

improvement even though the improvement is not specifically identified on Table 5(a) or Table 5(b). However, the Port Authority must obtain all appropriate approvals and permits prior to installation, including approval from Lee County. If these improvements precipitate a substantive change to ~~either~~ Table 5(a), Table 5(b), ~~or~~ Map 3F, or Map 3G, then the Port Authority must pursue a Lee Plan amendment incorporating the changes in the next available amendment cycle. (Added by Ordinance No. 04-16)

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 and Page Field General Aviation Airport. Additional specific coordination requirements are contained in Objective 151.4 and subsequent policies. (Amended by Ordinance No. 99-15, 04-16).

- c. Amend Lee Plan Objective 151.4 and supporting policies to incorporate Page Field General Aviation Airport into the Intergovernmental Coordination Element.

OBJECTIVE 151.4: COORDINATION OF AIRPORT DEVELOPMENT AND IMPROVEMENTS AT THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT WITH ALL PERMITTING AGENCIES. The Port Authority will coordinate with Lee County, the Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, Federal Aviation Administration, and the Florida Department of Transportation to ensure that the development of the Southwest Florida International Airport and the Page Field General Aviation Airport is consistent with the Lee Plan. (Added by Ordinance No. 04-16)

POLICY 151.4.1: Port Authority staff will ensure that Lee County staff is directly involved in the review and approval process related to the ongoing update of the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport. This mandatory inter-agency coordination will provide an official means for scheduled review and comment regarding Airport Master Plan Updates, related Lee Plan amendments, annual updates of the Airport Layout Plan and Capital Improvement Program, permitting for scheduled capital improvement projects, amendments to the Airport zoning approvals and compliance with the Lee County Land Development Code. (Added by Ordinance No. 04-16)

POLICY 151.4.2: The Port Authority will submit and County staff will review and provide comments regarding the following:

- (1) Scope and content of ongoing updates to the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport pursued in accordance with Federal Aviation Administration Advisory Circular 150/5070-6 and the Florida Department of Transportation Guidebook for Airport Master Planning.
- (2) Consistency of proposed amendments to the Airport Master Plan and resulting Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G) with the Lee Plan, Land Development Code (LDC) and local zoning approvals.
- (3) Compatibility and compliance of individual CIP projects with the Lee Plan, LDC regulations, zoning approvals and other applicable regulations.
- (4) Proposed Lee Plan Amendments necessary to support revisions to the Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G), the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)), the Airport Master Plans for Southwest Florida International Airport and Page Field General Aviation Airport, or CIP project list. (Added by Ordinance No. 04-16)

XII. Glossary

AIRPORT LAYOUT PLAN - A map of existing and proposed airport property, facilities and development that is created as a result of the Airport Master Planning process. The Airport Layout Plan for Southwest Florida International Airport is adopted as Map 3F, and the Airport Layout Plan for Page Field General Aviation Airport is adopted as Map 3G. (Added by Ordinance No. 04-16)

NON-AVIATION RELATED USES - This phrase refers to the commercial and industrial land uses identified on the Southwest Florida International Airport Layout Plan (Map 3F), and Table 5 the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Layout Plan (Map 3G), and the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)). Non-aviation related uses are typically developed in non-aviation settings. Non-aviation uses may be enhanced by proximity to an airport, but these uses are not dependent on access to an airport. These uses could be developed in other locations within the County. Non-aviation related uses will be established on Airport lands through lease agreements with the Port Authority. The areas identified to accommodate these non-aviation uses are not necessary to support the primary aviation facilities comprising the Southwest Florida International Airport or the Page Field General Aviation Airport. Use of Airport lands for non-aviation use is intended to provide a revenue stream that may be used to enhance airport operations. Though located on airport property, the establishment of non-aviation uses is not necessary for the continued function of the primary aviation facilities associated with the airport. (Added by Ordinance No. 04-16)

SUBSTANTIVE CHANGE - As used in Policies 47.2.5 and 47.3.4, the term “substantive change” means development not specifically stated or identified in Table 5(a) or Table 5(b), or depicted on Map 3F or Map 3G. (Added by Ordinance No.04-16)

- d. Amend Lee Plan Table 5 and related Lee Plan provisions to change the table number to Table 5(a). (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(a), below and as noted in the other proposed text amendments cited herein.)

Vision Statement

10. Gateway/Airport - This Community is located South of SR 82, generally east of I-75, and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the City of Fort Myers, the Southwest Florida International Airport and the properties the airport expects to use for its expansion, the lands designated as Tradeport, and the land designated as Industrial Development west of I-75 north of Alico Road. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange. The road network in this community is planned to change dramatically over time creating access to and from this community to the north, south, and east without relying on I-75. There are three distinct areas within this community. The Gateway portion of this community is the area where residential uses will occur. Gateway will be a thriving, nearly built-out, mixed-use community in 2020. The population of this community is anticipated to grow substantially from today to 2030.

The second area in this community is the Southwest Florida International Airport. The airport will be greatly expanded by 2030. The expanded airport will have a second parallel runway and a new terminal building that will more than double the existing capacity of the airport. Development will be guided by the Airport Layout Plan (as established through the airport master plan process) consistent with the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)) and all other Lee Plan provisions.

POLICY 1.2.1: Airport lands include the Southwest Florida International Airport's existing facility and projected growth areas through the year 2030. These areas will include airport and airport-related development as well as non-aviation land uses as proposed in the approved 2003 Airport Master Plan update and as depicted on the Airport Layout Plan sheet (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)). This mix of uses is intended to support the continued development of the Southwest Florida International Airport. Future development at the Southwest Florida International Airport will also include nonaviation related land uses such as hotels/motels, light industrial, service stations, ancillary retail/shopping, and office development. Any future airport expansion or development of aviation-related and non-aviation uses will offset environmental impacts through the Airport Mitigation Lands Overlay (Map 3M) or other appropriate mitigation acceptable to the permitting agencies and to Lee County. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan.

All development on Airport lands must be consistent with Map 3F and Table 5(a). Map 3F depicts the planned expansion of the Southwest Florida International Airport through 2020. If the airport master planning process precipitates a substantive change to the Airport Layout Plan (Map 3F), then the Port Authority must amend Map 3F prior to obtaining local development approval.

POLICY 1.2.4: The Airport AOPD zoning resolution must be amended before any non-aviation related uses can be developed at the Southwest Florida International Airport. The intensity of the proposed aviation and non-aviation land uses must be consistent with Lee Plan Table 5(a). (Added by Ordinance No. 04-16)

XII. Glossary

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(a)) - This Table depicts the proposed development schedule for the Southwest Florida International Airport through the year 20~~30~~20. (Added by Ordinance No. 04-16, Amended by Ordinance No. 07-12)

- e. Amend the Lee Plan to incorporate Table 5(b) to document the existing and proposed development intensity at Page Field General Aviation Airport. (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(b), below and as noted in the other proposed text amendments cited herein.)

XII. Glossary

PAGE FIELD GENERAL AVIATION AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(b)) - This Table depicts the proposed development schedule for the Page Field General Aviation Airport through the year 2025. The Table will be updated by Lee Plan amendment based on future Airport Master Plan and Airport Layout Plan updates.

Page Field General Aviation Airport

Table 5(b)

Existing vs. Proposed Development 2020-2025 ¹			
Development	Existing	Thru 2020 ²	Thru 2025 ³
Landside Intensity (Terminal and Access Facilities)⁴			
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking ⁵	675 Spaces		
<i>Landside Intensity by Quadrant</i>			
<i>North Quadrant</i>			
<i>Buildings & Structures</i>	85,557± sq. ft.		
<i>Vehicular Parking</i>	545 spaces		
<i>East Quadrant</i>			
<i>Buildings & Structures</i>	1,250± sq. ft.	20,000± sq. ft.	
<i>Vehicular Parking</i>	15 Spaces		
<i>South Quadrant</i>			
<i>Buildings & Structures</i>	11,209± sq. ft.		
<i>Vehicular Parking</i>	115 Spaces		
<i>West Quadrant</i>			
<i>Buildings & Structures</i>	--		
Auto Access	Main terminal entrance from Danley Drive; Terminal Drive; Airport facilities accessways from Danley Drive; Airport facility access from Landingview Way	Airport Perimeter Road; New General Aviation facility access; North quadrant hangar access roads; Terminal Drive realignment; Fuel farm access; South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities)⁶			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps	217,100± sq. yds.	62,200± sq. yds.	
Primary Taxiways			
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway	1,052± ft. Taxiway	
Aviation-support Facilities (See below for facilities by quadrant)	332,991± sq. ft.	100,660± sq. ft. 4,000 sq. yd. 163 Total Based Hangars 18-20 Multi-use Itinerant Hangars	
<i>Aviation-support Facilities by Quadrant</i>			
<i>North Quadrant</i>			
<i>Hangars</i>		34,658± sq. ft.	
<i>Accessory Office</i>		1,470 sq. ft.	

Page Field General Aviation Airport

Table 5(b)

Existing vs. Proposed Development 2020-2025 ¹			
Development	Existing	Thru 2020 ²	Thru 2025 ³
<i>East Quadrant</i>			
<i>Hangars</i>	135,923± sq. ft.	10,850± sq. ft.	
<i>Accessory Office</i>		4,682± sq. ft.	
<i>South Quadrant</i>			
<i>Hangars</i>	197,068± sq. ft.		
<i>West Quadrant</i>			
<i>Terminal</i>		25,000± sq. ft.	
<i>Hangars</i>		24,000± sq. ft.	
Non-aviation Intensity			
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
Service	108,465± sq. ft.		
Office			
Medical	35,490± sq. ft.		
Non-medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels⁷			
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-medical)			33,000± sq. ft.
Light Industrial			40,000± sq. ft.

Source: Page Field General Aviation Airport, Master Plan Update, 2002; Page Field Airport Layout Plan, 2006; Lee County Port Authority.

Notes:

¹The adopted Page Field Airport Master Plan (May 2002) was developed with a 2020 planning horizon. The adopted Airport Layout Plan (February 2006) has a 2025 planning horizon. As of May 2008, LCPA has initiated a process to update the Airport Master Plan through the 2030 planning horizon. Upon completion of the airport master plan update, LCPA will submit an appropriate Lee Plan amendment application to update the Airport Master Plan to reflect a 2030 planning horizon.

²Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

³Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

⁴Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

⁵Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

⁶Airside facilities are those required for aviation operations, including runways and ramps. Airside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.

⁷Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels through the 2025 planning horizon.



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: Volume I of III

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

DATE _____ SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE _____

I. APPLICANT/AGENT/OWNER INFORMATION

Lee County Port Authority – Mark R. Fisher*

APPLICANT

11000 Terminal Access Road, Suite 8671

ADDRESS

Fort Myers

FL

33913-8899

CITY

STATE

ZIP

(239) 590-4600

(239) 590-4688

TELEPHONE NUMBER

FAX NUMBER

Johnson Engineering, Inc. Joseph W. Grubbs, Ph.D. AICP**

AGENT**

2158 Johnson Street

ADDRESS

Fort Myers

FL

33901

CITY

STATE

ZIP

(239) 334-0046

(239) 334-3661

TELEPHONE NUMBER

FAX NUMBER

Lee County Board of County Commissioners

OWNER(s) OF RECORD

P.O. Box 398

ADDRESS

Fort Myers

FL

33902-0398

CITY

STATE

ZIP

(239) 533-8585

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* Please include Mark Fisher in all correspondence.

** This will be the person contacted for all business relative to the application.

J. Ronald Ratliff, AICP
Reynolds, Smith, & Hills, Inc.
10748 Deerwood Park Boulevard South
Jacksonville, FL 32256-0597
Phone: (904) 256-2287
Fax: (904) 256-2503

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☒ Text Amendment ☒ Future Land Use Map Series Amendment
(Maps 1 thru 21)
List Number(s) of Map(s) to be amended
Map 1, Page 1 and Map 3G

B. SUMMARY OF REQUEST (Brief explanation):

The Comprehensive Plan Amendment requests incorporation of the Page Field
Airport Master Plan, Airport Layout Plan, and associated text amendments into
The Lee Plan thereby exempting the airport from the DRI process pursuant to
163.3177(6)(k), F.S.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

1. Site Address:

Access Undetermined Fort Myers FL 33907
Fowler Street Fort Myers FL 33907
Fowler Street Fort Myers FL 33907
4741-4771 S. Cleveland Avenue Fort Myers FL 33907
4682-4700 Terminal Drive Fort Myers FL 33907
Fowler Street Fort Myers FL 33907
10600 Fowler Street Fort Myers FL 33907
4945-5049 S. Cleveland Avenue Fort Myers FL 33907
See Map for Addresses Fort Myers FL 33907
115 Danley Drive Fort Myers FL 33907
606 Danley Drive Fort Myers FL 33907
210 5th Street Fort Myers FL 33907
20/50 South Road Fort Myers FL 33907

2. STRAP(s):

01-45-24-P1-00060.008C Within the City of Fort Myers
01-45-24-P1-00060.008B Within the City of Fort Myers
01-45-24-P1-00060.008A Within the City of Fort Myers
01-45-24-00-00007.0060
01-45-24-00-00007.0000
01-45-24-00-00007.0040
01-45-24-00-00007.0050
01-45-24-00-00007.0030
12-45-24-00-00001.0000
12-45-24-01-0000A.0010
12-45-24-01-0000O.0150
12-45-24-01-00T00.0010
12-45-24-01-0000B.0000 (Portion of this parcel)

B. Property Information

Total Acreage of Property:	583.15± acres
Total Acreage included in Request:	562.77± acres (less property within City of Fort Myers)
Area of each Existing Future Land Use Category:	Public Facilities: 562.77± acres
Total Uplands:	551.87± acres
Total Wetlands:	10.90± acres (OSW)
Current Zoning:	Lee County: IL, MPD, CPD City of Fort Myers: I-1, A-3, B-2
Current Future Land Use Designation:	Public Facilities
Existing Land Use:	General Aviation Airport

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: Not Applicable

Airport Noise Zone 2 or 3: Not Applicable

Acquisition Area: Not Applicable

Joint Planning Agreement Area (adjoining other jurisdictional lands):

At the time of this application, the City of Fort Myers and Lee County Port Authority do not have in place a formal joint planning agreement. However, the City of Fort Myers provides Lee County Port Authority the opportunity to review any proposed development involving property adjacent to Page Field. Also, the City of Fort Myers has incorporated into its Code of Ordinances (Sec. 118) provisions governing building heights in order to be consistent with the Lee County Land Development Code (Sec. 34-1004) and Part 77, FAR.

Community Redevelopment Area: Not Applicable

D. Proposed change for the Subject Property:

Amend FLUM to reflect the adoption of the Page Field General Aviation Airport Master Plan into the Lee Plan and include appropriate text amendments to support this request.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density None

Commercial intensity (Non-aviation) 568,633± SF (Retail, Service & Office)

Industrial intensity (Non-aviation) 251,658± SF/(Aviation) 551,751± SF¹

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density Not Applicable

Commercial intensity (Non-aviation) 568,633± SF (Retail, Service & Office)

Industrial intensity (Non-aviation) 251,658± SF/(Aviation) 551,751± SF¹

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data

¹Aviation-related intensity shown here does not include runways, taxiways or aprons/ramps.

and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes. **See Section II**
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. **See Section III, Exhibit IV.A.2.**
3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes. **See Section II and Section III, Exhibits IV.A.3.a. and IV.A.3.b.**
4. Map and describe existing zoning of the subject property and surrounding properties. **See Section II and Section III, Exhibit IV.A.4.**
5. The legal description(s) for the property subject to the requested change. **See Section I**
6. A copy of the deed(s) for the property subject to the requested change. **See Section I**
7. An aerial map showing the subject property and surrounding properties. **See Section III, Exhibits IV.A.7. and IV.A.7.a.**
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. **See Section I**

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis
The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

See Section V

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;

- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

See Section V

2. Provide an existing and future conditions analysis for:
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

See Section IV

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - c. Solid Waste;
 - d. Mass Transit; and (**See Exhibit IV.B.3.d.**)
 - e. Schools - Not Applicable

See Section IV

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover

- and Classification system (FLUCCS). **See Section VII, Exhibit IV.C.1.**
2. A map and description of the soils found on the property (identify the source of the information). **See Section VII, Exhibit IV.C.2.**
 3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA). **See Section VII, Exhibit IV.C.3.a. and IV.C.3.b.**
 4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands. **Not Applicable²**
 5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map). **See Section VII, Environmental Impacts and Exhibit IV.C.5.**

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

See Section III, Exhibit IV.D. and Section VIII

E. Internal Consistency with the Lee Plan

1. 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. **See Section IX**
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective. **See Section IX**
3. Describe how the proposal affects adjacent local governments and their comprehensive plans. **See Section X**
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment. **See Section XI**

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

² Other Surface Water (OSW) delineated in FLUCCS map, see Section VII, Exhibit IV.C.1.

- a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
- b. Provide data and analysis required by Policy 2.4.4,
- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

See Section I

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

- a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

See Section I

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2. **See Section VI**

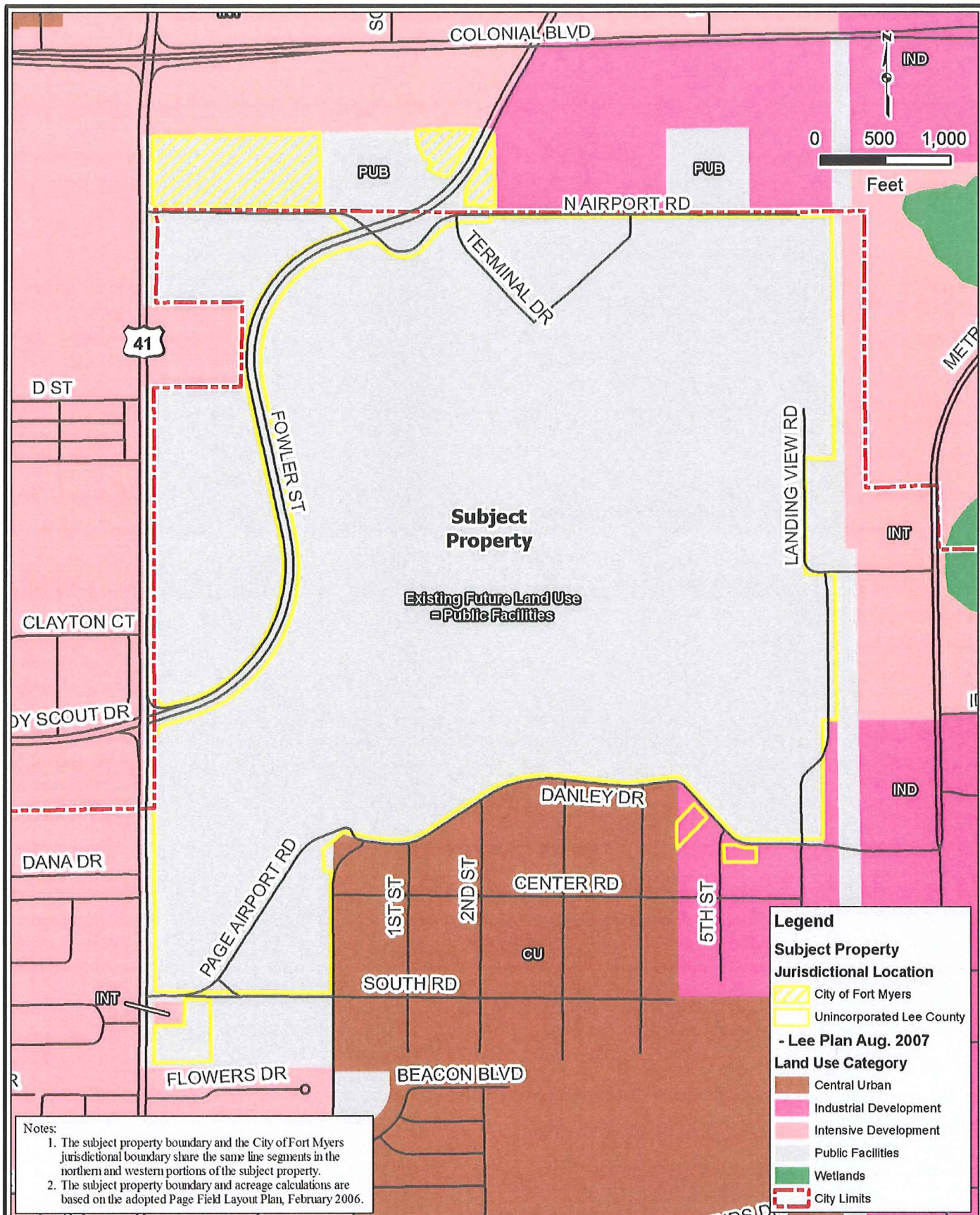
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element. **See Section VI**

- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis. **See Section II**

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

\\fms01\proj\jei\20033734\PLANNING\2007 FMY-CPA-AOPD\ArcGIS\Planning\Waps\ArcGIS_9.2\Suiff_ExFLU_map

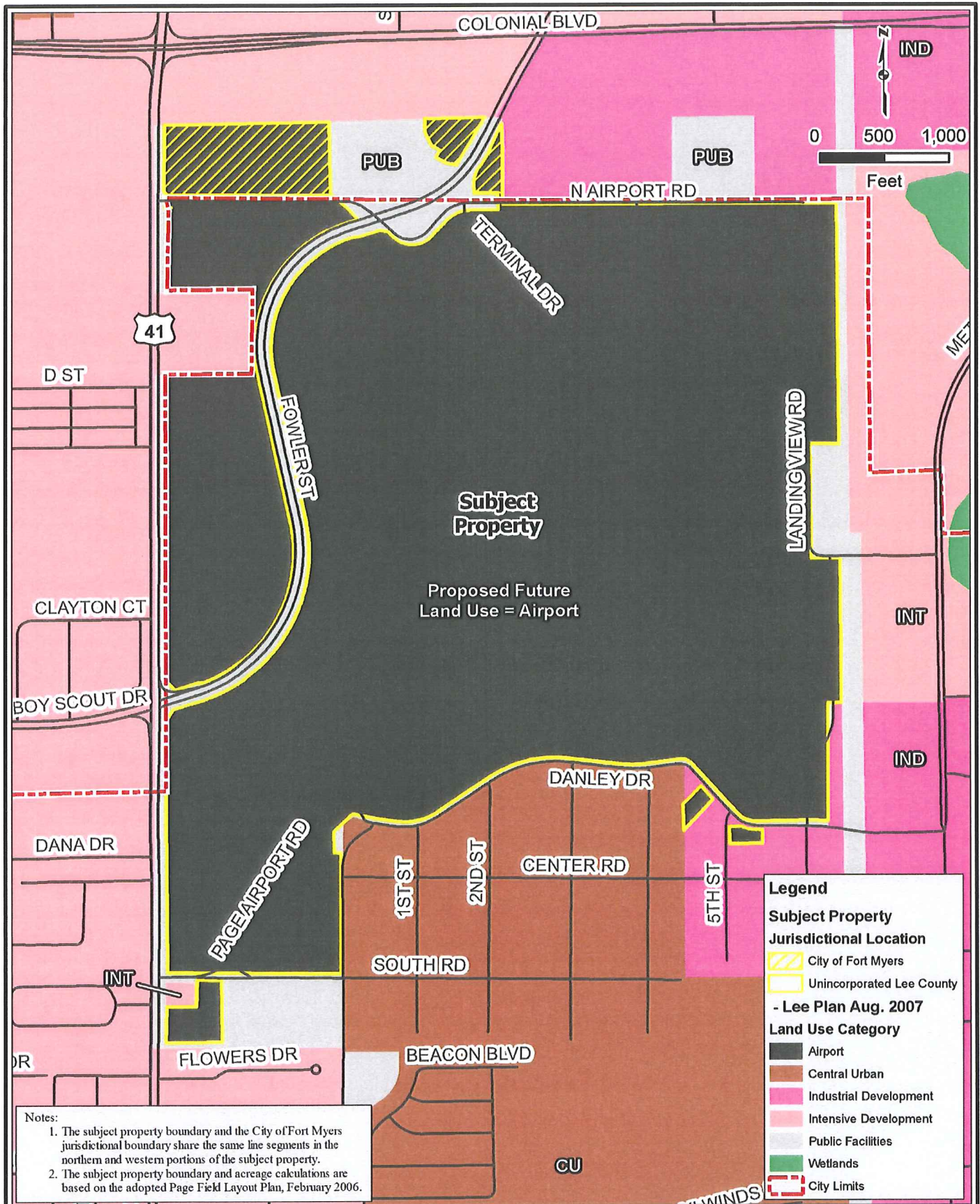


JOHNSON
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PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Existing Future Land Use

DATE	PROJECT	FILE NO.	SCALE	EXHIBIT NO.
08/20/08	20033734-127	00-00-00	As Shown	4-A



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Proposed Future Land Use

DATE	PROJECT	FILE NO.	SCALE	EXHIBIT NO.
06/20/08	20033734-127	00-00-00	As Shown	4-B

BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

46

WORDING FOR AGENDA:

Request Board endorse submittal of a Comprehensive Plan Amendment application to incorporate the Page Field General Aviation Airport Master Plan Update and Airport Layout Plan into the Lee County Comprehensive Plan.

2. SUBJECT CATEGORY:

Budgeting, Purchases, Contracts, and Agreements

FUNDING SOURCE: N/A

3. MEETING DATE:

9-10-07

4. AGENDA:

☒ CONSENT
☐ ADMINISTRATIVE
☐ APPEALS
☐ PUBLIC

TIME REQUIRED:
(Public Only)

5. REQUIREMENT/PURPOSE: (Specify)

☐ STATUTE
☐ ORDINANCE
☐ ADMIN.CODE
☐ OTHER

6. REQUESTOR OF INFORMATION:

A. (ALL REQUESTS)

NAME Mark R. Fisher
DIV. Development

B. (PUBLIC ONLY)

CITIZEN NAME
CITIZEN PHONE

7. BACKGROUND:

Development of Regional Impact (DRI) requirements for Florida airports have historically been redundant, costly, and time consuming. The airport master planning process, as required by the Federal Aviation Administration and the Florida Department of Transportation, reviews and analyzes much of the same data as has been required by state DRI regulations. As such, in July 2002, the Florida Legislature adopted revised language that allows incorporation of an Airport Master Plan into the local Comprehensive Plan in lieu of the application of state DRI requirements on Florida airports.

In September 2004, the Board of Port and County Commissioners amended the Lee County Comprehensive Plan to include the RSW Airport Master Plan to take advantage of this new state legislation. RSW was the second airport in Florida to initiate this approach, which saved millions of dollars and years of time and allowed for the opening of the RSW Midfield Terminal Complex in 2005, and most airports in Florida are now doing the same. This process provides a more comprehensive approach by recognizing airports as an integral part of the transportation infrastructure necessary to the economic success of Florida and blends regional transportation infrastructure into local and regional planning efforts.

Considering that this measure was successfully completed for RSW and the fact that development at Page Field continues to advance, Lee County and Port Authority staff recommend initiating the same Comprehensive Plan Amendment process for Page Field that is anticipated to yield the same long-term

- continued -

8. RECOMMENDED ACTION:

Recommend Board endorse submittal of a Comprehensive Plan Amendment application to incorporate the Page Field General Aviation Airport Master Plan Update and Airport Layout Plan into the Lee County Comprehensive Plan.

9. RECOMMENDED APPROVAL

DIVISION DIRECTOR

GENERAL SERVICES

FINANCE

PORT ATTORNEY

EXECUTIVE DIRECTOR

10. SPECIAL MANAGEMENT COMMITTEE ACTION:

☒ APPROVED
☐ DENIED
☐ DEFERRED
☐ OTHER

8-28-07

Chairman

11. PORT AUTHORITY ACTION:

☐ APPROVED
☐ DENIED
☐ DEFERRED
☐ OTHER

Background (continued)

benefits. On March 12, 2007, the Port Board approved a task with Johnson Engineering, Inc., to analyze and prepare an amendment application to the Lee County Comprehensive Plan in order to incorporate the Page Field Airport Master Plan. Lee County and Port Authority staff members have met several times over the last few months to review and coordinate the contents of the draft plan amendment application which has resulted in a cooperative effort between the two agencies.

The Johnson/RS&H consultant team will present the attached draft application. Once endorsed by the Port Board for submittal, the application will follow the normal Lee County Comprehensive Plan Amendment process, resulting in public hearing and Board of County Commissioners action. The details of the final amendment will be subject to Lee County review and approval during the plan amendment process. This action is only to endorse the submittal of the plan amendment application.

PAGE FIELD

(REVISED JUNE 27, 2008)

**PARCEL LYING IN
SECTIONS 1 AND 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND
ALL OF LOT 1, BLOCK A, PART OF BLOCK B,
ALL OF LOT 15, BLOCK O AND ALL OF LOT 1, BLOCK T
PAGE PARK, PLAT BOOK 8, PAGES 92 THROUGH 97
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Sections 1 and 12, Township 45 South, Range 24 East, Lee County, Florida, and all of Lot 1, Block A, part of Block B, all of Lot 15, Block O and all of Lot 1 Block T, Page Park, recorded in Plat Book 8, pages 92 through 97, in the Public Records of Lee County, Florida, being described as follows:

From the northeast corner of Lot 1, Block U, of said Page Park, run N 00° 28' 16" W along the east line of a parcel of land described as Parcel A, in Official Record Book 2688, page 1578, in said public records for 80.01 feet to the Point of Beginning.

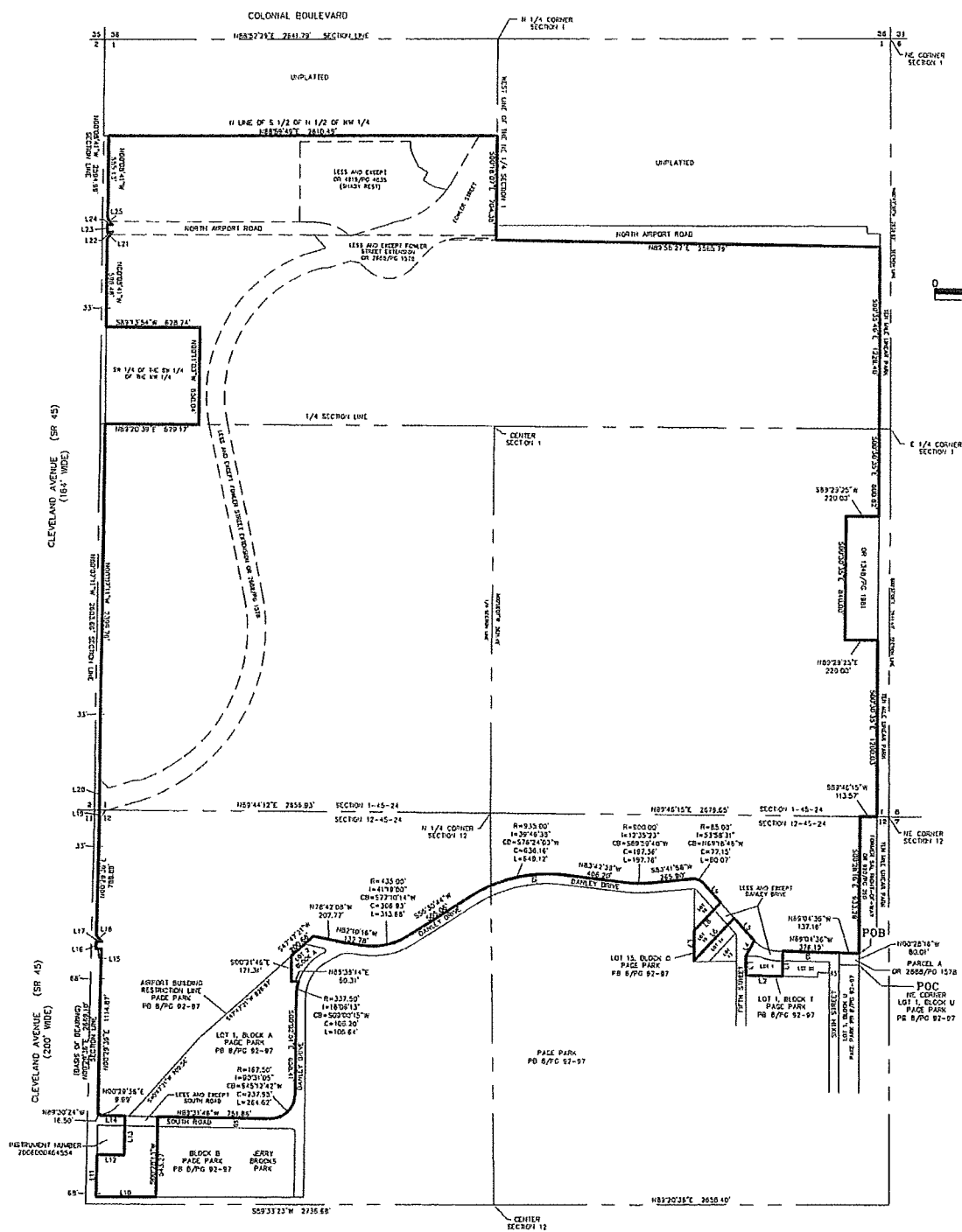
From said Point of Beginning, run N 89° 04' 36" W along the north line of said Parcel A for 137.16 feet to an intersection of the east right-of-way line of Sixth Street (65 feet wide) with the northeast corner of Danley Drive (65 feet wide) as shown on said plat; thence run N 89° 04' 36" W along the north right-of-way line of said Danley Drive for 376.19 feet; thence run S 00° 28' 14" W along an extension of the east line of Lot 1, Block T, Page Park, and the east line of said lot for 170.60 feet; thence run N 89° 31' 46" W along the south line of said lot for 244.13 feet; thence run N 00° 28' 17" W along the west line of said lot for 132.57 feet; thence departing said lot line, run N 28° 29' 32" E for 117.93 feet to an intersection with the north right-of-way line of said Danley Drive; thence run N 42° 19' 31" W along said north line for 206.12 feet; thence departing said right-of-way line, run S 42° 40' 29" W along an extension of the southeasterly line of Lot 15, Block O, Page Park, and the southeasterly line of said lot for 399.51 feet; thence run N 00° 28' 17" W along the west line of said lot for 203.94 feet; thence run N 42° 40' 29" E along the northwesterly line of said lot and an extension of said line for 262.91 feet to an intersection with said north right-of-way line of Danley Drive; thence run the following courses along Danley Drive: N 42° 19' 31" W for 179.61 feet to a point of curvature; thence run westerly along an arc of said curve to the left, having a radius of 85.00 feet (delta 53° 58' 31") (chord bearing N 69° 18' 46" W) (chord 77.15 feet) for 80.07 feet to a point of tangency; S 83° 41' 58" W for 265.90 feet to a point of curvature; westerly along an arc of said curve to the right, having a radius of 900.00 feet (delta 12° 35' 23") (chord bearing S 89° 59' 40" W) (chord 197.36 feet) for 197.76 feet to a point of tangency; N 83° 42' 38" W for 406.20 feet to a point of curvature; westerly along an arc of said curve to the left, having a radius of 935.00 feet (delta 39° 46' 38") (chord bearing S 76° 24' 03" W) (chord 636.16 feet) for 649.12 feet to a point of tangency; S 56° 30' 44" W for 505.06 feet to a point of curvature; westerly along an arc of said curve to the right, having a radius of 435.00 feet (delta 41° 19' 00") (chord bearing S 77° 10' 14" W) (chord 306.93 feet) for 313.68 feet to a point of tangency; N 82° 10' 16" W for 132.78 feet; N 78° 42' 08" W for 207.77 feet to an intersection with the Airport Building Restriction Line as shown on the aforesaid plat; thence run S 47° 47' 21" W along said line for 200.66 feet to the northwest corner of Lot 2, Block A of said plat; thence run S 00° 21' 46" E along the common line of Lot 1 and Lot 2 of said Block A for 171.31 feet; thence run N 89° 38' 14" E along said common line for 50.31 feet to an intersection with a non-tangent curve and the west right-of-way line of said

Danley Drive; thence run along said right-of-way line the following courses: southerly along an arc of said curve to the left, having a radius of 337.50 feet (delta 18° 06' 13") (chord bearing S 09° 00' 15" W) (chord 106.20 feet) for 106.64 feet to a point of tangency; S 00° 02' 51" E for 658.41 feet to a point of curvature; southwesterly along an arc of said curve to the right, having a radius of 167.50 feet (delta 90° 31' 05") (chord bearing S 45° 12' 42" W) (chord 237.95 feet) for 264.62 feet to a point of tangency and an intersection with the north right-of-way line of South Road (65 feet wide) as shown on said plat; thence run N 89° 31' 46" W along said right-of-way line for 751.86 feet; thence departing said right-of-way line run S 00° 28' 13" W along the west line of Jerry Brooks Park and an extension thereof for 543.27 feet to an intersection with the south line of said Block B, Page Park; thence run S 89° 33' 23" W along said south line for 399.39 feet to an intersection with the east right-of-way line of Cleveland Avenue (State Road 45 – US 41, 200 feet wide), being a line 68 feet east of as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 12; thence run N 00° 29' 36" E along said right-of-way line and the west line of said Block B for 284.62 feet to an intersection with the south line of a parcel of land described in Instrument Number 2006000464554, in said public records; thence run S 89° 31' 46" E along the south line of said parcel for 182.00 feet; thence run N 00° 29' 36" E along the east line of said parcel and an extension thereof for 265.02 feet to an intersection with the north right-of-way line of said South Road; thence run N 89° 31' 46" W along said right-of-way line for 165.49 feet; thence departing said right-of-way line, run N 00° 29' 36" E for 9.99 feet; thence run N 89° 30' 24" W for 16.50 feet to an intersection with the east right-of-way line of said Cleveland Avenue (200 feet wide); thence run N 00° 29' 36" E along said right-of-way line for 1,114.87 feet; thence departing said right-of-way line, run S 89° 38' 43" W for 35.00 feet to an intersection with the east right-of-way line of said Cleveland Avenue (164 feet wide), being a line 33 feet east of (as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 12; thence run N 00° 29' 36" E along said right-of-way line for 47.42 feet; thence departing said right-of-way line, run N 83° 54' 36" E for 39.00 feet; thence run N 45° 25' 07" W for 53.94 feet to an intersection with said east right-of-way line of Cleveland Avenue; thence run the following courses along said right-of-way line: N 00° 29' 36" E for 788.89 feet to an intersection with the easterly right-of-way line of Fowler Street Extension as described in Official Record Book 2688, page 1578, in said public records; thence run N 00° 30' 39" E along the east right-of-way line of said Cleveland Avenue for 66.03 feet to an intersection with the north line of said Section 12; thence run N 00° 07' 31" W along said right-of-way line for 203.94 feet to a point on the westerly right-of-way line of said Fowler Street Extension; thence continue N 00° 07' 11" W along the east right-of-way line of said Cleveland Avenue, being a line 33 feet east of (as measured on a perpendicular) and parallel with the west line of the Southwest Quarter (SW-1/4) of said Section 1 for 2,399.76 feet to an intersection with the East-West Quarter section line of said Section 1; thence run N 89° 20' 39" E along said quarter section line for 629.17 feet to the southeast corner of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northwest Quarter (NW-1/4) of said section; thence run N 00° 11' 03" W along the east line of said fraction for 650.04 feet; thence run S 89° 13' 54" W along the north line of said fraction for 628.74 feet to an intersection with the aforesaid east right-of-way line of Cleveland Avenue; thence run N 00° 08' 41" W along said right-of-way line, being a line 33 east of (as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 1 for 598.48 feet; thence departing said right-of-way line, run N 35° 46' 18" E for 57.96 feet; thence run S 89° 57' 19" W for 34.00 feet to an intersection with said east right-of-way line of Cleveland Avenue; thence run N 00° 08' 41" W along said right-of-

way line for 50.02 feet; thence departing said right-of-way line, run N 89° 57' 19" E for 34.00 feet; thence run N 35° 59' 33" W for 58.06 feet to an intersection with the aforesaid east right-of-way line of Cleveland Avenue; thence run N 00° 08' 41" W along said right-of-way line for 555.13 feet to an intersection with the north line of the South Half (S-1/2) of the North Half (N-1/2) of the Northwest Quarter (NW-1/4) of said Section 1; thence run N 88° 59' 49" E along said north line for 2,610.49 feet to an intersection with the west line of the Northeast Quarter (NE-1/4) of said section; thence run S 00° 18' 07" E along said west line for 704.38 feet to an intersection with the south right-of-way line for the east portion of North Airport Road; thence run N 89° 58' 27" E along said south line for 2,585.79 feet to an intersection with the west line of Ten Mile Linear Park (formerly the west right-of-way line of the SAL Railroad); thence run S 00° 35' 46" E along said west line for 1,229.40 feet to an intersection with the East-West Quarter section line of said Section 1; thence run S 00° 30' 35" E continuing along the west line of said Ten Mile Linear Park for 600.82 feet to an intersection with the north line of a parcel of land described in Official Record Book 1348, page 1981, in said public records; thence run S 89° 29' 25" W along the north line of said parcel for 220.00 feet; thence run S 00° 30' 35" E along the west line of said parcel for 840.00 feet; thence run N 89° 29' 25" E along the south line of said parcel for 220.00 feet to an intersection with the west line of said Ten Mile Linear Park; thence run S 00° 30' 35" E along said west line for 1,200.03 feet to an intersection with the north line of said Section 12; thence run S 89° 46' 15" W along said north line for 113.57 feet to an intersection with the west line of a parcel of land described in Official Record Book 990, page 290, in said public records and being part of the aforesaid former SAL Railroad; thence run S 00° 28' 16" E along said west line for 933.28 feet to an intersection with the north line of said parcel of land described as Parcel A in Official Record Book 2688, page 1578, in said public records and the Point of Beginning.

