2030					
TAZ	Industrial	Commercial	Service '	Total	. Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total
683	0	0	256	256	0	0	0	256	0	0	0	256	0	0 -	0	256
685	214	775	472	1461	214	775	472	1461	214	775	472	1461	214	775	472	1461
686	0	13	567	580	0	13	567	580	0	13	567	580	0	13	567	580
689	0	21	85	115	15	21	92	128	19	21	96	137	34	21	114	169
691	n*	1052**	260***	1312	0+	1052**	260***	1312	0*	1070**	260***	1330	0*	1070**	260***	1330
160		1032	200	1012		1004										

Special Generate	or - ZDATA 3 (Pers	on Trips)		
TAZ	2000 Base	2007	2012	2030
686	1500 A+	1500 A+	1500 A+	1500 A+

Notes:

"Industrial employees of '256' seems inappropriate for TAZ 691, as there is no industrial land use within this TAZ, therefore industrial employees are assumed to be '0'.



[&]quot;Commercial employees for this TAZ should not be 0 as there is approximately 420,000 square feet of retail development plus an empty parcel with potential for a 7300 square feet of commercial development [420,000/1000*2.5 = 1052 + 7300/1000*2.5 employees per 1000 sft = 18, Total 1070 employees in 2012 and 2030]

^{**}Service employees of 88 seems low for TAZ 691, Page Field Medical Village is approximately 65,000 square feet in size [65,000/1000 * 4.0 employees per 1000 sft = 260 employees]

The employments rates used for conversion are based on the Lee County MPO model ratios.

LEE COUNTY MODEL ZDATA COMPARISON (TABLE 3 & 4)

	DATA 1		2000 Base					2007		1 4 6 9	New York Co.	3 4	2012		total		30-71	2030		
TAZ	SF DU	SF POP	MF DU	MEPOP	H/M Rooms	SEDU	SF POP	MFDU	MF-POP	H/M Rooms	SF DU	SF POP	MF DU	MEPOP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Room
691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nployment Data - 2	ZDATA 2																_			
iprofiliation Date		2000 Ba	TIP.	- 11. H 11. W	No.	2007		7		2012	iertes allo	io herina A		203			1			
TAZ	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	J			
3	0	0	256	256	0	0	0	256	0	0	0	256	0	0	0	256	1			
556 (Parcel 1)	0	0	0	0	0	0	0	0	28	0	132	160	28	0	132	160	ı			
000 (1 0.00.1)	214	775	472	1461	214	775	472	1461	214	775	472	1461	214	775	472	1461	1			
588 (Parcel 6)	0	0	0	0	0	0	0	0	0	76	0	76	0	76	0	76	1			
	0	13	567	580	0	13	567	580	0	13	567	580	0	13	567	580				
574 (Parcel 3)	0	0	0	0	0	0	0	0	0	35	0	35	0	35	0	35	1			
575 (Parcel 4)		0	0	0	0	0	0	0	0	22	0	22	0	22	0	22	1			
587 (Parcel 5)		0	0	0	0	0	0	0	25	67	0	92	25	67	0	92	1			
,	9	21	85	115	15	21	92	128	19	21	96	137	34	21	114	169	1			
557 (Parcel 2)	0	0	0	0	0	0	0	0	18	0	0	18	18	0	0	18	1			
1	0*	1052**	260***	1312	0*	1052**	260	1312	0*	1070**	260***	1330	0.	1070**	260	1330	_			

ABLE 4: REVIS		A + PAGE F	IELD AIRF	ORT MA	STER PLAN	SCENARIO														
esidential Data - Zi	DATA 1							2007				To the second second	2012					2030		
	St. Committee		2000 Base .	MF POP	H/M Rooms	SF DU	SFPOP	MF DU	MFPOP	H/M Rooms	SF DU	SFPOP	MF DU	MEPOP	H/M Rooms	SF DU	SEPOP	MF.DU	MEPOP	H/M Rooms
TAZ	SFDU	SF POP	MEDU	MIFPOP		SPUU	SF F.UF	mr bo	WF E.OF	116	0, 00	0. 1.0.	1111	0	116	0	0	0	0	116
691	0	0	0	0	116	0	0	U	0	110					110					
mployment Data -	ZDATA 2	2000 B	250	V-1.14		2007				2012			65 20 4 10	20.		10.0	1			
TAZ	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service .	Total	Industrial	Commercial	Service	Total	1			
13	0	0	256	256	0	0	0	256	0	0	0	256	0	0	0	256				
556 (Parcel 1)	0	0	0	0	0	0	0	0	28	0	132	160	28	0	132	160				
JJO (Farcer I)								4404	044	775	470	1461	214	775	172	1461	7			

TAZ	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	industrial	Commercial	Service .	10091	Industrial	Commercial	Set Aire	LOTA
683	0	0	256	256	0	0	0	256	0	0	0	256	0	0	0	256
556 (Parcel 1)	0	0	0	0	0	0	0	0	28	0	132	160	28	0	132	160
685	214	775	472	1461	214	775	472	1461	214	775	472	. 1461	214	775	472	1461
588 (Parcel 6)		0	0	0	0	0	0	0	0	76	0	76	0	76	0	76
686	0	13	567	580	0	13	567	580	0	20	657	677	0	30	967	997
574 (Parcel 3)	0	0	0	0	0	0	0	0	0	35	0	35	0	35	0	35
575 (Parcel 4)		0	0	0	0	0	0	0	0	22	0	22	0	22	0	22
587 (Parcel 5)		0	0	0	0	0	0	0	25	67	0	92	25	67	0	92
689	9	21	85	115	15	21	92	128	19	21	96	137	34	21	114	169
557 (Parcel 2)	0	0	0	0	0	0	0	0	18	0	0	18	18	0	0	18
691	0*	1052**	260***	1312	0-	1052**	260***	1312	0*	1070**	260***	1330	0*	1070**	260***	1330

TAZ 2000 Base 2007 2012 2030
686 1500 A+ 1500 A+ 1664 A+ 2254 A+



Special Generator - ZDATA 3 (Person Trips)

Industrial employees of '256' seems inappropriate for TAZ 691, as there is no industrial land use within this TAZ, therefore industrial employees are assumed to be '0'.

"Industrial employees for this TAZ should not be 0 as there is approximately 420,000 square feet of retail development plus an empty parcel with potential for a 7300 square feet of commercial development [420,000/1000*2.5 = 1052 + 7300/1000*2.5 employees per 1000 sft = 18, Total 1070 employees in 2012 and 2030]

""Service employees of 86 seems low for TAZ 691, Page Field Medical Village is approximately 65,000 square feet in size [65,000/1000* 4.0 employees per 1000 sft = 260 employees]

The stable interpret set on used for security for the page of the stable of the s The employments rates used for conversion are based on the Lee County MPO model ratios.

TABLE 5: 2007, 2012 & 2030 LEE COUNTY MPO MODEL ORIGINAL & REVISED ZDATA SCENARIOS AADT VOLUMES & LEVEL OF SERVICE COMPARISON

0.1		TABLE 5: 200	., 20				100	P. 1	1 1 13		EXISTI	NG CON	DITION	5 (2007)				FUT	URE CON	OITIONS	(2012)				FUT	JRE CON	DITIONS	S (2030)		
		얼마 이 하나는 그는 시 1개를 내용했다.		#LA	NES	4		1		give the english	B	2007	100	100	2007	- 19	LEE COUNTY		2012			2012	1.0	LEE COUNTY GENERALIZED		2030			2030 REVISED	
R	ROADWAY	SEGMENT		200			STD.	K 100	D'm	CONGURRENC	С	RIGINAL			REVISE	97.50	GENERALIZED DIRECTIONAL SERVICE	1	PK DIR			PK. DIR.		DIRECTIONAL		PK DIR			PK	
			2000	2007	2012	2030				TOAPAGITT	AADT	PK DIR.	LOS	AADT	VOL.	EUS	VOLUMES (2012)	AADT	VOL	LOS	AADT	VOL	LOS	VOLUMES (2030)	51770	VOL 2746	LOS	50280	VOL 2667	LOS
		SUMMERLIN RD TO US 41	6		6			10.4		2710 860	42760 2380	226B 126	B	42910 2450	130		2920 850	48430 2520	2569 134	C	49240 2530	2612 134	C	2920 850	3560	189	C	3900	207	c
2 B		SUMMERLIN RD TO US 41 McGREGOR BLVD TO WINKLER RD	2					10.4		3060	43380		C	43500			2920	43950	2486	В	45420	2569	С	3700	51670	2922	В		2930	
4	5	MNKLER RD TO WHISKEY CREEK DR	6	6	6	8	E	10.1	56	3060	38650	2186	С	40080			2920	43350	2452	В	45590	2579	С	3700	53750	3040	B		3116 3275	
5	OLLEGE PKWY	WHISKEY CREEK DR TO SUMMERLIN RD	6	6	6	8	E	10.1	56	3060	46820	2848	C	48310			2920	51630 33150	2920 1875	E B	53560 33360	3029 1887	F B	3700	56500 49690		В			В
6		SUMMERLIN RD TO US 41		6	6	8	E	10,1	56	3060 2890	33810 54500	1912 2533	C	34980 54620	1978		2920	58090	2700	c	58710	2729	C	2920	60280		C	60470	2811	С
7		McGREGOR BLVD TO SUMMERLIN RD SUMMERLIN RD TO US 41	6	6		6		8.3		2890	45010	2092	C	45090			2920	47100	2189	В		2219	В	2920	45850	2131	В	46470	2160	В
8		US 41 TO FOWLER ST	6	_				8.3		2890	38920	1809	С	38530	1791	-	2920	40480	1882	В		1897	В	2920	40710	1892	В	40090		В
10	li de	FOWLER ST TO METRO PKWY	6	6		6		9.2		2890	48970	2317	D	50090	2370		2920	49940	2363	В	50570 51570	2393 2704	B	2920	54570 54340	2582 2850	C	52420 51710		C
11	COLONIAL BLVD	METRO PKWY TO VERONICA SHOEMAKER PKWY	6	8		6		9.2		3160 3160	56220 47700	2948 2501	B	56510 48730			2920 2920	50900 54720	2669 2870	C D	55900	2931	F	2920	52030		C			C
12 13 14		VERONICA SHOEMAKER PKWY TO CHALLENGER B		6						3160	40380	2118		41320			2920	44550	2336	В	45620	2392	В	2920	44100	2313	В			В
13	1	CHALLENGER BLVD TO WINKLER AVE WINKLER AVE TO SIX MILE CYPRESS PKWY	6					9.2		3160	58660	3076	C	58150			2920	65030	3410	F	65940	3458	F	2920	62840	3295	F	62170		F
15		US 41 TO METRO PKWY	2		2	4	E	7.9	51	860	14070	567	C	14100			850	14320	577	D	14480	5B3	D	1800	36400	1467	D	38180 28600		- B
16		METRO PKWY TO PLANTATION RD	2					11		860	2050	115	В				850	4390	246	B	4260 27170	239 1275	C B	1800	27340	1534	B	25350		
17		S POINTE BLVD TO WINKLER RD	4	-				9.2		1920 1920	22870 35670	1073	D	22780 34540			1950	27170 36300	1275	C	35550	1668	C	1950	31880	1496	В			В
18	CYPRESS LAKE DR	WINKLER RD TO SUMMERLIN RD SUMMERLIN RD TO UNIVERSITY CENTER BLVD	4					9.2		1920 2890	33540	1574	- -	33750			2920	35430		В	34010	1596	В	2920	32140	1508	В	32130	1508	В
19 20		UNIVERSITY CENTER BLVD TO US 41	4					9.2		2890	42370	1988	D	42550	199	5 D	2920	43700	2050	В	43480	2040	В	2920	49630					
21		US 41 TO METRO PKWY	6		6	6	E	9.2	51	2740	43100	2022	D	42960	201		2920	49700		В	50560	2372	В	2920	52650	2470	B			
	DANIELS PKWY	METRO PKWY TO SIX MILE CYPRESS PKWY	6			6				2740	51700	2426	E				2920	53690	2519 3041	C	53870 64310	2528 3043	C	2920	96240	3087 4554	F	_		
23		SIX MILE CYPRESS PKWY TO PALOMINO	6	_		6			_	3050 860	59340	2808	C	59220 4970			2920 850	64270 5720	3041	C	5750	323	c	850	6430	361	C		360	
	DANLEY RD	US 41 TO METRO PKWY US 41 TO N AIRPORT RD	6			6			51		36770	1511	B				2920	35800		В	36930	1517	В	2920	36690	1507	В		1582	В
25 26		N AIRPORT RD TO COLONIAL BLVD	6		6	6			52		38170	1568	D	40900			2920	37320		В	38530	1583	В	2920	39080	1605	В			
	FOWLER ST	COLONIAL BLVD TO WINKLER AVE	4		4	4	E	7.9	52	1910	29720	1221	D	30650			1950	29240		В	29060	1194	В	1950	27710	1138	В			
28		WINKLER AVE TO HANSON ST	4	4	4	6	E	7.9	52	1910	26500	1089	D				1950 1950	34840 20100		B	33840 23070	1390	В	2920	26930 29580	1106	B		1255	
29		HANSON ST TO M.L.K BLVD (SR 82)	4				E		52	1910	22550 5010	926	B	22680 5010			1950 850	7000	393	C	7130	400	C	850	8680	487	C		517	
	DLEWILD ST	METRO PKWY TO RANCHETTE RD CYPRESS LAKE DR TO COLLEGE PKWY	2					10.4	51	1990	30710			30950			1950	2B140		В	29200	1549	В	1950	30700	1628	В			
31 32		COLLEGE PKWY TO WNKLER RD	2						51		14930			15270			920	12480		С	12390	657	С	920	11630	617	С			
33	McGREGOR BLVD	WINKLER RD TO TANGLEWOOD PKWY	2	2	2	2	E	10.1	54	1070	20130		F	20000			920	16010	873	D	15860	865 928	D	920	17740	968 1029	F			
34		TANGLEWOOD PKWY TO COLONIAL BLVD		2		2	E	10.1	54	1070	21410	1168 747	C	21300			920	17160 28060	936 1574	В	17010 28220	1583	В	2920	48440	2717				
35 36		SIX MILE CYPRESS PKWY TO DANIELS PKWY	4			6		11		860 1960	13310 27990	1570	c	28750			1950	32840			32820	1841	C	2920	42040	2358	В	42170	2366	В
36		DANIELS PKWY TO CRYSTAL DR CRYSTAL DR TO DANLEY RD	4					11		1960	29750	1669	C	30090			1950	33310	1869	С	33400	1874	С	2920	44630	2504	С			
38	METRO PKWY	DANLEY RD TO COLONIAL BLVD	4	4						1960	34220		D					31410			31580 23440	1772	C B	2920	45970 39800	2579 2233				C
39	METRO PKWY	COLONIAL BLVD TO WINKLER AVE	4	-				11		1830	18310		C				1950 1950	23950	1344	C	30570	1715	C	2920	47130	2644				
40		WINKLER AVE TO WAREHOUSE ST	2			6		11	51	1830 930	15000		D				920	8730	490	c	8810	494	В	1950	9550	538	В			
41	PARK MEADOWS DR	WAREHOUSE ST TO HANSON ST SUMMERLIN RD TO US 41	2						51		2360	95	В	2300			850	2090	84	С	2050	83	С	850	2610	105	С			
	PENZANCE BLVD	RANCHETTE TO SIX MILE CYPRESS PKWY	2	2	2	2	E	11	51	860	1690	95	В	1720			850	1920	108	С	1980	111	C	850 1800	1720 7550	96 357	C			
44		SIX MILE CYPRESS PKWY TO DANIELS PKWY		2	2	4	E	9.1			1250	59	B	1290 6500			850 850	1320	580	D	1280	580	D		27100	1520				D
45	PLANTATION RD	DANIELS PKWY TO IDLEWILD ST		2			E			860	6870	385	-	NA NA	NA NA			15990		В	16290	914	В	1800	25140	1410				
46		IDLEWILD ST TO COLONIAL BLVD @ SHOEMAKER IDLEWILD ST TO PENZANCE BLVD	2			2				860	1680	94	В				850	1940	109	С	1980	111	С	850	1440	81	С			С
	RANCHETTE RD S POINTE BLVD	CYPRESS LAKE DR TO COLLEGE PKWY	2	_					51		9050	480	A				850	7850	416	С	7810	414	C	850	8090	429 1399	B			C
49		METRO PKWY TO DANIELS PKWY	4						52		20670		В					29070		B	29350 24410	1389	B	1950 1950	29560	1399	B	26700		
50	SIX MILE CYPRESS PKWY	DANIELS PKWY TO WINKLER AVE	2						55 55		17630 18640		B				1950	25240		В	25620	1423	B	1950	28460	1581	В			
51	and all the control	WINKLER AVE TO CHALLENGER BLVD	4			4 6		10.1		2740	25690							35310		В	35730	1985	В	2920	39430	2190				
52		CHALLENGER BLVD TO COLONIAL BLVD GLADIOLUS DR TO CYPRESS LAKE DR	4			4		10.4			15760		В	15980	848	3 B	1950	17130	909	В	17550	931	В	1950	26720	1417				
52 53 54		CYPRESS LAKE DR TO COLLEGE PKWY	4			6		10.4	51	1960	23650						1950	29360		В	25600	1358	B	2920	46660 51590	2475 2736	B		2487	_
55	CUMMEDI IN DD	COLLEGE PKWY TO MAPLE DR	4			6		10.4			35040						1950	38990		F	39050 38980	2071	F	2920	49670	2634				_
56	SUMMERLIN RD	MAPLE DR TO BOY SCOUT RD	4			6		10.4			34140 21780		C	21600			1950	22740		В	22720	1205	В	1950	28600	1517		28630	1519	В
57		BOY SCOUT RD TO MATTHEWS DR MATTHEWS DR TO COLONIAL BLVD	4					10.4			25280			24950			1950	26150		В	25920	1375	В	1950	30310	1608	В			
58 59		MATTHEWS DR TO COLONIAL BLVD SIX MILE CYPRESS PKWY TO CYPRESS LAKE DR/D	_					7.9	-		48670		E	49200	198	2 E	2830	42460	1711	С	42460	1711	С	2830	47130	1899				
60		DANIELS PKWY TO COLLEGE PKWY/WOODLAND B					E	7.9	51	2690	50860	2049	E	51190	206	2 E	2830	48520		С	49390	1990	С	2830	50990	2054		_		_
61	110 44 401 EVEL 4110	COLLEGE PKWY TO SOUTH RD	6		6	6	E	7.9	51		61450							55540 53130	2238	C	56480 54180	2276	C	2830	51180	2180	_			
62	US 41 (CLEVELAND AVE)	SOUTH RD TO BOY SCOUT RD	6	_	_	6		7.9			58720		_	OCOLO	2011			34940		C	40200	1620	C	2830	37690	1519				С
63		BOY SCOUT RD TO N AIRPORT RD	6			6					35650 28170		E	39710			2830	36030		C	38720	1560	C	2830	37470	1510	С		1569	С
64	THE WORLD CONTROL OF	N AIRPORT RD TO COLONIAL BLVD	6	_		6		7.9			6670	354	- - -	6620			850	6820		C	6890	365	С	850	6850	363	С			C
65	WHISKEY CREEK DR	COLLEGE PKWY TO McGREGOR BLVD CYPRESS LAKE DR TO COLLEGE PKWY	1 2					10.1			23650		D	22240	125	8 D	1800	23820		D	24890		D	1800	26780	1515 530	D			D
67	WINKLER RD	COLLEGE PKWY TO McGREGOR BLVD	2	2	2	2	E	10.4	51	810	8180	434	В					8120	431	C	7800	414	C	850	9990 7840	316	- C			
	WOODLAND BLVD	US 41 @ COLLEGE PKWY TO CHATHAM ST	2	2	2	2	E	7.9	51	860	5730	231	В	5670	22	ВВ	850	5380	217	С	5350	216	1 0	000	7040	310		2300		