LESS AND EXCEPT South Road, Danley Drive, Fowler Street Extension and Shady Rest as described in Official Record Book 4819, page 4035, in the Public Records of Lee County, Florida.

Bearings herein abovementioned are based on the west line of the Northwest Quarter (NW-1/4) of Section 12, Township 45 South, Range 24 East, Lee County, Florida, as bearing N 00° 29' 36" E.



LWE TABLE		
LWE	BEARING	LENGTH
L1	S007°28'14"W	170.80
L2	S88°31'45"W	244.13
L3	N00°28'17"W	132.57
L4	N78°29'32"E	117.93
L5	N42°19'31"W	206.12
L6	S42°40'29"W	398.51
L7	N00°28'17"W	203.94
L8	N42°40'29"E	262.91
L9	N42°19'31"W	179.61
L10	S89°33'23"W	399.33
L11	N00°28'36"E	284.62
L12	S89°31'46"E	182.00
L13	N00°29'34"E	265.02

LINE TABLE		
LINE	BEARING	LENGTH
L14	N89°31'46"W	165.49
L15	S89°34'43"E	35.00
L16	N00°20'34"E	47.42
L17	N83°54'36"E	30.00
L18	N45°25'07"W	53.94
L19	N00°39'39"E	66.03
L20	N00°07'31"W	203.94
L21	N35°46'18"E	57.96
L22	S89°37'18"W	34.00
L23	N00°05'41"W	50.02
L24	N89°57'19"E	34.00
L25	N35°59'33"E	48.06

LEGEND

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R = RADIUS
I = DELTA
CB = CHORD BEARING
C = CHORD
L = LENGTH
OR = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PC = PAGE

NOTES:

1. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
2. DESCRIPTION ATTACHED
3. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA.
4. REVISED BOUNDARY APRIL 11, 2008
5. REVISED SKETCH AND DESCRIPTION JUNE 27, 2008 TO LESS AND EXCEPT SOUTH ROAD, DANLEY DRIVE, FOWLER STREET EXTENSION AND SHADY REST.

THIS IS NOT A SURVEY

THIS IS NOT A SURVEY
Mark G. Wentzel
 MARK G. WENTZEL (FOR THE FIRM LG-022)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: 6/2/08
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

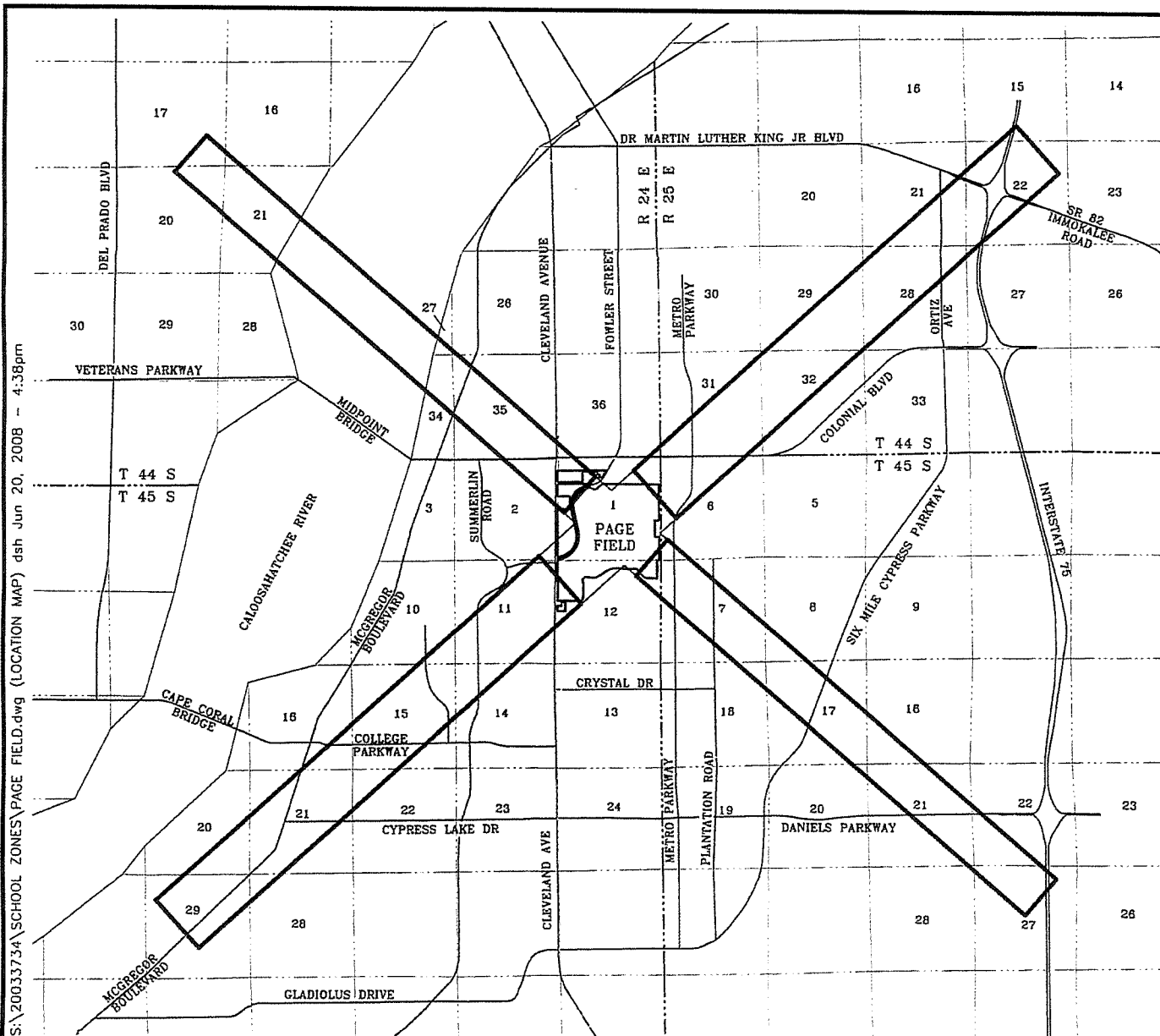
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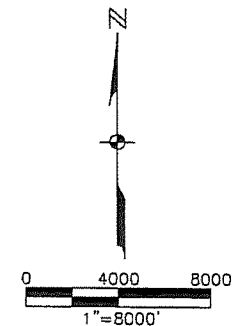
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LOCATION MAP



SHEET INDEX

- SHEET 1 - LOCATION MAP
- SHEET 2 - SCHOOL ZONES AND RUNWAY CALCULATIONS
- SHEET 3 - SKETCH NW SCHOOL ZONE
- SHEET 4 - LEGAL DESCRIPTION NW SCHOOL ZONE
- SHEET 5 - SKETCH NE SCHOOL ZONE
- SHEET 6 - LEGAL DESCRIPTION NE SCHOOL ZONE
- SHEET 7 - SKETCH SE SCHOOL ZONE
- SHEET 8 - LEGAL DESCRIPTION SE SCHOOL ZONE
- SHEET 9 - SKETCH SW SCHOOL ZONE
- SHEET 10 - LEGAL DESCRIPTION SW SCHOOL ZONE

THIS IS NOT A SURVEY

MARK G. WENTZEL (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: _____
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER. NOT VALID WITHOUT
SHEETS 1 THROUGH 10.



PAGE FIELD

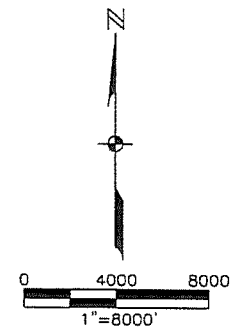
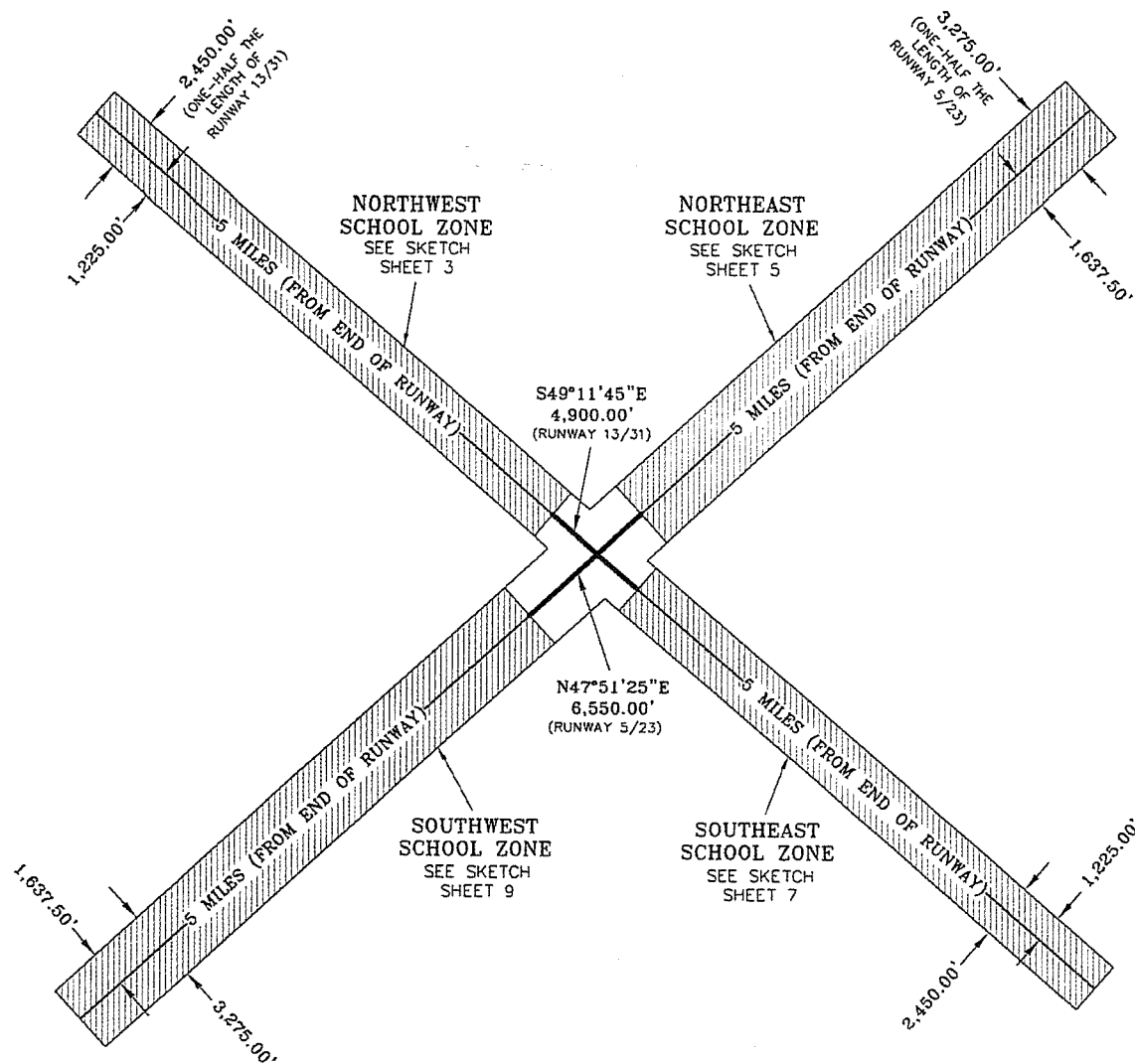
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
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PAGE FIELD SCHOOL ZONE

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SCHOOL ZONES AND RUNWAY CALCULATIONS

 = SCHOOL ZONE



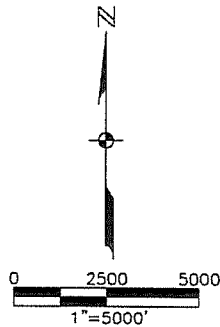
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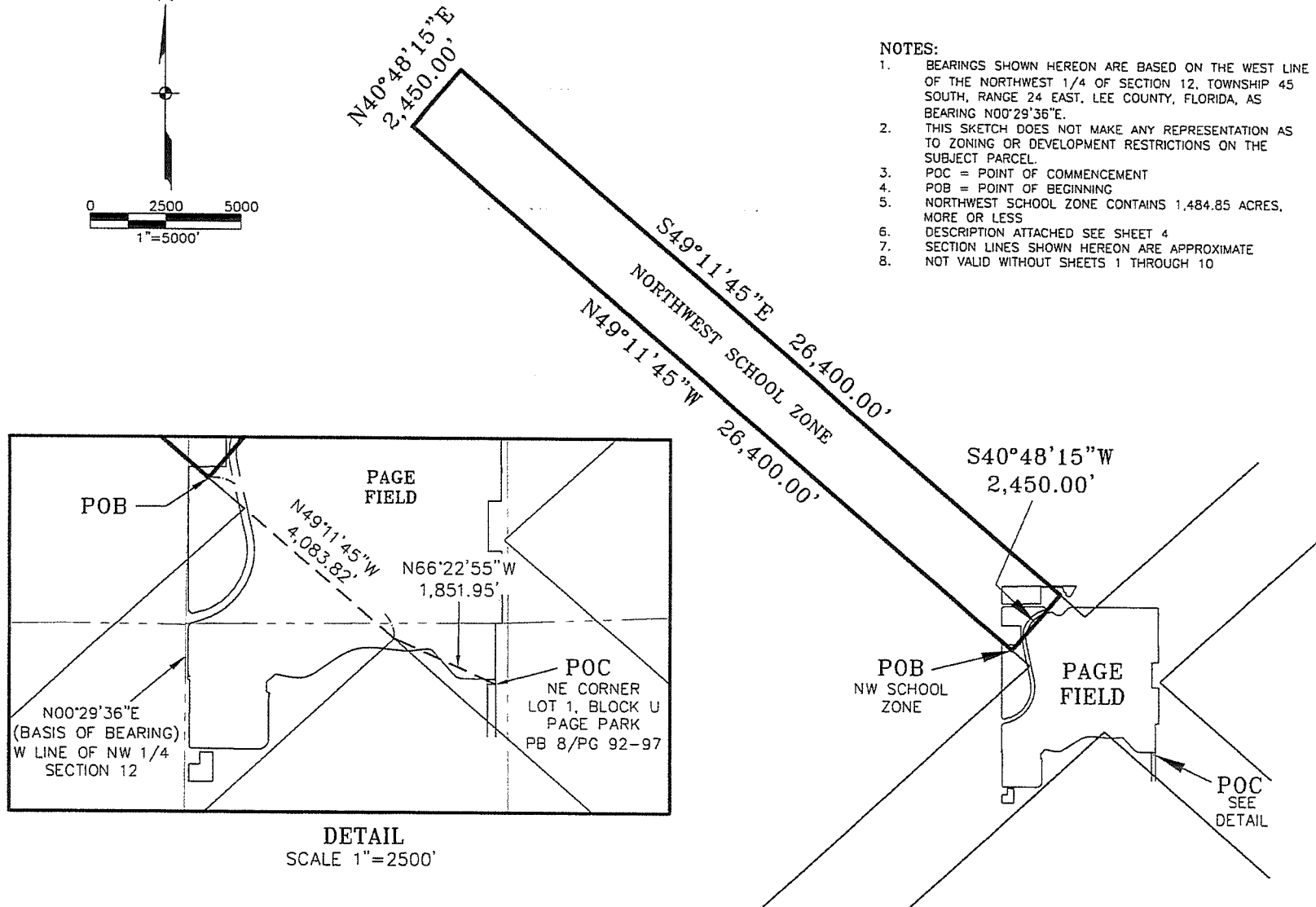
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PAGE FIELD SCHOOL ZONES

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JAN 2008	20033734	1-45-24	1"=8000'	2 OF 10



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING N00°29'36"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT
4. POB = POINT OF BEGINNING
5. NORTHWEST SCHOOL ZONE CONTAINS 1,484.85 ACRES, MORE OR LESS
6. DESCRIPTION ATTACHED SEE SHEET 4
7. SECTION LINES SHOWN HEREON ARE APPROXIMATE
8. NOT VALID WITHOUT SHEETS 1 THROUGH 10



DETAIL
SCALE 1"=2500'

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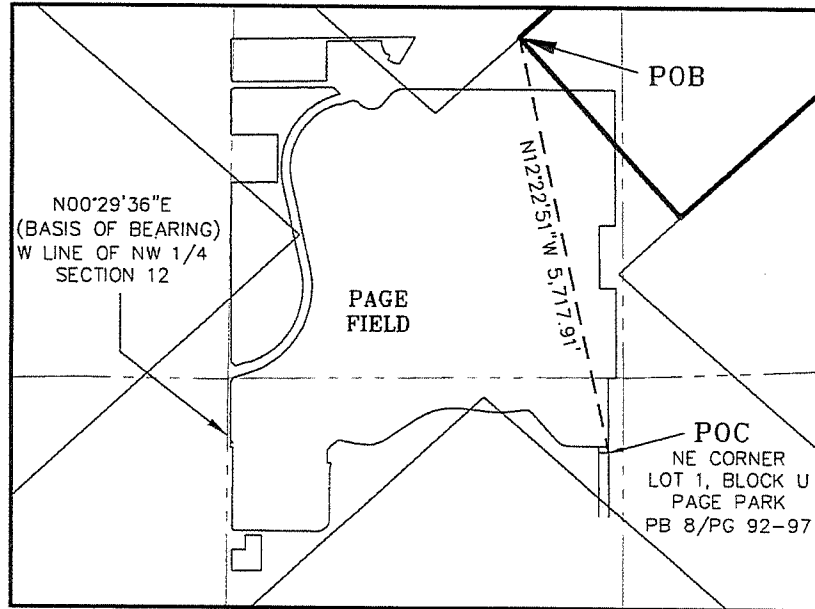
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SKETCH AND DESCRIPTION
PAGE FIELD
NORTHWEST SCHOOL ZONE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
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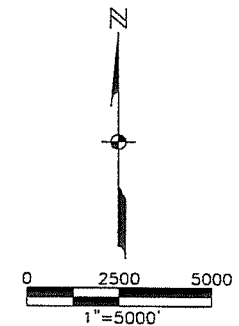
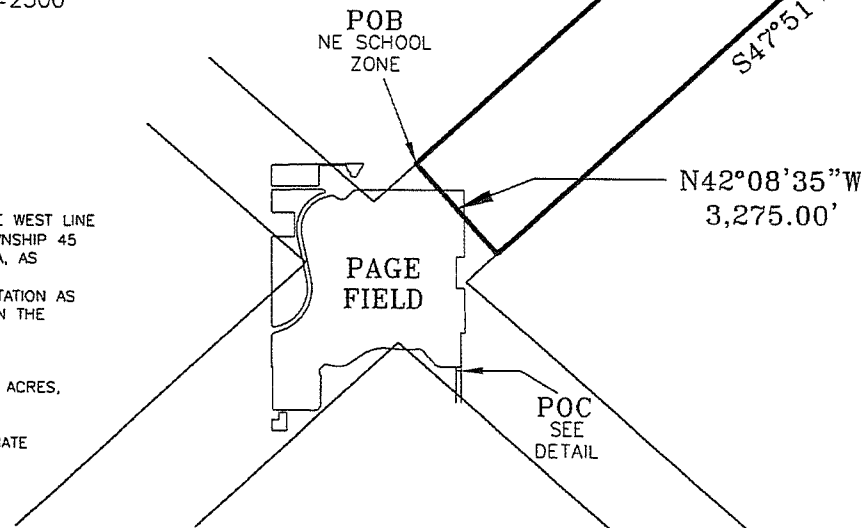
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DETAIL
SCALE 1"=2500'

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING N00°29'36"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT
4. POB = POINT OF BEGINNING
5. NORTHEAST SCHOOL ZONE CONTAINS 1,984.85 ACRES, MORE OR LESS
6. DESCRIPTION ATTACHED SEE SHEET 6
7. SECTION LINES SHOWN HEREON ARE APPROXIMATE
8. NOT VALID WITHOUT SHEETS 1 THROUGH 10



PAGE FIELD

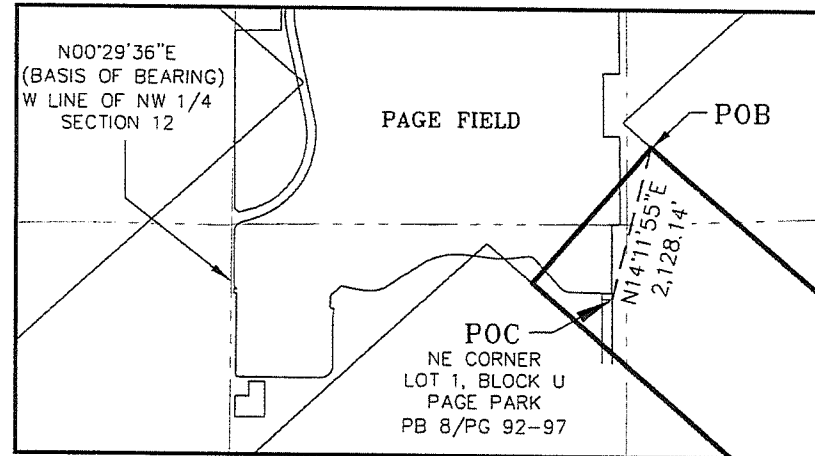
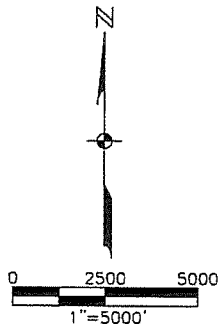
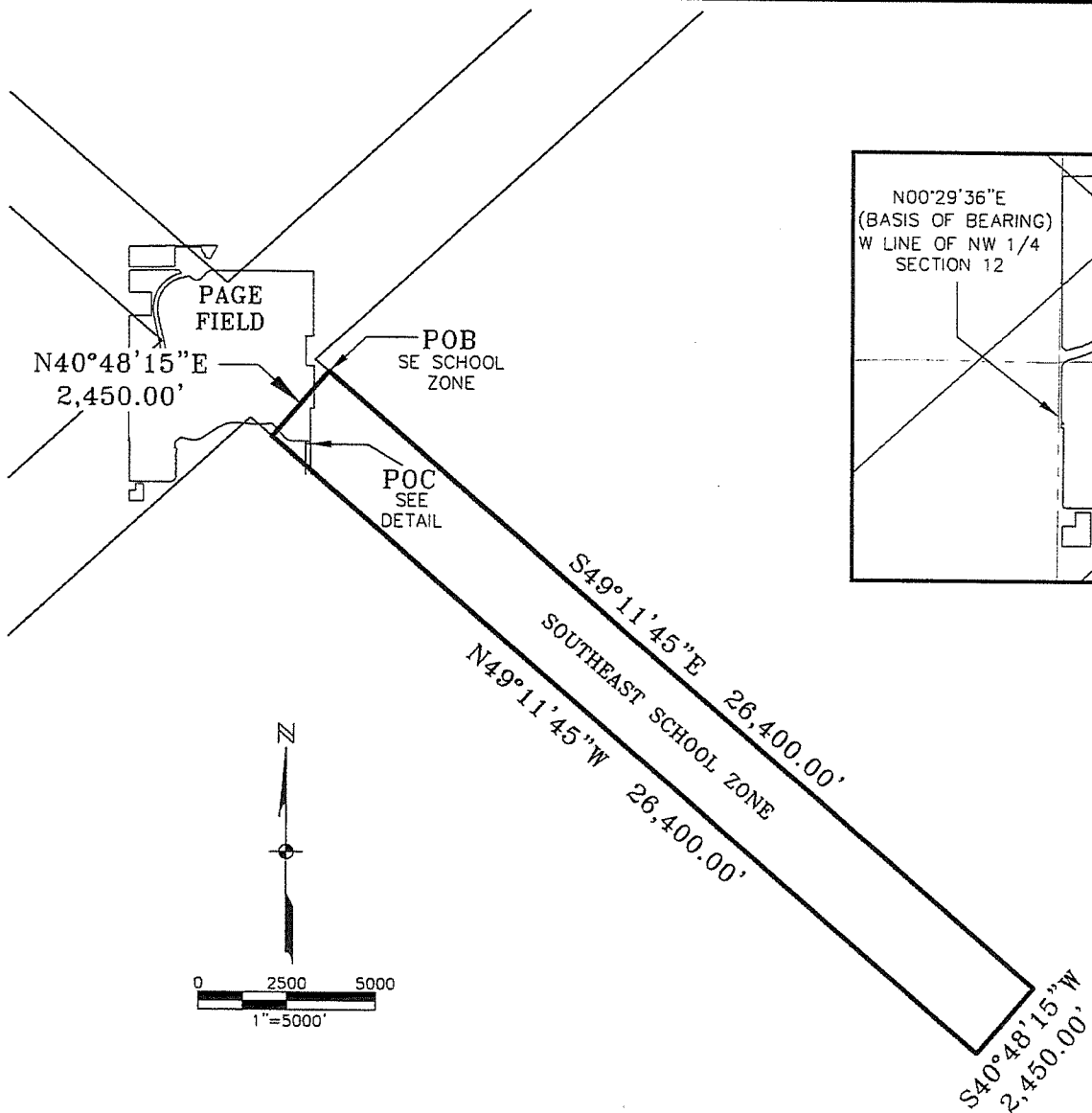
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SKETCH AND DESCRIPTION
PAGE FIELD
NORTHEAST SCHOOL ZONE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
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DETAIL
SCALE 1"=2500'

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING N00°29'36"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT
4. POB = POINT OF BEGINNING
5. SOUTHEAST SCHOOL ZONE CONTAINS 1,484.85 ACRES, MORE OR LESS
6. DESCRIPTION ATTACHED SEE SHEET 8
7. SECTION LINES SHOWN HEREON ARE APPROXIMATE
8. NOT VALID WITHOUT SHEETS 1 THROUGH 10



PAGE FIELD

JOHNSON
ENGINEERING

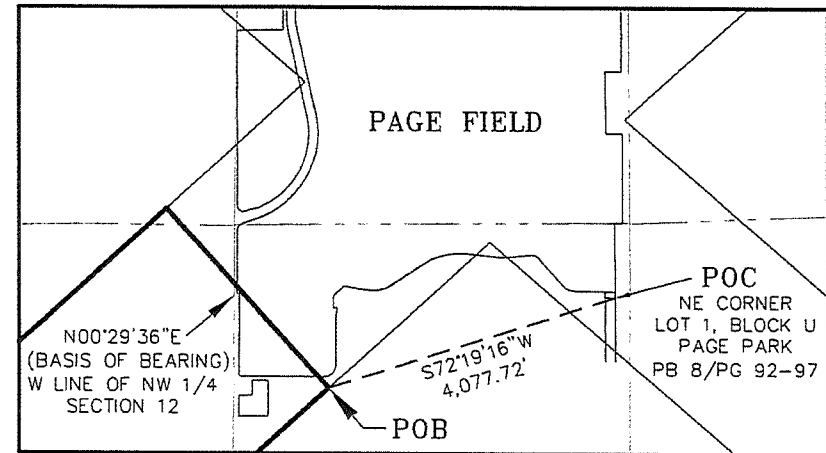
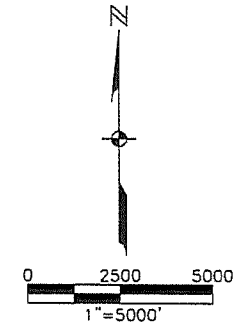
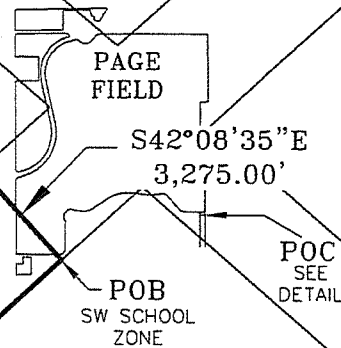
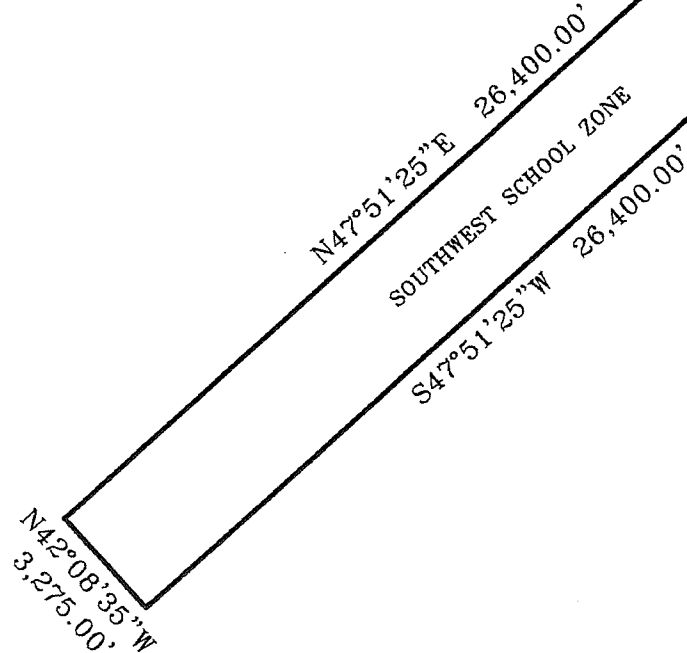
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
PAGE FIELD
SOUTHEAST SCHOOL ZONE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JAN 2008	20033734	1-45-24	1"=5000'	7 OF 10

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING N00°29'36"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT
4. POB = POINT OF BEGINNING
5. SOUTHWEST SCHOOL ZONE CONTAINS 1,984.85 ACRES, MORE OR LESS
6. DESCRIPTION ATTACHED SEE SHEET 10
7. SECTION LINES SHOWN HEREON ARE APPROXIMATE
8. NOT VALID WITHOUT SHEETS 1 THROUGH 10



DETAIL
SCALE 1"=2500'

S:\20033734\SCHOOL ZONES\PAGE FIELD.dwg (SW) dsh Jun 20, 2008 - 4:39pm



PAGE FIELD

JOHNSON
ENGINEERING

2122 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

SKETCH AND DESCRIPTION
PAGE FIELD
SOUTHWEST SCHOOL ZONE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JAN 2008	20033734	1-45-24	1"=5000'	9 OF 10

PAGE FIELD SITE EMPLOYMENT ESTIMATES

Parcel #	Land Use	Acreage	Assumed FAR*	Building Size (Square Ft.)	Employment Rate/ 1000 Square Ft.	Employees
1	Office	3.6	0.21	32931	4.0	132
	Light Industrial	1.9	0.19	15725	1.8	28
2	Light Industrial	1.2	0.19	9932	1.8	18
3	Commercial	1.8	0.18	14113	2.5	35
4	Commercial	1.1	0.18	8625	2.5	22
5	Commercial	3.4	0.18	26659	2.5	67
	Light Industrial	1.7	0.19	14070	1.8	25
6	Commercial	3.9	0.18	30579	2.5	76

*FAR - Floor area ratio

June 23, 2008

Captain James C. Nygaard
Support Services Division
Lee County Sheriff's Office
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912

Re: Page Field Airport Comprehensive Plan Amendment

Dear Captain Nygaard:

As you may know, the Lee County Port Authority has submitted an application for a Comprehensive Plan Amendment to incorporate the Page Field Airport Master Plan and Airport Layout Plan into the Lee Plan. In July 2007, your office responded to a request for a letter documenting the adequacy and provision of support services to Page Field. As the agent to the Port Authority in this application process, we appreciate your prompt response to this original request. Your previous response letter has been included within this package.

Recently, we received a request for additional information (RAI) from the Lee County Planning Department on this case. The RAI focuses on (1) the County's requirement that additional detail be provided relating to the existing and proposed development intensity at Page Field and (2) the Port Authority's obligation to demonstrate concurrency with this existing and proposed intensity. In response to the RAI, we have prepared the attached Table 5(b) showing the intensity at Page Field Airport – existing and through 2025.

To be compliant with the County's RAI, we are again asking for a letter to document the adequacy and provision of support services based on the existing and proposed intensity shown in Table 5(b). Since the RAI must be addressed in a timely manner, we ask that you provide this updated letter at your earliest convenience.

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

Sincerely,
JOHNSON ENGINEERING, INC.

Joseph W. Grubbs, Ph.D., AICP
Principal Planner

JWG:bs:20033734-127

Southwest Florida International Airport

TABLE 5(a)



Existing vs. Proposed Development 2005-2020				
Development	Existing	2005	2010	2020
Landside				
Midfield Terminal Complex	28 gates 761,193 S.F.	No improvements planned	Expand to 32-33 gates 771,193 S.F.	Expand to 43-47 gates 978,362 S.F.
Auto Access	Main entrance at intersection of Daniels and Chamberlin Parkway. Access also from Daniels via Treeline and Alico via Ben Hill Griffin Parkway.	Cargo Road improvements from Chamberlin. Connector road for maintenance facilities.	Rehab perimeter, service and fuel farm roads. Expand entrance road to 6 lanes. Construct I-75 access.	Miscellaneous roadway improvements
Parking	14,399 total existing spaces	No improvements planned	Construct 750 additional employee spaces	Ultimately 5,126 total hourly spaces
Passenger	11,461 spaces			Ultimately 9,342 total daily spaces
Hourly	2,519 spaces			Ultimately 200 total Taxi/Limo spaces
Daily	8,942 spaces			Ultimately 3,000 total rental car spaces
Employee	1,288 spaces			
Taxi/Limo/Toll Booth	150 spaces			
Rental Cars	1,500 spaces			
Airside				
Existing Runway 6-24	12,000 ft. X 150 ft. runway	Rehabilitate 6-24, using taxiway as a temporary runway	No improvements planned	No improvements planned
Parallel Runway 6R-24L	No improvements planned	No improvements planned	Begin construction on 9,100ft. X 150ft. runway (5,385 ft. separation between runways)	No improvements planned
Taxiways	Taxiway A-parallel taxiway to Rnwy 6-24, 12,000 ft. long X 75 ft. wide; Taxilane B-apron taxilane that runs parallel to terminal for transitioning aircraft going from gates to Taxiway A for approximately 1,580 ft.	No improvements planned	Construct parallel taxiway north of Rnwy 6R-24L (9,100ft. X 75ft. wide) If NLA, then 100ft. wide. Hold bay & by-pass improvements to Rnwy 6R-24L parallel taxiway	Construct dual cross-field connector taxiway (Approx. 4,215 ft. long and 75ft. wide) If NLA, then 100ft. wide.
Terminal Apron	165,000 S.Y.	253,700 SY*	No improvements planned	No improvements planned
Air Cargo	Total of 39,500 S.F. cargo building 69,000 S.Y. apron area	Rehabilitate existing cargo ramp (69,000 S.F.) New freight forwarding facility 15,000 S.F. Expand cargo facilities to 41,189 S.F.	Expand building cargo facilities to 45,389 S.F.	Expand cargo building facilities to 58,314 S.F.

Existing vs. Proposed Development 2005-2020				
Development	Existing	2005	2010	2020
Belly Cargo	15,000 S.F.	No improvements planned	No improvements planned	No improvements planned
Airside (Continued)				
General Aviation	8,000 S.F. facility 26,180 S.F. hangar space 48,650 S.Y. apron area	Construct multi-use hangars (12,500 S.F.)	Infrastructure for second FBO. Construct multi-use hangars (41,000 S.F.)	Construct multi-use hangars (75,500 S.F.). Expand GA apron to 49,700 S.Y.
Aircraft Maintenance General Aviation Large Aircraft	Approximately 13,000 S.F.	Construct one hangar to accommodate aircraft including the Boeing 747. Land to accommodate an additional three hangars should be set aside, should it be needed in the future.	26,000 S.F. (using existing facilities)	Expand to 36,000 S.F. necessary
Air Traffic Control Tower (ATCT)	Height 76.91 ft., 8,600 S.F.		Relocate to midfield-same S.F. as existing 8,600 ft. or more. New height must be greater than 80 ft.**	No improvements planned
Fuel Farm	Commercial (3) 420,000 gallon tanks Jet A General Aviation (4) 15,000 gallon Jet A tanks (1) 12,000 gallon 100LL tank	Fuel to be pumped from existing fuel farm area by a hydrant fueling system to the new midfield area	No improvements planned	No improvements planned
Miscellaneous	No improvements planned		Relocate high voltage power lines Upgrade airfield emergency generator Helipad (11,000 S.F.) Develop multi-modal center	
Rental Car Expansion		Rental car fuel farm		
Non-Aviation Related Land Uses Hotel ⁽³⁾ Light Manufacturing/Assembly Gas Station/Convenience Store Warehouse/Distribution Office ⁽³⁾		Construct 25,000 S.F. Construct 3,500 S.F. w/ 24 pumps Construct 25,000 S.F. Construct 75,000 S.F.	Construct 300 Rooms Additional 25,000 S.F. Additional 25,000 S.F. Additional 75,000 S.F.	Additional 50,000 S.F. Additional 50,000 S.F. Additional 75,000 S.F.

1. This table is for general phasing and major development items only. More specific detail is available in the annual Capital Improvement Plan (CIP) prepared by the Lee County Port Authority for the Southwest Florida International Airport.

2. All non-aviation related development will meet local land development code requirements such as open space requirements listed in LDC Sec. 10-415 and Wetland Impacts requirements listed in LDC Sec. 14-293. All development will be required to undergo local site and zoning review prior to local development order issuance.

3. This Development includes 10% retail

4. Development within the "Potential Future Development Area" will require amendment of the Lee Plan prior to development.

PAGE FIELD SITE EMPLOYMENT ESTIMATES

Parcel #	Land Use	Acreage	Assumed FAR*	Building Size (Square Ft.)	Employment Rate/ 1000 Square Ft.	Employees
1	Office	3.6	0.21	32931	4.0	132
	Light Industrial	1.9	0.19	15725	1.8	28
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	Light Industrial	1.7	0.19	14070	1.8	25
6	Commercial	3.9	0.18	30579	2.5	76

*FAR - Floor area ratio

INSTRUCTIONS

(Section A.2.b., Lee County Administrative Code AC 13.7)

A Planning Division notification sign must be posted on a parcel(s) subject to any comprehensive plan map amendment application for a minimum of fifteen (15) calendar days in advance of the Local Planning Agency's Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Planning Division in the following manner:

- Sign for case **#CPA2007-48 must be posted by August 13, 2008.**
- The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
- The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
- The applicant must make a good faith effort to maintain the sign in place, and in a readable condition until the requested action has been heard and a final decision rendered.
- If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Planning Division, and obtain duplicate copies of the sign from the Planning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street.

When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE HEARING DATE TO LEE COUNTY PLANNING DIVISION, 1500 Monroe Street, Fort Myers, FL 33901

(Return the completed Affidavit below to the Planning Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Brandon Scribner
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE
LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION
REFERENCED BELOW:

Brandon Scribner
SIGNATURE OF APPLICANT OR AGENT

Brandon Scribner
NAME (TYPED OR PRINTED)

2823 Johnson St.
ST. OR PO BOX

Fort Myers, FL 33901
CITY, STATE & ZIP

CPA2005-00007 Hawks Haven

CPA2007-048 Page Field General Aviation Airport

date _____ initials _____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 13 day of August,
2008, by Brandon Scribner, personally known to me or who produced _____
as identification and who did/did not take an oath.


January Rae Szaro
Commission #DD407805
Expires: Mar 15, 2009
Bonded Thru
Atlantic Bonding Co., Inc.
My Commission Expires:
(Stamp with serial number)

January Rae Szaro
Signature of Notary Public


January Rae Szaro
Printed Name of Notary Public

Post by August 13, 2008

PLANNING SIGN PICKUP SHEET

LEE COUNTY LOCAL PLANNING AGENCY MEETING

August 25th 2008

DATE	SIGNATURE	PLANNER	CASE NUMBER	CASE NAME
		Matt Noble	CPA2007-48	Page Field Airport Amendment
8/13/08				

Please return to Internal Services Secretary: Janet Miller

INSTRUCTIONS

(Section A.2.b., Lee County Administrative Code AC 13.7)

A Planning Division notification sign must be posted on a parcel(s) subject to any comprehensive plan map amendment application for a minimum of fifteen (15) calendar days in advance of the Local Planning Agency's Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Planning Division in the following manner:

- Sign for case **#CPA2007-48 must be posted by March 10, 2008.**
- The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
- The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
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NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE HEARING DATE TO LEE COUNTY PLANNING DIVISION, 1500 Monroe Street, Fort Myers, FL 33901

(Return the completed Affidavit below to the Planning Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE
LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION
REFERENCED BELOW:

SIGNATURE OF APPLICANT OR AGENT

JOSEPH W. GRUBBS, JOHNSON ENGINEERING
NAME (TYPED OR PRINTED)

2122 JOHNSON ST.
ST. OR PO BOX

FT. MYERS, FL 33902
CITY, STATE & ZIP

CPA2005-00007 Hawks Haven

2007-48 PAGE FIELD CPA

date _____ initials _____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 10th day of March,
2008, by Joseph W. Grubbs, personally known to me, or who produced _____
as identification and who did/did not take an oath.

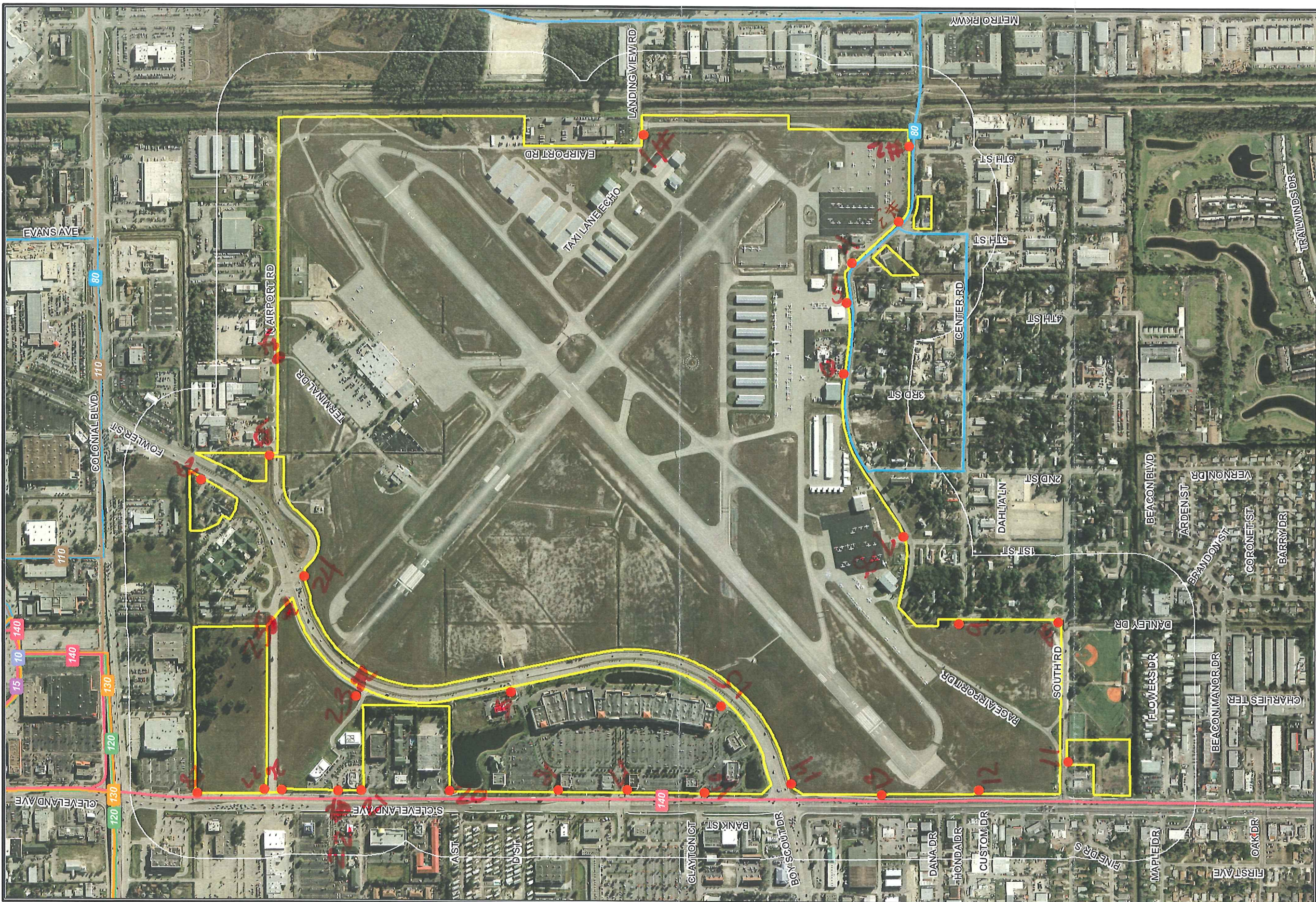


Theresa B. Alexander
Commission #DD329521
Expires: Jul 31, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

My Commission Expires:
(Stamp with serial number)

Signature of Notary Public

Theresa B. Alexander
Printed Name of Notary Public



Page Field G.A. Airport
Lee County, Florida

JOHNSON
ENGINEERING

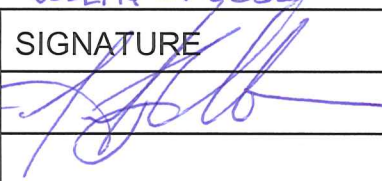
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33902-4550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Potential Notice Locations - Public Hearing

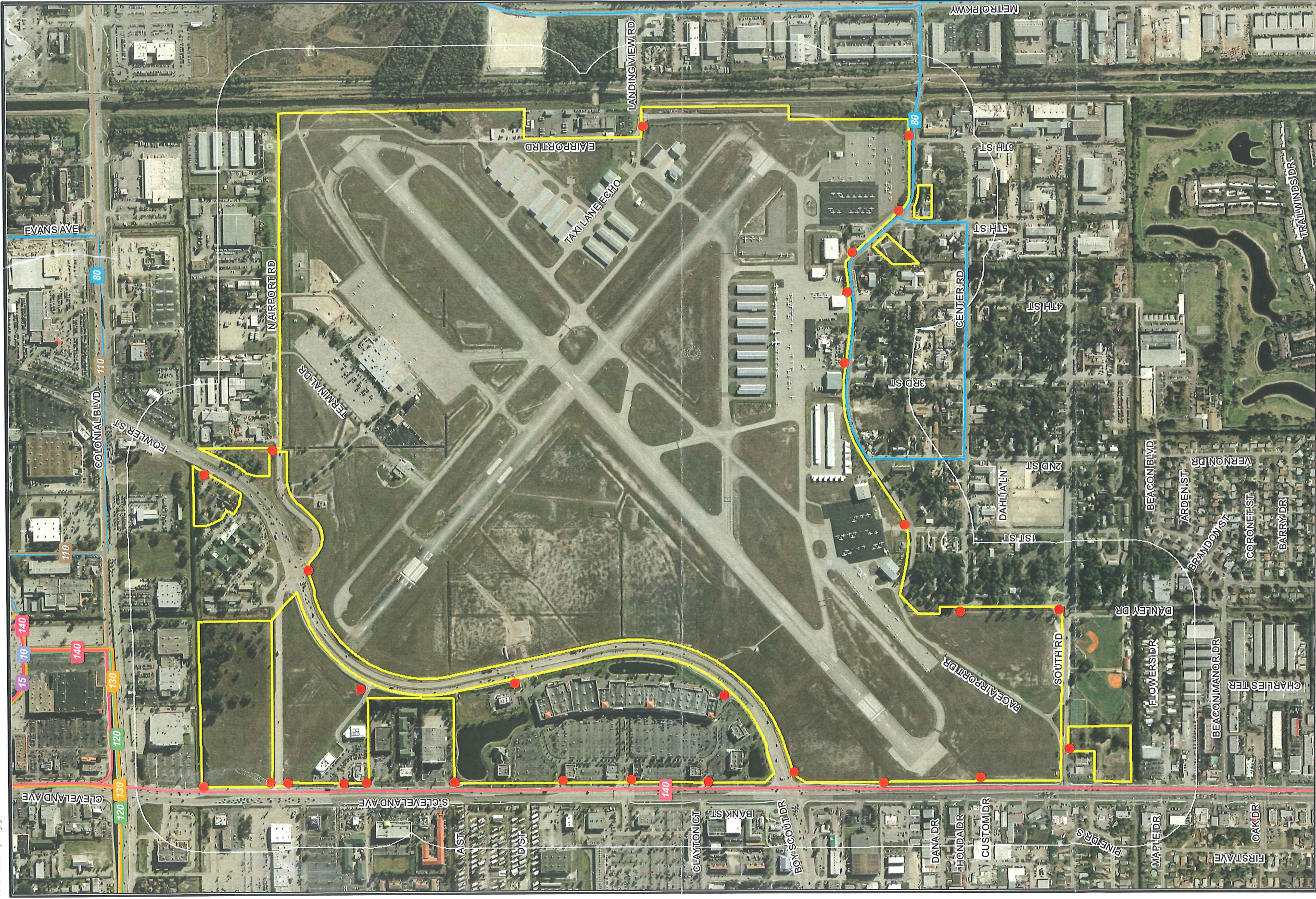
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
03/04/2008	2003734-127	00-00-00	AS SHOWN	1 of 1

Post by March 10, 2008

PLANNING SIGN PICKUP SHEET
LEE COUNTY LOCAL PLANNING AGENCY MEETING
March 24th 2008

DATE	SIGNATURE	PLANNER	CASE NUMBER	CASE NAME
3/10/08	<i>JOSEPH GRUBBS</i> 	Matt Noble	CPA2007-48	Page Field Airport Amendment

Please return to Internal Services Secretary: Janet Miller



Page Field G.A. Airport
Lee County, Florida

JOHNSON
ENGINEERING

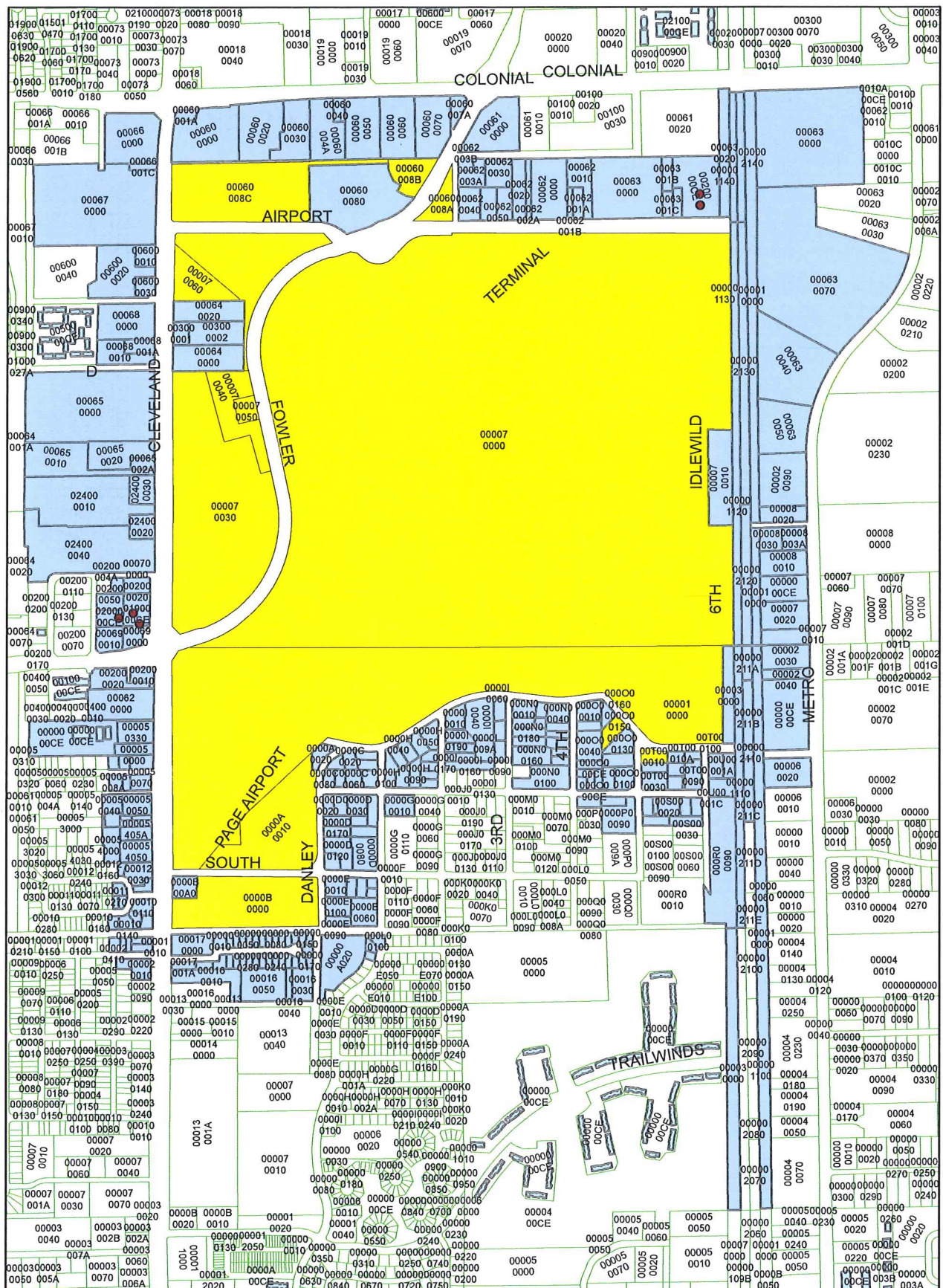
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Potential Notice Locations - Public Hearing

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
03/04/2008	2003734-127	00-00-00	AS SHOWN	1 of 1

OWNERSHIP REPORT

3/4/2008



1,335 667.5 0

1,335 Feet

PROPERTY OWNERSHIP REPORT**Date of Report: March 04, 2008****Parcels Selected: 320****Source: Lee County Property Appraiser**

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-45-24-00-00000.1120 CANAL FORT MYERS FL 33912	PORT OF TEN MILE LINEAR PARK LOC IN E 1/2 OF SECT
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-45-24-00-00000.1130 CANAL FORT MYERS FL 33912	PORT OF TEN MILE LINEAR PARK LOC IN E 1/2 OF SECT
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-45-24-00-00000.1140 2790 COLONIAL BLVD FORT MYERS FL 33912	PORT OF TEN MILE LINEAR PARK LOC IN E 1/2 OF SECT
LEE COUNTY LEE TRAN PO BOX 398 FORT MYERS FL 33902	01-45-24-00-00007.0010 6035 LANDING VIEW RD FORT MYERS FL 33907	PARL IN S E 1/4 DESC IN OR 1348 PG 1981
MACK AIDA H TR EST WARREN D JALVING 4515 CLEVELAND AVE FORT MYERS FL 33907	01-45-24-P1-00060.0000 4515 S CLEVELAND AVE FORT MYERS FL 33907	PAR IN NW1/4 OF NW1/4 DESC OR 982/52 LESS R/W OR 2729/1682
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-45-24-P1-00060.001A 4505 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN NW 1/4 OF NW 1/4 SEC 1 TWP 45 R 24 0C DESC IN OR 1208 PG 121
COLONIAL OMNI REALTY LLC 696 NE 125TH ST MIAMI FL 33161	01-45-24-P1-00060.0020 2150 COLONIAL BLVD FORT MYERS FL 33907	NE1/4 OF NW1/4 OF NW1/4 LESS 8154.0010+ LES R/W OR 2742/1895
COLONIAL FORT MYERS LLC 696 NE 125TH ST MIAMI FL 33161	01-45-24-P1-00060.0030 2160 COLONIAL BLVD FORT MYERS FL 33907	PAR E1/2 OF NE1/4 OF NW 1/4 OF NW1/4 DESC OR 1734/ 4755 LES R/W OR 2742/1887
THERIAC ENTERPRISES OF 2234 COLONIAL BLVD FORT MYERS FL 33907	01-45-24-P1-00060.0040 2200 COLONIAL BLVD FORT MYERS FL 33907	FR N1/4 COR W 990.70FT S50 .01FT ON SLY LI COLONIAL TH POB LES R/W OR2729/1682
COLONIAL RADIATION ASSOCIATES 2234 COLONIAL BLVD FORT MYERS FL 33907	01-45-24-P1-00060.004A 2234 COLONIAL BLVD FORT MYERS FL 33907	W1/2 OF NW1/4 OF NE1/4 OF NW1/4 LES PAR 60.0040 LES R/W OR 2742/1875
THERIAC ENTERPRISES OF 2234 COLONIAL BLVD FORT MYERS FL 33907	01-45-24-P1-00060.0050 2270 COLONIAL BLVD FORT MYERS FL 33907	E 1/2 NW 1/4 NE 1/4 NW 1/4 LES R/W OR 2724/3208
GALLOWAY SAM INC PO BOX 70 FORT MYERS FL 33902	01-45-24-P1-00060.0060 2320 COLONIAL BLVD FORT MYERS FL 33907	W 1/2 NE 1/4 NE 1/4 NW 1/4 LES R/W OR 2771/3312
ROTH ELIZABETH 484 N PARKWAY GOLDEN BEACH FL 33160	01-45-24-P1-00060.0070 2370 COLONIAL BLVD FORT MYERS FL 33907	PARL IN NE 1/4 OF NE 1/4 OF NW 1/4 OR 776/367 LES R/W OR 2724/3208
SHADY REST FOUNDATION INC 2310 N AIRPORT RD FORT MYERS FL 33907	01-45-24-P1-00060.0080 2310 N AIRPORT RD FORT MYERS FL 33907	THAT PT OF S 1/2 OF N 1/2 OF NW 1/4 W OF FOWLER ST + N AIRPORT RD DESC IN OR 4819 PG 4035
M R T R 5700 70TH AVE PINELLAS PARK FL 33781	01-45-24-P1-00064.0000 4871 S CLEVELAND AVE FORT MYERS FL 33907	SW 1/4 OF SW 1/4 OF NW 1/4 LESS W 50 FT + LESS N 412 FT
PEP BOYS -MANNY-MOE-JACK 3111 W ALLEGHENY AVE PHILADELPHIA PA 19132	01-45-24-P1-00064.0020 4797 S CLEVELAND AVE FORT MYERS FL 33907	THE N 192 FT OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 LESS THE W 50 FT
NUSBAUM-BURANDT LLC PO BOX 61921 FORT MYERS FL 33906	01-45-24-P1-00300.0001 4805 S CLEVELAND AVE FORT MYERS FL 33907	SOUTH CLEVELAND AVE LAND CONDO DESC IN INST#2005-183514 UNIT 1

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
YASHODA HOSPITALITY INC 12635 S CLEVELAND AVE FORT MYERS FL 33907	01-45-24-P1-00300.0002 4811 S CLEVELAND AVE FORT MYERS FL 33907	SOUTH CLEVELAND AVE LAND CONDO DESC IN INST#2005-183514 UNIT 2
2418 COLONIAL PARTNERS LLP 10386 WHITE PALM WAY FORT MYERS FL 33966	01-45-24-P2-00060.007A 2418 COLONIAL BLVD FORT MYERS FL 33907	THAT PT OF N 1/2 OF NE 1/4 LI W OF HAYMAN BLVD + OR 2914/2499 LESS R/W FOR COLONIAL BLVD OR 2917/3021
FT MYERS TOYOTA INC 2555 COLONIAL BLVD FORT MYERS FL 33907	01-45-24-P2-00061.0000 4565 FOWLER ST FORT MYERS FL 33907	PARL IN NW 1/4 OF NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 1693 PG 2836
DECECCO DOMINICK A TR + 12570 VILLAGIO WAY FORT MYERS FL 33912	01-45-24-P2-00062.0000 2529 N AIRPORT RD FORT MYERS FL 33907	PARL IN NE 1/4 DESC IN ORS 1204 PG 1074 + 1136 PG 1328
BALLANTINE DEAN 11460 ROYAL TEE CIR CAPE CORAL FL 33991	01-45-24-P2-00062.0010 2575 N AIRPORT RD FORT MYERS FL 33907	PARL IN NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 1089 PG 149
KBC 1228 LAFAUNCE WAY FORT MYERS FL 33919	01-45-24-P2-00062.001A 2565 N AIRPORT RD FORT MYERS FL 33907	PARL IN NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 801 PG 91
PERFORMANCE AUTOS OF SW FL INC 6911 HIGHLAND PARK CIR FORT MYERS FL 33966	01-45-24-P2-00062.001B 2557 N AIRPORT RD FORT MYERS FL 33907	FR SW COR OF NW 1/4 OF NE 1/4 RUN E 1083.75 N 50 TO POB CONT N 300.03 ETC
FREEDMAN JAMES J TR 59 JOHN ST NEW YORK NY 10005	01-45-24-P2-00062.0020 2485/87 N AIRPORT RD FORT MYERS FL 33907	PARL IN NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 1209 PG 1452
AA VEHICLE RENTALS INC 2505 N AIRPORT RD FORT MYERS FL 33907	01-45-24-P2-00062.002A 2505 N AIRPORT RD FORT MYERS FL 33907	PARL IN NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 1185 PG 919
LAGG MARY ELLEN TR 2615 MCGREGOR BLVD FORT MYERS FL 33901	01-45-24-P2-00062.0030 4603 FOWLER ST FORT MYERS FL 33907	PARL IN NW 1/4 OF NW 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 1052 PG 1579
LAGG MARY ELLEN TR 2615 MCGREGOR BLVD FORT MYERS FL 33901	01-45-24-P2-00062.003A 4607 FOWLER ST FORT MYERS FL 33907	PARL IN NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 1052 PG 1579
MICHIGAN HOMES INC 4607 FOWLER ST FORT MYERS FL 33907	01-45-24-P2-00062.003B 4601 FOWLER ST FORT MYERS FL 33907	PARL IN NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 457 PG 322
HERTZ EQUIPMENT RENTAL CORP RE MCELROY 3609 SMITH BARRY RD STE 100 ARLINGTON TX 76013	01-45-24-P2-00062.0040 2401 N AIRPORT RD FORT MYERS FL 33907	PARL IN SW COR OF NW 1/4 OF NE 1/4 SEC 1 TWP 45 R24 OC DESC IN OR 1105 PG 246
PERFORMANCE AUTOS OF SW FL INC MARK ALLEN 6911 HIGHLAND PARK CIR FORT MYERS FL 33966	01-45-24-P2-00062.0050 2441 N AIRPORT RD FORT MYERS FL 33907	PARL IN NW 1/4 OF NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 394 PG 340
WEST FLORIDA DISTRIBUTORS INC 4500 CARMICHAEL AVE SARASOTA FL 34234	01-45-24-P2-00062.0060 2461 N AIRPORT RD FORT MYERS FL 33907	PARL IN NW 1/4 OF NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 813 PG 521
UNITED STATES POSTAL SERVICE 1735 N BROWN RD STE 200 LAWRENCEVILLE GA 30043	01-45-24-P2-00063.0000 2625-55 N AIRPORT RD FORT MYERS FL 33907	PARL IN NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 901 PG 100
VENTRE REAL ESTATE HOLDINGS LL 2691 N AIRPORT RD FORT MYERS FL 33907	01-45-24-P2-00063.001A 2699 N AIRPORT RD FORT MYERS FL 33907	PARL IN NE 1/4 OF NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 1307 PG 189
VENTRE REAL ESTATE HOLDINGS LL 2691 N AIRPORT RD FORT MYERS FL 33907	01-45-24-P2-00063.001B ACCESS UNDETERMINED FORT MYERS FL 33907	PARL IN NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 1400 PG 2133
VENTRE REAL ESTATE HOLDINGS LL 2691 N AIRPORT RD FORT MYERS FL 33907	01-45-24-P2-00063.001C 2691 N AIRPORT RD FORT MYERS FL 33907	PARL IN NE 1/4 SEC 1 TWP 45 R 24 OC DESC IN OR 705 PG 432
ZEMEL FAMILY VENTURES LLC EDWARDS + ANGELL LLP 51 JOHN F KENNEDY PKWY SHORT HILLS NJ 07078	01-45-24-P2-00063.0020 2760 COLONIAL BLVD FORT MYERS FL 33907	THAT PART OF OLD SAL R/W IN N 1/2 OF NE 1/4

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PAGE FIELD COMMERCIAL PARK	01-45-24-P2-00200.00CE COMMON ELEMENT FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2005-181693 + 2006-392681 + 2007-50553 + 2007-50554 COMMON ELEMENTS
PAGE FIELD WAREHOUSE LLC 1800 MARINA CIR NORTH FORT MYERS FL 33903	01-45-24-P2-00201.0101 2775 N AIRPORT RD #101 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 101
WRIGHT ALAN D 6628 WILLOW LAKE CIR FORT MYERS FL 33966	01-45-24-P2-00201.0102 2775 N AIRPORT RD #102 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 102
WRIGHT ALAN D 6628 WILLOW LAKE CIR FORT MYERS FL 33966	01-45-24-P2-00201.0103 2775 N AIRPORT RD #103 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 103
BOCK + HANAFI ENTERPRISES LLC 11620 COURT OF PALMS #406 FORT MYERS FL 33908	01-45-24-P2-00201.0104 2775 N AIRPORT RD #104 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 104
TOUR GREENS FLORIDA AND 19831 BEAULIEU CT FORT MYERS FL 33908	01-45-24-P2-00201.0105 2775 N AIRPORT RD #105 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 105
TOUR GREENS FLORIDA AND 19831 BEAULIEU CT FORT MYERS FL 33908	01-45-24-P2-00201.0106 2775 N AIRPORT RD #106 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 106
NEW CITY SERVICES INC 14341 21C HARBOUR LINKS CT FORT MYERS FL 33908	01-45-24-P2-00201.0107 2775 N AIRPORT RD #107 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 107
HHI HOLDINGS LLC 2618 SHELBY PKWY CAPE CORAL FL 33904	01-45-24-P2-00201.0108 2775 N AIRPORT RD #108 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 108
HHI HOLDINGS LLC 2618 SHELBY PKWY CAPE CORAL FL 33904	01-45-24-P2-00201.0109 2775 N AIRPORT RD #109 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 109
HHI HOLDINGS LLC 2618 SHELBY PKWY CAPE CORAL FL 33904	01-45-24-P2-00201.0110 2775 N AIRPORT RD #110 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 110
C + G FINISHING INC 3255 CENTRAL AVE FORT MYERS FL 33901	01-45-24-P2-00201.0111 2775 N AIRPORT RD #111 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2007-50553 + 2007-50554 PH V BLDG 1 UNIT 111
DIETZ BARRON L 4116 SE 20TH PL APT 203 CAPE CORAL FL 33904	01-45-24-P2-00202.0201 2779 N AIRPORT RD #201 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 201
DOUBLE THROW LLC 1350 HOPE DALE DR FORT MYERS FL 33919	01-45-24-P2-00202.0202 2779 N AIRPORT RD #202 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 202
SOUTH ROBERT + 5304 COCOA CT CAPE CORAL FL 33904	01-45-24-P2-00202.0203 2779 N AIRPORT RD #203 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 203