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TABLE 6: 2007, 2012 & 2030 LEE COUNTY MPO MODEL (ORIGINAL ZDATA & ORIGINAL ZDATA + PAGE FIELD AIRPORT MASTER PLAN) AADT VOLUMES & LEVEL OF SERVICE

		TABLE 6: 2007, 2012 & 2030 LEE COU		100		10.10	1 2	(4)	1	EXISTIN	G COND	ITIONS (2	007)		FUTUF	E COND	ITIONS	(2012)			N. C.	FU	TURE CON			deli	70.000
			8 5	#LA	NES			1	100	2007 OF	RIGINAL	DATA MO	DEL	LEE COUNTY	1	IGINAL ZI	DATA	2012 OR			GENERALIZED	2030 0	RIGINAL Z MODEL	DATA		GINAL	ZDATA +
#	ROADWAY	SEGMENT		5			STD.	K 100	D 100	01.7		Tr.		GENERALIZED DIRECTIONAL		MODEL	1	Maste	Plan MOD	EL	DIRECTIONAL		Victor in		mest	PK	T
			2000	2007	2012	2030	200			CAPACITY	AADT	PK DIR.	Los	SERVICE VOLUMES (2012)	AADT	VOL.	LOS	AADT	PK DIR.	LOS	SERVICE VOLUMES (2030)	AADT	PK DIR.	LOS	AADT	DIR. VOL	Los
	BOY SCOUT RD	SUMMERLIN RD TO US 41	6	6	6		E	10.4		2710	42760	2268	E	2920	48430 2520	2569 134	C	48440 2500	2569	C	2920 850	51770 3560	2746 189	C	51480 3580	2730 190	C
2	BRANTLEY RD	SUMMERLIN RD TO US 41	6	6	2		E	10.4		860 3060	2380 43380	126 2454	B	850 2920	43950	2486	В	4415D	2497	C	3700	51670	2922	В	51080	2889	В
3		McGREGOR BLVD TO WINKLER RD WINKLER RD TO WHISKEY CREEK DR	6	6	6		E	10.1		3060	38650	2186	C	2920	43350	2452	В	43580	2465	В	3700	53750	3040	В	53930	3050	
5	COLLEGE PKWY	WHISKEY CREEK DR TO SUMMERLIN RD	6	6	-	_	E	1		3060	46820	2648	С	2920	51630	2920	E	51780	2929	F	3700	56500	3196	В	56810	3213	
6		SUMMERLIN RD TO US 41	6	6				10.1		3060	33810	1912	С	2920	33150	1875	В	34450	1948	В		49690	2810	В	50360	2848	В
7		McGREGOR BLVD TO SUMMERLIN RD	6	6	6		Ε	8.3		2890	54500	2533	D	2920	58090	2700	С	58160	2703	С	2920	60280	2802	C	60580	2816	C
В		SUMMERLIN RD TO US 41	6	6	6		E	8.3		2890	45010	2092	С	2920	47100	2189	В	47040 40730	2186 1893	B	2920	45850 40710	2131	B	46060 40670	2141 1890	
9		US 41 TO FOWLER ST	6	6	6		E	8.3	56	2890	38920 48970	1809	C D	2920	40480 49940	1882 2363	B	49950	2364	В	2920	54570	2582	C	54480	2578	
10	COLONIAL BLVD	FOWLER ST TO METRO PKWY	6	6	6		E	9.2	57	2890 3160	56220	2317	E	2920	50900	2669	c	51060	2678	c	2920	54340	2850	C	54470	2856	
11		METRO PKWY TO VERONICA SHOEMAKER PKWY VERONICA SHOEMAKER PKWY TO CHALLENGER BLVD	6	6	6		E	9.2		3160	47700	2501	В	2920	54720	2870	D	55070	2888	D		52030	2728	С	52390	2747	
12 13		CHALLENGER BLVD TO WINKLER AVE	6	6	6		E	9.2	57	3160	40380	2118	В	2920	44550	2336	В	44590	2338	В		44100	2313	В	44260	2321	
14		WINKLER AVE TO SIX MILE CYPRESS PKWY	6	6	6		E	9.2	57	3160	58660	3076	С	2920	65030	3410	F	65040	3411	F	2920	62840	3295	F	62860	3296	
15		US 41 TO METRO PKWY	2	2	2	4	E	7.9	51	860	14070	567	С	850	14320	577	D	14550	586	D	1800	36400	1467	D	36540	1472	
16	CRYSTAL DR	METRO PKWY TO PLANTATION RD	2	2	2	_	E	11	51	860	2050	115	В	850	4390	246	С	5050	283	С	1800	27340	1534	D	27610	1549	
17		S POINTE BLVD TO WINKLER RD	4	4	4	_	E	9.2		1920	22870		D	1950	27170 36300	1275	B	26870 34960	1261 1640	B	1950 1950	24190 31880	1135	B	25200 32380	1519	
18	CYPRESS LAKE DR	WINKLER RD TO SUMMERLIN RD	4	4	4	-	E			1920 2890	35670		E D	1950 2920	35430	1662	В	33350	1565	В	2920	32140	1508	В	32650	1532	
19		SUMMERLIN RD TO UNIVERSITY CENTER BLVD	4	6	6		E			2890	42370		D	2920	43700	2050	В	42610	1999	В	2920	49630	2329	В	49750	2334	
20 21		UNIVERSITY CENTER BLVD TO US 41 US 41 TO METRO PKWY	6	6			E			2740	43100		D	2920	49700	2332	В	49970	2345	В	2920	52650	2470	В	52840	2479	
22	DANIELS PKWY	METRO PKWY TO SIX MILE CYPRESS PKWY	6		6		E			2740	51700		E	2920	53690	2519	С	53780	2523	С	2920	65790	3087	F	65650	3080	
23	DANICESTINA	SIX MILE CYPRESS PKWY TO PALOMINO	6		6		E			3050	59340	2808	С	2920	64270	3041	F	64240	3040	F	2920	96240	4554	F	96130	4549	
	DANLEY RD	US 41 TO METRO PKWY	2	2	2		E			860	4940	277	В	850	5720	321	С	5720	321	С	850	6430	361	С	6410	360	
25		US 41 TO N AIRPORT RD	6	6	6		E				36770		D	2920	35800	1471	В	35810	1471	В	2920	36690	1507	В	36610	1504	
26		N AIRPORT RD TO COLONIAL BLVD	6	6	6					2850	38170		D	2920	37320	1533	В	37550	1543 1203	B	2920 1950	39080 27710	1605 1138	B	39380	1159	
27		COLONIAL BLVD TO WINKLER AVE	4	4	4					1910	29720		D	1950 1950	29240 34840	1201	B	29280 35080	1203	В		26930	1106	В	26700	1097	
28		WINKLER AVE TO HANSON ST	4	4	4			7.9		1910	22550		C	1950	20100	826	В	20270	833	В		29580	1215	В	29250	1202	
29	IDLEWILD ST	HANSON ST TO M.L.K BLVD (SR 82) METRO PKWY TO RANCHETTE RD	2	2	2		E			860	5010	281	В	850	7000	393	C	6270	352	C		8680	487	С	8620	484	
31		CYPRESS LAKE DR TO COLLEGE PKWY	4				Ē			1990	30710	1629	C	1950	28140	1493	В	28380	1505	В		30700	1628	В	30600	1623	
32	1	COLLEGE PKWY TO WINKLER RD	2	2	2	2	E	10.4	51	1070	14930		В	920	12480	662	С	12140	644	С		11630	617	С	11450	607	
33	MCGREGOR BLVD	WINKLER RD TO TANGLEWOOD PKWY	2	2						1070	20130		F	920	16010	873	D	16220	885	D		17740	968	F	17720	966	
34		TANGLEWOOD PKWY TO COLONIAL BLVD	2	2							21410		F	920	17160 28060	936 1574	F	17380 28100	948 1576	F	920	18870 48440	1029 2717	F	18800 48590	1025 2726	
35		SIX MILE CYPRESS PKWY TO DANIELS PKWY	2	2			E		_	860 1960	13310 27990		C	2920 1950	32840	1842	C	32760	1838	C	2920	42040	2358	В	41930	2352	
36		DANIELS PKWY TO CRYSTAL DR	4	_		6				1960	29750		C	1950	33310	1869	C	32500	1823	C	2920	44630	2504	C	44540	2499	
37	METRO PKWY	CRYSTAL DR TO DANLEY RD DANLEY RD TO COLONIAL BLVD	4	4		6				1960	34220	1920	D	1950	31410	1762	C	30380	1704	С	2920	45970	2579	С	46090	2586	3 C
39		COLONIAL BLVD TO WINKLER AVE	4	4		6		11	51	1830	18310		С	1950	23950	1344	В	23770	1333	В	2920	39800	2233	В	39740	2229	
40		WNKLER AVE TO WAREHOUSE ST	4	4	4	6	E	11	51	1830	16000		С	1950	30460	1709	С	30430	1707	С	2920	47130		С	48350	2712	
41	1	WAREHOUSE ST TO HANSON ST	2	2	2	2	E	11	_	930	15410	865	D	920	8730	490	С	8710	489	С		9550	536	В	9610 2540	539	
	PARK MEADOWS DR	SUMMERLIN RD TO US 41	2	2	2	_	E	7.9		860	2360	95	В	850	2090	108	C	2070 1940	83 109	C		2610 1720	105 96	C	1790	100	
	PENZANCE BLVD	RANCHETTE TO SIX MILE CYPRESS PKWY	2	2	2		E	9.1		860 860	1690 1250	95 59	B	. 850 850	1920 1320	62	C	1350	64	C		7550	357	C	7660	362	
44		SIX MILE CYPRESS PKWY TO DANIELS PKWY DANIELS PKWY TO IDLEWILD ST	2	2	2		E	9.1		860	6870	385	C	850	10330	580	D	11240	631	D		27100		D	27510	1543	
46	PLANTATION RD	IDLEWILD ST TO COLONIAL BLVD @ SHOEMAKER PKW	+	-	4		E	1		- 500	- 0070	-	-	1950	15990	897	В	16170	907	В		25140	1410	D	25240	1416	
	RANCHETTE RD	IDLEWILD ST TO PENZANCE BLVD	2	2	1 2	_	Ē	11	51	860	1680	94	В	850	1940	109	С	1940	109	С	850	1440	81	С	1500	84	
	S POINTE BLVD	CYPRESS LAKE DR TO COLLEGE PKWY	2	2	2	2		10.4	51	900	9050	480	Α	850	7850	416	С	7990	424	С	850	8090	429	С	7230	383	
49		METRO PKWY TO DANIELS PKWY	4	4	4	4	E	9.1		2020	20670		В	1950	29070	1376		28800	1363	В	1950	29560	1399	В	29510	1396	
50	SIX MILE CYPRESS PKWY	DANIELS PKWY TO WINKLER AVE	2	2	4						17630		В	1950	23820	1323		23740	1319	В	1950	26490		B	26430 28630	1590	
51		WINKLER AVE TO CHALLENGER BLVD	4	4	4		E				18640		В	1950	25240	1402		25120 35580	1395 1976	B	1950	39430	2190	В	39830	2213	
52	1	CHALLENGER BLVD TO COLONIAL BLVD	6	6			E				25690		B	2920 1950	35310 17130	1961 909	B	17060	905	В	1950	26720	1417	В	27270	1446	
53		GLADIOLUS DR TO CYPRESS LAKE DR	4				E			1000	15760 23650		C	1950	29360	1557	B	27650	1467	В	2920	46660	2475	В	47340	2511	
54		CYPRESS LAKE DR TO COLLEGE PKWY	4				E		-		35040		C	1950	38990	2068	F	38440	2039	F	2920	51590		C	51890	2752	
55 56		COLLEGE PKWY TO MAPLE DR MAPLE DR TO BOY SCOUT RD	4	_	4	_	_			1000	3414D		C	1950	38400	2037	F	38300	2031	F	2920	49670	2634	С	50120	2658	
56 57		BOY SCOUT RD TO MATTHEWS DR	4	-	4	-					21780		E	1950	22740	1206	В	22900	1215	В	1950	28600		В	29000		
58		MATTHEWS DR TO COLONIAL BLVD	4	<u> </u>	4		E				25280		E	1950	26150	1387	В	26320	1396	В	1950	30310		В	30630		
59		SIX MILE CYPRESS PKWY TO CYPRESS LAKE DR/DANIE	6		6	6	E	7.9	51		48670		E	2830	42460	1711	С	42470	1711	С	2830	47130	1899	C	47100		
60		DANIELS PKWY TO COLLEGE PKWY/WOODLAND BLVD	6	6		6	E	7.9			50860		E	2830	48520	1955		49940	2012	C	2830	50990	2054	C	50470	2033	
61	1	COLLEGE PKWY TO SOUTH RD	6	6				7.9			61450		E	2830	55540	2238		56070	2259	D		54110	2180	C	54360	2070	
62	US 41 (CLEVELAND AVE)	SOUTH RD TO BOY SCOUT RD	6	6	6						58720		E	2830	53130 34940	2141 1408		53750 35190	2166	C		37690	1519	C	38170	1538	
63		BOY SCOUT RD TO N AIRPORT RD	6	6	6						35650 28170		E	2830	36030	1408			1514	C		37470		C	38340	1545	
64		N AIRPORT RD TO COLONIAL BLVD	6	6				7.9			28170 6670	1135 354	C		6820	362	c	6750	358	C		6850	363	C	6900	366	
		COLLEGE PKWY TO McGREGOR BLVD	1 2	2	2	2														D	1800	26780	1515	D	27440	1552	
65	WHISKEY CREEK DR			1	1		=	10.1	56	1610	23850	1338	l D	1800	23820	1347	D	23790	1346		7000	20/00					
	MINKLER RD	CYPRESS LAKE DR TO COLLEGE PKWY COLLEGE PKWY TO McGREGOR BLVD	2	4		-		10.1			23650 8180	1338 434	B	1800 850	23820 8120	1347 431	C	8130	1346 431 218	C	850	9990 7840	530	C	10150	538 324	D