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STEVENS DEVELOPMENT LLC 6208 WHISKEY CREEK DR FORT MYERS FL 33919	01-45-24-P2-00202.0204 2779 N AIRPORT RD #204 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 204
PAGE FIELD COMMERCIAL LLC 3200 TAMIAMI TL N STE 200 NAPLES FL 34103	01-45-24-P2-00202.0205 2779 N AIRPORT RD #205 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 205
PAGE FIELD COMMERCIAL LLC 3200 TAMIAMI TL N STE 200 NAPLES FL 34103	01-45-24-P2-00202.0206 2779 N AIRPORT RD #206 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 206
MIKOOLAK ROBERT + DENISE 12321 WHITE PINE LN FORT MYERS FL 33913	01-45-24-P2-00202.0207 2779 N AIRPORT RD #207 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 207
METHENY MARVIN L + 1551 BAMBOO CIR FORT MYERS FL 33901	01-45-24-P2-00202.0208 2779 N AIRPORT RD #208 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 208
WEEZIE HOLDINGS LLC 7820 REFLECTION POND CT #1312 FORT MYERS FL 33907	01-45-24-P2-00202.0209 2779 N AIRPORT RD #209 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 209
C-KAT HOLDINGS LLC 555 BAYSIDE DR FORT MYERS FL 33919	01-45-24-P2-00202.0210 2779 N AIRPORT RD #210 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 210
REYNOLDS GREGG C 2319 FLORA AVE FORT MYERS FL 33907	01-45-24-P2-00202.0211 2779 N AIRPORT RD #211 FORT MYERS FL 33907	PAGE FIELD COMMERCIAL PARK DESC IN INST#2006-392681 PH IV BLDG 200 UNIT 211
BAERS FURNITURE CO INC 1589 NW 12TH AVE POMPANO BEACH FL 33069	02-45-24-P2-00066.0000 4540 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN NE 1/4 OF NE 1/4 SEC 2 TWP 45 R 24 OC DESC IN OR 261 PG 360 LESS OR 3449 PG 1306 + LESS R/W OR 2771/3312
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	02-45-24-P2-00066.001C S CLEVELAND AVE FORT MYERS FL 33907	PARL IN NE 1/4 OF NE 1/4 OF SEC 2 DESC OR 261/360 RETENTION AREA
BICKIMER CHARLES J TR 1/2 INT+ 628 BLUFF VIEW DR BELLEAIR BLUFFS FL 33770	02-45-24-P2-00067.0000 4650 S CLEVELAND AVE FORT MYERS FL 33907	PAR IN NE1/4 OF NE1/4 OR 1466/820 + 3449/1306 + LEASE OR 1076/364 LESS R/W OR 2755/3679 + 2771/3312
LOGAN FT MYERS ASSOCIATES LP DELOITTE + TOCHE LLP 200 E LAS OLAS BLVD STE 1400 FORT LAUDERDALE FL 33301	02-45-24-P2-00068.0000 4800 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN SW 1/4 OF NE 1/4 SEC 2 TWP 45 R 24 OC DESC IN OR 540 PG 654 LESS
BRE/LQ FL PROPERTIES LLC LA QUINTA CORP 909 HIDDEN RIDGE STE 600 IRVING TX 75038	02-45-24-P2-00068.0010 4850 S CLEVELAND AVE FORT MYERS FL 33907	BEG 131 FT W OF E 1/4 CORNER OF S 2 T 45 R 24 DESC IN OR 1521 PG 1990
KAREZI INC 3358 WOODS EDGE CIR STE 102 BONITA SPRINGS FL 34134	02-45-24-P2-00068.001A 4820 S CLEVELAND AVE FORT MYERS FL 33907	BEG 131 FT W OF E1/4 COR OF S2 T45 R24 DESC IN OR 1672 PG 4761
MCNULTY REALTY HOLDINGS LLC PO BOX 60007 FORT MYERS FL 33906	02-45-24-P2-00600.0010 4724/4726 S CLEVELAND AVE FORT MYERS FL 33907	FT MYERS HOUSE + HOME CNTR PB 34 PG 49 LOT 1
FTM HOTELS LLC 315 CONGRESSIONAL DR MORGANVILLE NJ 07751	02-45-24-P2-00600.0020 4760 S CLEVELAND AVE FORT MYERS FL 33907	FT MYERS HOUSE + HOME CNTR PB 34 PG 49 LT 2 + PT LT 3 E 25 FT OF N 18 FT
COVINGTONS OF SW FLORIDA 25% + 1037 FIFTH AVE N NAPLES FL 34102	02-45-24-P2-00600.0030 4770 S CLEVELAND AVE FORT MYERS FL 33907	FT MYERS HOUSE + HOME CNTR PB 34 PG 49 LOT 3 LESS E 25 FT OF N 18 FT
CORNERSTONE PAGE VILLAGE LLC 2121 PONCE DE LEON BLVD CORAL GABLES FL 33134	02-45-24-P3-00065.0000 4944 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN SE 1/4 SEC 2 T45 R24 OC DESC IN OR 899 PG 827 + OR 1708 PG 2657
STORAGE TRUST PROPERTIES L P DEPT PT FL 28082 PO BOX 25025 GLENDALE CA 91221	02-45-24-P3-00065.0010 5036 S CLEVELAND AVE FORT MYERS FL 33907	N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 LESS ELY 731 FT AS DESC IN OR 1703 PG 4337

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JAY PEAK LLC RICHMAN + LEVINE P C 666 OLD COUNTRY RD STE 101 GARDEN CITY NY 11530	02-45-24-P3-00065.0020 5020 S CLEVELAND AVE FORT MYERS FL 33907	ELY 731 FT OF N 1/2 OF S 1/2 OF N E 1/4 S E 1/4 LESS DESC IN OR1328 PG0263
KRIEGER GARY M TR + 16760 ESCALON DR ENCINO CA 91436	02-45-24-P3-00065.002A 5030 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN N 1/2 OF S 1/2 OF N E 1/4 OF S E 1/4 DESC IN OR 1328 PG 0263
5275 RAMSEY WAY LLC 5251 WESTMINSTER DR FORT MYERS FL 33919	02-45-24-P3-00069.0000 5280 BANK ST FORT MYERS FL 33907	PAR IN SE 1/4 SEC 2+NE1/4 SEC 11 OR 1212/1086 LES OC 08157.101A + LES R/W
5275 RAMSEY WAY LLC 5251 WESTMINSTER DR FORT MYERS FL 33919	02-45-24-P3-00069.0010 1905 BOYSCOUT DR FORT MYERS FL 33907	FR SE COR RUN W 181 FT TH S 68.03 FT DESC OR 1814/ 1956 LES R/W OR 2638/1854
BILL SMITH INC PO BOX 1850 FORT MYERS FL 33902	02-45-24-P3-00070.0000 5216 BANK ST FORT MYERS FL 33907	PARL IN SE 1/4 SEC 2 TWP 45 R 24 AS DESC IN OR 1352 PG 1855
SHERWIN-WILLIAMS DEV CORP TAX DEPT 543 PO BOX 6027 CLEVELAND OH 44101	02-45-24-P3-00200.0020 5224/32 BANK ST FORT MYERS FL 33907	DELLEE PARK PB 33 PG 78 LOT 2
KRISNA ENTERPRISES INC PO BOX 2785 LABELLE FL 33975	02-45-24-P3-00200.0040 1950 CLAYTON CT FORT MYERS FL 33907	DELLEE PARK PB 33 PG 78 E 117 FT OF LOT 4
KRISNA ENTERPRISES INC 435 5TH AVE LABELLE FL 33935	02-45-24-P3-00200.0050 5225 RAMSEY WAY FORT MYERS FL 33907	DELLEE PARK PB 33 PG 78 LT 5 LESS OR 2263 PG 4083
WALKER SQUARE CONDO BARRON INVESTMENT GROUP 15250 S US HWY 41 SUITE 11 FORT MYERS FL 33908	02-45-24-P3-01900.00CE HDR: WALKER SQUARE FORT MYERS FL 33907	WALKER SQUARE CONDO COMMON AREA DESC IN OR 1787 PG 1445
GRANT CHARLES E JR + MELODY C 1861 CARBONATA DR ALVA FL 33920	02-45-24-P3-01900.A010 5248 BANK ST FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 1 BLDG A
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B010 5240 BANK ST #B1 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 1 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B020 5240 BANK ST #B2 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 2 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B030 5240 BANK ST #B3 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 3 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B040 5240 BANK ST #B4 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 4 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B050 5240 BANK ST #B5 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 5 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B060 5240 BANK ST #B6 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 6 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B070 5240 BANK ST #B7 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 7 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B080 5240 BANK ST #B8 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 8 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B090 5240 BANK ST #B9 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 9 BLDG B

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CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B100 5240 BANK ST #B10 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 10 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B110 5240 BANK ST #B11 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 11 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B120 5240 BANK ST #B12 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 12 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS PROPERTY MGMNT 13131 UNIVERSITY FORT MYERS FL 33907	02-45-24-P3-01900.B130 5240 BANK ST #B13 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 13 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS 13131 UNIVERSITY DR FORT MYERS FL 33907	02-45-24-P3-01900.B140 5240 BANK ST #B14 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 14 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS 13131 UNIVERSITY DR FORT MYERS FL 33907	02-45-24-P3-01900.B150 5240 BANK ST #B15 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 15 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS 13131 UNIVERSITY DR FORT MYERS FL 33907	02-45-24-P3-01900.B160 5240 BANK ST #B16 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 16 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS 13131 UNIVERSITY DR FORT MYERS FL 33907	02-45-24-P3-01900.B170 5240 BANK ST #B17 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 17 BLDG B
CULOTTA ROSARIO + ROSINA GRUBB-ELLIS 13131 UNIVERSITY DR FORT MYERS FL 33907	02-45-24-P3-01900.B180 5240 BANK ST #B18 FORT MYERS FL 33907	WALKER SQUARE CONDO OR 1789 PG 1445 UNIT 18 BLDG B
CLAYTON COURT OFFICE CENTER 5235-5245 RAMSEY WAY FORT MYERS FL 33907	02-45-24-P3-02000.00CE COMMON ELEMENT FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR DESC OR BK 1735 PG 1718 CE:COMMON LAND+PARKING
KING ARCHIE D JR + SUSAN R 5235 RAMSEY WAY D-1 FORT MYERS FL 33907	02-45-24-P3-02000.0D10 5235 RAMSEY WAY #D1 FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR OR 1735 PG 1718 UNIT D-1
DANIELS RUBY 18100 PERSIMMON RIDGE RD ALVA FL 33920	02-45-24-P3-02000.0D20 5235 RAMSEY WAY #D2 FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR OR 1735 PG 1718 UNIT D-2
DANIELS RUBY 18100 PERSIMMON RIDGE RD ALVA FL 33920	02-45-24-P3-02000.0D30 5235 RAMSEY WAY #D3 FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR OR 1735 PG 1718 UNIT D-3
LAUREL CHARLES R TR 14751 LAKE OLIVE DR FORT MYERS FL 33919	02-45-24-P3-02000.0D40 5245 RAMSEY WAY #D4 FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR OR 1735 PG 1718 UNIT D-4
SILVER KEITH M 5235 RAMSEY WAY #17 FORT MYERS FL 33907	02-45-24-P3-02000.0D50 5245 RAMSEY WAY #D5 FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR OR 1735 PG 1718 UNIT D-5
DEMING JON R + BARBARA J 2968 SURFSIDE BLVD CAPE CORAL FL 33914	02-45-24-P3-02000.0D60 5245 RAMSEY WAY #D6 FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR OR 1735 PG 1718 UNIT D-6
LEE TIMBER COMPANY INC PO BOX 1386 FORT MYERS FL 33902	02-45-24-P3-02000.0D70 5245 RAMSEY WAY #D7 FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR OR 1735 PG 1718 UNIT D-7
DEAN CONSTANCE VENTURE REALTY 8140 COLLEGE PKWY #105 FORT MYERS FL 33919	02-45-24-P3-02000.0D80 5245 RAMSEY WAY #D8 FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR OR 1735 PG 1718 UNIT D-8
DEAN CONSTANCE VENTURE REALTY 8140 COLLEGE PKWY #105 FORT MYERS FL 33919	02-45-24-P3-02000.0D90 5245 RAMSEY WAY #D9 FORT MYERS FL 33907	CLAYTON COURT OFFICE CTR OR 1735 PG 1718 UNIT D-9
PAGE PLAZA ACQUISITION LP SITT ASSET PO BOX 2300 NEW YORK NY 10016	02-45-24-P3-02400.0010 5100 S CLEVELAND AVE FORT MYERS FL 33907	PAGE PLAZA REPLAT PB 47 PG 38 LOT 1

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PAGE PLAZA ACQUISITION LP SITT ASSET PO BOX 2300 NEW YORK NY 10016	02-45-24-P3-02400.0020 5120 S CLEVELAND AVE FORT MYERS FL 33907	PAGE PLAZA REPLAT PB 47 PG 38 LOT 2
PAGE PLAZA ACQUISITION LP SITT ASSET PO BOX 2300 NEW YORK NY 10016	02-45-24-P3-02400.0030 5050 S CLEVELAND AVE FORT MYERS FL 33907	PAGE PLAZA REPLAT PB 47 PG 38 LOT 3
WAL-MART STORES INC WAL-MART PROPERTY TAX DEPT MS 0555 PO BOX 8050 BENTONVILLE AR 72712	02-45-24-P3-02400.0040 5170 S CLEVELAND AVE FORT MYERS FL 33907	PAGE PLAZA PB 47 PG 38 LOT 4
PAGE FIELD PLAZA LLC 2021 VALPARAISO BLVD N FORT MYERS FL 33917	11-45-24-00-00005.0000 10960/964 S CLEVELAND AVE FORT MYERS FL 33907	PARCEL LOC IN NE 1/4 AS DESC IN OR 3826 PG 3203
MATTER BROTHERS 3320 122ND AVE N #3 ST PETERSBURG FL 33716	11-45-24-00-00005.0020 11016 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN SE 1/4 OF NE 1/4 AS DESC OR 1250 PG 1604
ABC RESTAURANT SUPPLIES + 10090 INTERCOM DR UNIT B13 FORT MYERS FL 33913	11-45-24-00-00005.0040 1962 HONDA DR FORT MYERS FL 33907	PARL IN N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 AS DESC IN OR 1257 PG 590
GREER W E + GLORIA P 1968 CUSTOM DR FORT MYERS FL 33907	11-45-24-00-00005.004B 1968 CUSTOM DR FORT MYERS FL 33907	PARL IN N 1/2 OF SE 1/4 OF NE 1/4 AS DESC IN OR 1256 PG 1277
DOCTORS INVESTMENT GROUP LLC 2316 PINE RIDGE RD #417 NAPLES FL 34109	11-45-24-00-00005.0050 11098 S CLEVELAND AVE FORT MYERS FL 33907	N198 FT OF E 276 FT OF NW 1/4 OF SE 1/4 OF NW 1/4 DESC OR 3258 PG 763
WHITED RUSS L TR 1309 JAMBALANA LN FORT MYERS FL 33901	11-45-24-00-00005.0070 11000 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 AS DESC OR 0998 PG 0722
COIN ENTERPRISES INC 8370 SW 48TH ST MIAMI FL 33155	11-45-24-00-00005.007A 1971 DANA DR FORT MYERS FL 33907	PARL IN S 1/2 OF S 1/4 OF NE 1/4 OF NE 1/4 AS DESC OR 0711 PG 164
MEEHAN JOHNNY 1/2 INT + 1965 DANA DR FORT MYERS FL 33907	11-45-24-00-00005.007B 1965 DANA DR FORT MYERS FL 33907	PARL IN S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 AS DESC OR 0809 PG 0400
POWELL WINNIE TR 7119 LAKERIDGE VIEW CT #403 FORT MYERS FL 33907	11-45-24-00-00005.0080 1976 DANA DR FORT MYERS FL 33907	TH W 76 FT OF TH E 406 FT OF TH S 150 FT OF S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4
MBJA PROPERTIES INC 1507 CAPE CORAL PKWY W STE 8 CAPE CORAL FL 33904	11-45-24-00-00005.008A 1970 DANA DR FORT MYERS FL 33907	PAR IN S1/2 OF S1/2 OF NE 1/4 OF NE 1/4 AS DESC IN OR 2198 PG 4076
BASS JOHN A PO BOX 15108 SARASOTA FL 34277	11-45-24-00-00005.0090 11118 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 AS DESC OR 1104 PG 1417
GARCIA NELSON + 2525 N MONTROSE AV CHICAGO IL 60618	11-45-24-00-00005.0130 11100 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 AS DESC OR 1817 PG 2059
GREER WALTER E + GLORIA P 1968 CUSTOM DR FORT MYERS FL 33907	11-45-24-00-00005.013A 1976 CUSTOM DR FORT MYERS FL 33907	W 110.00 FT OF PARL IN N 1/2 OF SE 1/4 OF NE 1/4 DESC IN OR 1817 PG 1564
CABLE ROAD PROPERTIES 1555 BATY ROAD ELIDA OH 45807	11-45-24-00-00005.0330 10950 S CLEVELAND AVE FORT MYERS FL 33907	PAR IN NE 1/4 DESC OR 3039 PG 914
GREER W E + GLORIA P 1968 CUSTOM DRIVE FORT MYERS FL 33907	11-45-24-00-00005.4000 1966 CUSTOM DR FORT MYERS FL 33907	PARL IN S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 LESS PARLS 5.401-5.408
GULF COAST ENERGY LLC 2760 NO UNIVERSITY DR HOLLYWOOD FL 33024	11-45-24-00-00005.4050 11150 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 AS DESC IN OR 1090 PG 2069
GASSMAN BETTY J C TR 522 LAPAZ DR PASADENA CA 91107	11-45-24-00-00005.405A 11120 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN S 1/2 OF S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 AS DESC IN OR 1133 PG 0083
AWAD ESSAM A + CAROLYN R TR 15031 PUNTA RASSA RD #606 FORT MYERS FL 33908	11-45-24-01-00001.0010 11298 S CLEVELAND AVE FORT MYERS FL 33907	PINE MANOR UNIT 1 BLK 1 PB 9 PG 134 TH S 70 FT OF LOT 1 LESS RD R/W

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VALUE VEHICLES LLC 2134-D ANDREA LANE FORT MYERS FL 33912	11-45-24-01-00001.001A 11294 S CLEVELAND AVE FORT MYERS FL 33907	PINE MANOR UNIT 1 BLK 1 PB 9 PG 134 TH N 65.89 FT OF LOT 1 LESS RD RW
VALUE VEHICLES LLC 2134-D ANDREA LANE FORT MYERS FL 33912	11-45-24-01-00001.0020 1939 MAPLE DR FORT MYERS FL 33907	PINE MANOR UNIT 1 BLK 1 PB 9 PG 134 LOT 2
TAPIA JOSE 1937 MAPLE DR FORT MYERS FL 33907	11-45-24-01-00001.0030 1935/37 MAPLE DR FORT MYERS FL 33907	PINE MANOR UNIT 1 BLK 1 PB 9 PG 134 LOT 3
PAGAN GILBERTO + LUCY 1506 SE 19TH TER CAPE CORAL FL 33990	11-45-24-01-00001.0040 1931/33 MAPLE DR FORT MYERS FL 33907	PINE MANOR UNIT 1 BLK 1 PB 9 PG 134 LOTS 4 + 5
FM HOLDINGS INC CB RICHARD ELLIS 13350 METRO PKWY STE 102 FORT MYERS FL 33966	11-45-24-01-00002.0010 11354-360 S CLEVELAND AVE FORT MYERS FL 33907	PINE MANOR UNIT 1 BLK 2 PB 9 PG 134 LTS 1 THRU 8 LESS RD RW
HADI MO + 11400 S CLEVELAND AV FORT MYERS FL 33907	11-45-24-01-00002.0410 5417/19 FIRST AVE FORT MYERS FL 33907	PINE MANOR UNIT 1 BLK.2 PB 9 PG 134 LOTS 41 + 42
GASSMAN BETTY C TR 522 LA PAZ DR PASADENA CA 91107	11-45-24-02-00010.0010 11286 S CLEVELAND AVE FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK 10 PB 10 PG 40 LTS 1 THRU 5 LESS RD RW
ACE MYRON + RENT A WRECK 11240 CLEVELAND AVE FORT MYERS FL 33907	11-45-24-02-00010.0110 1980 PINE DR S FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK10 PB 10 PG 40 LOTS 11 + 12 + LOTS 6 THRU 10 LESS RD RW
PEREZ JOSE ANTONIO + 1972 PINE DR S FORT MYERS FL 33907	11-45-24-02-00010.0130 1972 PINE DR S FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK.10 PB 10 PG 40 LOT 13
DUARTE JAMIE 1610 SALADINO ST SE PALM BAY FL 32909	11-45-24-02-00010.0140 1966 PINE DR S FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK.10 PB 10 PG 40 LOTS 14 + 15
DUARTE JAIME 1610 SALADINO ST SE PALM BAY FL 32909	11-45-24-02-00010.0160 1958/60 PINE DR S FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK.10 PB 10 PG 40 LOTS 16 + 17
GIBBS BRENT + PO BOX 87 HANCOCK VT 05748	11-45-24-02-00011.0010 1967/69 PINE DR S FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK 11 PB 10 PG 40 LOT 1
KATZ EVELYN TR PO BOX 158 FORT MYERS FL 33902	11-45-24-02-00011.0020 1963/65 PINE DR S FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK 11 PB 10 PG 40 LOT 2
K P W PROPERTIES INC 13832 PINE VILLA LANE FORT MYERS FL 33912	11-45-24-02-00011.0270 1964/66 PINE DR N FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK 11 PB 10 PG 40 LOTS 27 + 28
RICKY L STOKES + ASSOC INC 5100 S CLEVELAND AVE STE 318/321 FORT MYERS FL 33907	11-45-24-02-00012.0030 11188/90 S CLEVELAND AVE FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK 12 PB 10 PG 40 LTS 3 THRU 6 + LTS 1 + 2 + LOTS 12 THRU 14 LESS ST RD RW
STOWERS KIM M PER REP STOWERS KIM M COTR 1927 SE 36TH TERR CAPE CORAL FL 33904	11-45-24-02-00012.0070 11200 S CLEVELAND AVE FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK.12 PB 10/40 LTS 7-10 LES RD RW + LT 11
ABRAHAM JOHN + MARIAMMA 1967 PINE DR N FORT MYERS FL 33907	11-45-24-02-00012.0150 1967 PINE DR N FORT MYERS FL 33907	PINE MANOR UNIT 2 BLK 12 PB 10 PG 40 LOT 15
PAGE FIELD COMMERCIAL CONDO	11-45-24-38-00000.00CE COMMON ELEMENT FL	PAGE FIELD PLAZA COMMERCIAL CONDO DESC IN INST#2006-30273 COMMON ELEMENTS LESS INST #2006-144735 + 2007-89605 + 2006-152622
RHODES-SOUTHEAST INVESTORS J P METZ COMPANY 6931 ARLINGTON RD STE 510 BETHESDA MD 20814	11-45-24-P2-00062.0000 5370 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN N 1/2 OF N E 1/4 OF N E 1/4 S 11 T 45 R 29 OC DESC IN OR 1313 PG 1424
SOUTHLAND CORPORATION CORPORATE TAX DEPT PO BOX 711 DALLAS TX 75221	11-45-24-P2-00200.0010 5324 S CLEVELAND AVE FORT MYERS FL 33907	KATIES PARK PB 39 PG 28 LOT 1

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LOWELL HARRY M TR PO BOX 60634 FORT MYERS FL 33906	11-45-24-P2-00200.0020 1902-1920 BOY SCOUT DR FORT MYERS FL 33907	KATIES PARK PB39/28 LTS 2 THRU 4 LES R/W 2606/4049
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	12-45-24-00-00000.1110 CANAL FORT MYERS FL 33912	PORT OF TEN MILE LINEAR PARK LOC IN E 1/2 OF SECT
ROSS H FULTON JR TR ETAL MUNTERS CORP PO BOX 6428 FORT MYERS FL 33911	12-45-24-00-00001.1030 620 DANLEY DR FORT MYERS FL 33907	FR THE SE COR LOT 1 BLK U PAGE PK RUN N 888.48 FT TO AS DESC OR 0656 PG 0329
ZEMEL FAMILY VENTURES LLC EDWARDS + ANGELL LLP 51 JOHN F KENNEDY PKWY SHORT HILLS NJ 07078	12-45-24-00-00003.0000 RR EASEMENT FORT MYERS FL 33907	A STRIP OF LAND ON E SIDE OF SE 1/4 W OF CANAL OR 990 /290 LES R/W OR 2662/2180
U-HAUL CO OF CENT FLA 2721 N CENTRAL AVE PO BOX 29046 PHOENIX AZ 85038	12-45-24-00-00016.0010 11401 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN NW 1/4 OF SW 1/4 N OF BEACON MANOR DR DESC OR 1370/1187
BARTON GEORGIA CORP 6017 PINE RIDGE RD #113 NAPLES FL 34119	12-45-24-00-00016.0030 2081 BEACON MANOR DR FORT MYERS FL 33907	S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 FR NW COR OF SW AS DESC OR 1033 PG 1495
AMAR BARBARA TR 4825 GRIFFIN BLVD FORT MYERS FL 33908	12-45-24-00-00016.0040 2077 BEACON MANOR DR FORT MYERS FL 33907	E 60 FT OF PAR LYING IN S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 OR 1050/1242
FORT MYERS WAREHOUSE 696 NE 125 ST MIAMI FL 33161	12-45-24-00-00016.0050 2039 BEACON MANOR DR FORT MYERS FL 33907	S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 AS DESC IN OR 1092 PG1896+OR1230 PG1476
PLATTNER REAL ESTATE INC 501 S MAIN ST LABELLE FL 33935	12-45-24-00-00017.0000 11295 S CLEVELAND AVE FORT MYERS FL 33907	PARL IN NW 1/4 OF SW 1/4 AS DESC IN OR 1906 PG 4000
NEWMAN ROBERT A TR 1708 PALACO GRANDE CAPE CORAL FL 33904	12-45-24-00-00017.0010 2040 FLOWERS DR FORT MYERS FL 33907	S 75 FT OF W 468 FT OF N 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 DESC OR 1062 P 0075
CLOSE LARRY + 6730 BRIARCLIFF RD FORT MYERS FL 33912	12-45-24-00-00017.001A 11351 S CLEVELAND AVE FORT MYERS FL 33907	BEG NW COR OF SW 1/4 OF SEC 12 AS DESC IN OR 1110 PG 1919
ALOIA FRANK J + LAUREN J 8261 GLENFINNAN CIR FORT MYERS FL 33912	12-45-24-01-0000A.0020 201 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK.A PB 8 PG 92 LOT 2
CIRCLE K STORES INC RENTS + PROPERTY TAX DEPT SUPV 1130 W WARNER RD BLDG B TEMPE AZ 85284	12-45-24-01-0000B.00A0 11225 S CLEVELAND AVE FORT MYERS FL 33907	PAGE PARK BLK B PB 8 PG 96 N 200 FT OF W 200 FT OF BLK B
VIERRA LINDA F + 202 DANLEY DR PAGE PARK FORT MYERS FL 33907	12-45-24-01-0000C.0010 202 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK C PB 8 PG 92 LOT 1.
SW FL REALTY INTERNATIONAL LLC 102 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000C.0020 204 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK C PB 8 PG 92 LOT 2
BARKER J W + OPAL 1464 PINEY RD N FT MYERS FL 33903	12-45-24-01-0000C.0030 206/08 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK.C PB 8 PG 92 LOT 3
VELOZ FIDENCIO C 172 SE 23RD ST CAPE CORAL FL 33990	12-45-24-01-0000C.004A 203 1ST ST FORT MYERS FL 33907	PAGE PARK BLK C PB 8 PG 92 LOT 4
BAEZ SOEL PO BOX 61481 FORT MYERS FL 33906	12-45-24-01-0000C.0050 109 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK C PB 8 PG 92 LOT 5
SW FL REALTY INTERNATIONAL LLC 102 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000C.0060 107 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK.C PB 8 PG 92 LOT 6
SW FL REALTY INTERNATIONAL LLC 102 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000C.0070 103/105 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK C PB 8 PG 92 LOT 7
SW FL REALTY INTERNATIONAL LLC 102 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000C.0080 198/200 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK C PB 8 PG 92 LOT 8

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SW FL REALTY INTERNATIONAL LLC 102 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000D.0010 116 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 LOT 1
SW FL REALTY INTERNATIONAL LLC 102 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000D.0020 102 CENTER RD #104 FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 LOT 2
SW FL REALTY INTERNATIONAL LLC 102 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000D.0030 104/106 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 LOTS 3 + 4
COOMBS ELIZABETH 108 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000D.0050 108 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 LOT 5 + E 100 FT LOT 6.
SOWA ROSEMARY TR 107 FIRST ST FORT MYERS FL 33907	12-45-24-01-0000D.0060 ACCESS UNDETERMINED FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 W 155 FT LOT 6
SOWA ROSEMARY TR 107 FIRST ST FORT MYERS FL 33907	12-45-24-01-0000D.0070 107 1ST ST FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 LOT 7
PENNINGTON DEVELOPMENTS LLC 100 DANLEY DR FORT MYERS FL 33907	12-45-24-01-0000D.0080 103 1ST ST FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 LOTS 8 THRU 11 INCL.
PENNINGTON DEVELOPMENTS LLC 100 DANLEY DR FORT MYERS FL 33907	12-45-24-01-0000D.0120 102 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 96 LTS 12 THRU 15 LESS PARL D.014
PENNINGTON DEVELOPMENTS LLC 100 DANLEY DR FORT MYERS FL 33907	12-45-24-01-0000D.0140 100 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 PT LTS 13 & 14 AS DESC IN OR 0183 PG 0248
POLLACK STAN + 106 DANLEY DR FORT MYERS FL 33907	12-45-24-01-0000D.0160 106 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 LOT 16
SW FL REALTY INTERNATIONAL LLC 102 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000D.0170 110 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK D PB 8 PG 92 LOT 17
ASSEMBLY OF GOD KOREAN CHURCH PO BOX 61024 FORT MYERS FL 33906	12-45-24-01-0000E.0010 102 SOUTH RD FORT MYERS FL 33907	PAGE PARK BLK E PB 8 PG 92 LOTS 1 + 2.
LYLES RODNEY H 106 SOUTH RD FORT MYERS FL 33907	12-45-24-01-0000E.0030 106 SOUTH RD FORT MYERS FL 33907	PAGE PARK BLK E PB 8 PG 92 LOT 3
TURNER BERTHA 114 SOUTH RD PAGE PK FORT MYERS FL 33907	12-45-24-01-0000E.0040 114 SOUTH RD FORT MYERS FL 33907	PAGE PARK BLK E PB 8 PG 92 LOT 4
RINES MILTON T + CORDELIA Y 86 PALO CT FORT MYERS FL 33912	12-45-24-01-0000E.0050 77/79 1ST ST FORT MYERS FL 33907	PAGE PARK BLK E PB 8 PG 92 LOT 5 LESS NLY 95 FT
RINES MILTON T + CORDELIA Y 86 PALO CT FORT MYERS FL 33912	12-45-24-01-0000E.005A 120/22 SOUTH RD FORT MYERS FL 33907	PAGE PARK BLK E PB 8 PG 92 LOT 5 NLY 95 FT
GUITTARD WALTER V + SUNNY 2349 LASALLE AVE FORT MYERS FL 33907	12-45-24-01-0000E.0060 57-75 1ST ST FORT MYERS FL 33907	PAGE PARK BLK E PB 8 PG 96 LOTS 6 7 + 8
MORGAN STEPHEN 80 DANLEY DR FORT MYERS FL 33907	12-45-24-01-0000E.0090 80 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK E PB 8 PG 92 LOT 9
BECK VIRGINIA C 98 DANLEY DR FORT MYERS FL 33907	12-45-24-01-0000E.0100 98 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK E PB 8 PG 92 LOTS 10 + 11
ONEY MICHELLE TR 6700 MAGNOLIA LN FORT MYERS FL 33966	12-45-24-01-0000G.0010 200 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK G PB 8 PG 92 LOTS 1 THRU 3 LESS E 20 FT LOT 3
GESSLING DONALD C JR 300 DANLEY DR FORT MYERS FL 33907	12-45-24-01-0000H.0010 202/04 1ST ST FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 92 LOT 1
GESSLING DONALD C JR 300 DANLEY DR FORT MYERS FL 33907	12-45-24-01-0000H.0020 300 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 92 PT LT 2 LESS E 5 FT LT 2

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LEE COUNTY PO BOX 398 FORT MYERS FL 33902	12-45-24-01-0000H.0030 302 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK.H PB 8 PG 92 LOT 3 + E 5 FT OF LOT 2
SCOTT MARVINE DORIS 1/3 ETAL 3700 HYDE PARK CT FORT MYERS FL 33908	12-45-24-01-0000H.0040 304 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 95 LOT 4
ANDERSON RONALD R 4371 HARBOUR TER NORTH FORT MYERS FL 33903	12-45-24-01-0000H.0050 209 2ND ST FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 92 LOT 5.
REIS DANIEL + ROSALBA 4212 SW 3RD PL CAPE CORAL FL 33914	12-45-24-01-0000H.0060 207 2ND ST FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 92 LOT 6 LESS S 60 FT.
REIS DANIEL + ROSALBA 4212 SW 3RD AVE CAPE CORAL FL 33914	12-45-24-01-0000H.006A 205 2ND ST FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 92 S 60 FT LT 6 + N 25 FT LT 7
REIS DANIEL + ROSALBA 4212 SW 3RD AVE CAPE CORAL FL 33914	12-45-24-01-0000H.0070 203 2ND ST FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 95 PT LT 7 S 85 FT OF LT 7
REIS DANIEL + ROSALBA 4212 SW 3RD AVE CAPE CORAL FL 33914	12-45-24-01-0000H.0080 201 2ND ST FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 92 LOT 8
WALTER E R + JOAN CHROVIAN 205 CENTER RD FORT MYERS FL 33907	12-45-24-01-0000H.0090 205 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 92 LOT 9
PETIT-FRERE MAGRE 2835 WINKLER AVE # 211 FORT MYERS FL 33916	12-45-24-01-0000H.0100 203 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 92 LOT 10.
VELOZ FIDENCIO C 172 SE 23RD ST CAPE CORAL FL 33990	12-45-24-01-0000H.0110 200 1ST ST FORT MYERS FL 33907	PAGE PARK BLK H PB 8 PG 92 LOT 11.
HULL JOHN J + ROBIN M 14173 REFLECTION LAKES DR FORT MYERS FL 33907	12-45-24-01-0000I.0010 400-402 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK.I PB 8 PG 92 LOTS 1 + 2
PAGE PLAZA LLC 12940 METRO PKWY FORT MYERS FL 33966	12-45-24-01-0000I.0040 406 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK I PB 8 PG 92 LOTS 4 + 5 + 3 + 7 + LOT 8 W OF DITCH
STAERKER JEAN A TR 8933 BANYAN COVE CIR FORT MYERS FL 33919	12-45-24-01-0000I.0060 211 3RD ST FORT MYERS FL 33907	PAGE PARK BLK I PB 8 PG 92 LOT 6.
SHALABY GEORGE H 1044 BRIELLE AVE OVIEDO FL 32765	12-45-24-01-0000I.0070 207/09 3RD ST FORT MYERS FL 33907	PAGE PARK BLK I PB 8 PG 92 LOTS 7 + 8 E OF DITCH
CANALES ADAM + TERESA 8624 EAST PARK FORT MYERS FL 33907	12-45-24-01-0000I.0090 205 3RD ST FORT MYERS FL 33907	PAGE PARK BLK I PB 8 PG 95 PT LTS 9 & 10 E 101.58 FT
RINES MILTON T + CORDELIA Y 86 PALO CT FORT MYERS FL 33912	12-45-24-01-0000I.009A 202 2ND ST FORT MYERS FL 33907	PAGE PARK BLK I PB 8 PG 92 PT LTS 9 & 10 W 180.92 FT
RINES MILTON T + CORDELIA Y 86 PALO CT FORT MYERS FL 33912	12-45-24-01-0000I.0160 202 2ND ST FORT MYERS FL 33907	PAGE PARK BLK I PB 8 PG 92 LOT 16.
RINES MILTON T + CORDELIA Y 86 PALO CT FORT MYERS FL 33912	12-45-24-01-0000I.0170 204 2ND ST FORT MYERS FL 33907	PAGE PARK BLK I PB 8 PG 92 LOT 17
RINES MILTON T + CORDELIA Y 86 PALO CT FORT MYERS FL 33912	12-45-24-01-0000I.0180 206 2ND ST FORT MYERS FL 33907	PAGE PARK BLK I PB 8 PG 92 LOT 18.
KUCHERA JOSEPH G 208 2ND ST FORT MYERS FL 33907	12-45-24-01-0000I.0190 208 2ND ST FORT MYERS FL 33907	PAGE PARK BLK I PB 8 PG 92 LOT 19
L B G O LLP 214 THIRD ST FORT MYERS FL 33907	12-45-24-01-0000N.0010 214 3RD ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOTS 1 + 2.

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NALLI BARBARA J TR 7150 ESTERO BLVD #700 FORT MYERS BEACH FL 33931	12-45-24-01-000N0.0030 550 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT 3 LESS S 100 FT.
TOWLE PETER 212 3RD ST FORT MYERS FL 33907	12-45-24-01-000N0.003A 212 3RD ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT PT 3 S 100 FT
CARTER SCOTT M TR PO BOX 3648 NORTH FORT MYERS FL 33918	12-45-24-01-000N0.0040 213 4TH ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOTS 4 + 5.
DAMOUR JUDITH 66 LORING AVE EDISON NJ 08817	12-45-24-01-000N0.0060 211 4TH ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 NLY 82 FT LT 6
CANALES ADAM + TERESA S 8624 EAST PARK FORT MYERS FL 33907	12-45-24-01-000N0.006A 209 4TH ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT PT 6 LESS N 82 FT
TOWLE PETER C 1319 BRENTWOOD PKWY FORT MYERS FL 33919	12-45-24-01-000N0.007A 4TH ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT PT 7 W 1/2
TOWLE PETER C 1319 BRENTWOOD PKWY FORT MYERS FL 33919	12-45-24-01-000N0.007B 207 4TH ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT PT 7 E 1/2
CALLEO PETER J + ANDREA 70 INDEPENDENCE WAY JERSEY CITY NJ 07305	12-45-24-01-000N0.0080 205 4TH ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT 8.
ABUSE COUNSELING + TREATMENT PO BOX 60401 FORT MYERS FL 33906	12-45-24-01-000N0.0090 203 4TH ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT 9
ABUSE COUNSELING + TREATMENT PO BOX 60401 FORT MYERS FL 33906	12-45-24-01-000N0.0100 407-411 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOTS 10 THRU 14 INCL.
HUNTE DAVID F + RUTH A 307 SOUTH RD FORT MYERS FL 33907	12-45-24-01-000N0.0160 204 3RD ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LTS 16 + 17 + W 91 FT LT 9
TOWLE PETER C + 212 3RD ST FORT MYERS FL 33907	12-45-24-01-000N0.0180 208 3RD ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT 18
TOWLE PETER C 1319 BRENTWOOD PKWY FORT MYERS FL 33919	12-45-24-01-000N0.0190 210 3RD ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT 19
TOWLE PETER 212 3RD ST FORT MYERS FL 33907	12-45-24-01-000N0.0200 212 3RD ST FORT MYERS FL 33907	PAGE PARK BLK N PB 8 PG 92 LOT 20
BOXR LLC 1040 AVERLY ST FORT MYERS FL 33919	12-45-24-01-00000.0010 600 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK O PB 8 PG 92 LOTS 1 + 2
ADVANCED LLC 400 SOUTH RD FORT MYERS FL 33907	12-45-24-01-00000.0030 210 4TH ST FORT MYERS FL 33907	PAGE PARK BLK O PB 8 PG 92 LOT 3 LESS SOUTH 25 FT.
DANA + PAGE PARK LLC 602B CENTER RD FORT MYERS FL 33907	12-45-24-01-00000.0040 208 4TH ST FORT MYERS FL 33907	PAGE PARK BLK O PB 8 PG 92 LT 4 + 5 + PT 3 TH S 25 FT LT 3
RODRIGUES DELFIM 16 LAKEVIEW DR OCEAN NJ 07712	12-45-24-01-00000.0060 206 4TH ST #1&2 FORT MYERS FL 33907	PAGE PARK BLOCK O PB 8 PG 92 LOT 6
NOCERA RONALD M + 8300 ARLINGTON BLVD STE B-2 FAIRFAX VA 22031	12-45-24-01-00000.0070 200 4TH ST FORT MYERS FL 33907	PAGE PARK PB 8 PG 92 BLK O PT LOT 7 AS DESC IN OR 3903 PG 2387
RODRIGUES DELFIM + 16 LAKEVIEW DR OCEAN NJ 07712	12-45-24-01-00000.007A 202/204 4TH ST FORT MYERS FL 33907	PAGE PARK PB 8 PG 92 BLK O PT LOT 7 DESC OR 3903/2378
LIBERTY PREMIER FUNDING CORP 1415 COLONIAL BLVD FORT MYERS FL 33907	12-45-24-01-00000.0080 505 CENTER RD FORT MYERS FL 33907	PAGE PARK PB 8 PG 92 BLK O PT LOT 8 DESC OR 3903/2381

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
GAMSKY DANIEL PO BOX 62285 FORT MYERS FL 33906	12-45-24-01-00000.008A 501 CENTER RD #1 - 2 FORT MYERS FL 33907	PAGE PARK PB 8 PG 92 BLK O PT LOT 8 DESC OR 3903/2384
PAGE PARK COMMUNITY CLUB INC SEYMOUR ROCHE 106 2ND ST FORT MYERS FL 33907	12-45-24-01-00000.00CE COMMON ELEMENT FORT MYERS FL 33907	PAGE PARK BLK O PB 8 PG 92 LOT 12
THIMLAR HUGH S TR 311 DELMAR ST FORT MYERS BEACH FL 33931	12-45-24-01-00000.0100 509 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK O PB 8 PG 92 LOTS 10 + 11.
MELLOR WILLIAM H TR 5829 RIVERSIDE LN FORT MYERS FL 33919	12-45-24-01-00000.0130 211 5TH ST FORT MYERS FL 33907	PAGE PARK BLK O PB 8 PG 92 LOTS 13 + 14
TRUAX ROBERT L TR + 604 DANLEY DR FORT MYERS FL 33907	12-45-24-01-00000.0160 604 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK O PB 8 PG 92 LOT 16
PAGE PARK COMMUNITY CLUB INC SEYMOUR ROCHE 106 2ND ST FORT MYERS FL 33907	12-45-24-01-00000.90CE 507 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK O PB 8 PG 92 LOT 9
WING ROBERT + KATHY 1401 SE 20TH ST CAPE CORAL FL 33990	12-45-24-01-000P0.0010 420 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK P PB 8 PG 92 LOT 1
POVIA FRANCES N TR 6814 HIBISCUS LN FORT MYERS FL 33919	12-45-24-01-000P0.0090 504 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK P PB 8 PG 92 PT LT 9 AS DESC OR 1176 PG 0814
BURCHARD R O JR + ARLENE L 502 CENTER RD FORT MYERS FL 33907	12-45-24-01-000P0.0100 502 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK P PB 8 PG 92 LOT 10 AS DESC OR 1246 PG 0897
MUNTERS CORP PO BOX 6428 FORT MYERS FL 33911	12-45-24-01-000R0.0090 90-120 6TH ST FORT MYERS FL 33907	PAGE PARK PB 8 PG 92 BLK R LOT 9 + PT BLK U + VAC ST
COX RICHARD D 13460 MARQUETTE BLVD FORT MYERS FL 33905	12-45-24-01-00S00.0010 134/36 5TH ST FORT MYERS FL 33907	PAGE PARK BLK S PB 8 PG 92 PT LT 1 LESS ELY 58 FT + S 20 FT OF E 58 FT
ST JOHN ANCEL CORY 600 CENTER RD FORT MYERS FL 33907	12-45-24-01-00S00.001A 600 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK S PB 8 PG 92 E 58 FT LOT 1 LESS S 20 FT
DANA + PAGE PARK LLC 602B CENTER RD FORT MYERS FL 33907	12-45-24-01-00S00.0020 602 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK S PB 8 PG 92 PT LOT 2 W 209 FT LOT 2
CHASON INC 4560 ESTERO BLVD UNIT 501 FORT MYERS BEACH FL 33931	12-45-24-01-00S00.002A 610 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK S PB 8 PG 92 E 101 FT OF LOT 2 AS DESC OR 1116 PG 0295
SERVICK WILLIAM S + STATIA L 8020 TIGER PALM WAY FORT MYERS FL 33966	12-45-24-01-00S00.002B 606 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK S PB 8 PG 92 PT LT 2 E 100 FT OF W 309 FT LOT 2
SERVICK WILLIAMS S 8020 TIGER PALM AWAY FORT MYERS FL 33966	12-45-24-01-00S00.0030 109 6TH ST FORT MYERS FL 33907	PAGE PARK BLK S PB 8 PG 92 LOTS 3 + E 46 FT OF LOT 14
COX RICHARD 13460 MARQUETTE BLVD FORT MYERS FL 33905	12-45-24-01-00S00.014A 130 5TH ST FORT MYERS FL 33907	PAGE PARK BLK S PB 8 PG 92 LOT 14
TAGUE KEVIN + SUSAN 365 MORGAN RD FRANKLIN NC 28734	12-45-24-01-00T00.0020 202/04 5TH ST FORT MYERS FL 33907	PAGE PARK BLK T PB 8 PG 92 LOT 2
ONEY LARRY T 200 CENTER RD FORT MYERS FL 33907	12-45-24-01-00T00.0030 603 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK T PB 8 PG 92 LOTS 3 4 + 5.
DANA + PAGE PARK LLC 602B CENTER RD FORT MYERS FL 33907	12-45-24-01-00T00.0060 605 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK T PB 8 PG 92 SLY 125 FT LTS 6 + 7 BLK T LES ELY 20 FT AS DESC OR 2797 PG 1996
DANA + PAGE PARK LLC 602B CENTER RD FORT MYERS FL 33907	12-45-24-01-00T00.006A 607 CENTER RD FORT MYERS FL 33907	PAGE PARK BLK T THE N 125 FT OF LTS 6+7 AND EAST 20 FT OF THE S 125 FT OF LT 7

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
SIX + CENTRAL LLC 9131 COLLEGE PKWY STE 13B 208 FORT MYERS FL 33919	12-45-24-01-00T00.0090 211 6TH ST FORT MYERS FL 33907	PAGE PARK BLK T PB 8 PG 92 LOT 9 + LOT 8
FAMILY DEFENSE LEAGUE TR 9115 236TH ST SW STE B EDMONDS WA 98026	12-45-24-01-00T00.0100 618 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK T PB 8 PG 92 LOT 10 LESS WLY 160 FT
DIRECTOR OF FAMILY DEFENSE 9115 236TH ST SW STE B EDMONDS WA 98026	12-45-24-01-00T00.010A 608 DANLEY DR FORT MYERS FL 33907	PAGE PARK BLK T PB 8 PG 92 WLY 160 FT LOT 10
ROSS H FULTON JR TR ETAL MUNTERS CORP PO BOX 6428 FORT MYERS FL 33911	12-45-24-01-00U00.001A 210 6TH ST FORT MYERS FL 33907	PAGE PARK BLK U PB 8 PG 92 LOT PT 1 N 231.75 FT LT 1
204 6TH STREET LLC 4380 N BAY ROAD MIAMI BEACH FL 33140	12-45-24-01-00U00.001C 204 6TH ST FORT MYERS FL 33907	PAGE PARK BLK U PB 8/92 S 156.52FT OF N 388.27FT LT 1 + PAR IN NE1/4
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	12-45-24-02-00000.A020 60/70 DANLEY DR FORT MYERS FL 33907	TRAILWINDS UNIT 1 PB 12 PG 147 LT PT A AS DESC OR 1011 PG 1234
VARLEY CANDICE T 2045 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0010 2045 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOTS 1 + 2
CONANT JUDITH A 2051 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0030 2051 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 3
OXENDINE ROBERT G 2055 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0040 2055 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 4
MANN JOHN W 2061 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0050 2061 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 5
LINK THOMAS + GERALDINE 2065 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0060 2065 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 6
WOODRUFF KEITH 2088 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0070 2069 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 7
RAYMOND TIMOTHY WAYNE 308 SIERRA DR EVANSVILLE IN 47712	12-45-24-04-00000.0080 2075 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 8
MARSH MARY ELIZABETH 2081 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0090 2081 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 9
ARMS DEBORAH FRANK TR 1935 CHAROLAIS RD NW LABELLE FL 33935	12-45-24-04-00000.0100 2085 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 10
SMITH RUSSELL J + 2089 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0110 2089 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 11
STATLER RICHARD B + PO BOX 60556 FORT MYERS FL 33906	12-45-24-04-00000.0120 2095 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 12
HAERING MARILYN KAY 2206 SE 28TH ST CAPE CORAL FL 33904	12-45-24-04-00000.0130 2099 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 13
HICKS MARK 2105 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0140 2105 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 14
LINK THOMAS E + GERALDINE M 2065 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0150 2113 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 15
ANDREWS CHRISTOPHER ALLEN 2115 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0160 2115 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 16

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>
HOLLAN KIM Y JUDITH BRUCKMAN 14751 CEMETARY RD FORT MYERS FL 33905	12-45-24-04-00000.0170 2108 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 17
HOLLAN JEFFREY D + TRACEY A 524 SW 8TH TER CAPE CORAL FL 33991	12-45-24-04-00000.0180 2104 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 18
YAGER THOMAS F + 2100 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0190 2100 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 19
WOODRUFF RICHARD D + BARBARA A 2098 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0200 2098 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 20
WOODRUFF KEITH S 2088 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0210 2088 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 21
WHITE WILLIAM A 2084 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0220 2084 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 22
HARLAN TOM 2074 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0230 2078 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 23
HARLAN WALTER J + SUZANNE B 2074 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0240 2074 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 24
WALKER LENORE TR 4913 DENTON RD CANTON MI 48188	12-45-24-04-00000.0250 2068 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 25
ARTHUR EMOGINE F 2062 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0260 2062 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 26
DENNISON HAROLD E 2060 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0270 2060 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 27
BURGESS BRADFORD F JR 2054 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0280 2054 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOT 28
MORALES MIGUEL 2048 FLOWERS DR FORT MYERS FL 33907	12-45-24-04-00000.0290 2048 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LOTS 29 + 30 E 60 FT
OREILLY LAWRENCE P 138 PALM COAST PKWY NE BOX 334 PALM COAST FL 32137	12-45-24-04-00000.029A 2044 FLOWERS DR FORT MYERS FL 33907	SOUTHSIDE TRAILER VILLAGE PB 21 PG 101 LTS 29 + 30 LESS E 60 FT
SHALABY MAGDY + HAYDI PO BOX 150761 CAPE CORAL FL 33915	12-45-24-05-000L0.0080 8287/89 BEACON BLVD FORT MYERS FL 33907	TRAILWINDS UNIT 5 BLK L PB 30 PG 49 LOT 8
EDIE H SHERRY TR PO BOX 61886 FORT MYERS FL 33906	12-45-24-05-000L0.0090 8283/85 BEACON BLVD FORT MYERS FL 33907	TRAILWINDS UNIT 5 BLK L PB 30 PG 49 LOT 9
YOUSEF SHENODH L + 5821 CASABLANCA CT FORT MYERS FL 33919	12-45-24-05-000L0.0100 8279/81 BEACON BLVD FORT MYERS FL 33907	TRAILWINDS UNIT 5 BLK L PB 30 PG 49 LOT 10
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	06-45-25-00-00000.2120 RIGHT OF WAY FL	POR OF TEN MILE LINEAR PARK LOC IN W 1/2 OF SECT
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	06-45-25-00-00000.2130 RIGHT OF WAY FL	POR OF TEN MILE LINEAR PARK LOC IN W 1/2 OF SECT
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	06-45-25-00-00000.2140 RIGHT OF WAY FL	POR OF TEN MILE LINEAR PARK LOC IN W 1/2 OF SECT
ACL RR CO 500 WATER ST #J-910 JACKSONVILLE FL 32202	06-45-25-00-00001.0000 RAILROAD R/W FORT MYERS FL 33966	STRIP OF LAND THRU SEC.6 FOR RR. R/W.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
RAMPAGE LLC 6371-2 ARC WAY FORT MYERS FL 33966	06-45-25-00-00002.0090 10720 METRO PKWY FORT MYERS FL 33966	PARL IN W 1/2 SEC 06 TWP 45 RGE 25 DESC OR 1467 PG 374
JOHNSTONE IAIN 5550 HIGGINBOTHAM RD FORT MYERS FL 33905	06-45-25-00-00007.0010 10990 METRO PKWY FORT MYERS FL 33966	BEG AT INTERSEC OF S LI SEC 6 + WLY R/W LI CANAL RD 62.5 FT FR CEN LI SD RD
EBENHOEH US REAL ESTATE CB RICHARD ELLIS 13350 METRO PKWY STE 102 FORT MYERS FL 33966	06-45-25-00-00007.0020 10898 METRO PKWY FORT MYERS FL 33966	PAR E OF CANAL+RR FR SW 1/4 COR N 150FT TO POB LES 7.0120 + LES OR 2730/2474
ROLLING FRITO-LAY SALES LP GEORGE MCELROY + ASSOCIATES PO BOX 565048 DALLAS TX 75356	06-45-25-00-00008.0010 10868 METRO PKWY FORT MYERS FL 33966	PARL IN SEC 06 TWP 45 R 25 DESC IN OR 1500 PG 0228
WOLFER PRODUCE CO INC 10760 METRO PKY FORT MYERS FL 33966	06-45-25-00-00008.0020 10760 METRO PKWY FORT MYERS FL 33966	PARL IN NW 1/4 OF SW 1/4 DESC IN OR 1765 PG 2535 + OR 1850 PG 4216
MASSING LAWRENCE + JUDITH TR 15974 JONES RD NORTH FORT MYERS FL 33917	06-45-25-00-00008.0030 6040 LANDING VIEW RD FORT MYERS FL 33966	PARL IN N 1/2 OF S 1/2 OF SW 1/4 DESC IN OR 1634 PG 1169 LESS PAR 8.003A
CIRCLE K STORES INC PROPERTY TAX DEPT PO BOX 52085 DC-17 PHOENIX AZ 85072	06-45-25-00-00008.003A 10800 METRO PKWY FORT MYERS FL 33966	PAR IN N 1/2 OF S 1/2 OF SW 1/4 W OF METRO PKWY DESC OR 1843 PG 700
TEN EIGHT EIGHTY METRO CONDO	06-45-25-04-00000.00CE COMMON ELEMENT 10880 METRO CONDO FORT MYERS FL 33966	TEN EIGHT EIGHTY METRO CONDO DESC IN INST#2006-215075 COMMON ELEMENTS
COLONIAL METRO PROPERTIES LLC 411 HAMILTON BLVD STE 2002 PEORIA IL 61602	06-45-25-P1-00063.0000 2850 COLONIAL BLVD FORT MYERS FL 33966	FR INTERSECTION OF E LI OF FT MYERS SOUTHERN RR R/W + S LI OF SR 82B SD + PARCEL DESC 3787/3690
MILES + TIFFANY INC 5702 CORPORATION CIRCLE FORT MYERS FL 33905	06-45-25-P1-00063.0040 10540 METRO PKWY FORT MYERS FL 33966	PAR IN W 1/2 OF W 1/2 DESC OR 1469 PG 1311
HML PROPERTIES LLC 12995 S CLEVELAND AV PBS 34 FORT MYERS FL 33907	06-45-25-P1-00063.0070 10500 METRO PKWY FORT MYERS FL 33966	FR NW COR E 1679.74 FT S 1335FT W 50FT S 8.05FT SWLY 321.74FT TO POB
METRO MARKETPLACE LLC 12651 MCGREGOR BLVD STE 4-403 FORT MYERS FL 33919	06-45-25-P4-00063.0050 10650 METRO PKWY FORT MYERS FL 33966	PARL IN W 1/2 SEC 06 TWP 45 RGE 25 DESC OR 1469 PG 1321
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	07-45-25-00-00000.2110 RIGHT OF WAY FL	POR OF TEN MILE LINEAR PARK LOC IN W 1/2 OF SECT AS DESC IN OR 2641 PG 3047 + OR 2628 PG 1896
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	07-45-25-00-00000.211A TEN MILE LINEAR PARK FL	POR OF TEN MILE LINEAR PARK DESC IN OR 1009 PG 1898
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	07-45-25-00-00000.211B TEN MILE LINEAR PARK FL	POR OF TEN MILE LINEAR PARK DESC IN OR 1032 PG 355
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	07-45-25-00-00000.211C TEN MILE LINEAR PARK FL	POR OF TEN MILE LINEAR PARK DESC IN OR 1538 PG 2267
ACL RR CO 500 WATER ST #J-910 JACKSONVILLE FL 32202	07-45-25-00-00001.0000 RAILROAD R/W FORT MYERS FL 33966	STRIP OF LAND THRU SEC. 7 45 25 FOR RR.R/W.
BROEDELL JOHN 1601 COMMERCE LN #100 JUPITER FL 33458	07-45-25-00-00002.0030 10994 METRO PKWY FORT MYERS FL 33966	N 230 FT OF N 1/2 OF N 1/2 OF N 1/2 OF NW 1/4 E OF RR
K + E INVESTMENTS LLC 10996 METRO PKWY FORT MYERS FL 33966	07-45-25-00-00002.0040 10996 METRO PKWY FORT MYERS FL 33966	PARL IN NW 1/4 DES IN OR 2085 PG 112
VSMGMT L P 4215 EAST 80TH ST DAVENPORT IA 52807	07-45-25-00-00006.0020 11220 METRO PKWY FORT MYERS FL 33966	PARL IN NW 1/4 W OF METRO PKWY DESC IN OR 1786 PG 0768

OWNER NAME AND ADDRESS

METRO PLACE COMMERCIAL
CONDO ASSOC
11000 METRO PKWY
FORT MYERS FL 33966

STRAP AND LOCATION

07-45-25-01-00000.00CE
COMMON ELEMENTS
FORT MYERS FL 33966

LEGAL DESCRIPTION

METRO PLACE COMMERCIAL
CONDO DESC OR1762 PG0015
COMMON ELEMENTS

320 RECORDS PRINTED

SUMMARY OF REQUESTS

a. Proposed Map Amendments

- a. Amend the Lee Plan Future Land Use Map (Map 1, Page 1) to change the Future Land Use designation of the Page Field General Aviation Airport from Public Facilities to Airport. (Exhibit II.A.2.)
- b. Replace existing Lee Plan Map 3G, Page Field General Aviation Airport, Airport Layout Plan, to reflect the most recently updated and adopted plan. (Exhibit IV.A.7.b.)

b. Proposed Text Amendments

- a. Amend Lee Plan Objective 1.2, Policy 1.2.1 and Policy 1.2.4 to incorporate Page Field General Aviation Airport into the Future Land Use Element.
- b. Amend the Lee Plan to create Objective 1.9 and supporting policies to incorporate Page Field General Aviation Airport into the Future Land Use Element.
- c. Amend Lee Plan Objective 47.1 and supporting Policy 47.1.1 to incorporate Page Field General Aviation Airport into the Transportation Element.
- d. Amend Lee Plan Objective 151.4 and supporting policies to incorporate Page Field General Aviation Airport into the Intergovernmental Coordination Element.
- e. Amend Lee Plan Table 5 and related Lee Plan provisions to change the table number to Table 5(a).
- f. Amend the Lee Plan to incorporate Table 5(b) to document the existing and proposed development intensity at Page Field General Aviation Airport.

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PERMIT COUNTER

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AUG 06 2003

IV.A.1. Proposed Text Amendments

PERMIT COUNTER

- a. Amend Lee Plan Objective 1.2, Policy 1.2.1 and Policy 1.2.4 to incorporate Page Field General Aviation Airport into the Future Land Use Element.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT AREAS. Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it, as well as research and development activities and other non-aviation related development that is not necessarily related to the airport, through the year 2030. Designate on the Future Land Use Map existing and proposed development areas for Page Field General Aviation Airport. The Lee County Port Authority desires to establish non-aviation related uses to provide a supplementary revenue source as well as providing an opportunity for businesses that desire a location on airport property. Designate on the Airport Layout Plan suitable areas to accommodate these desired uses and provide general policy guidance as to how these uses will be developed. These categories are also considered Future Urban Areas. (Amended by Ordinance No. 94-30, 02-02, 04-16, 07-12)

POLICY 1.2.1: Airport lands include the Southwest Florida International Airport's and Page Field General Aviation Airport's existing facility and projected growth areas through the year 2030. (The planning horizon for the Page Field Airport Master Plan and Airport Layout Plan will be extended in the next update cycle to be consistent with the Lee Plan horizon of 2030. A Lee Plan amendment will be submitted following the Airport Master Plan update to reflect this change.) For Southwest Florida International Airport, These areas will include airport and airport-related development as well as non-aviation land uses as proposed in the approved 2003 Airport Master Plan update and as depicted on the Airport Layout Plan sheet (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)). For Page Field General Aviation Airport, these areas will include airport and airport-related development as well as non-aviation land uses as proposed in the approved 2002 Airport Master Plan update and as depicted on the Airport Layout Plan sheet (Map 3G) and the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)). This mix of uses is intended to support the continued development of the Southwest Florida International Airport and Page Field General Aviation Airport. Future development at the Southwest Florida International Airport will also include nonaviation related land uses such as hotels/motels, light industrial, service stations, ancillary retail/shopping, and office development. Any future airport expansion or development of aviation-related and non-aviation uses will offset environmental impacts through the Airport Mitigation Lands Overlay (Map 3M) or other appropriate mitigation acceptable to the permitting agencies and to Lee County. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan.

All development on Airport lands must be consistent with Map 3F, Map 3G, and Table 5(a), and Table 5(b). Map 3F depicts the planned expansion of the Southwest Florida International Airport through 2020. If the airport master planning process precipitates a substantive change to the

Airport Layout Plan (Map 3F), then the Port Authority must amend Map 3F prior to obtaining local development approval. The non-aviation related development areas have been depicted on the approved Airport Layout Plan sheet (Map 3F). These uses will be constructed upon Airport lands with long term leases. All development within the non-aviation land use areas will be subject to mitigation requirements for wetland impacts. Mitigation of wetland impacts will be in accordance with the U.S. Army Corps of Engineers and South Florida Water Management District requirements. To the greatest extent reasonably possible, development of non-aviation land use areas must avoid wetland impacts. All non-aviation land use development will meet the indigenous vegetation requirements set forth in the Lee County Land Development Code. (Amended by Ordinance No. 94-30, 00-22, 04-16, 07-12)

POLICY 1.2.4: The Airport AOPD zoning resolution must be amended before any non-aviation related uses can be developed at the Southwest Florida International Airport. The intensity of the proposed aviation and non-aviation land uses must be consistent with Lee Plan Table 5(a). Page Field General Aviation Airport must be rezoned to AOPD. (Added by Ordinance No. 04-16)

- b. Amend the Lee Plan to create Objective 1.9 and supporting policies to incorporate Page Field General Aviation Airport into the Future Land Use Element.

OBJECTIVE 1.9: PAGE FIELD GENERAL AVIATION AIRPORT. Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Page Field General Aviation Airport and the industrial, commercial and office uses related to it, as well as other non-aviation related development that is not necessarily related to the Airport, through the year 2025. Page Field General Aviation Airport plays a vital role as a reliever airport facility to Southwest Florida International Airport. In its role as reliever airport, Page Field reduces general aviation traffic from the Southwest Florida International Airport, increasing the International Airport's efficiency and capacity. Page Field also is vital to Lee County's economy as a general aviation facility and the site of important non-aviation development. The Lee County Port Authority desires to establish non-aviation related uses to provide a supplementary revenue source as well as providing an opportunity for businesses that desire a location on Airport property. Designate on the Airport Layout Plan suitable areas to accommodate these desired uses and provide general policy guidance as to how these uses will be developed.

POLICY 1.9.1: Airport lands include Page Field General Aviation Airport's existing facility and projected growth areas through the year 2025, as shown on the adopted Airport Layout Plan. These areas will include airport and airport-related development as well as non-aviation land uses as proposed in the approved 2002 Airport Master Plan update and as depicted on the adopted Airport Layout Plan sheet (Map 3G). This mix of uses is intended to support the continued development of the Page Field General Aviation Airport. Future development at the Page Field General Aviation Airport will also include non-aviation related land uses such as retail, light industrial, and office development. Any future Airport expansion or development of aviation-related and non-aviation uses will offset environmental impacts through appropriate mitigation acceptable to the permitting agencies and to Lee County. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan. All development on Airport lands must be consistent with Map 3G. Map 3G depicts the planned expansion of the Page Field General Aviation Airport through 2025. (The planning horizon for the Page Field Airport Master Plan and Airport Layout Plan will be extended in the next update cycle to be consistent with the Lee Plan horizon of 2030. A Lee Plan amendment will be submitted following the Airport Master Plan update to reflect this change.) The Lee County Port Authority will, as possible, eliminate or modify any existing uses on the Airport property determined to be incompatible with Airport functions, as established in the Airport Master Plan and Airport Layout Plan, or that reduce the capacity of the Airport. The Lee County Port Authority also will use its capacity as a reviewing agency to influence land-use decisions on property not within the Page Field inventory to promote land uses compatible with the Airport. If the airport master planning process precipitates a substantive change to the Airport Layout Plan (Map 3G), then the Port Authority must amend Map 3G prior to obtaining local development approval. The non-aviation related development areas have been depicted on the approved Airport Layout Plan sheet (Map 3G). These uses will be constructed upon Airport lands with long-term leases. All non-aviation land use development will meet the requirements set forth in the Lee County Land Development Code. Non-aviation development will comply

with the intensity allocations depicted in Table 1(b) of the Lee Plan. Non-aviation development will be subject to all applicable Lee County impact fees.

POLICY 1.9.2: Future non-aviation areas depicted on the Airport Layout Plan (Map 3G) will be developed, to the greatest extent possible, within existing upland areas. Impacts to wetlands in the future non-aviation areas will be minimized by site design, whenever possible, in compliance with the Lee County Land Development Code.

POLICY 1.9.3: Future aviation and non-aviation development at Page Field General Aviation Airport will comply with the provisions of the School Zone Map, which is an element of the Lee County Airport Hazard District regulations, to be consistent with the Educational Restriction Zone provisions under Sec. 333.03, Florida Statutes, and with the governing regulations in the Lee County Land Development Code.

c. Amend Lee Plan Objective 47.1 and supporting Policy 47.1.1 to incorporate Page Field General Aviation Airport into the Transportation Element.

OBJECTIVE 47.1: ECONOMIC GROWTH. The capacity and long term development of the Southwest Florida International Airport will be expanded in compliance with Map 3F and Table 5(a), and for the Page Field General Aviation Airport the capacity and long term development will be in compliance with Map 3G and Table 5(b), to aid in the diversification of the county's economic growth. Specific project implementation and approval of the proposed development will be coordinated through the annual Capital Improvement Program process and be consistent with the Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G). These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars. The Port Authority will strive to minimize impacts to surrounding land uses while maintaining a safe and efficient facility for airport operations. (Amended by Ordinance No. 98-09, 99-15, 04-16)

POLICY 47.1.1: The Port Authority will coordinate the implementation of scheduled infrastructure and facility improvements for the Southwest Florida International Airport consistent with the approved Airport Layout Plan sheet (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), and for the Page Field General Aviation Airport consistent with the approved Airport Layout Plan sheet (Map 3G) and the Page Field General Aviation Airport Development Schedule (Table 5(b)). (Amended by Ordinance No. 98-09, 99-15, 04-16).

POLICY 47.2.5: The county will utilize the approved Airport Master Plan and FAR Part 150 Study, including updates, as a basis to amend the comprehensive land use plan and the land development code to prohibit development that is incompatible with the Southwest Florida International Airport and Page Field General Aviation Airport and to ensure future economic enhancement consistent with Objective 46.2. (The use of the FAR Part 150 Study applies only to Southwest Florida International Airport.) Future updates of the Southwest Florida International Airport Master Plan that precipitate substantive changes to the Airport Layout Plan (Map 3F) will require a Lee Plan Amendment prior to local permitting approval. Future updates of the Page Field General Aviation Airport Master Plan that precipitate substantive changes to the Airport Layout Plan (Map 3G) will require a Lee Plan Amendment prior to local development order approval. In accordance with FAA requirements, the Southwest Florida International Airport Master Plan and corresponding Airport Layout Plan (Map 3F) will be comprehensively updated at least once every 5 to 8 years. (Amended by Ordinance No. 99-15, 04-16)

POLICY 47.3.4: The proposed development schedule for the Southwest Florida International Airport through the year 2020 is depicted in Table 5(a) of the Lee Plan. The proposed development schedule for the Page Field General Aviation Airport is depicted in Table 5(b) of the Lee Plan. This Table These Tables includes both aviation and non-aviation related development. If the FAA/FDOT mandate navigational improvements (NAVAIDS) or require improvements related to Airport security or safety at Southwest Florida International Airport or Page Field General Aviation Airport, then the Port Authority may pursue installation of the improvement even though the improvement is not specifically identified on Table 5(a) or Table

5(b). However, the Port Authority must obtain all appropriate approvals and permits prior to installation, including approval from Lee County. If these improvements precipitate a substantive change to ~~either Table 5(a), Table 5(b), or Map 3F,~~ or Map 3G, then the Port Authority must pursue a Lee Plan amendment incorporating the changes in the next available amendment cycle. (Added by Ordinance No. 04-16)

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 and Page Field General Aviation Airport. Additional specific coordination requirements are contained in Objective 151.4 and subsequent policies. (Amended by Ordinance No. 99-15, 04-16).

- d. **Amend Lee Plan Objective 151.4 and supporting policies to incorporate Page Field General Aviation Airport into the Intergovernmental Coordination Element.**

OBJECTIVE 151.4: COORDINATION OF AIRPORT DEVELOPMENT AND IMPROVEMENTS AT THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT WITH ALL PERMITTING AGENCIES. The Port Authority will coordinate with Lee County, the Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, Federal Aviation Administration, and the Florida Department of Transportation to ensure that the development of the Southwest Florida International Airport and the Page Field General Aviation Airport is consistent with the Lee Plan. (Added by Ordinance No. 04-16)

POLICY 151.4.1: Port Authority staff will ensure that Lee County staff is directly involved in the review and approval process related to the ongoing update of the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport. This mandatory inter-agency coordination will provide an official means for scheduled review and comment regarding Airport Master Plan Updates, related Lee Plan amendments, annual updates of the Airport Layout Plan and Capital Improvement Program, permitting for scheduled capital improvement projects, amendments to the Airport zoning approvals and compliance with the Lee County Land Development Code. (Added by Ordinance No. 04-16)

POLICY 151.4.2: The Port Authority will submit and County staff will review and provide comments regarding the following:

- (1) Scope and content of ongoing updates to the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport pursued in accordance with Federal Aviation Administration Advisory Circular 150/5070-6 and the Florida Department of Transportation Guidebook for Airport Master Planning.
- (2) Consistency of proposed amendments to the Airport Master Plan and resulting Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G) with the Lee Plan, Land Development Code (LDC) and local zoning approvals.
- (3) Compatibility and compliance of individual CIP projects with the Lee Plan, LDC regulations, zoning approvals and other applicable regulations.
- (4) Proposed Lee Plan Amendments necessary to support revisions to the Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G), the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)), the Airport Master Plans for Southwest Florida International Airport and Page Field General Aviation Airport, or CIP project list. (Added by Ordinance No. 04-16)

XII. Glossary

AIRPORT LAYOUT PLAN - A map of existing and proposed airport property, facilities and development that is created as a result of the Airport Master Planning process. The Airport Layout Plan for Southwest Florida International Airport is adopted as Map 3F, and the Airport Layout Plan for Page Field General Aviation Airport is adopted as Map 3G. (Added by Ordinance No. 04-16)

NON-AVIATION RELATED USES - This phrase refers to the commercial and industrial land uses identified on the Southwest Florida International Airport Layout Plan (Map 3F), ~~and Table 5~~ the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Layout Plan (Map 3G), and the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)). Non-aviation related uses are typically developed in non-aviation settings. Non-aviation uses may be enhanced by proximity to an airport, but these uses are not dependent on access to an airport. These uses could be developed in other locations within the County. Non-aviation related uses will be established on Airport lands through lease agreements with the Port Authority. The areas identified to accommodate these non-aviation uses are not necessary to support the primary aviation facilities comprising the Southwest Florida International Airport or the Page Field General Aviation Airport. Use of Airport lands for non-aviation use is intended to provide a revenue stream that may be used to enhance airport operations. Though located on airport property, the establishment of non-aviation uses is not necessary for the continued function of the primary aviation facilities associated with the airport. (Added by Ordinance No. 04-16)

SUBSTANTIVE CHANGE - As used in Policies 47.2.5 and 47.3.4, the term “substantive change” means development not specifically stated or identified in Table 5(a) or Table 5(b), or depicted on Map 3F or Map 3G. (Added by Ordinance No.04-16)

- e. Amend Lee Plan Table 5 and related Lee Plan provisions to change the table number to Table 5(a). (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(a), below and as noted in the other proposed text amendments cited herein.)

Vision Statement

10. Gateway/Airport - This Community is located South of SR 82, generally east of I-75, and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the City of Fort Myers, the Southwest Florida International Airport and the properties the airport expects to use for its expansion, the lands designated as Tradeport, and the land designated as Industrial Development west of I-75 north of Alico Road. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange. The road network in this community is planned to change dramatically over time creating access to and from this community to the north, south, and east without relying on I-75. There are three distinct areas within this community. The Gateway portion of this community is the area where residential uses will occur. Gateway will be a thriving, nearly built-out, mixed-use community in 2020. The population of this community is anticipated to grow substantially from today to 2030.

The second area in this community is the Southwest Florida International Airport. The airport will be greatly expanded by 2030. The expanded airport will have a second parallel runway and a new terminal building that will more than double the existing capacity of the airport. Development will be guided by the Airport Layout Plan (as established through the airport master plan process) consistent with the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)) and all other Lee Plan provisions.

XII. Glossary

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(a)) - This Table depicts the proposed development schedule for the Southwest Florida International Airport through the year ~~2030~~2020. (Added by Ordinance No. 04-16, Amended by Ordinance No. 07-12)

- f. Amend the Lee Plan to incorporate Table 5(b) to document the existing and proposed development intensity at Page Field General Aviation Airport. (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(b), below and as noted in the other proposed text amendments cited herein.)

XII. Glossary

PAGE FIELD GENERAL AVIATION AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(b)) - This Table depicts the proposed development schedule for the Page Field General Aviation Airport through the year 2025. The Table will be updated by Lee Plan amendment based on future Airport Master Plan and Airport Layout Plan updates.