HSH

2 BR 3 4 CC			1								TING CO	UDITIONS (20	0071			UTURE CON	UDITIONS	(2012)			1		FUTURE CO	NOITION	S (2030)		
2 BR 3 4 CC		[4]		#LA	NES "			19			and the second second	ZDATA MOI	A 12 N 12 N 12 N 12 N	GENERALIZED					SED 2012 ZD	ATA+	GENERALIZE					ED 2030 ZI	
2 BR 3 4 CC	ROADWAY	SEGMENT	E 12	The talk	6-7		STD.	K 100		KEV	SEU 2007	ZDATA MOI	DEL .	DIRECTIONAL	REVISED	2012 ZUA12	MODEL	Mos	ter Plan MO	DEL .	GENERALIZE	KEVISED	2030 ZDA11	A MODEL	Mass	er Plan MC	DEL
2 BR 3 4 CC			2000	2007		2030	LOS			CAPACITY	AADT	PK DIR. VOL	LOS	SERVICE VOLUMES (2012)	AADT	PK DIR. VOL	LOS	AADT	PK DIR. VOL	LOS	DIRECTIONA L SERVICE VOLUMES	AADT	PK. DIR. VOL	LOS	AADT	PK. DIR. VOL	LOS
3 4 5		SUMMERLIN RD TO US 41	6	6		6	E	10.4		2710 860	42910 2450	2276 130	B	2920 850	49240 2530	2612 134	C	47120 2920	2499 155	C	2920 850	50280 3900	2667 207	C	50510 3980	2679 211	C
4 5		SUMMERLIN RD TO US 41 McGREGOR BLVD TO WINKLER RD	6		6			10.4		3060	43500	2460	C	2920	45420	2569	C	45580	2578	c	3700	51800	2930	В	52420	2965	В
5		MINKLER RD TO WHISKEY CREEK DR						10.1		3060	40080	2267	С	2920	45590	2579	С	47770	2702	С	3700	55100	3116	В	55570	3143	В
-	<u>N</u>	WHISKEY CREEK DR TO SUMMERLIN RD						10.1		3060	48310	2732	C	2920 2920	53560	3029	F B	55810 37050	3157 2096	F B	3700 3700	57900 51670	3275 2922	В	58430 52000	3305 2941	B
7		SUMMERLIN RD TO US 41 McGREGOR BLVD TO SUMMERLIN RD	6		6			10.1	56 56	3050 2890	34980 54620	1978 2539	D	2920	33360 58710	1887 2729	C	59080	2746	C	2920	60470	2811	C	61040	2837	c
8		SUMMERLIN RD TO US 41	6	6	6		E	8.3	56	2890	45090	2096	С	. 2920	47750	2219	В	47900	2226	. В	2920	46470	2160	В	46940	2182	В
9		JS 41 TO FOWLER ST	6	6	6			8,3	56	2890	38530	1791	С	2920	40820 50570	1897	B	40330 50760	1875 2402	B	2920	40090 52420	1863 2481	B	40200 53220	1868 2518	B
10 CC		FOWLER ST TO METRO PKWY METRO PKWY TO VERONICA SHOEMAKER PKWY	6		6			9.1	52 57	2890 3160	50090 56510	2370 2963	D	2920	51570	2393 2704	C	51220	2686	C	2920	51710	2712	C	53220	2789	C
12		VERONICA SHOEMAKER PKWY TO CHALLENGER BLVD	6					9.2	57	3160	48730	2555	В	2920	55900	2931	F	55870	2930	F	2920	51290	2690	С	51760	2714	С
13	Ī	CHALLENGER BLVD TO WINKLER AVE	6	6				9.2	57	3160	41320	2167	В	2920	45620	2392	В	45380	2380	В	2920	43190	2265	В	43490	2281	В
15 00		MINKLER AVE TO SIX MILE CYPRESS PKWY US 41 TO METRO PKWY	6	6				9.2 7.9	57 51	3160 860	58150 14100	3049 568	C	2920 850	65940 14480	3458 583	F D	65690 14630	3445 589	F D	1800	52170 38180	3260 1538	F D	62550 38220	3280 1540	F D
16 CR		METRO PKWY TO PLANTATION RD	2					11	51	860	1850	104	В	850	4260	239	C	5180	291	C	. 1800	28600	1604	D	28700	1610	D
17	5	S POINTE BLVD TO WINKLER RD	4	4	4	4	Ε	9.2		1920	22780	1069	D	1950	27170	1275	В	26480	1242	В	1950	25350	1189	В	25460	1195	В
18 CY		WINKLER RD TO SUMMERLIN RD	4	-				9.2		1920 2890	34540 33750	1621 1584	E D	1950	35550 34010	1668 1596	B	32880	1543 1445	B	1950 2920	33040 32130	1550 1508	B	33160 31910	1556 1497	B
19	LS.	SUMMERLIN RD TO UNIVERSITY CENTER BLVD UNIVERSITY CENTER BLVD TO US 41	4	-				9.2	51	2890	42550	1996	D	2920	43480	2040	В	42040	1973	В	2920	49380	2317	В	49410	2318	B
21	i i	US 41 TO METRO PKWY	6		6				51	2740	42960	2016	D	2920	50560	2372	В	49840	2338	В	2920	53310	2501	С	53640	2517	С
22 DA		METRO PKWY TO SIX MILE CYPRESS PKWY	6	_				9.2	51	2740	51800	2430	E	2920	53870	2528	C	53300	2501	C	2920	66100	3101	F	66680	3129	F
23		SIX MILE CYPRESS PKWY TO PALOMINO US 41 TO METRO PKWY	6		6	_	E	9,1	52 51	3050 860	59220 4970	2802	B	2920 850	64310 5750	3043 323	F C	64290 5810	3042 326	C	2920	96280	4556 360	F C	96760 6590	4579 370	C
25		US 41 TO N AIRPORT RD	6				Ē		52	2850	39290	1614	D	2920	36930	1517 ;	В	37570	1543	В	2920	38510	1582	В	38770	1593	В
25 26	Ī	N AIRPORT RD TO COLONIAL BLVD	6	_			E	7.9	52	2850	40900	1680	D	2920	38530	1583	В	39460	1621	В	2920	40720	1673	В	41410	1701	В
	v	COLONIAL BLVD TO WINKLER AVE	4	4	4		E	7.9	52	1910	30650	1259 1096	D	1950	29060 33840	1194	B	29690 34270	1220	B	1950 2920	28770 26790	1182	B	28800	1183 1094	B
28		WINKLER AVE TO HANSON ST HANSON ST TO M.L.K BLVD (SR 82)	4	-	4		E	7.9	52 52	1910	26680 22680	932	C	1950 1950	23070	1390 948	В	23330	958	В	2920	30550	1255	В	30600	1257	В
		METRO PKWY TO RANCHETTE RD	2	2			E	11	51	860	5010	281	В	850	7130	400	С	6410	360	С	850	9220	517	С	9060	508	С
31		CYPRESS LAKE DR TO COLLEGE PKWY	4	-	4		E	10.4	51	1990	30950	1642	С	1950	29200	1549 657	B	29320	1555	B	1950	30940	1641 645	C	30880	1638 667	C
32 33 Mo		COLLEGE PKWY TO WINKLER RD WINKLER RD TO TANGLEWOOD PKWY	2		2		E	10.4	51	1070	15270 20000	810 1091	B	920	12390 15860	865	D	12360 15800	862	D	920	12170	982	F	12570 18500	1009	F
34		TANGLEWOOD PKWY TO COLONIAL BLVD	2		2		E	10.1	54	1070	21300	1162	F	920	17010	928	F	16960	925	F	920	19160	1045	F	19610	1070	F
35		SIX MILE CYPRESS PKWY TO DANIELS PKWY	2		6		E	11	51	860	13340	748	С	2920	28220	1583	В	28210		В	2920	48820	2739	C	48940	2746	С
36		DANIELS PKWY TO CRYSTAL DR CRYSTAL DR TO DANLEY RD	4		4			11	51	1960	28750 30090	1613 1688	C	1950 1950	32820 33400	1841	C	32570 32530	1827 1825	C	2920	42170 44670	2366 2506	B	42490 44880	2384 2518	B
38 M		DANLEY RD TO COLONIAL BLVD	4		4		E	11	51	1960	34550	1938	D	1950	31580	1772	c	30850	1731	C	2920	47750	2679	C	48700	2732	С
39		COLONIAL BLVD TO WINKLER AVE	4		4		E	11	51	1830	19380	1087	С	1950	23440	1315	В	23020	1291	В	2920	39530	2218	В	39320	2206 2800	B
40	1	WINKLER AVE TO WAREHOUSE ST WAREHOUSE ST TO HANSON ST	2		2		E	11	51	1830 1830	16010 15390	898 863	C	1950 1950	30570 8810	1715 494	B	30250 8840	1697 496	В	. 2920 1950	49460 10090	2775 566	C B	49910 10440	586	B
	ARK MEADOWS DR	SUMMERLIN RD TO US 41	2	2	2		E	7.9	51	860	2300	93	В	850	2050	B3	C	2080	84	C	850	2570	104	С	2660	107	С
43 PE	ENZANCE BLVD	RANCHETTE TO SIX MILE CYPRESS PKWY	2		2	2				860	1720	96	В	850	1980	111	С	1960	110	С	850	1760	99	C	1790	100	С
44 DI		SIX MILE CYPRESS PKWY TO DANIELS PKWY	2		2		E	9.1	52 51	860	1290 6500	61 365	B	850 850	1280 10330	61 580	D	1280	645	D	1800	7930 27660	375 1552	D	7920 27920	375 1566	C
45		DANIELS PKWY TO IDLEWILD ST IDLEWILD ST TO COLONIAL BLVD @ SHOEMAKER PKW					E	NA	NA	NA.	NA	NA.	NA	1950	16290	914	В	16420	921	В	1800	26380	1480	D	26060	1462	D
	ANCHETTE RD	IDLEWILD ST TO PENZANCE BLVD	2	2	2	2	Ε	11	51	860	1710	96	В	850	1980	111	С	1970	111	С	850	1540	86	С	1580	89	С
		CYPRESS LAKE DR TO COLLEGE PKWY	2		2		E	9.1	51 52	900 2020	8890 20560	973	B	850 1950	7810 29350	414 1389	B	7900 29960	419 1418	. B	850 1950	7570 29710	402 1406	В	7450 29640	395 1403	В
49 50 cm	l i	METRO PKWY TO DANIELS PKWY DANIELS PKWY TO WINKLER AVE	2					10,1	55	2020	17760	987	В		24410	1356	В	24370	1354	В	1950	26700	1483	В	26940	1497	В
51 SI)		WINKLER AVE TO CHALLENGER BLVD	4					10.1		1830	18820	1045	В	1950	25620	1423	В	25620	1423	В	1950	29570	1643	С	29680	1649	С
52		CHALLENGER BLVD TO COLONIAL BLVD						10.1		2740	27030	1502	В	2920	35730	1985	В	35870	1993	В	2920	42530	2363	В	42730 26100	2374 1384	B
53 54		GLADIOLUS DR TO CYPRESS LAKE DR CYPRESS LAKE DR TO COLLEGE PKWY	4	_	4		E	10.4	51	1960 3040	15980 25590	848 1357	B	1950	17550 25600	931	B	17660 25350	937	B	1950	25870 46890	1372 2487	B	46900	2488	В
75	15	COLLEGE PKWY TO MAPLE DR	4	-	4			10.4	51	3040	35430	1879	В	1950	39050	2071	F	39340	2087	F	2920	51440	2728	С	51800	2747	С
56	UMMERLIN RD	MAPLE DR TO BOY SCOUT RD	4	4	4	6	E	10.4	51	3040	34700	1840	В	1950	38980	2067	F	39080	2073	F	2920	49550	2628	С	49940	2649	С
57		BOY SCOUT RD TO MATTHEWS DR	4		4		E		51	1890	21600	1146	E	1950	22720	1205	В	22970	1218	В	1950 1950	28630 30170	1519 1600	B	28780 30280	1526 1606	B
58 59		MATTHEWS DR TO COLONIAL BLVD SIX MILE CYPRESS PKWY TO CYPRESS LAKE DR/DANII	6		6		E	7.9	51 51	1890 2690	24950 49200	1323 1982	E	1950	25920 42460	1375	B	42530	1714	C	2830	47060	1896	C	46930	1891	C
60		DANIELS PKWY TO COLLEGE PKWY/WOODLAND BLVD				6	E	7.9	51	2690	51190	2062	E	2830	49390	1990	č	50450	2033	C	2830	51920	2092	С	52270	2106	С
61		COLLEGE PKWY TO SOUTH RD	6	6	6	6	Ε	7.9	51	2690	62790	2530	E	2830	56480	2276	D	56980	2296	D	2830	55590	2240	C	56030	2257	D
62 63		SOUTH RD TO BOY SCOUT RD BOY SCOUT RD TO N AIRPORT RD	6	-	6		E	7.9	51 51	2690 2690	59820 39710	2410 1600	E	2830	54180 40200	2183 1620	C	54920 39940	2213	C	2830 2830	52420 41320	2112 1665	C	52590 41570	2119 1675	C
64		N AIRPORT RD TO COLONIAL BLVD	6	6	6		E	7.9	51	2690	37700	1519	E	2830	38720	1560	č	38590	1555	c	2830	38940	1569	C	39990	1611	C
	HISKEY CREEK DR	COLLEGE PKWY TO McGREGOR BLVD	2	2	2	2	E	10.4	51	860	6620	351	С	850	6890	365	С	6760	359	С	850	6870	364	С	6860	364	С
66		CYPRESS LAKE DR TO COLLEGE PKWY	2					10.1	56	1610	22240 8210	1258 435	D B	1800 850	24890 7800	1408 414	D	22780 7970	1288	D	1800 850	27630 10190	1563 540	D	27670 10280	1565 545	D
67 68 W/		COLLEGE PKWY TO McGREGOR BLVD US 41 @ COLLEGE PKWY TO CHATHAM ST						7.9			5670	228	В	850	5350	216	c	5460	220	c	850	9650	389	C	9660	389	C