RECEIVED
AUG 06 2008



PERMIT COUNTER
Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: Volume I of III

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

Lee County Port Authority – Mark R. Fisher*

APPLICANT

11000 Terminal Access Road, Suite 8671

ADDRESS

Fort Myers

FL

33913-8899

CITY

STATE

ZIP

(239) 590-4600

(239) 590-4688

TELEPHONE NUMBER

FAX NUMBER

Johnson Engineering, Inc. Joseph W. Grubbs, Ph.D. AICP**

AGENT**

2122 Johnson Street, P.O. Box 1550

ADDRESS

Fort Myers

FL

33902

CITY

STATE

ZIP

(239) 334-0046

(239) 334-3661

TELEPHONE NUMBER

FAX NUMBER

Lee County Board of County Commissioners

OWNER(s) OF RECORD

P.O. Box 398

ADDRESS

Fort Myers

FL

33902-0398

CITY

STATE

ZIP

(239) 533-8585

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* Please include Mark Fisher in all correspondence.

** This will be the person contacted for all business relative to the application.

J. Ronald Ratliff, AICP
Reynolds, Smith, & Hills, Inc.
10748 Deerwood Park Boulevard South
Jacksonville, FL 32256-0597
Phone: (904) 256-2287
Fax: (904) 256-2503

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☒ Text Amendment

☒ Future Land Use Map Series Amendment
(Maps 1 thru 21)

List Number(s) of Map(s) to be amended
Map 1, Page 1 and Map 3G

B. SUMMARY OF REQUEST (Brief explanation):

The Comprehensive Plan Amendment requests incorporation of the Page Field
Airport Master Plan, Airport Layout Plan, and associated text amendments into
The Lee Plan thereby exempting the airport from the DRI process pursuant to
163.3177(6)(k), F.S.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

1. Site Address:

Access Undetermined Fort Myers FL 33907
Fowler Street Fort Myers FL 33907
Fowler Street Fort Myers FL 33907
4741-4771 S. Cleveland Avenue Fort Myers FL 33907
4682-4700 Terminal Drive Fort Myers FL 33907
Fowler Street Fort Myers FL 33907
10600 Fowler Street Fort Myers FL 33907
4945-5049 S. Cleveland Avenue Fort Myers FL 33907
See Map for Addresses Fort Myers FL 33907
115 Danley Drive Fort Myers FL 33907
606 Danley Drive Fort Myers FL 33907
210 5th Street Fort Myers FL 33907
20/50 South Road Fort Myers FL 33907

2. STRAP(s):

01-45-24-P1-00060.008C Within the City of Fort Myers
01-45-24-P1-00060.008B Within the City of Fort Myers
01-45-24-P1-00060.008A Within the City of Fort Myers
01-45-24-00-00007.0060
01-45-24-00-00007.0000
01-45-24-00-00007.0040
01-45-24-00-00007.0050
01-45-24-00-00007.0030
12-45-24-00-00001.0000
12-45-24-01-0000A.0010
12-45-24-01-0000O.0150
12-45-24-01-00T00.0010
12-45-24-01-0000B.0000 (Portion of this parcel)

B. Property Information

Total Acreage of Property:

583.15± acres

Total Acreage included in Request:

561.27± acres

(Less property within the
City of Fort Myers and the
two non-aviation parcels
south of Danley Drive)

Area of each Existing Future Land Use Category:

Public Facilities: 561.27 ± acres

Total Uplands:

550.37± acres

Total Wetlands:

10.90± acres (OSW)

Current Zoning:

Lee County: IL, MPD, CPD
City of Fort Myers: I-1, A-3, B-2

Current Future Land Use Designation:

Public Facilities

Existing Land Use:

General Aviation Airport

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: Not Applicable

Airport Noise Zone 2 or 3: Not Applicable

Acquisition Area: Not Applicable

Joint Planning Agreement Area (adjoining other jurisdictional lands):

At the time of this application, the City of Fort Myers and Lee County Port Authority do not have in place a formal joint planning agreement. However, the City of Fort Myers provides Lee County Port Authority the opportunity to review any proposed development involving property adjacent to Page Field. Also, the City of Fort Myers has incorporated into its Code of Ordinances (Sec. 118) provisions governing building heights in order to be consistent with the Lee County Land Development Code (Sec. 34-1004) and Part 77, FAR.

Community Redevelopment Area: Not Applicable

D. Proposed change for the Subject Property:

Amend FLUM to reflect the adoption of the Page Field General Aviation Airport Master Plan into the Lee Plan and include appropriate text amendments to support this request.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	<u>None</u>
Commercial intensity	<u>(Non-aviation) 568,633± SF (Retail, Service & Office)</u>
Industrial intensity	<u>(Non-aviation) 251,658± SF/(Aviation) 551,751± SF¹</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>Not Applicable</u>
Commercial intensity	<u>(Non-aviation) 568,633± SF (Retail, Service & Office)</u>
Industrial intensity	<u>(Non-aviation) 251,658± SF/(Aviation) 551,751± SF¹</u>

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data

¹Aviation-related intensity shown here does not include runways, taxiways or aprons/ramps.

and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes. **See Section II**
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. **See Section III, Exhibit IV.A.2.**
3. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes. **See Section II and Section III, Exhibits IV.A.3.a. and IV.A.3.b.**
4. Map and describe existing zoning of the subject property and surrounding properties. **See Section II and Section III, Exhibit IV.A.4.**
5. The legal description(s) for the property subject to the requested change. **See Section I**
6. A copy of the deed(s) for the property subject to the requested change. **See Section I**
7. An aerial map showing the subject property and surrounding properties. **See Section III, Exhibits IV.A.7. and IV.A.7.a.**
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. **See Section I**

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

See Section V

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;

- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

See Section V

2. Provide an existing and future conditions analysis for:
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

See Section IV

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - d. Mass Transit; and (**See Exhibit IV.B.3.d.**)
 - e. Schools - Not Applicable

See Section IV

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover

- and Classification system (FLUCCS). **See Section VII, Exhibit IV.C.1.**
2. A map and description of the soils found on the property (identify the source of the information). **See Section VII, Exhibit IV.C.2.**
 3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA). **See Section VII, Exhibit IV.C.3.a. and IV.C.3.b.**
 4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands. **Not Applicable²**
 5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).
See Section VII, Environmental Impacts and Exhibit IV.C.5.

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

See Section III, Exhibit IV.D. and Section VIII

E. Internal Consistency with the Lee Plan

1. 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.
See Section IX
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective. **See Section IX**
3. Describe how the proposal affects adjacent local governments and their comprehensive plans. **See Section X**
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment. **See Section XI**

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

² Other Surface Water (OSW) delineated in FLUCCS map, see Section VII, Exhibit IV.C.1.

- a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
- b. Provide data and analysis required by Policy 2.4.4,
- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

See Section I

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

- a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

See Section I

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2. **See Section VI**

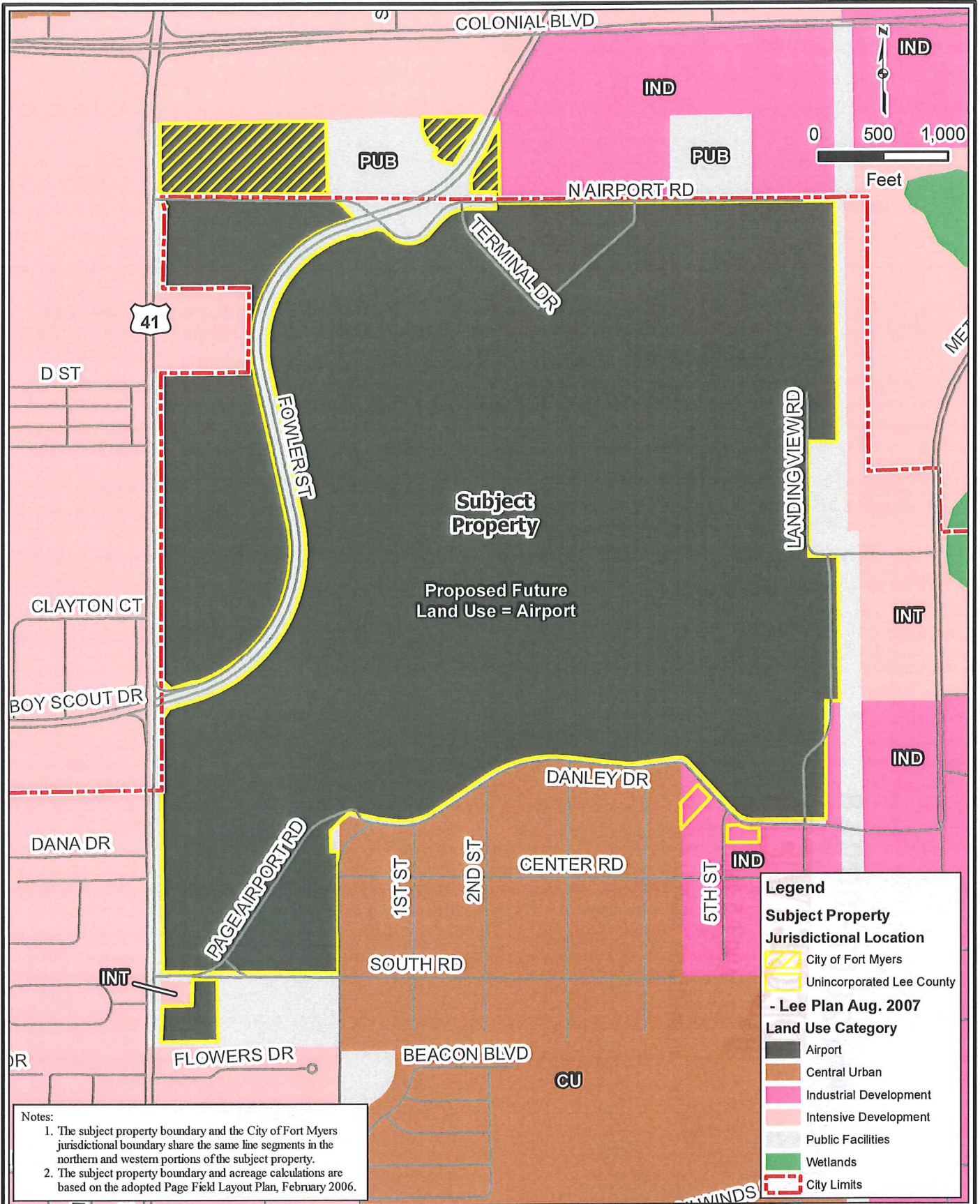
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element. **See Section VI**

- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis. **See Section II**

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

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JOHNSON
ENGINEERING

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Proposed Future Land Use

DATE	PROJECT	FILE NO.	SCALE	EXHIBIT NO.
06/20/08	20033734-127	00-00-00	As Shown	4-B

(REVISED JULY 24, 2008)

**PARCEL LYING IN
SECTIONS 1 AND 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND
ALL OF LOT 1, BLOCK A, PART OF BLOCK B,
ALL OF LOT 15, BLOCK O AND ALL OF LOT 1, BLOCK T
PAGE PARK, PLAT BOOK 8, PAGES 92 THROUGH 97
LEE COUNTY, FLORIDA**

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A tract or parcel of land lying in Sections 1 and 12, Township 45 South, Range 24 East, Lee County, Florida, and all of Lot 1, Block A, part of Block B, all of Lot 15, Block O and all of Lot 1 Block T, Page Park, recorded in Plat Book 8, pages 92 through 97, in the Public Records of Lee County, Florida, being described as follows:

From the northeast corner of Lot 1, Block U, of said Page Park, run N 00° 28' 16" W along the east line of a parcel of land described as Parcel A, in Official Record Book 2688, page 1578, in said public records for 80.01 feet to the Point of Beginning.

From said Point of Beginning, run N 89° 04' 36" W along the north line of said Parcel A for 137.16 feet to an intersection of the east right-of-way line of Sixth Street (65 feet wide) with the northeast corner of Danley Drive (65 feet wide) as shown on said plat; thence run N 89° 04' 36" W along the north right-of-way line of said Danley Drive for 376.19 feet; thence run S 00° 28' 14" W along an extension of the east line of Lot 1, Block T, Page Park, and the east line of said lot for 170.60 feet; thence run N 89° 31' 46" W along the south line of said lot for 244.13 feet; thence run N 00° 28' 17" W along the west line of said lot for 132.57 feet; thence departing said lot line, run N 28° 29' 32" E for 117.93 feet to an intersection with the north right-of-way line of said Danley Drive; thence run N 42° 19' 31" W along said north line for 206.12 feet; thence departing said right-of-way line, run S 42° 40' 29" W along an extension of the southeasterly line of Lot 15, Block O, Page Park, and the southeasterly line of said lot for 399.51 feet; thence run N 00° 28' 17" W along the west line of said lot for 203.94 feet; thence run N 42° 40' 29" E along the northwesterly line of said lot and an extension of said line for 262.91 feet to an intersection with said north right-of-way line of Danley Drive; thence run the following courses along Danley Drive: N 42° 19' 31" W for 179.61 feet to a point of curvature; thence run westerly along an arc of said curve to the left, having a radius of 85.00 feet (delta 53° 58' 31") (chord bearing N 69° 18' 46" W) (chord 77.15 feet) for 80.07 feet to a point of tangency; S 83° 41' 58" W for 265.90 feet to a point of curvature; westerly along an arc of said curve to the right, having a radius of 900.00 feet (delta 12° 35' 23") (chord bearing S 89° 59' 40" W) (chord 197.36 feet) for 197.76 feet to a point of tangency; N 83° 42' 38" W for 406.20 feet to a point of curvature; westerly along an arc of said curve to the left, having a radius of 935.00 feet (delta 39° 46' 38") (chord bearing S 76° 24' 03" W) (chord 636.16 feet) for 649.12 feet to a point of tangency; S 56° 30' 44" W for 505.06 feet to a point of curvature; westerly along an arc of said curve to the right, having a radius of 435.00 feet (delta 41° 19' 00") (chord bearing S 77° 10' 14" W) (chord 306.93 feet) for 313.68 feet to a point of tangency; N 82° 10' 16" W for 132.78 feet; N 78° 42' 08" W for 207.77 feet to an intersection with the Airport Building Restriction Line as shown on the aforesaid plat; thence run S 47° 47' 21" W along said line for 200.66 feet to the northwest corner of Lot 2, Block A of said plat; thence run S 00° 21' 46" E along the common line of Lot 1 and Lot 2 of said Block A for 171.31 feet; thence run N 89° 38' 14" E along said common line for 50.31 feet to an intersection with a non-tangent curve and the west right-of-way line of said

Danley Drive; thence run along said right-of-way line the following courses: southerly along an arc of said curve to the left, having a radius of 337.50 feet (delta $18^{\circ} 06' 13''$) (chord bearing $S 09^{\circ} 00' 15'' W$) (chord 106.20 feet) for 106.64 feet to a point of tangency; $S 00^{\circ} 02' 51'' E$ for 658.41 feet to a point of curvature; southwesterly along an arc of said curve to the right, having a radius of 167.50 feet (delta $90^{\circ} 31' 05''$) (chord bearing $S 45^{\circ} 12' 42'' W$) (chord 237.95 feet) for 264.62 feet to a point of tangency and an intersection with the north right-of-way line of South Road (65 feet wide) as shown on said plat; thence run $N 89^{\circ} 31' 46'' W$ along said right-of-way line for 751.86 feet; thence departing said right-of-way line run $S 00^{\circ} 28' 13'' W$ along the west line of Jerry Brooks Park and an extension thereof for 543.27 feet to an intersection with the south line of said Block B, Page Park; thence run $S 89^{\circ} 33' 23'' W$ along said south line for 399.39 feet to an intersection with the east right-of-way line of Cleveland Avenue (State Road 45 – US 41, 200 feet wide), being a line 68 feet east of as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 12; thence run $N 00^{\circ} 29' 36'' E$ along said right-of-way line and the west line of said Block B for 284.62 feet to an intersection with the south line of a parcel of land described in Instrument Number 2006000464554, in said public records; thence run $S 89^{\circ} 31' 46'' E$ along the south line of said parcel for 182.00 feet; thence run $N 00^{\circ} 29' 36'' E$ along the east line of said parcel and an extension thereof for 265.02 feet to an intersection with the north right-of-way line of said South Road; thence run $N 89^{\circ} 31' 46'' W$ along said right-of-way line for 165.49 feet; thence departing said right-of-way line, run $N 00^{\circ} 29' 36'' E$ for 9.99 feet; thence run $N 89^{\circ} 30' 24'' W$ for 16.50 feet to an intersection with the east right-of-way line of said Cleveland Avenue (200 feet wide); thence run $N 00^{\circ} 29' 36'' E$ along said right-of-way line for 1,114.87 feet; thence departing said right-of-way line, run $S 89^{\circ} 38' 43'' W$ for 35.00 feet to an intersection with the east right-of-way line of said Cleveland Avenue (164 feet wide), being a line 33 feet east of (as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 12; thence run $N 00^{\circ} 29' 36'' E$ along said right-of-way line for 47.42 feet; thence departing said right-of-way line, run $N 83^{\circ} 54' 36'' E$ for 39.00 feet; thence run $N 45^{\circ} 25' 07'' W$ for 53.94 feet to an intersection with said east right-of-way line of Cleveland Avenue; thence run the following courses along said right-of-way line: $N 00^{\circ} 29' 36'' E$ for 788.89 feet to an intersection with the easterly right-of-way line of Fowler Street Extension as described in Official Record Book 2688, page 1578, in said public records; thence run $N 00^{\circ} 30' 39'' E$ along the east right-of-way line of said Cleveland Avenue for 66.03 feet to an intersection with the north line of said Section 12; thence run $N 00^{\circ} 07' 31'' W$ along said right-of-way line for 203.94 feet to a point on the westerly right-of-way line of said Fowler Street Extension; thence continue $N 00^{\circ} 07' 11'' W$ along the east right-of-way line of said Cleveland Avenue, being a line 33 feet east of (as measured on a perpendicular) and parallel with the west line of the Southwest Quarter (SW-1/4) of said Section 1 for 2,399.76 feet to an intersection with the East-West Quarter section line of said Section 1; thence run $N 89^{\circ} 20' 39'' E$ along said quarter section line for 629.17 feet to the southeast corner of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northwest Quarter (NW-1/4) of said section; thence run $N 00^{\circ} 11' 03'' W$ along the east line of said fraction for 650.04 feet; thence run $S 89^{\circ} 13' 54'' W$ along the north line of said fraction for 628.74 feet to an intersection with the aforesaid east right-of-way line of Cleveland Avenue; thence run $N 00^{\circ} 08' 41'' W$ along said right-of-way line, being a line 33 east of (as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 1 for 598.48 feet; thence departing said right-of-way line, run $N 35^{\circ} 46' 18'' E$ for 57.96 feet; thence run $S 89^{\circ} 57' 19'' W$ for 34.00 feet to an intersection with said east right-of-way line of Cleveland Avenue; thence run $N 00^{\circ} 08' 41'' W$ along said right-of-

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way line for 50.02 feet; thence departing said right-of-way line, run N 89° 57' 19" E for 34.00 feet; thence run N 35° 59' 33" W for 58.06 feet to an intersection with the aforesaid east right-of-way line of Cleveland Avenue; thence run N 00° 08' 41" W along said right-of-way line for 555.13 feet to an intersection with the north line of the South Half (S-1/2) of the North Half (N-1/2) of the Northwest Quarter (NW-1/4) of said Section 1; thence run N 88° 59' 49" E along said north line for 2,610.49 feet to an intersection with the west line of the Northeast Quarter (NE-1/4) of said section; thence run S 00° 18' 07" E along said west line for 704.38 feet to an intersection with the south right-of-way line for the east portion of North Airport Road; thence run N 89° 58' 27" E along said south line for 2,585.79 feet to an intersection with the west line of Ten Mile Linear Park (formerly the west right-of-way line of the SAL Railroad); thence run S 00° 35' 46" E along said west line for 1,229.40 feet to an intersection with the East-West Quarter section line of said Section 1; thence run S 00° 30' 35" E continuing along the west line of said Ten Mile Linear Park for 600.82 feet to an intersection with the north line of a parcel of land described in Official Record Book 1348, page 1981, in said public records; thence run S 89° 29' 25" W along the north line of said parcel for 220.00 feet; thence run S 00° 30' 35" E along the west line of said parcel for 840.00 feet; thence run N 89° 29' 25" E along the south line of said parcel for 220.00 feet to an intersection with the west line of said Ten Mile Linear Park; thence run S 00° 30' 35" E along said west line for 1,200.03 feet to an intersection with the north line of said Section 12; thence run S 89° 46' 15" W along said north line for 113.57 feet to an intersection with the west line of a parcel of land described in Official Record Book 990, page 290, in said public records and being part of the aforesaid former SAL Railroad; thence run S 00° 28' 16" E along said west line for 933.28 feet to an intersection with the north line of said parcel of land described as Parcel A in Official Record Book 2688, page 1578, in said public records and the Point of Beginning.

LESS AND EXCEPT South Road, Danley Drive and Fowler Street Extension

Bearings herein abovementioned are based on the west line of the Northwest Quarter (NW-1/4) of Section 12, Township 45 South, Range 24 East, Lee County, Florida, as bearing N 00° 29' 36" E.

ALSO LESS AND EXCEPT Shady Rest Care Pavilion as described in deed recorded in Official Record Book 4819, page 4035, in the Public Records of Lee County, Florida, being described as follows:

A tract or parcel of land lying in Section 1, Township 45 South, Range 24 East, City of Fort Myers, Lee County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest One Quarter (NW 1/4) of said Section 1; run S 00° 08' 20" E, along the west line of said fraction, for a distance of 648.61 feet to the northwest corner of the South One Half (S 1/2) of the North One Half (N 1/2) of said Northwest One Quarter (NW 1/4); thence run N 88° 59' 28" E, along the north line of said South One Half (S 1/2), for a distance of 1,321.51 feet; thence run S 00° 20' 58" E for a distance of 40.00 feet to an intersection with the south line of a 40 foot wide drainage and utility easement said point being the Point of Beginning.

From said Point of Beginning run N 88° 59' 28" E, along the south line of said easement, for a distance of 742.38 feet; thence run S 01° 00' 32" E for a distance of 52.74 feet; thence run S 18° 45' 38" E for a distance of 12.65 feet; thence run S 21° 19' 52" E for a distance of 26.02 feet; thence run S 20° 47' 08" E for a distance of 13.27 feet; thence run S 26° 06' 45" E for a distance of 74.87 feet; thence run S 61° 08' 26" E for a distance of 73.35 feet; thence run S 29° 03' 38" W for a distance of 62.84 feet; thence run S 60° 31' 34" E for a distance of 90.18 feet; thence run S 78° 55' 09" E for a distance of 81.17 feet to an intersection with the northwesterly right-of-way line of Fowler Street, said point being on a non-tangent curve; thence run southwesterly along said right-of-way

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line and the arc of said curve to the right of radius 565.00 feet (delta $42^{\circ} 30' 16''$) (chord bearing $S 56^{\circ} 24' 47'' W$) (chord 409.60 feet) for 419.14 feet to a point on a non-tangent curve; thence continue southwesterly along said right-of-way line and said non-tangent curve to the right of radius 862.67 feet (delta $04^{\circ} 45' 44''$) (chord bearing $S 69^{\circ} 31' 18'' W$) (chord 71.68 feet) for a distance of 71.70 feet to a point of tangency; thence continue along said right-of-way line $S 71^{\circ} 54' 09'' W$ for a distance of 243.64 feet to an intersection with the northerly right-of-way line of North Airport Road, said point being a point on a non-tangent curve; thence run northwesterly along said northerly right-of-way line and the arc of said non-tangent curve to the left of radius 360.00 feet (delta $41^{\circ} 04' 44''$) (chord bearing $N 69^{\circ} 09' 52'' W$) (chord 252.61 feet) for a distance of 258.11 feet; thence run $N 89^{\circ} 42' 14'' W$, along said northerly right-of-way line, for a distance of 106.93 feet; thence run $N 00^{\circ} 20' 58'' W$ leaving said north line for a distance of 542.79 feet to the Point of Beginning.
Containing 10.846 acres, more or less.

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LEE COUNTY ORDINANCE NO. 09-14

(Page Field Airport Master Plan)

(CPA2007-48)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2007-48 (PERTAINING TO THE PAGE FIELD AIRPORT MASTER PLAN) APPROVED DURING THE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on March 24, 2008 and August 25, 2008; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on October 22, 2008. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2007-48 pertaining to the Page Field Airport Master Plan Update to the Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the October 22, 2008 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on January 16, 2009; and,

WHEREAS, on February 25, 2009, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "2007/2008 Regular Comprehensive Plan Amendment Cycle CPA2007-48 Page Field Airport Master Plan Update Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board on February 25, 2009, known as CPA2007-48. CPA2007-48 amends the Future Land Use Map Series, Maps 1 and 3G, the Vision Statement, the Future Land Use Element, the Ports, Aviation, and Related Facilities sub-element of the Transportation Element, the Intergovernmental Coordination Element, Table 5, and the Glossary of the Lee Plan to incorporate the Page Field Airport Master Plan and the Airport Layout Plan as set forth below.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT AREAS. Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it, as well as research and development activities and other non-aviation related development that is not necessarily related to the airport, through the year 2030. Designate on the Future Land Use Map existing and proposed development areas for Page Field General Aviation Airport. The Lee County Port Authority desires to establish non-aviation related uses to provide a supplementary revenue source as well as providing an opportunity for businesses that desire a location on airport property. Designate on the respective Airport Layout Plans suitable areas to accommodate these desired uses and provide general policy guidance as to how these uses will be developed. These categories are also considered Future Urban Areas.

POLICY 1.2.1: Airport Lands includes the existing facility and projected growth areas for the Southwest Florida International Airport's existing facility and projected growth areas and Page Field General Aviation Airport through the year 2030.

~~These areas will~~ The Airport Lands comprising the Southwest Florida International Airport includes airport and airport-related development as well as non-aviation land uses as proposed in the approved 2003 Airport Master Plan update and as depicted on the Airport Layout Plan sheet (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)). This mix of uses is intended to support the continued development of the Southwest Florida International Airport. Future development at the Southwest Florida International Airport will also include non-aviation related land uses such as hotels/motels, light industrial, service stations, ancillary retail/shopping, and office development. Any future airport expansion or development of aviation-related and non-aviation uses at Southwest Florida International Airport will offset environmental impacts through the Airport Mitigation Lands Overlay (Map 3M) or other appropriate mitigation acceptable to the permitting agencies and to Lee County. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan.

All development on Airport Lands comprising Southwest Florida International Airport must be consistent with Map 3F and Table 5(a). Map 3F depicts the planned expansion of the Southwest Florida International Airport through 2020.

Future development on Airport Lands comprising Page Field General Aviation Airport must be consistent with Objective 1.9 and related policies as well as Map 3G and Table 5(b).

If the airport master planning process precipitates a substantive change to the Airport Layout Plan (Map 3F or Map 3G), then the Port Authority must amend Map 3F or Map 3G, as appropriate, prior to obtaining local development approval.

The non-aviation related development areas have been depicted on the approved Airport Layout Plan sheets (Maps 3F and 3G). These uses will be constructed upon Airport lands with long term leases. All development within the non-aviation land use areas will be subject to mitigation requirements for wetland impacts. Mitigation of wetland impacts will be in accordance with the U.S. Army Corps of Engineers and South Florida Water Management District requirements. To the greatest extent reasonably possible, development of non-aviation land use areas must avoid wetland impacts. All non-aviation land use development will meet the indigenous vegetation requirements set forth in the Lee County Land Development Code.

POLICY 1.2.4: The Airport AOPD zoning resolution must be amended before any non-aviation related uses can be developed at the Southwest Florida International Airport. The intensity of the proposed aviation and non-aviation land uses at Southwest Florida International Airport must be consistent with Lee Plan Table 5(a). The Page Field General Aviation Airport project must be rezoned to AOPD prior to development of the new non-aviation uses proposed in Map 3G and Table 5(b).

OBJECTIVE 1.9 PAGE FIELD GENERAL AVIATION AIRPORT. Page Field General Aviation Airport plays a vital role as a reliever airport facility to Southwest Florida International Airport. In its role as a reliever airport, Page Field reduces general aviation traffic from Southwest Florida International Airport, thereby increasing the capacity and efficiency of the International Airport. Therefore, it is important to designate the land comprising the Page Field General Aviation Airport as Airport Lands on the Future Land Use Map. This designation should include adequate land to accommodate the projected growth needs of Page Field General Aviation Airport in its continued role as an airport reliever, including the industrial, commercial and office uses necessary to continue viable aviation activity through 2025.

POLICY 1.9.1: In order to create the revenue source necessary to maintain Page Field General Aviation Airport as a viable aviation operation and reliever to Southwest Florida International Airport, the Port Authority seeks to establish non-aviation uses on the Page Field General Aviation Airport property. Suitable locations for these non-aviation uses are designated on the Page Field Airport Layout Plan adopted as Lee Plan Map 3G. The Page Field Airport Layout Plan sheet (Map 3G) was adopted by the Federal Aviation Administration as part of the 2002 Page Field Airport Master Plan Update. This update and documents comprising the 2002 Master Plan approval are incorporated into the Lee Plan by reference as support for adoption of Map 3G and Table 5(b).

POLICY 1.9.2: The Page Field Airport Layout Plan (Map 3G) identified existing facilities and projected growth areas for both aviation and non-aviation uses through 2025. The mix of uses is identified on Table 5(b). This mix of uses is intended to support the continued future development of Page Field General Aviation Airport and includes aviation and non-aviation related land uses such as light industrial and office development and expands the non-aviation uses to include retail development. Development of the aviation and non-aviation uses on Page Field General Aviation Airport property must be consistent with Map 3G and Table 5(b) and will be required to comply with the Lee County Land Development Code regulations, including, but not limited to, the impact fee regulations. Any environmental mitigation deemed necessary to support development of Page Field General Aviation Airport property will be addressed separately by each development project and is not entitled to claim a benefit from the Airport Mitigation Lands Overlay area (Map 3M).

POLICY 1.9.3: If the Port Authority determines expansion of the Page Field General Aviation Airport boundaries is necessary in order to provide continued viability to Page Field as a reliever to Southwest Florida International Airport, then the Port Authority will submit to the Board of County Commissioners the appropriate application and support documentation to amend Map 3G, Table 5(b) and the Future Land Use Map to reflect the land added to Page Field General Aviation Airport.

POLICY 1.9.4: The Page Field Airport Master Plan and Airport Layout Plan will be updated no less than every 5-8 years, with the next amendment anticipated to be approved by the Federal Aviation Administration in 2010. A comprehensive plan amendment will be submitted by the Port Authority to update Map 3G and Table 5(b) to reflect the updated Page Field Master Plan as approved. The planning horizon used for the master plan update should be consistent with the Lee Plan Horizon, which can be verified by Lee County as part of the Master Plan Update process. Lee County staff will be included in the Master plan update process as required under the terms of the existing memorandum of understanding regarding airport development.

POLICY 1.9.5: The Port Authority will seek to eliminate or modify existing uses on the Page Field property deemed incompatible with existing aviation activity or causing a diminution in the Page Field Airport capacity. In order to protect Page Field as a Southwest Florida International Airport reliever, the Port Authority will use its capacity/authority as a reviewing entity to influence land-use decisions and approvals with respect to development of the lands surrounding Page Field in order to promote development that is compatible with the aviation activity at Page Field General Aviation Airport.

POLICY 1.9.6: Development on Page Field lands must be consistent with the Airport Layout Plan (Map 3G). If the Page Field Airport Master Plan or Airport Layout Plan set is amended or updated by the Port Authority in a manner that constitutes a substantive change from Map 3G or Table 5(b), local development order approval may be delayed or denied pending a Lee Plan Amendment, by the Port Authority, with respect to Map 3G and Table 5(b).

POLICY 1.9.7: Non-aviation development areas at Page Field Airport, as depicted on Map 3G, will be developed under long term land leases. All non-aviation development must comply with Land Development Code regulations, including payment of impact fees. The intensity of non-aviation development must be consistent with Table 5(b).

POLICY 1.9.8: Future non-aviation areas depicted on the Airport Layout Plan (Map 3G) will be developed, to the greatest extent possible, within existing upland areas. Impacts to wetlands in the future non-aviation areas will be minimized by site design whenever possible in compliance with the Lee County Land Development Code.

POLICY 1.9.9: Future aviation and non-aviation development at Page Field General Aviation Airport must comply with the provisions of the Educational Restriction Zone established under Florida Statutes, section 333.03 and the School Zone Map adopted as part of the Lee County Land Development Code.

TRANSPORTATION ELEMENT

OBJECTIVE 47.1: ECONOMIC GROWTH. To aid in the diversification of the county's economic growth ~~the capacity and long term development of the Southwest Florida International Airport and Page Field General Aviation Airport will be expanded in compliance with Maps 3F and 3G, and Table 5(a) and 5(b). to aid in the diversification of the county's economic growth.~~ Specific project implementation and approval of the proposed development will be coordinated through the annual Capital Improvement Program process and be consistent with the Airport Layout Plans (Map 3F and 3G). These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars. The Port Authority will strive to minimize impacts to surrounding land uses while maintaining a safe and efficient facility for airport operations.

POLICY 47.1.1: The Port Authority will coordinate the implementation of scheduled infrastructure and facility improvements for the Southwest Florida International Airport and Page Field General Aviation Airport consistent with the approved Airport Layout Plan sheets (Map 3F and Map 3G, respectively) and the ~~Southwest Florida International Airport Proposed Development Schedules~~ (Table 5(a) and (b), respectively).

POLICY 47.2.5: The county will utilize the approved Airport Master Plans and FAR Part 150 Study, including updates, as a basis to amend the comprehensive land use plan and the land development code to prohibit development that is incompatible with the Southwest Florida International Airport or Page Field General Aviation Airport; and, to ensure future economic enhancement consistent with Objective 46.2. Future updates of the Southwest Florida International Airport Master Plan and Page Field General Aviation Airport Master Plan that precipitate substantive changes to the Airport Layout Plans (Map 3F and Map 3G, respectively) will require a Lee Plan Amendment prior to local permitting approval for the affected airport. In accordance with FAA requirements, the Southwest Florida International Airport Master Plan and corresponding Airport Layout Plan (Map 3F) will be comprehensively updated at least once every 5 to 8 years.

POLICY 47.3.4: The proposed development schedule for the Southwest Florida International Airport through the year 2020 is depicted in Table 5(a) of the Lee Plan. The proposed development schedule for the Page Field General Aviation Airport through the year 2025 is depicted in Table 5(b) of the Lee Plan. ~~This Table~~ These Tables includes both aviation and non-aviation related development. If the FAA/FDOT mandate navigational improvements (NAVAIDS) or require improvements related to Airport security or safety at Southwest Florida International Airport or Page Field General Aviation Airport, then the Port Authority may pursue installation of the improvement even though the improvement is not specifically identified on Table 5(a) or Table 5(b). However, the Port Authority must obtain all

appropriate approvals and permits prior to installation, including approval from Lee County. If these improvements precipitate a substantive change to either Table 5(a), Table 5(b), or Map 3F, or Map 3G, then the Port Authority must pursue a Lee Plan amendment incorporating the changes in the next available amendment cycle.

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 and Page Field General Aviation Airport. Airport development will remain consistent with the MPO Long Range Transportation Plan and will support the provision of regional transportation facilities for the efficient use and operation of the transportation system and airports. Additional specific coordination requirements are contained in Objective 151.4 and subsequent policies.

INTERGOVERNMENTAL COORDINATION ELEMENT

OBJECTIVE 151.4: COORDINATION OF AIRPORT DEVELOPMENT AND IMPROVEMENTS AT THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT WITH ALL PERMITTING AGENCIES. The Port Authority will coordinate with Lee County, the Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, Federal Aviation Administration, and the Florida Department of Transportation to ensure that the development of the Southwest Florida International Airport and the Page Field General Aviation Airport is consistent with the Lee Plan.

POLICY 151.4.1: Port Authority staff will ensure that Lee County staff is directly involved in the review and approval process related to the ongoing update of the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport. This mandatory inter-agency coordination will provide an official means for scheduled review and comment regarding Airport Master Plan Updates, related Lee Plan amendments, annual updates of the Airport Layout Plan and Capital Improvement Program, permitting for scheduled capital improvement projects, amendments to the Airport zoning approvals and compliance with the Lee County Land Development Code. (Added by Ordinance No. 04-16)

POLICY 151.4.2: The Port Authority will submit and County staff will review and provide comments regarding the following:

- (1) Scope and content of ongoing updates to the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport pursued in accordance with Federal Aviation Administration Advisory Circular 150/5070-6 and the Florida Department of Transportation Guidebook for Airport Master Planning.

- (2) Consistency of proposed amendments to the Airport Master Plan and resulting Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G) with the Lee Plan, Land Development Code (LDC) and local zoning approvals.
- (3) Compatibility and compliance of individual CIP projects with the Lee Plan, LDC regulations, zoning approvals and other applicable regulations.
- (4) Proposed Lee Plan Amendments necessary to support revisions to the Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G), the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)), the Airport Master Plans for Southwest Florida International Airport and Page Field General Aviation Airport, or CIP project list.

GLOSSARY

AIRPORT LAYOUT PLAN - A map of existing and proposed airport property, facilities and development that is created as a result of the Airport Master Planning process. The Airport Layout Plan for Southwest Florida International Airport is adopted as Map 3F, and the Airport Layout Plan for Page Field General Aviation Airport is adopted as Map 3G.

NON-AVIATION RELATED USES - This phrase refers to the commercial and industrial land uses identified on the Southwest Florida International Airport Layout Plan (Map 3F), and Table 5 the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Layout Plan (Map 3G), and the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)). Non-aviation related uses are typically developed in non-aviation settings. Non-aviation uses may be enhanced by proximity to an airport, but these uses are not dependent on access to an airport. These uses could be developed in other locations within the County. Non-aviation related uses will be established on Airport lands through lease agreements with the Port Authority. The areas identified to accommodate these non-aviation uses are not necessary to support the primary aviation facilities comprising the Southwest Florida International Airport or the Page Field General Aviation Airport. Use of Airport lands for non-aviation use is intended to provide a revenue stream that may be used to enhance airport operations. Though located on airport property, the establishment of non-aviation uses is not necessary for the continued function of the primary aviation facilities associated with the airport.

PAGE FIELD GENERAL AVIATION AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(b)) - This Table depicts the proposed development schedule for the Page Field General Aviation Airport through the year 2025. The Table will be updated by Lee Plan amendment based on future Airport Master Plan and Airport Layout Plan updates.

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(a)) - This Table depicts the proposed development schedule for the Southwest Florida International Airport through the year 2030~~20~~.

SUBSTANTIVE CHANGE - As used in Policies 47.2.5 and 47.3.4, the term "substantive change" means development not specifically stated or identified in Table 5(a) or Table 5(b), or depicted on Map 3F or Map 3G.

Vision Statement

10. Gateway/Airport - This Community is located South of SR 82, generally east of I-75, and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the City of Fort Myers, the Southwest Florida International Airport and the properties the airport expects to use for its expansion, the lands designated as Tradeport, and the land designated as Industrial Development west of I-75 north of Alico Road. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange. The road network in this community is planned to change dramatically over time creating access to and from this community to the north, south, and east without relying on I-75. There are three distinct areas within this community. The Gateway portion of this community is the area where residential uses will occur. Gateway will be a thriving, nearly built-out, mixed-use community in 2020. The population of this community is anticipated to grow substantially from today to 2030.

The second area in this community is the Southwest Florida International Airport. The airport will be greatly expanded by 2030. The expanded airport will have a second parallel runway and a new terminal building that will more than double the existing capacity of the airport. Development will be guided by the Airport Layout Plan (as established through the airport master plan process) consistent with the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)) and all other Lee Plan provisions.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Comprehensive Plan. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184(9), Florida Statutes, or until the Administrative Commission issues a final order determining the adopted amendment to be in compliance in accordance with 163.3184(10), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

Commissioner Hall made a motion to adopt the foregoing ordinance, seconded by Commissioners Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DONE AND ADOPTED this 25th day of February, 2009

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: CR Hallum
Deputy Clerk

BY: Ray Judah
Ray Judah, Chairman

DATE: February 25, 2009

Approved as to form by:

Dawn E. Perry-Lehnert
Dawn E. Perry-Lehnert
County Attorney's Office



EXHIBITS

- A - Map 3G
- B - Tables 5(a) and (b)
- C - Future Land Use Map



State of Florida
County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 10th day of March, A.D. 2009

CHARLIE GREEN, CLERK

By: CR Hallum
Deputy Clerk

EXHIBIT A

TABLE 5a
Southwest Florida International Airport
Development Schedule



Development	Existing (2008)	2020
Landside		
Midfield Terminal Complex	28 gates 798,000 SF as-built	Expand from 28 gates to 47 gates 1,278,800 SF (Total 2020 area)
Auto Access	Entrances at the intersections of Daniels Parkway at Chamberlin Parkway, Paul J. Doherty Parkway, and Fuel Farm Road (located east of Doherty Parkway). Access also from Daniels via TreeLine Ave. & Alico Road via Ben Hill Griffin Parkway to Terminal Access Road. Air Cargo Lane improvements from Chamberlin Pkwy. - including a realigned Perimeter Road segment allowing freight transfer within the security fenced, airside/aviation area.	Rehab perimeter, service and fuel farm roads Expand Terminal Access Road entrance to 6 lanes Construct I-75 access Connector road for maintenance facilities New perimeter roads and midfield ATCT and ARFF access roads as part of parallel runway project Miscellaneous roadway improvements
Airport Maintenance and Vehicle Maintenance Shop	23,000 SF	Add 6,800 SF to vehicle shop (Total maintenance area 29,800 SF)
Parking	14,399 total existing spaces	
Passenger	11,461 spaces	
Hourly	2,519 spaces	Ultimately 5,126 total hourly spaces
Daily	8,942 spaces	Ultimately 9,342 total daily spaces
Employee	1,288 spaces	Total 2,088 employee spaces in 2020
Taxi/Limo/Toll Booth	150 spaces	Ultimately 200 total Taxi/Limo spaces
Rental Cars	1,500 spaces in midfield	Ultimately 3,000 total rental car spaces
Cell Phone Lot	100 spaces	
Airport Training & Conference Center	16,000 SF	
Gun Range	8,500 SF	
Rental Car North Side Service Areas	39,000 SF	Relocate R-A-C service areas to midfield
Airside		
Existing Runway 6-24	12,000 ft. X 150 ft. runway	No improvements planned
Parallel Runway 6R-24L	Under design	Construct 9,100ft. X 150ft. Parallel Runway 6R-24L
Taxiways	Taxiway A-parallel taxiway to Runway 6-24, 12,000 ft. long X 75 ft. wide; Taxilane B-apron taxilane that runs parallel to former terminal ramp for transitioning aircraft going from ramp to Taxiway A for approximately 1,580 ft., 12,000' parallel S. Taxiway F as-built with midfield construction.	Construct parallel taxiway north of Runway 6R-24L (9,100 ft. X 75 ft. wide) if new large Aircraft (NLA), then 100 ft. wide. Hold bay & by-pass improvements to Runway 6L-24R parallel taxiway. Construct dual cross-field connector taxiways (Approx. 4,215 ft. long X 75 ft. wide) if NLA, then 100 ft. wide. Construct a portion of south dual parallel taxiways with new parallel runway.
Terminal Apron	165,000 S.Y. at former terminal site 332,900 S.Y. at midfield as-built	Add 130,000 S.Y. at midfield for total midfield 462,900 S.Y.
Air Cargo	Total of 39,500 SF cargo buildings 69,000 S.Y. apron area	Expand cargo building facilities to 58,314 SF

EXHIBIT B

TABLE 5a
Southwest Florida International Airport
Development Schedule



Development	Existing	2020	
Airside (continued)			
Airline Freight Forwarding (Belly Cargo)	15,000 SF	New freight forwarding (belly cargo) facility of 15,000 SF in midfield area	
General Aviation	8,000 SF FBO and hangar facility 26,180 SF hangar space 48,650 S.Y. apron area	Infrastructure for second FBO Construct multi-use hangars (129,000 SF) Expand GA apron to 49,700 S.Y.	
Aircraft Maintenance General Aviation Large Aircraft	Approximately 13,000 SF	Expand to 36,000 SF as necessary Construct one hangar to accommodate aircraft including the Boeing 747. Land to accommodate an additional three hangars should be set aside, should it be needed in the future.	
Air Traffic Control Tower (ATCT)	Height 76.91 ft., 8,600 SF	Relocate to midfield - same SF as existing 8,600 ft. or more. New height must be greater than 80 ft. AGL	
Aircraft Rescue and Fire Fighting (ARFF)	14,000 SF	Add midfield ARFF Station	
Fuel Farm	Commercial: Four (4) 420,000 gallon tanks Jet A Fuel pumped from existing fuel farm area by a hydrant fueling system to the midfield area. General Aviation: (4) 15,000 gallon Jet A tanks (1) 12,000 gallon 100LL tank		
Airline Catering	25,000 SF		
Miscellaneous		Relocate high voltage power lines Upgrade airfield emergency generator Helipad (11,000 SF) Develop multi-modal center	
Rental Car Expansion		Rental car fuel farm	
Non-Aviation Related Land Uses		Option 1	Option 2
Commercial and Service		40,000 SF	40,000 SF
Animal Kennel and Clinic		Construct 300 Rooms	Construct 300 Rooms
Hotel ¹		44,300 SF	100,000 SF
Light Manufacturing/Assembly		Construct 3,500 SF w/ 24 pumps	Construct 3,500 SF w/ 24 pumps
Gas Station/Convenience Store		100,000 SF	60,800 SF
Warehouse/Distribution			
Office ²		275,000 SF	275,000 SF

1. This table is for general phasing and major development items only. More specific detail is available in the annual Capital Improvement Plan (CIP) prepared by the Lee County Port Authority for the Southwest Florida International Airport.
2. All non-aviation related development will meet local land development code requirements such as open space requirements listed in LDC Sec. 10-413 and Wetland impacts requirements listed in LDC Sec. 14-293. All development will be required to undergo local site and zoning review prior to local development order issuance. This development includes 10% retail.
3. This development includes 10% retail.
4. Development within the "Potential Future Development Area" will require amendment of the Lee Plan prior to development.

Page Field General Aviation Airport

Table 5(b)



Existing vs. Proposed Development 2020-2025(1)			
Development	Existing	Thru 2020(2)	Thru 2025(3)
Landside Intensity (Terminal and Access Facilities)(4)			
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking(5)	675 Spaces		
<i>Landside Intensity by Quadrant</i>			
<i>North Quadrant</i>			
<i>Buildings & Structures</i>	85,557± sq. ft.		
<i>Vehicular Parking</i>	545 spaces		
<i>East Quadrant</i>			
<i>Buildings & Structures</i>	1,250± sq. ft.	20,000± sq. ft.	
<i>Vehicular Parking</i>	15 Spaces		
<i>South Quadrant</i>			
<i>Buildings & Structures</i>	11,209± sq. ft.		
<i>Vehicular Parking</i>	115 Spaces		
<i>West Quadrant</i>			
<i>Buildings & Structures</i>	--		
Auto Access	Main terminal entrance from Danley Drive; Terminal Drive; Airport facilities accessways from Danley Drive; Airport facility access from Landingview Way	Airport Perimeter Road; New General Aviation facility access; North quadrant hangar access roads; Terminal Drive realignment; Fuel farm access; South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities)(6)			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps	217,100± sq. yds.	62,200± sq. yds.	
Primary Taxiways			
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway D	2,897± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway	1,052± ft. Taxiway	
Future Aviation-support Facilities Identified in Airport Master Plan		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	

Page Field General Aviation Airport

Table 5(b)



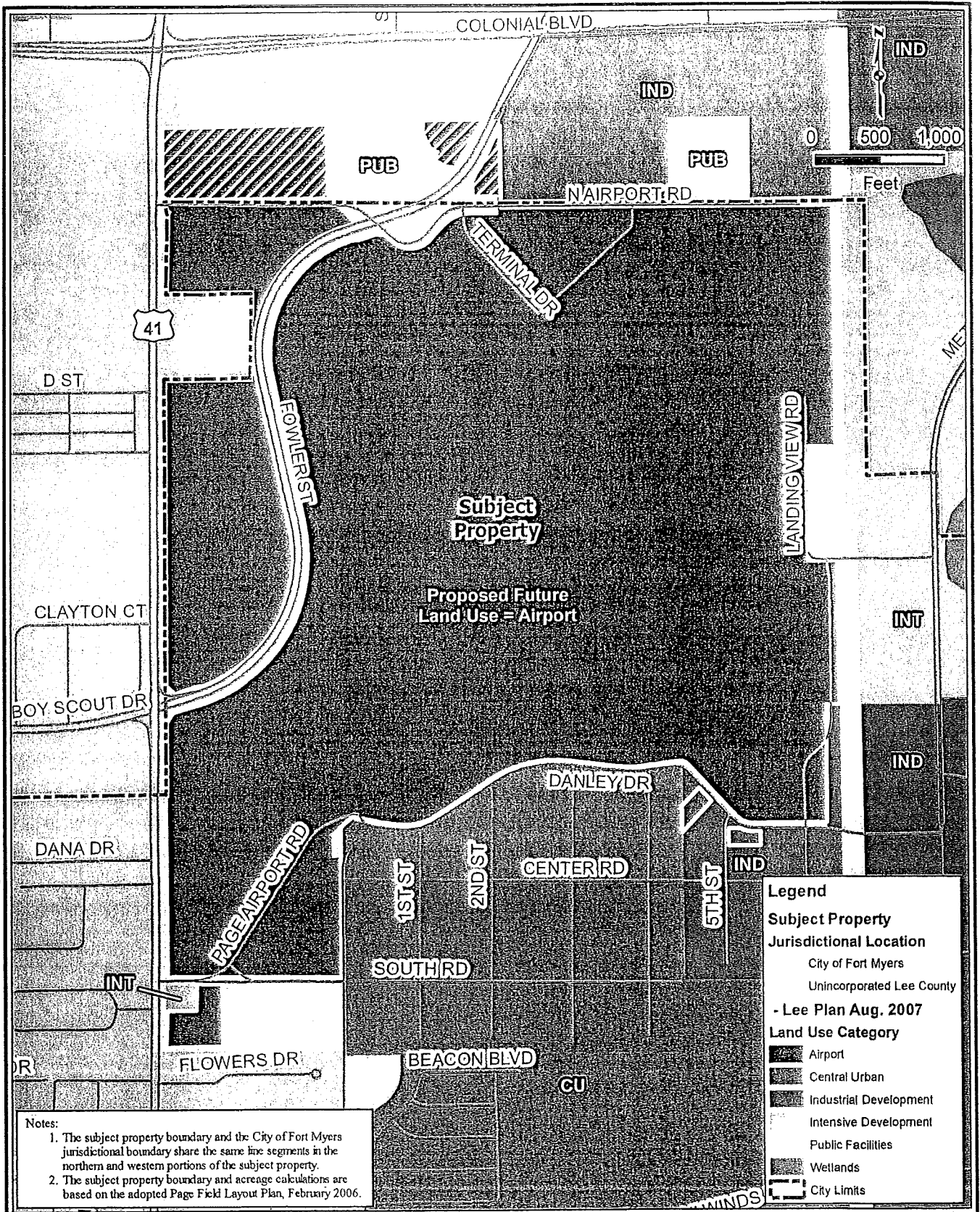
Existing vs. Proposed Development 2020-2025(1)			
Development	Existing	Thru 2020(2)	Thru 2025(3)
Aviation-support Facilities (See below for facilities by quadrant)	332,991± sq. ft.	100,660± sq. ft.	
<i>Aviation-support Facilities by Quadrant</i>			
<i>North Quadrant</i>			
<i>Hangars</i>		34,658± sq. ft.	
<i>Accessory Office</i>		1,470 sq. ft.	
<i>East Quadrant</i>			
<i>Hangars</i>	135,923± sq. ft.	10,850± sq. ft.	
<i>Accessory Office</i>		4,682± sq. ft.	
<i>South Quadrant</i>			
<i>Hangars</i>	197,068± sq. ft.		
<i>West Quadrant</i>			
<i>Terminal</i>		25,000± sq. ft.	
<i>Hangars</i>		24,000± sq. ft.	
Non-aviation Intensity			
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
Service	108,465± sq. ft.		
Office			
Medical	35,490± sq. ft.		
Non-medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels(7)			
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-medical)			33,000± sq. ft.
Light Industrial			40,000± sq. ft.

Source: Page Field General Aviation Airport, Master Plan Update, 2002; Page Field Airport Layout Plan, 2006; Lee County Port Authority.

Notes:

- (1) The adopted Page Field Airport Master Plan (May 2002) was developed with a 2020 planning horizon. The adopted Airport Layout Plan (February 2006) has a 2025 planning horizon. As of May 2008, LCPA has initiated a process to update the Airport Master Plan through the 2030 planning horizon. Upon completion of the airport master plan update, LCPA will submit an appropriate Lee Plan amendment application to update the Airport Master Plan to reflect a 2030 planning horizon.
- (2) Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.
- (3) Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.
- (4) Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.
- (5) Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.
- (6) Airside facilities are those required for aviation operations, including runways and ramps. Airside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.
- (7) Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels through the 2025 planning horizon.

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JOHNSON
ENGINEERING

2122 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

Proposed Future Land Use

DATE	PROJECT	FILE NO.	SCALE	EXHIBIT NO.
06/20/08	20033734-127	00-00-00	As Shown	4-B



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
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Tammy Hall
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Frank Mann
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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

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

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

RECEIVED
NOV 08 2007

COMMUNITY DEVELOPMENT

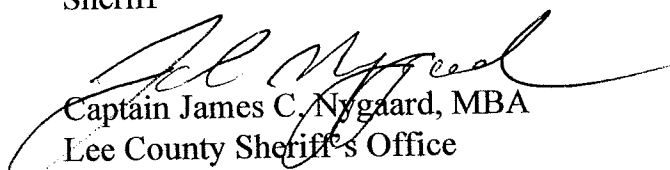
Dear Mr. Cunningham

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. Nygaard, MBA
Lee County Sheriff's Office
Administration Bureau
14750 Six Mile Cypress Pkwy
Fort Myers, FL 33912
239-477-1424 (Office)



Noble, Matthew A.

From: Lehnert, Dawn
Sent: Tuesday, March 04, 2008 5:09 PM
To: Noble, Matthew A.
Cc: Collins, Donna Marie
Subject: Page Field

Hi Matt:

After reviewing the application again (except the MP Update), I offer the following for your consideration.

1. The definitions of "Airport layout Plan" and "non-aviation related uses" may need to be amended to include Page Field references.
2. Policy 1.2.1 (Airport Lands) should be amended to include references to Page Field.
3. Proposed Objective 1.9. As drafted this objective makes it sound like the County is supposed to look outside the boundaries of Page Field for lands in order to "protect growth needs" I do not think this is was the PA really intends. However, if it is the PA should be responsible for the associated costs.
4. Policy 1.9.1. This needs to be broken up into several policies as the thoughts are jumbled. Also, the ALP does NOT depict specific uses. I agree we need a Table similar to the one we did for SWFIA.

The policy mentions 2020 as the horizon year...shouldn't this be 2030?; especially given the fact that the ALP/MP will need to be updated within 5-7 years.

5. Additional items that probably should be the subject of an objective/policy:
 - a. periodic update of the Page Field Master Plan /ALP set .
 - b. School Zone Map and related text amendment
 - 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
6. Proposed 47.1 is very awkward as drafted.
7. I think Policies 47.2.5 and 47.3.4 and 151.4.5 should be amended to include Page Field references.
8. The fact that Page Field acts as a "reliever" airport and is necessary to protect the capacity of RSW is important...maybe it should be mentioned in the Plan text?

3/5/2008

9. It is not clear from any of the proposed maps where the new terminal facility will be located...among other things....we need to fix this, especially if we are going to be approving DRI level development.
10. What documentation did the PA present to the FAA in order to achieve adoption/approval of the Page Field ALP in 2006? Was it the 2002 Master Plan Update info...did the supplement this document?
11. The materials indicate that the PA believes open space = paved runway. Is this a problem?
12. The TIS indicates that roads are/will be at LOS F. I am not really sure from the report whether the LOS F is caused by the additional proposed commercial/industrial uses or not. Is DOT really ok with this???

I am sure there will be more as we move this application through the system. Let me know how I can assist.

Thanks.

Dawn E. Perry-Lehnert
Assistant County Attorney
Lee County Attorney's Office
Phone: 239-533-2236
Fax: 239-485-2106

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

3/5/2008



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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District Two

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Tammy Hall
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Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Hearing Date: March 24, 2008

Case Number: CPA2007-00048

Case Name: Page Field Airport Comprehensive Plan Amendment

Request: Amend the Future Land Use Map Series, Map 1 to change 562.77 acres of land designated Public Facilities to Airport.

Location: The property is located in Sections 01 and 12 of Township 45 South, Range 24 East. The property is generally located at the intersection of Fowler Street and South Cleveland Avenue.

**PROPERTY OWNER'S
REPRESENTATIVE:**

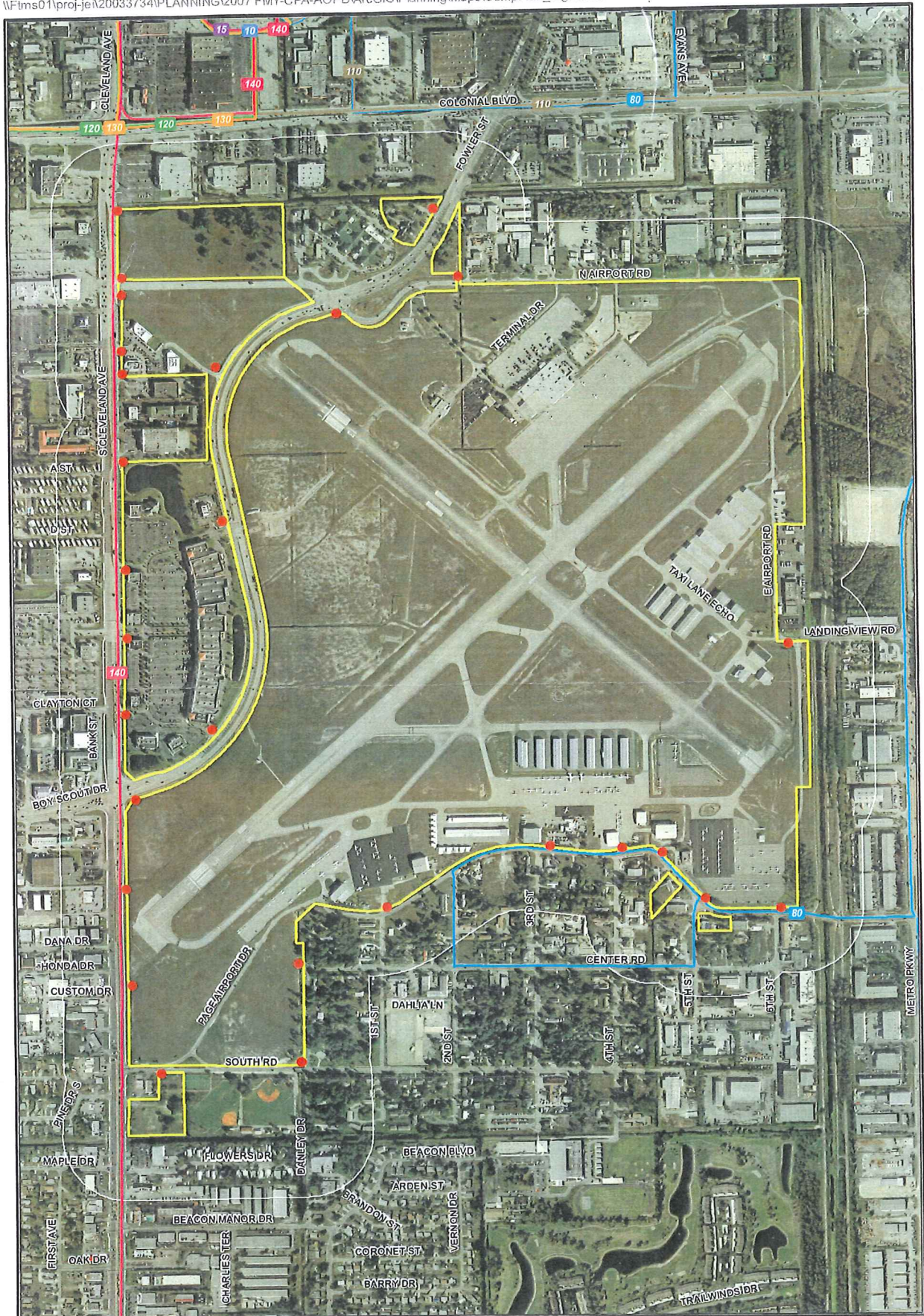
Joseph W. Grubbs, Ph.D., AICP
Johnson Engineering, Inc.
2158 Johnson Street
Fort Myers, FL 33901

Lee County Planner: Matt Noble
(239) 533-8548

The file may be reviewed Monday through Friday between the hours of 8:00 am and 4:30 pm at the Lee County, Planning Division, 1500 Monroe St., Fort Myers, FL 33901. Call (239) 533-8585 for additional information.

This is a courtesy notice. Please review the New-Press for County Commission meeting notices.

This case is anticipated to be reviewed by the Local Planning Agency on: March 24, 2008



Page Field G.A. Airport
Lee County, Florida

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.D. #042 & L.B. #042

Potential Notice Locations - Public Hearing

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
03/04/2005	20033734-127	03-00-00	AS SHOWN	1 of 1

BOARD OF COUNTY COMMISSIONERS

(239) 533-8548

Bob Janes
District One

April 2, 2008

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

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

2008 APR -2 PM 4:02
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LEE CO. ATTORNEY

FILE
Correspondence
12.15.11

- 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*

July 8, 2008

Joseph W. Grubbs, Ph.D., AICP
Principal Planner
Johnson Engineering
2158 Johnson St.
P.O. Box 1550
Fort Myers, FL 33902-1550

SUBJECT: Page Field Comprehensive Plan Amendment

Dear Dr. Grubbs:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the Lee County Port Authority project located at Page Field, including the additional proposed intensity, 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 (08-10, 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) 533-8000.

Sincerely,

William T. Newman
Operations Manager
Solid Waste Division

Brandon Scribner

From: Joseph Grubbs
Sent: Tuesday, July 29, 2008 3:56 PM
To: Brandon Scribner
Subject: FW: Page Field (Shady Rest Care Pavilion)

CPA
2007-00048
JUL 31 2008
COMMUNITY DEVELOPMENT

Brandon – Here's the email exchange. The case number is CPA2007-48.

Joseph W. Grubbs, Ph.D., AICP
Principal Planner
JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, Florida 33901
Phone: (239) 461-3344
Fax: (239) 334-3661
jwg@johnsoneng.com
www.johnsonengineering.com

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From: Lagerhausen, Grant [<mailto:GLagerhausen@leegov.com>]
Sent: Monday, July 28, 2008 11:11 AM
To: Joseph Grubbs
Cc: Noble, Matthew A.
Subject: RE: Page Field (Shady Rest Care Pavilion)

Joe,

Thank you for getting back to me, just wanted to go over those two areas we we're sure about. Lee County will go forward with the legal description you have submitted today.

Grant Lagerhausen
Planning Technician
Lee County Department of Community Development
Division of Planning
(239) 533-8985
glagerhausen@leegov.com

 Think Green & please print this e-mail only if necessary

From: Joseph Grubbs [<mailto:jwg@johnsoneng.com>]
Sent: Monday, July 28, 2008 10:40 AM
To: Lagerhausen, Grant
Cc: Noble, Matthew A.; Devon Hart; Mark Wentzel
Subject: RE: Page Field (Shady Rest Care Pavilion)

Grant – Our survey staff has reviewed your message/attachment and responded with the following

7/30/2008

information:

1. As far as the legal description for Shady Rest, yes there is a portion that does fall within Fowler Street Extension. This is simply how the boundary is established in the recorded description. It's not our description but the actual recorded description that we're working from for this property. We have no control over the recorded description.
2. In terms of the map you refer to in your message, are you talking about the sketch that accompanied the legal description? We should note that all of the information, etc. we've seen shows a gap between the north line of Page Field and the Shady Rest parcel.

Matt – This is the best we can do with the information we have – that is, a full legal description for Page Field showing the airport as a single parcel, with a metes and bounds description for the Shady Rest property to support the “less and except” statement. To completely address the above issue(s), we'd have to do a full boundary survey. Please advise.

Thanks,

Joe

Joseph W. Grubbs, Ph.D., AICP
Principal Planner
JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, Florida 33901
Phone: (239) 461-3344
Fax: (239) 334-3661
jwg@johnsoneng.com
www.johnsonengineering.com

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From: Lagerhausen, Grant [<mailto:GLagerhausen@leegov.com>]
Sent: Monday, July 28, 2008 9:51 AM
To: Joseph Grubbs
Cc: Noble, Matthew A.
Subject: Page Field (Shady Rest Care Pavilion)

Joe,

The revised Less and except description (Shady Rest Care Pavilion) is the same as the one on the first draft. The problem the first time was that the southern most tip of the Shady Rest area fell below the area described as Fowler Street Extension Right of Way. The second legal was an overall Page Field with right of ways included within the description. The one thing we noticed with the Less and except piece on both legals was a piece of described Page Field north of described Shady Rest Care Pavilion making it an enclave within the Page Field

7/30/2008

description. A map submitted with the legal showed that the north side of Shady Rest shared the same northern edge as the Page Field description. Attached is a map of what we have drawn up, Grey is Page Field and the Red area is Shady Rest, I need to know if this seems right to you. Thank you.

Grant Lagerhausen

Planning Technician

Lee County Department of Community Development

Division of Planning

(239) 533-8985

glagerhausen@leegov.com



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Brandon Scribner

From: Noble, Matthew A. [NOBLEMA@leegov.com]
Sent: Tuesday, August 05, 2008 6:58 AM
To: Joseph Grubbs
Cc: Brandon Scribner
Subject: RE: Page Field CPA Submittals

CPA 2007-00048

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That's fine, lets just make sure the Public Hearing Document reflects all of this!

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From: Joseph Grubbs [mailto:jwg@johnsoneng.com]
Sent: Monday, August 04, 2008 4:03 PM
To: Noble, Matthew A.
Cc: Brandon Scribner
Subject: Page Field CPA Submittals

Matt – We're going to bring over 18 copies of the legal description (to go with the signed/sealed sketch submitted last week) and the proposed FLU exhibit to update the case file for the Page Field CPA. These are the documents you've previously approved in their electronic form. We'd like to get them over the counter so that they're formally part of the case file. Could you respond to this email giving us approval to submit these documents? We'll do the same with the application form once it's been signed by Mark.

Thanks!

Joe

Joseph W. Grubbs, Ph.D., AICP
Principal Planner
JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, Florida 33901
Phone: (239) 461-3344
Fax: (239) 334-3661
jwg@johnsoneng.com
www.johnsonengineering.com

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8/5/2008

**MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
PLANNING DIVISION**

DATE: August 12, 2008

TO: Distribution List

FROM: 

Janet Miller
Administrative Assistant

**RE: CPA2007-00048 Page Field General Aviation Airport
Comp Plan Amendment**

Please review the attached documents regarding the above project as soon as possible and provide your comments to Matt Noble by Friday, August 15, 2008.

This item is scheduled to go before the Local Planning Agency on August 25, 2008. We apologize for the short notice, but we only received the applicant's submittal today.

Distribution

Roland Ottolini, Natural Resources
Josh Philpott, Zoning
Dawn Perry-Lehnert, Assistant County Attorney
Doug Griffith, Environmental Sciences
Dave Loveland, DOT

Page Field General Aviation Airport

Table 5(b)



Existing vs. Proposed Development 2020-2025(1)			
Development	Existing	Thru 2020(2)	Thru 2025(3)
Landside Intensity (Terminal and Access Facilities)(4)			
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking(5)	675 Spaces		
<i>Landside Intensity by Quadrant</i>			
<i>North Quadrant</i>			
<i>Buildings & Structures</i>	85,557± sq. ft.		
<i>Vehicular Parking</i>	545 spaces		
<i>East Quadrant</i>			
<i>Buildings & Structures</i>	1,250± sq. ft.	20,000± sq. ft.	
<i>Vehicular Parking</i>	15 Spaces		
<i>South Quadrant</i>			
<i>Buildings & Structures</i>	11,209± sq. ft.		
<i>Vehicular Parking</i>	115 Spaces		
<i>West Quadrant</i>			
<i>Buildings & Structures</i>	--		
Auto Access	Main terminal entrance from Danley Drive; Terminal Drive; Airport facilities accessways from Danley Drive; Airport facility access from Landingview Way	Airport Perimeter Road; New General Aviation facility access; North quadrant hangar access roads; Terminal Drive realignment; Fuel farm access; South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities)(6)			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps	217,100± sq. yds.	62,200± sq. yds.	
Primary Taxiways			
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway D	2,897± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway	1,052± ft. Taxiway	
Future Aviation-support Facilities Identified in Airport Master Plan		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	

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2007-00048

Page Field General Aviation Airport

Table 5(b)



Existing vs. Proposed Development 2020-2025(1)			
Development	Existing	Thru 2020(2)	Thru 2025(3)
Aviation-support Facilities (See below for facilities by quadrant)	332,991± sq. ft.	100,660± sq. ft.	
<i>Aviation-support Facilities by Quadrant</i>			
<i>North Quadrant</i>			
<i>Hangars</i>		34,658± sq. ft.	
<i>Accessory Office</i>		1,470 sq. ft.	
<i>East Quadrant</i>			
<i>Hangars</i>	135,923± sq. ft.	10,850± sq. ft.	
<i>Accessory Office</i>		4,682± sq. ft.	
<i>South Quadrant</i>			
<i>Hangars</i>	197,068± sq. ft.		
<i>West Quadrant</i>			
<i>Terminal</i>		25,000± sq. ft.	
<i>Hangars</i>		24,000± sq. ft.	
Non-aviation Intensity			
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
Service	108,465± sq. ft.		
Office			
Medical	35,490± sq. ft.		
Non-medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels(7)			
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-medical)			33,000± sq. ft.
Light Industrial			40,000± sq. ft.

Source: Page Field General Aviation Airport, Master Plan Update, 2002; Page Field Airport Layout Plan, 2006; Lee County Port Authority.

Notes:

- (1) The adopted Page Field Airport Master Plan (May 2002) was developed with a 2020 planning horizon. The adopted Airport Layout Plan (February 2006) has a 2025 planning horizon. As of May 2008, LCPA has initiated a process to update the Airport Master Plan through the 2030 planning horizon. Upon completion of the airport master plan update, LCPA will submit an appropriate Lee Plan amendment application to update the Airport Master Plan to reflect a 2030 planning horizon.
- (2) Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.
- (3) Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.
- (4) Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.
- (5) Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.
- (6) Airside facilities are those required for aviation operations, including runways and ramps. Airside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.
- (7) Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels through the 2025 planning horizon.

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IV.A.1. Proposed Text Amendments

- a. Amend Lee Plan Objective 1.2, Policy 1.2.1 and Policy 1.2.4 to incorporate Page Field General Aviation Airport into the Future Land Use Element.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT AREAS. Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it, as well as research and development activities and other non-aviation related development that is not necessarily related to the airport, through the year 2030. Designate on the Future Land Use Map existing and proposed development areas for Page Field General Aviation Airport. The Lee County Port Authority desires to establish non-aviation related uses to provide a supplementary revenue source as well as providing an opportunity for businesses that desire a location on airport property. Designate on the respective Airport Layout Plans suitable areas to accommodate these desired uses and provide general policy guidance as to how these uses will be developed. These categories are also considered Future Urban Areas. (Amended by Ordinance No. 94-30, 02-02, 04-16, 07-12)

POLICY 1.2.1: Airport ~~L~~lands includes the existing facility and projected growth areas for the Southwest Florida International Airport's existing facility and projected growth areas and Page Field General Aviation Airport through the year 2030. ~~These areas will~~ The Airport Lands comprising the Southwest Florida International Airport includes airport and airport-related development as well as non-aviation land uses as proposed in the approved 2003 Airport Master Plan update and as depicted on the Airport Layout Plan sheet (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)). This mix of uses is intended to support the continued development of the Southwest Florida International Airport. Future development at the Southwest Florida International Airport will also include non-aviation related land uses such as hotels/motels, light industrial, service stations, ancillary retail/shopping, and office development. Any future airport expansion or development of aviation-related and non-aviation uses at Southwest Florida International Airport will offset environmental impacts through the Airport Mitigation Lands Overlay (Map 3M) or other appropriate mitigation acceptable to the permitting agencies and to Lee County. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan.

All development on Airport ~~L~~lands comprising Southwest Florida International Airport must be consistent with Map 3F and Table 5(a). Map 3F depicts the planned expansion of the Southwest Florida International Airport through 2020.

Future development on Airport Lands comprising Page Field General Aviation Airport must be consistent with Objective 1.9 and related policies as well as Map 3G and Table 5(b).

CPA 2007-00048

If the airport master planning process precipitates a substantive change to the Airport Layout Plan (Map 3F or Map 3G), then the Port Authority must amend Map 3F or Map 3G, as appropriate, prior to obtaining local development approval.