PS III

ATTACHMENTS

ATTACI II/IENT 1



PA 2007-00048

ATTACHMENT 2



EPR 2007-00048

COMMUNITY DEVELOPMENT

ATTACHMENT 3



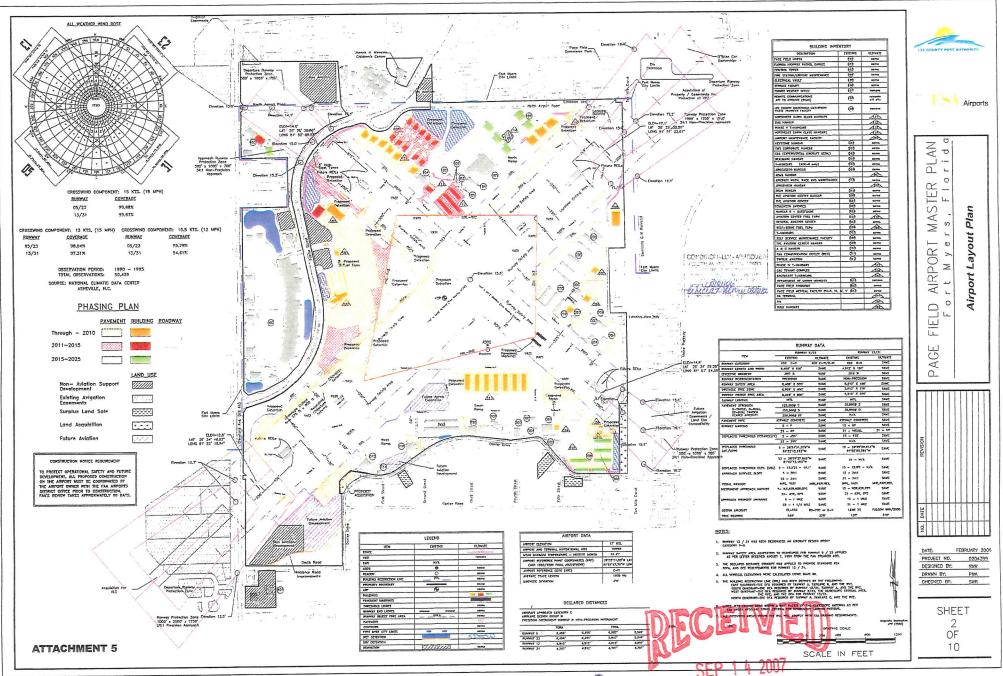
PAGE FIELD MEDICAL VILL

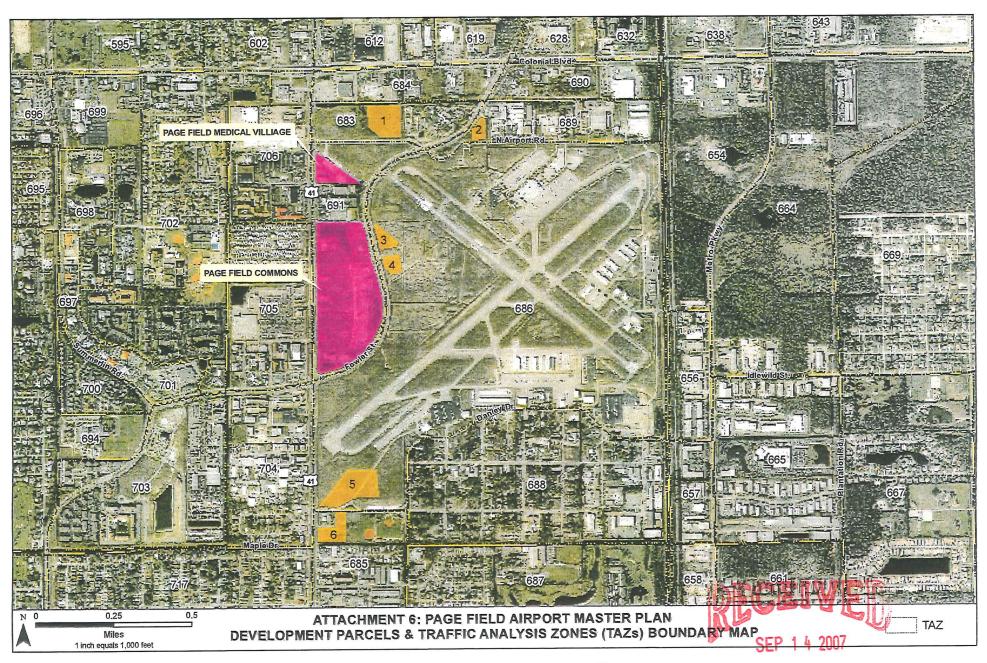


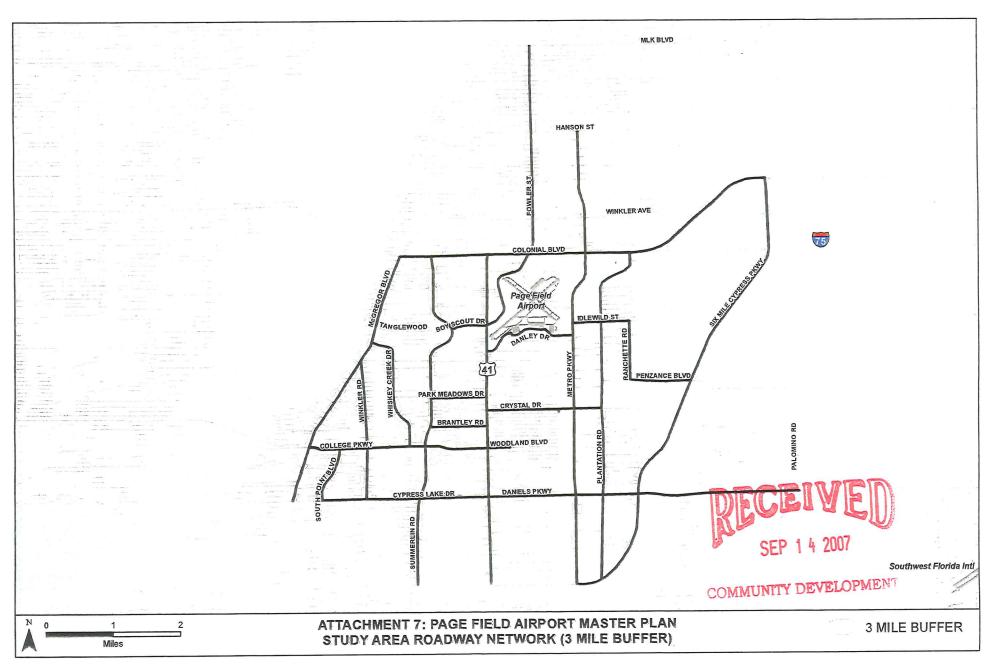
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ATTACHMENT 4











EPA2007-00048

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Page Field General Aviation Airport

Section VI

Table of Contents

	Application
	Reference
Water Supply and Recharge Analysis	. IV.F.3 & 4.



EM 2007-00048

IV.F.3.	Requests involving lands in critical areas for future water supply must
	be evaluated based on policy 2.4.2.

Page Field is in an existing urban area. It is not a critical area targeted for future water supply.

IV.F.4. Requests for moving lands from Density Reduction/Groundwater Resources must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

Page Field is in an existing urban area. It is not an area targeted for Density Reduction/Groundwater Resource.

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Page Field General Aviation Airport

Section VII

Table of Contents

Environmental Analysis

	Application
	Reference
Environmental Impacts with FLUCCS Table	IV.C. and IV.C.5.
Plant Communities FLUCCS Map	Exhibit IV.C.1.
Soils Man	Exhibit IV.C. 2
Topographic Map	Exhibit IV.C.3.a. & b.
Burrowing Owl Location Map	Exhibit IV.C.5.



2007-00048

IV. C. Environmental Impacts

Page Field Airport is located within Section 01 Township 45 S and Range 24 E, and totals approximately 583.15± acres, 562.77± acres of which are in unincorporated Lee County. The airport is completely surrounded by development within an urbanized portion of Lee County. The airport is often referred to by quadrants, which are based on the layout of the two runways. Development of a parallel taxiway is currently underway in the West Quadrant and in the North Quadrant new hangars are being constructed. The ramp in the South Quadrant was expanded in 2005.

There are no on-site preserves or conservation easements within the boundaries of Page Field. Preservation of green space that could attract wildlife could be hazardous to air operations at the airport and is an incompatible land use according to the Federal Aviation Administration (FAA).

Protected Species Assessment

Green space at Page Field is in the form of maintained grass areas, some of which act as detention during the rainy season. These areas, as well as other open grass areas surrounding the airport, have historically been utilized by the Florida burrowing owl (Athene cunicularia floridana). Due to recent development around Page Field suitable habitat is now limited almost entirely to the open grass areas at the airport, for this particular population of owls. The airport does not actively manage for burrowing owl habitat but regular mowing of these areas corresponds with the owl's habitat requirements.

Burrowing owls utilize Page Field for their nesting activity. They are the only documented listed species to regularly utilize airport property. As of June 6, 2007 there were ten (10) active burrowing owl nest burrows occupying airport property. The location of these burrows is shown on Exhibit IV.C.5. There is no management plan in place at Page Field for the burrowing owls. All owl species, occurring in North America, are listed as potential wildlife hazards to air carrier operations according to the FAA, and therefore they cannot be managed for on airport property.

Permit History

An incidental-take permit from the Florida Fish and Wildlife Conservation Commission (FWC) is required to destroy any inactive burrowing owl burrow. A burrow is determined to be inactive if it contains no eggs or flightless young. In the past the Lee County Port Authority (LCPA) requested individual permits for each specific development project at Page Field to impact a burrowing owl burrow. In 2005, in anticipation of future development in the North and West Quadrants, LCPA sought an airport-wide incidental-take permit for Page Field, which was issued on November 7, 2005. This permit expires on December 31, 2008 and allows the permittee, or designee, who is knowledgeable in burrowing owl ecology, to destroy inactive nest burrows within proposed development footprints during construction. The LCPA is required to submit an annual report to FWC for any activities conducted at Page Field pursuant to this permit.



Land Use Habitat Types Assessment

Habitat mapping of Page Field airport property was conducted onsite in 2005 and updated using aerial photography taken in 2006. Habitat types were delineated in accordance with the Florida Land Use Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation (FDOT 1999). ArcGIS (Version 9.1) was used to illustrate habitat mapping areas and associated acreage for the property. As indicated in the FLUCFCS map (Exhibit IV.C.1.) and the tables below, the dominate land cover type is maintained grass area, totaling approximately 220.38± acres or 39.55% of the subject property located in unincorporated Lee County. Within the City of Fort Myers portions of the subject property, 10.12± acres or 49.66% is maintained grass area. The airport itself and associated facilities make up 186.60± acres or 33.49% of the subject property within Lee County. The subject property does not contain any rare and unique uplands as defined by the Lee Plan.

Table 1: Lee County Area

FLUCFCS	FLUCFCS Description	Acreage	Percent Cover
141	Commercial Retail Sales and Services	46.03	8.26%
143	Commercial Professional Services	3.93	0.71%
185	Park Facility	3.62	0.65%
311	Maintained Grass Area	220.38	39.55%
329	Mixed Shrub and Brushland	0.00	0.00%
514	Ditch	10.90	1.96%
314	Ditter	10.90	1.90 /6
811	Airport and Associated Facilities	186.60	33.49%
8111	Airport Development	85.75	15.39%
FLUCFCS Total Acreage*		557.21	100.00%
Lee County Total Acre	age	562.77	

^{*}The road in the north portion of the property, N. Airport Road, was not defined as a FLUCFCS value and accounts for the difference between FLUCFCS Total Acreage and Lee County Total Acreage.

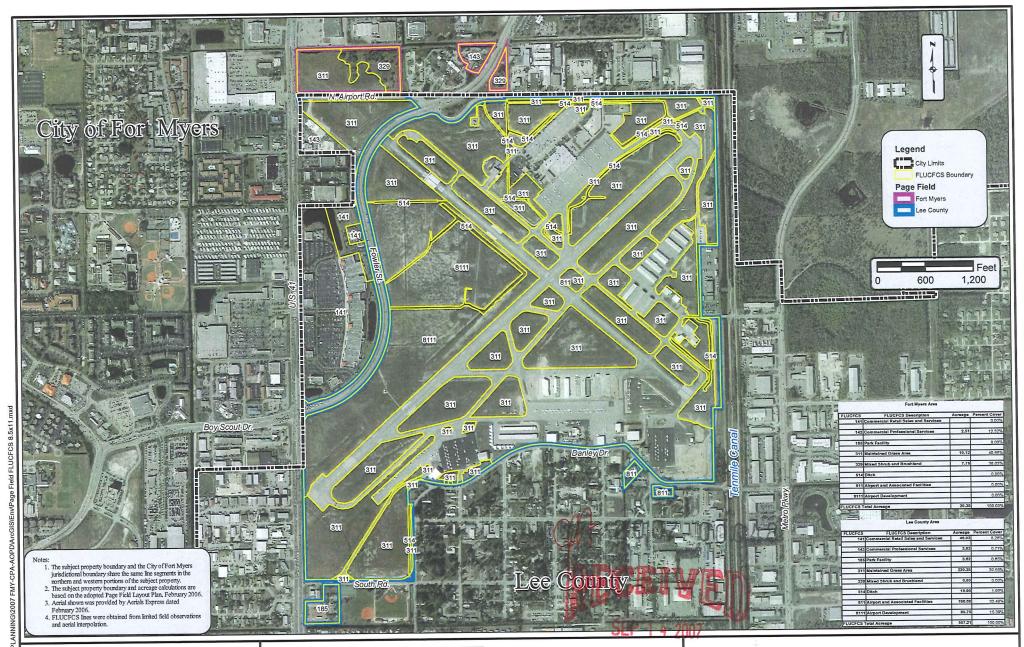
Table 2: City of Fort Myers Area

	ELUCECC Paraviráis y	Асмоско	Percent
FLUCFCS	FLUCFCS Description	Acreage	Cover
141	Commercial Retail Sales and Services		0.00%
143	Commercial Professional Services	2.51	12.32%
185	Park Facility		0.00%
·			
311	Maintained Grass Area	10.12	49.66%
329	Mixed Shrub and Brushland	7.75	38.03%
320			
514	Ditch		0.00%
811	Airport and Associated Facilities		0.00%
011	/ III port and / igo or and		
8111	Airport Development		0.00%
0111	/ in port 2 of or open or it		
FLUCFCS Total			
Acreage		20.38	100.00%
Fort Myers Total Acrea	ge	20.38	

The entire Page Field property boundary is outside of any designated aquifer recharge areas for Lee County.

Jurisdictional Wetlands

Some of the drainage ditches on the subject property could be considered Other Surface Waters (OSW) by the South Florida Water Management District (SFWMD). Approximately $10.9\pm$ acres of ditches were mapped within the entire subject property boundary using aerial photography and limited field observations. All of the ditches on the subject property are within the jurisdictional limits of unincorporated Lee County. Development within the West Quadrant may also be changing the location and total acreage of drainage ditches on site that could be considered OSW by the SFWMD. An official wetlands jurisdictional determination would be needed to provide a total acreage of jurisdictional wetlands found within the Page Field property.



Page Field Comprehensive Plan Amendment Lee County, Florida



2158 JOHNSON STREET

(P.O. BOX 1559)

FORT MYERS, FLORIDA 38902 550

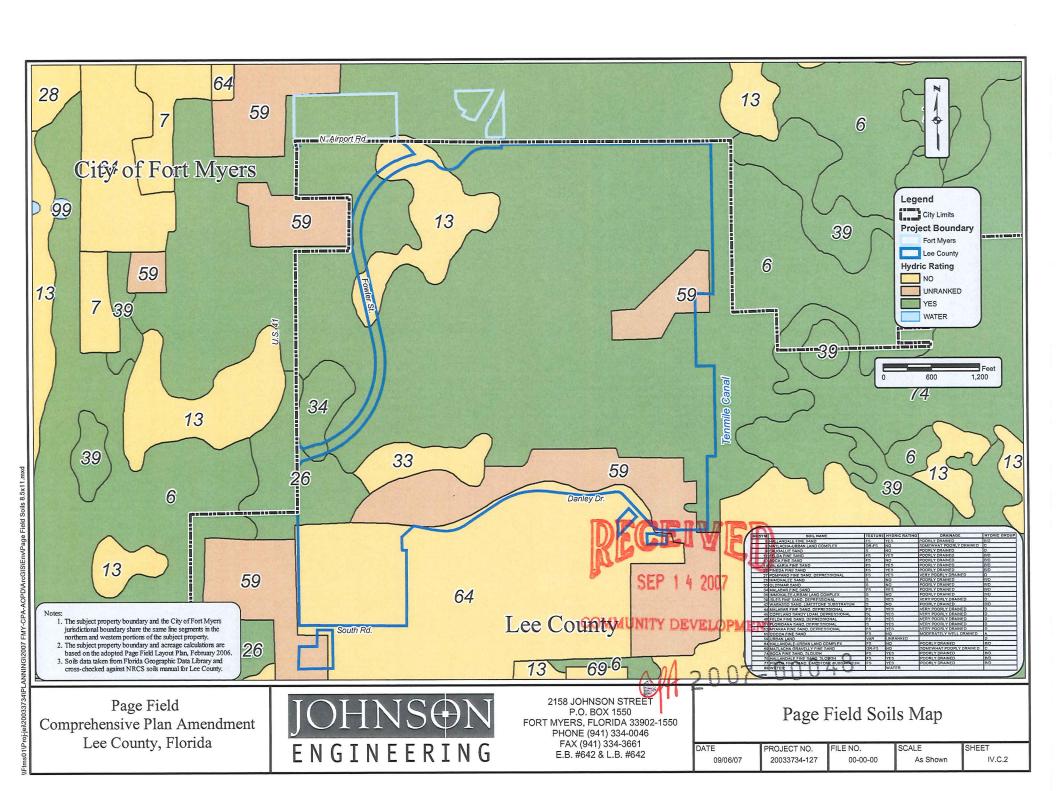
PHONE (941) 334-3661

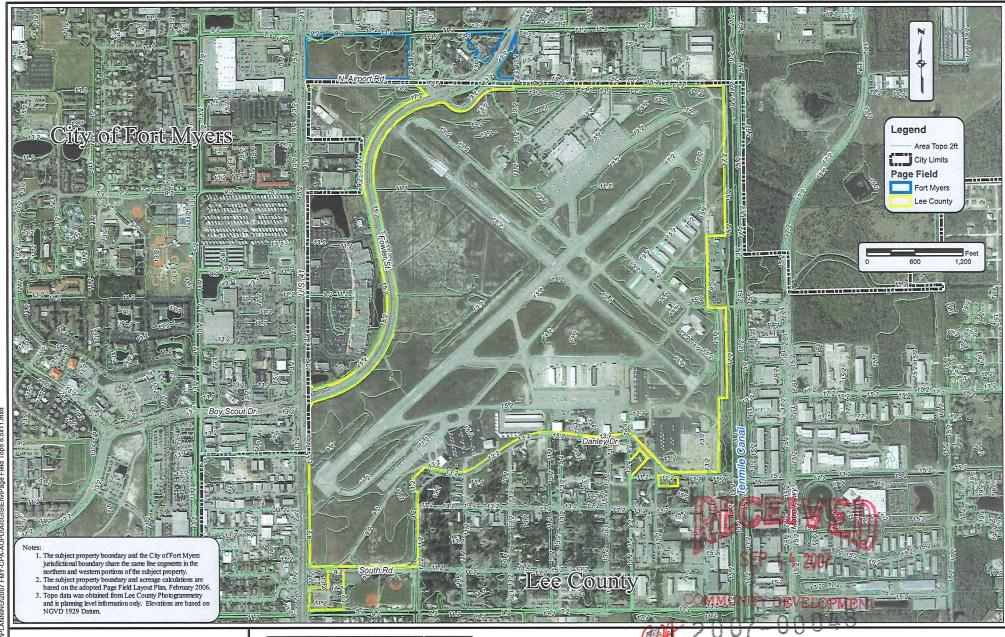
FAX (941) 334-3661

E.B. #642 & L.B. #642

OPMENT Page Field FLUCFCS Map

SHEET FILE NO. PROJECT NO. 20033734-127 00-00-00 As Shown IV.C.1





Page Field Comprehensive Plan Amendment Lee County, Florida JOHNSON ENGINEERING 2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0046
FAX (941) 334-3661
E.B. #642 & L.B. #642

Page Field 2 foot Topographic Map

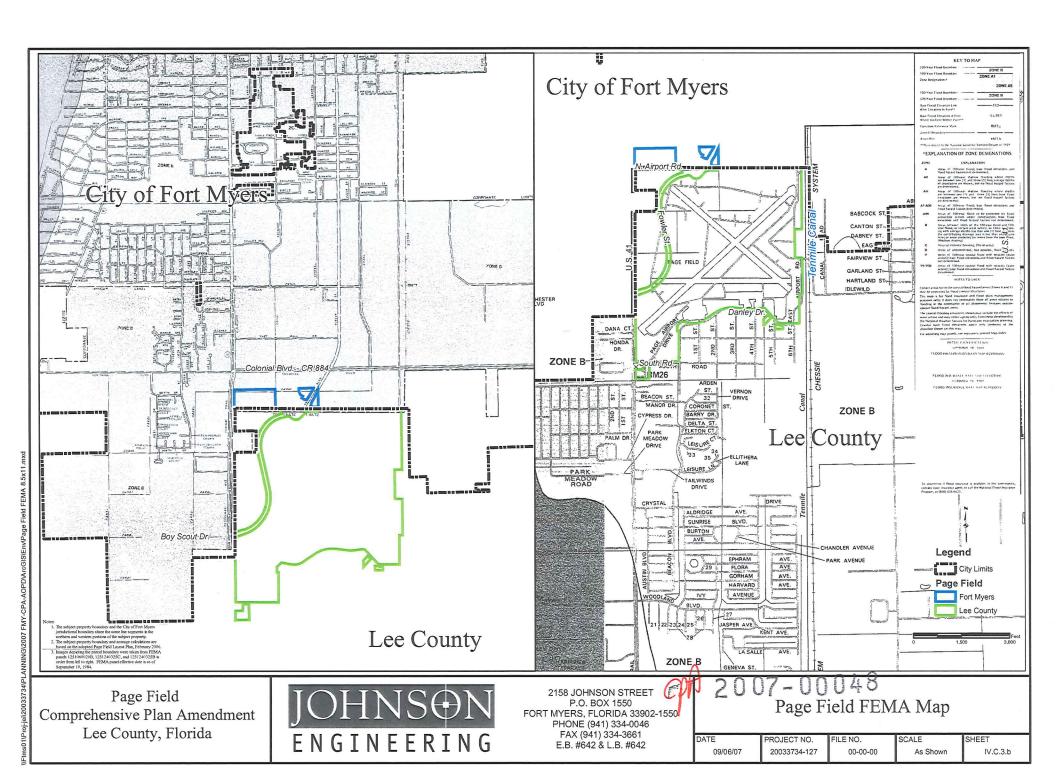
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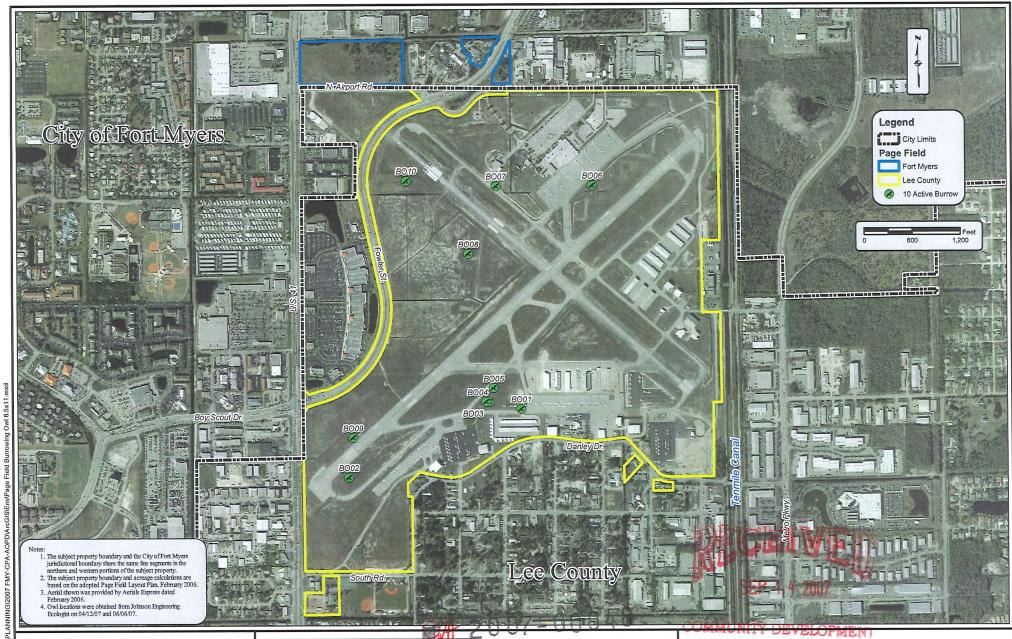
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ALE As Shown

IV.C.3.a





Page Field Comprehensive Plan Amendment Lee County, Florida JOHNSON ENGINEERING 2158 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (941) 334-0046 FAX (941) 334-3661 E.B. #642 & L.B. #642

Burrowing Owl Location Map

09/06/07

PROJECT NO.

20033734-127

00-00-00

As Shown

IV.C.5

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Page Field General Aviation Airport

Section VIII

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	Application
	Reference
Impacts on Historic Resources	IV.D.1.



COMMUNITY DEVELOPMENT

OPA 2007-00048

IV.D.1. Impacts on Historic Resources

Based on data from the Florida Department of State Division of Historical Resources, there are neither historical resources nor areas of archaeological sensitivity on the subject property.



CHARLIE CRIST Governor KURT S. BROWNING Secretary of State

April 12, 2007

Tammy S. Peacock Planning Technician I Johnson Engineering 2158 Johnson Street Fort Myers, Florida 33901 Fax: (239) 334-3661

In response to your inquiry of April 12, 2007, the Florida Master Site File lists one previously recorded archaeological site, and no standing structures in the following parcel of Lee County:

T45S, R24E, Section 01

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites or historical structures.
- While many of our records relate to historically significant properties, the entry of an archaeological site or an historical structure on the Florida Master Site File does not necessarily mean that the structure is significant.
- Since vandalism is common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- As you may know, federal and state laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely

Celeste Ivory

Archaeological Data Analyst,

Florida Master Site File

Division of Historical Resources

R. A. Gray Building

500 South Bronough Street

Tallahassee, Florida 32399-0250

Phone: 850-245-6440

Fax: 850-245-6439

Email: sitefile@dos.state.fl.us

Web: http://flheritage.com/preservation

http://dhr.dos.state.fl.us/comments/

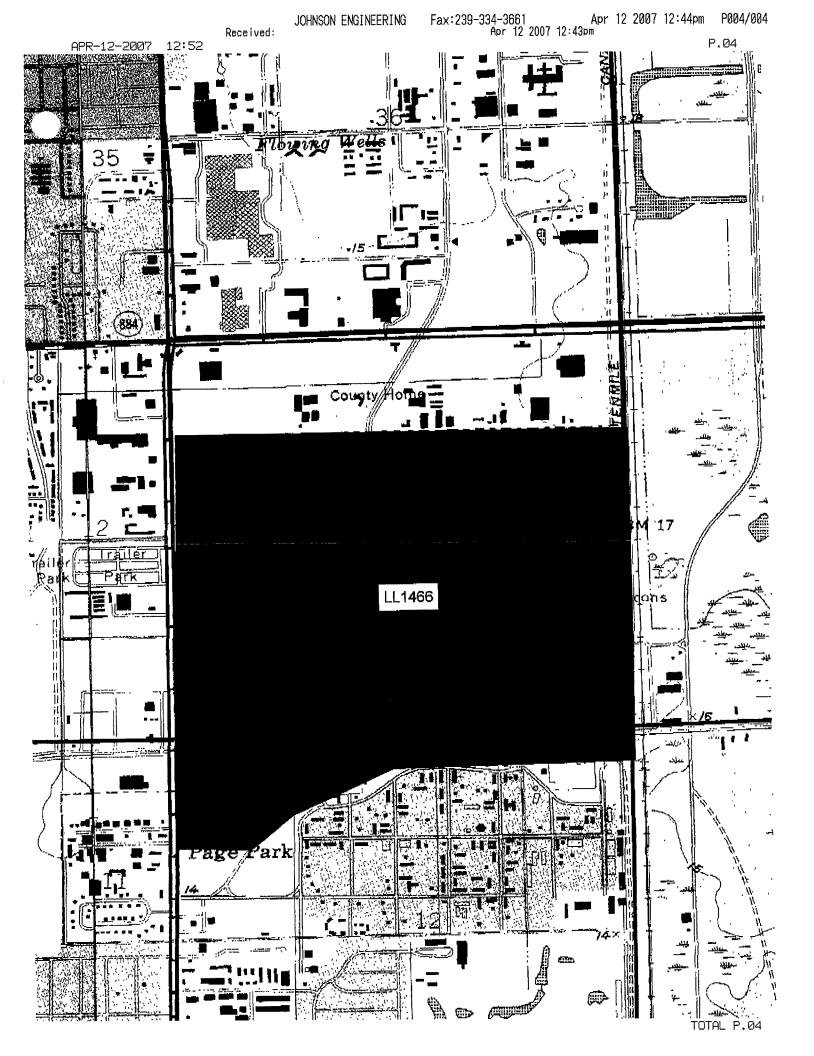
JOHNSON ENGINEERING

Received: APR-12-2007 12:52

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site(s) evaluated; 1 form(s) evaluated. (1 AR) rint date: 4/12/2007 12:34:07 PM



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Page Field General Aviation Airport

Section XI

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	Application Reference
State and Regional Policy Plan Consistency	IV.E.4



COMMUNITY DEVELOPMENT

CPA2007-00048

IV.E.4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

The Florida State Comprehensive Plan listed in F.S. 187.201 was reviewed and the proposed amendment is in compliance with the following sections and goals:

(19) Transportation:

- (a) Goal Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.
- (b) Policies
 - 3. Promote a comprehensive transportation planning process which coordinates state, regional, and local transportation plans.
 - 5. Ensure that existing port facilities and airports are being used to the maximum extent possible before encourage the expansion or development of new port facilities and airports to support economic.
 - 13. Coordinate transportation improvements with state, local, and regional plans.

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Page Field General Aviation Airport

Section X

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	Application Reference
Adjacent Local Government Comprehensive	
Plans Consistency	IV.E.3



COMMUNITY DEVELOPMENT

Cp12007-00048

IV.E.3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

The proposed amendment to the Lee Plan provides a more comprehensive approach of consolidating the Airport Master Plan, which is required by the Federal Aviation Administration and the Florida Department of Transportation, with the Lee Plan, which is required by the Florida Department of Community Affairs. The proposed action will not affect adjacent local governments and their comprehensive plans.

Volume I of III

Page Field General Aviation Airport

Section IX

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COMMUNITY DEVELOPMENT

PA2007-00048

IV. E. Internal Consistency with the Lee Plan

1. <u>Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.</u>

The proposed development of Page Field General Aviation Airport as directed by the Master Plan through the year 2020 will not affect Lee County population projections. The demand for services at Page Field is the result of increasing growth in the area in population, business activity and tourism, which would occur without this facility. Users of Page Field will be those residing in and visiting the area who use air travel as a mode of transportation, primarily for business purposes, or recreational travel. The proposed Comprehensive Plan Amendment will not require any revisions to Table 1(b) (Planning Community Year 2020 Allocations) or the Lee Plan Future Land Use Map.

2. <u>List all goals and objectives of the Lee Plan that are affected by the proposed amendment.</u> This analysis should include an evaluation of all relevant policies under each goal and objective.

GOAL 46: COORDINATED SYSTEM OF RAILWAYS, AVIATION, PORTS AND ROADS. Develop and maintain a coordinated system of railways, aviation, ports, roads, and related facilities to facilitate the safe and efficient movement of commerce, consistent with community values and economic objectives. (Amended by Ordinance No. 99-15)

The proposed amendment to the Lee Plan is consistent with this goal. The development of Page Field will proceed in accordance with the Federal Aviation Administration (FAA) Approved Master Plan, which was also subject to review and concurrence by the Florida Department of Transportation. Page Field is included in the Florida Aviation System Plan (which is updated on a continuous basis) and the National Plan of Integrated Airport Systems.

GOAL 47: COORDINATED SYSTEM OF AVIATION FACILITIES. Develop and maintain a coordinated system of aviation facilities to facilitate the safe, cost effective and efficient movement of commerce consistent with community values and economic objectives (Amended by Ordinance 99-15).

The proposed amendment to the Lee Plan is consistent with this goal (see also the above discussion). Page Field has been designated by the FAA as a general aviation reliever airport for Southwest Florida International and the development of both facilities proceeds in a coordinated manner by the LCPA.



OBJECTIVE 47.2: DEVELOPMENT COMPATIBILITY. The county and Port Authority will evaluate development proposals for property located within the vicinity of existing aviation facilities to ensure compatibility, to preclude obstructions to aircraft operations, and to protect airport capacities. (Amended by Ordinance No. 99-15)

The proposed amendment to the Lee Plan is consistent with this objective. Overall compatibility will be assured through the enforcement of local land use restrictions, height zoning controls, other state/federal statutes, rules and regulations, and adherence to the development identified in the approved Page Field Airport Master Plan.

POLICY 47.2.3: Future updates of the Page Field and Southwest Florida International Airport Master Plans will monitor and incorporate development of non-aviation uses at the airports and suggest aviation-related uses as appropriate. (Amended by Ordinance No. 99-15, 04-16).

The proposed amendment to the Lee Plan is consistent with this policy. The formal Airport Master Planning process is guided by state and federal requirements, which require significant attention be placed on aviation as well as non-aviation land use planning. This will ensure long-term aviation demands are satisfied, and local land use compatibility achieved for non-aviation related developments. Specific development recommendations identified in the Page Field Airport Master Plan incorporated aviation as well as non-aviation land uses for future development.

POLICY 47.2.4: To the greatest extent possible, future airport master plans will retain the long term aviation expansion capability and capacity at both Page Field Airport and the Southwest Florida International Airport. (Amended by Ordinance No. 99-15).

The proposed amendment to the Lee Plan is consistent with this policy. The current Page Field Airport Master Plan identifies the aviation related development necessary to accommodate aviation demand projections through the year 2020.

OBJECTIVE 47.3: FUTURE DEMANDS. Continually evaluate the projected demands for public aviation facilities and ensure their adequate provision.

The proposed amendment to the Lee Plan is consistent with this objective. Although a formal update to the Page Field Master Plan will occur on average every 5 to 7 years, airport planning at the local and state level occurs continuously. This is accomplished through the review and amendment of the airport's annual capital improvement program, the Continuous Florida Aviation System Planning Process undertaken by the Florida Department of Transportation, and various other on-going planning efforts undertaken by LCPA.

OBJECTIVE 47.5: COORDINATED COMMERCE MOVEMENT. The Port Authority will provide facilities that are economically feasible and compatible with adjacent land uses, environmental standards and public safety, and that also meet the needs of commerce movement enterprises and facilities. (Amended by Ordinance No. 99-15).

The proposed amendment to the Lee Plan is consistent with this objective. Implementation of the Page Field Airport Master Plan will ensure this objective is accomplished.

POLICY 47.5.1: The Port Authority will continue to coordinate plans for existing and proposed aviation facilities with appropriate transportation agencies such as the Federal Aviation Administration, Metropolitan Planning Organization, the Florida Department of Transportation, and the Lee County Department of Transportation. (Amended by Ordinance No. 98-09, 99-15).

POLICY 47.5.2: The county will monitor roads leading to Page Field and the Southwest Florida International Airport in order to facilitate efficient and convenient access for airport users. (Amended by Ordinance No. 99-15).

POLICY 47.5.3: The county will coordinate with private investors by reviewing plans and otherwise providing technical assistance in the development of aviation facilities in Lee County to ensure land use, airspace, and environmental compatibility. (Amended by Ordinance No. 99-15).

POLICY 47.5.4: The county will consider land use compatibility when reviewing development proposals within the vicinity of existing or proposed aviation facilities. (Amended by Ordinance No. 99-15).

POLICY 47.5.5: Locations adjacent to or near aviation facilities are identified in the Future Land Use Map as suitable for commerce movement support facilities such as warehouses, cargo handling facilities, and other transfer points, and will be periodically reviewed and updated. (Amended by Ordinance No. 98-09).

POLICY 47.5.6: The Port Authority will encourage cargo and freight development at the Southwest Florida International Airport by implementing domestic and international cargo marketing programs and by expanding airport facilities, as needed, in order to accommodate large domestic and international cargo carriers. (Amended by Ordinance No. 99-15).

POLICY 47.5.7: The County will protect existing and proposed aviation facilities from the encroachment of incompatible land uses by updating the Future Land Use Map as needed to achieve consistency with revisions to the respective FAR Part 150 Studies (if applicable), and Airport Layout Plans for Southwest Florida International Airport and Page Field, as proposed by the Port Authority. (Amended by Ordinance No. 99-15, 04-16).

POLICY 47.5.8: The county will encourage the provision of warehouses, cargo handling facilities, and freight transfer points at aviation facilities needed for the movement of commerce by local industries, trade, and commercial enterprises. (Amended by Ordinance No. 99-15).

The proposed amendment to the Lee Plan is consistent with the above referenced policies, and the continuous implementation of the Page Field Airport Master Plan will ensure adherence to these Lee Plan policies.

OBJECTIVE 47.6: Agency Coordination. Ensure that existing and future air system needs can be met safely and with a minimum of land use conflict by coordinating aviation facility plans with appropriate federal, state, regional, and local review and permitting agencies. (Amended by Ordinance No. 99-15)

The proposed amendment to the Lee Plan is in compliance with this objective. The development and implementation of the Page Field Airport Master Plan occurs in concert with the Florida Department of Transportation, Federal Aviation Administration, MPO, Lee County and numerous other local, regional, state and federal agencies.

POLICY 47.6.1: The Port Authority will coordinate and obtain approval for airport development from the County through the annual capital improvement planning and programming process; local permitting process; Airport Master Plan Update process; and, the Lee Plan amendment process to ensure compatibility with other County programs. The Port Authority will provide Lee County copies of the annual Capital Improvement Plan or other similar document for the Southwest Florida International Airport. Additional specific coordination requirements are contained in Objective 151.4 and subsequent policies. (Amended by Ordinance No. 99-15, 04-16).

POLICY 47.6.2: While airport facilities will be operated in conformance with applicable state and federal regulations, the Port Authority will strive to ensure that Lee County environmental and other regulations are also implemented to the greatest extent possible. (Amended by Ordinance No. 99-15).

POLICY 47.6.3: The Port Authority will develop plans for aviation in the county that are consistent with the Continuing Florida Aviation System Planning Process and the National Plan of Integrated Airport Systems. (Amended by Ordinance No. 99-15).

POLICY 47.6.4: The safety of aircraft operators, aircraft passengers, and persons on the ground will guide the Port Authority in the operation of county airports, and hazardous wildlife attractants on or near the airports will be avoided. (Added by Ordinance No. 99-15).

POLICY 47.6.5: The county will maintain the tall structure permitting process to ensure that proponents of potential structural hazards to aviation coordinate with the Port Authority and the Federal Aviation Administration to properly place, mark and light potential obstructions as necessary. (Added by Ordinance No. 99-15).

POLICY 47.6.6: The county will not approve of a temporary or permanent structure found to be a potential obstruction unless the proponent of the structure agrees to comply with Port Authority and Federal Aviation Administration stipulations regarding notices, structure placement, marking, and lighting. (Added by Ordinance No. 99-15).

The proposed amendment to the Lee Plan is consistent with the above referenced policies.

OBJECTIVE 47.7: COORDINATION OF ELEMENTS. Coordinate the expansion of existing airport and the proposed siting of any new airports with the Future Land Use and Conservation and Coastal Management elements. (Amended by Ordinance No. 99-15)

The proposed amendment to the Lee Plan is consistent with this Objective. All development proposed in the current Page Field Airport Master Plan is encompassed with the current defined boundaries of the facility. No additional land acquisition is being recommended for development as part of the current master plan.

POLICY 47.7.1: The use of existing and proposed aviation facilities will be promoted by the Port Authority consistent with the Future Land Use and Conservation and Coastal Management elements of the Lee Plan. (Amended by Ordinance No. 99-15).

POLICY 47.7.2: Ensure that adverse structural and non-structural impacts of aviation facilities upon natural resources and wildlife are mitigated consistent with FAA policies and procedures and in coordination with federal, state, regional and local environmental agencies. (Amended by Ordinance No. 99-15).

POLICY 47.7.3: The Port Authority will abide by all other relevant parts of this Comprehensive plan in the construction and operation of the airport, especially the Future Land Use, Conservation and Coastal Management, and transportation elements. (Amended by Ordinance by No. 98-09, Amended and Relocated by Ordinance No. 99-15).

The proposed amendment to the Lee Plan is consistent with the above referenced policies. The future development of Page Field will occur consistent with the Lee Plan, and all relevant local, state and federal statutes, rules and regulations relating to environmental impacts and compatibility.

GOAL 152 Growth Management. To coordinate the plans and policies of Lee County, its municipalities, and adjacent local governments so as to guide, manage, and regulate urban growth in a compatible fashion.

The proposed amendment to the Lee Plan is in conformance with this goal. The proposed amendment will not promote urban sprawl, since Page Field is located adjacent to a significant amount of existing urban development. A compact development pattern, encompassed fully within the existing boundaries of the facility, will be maintained through this amendment.

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT LEE COUNTY, FLORIDA

for

PAGE FIELD GENERAL AVIATION AIRPORT

September 2007

Prepared for:

Lee County Port Authority 11000 Terminal Access Road, Suite 8671 Fort Myers, Florida 33913

Prepared by:

Johnson Engineering, Inc. 2158 Johnson Street Fort Myers, Florida 33901 Reynolds, Smith, & Hills, Inc. 10748 Deerwood Park Boulevard South Jacksonville, Florida 32256



COMMUNITY DEVELOPMENT

QM2007-00048

Volume III of III

PAGE FIELD GENERAL AVIATION AIRPORT LEE COUNTY COMPREHENSIVE PLAN AMENDMENT TABLE OF CONTENTS

VOLUME III OF IIIPAGE FIELD AIRPORT LAYOUT PLAN UPDATED AND APPROVED 2006



FEB 24 2006

ORLANDO AIRPORTS DISTRICT OFFICE

5950 Hazeltine National Dr., Suite 400 Orlando, Florida 32822-5003

Phone: (407) 812-6331 Fax: (407) 812-6978

February 21, 2006

Ms. Juliet Solanzo Iglesias Grants Specialist—Governmental Affairs Southwest Florida International Airport 11000 Terminal Access Road, Suite 8671 Fort Myers, FL 33913-8899 XC: DebL. SaranJ (W/ALP) Emily 4. ColenB.

Dear Ms. Iglesias:

RE:

Page Field (FMY), Fort Myers, Florida Conditional Airport Layout Plan Approval

The Federal Aviation Administration (FAA) conditionally approves your Airport Layout Plan (ALP) for Page Field, dated February 21, 2006. This approval is subject to the condition that any major airport development should be subject to environmental analysis to determine if there are significant environmental impacts, or if the development may receive a Categorical Exclusion (CatEx).

The Runway Safety Area (RSA) for Runway 5-23 does not meet current FAA Airport Design Standards. However, according to the RSA determination studies on file in this office, these RSAs have been improved to the extent practicable.

FAA approval of your ALP means that all existing and proposed airport development shown on the ALP, except for the RSA noted above, meets current FAA Airport Design Standards or a current FAA approved Modification of Airport Design Standards. It also means that we find the proposed airport development shown on the plan useful and efficient. However, our approval does not represent a commitment to provide federal efficient assistance to implement any development or air navigation facilities shown on the plan, nor does it mean that we find funding of the proposed airport development justified.

Please be aware that you are required to notify this office at least 60 days prior to the start of construction of any facilities on the airport. Also, this ALP approval does not constitute airspace approval for aircraft parking aprons or structures. Prior to the start of construction of these facilities, you must submit proper notification to our office and receive FAA airspace approval. Further, the design and location of any stormwater retention/detention facilities on or near the airport must comply with FAA Advisory

Circular 150/5200-33, "Hazardous Wildlife Attractants on or Near Airports", and must be approved on the ALP prior to construction.

We look forward to working with you in the continued development of your airport.

Sincerely,

Rebecca R. Henry

Program Manager

Planning and Compliance

Enclosure (1 ALP)

CC:

ASO-474 (w/1 ALP)

ESO-31 (w/1 ALP)

Tampa SMO (w/1 ALP)

ATL-FPO (w/2 ALPs)

Steve Ritter, ESA Airports/Orlando (w/1 ALP)

Wayne Chewning, FDOT/1 (w/1 ALP)



(239) 590-4612 Direct Dial: (239) 590-4621

October 7, 2005

ROBERT M. BALL, A.A.E. EXECUTIVE DIRECTOR

DAVID M. OWEN PORT AUTHORITY ATTORNEY

BOARD OF PORT COMMISSIONERS

JOHN E. ALBION

TAMMY HALL

BOB JANES

RAY JUDAH

DOUGLAS R. ST. CERNY

Mr. Juan Brown Federal Aviation Administration Orlando Airports District Office 5950 Hazeltine National Drive, Suite 400 Orlando, Florida 32822

Dear Juan:

Re: Page Field General Aviation Airport

Submission of the Airport Layout Plan Update

At your request, enclosed are six (6) copies of the above referenced document and a copy that highlights the changes to the ALP Update. The FAA's Southern Region ALP checklist has been provided for your review. The FMY ALP update has been prepared in accordance with FAA AC 150/5070-6B Airport Master Plans and FAA AC 150/5300-13 Airport Design. The Lee County Port Authority requests your review and appropriate FAA determination of the 2005 FMY ALP update.

On behalf of the Lee County Port Authority, I would like to express my thanks to the FAA for its support in conducting the ALP update at Page Field General Aviation Airport. We look forward to an expeditious review of this updated ALP.

If you have any questions, please feel free to contact me.

Very truly yours,

Grants Specialist - Governmental Affairs

LEE COUNTY PORT AUTHORITY

/isi

05L-051I

Enclosure

c: Rebecca Henry, FAA ADO Debra Lemke, Governmental Affairs Sarah Jamieson, Planning & Environmental Compliance

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

11000 Terminal Access Road, Suite 8671 · Fort Myers, Florida 33913-8899 www.flylcpa.com



U.S. Department of Transportation Federal Aviation Administration Southern Region – Airports Division Effective Date: May 2004

Airport Layout Plan Drawing Set Checklist

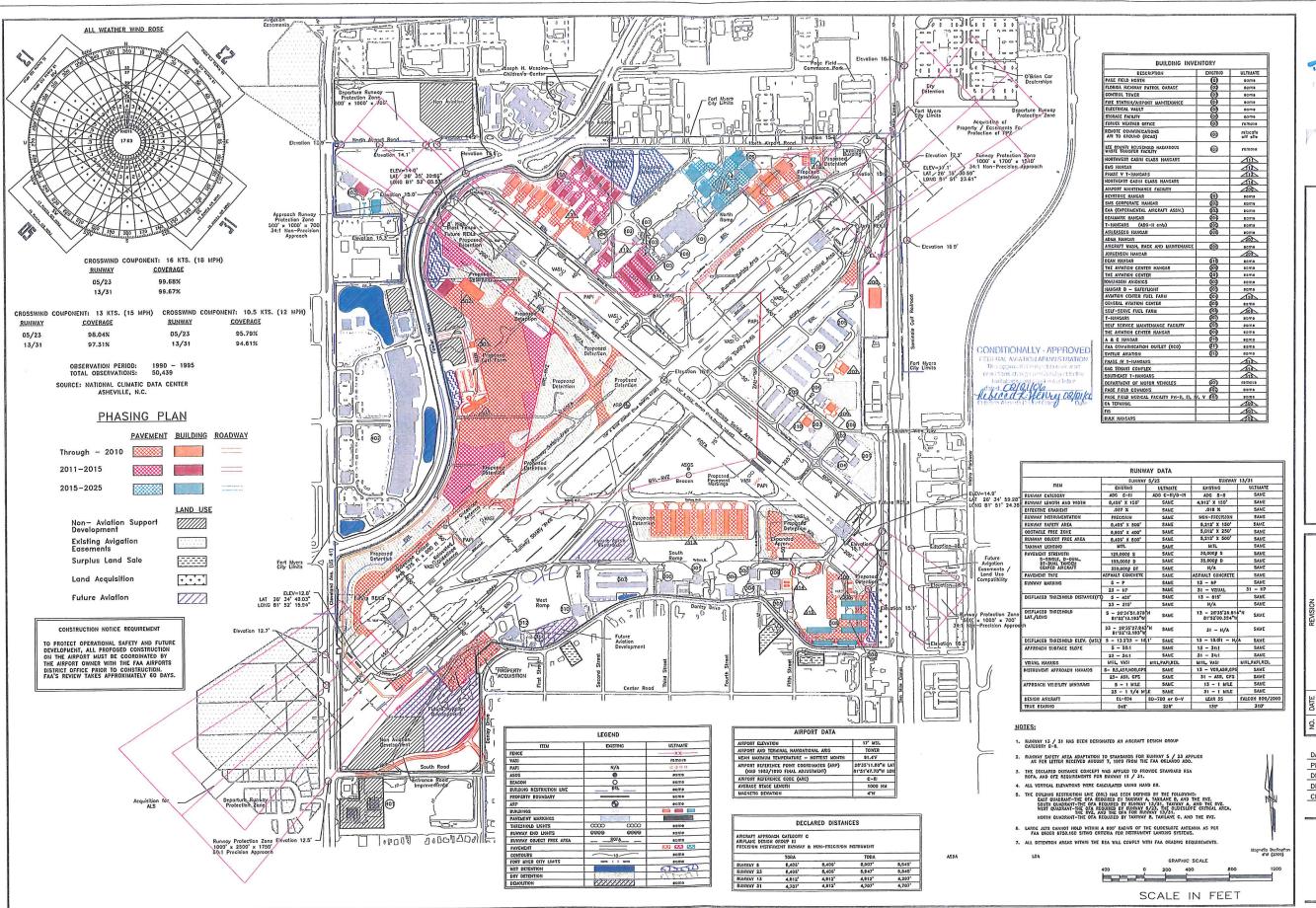
Name of Airport:	PAGE FIELD GENE Fort Myers, Florida	RAL AVIATION AIRPORT	
Location of Airport: Date of Review:	FOIL MYEIS, Hollad	Reviewed by:	
		ious ALP Approval/ or Narrative	
1. See Attached write-u	ip and highlighted drawing		
2			
3			
4			
Ye order to protect ti	he airspace for future o	onditions, complete the lollowing	information:
Future Airport Refer	ence Point (ARP) (if same	e as existing, provide existing ARP)	
ARP Latitude <u>26 35′ 1.</u>	1.80" ARP Longitude 81'.	51' 47./U"	sting coordinates)
Future Rwy End Coo	ordinates & Rwy End Ele	vation (if same as existing, provide exi Rwy End Longitude <u>81°52′15.94″</u>	Rwy End Elevation 12.8'
Rwy End <u>5</u> Rwy End	d Latitude <u>26 34′ 48.03″</u>	Rwy End Longitude 81°51′23.61″	Rwy End Elevation 17.1'
Rwy End 23 Rwy En	d Latitude <u>26'35'30.59"</u>	Rwy End Longitude 81°52′05.53″	Rwy End Elevation 14.6'
Rwy End 13 Rwy En	nd Latitude <u>26°35′30.86″</u>	Rwy End Longitude 81.51'24.38"	Rwy End Elevation 14.9'
Rwy End 31 Rwy Er	nd Latitude <u>26°34′59.28″</u>	tory and assign	
Eviating and Propos	sed Modification of Star	ndards (MOS)	
Cristing Deviation of	Standard/ FAA Approved M	OS FAA Approval Date (II ally)	Expiration Date (if any)
	Chandard Dunway 5/23 -	FAA ADO August 7, 1909	
2. RSA determination	n on file at the FAA comple	ted and approved in 2002 as part of	<u>previous MPU.</u>
3			
Proposed Deviation of	of Standard/ FAA Modificati	on of Standards	
1. None			
2			
Runway Safety Area	Re-Evaluations	ination currently on file with FAA.	
(X) Concur with R	unway Safety Area Determ	nination currently on file with FAA. Ermination completed as part of plan	ning document and shown
		Ellimation completes and i	
on this ALP se	t.		

Narrative Report	Yes No Comments
Report Provided	(X)()
Aeronautical Forecasts - 0-5 yrs., 6-10 yrs., 10-20 yrs -Total annual operations - Annual itinerant operations - Based aircraft - Annual instrument approaches (if applicable) - Annual itinerant operations by critical aircraft - Annual itinerant ops by more demanding aircraft Proposed Development Justification Special Issues (MOS, etc.) Development Schedule and Graphics Proper Agency Coordination (sponsor, local, state)	() (X)
Airport Layout Drawing Proper Agency Approval (Sponsor, Local, State) Sheet Size - 24"x36"/ 22" x 34" Scale 1"=200'-600' 2'-10' Labeled Contours	(X) ()
North Arrow - True & magnetic - Declination w/ annual rate of change	(X) ()
Wind Rose - Source & time period - MPH & knots - 12 MPH individual & combined coverage - 15 MPH individual & combined coverage	(X) ()
Airport Reference Point (ARP) - Existing w/ Lat./ Long. (NAD 83) - Ultimate w/ Lat./ Long. (NAD 83)	(X)()
Elevations (Existing & Ultimate) - Existing runway ends - Displaced thresholds - Ultimate runway ends - Runway intersections - Runway high & low points - Touchdown zone elevation (highest Rwy elevation in first 3,000' of any Rwy having published straight -in minima)	(X)() (X)() (X)() (X)() (X)() (X)() (X)() On drawing
 Drawing Lines Existing property boundary Ultimate property boundary Building restriction line (both sides) Existing development shown as solid Future development shown as dashed/ shaded 	(X) ()

Airport Layout Drawing (Continued)	<u>Yes No Comments</u>
Runway Drawing Details (Existing & Ultimate)	
- Runway(s) Depiction	(X)()
- Length & width	(X)()
- End numbers	(X)()
- True bearing (nearest sec.)	(X) ()
- Markings (basic, NPI, PIR)	(X) ()
- Lighting (thresholds only)	(X)() ————
- Threshold lat/ long & elevations	(X) ()
- Displaced threshold lat/ long & elevations	(X) ()
- Runway safety areas & dimensions	(X) ()
- Runway object free areas & dimensions	(X) ()
- Runway obstacle free zones	(X) ()
- Centerline w/ true bearing	(X) ()
- Approach aids indicated (ILS, REILS, etc.)	(X) ()
- Lat/ long & elevation for non-federal on-airport NAVAIDs	()(X)
(used for instrument approach procedure)	
(used for instrument approach procedure)	
Taxiway Details (Existing & Ultimate)	
- Taxiway widths	(X)()
- Designations	(X)()
- Separation dimensions to:	
Runway centerline(s)	(X)()
Parallel taxiway(s)	(X)()
Aircraft parking area(s)	(x)()
Airman Pauline America	
Aircraft Parking Aprons	(X) ()
- Existing & ultimate aprons shown	
- Dimensions	(X)() ()(X) ()(X)
- Tie-down layout/ locations	()(\)
Runway Protection Zones (RPZs)	
- Existing & ultimate RPZs shown	(X)()
- Dimensions	(X) ()
- Approach slope (20:1, 34:1, 50:1)	(x) ()
- Approach slope (2012) 5 hz, solz)	(, ()
Title & Revision Blocks	()()
- Name and location of airport	(X)() —
- Name of preparer	(x) ()
- Date of drawing	(X)()
- Drawing title	(X)()
- Revision block	
- FAA disclaimer	(X)()
- Sponsor approval block	(X) () Stamped by ADO
Almort Data Black (Exicting & Lillimate)	
Airport Data Block (Existing & Ultimate)	(X)()
- Airport elevation (MSL)	(X) ()
- Airport Reference Point (ARP) Data	(X)() (X)() Shown in table and on drawing
- Airport & terminal NAVAIDS (beacon, ILS)	(X)()
- Mean maximum temperature	(x)()
- Airport Reference Code (ARC) for each runway	(x)()
- Design Aircraft for each runway	
- Identify GPS at airport	(X)()

Airport Layout Drawing (Continued)	<u>Yes No Comments</u>
Runway Data Block (Existing & Ultimate) - % effective gradient - % wind coverage (MPH & knots) - Maximum elevation above MSL - Runway length - Runway width - Runway surface type (turf, asphalt) - Runway strength (SWG, DWG) - Part 77 approach category (visual, NPI, PIR) - Type instrument approach (ILS, GPS) - Approach slope (20:1, 34:1, 50:1) - Runway lighting (HIRL, MIRL, LIRL) - Runway marking (PIR, NPI, BCS) - NAVAIDS & visual aids - Runway safety area dimensions (standard and non-standard)	(X)()
Miscellaneous - Airport facility/ building list (existing & future) - Standard legend - Location map - Vicinity map - Roadways, traverse ways identified	(X)() (X)() ()(X) ()(X) (X)()

4







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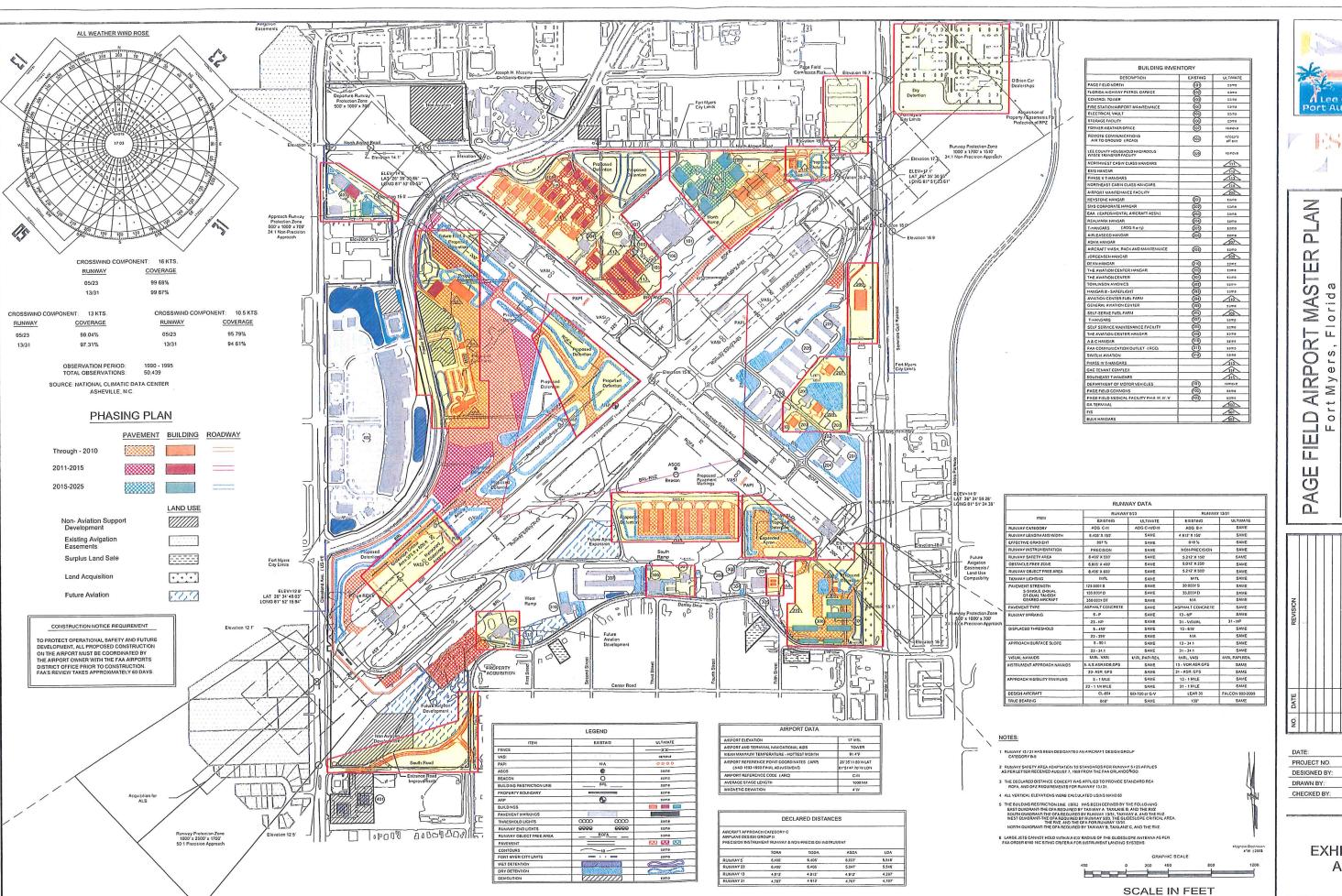
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FEBRUARY 2006 PROJECT NO. D204399 DESIGNED BY: SWR DRAWN BY: PWA CHECKED BY: SWR

> SHEET 2 OF 10









Plan

Layout

Airport

ers,



JULY 2005 DATE: PROJECT NO. D204399 DESIGNED BY: SWR DRAWN BY: PWA CHECKED BY: SWR

> **EXHIBIT** Α

CPA2007-00048

Mike Scott Office of the Sheriff



State of Florida

County of Lee

October 31, 2007

Brent Cunningham Senior Planner Division of Planning 1500 Monroe St. Ft Myers, Fl 33901

Reference to Project: Page Field Master Airport Plan

COMMUNITY DEVELOPMENT

NOV 0 8 200

Dear Mr. Cunningham

The Lee Plan ammendment identified as the Page Field Master Airport Plan would not affect the Lee County Sheriff's Office ability to provide core services at this time.

At such time as the ammendment is approved and a Development Order submitted, please provide the Lee County Sheriff's Office with a set of the plans for our files.

If you have any questions on this matter, please contact Kevin Farrell, Coordinator, Crime Prevention Unit at 477-2821.

Mike Scott Sheriff

Captain James C. Ny gaard, MBA

Lee County Sheriff's Office

Administration Bureau

14750 Six Mile Cypress Pkwy

Fort Myers, Fl 33912 239-477-1424 (Office)





BOARD OF COUNTY COMMISSIONERS

(239) 533-8548

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April 2, 2008

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Tammy Hall District Four

Frank Mann District Five

Donald D. Stilwell County Manager

David M. Owen County Attorney

Diana M. Parker County Hearing Examiner

Mr. Joseph Grubbs, Ph.D., AICP c/o Johnson Engineering, Inc. 2158 Johnson Street Fort Myers, Florida 33901

RE: CPA2007-48 Page Field Airport Lee Plan Amendment

Dear Mr. Grubbs:

Planning staff finds the above mentioned submittal is insufficient and further information is needed. Please provide evidence that the Board of Port Commissioners endorsed the proposed plan amendment application. This evidence should include minutes of the meeting from when this endorsement occurred.

Staff understands the importance of Page Field as a "reliever" airport and that it is necessary to protect the capacity of RSW. Staff believes that this fact should be memorialized in the Lee Plan.

Staff finds that additional modifications, other than what has been proposed to date, are warranted to incorporate the Page Field Master Plan and Airport Layout Plan into the Lee Plan. For example, "Airport Layout Plan" is defined in the Lee Plan referring only to RSW. Similarly the "Non-Aviation Related Uses" refer to RSW, Map 3F, and Table 5. These definitions should be modified to include Page Field.

Staff is requesting better maps for the existing and proposed Lee Plan designations for the subject site. Please provide close-up views, not county-wide in size.

Staff believes that a Table similar to Lee Plan Table 5 needs to be developed for Page Field and incorporated into the Lee Plan as part of this amendment. Staff notes that the application does not contain the calculation of maximum allowable development under the proposed FLUM (Application Section III E.). This information must be provided for incorporation into the Lee Plan in a fashion similar to Table 5. Referring to the Flight obstruction surfaces section of Chapter 34, which is in the process of being rewritten, does not provide the required data.

Policy 1.91, provides that Map 3G depicts the planned expansion of the Page Field General Aviation Airport through 2020. This is not consistent with the plan horizon year of 2030. Can the Port Authority staff provide policy language that will ensure that this discrepancy will be addressed in the near (next master plan update process) future?

There are several additional issues that warrant inclusion in proposed Lee Plan policy language such as:

Page #1

- a. Periodic update of the Page Field Master Plan/ALP
- b. School Zone Map and its relevance to the facility
- c. Airport Road extension to Metro
- d. Amortizing existing uses in and around the airport that are not compatible with airport function (or reduce capacity)
- e. Specific identification of the uses to be located on Page Field, both aviation and non-aviation
- f. Fact that non-aviation development must pay impact fees.

Objective 47.1 and Policy 47.1.1 should be modified to reference the development parameters table for Page Field that staff is requesting in accordance with the discussion above.

Policies similar to existing Policies 47.2.5, 47.3.4, and Objective 151.4 need to be developed and proposed to incorporate the layout plan and master plan for Page Field into the Lee Plan. These Policies could be amended or new ones created to address these issues.

Comments relating to specific sections of the application are provided below:

Section IV

- A2. The applicant has not submitted a map showing the existing future land use categories of the subject property. As stated above, staff is requesting better maps for the existing and proposed Lee Plan designations for the subject site. Please provide close-up views, not county-wide in size.
- A5. There are numerous legals for different parcels and most have a different point of commencement leading to the point of beginning. This opens the possibility for mapping errors due to inconsistent map references. For example, the less and except parcel in parcel 2 extends outside of the legal for parcel 2. It is also depicting a strip of land north of the less and except parcel that will be changed that may cause confusion in the future. Since the Future Land Use will include the ROW it is not necessary to exclude them from the descriptions. One description for the entire site could be created.

[The applicant should submit a legal description to include the actual boundary of the requested plan amendment consistent with the requirements of the Land Development Code Sections 34-202(a)(1) and (2), but Planning staff would like to discuss this further with Port Authority staff.]

- **B1.** Revise the analysis to provide the square footage of uses by type (office, retail, medical office, etc.) that were utilized in the employment for parcels identified on Attachment 4 of the traffic analysis.
- **B2.** The applicant has not submitted the required data and analysis regarding the availability of potable water service. The applicant has not submitted a letter of availability of service from the potable water services provider. There is insufficient data and analysis regarding the level of service for potable water required by, or available to, the subject property. The data should include current and projected future potable water plant capacity. Please determine the availability of water supply to support the desired level of development within the franchise area using the current

water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation. Include any other water conservation measures that will be applied to the site (see Lee Plan Goal 54).

The applicant has not submitted data and analysis regarding the availability of sanitary sewer service. The applicant has not submitted a letter of availability of service from the sanitary sewer services provider. There is insufficient data and analysis regarding the level of service for sanitary sewer required by, or available to, the subject property. The data should include current and projected future sanitary sewer plant capacity.

- **B3.** Please provide revised letters from the emergency medical service, fire protection, and the solid waste service provider for the subject property after informing these agencies of the potential development that could result from the proposed amendment. Please provide the required review from LeeTran and the School District of Lee County. The letter from the applicant asking for these reviews must contain the development parameters that may be developed once the amendment is approved.
- E1. The applicant has not supplied data and analysis to show how the proposed amendment will affect Table 1(b) of the Lee Plan.
- E3. The applicant has not supplied data or analysis regarding the effect of the proposed amendment on adjacent local governments (i.e. Fort Myers) and their comprehensive plans

Upon receipt of these comments, Planning staff encourages the applicant to arrange a meeting so staff can provide additional comments concerning the Airport Layout Plan. At this meeting, staff would also like to discuss the total acreage of the property versus the acreage included in the request, as well as the status of the "surplus" properties. This discussion may result in a need to further modify the application. Staff wants to work in a collaborative manner to achieve this amendment.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at 479-8548.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT, DIVISION OF PLANNING

Matthew A. Noble, AICP

Principal Planner

cc: Planning file: CPA2007-48

Dawn Lehnert, Assistant County Attorney Mark R. Fisher, Lee County Port Authority