The non-aviation related development areas have been depicted on the approved Airport Layout Plan sheets (Maps 3F and 3G). These uses will be constructed upon Airport lands with long term leases. All development within the non-aviation land use areas will be subject to mitigation requirements for wetland impacts. Mitigation of wetland impacts will be in accordance with the U.S. Army Corps of Engineers and South Florida Water Management District requirements. To the greatest extent reasonably possible, development of non-aviation land use areas must avoid wetland impacts. All non-aviation land use development will meet the indigenous vegetation requirements set forth in the Lee County Land Development Code. (Amended by Ordinance No. 94-30, 00-22, 04-16, 07-12)

POLICY 1.2.4: The Airport AOPD zoning resolution must be amended before any non-aviation related uses can be developed at the Southwest Florida International Airport. The intensity of the proposed aviation and non-aviation land uses at Southwest Florida International Airport must be consistent with Lee Plan Table 5(a). The Page Field General Aviation Airport project must be rezoned to AOPD prior to development of the non-aviation uses proposed in Map 3G and Table 5(b). (Added by Ordinance No. 04-16)

- b. Amend the Lee Plan to create Objective 1.9 and supporting policies to incorporate Page Field General Aviation Airport into the Future Land Use Element.

OBJECTIVE 1.9 PAGE FIELD GENERAL AVIATION AIRPORT. Page Field General Aviation Airport plays a vital role as a reliever airport facility to Southwest Florida International Airport. In its role as a reliever airport, Page Field reduces general aviation traffic from Southwest Florida International Airport, thereby increasing the capacity and efficiency of the International Airport. Therefore, it is important to designate the land comprising the Page Field General Aviation Airport as Airport Lands on the Future Land Use Map. This designation should include adequate land to accommodate the projected growth needs of Page Field General Aviation Airport in its continued role as an airport reliever, including the industrial, commercial and office uses necessary to continue viable aviation activity through 2025.

Policy 1.9.1: In order to create the revenue source necessary to maintain Page Field General Aviation Airport as a viable aviation operation and reliever to Southwest Florida International Airport, the Port Authority seeks to establish non-aviation uses on the Page Field General Aviation Airport property. Suitable locations for these non-aviation uses are designated on the Page Field Airport Layout Plan adopted as Lee Plan Map 3G. The Page Field Airport Layout Plan sheet (Map 3G) was adopted by the Federal Aviation Administration as part of the 2002 Page Field Airport Master Plan Update. This update and documents comprising the 2002 Master Plan approval are incorporated into the Lee Plan by reference as support for adoption of Map 3G and Table 5(b).

Policy 1.9.2: The Page Field Airport Layout Plan (Map 3G) identified existing facilities and projected growth areas for both aviation and non-aviation uses through 2025. The mix of uses is identified on Table 5(b). This mix of uses is intended to support the continued future development of Page Field General Aviation Airport and includes aviation and non-aviation related land uses such as light industrial and office development and expands the non-aviation uses to include retail development. Development of the aviation and non-aviation uses on Page Field General Aviation Airport property must be consistent with Map 3G and Table 5(b) and will be required to comply with the Lee County Land Development Code regulations, including, but not limited to, the impact fee regulations. Any environmental mitigation deemed necessary to support development of Page Field General Aviation Airport property will be addressed separately by each development project and is not entitled to claim a benefit from the Airport Mitigation Lands Overlay area (Map 3M).

Policy 1.9.3: If the Port Authority determines expansion of the Page Field General Aviation Airport boundaries are necessary in order to provide continued viability to Page Field as a reliever to Southwest Florida International Airport, then the Port Authority will amend Map 3G, Table 5(b) and the Future Land Use Map to reflect the land added to Page Field General Aviation Airport.

Policy 1.9.4: The Page Field Airport Master Plan and Airport Layout Plan will be updated no less than every 5-8 years, with the next amendment anticipated to be approved by the Federal

Aviation Administration in 2010. A comprehensive plan amendment will be submitted by the Port Authority to update Map 3G and Table 5(b) to reflect the updated Page Field Master Plan as approved. The planning horizon used for the master plan update should be consistent with the Lee Plan Horizon, which can be verified by Lee County as part of the Master Plan Update process. Lee County staff will be included in the Master plan update process as required under the terms of the existing memorandum of understanding regarding airport development.

Policy 1.9.5: The Port Authority will seek to eliminate or modify existing uses on the Page Field property deemed incompatible with existing aviation activity or causing a diminution in the Page Field Airport capacity. In order to protect Page Field as a Southwest Florida International Airport reliever, the Port Authority will use its capacity/authority as a reviewing entity to influence land-use decisions and approvals with respect to development of the lands surrounding Page Field in order to promote development that is compatible with the aviation activity at Page Field General Aviation Airport.

Policy 1.9.6: Development on Page Field lands must be consistent with the Airport Layout Plan (Map 3G). If the Page Field Airport Master Plan or Airport Layout Plan set is amended or updated by the Port Authority in a manner that constitutes a substantive change from Map 3G or Table 5(b), local development order approval may be delayed or denied pending a Lee Plan Amendment, by the Port Authority, with respect to Map 3G and Table 5(b).

Policy 1.9.7: Non-aviation development areas at Page Field Airport, as depicted on Map 3G, will be developed under long term land leases. All non-aviation development must comply with Land Development Code regulations, including payment of impact fees. The intensity of non-aviation development must be consistent with Table 5(b).

Policy 1.9.8: Future non-aviation areas depicted on the Airport Layout Plan (Map 3G) will be developed, to the greatest extent possible, within existing upland areas. Impacts to wetlands in the future non-aviation areas will be minimized by site design whenever possible in compliance with the Lee County Land Development Code.

Policy 1.9.9: Future aviation and non-aviation development at Page Field General Aviation Airport must comply with the provisions of the Educational Restriction Zone established under Florida Statutes, section 333.03 and the School Zone Map adopted as part of the Lee County Land Development Code.

c. Amend Lee Plan Objective 47.1 and supporting Policy 47.1.1 to incorporate Page Field General Aviation Airport into the Transportation Element.

OBJECTIVE 47.1: ECONOMIC GROWTH. To aid in the diversification of the county's economic growth ~~The capacity and long term development of the Southwest Florida International Airport and Page Field General Aviation Airport will be expanded in compliance with Maps 3F and 3G, and Table 5(a) and 5(b). to aid in the diversification of the county's economic growth.~~ Specific project implementation and approval of the proposed development will be coordinated through the annual Capital Improvement Program process and be consistent with the Airport Layout Plans (Map 3F and 3G). These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars. The Port Authority will strive to minimize impacts to surrounding land uses while maintaining a safe and efficient facility for airport operations. (Amended by Ordinance No. 98-09, 99-15, 04-16)

POLICY 47.1.1: The Port Authority will coordinate the implementation of scheduled infrastructure and facility improvements for the Southwest Florida International Airport and Page Field General Aviation Airport consistent with the approved Airport Layout Plan sheets (Map 3F and Map 3G, respectively) and the ~~Southwest Florida International Airport Proposed Development Schedules (Table 5(a) and (b), respectively).~~ (Amended by Ordinance No. 98-09, 99-15, 04-16)

POLICY 47.2.5: The county will utilize the approved Airport Master Plans and FAR Part 150 Study, including updates, as a basis to amend the comprehensive land use plan and the land development code to prohibit development that is incompatible with the Southwest Florida International Airport or Page Field General Aviation Airport; and, to ensure future economic enhancement consistent with Objective 46.2. Future updates of the Southwest Florida International Airport Master Plan and Page Field General Aviation Airport Master Plan that precipitate substantive changes to the Airport Layout Plans (Map 3F and Map 3G, respectively) will require a Lee Plan Amendment prior to local permitting approval for the affected airport. In accordance with FAA requirements, the Southwest Florida International Airport Master Plan and corresponding Airport Layout Plan (Map 3F) will be comprehensively updated at least once every 5 to 8 years. (Amended by Ordinance No. 99-15, 04-16)

POLICY 47.3.4: The proposed development schedule for the Southwest Florida International Airport through the year 2020 is depicted in Table 5(a) of the Lee Plan. The proposed development schedule for the Page Field General Aviation Airport is depicted in Table 5(b) of the Lee Plan. ~~This Table~~ These Tables includes both aviation and non-aviation related development. If the FAA/FDOT mandate navigational improvements (NAVAIDS) or require improvements related to Airport security or safety at Southwest Florida International Airport or Page Field General Aviation Airport, then the Port Authority may pursue installation of the improvement even though the improvement is not specifically identified on Table 5(a) or Table 5(b). However, the Port Authority must obtain all appropriate approvals and permits prior to installation, including approval from Lee County. If these improvements precipitate a substantive change to ~~either~~ Table 5(a), Table 5(b), ~~or~~ Map 3F, or Map 3G, then the Port Authority must

pursue a Lee Plan amendment incorporating the changes in the next available amendment cycle. (Added by Ordinance No. 04-16)

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 and Page Field General Aviation Airport. Additional specific coordination requirements are contained in Objective 151.4 and subsequent policies. (Amended by Ordinance No. 99-15, 04-16).

- d. Amend Lee Plan Objective 151.4 and supporting policies to incorporate Page Field General Aviation Airport into the Intergovernmental Coordination Element.

OBJECTIVE 151.4: COORDINATION OF AIRPORT DEVELOPMENT AND IMPROVEMENTS AT THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT WITH ALL PERMITTING AGENCIES. The Port Authority will coordinate with Lee County, the Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, Federal Aviation Administration, and the Florida Department of Transportation to ensure that the development of the Southwest Florida International Airport and the Page Field General Aviation Airport is consistent with the Lee Plan. (Added by Ordinance No. 04-16)

POLICY 151.4.1: Port Authority staff will ensure that Lee County staff is directly involved in the review and approval process related to the ongoing update of the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport. This mandatory inter-agency coordination will provide an official means for scheduled review and comment regarding Airport Master Plan Updates, related Lee Plan amendments, annual updates of the Airport Layout Plan and Capital Improvement Program, permitting for scheduled capital improvement projects, amendments to the Airport zoning approvals and compliance with the Lee County Land Development Code. (Added by Ordinance No. 04-16)

POLICY 151.4.2: The Port Authority will submit and County staff will review and provide comments regarding the following:

- (1) Scope and content of ongoing updates to the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport pursued in accordance with Federal Aviation Administration Advisory Circular 150/5070-6 and the Florida Department of Transportation Guidebook for Airport Master Planning.
- (2) Consistency of proposed amendments to the Airport Master Plan and resulting Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G) with the Lee Plan, Land Development Code (LDC) and local zoning approvals.
- (3) Compatibility and compliance of individual CIP projects with the Lee Plan, LDC regulations, zoning approvals and other applicable regulations.
- (4) Proposed Lee Plan Amendments necessary to support revisions to the Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G), the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)), the Airport Master Plans for Southwest Florida International Airport and Page Field General Aviation Airport, or CIP project list. (Added by Ordinance No. 04-16)

XII. Glossary

AIRPORT LAYOUT PLAN - A map of existing and proposed airport property, facilities and development that is created as a result of the Airport Master Planning process. The Airport Layout Plan for Southwest Florida International Airport is adopted as Map 3F, and the Airport Layout Plan for Page Field General Aviation Airport is adopted as Map 3G. (Added by Ordinance No. 04-16)

NON-AVIATION RELATED USES - This phrase refers to the commercial and industrial land uses identified on the Southwest Florida International Airport Layout Plan (Map 3F), and Table 5 the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Layout Plan (Map 3G), and the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)). Non-aviation related uses are typically developed in non-aviation settings. Non-aviation uses may be enhanced by proximity to an airport, but these uses are not dependent on access to an airport. These uses could be developed in other locations within the County. Non-aviation related uses will be established on Airport lands through lease agreements with the Port Authority. The areas identified to accommodate these non-aviation uses are not necessary to support the primary aviation facilities comprising the Southwest Florida International Airport or the Page Field General Aviation Airport. Use of Airport lands for non-aviation use is intended to provide a revenue stream that may be used to enhance airport operations. Though located on airport property, the establishment of non-aviation uses is not necessary for the continued function of the primary aviation facilities associated with the airport. (Added by Ordinance No. 04-16)

SUBSTANTIVE CHANGE - As used in Policies 47.2.5 and 47.3.4, the term “substantive change” means development not specifically stated or identified in Table 5(a) or Table 5(b), or depicted on Map 3F or Map 3G. (Added by Ordinance No.04-16)

- e. Amend Lee Plan Table 5 and related Lee Plan provisions to change the table number to Table 5(a). (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(a), below and as noted in the other proposed text amendments cited herein.)

Vision Statement

10. Gateway/Airport - This Community is located South of SR 82, generally east of I-75, and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the City of Fort Myers, the Southwest Florida International Airport and the properties the airport expects to use for its expansion, the lands designated as Tradeport, and the land designated as Industrial Development west of I-75 north of Alico Road. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange. The road network in this community is planned to change dramatically over time creating access to and from this community to the north, south, and east without relying on I-75. There are three distinct areas within this community. The Gateway portion of this community is the area where residential uses will occur. Gateway will be a thriving, nearly built-out, mixed-use community in 2020. The population of this community is anticipated to grow substantially from today to 2030.

The second area in this community is the Southwest Florida International Airport. The airport will be greatly expanded by 2030. The expanded airport will have a second parallel runway and a new terminal building that will more than double the existing capacity of the airport. Development will be guided by the Airport Layout Plan (as established through the airport master plan process) consistent with the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)) and all other Lee Plan provisions.

XII. Glossary

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(a)) - This Table depicts the proposed development schedule for the Southwest Florida International Airport through the year ~~2030~~2020. (Added by Ordinance No. 04-16, Amended by Ordinance No. 07-12)

- f. Amend the Lee Plan to incorporate Table 5(b) to document the existing and proposed development intensity at Page Field General Aviation Airport. (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(b), below and as noted in the other proposed text amendments cited herein.)

XII. Glossary

PAGE FIELD GENERAL AVIATION AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(b)) - This Table depicts the proposed development schedule for the Page Field General Aviation Airport through the year 2025. The Table will be updated by Lee Plan amendment based on future Airport Master Plan and Airport Layout Plan updates.



LETTER OF TRANSMITTAL

Via: ☐ Regular Mail
☐ Federal Express
☒ Hand Delivery

To: **Mr. Matt Noble**
Lee County Department of Community Development
Division of Planning
1500 Monroe Street
Fort Myers, Florida 33901

Date: **August 11, 2008**
Project No. **20033734-127**
Project Name **Page Field**
CPA2007-48

We are sending you the following: ☒ Attached ☐ Under Separate Cover

Copies	Drawing No.	Description
30	N/A	Public Hearing Packets
10	N/A	Revised Table 5(b)
10	N/A	Proposed Revised Text Amendment/GOP

These are transmitted as checked below:

☒ For approval
☐ For your information
☐ For review and comment
☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections
☐ As requested
☒ See remarks

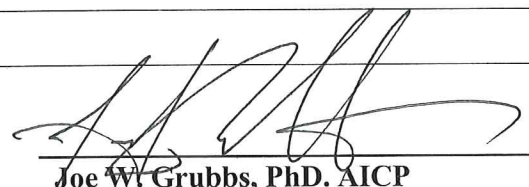
Remarks Please contact me if you have any questions or concerns with the enclosed.

CC: JEI File

Signed:

Name:

Title:


Joe W. Grubbs, PhD. AICP
Principal Planner

RECEIVED

AUG 11 2008

COMMUNITY DEVELOPMENT

CPA 2007-00048

**MEMORANDUM
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: August 14, 2008

To: Matt Noble, Principal Planner

From: Doug Griffith, Environmental Planner
Phone: 239-533-8323
E-mail: dgriffith@leegov.com

Project: Page Field

Case: CPA2007-00048

Strap: 01-45-24-00-00007.0000

No wetlands or indigenous vegetated communities are located within the current Page Field development footprint. However, burrowing owls have been documented onsite. All environmental issues will be addressed at the rezoning or development order level. Development within the Page Field land use area will be subject to Lee County Land Development Code requirements for all environmental issues.

Memo

To: Paul O'Connor, Planning Director

From: David Loveland, Public Works Operations Manager, Planning *DWL*

Date: August 20, 2008

Subject: **CPA 2007-48 (Page Field)**

The Department of Transportation has reviewed the above-referenced future land use map plan amendment, to change the land use designation of the Page Field General Aviation Airport from "Public Facilities" to "Airport". We have determined that the traffic information submitted by the applicant is sufficient for review.

The applicant corrected the ZData information for TAZs 683, 685, 686 and 689 around the airport to reflect existing conditions, and added six new TAZs (556, 557, 574, 575, 587, 588) to reflect development parcels 1 through 6 on the Page Field site. The applicant reran the Lee County MPO's 2030 Financially Feasible Plan FSUTMS model set with the proposed development parameters in the new TAZs. Examining the three-mile radius around the project, the following table indicates the levels of service for area road segments with and without the proposed land use change.

Road	From	To	Year 2030 LOS	
			without CPA	with CPA
Boy Scout Rd	Summerlin Rd	US 41	C	C
College Pkwy	McGregor Blvd	US 41	F	F
Colonial Blvd	McGregor Blvd	Winkler Ave	C	C
	Winkler Ave	Six Mile Cypress Pkwy	F	F
Daniels Pkwy	US 41	Metro Pkwy	C	C
	Metro Pkwy	Palomino Rd	F	F
Fowler St	US 41	SR 82	B	B
McGregor Blvd	Cypress Lake Dr	Winkler Rd	C	C
	Winkler Rd	Colonial Blvd	F	F
Metro Pkwy	Six Mile Cypress Pkwy	Hanson St	C	C
Summerlin Rd	Gladiolus Dr	Colonial Blvd	C	C
US 41	Gladiolus Dr	Colonial Blvd	C	C&D

As is evident from the table, the four problem segments are identified as failing with and without the plan amendment. McGregor Boulevard and Daniels Parkway are identified as "constrained" in the Lee Plan, meaning they are not planned to be widened and a higher level of congestion is

allowed. However, the MPO's 2030 Needs Plan does identify a further improvement to Daniels Parkway, the installation of elevated express lanes in the median, which is the same improvement the Needs Plan identifies for Colonial Boulevard. The Needs Plan identifies improvements needed by 2030 but contingent upon identification of additional funding beyond the projected traditional sources to pay for them. The elevated express lanes lend themselves to the possibility of tolling as a revenue source, and that option is currently under study for Colonial Boulevard. There are no further improvements identified on College Parkway in the long range plans, beyond the current 6 lanes.

It is important to note that all of these problem segments are fairly well removed from Page Field. The Page Field development contemplated in this proposed amendment would directly access Fowler Street, which is not identified as a future level of service problem in the analysis. Normally, having failing roads even without the proposed land use change raises questions about intensifying development and making a bad situation worse. In this case, however, other public benefit issues should be considered. First, the area around Page Field is already fairly intense urban development, so the proposed development plan could be considered urban infill, and could help make transit a more viable transportation option in the area. It should also be recognized that the development proposals will help generate revenue to support the operations of Page Field, making it more self-sustaining and obviating the need for tapping into other, limited transportation revenue sources.

One other transportation-related issue needs to be addressed, and that is the potential realignment of South Drive to connect to Danley Drive. Although not part of the long range transportation plan, the realignment has been identified in the Page Field Airport Layout Plan and through the Community Planning process for the Page Park neighborhood as desirable, to allow a reconfiguration of property for future development in support of the airport, to consolidate pieces of Jerry Brooks Park, and to address cut-through traffic concerns for the Page Park neighborhood. Any staff recommendations in this regard should be consistent with the concurrent recommendations for the Page Park Community Plan.

Please let me know if you need any additional information.

cc: Donna Marie Collins
Matt Noble
Bill Horner

Noble, Matthew A.

From: Horsting, Michael S.
Sent: Friday, August 22, 2008 2:52 PM
To: Noble, Matthew A.
Cc: Gaither, Wayne
Subject: RE: CPA2007-48 Page Field

Matt,

Based on our conversation I do not see any issues or concerns that we have regarding this proposed amendment. The backbone of transit service in Lee County is along the adjacent US 41 corridor. All future plans for transit service in the County maintain this corridor as the primary transit corridor.

Please let me know if you need any further clarification.

Thanks,

Mike Horsting, AICP
Principal Planner - Lee County Transit
239-533-0333 tel

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records available to the public and media upon request. Your e-mail communication may be subject to public disclosure.

From: Noble, Matthew A.
Sent: Friday, August 22, 2008 10:15 AM
To: Horsting, Michael S.
Cc: Gaither, Wayne
Subject: CPA2007-48 Page Field

Do you guys have any comments concerning this plan amendment? I need to issue a staff report today, sorry. Forgive me if you have provided comments in the past, I looked but did not find anything....

Matthew A. Noble, Principal Planner
Lee County Division of Planning
P.O. Box 398
Fort Myers, Florida 33902-0398
Phone: 239-533-8548

ECONOMIC IMPACT STUDY

- Page Field General Aviation Airport -

Prepared for:



Prepared by:

Ricondo & Associates, Inc.
36 East Fourth Street, Suite 1206
Cincinnati, OH 45202
513.651.4700 tel
513.412.3570 fax

August 2006

5. EXECUTIVE SUMMARY - PAGE FIELD

The results of the Economic Impact of Page Field General Aviation Airport (Page Field) for 1999 (1999 Study) were finalized in November 2000. The purpose of this study is to update these impacts for 2005. This section presents summary findings of the Economic Impact of Page Field for 2005, prepared for the Lee County Port Authority (Authority).

5.1 AIRPORT BACKGROUND



Page Field is located on approximately 605 acres immediately adjoining U.S. 41, approximately three miles south of downtown Fort Myers. Until the opening of the Southwest Florida International Airport, Page Field was the only commercial service airport serving the local service area. It is now utilized as an executive and general aviation facility. It also functions to

relieve non-commercial flight operations from the Southwest Florida International Airport. Page Field facilities include a 6,400-foot and a 4,900-foot runway capable of serving all existing executive aviation aircraft; a 76,200-square foot former terminal complex; parking space for 600 vehicles; an airport rescue and fire fighting (ARFF) building; a 4,800-square foot aviation center, and an air traffic control tower.

5.2 2005 ECONOMIC IMPACT

The importance of Page Field extends beyond its typically recognized function of moving people and cargo. In addition to the employees and activity directly associated with Page Field, many businesses and employees benefit economically from Page Field and its day-to-day operations. These groups include the employees whose firms base corporate aircraft at Page Field; the commercial and industrial employers whose shipments arrive or depart via Page Field; the area retail establishments; and the hotels, restaurants, and tourism-related activities whose patrons arrive via Page Field. Almost every employment category in Page Field's market area, even those that never directly use Page Field or its many services, receive some economic benefit from Page Field.

In general, economic impacts associated with Page Field are classified into two types of impacts:

- **Direct Impacts** are consequences of economic activities carried out at Page Field by the various tenants having a direct involvement in aviation (e.g., air charter and service providers, airport management, etc.). Employing labor, purchasing locally produced goods and services, paying taxes, and contracting for capital improvements are examples of activities that generate these direct impacts. Strictly speaking, direct impacts represent economic activities that would not have occurred in the absence of Page Field.
- **Induced Impacts** are the multiplier effects of the direct impacts. These effects are the increases in employment and expenditures created by successive rounds of local spending and hiring.

Three separate components of economic impact for 2005 were estimated for Page Field:

5. EXECUTIVE SUMMARY - PAGE FIELD

- **Output** for on-Airport tenant benefits is typically assumed to be the sum of annual gross sales, taxes, and average annual capital expenditures. While this definition works well for profit-oriented tenants, it must be modified for government tenants and air traveler visitor impacts. Government/Airport Management output is equated with the payroll and annual capital improvement costs that occur at Page Field. For air traveler visitor impacts, output is assumed to equal annual visitor expenditures.

Payroll is the annual gross salary paid to all workers.

Employment is based on full-time equivalent positions. For example, two part-time workers are assumed to equal one full-time position.

Output and payroll impacts should not be summed because elements of economic benefit related to payroll are also contained to some extent in the output estimate. As a result, each of the three impact categories of output, payroll, and employment stands alone as a measure of Page Field's total economic impact.

Table 14 and Exhibit 4 summarizes the total 2005 economic impact for Page Field, which combines the individual impacts associated with tenants and air traveler visitors. As shown, total output for Page Field is estimated to be approximately \$50.7 million in 2005; total payroll is estimated to be approximately \$23.6 million; and total employment is estimated to be approximately 920 full-time positions. Similar to the discussion for Southwest Florida International Airport, these estimated impacts are just a perspective for 2005 and that, in reality, these impacts will continue to increase as Page Field grows and expands.

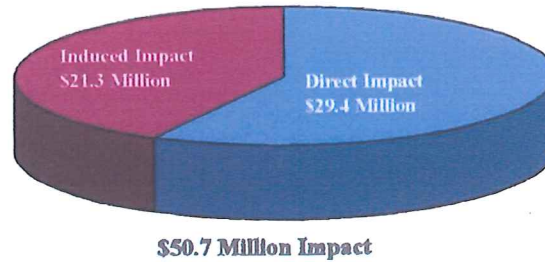
Table 14			
2005 IMPACT - PAGE FIELD			
Impact	Direct	Induced	Total
Output	\$29,352,000	\$21,320,000	\$50,672,000
Payroll	\$14,608,000	\$9,024,000	\$23,632,000
Employment	580	340	920

* * * * *

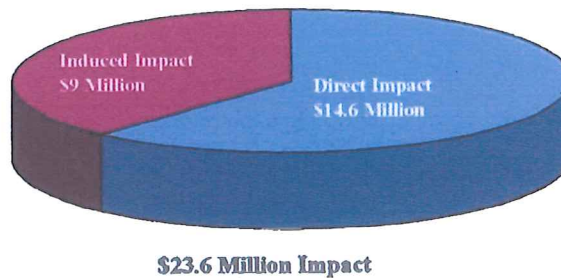
The sections that follow present a detailed description of the economic impact of Page Field in 2005, including the methodology and underlying assumptions used in generating these estimated impacts.

5. EXECUTIVE SUMMARY - PAGE FIELD

Page Field Economic Impact - Total Output



Page Field Economic Impact - Total Payroll



Page Field Economic Impact - Total Employment

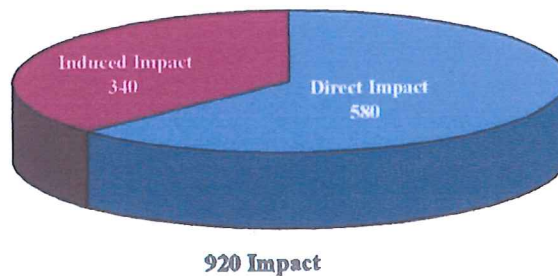


Exhibit 4

Breakout of Page Field Economic Impact

6. TECHNICAL APPROACH - PAGE FIELD

The Federal Aviation Administration (FAA) states that economic impacts measure the importance of aviation as an industry in terms of the employment it provides and the goods and services it consumes. In addition, economic impacts are the beneficial results that help to generate and sustain public support for airports. In particular, the economic impacts estimated in these analyses are based on the results of Page Field tenant surveys from the 1999 Study (updated to 2005) and various rules of thumb typically utilized in economic impact studies.

6.1 POPULATION IDENTIFICATION AND DATA COLLECTION

One of the most important aspects of the economic impact analysis is to accurately identify the direct economic impacts associated with the operation of Page Field. In general, two primary aviation-related sectors provide the majority of the direct economic contribution related to Page Field, including:

- **On-Airport Tenants.** This category includes the following Page Field tenants that provide aviation-related benefits:
 - aircraft maintenance
 - aircraft sales
 - flight school
 - government agencies
 - other
- **General Aviation Visitors.** This category includes estimated air traveler visitors arriving at Page Field by private aircraft and air taxi service. For these analyses, these air traveler visitors were assumed to be the transient portion of itinerant general aviation activity at Page Field.

Each of Page Field tenants, identified from Authority records, were contacted via telephone to obtain the number of full-time and part-time employees each tenant currently has at Page Field. Output and payroll economic impacts per full-time equivalent employee ratios were determined from the 1999 Study. These ratios were inflated to 2005 dollars using the Bureau of Labor Statistics' (BLS) Consumer Price Index (CPI), for all urban consumers, and applied to the current employment levels.

Table 15 presents the response rates for each of the tenant categories. As shown, the overall response rate was 88 percent after follow-up procedures were completed subsequent to the initial telephone calls. These follow-up procedures included the receipt of Authority data/information (e.g., number of full-time and part-time employees reported to the Authority).

6. TECHNICAL APPROACH - PAGE FIELD

Table 15			
RESPONSE RATE			
Tenant Category	Number Surveyed	Response Received	Response Rate
Aircraft Maintenance/Sales	3	3	100%
Flight School	4	2	50%
Government/Airport Management	6	5	83%
Other Tenants	12	12	100%
TOTAL	25	22	88%

To estimate economic impacts associated with general aviation visitors, rules of thumb provided by the Aircraft Owners and Pilots Association (AOPA) and the General Aviation Manufacturers Association (GAMA) were used in conjunction with activity data for Page Field.

6.2 IMPACT MULTIPLIERS

The estimated direct impacts from the two groups discussed above represent the direct economic impacts associated with Page Field. As discussed earlier, there are induced economic impacts that need to be included in the total impact. Estimates of induced impacts are produced through econometric modeling. This type of modeling generates mathematical “multipliers” which describe the impacts associated with each industry caused by a one-dollar change in spending associated with Page Field. All spending associated with Page Field then ripples through or “multiplies” within the local economy, resulting in successive waves of spending.

These successive waves of income, employment, and re-spending continue within the regional economy. For each wave of spending beyond the first round, however, a portion of the re-spending takes place outside the region, resulting in economic leakage. Therefore, the amount of the original dollar available to be re-spent is reduced with each successive wave of spending, until it is virtually nonexistent. This cycle is known as the multiplier effect.

One of the most widely accepted methodologies for estimating the multiplier effects of the primary impacts is with the Regional Input-Output Modeling System (RIMS II), developed by the U.S. Department of Commerce, Bureau of Economic Analysis (BEA). The multipliers used in this study were region-specific to Fort Myers, representing the five counties that comprise the primary service area for Southwest Florida International Airport (see *Section 1: Executive Summary - RSW*).

Table 16 depicts the impact multipliers developed for these analyses. The classification of each of Page Field’s tenants and type of visitor expenditure to the various North American Industry Classification System (NAICS) description is also identified. The NAICS code is the most commonly used sector-specific list used to develop multipliers. For example, all impacts resulting from aircraft maintenance, aircraft sales, and flight school tenants were included the air transportation NAICS code. Government/airport management tenants at Page Field were grouped into the other governmental enterprises NAICS code.

6. TECHNICAL APPROACH - PAGE FIELD

Table 16						
ECONOMIC IMPACT MULTIPLIERS						
IMPACT CATEGORY	North American Industry Classification System (NAICS) Description	IMPACT MULTIPLIERS			Employment Ratio ¹	Earnings Ratio ²
		Output	Payroll	Employment		
<u>AIRPORT TENANTS</u>						
Aircraft Maintenance/Sales	Air Transportation	1.66	1.79	2.50		
Flight School	Air Transportation	1.66	1.79	2.50		
Government/Airport Management	Other Government Enterprises	1.60	1.76	1.85		
<u>VISITOR EXPENDITURES</u>						
Accommodations	Hotels & Motels	1.56	1.46	1.39	21.01	0.52
Food/Entertainment	Food Services & Drinking Places	1.62	1.45	1.23	33.98	0.56
Rental Car	Automotive Equipment Rental & Leasing	1.41	1.77	1.89	9.63	0.28
Retail Purchase	Retail Trade	1.63	1.56	1.43	21.40	0.52

¹ Per \$1 million of Output

² Per \$1 of Output

Source: U.S. Department of Commerce, Bureau of Economic Analysis, RIMS II Multiplier

7. ECONOMIC IMPACT - PAGE FIELD

This section presents the estimated 2005 economic impact for each of the populations identified for these analyses.

7.1 AIRPORT TENANTS

The tenants that were included in this study generate a significant economic impact to Page Field through their output, payroll, and employment. In order to preserve the confidentiality of the individual respondents and aid in the discussion of their impacts, Airport tenant impacts were grouped by function. Four general categories were used to summarize the function of on-Airport tenant activities, including:

- Aircraft Maintenance/Sales
 - Flight School
 - Government/Airport Management
 - Other Tenants

The direct, induced, and total impacts for each of the Page Field tenant categories are discussed below.

7.1.1 Aircraft Maintenance/Sales



As shown in Table 17, aircraft maintenance/sales tenants generated the following direct and induced impacts:

- Direct output related to aircraft maintenance/sales tenants at Page Field in 2005 was approximately \$4 million. Induced output was estimated at approximately \$2.7 million, resulting in total output of approximately \$6.7 million.
- Direct payroll was approximately \$574,000. Induced payroll was estimated at approximately \$456,000, resulting in total payroll of approximately \$1 million.
- Total direct employment was the equivalent of 20 full-time employees. Induced employment was estimated at approximately 30 employees, resulting in a total impact of approximately 50 employees.

7.1.2 Flight School



As shown in Table 17, flight school tenants generated the following impacts:

Direct output related to flight school tenants at Page Field in 2005 was approximately \$580,000. Induced output was estimated at approximately \$383,000, resulting in total output of approximately \$1 million.

7. ECONOMIC IMPACT - PAGE FIELD

Table 17			
ECONOMIC IMPACT - TENANTS			
OUTPUT (Sales, Taxes, Capital Expenditures)			
Tenant Category	Direct Impacts	Induced Impacts	Total Impacts
Aircraft Maintenance/Sales	\$4,043,000	\$2,670,000	\$6,713,000
Flight School	580,000	383,000	963,000
Government/Airport Management	7,488,000	8,418,000	15,906,000
Other Tenants	2,101,000	1,327,000	3,428,000
TOTAL TENANT OUTPUT	\$14,212,000	\$12,798,000	\$27,010,000
PAYROLL			
Tenant Category	Direct Impacts	Induced Impacts	Total Impacts
Aircraft Maintenance/Sales	\$574,000	\$456,000	\$1,030,000
Flight School	260,000	207,000	467,000
Government/Airport Management	5,126,000	3,895,000	9,021,000
Other Tenants	1,097,000	616,000	1,713,000
TOTAL TENANT PAYROLL	\$7,057,000	\$5,174,000	\$12,231,000
EMPLOYMENT			
Tenant Category	Direct Impacts	Induced Impacts	Total Impacts
Aircraft Maintenance/Sales	20	30	50
Flight School	10	10	20
Government/Airport Management	140	120	260
Other Tenants	60	30	90
TOTAL TENANT EMPLOYMENT	230	190	420

7. ECONOMIC IMPACT - PAGE FIELD

- Direct payroll was approximately \$260,000. Induced payroll was estimated at approximately \$207,000, resulting in total payroll of approximately \$467,000.
- Total direct employment was the equivalent of 10 full-time employees. Induced employment was estimated at approximately 10 employees, resulting in a total impact of approximately 20 employees.

7.1.3 Government/Airport Management

As shown in Table 17, government tenants generated the following direct and induced impacts:

- Direct output related to government tenants at Page Field in 2005 was estimated at approximately \$7.5 million. Induced output was estimated at approximately \$8.4 million, resulting in total output of approximately \$15.9 million.
- Direct payroll was approximately \$5.1 million. Induced payroll was estimated at approximately \$3.9 million, resulting in total payroll of approximately \$9 million.
- Total direct employment was the equivalent of 140 full-time employees. Induced employment was estimated at approximately 120 employees, resulting in a total impact of approximately 260 employees.

7.1.4 Other Tenants

As shown in Table 17, other tenants generated the following direct and induced impacts:

- Direct output related to other tenants at Page Field in 2005 was approximately \$2.1 million. Induced output was estimated at approximately \$1.3 million, resulting in total output of approximately \$3.4 million.
- Direct payroll was approximately \$1.1 million. Induced payroll was estimated at approximately \$616,000, resulting in total payroll of approximately \$1.7 million.
- Total direct employment was the equivalent of 60 full-time employees. Induced employment was estimated at approximately 30 employees, resulting in a total impact of approximately 90 employees.

7.1.5 Page Field Tenants Combined

Table 17 also presents the impacts associated with all the tenants at Page Field. As shown:

- Direct output related to the tenants at Page Field in 2005 was approximately \$14.2 million. Induced output was estimated at approximately \$12.8 million, resulting in total output of approximately \$27 million.
- Direct payroll was approximately \$7.1 million. Induced payroll was estimated at approximately \$5.2 million, resulting in total payroll of approximately \$12.2 million.

7. ECONOMIC IMPACT - PAGE FIELD

- Total direct employment was the equivalent of approximately 230 full-time employees. Induced employment impacts was estimated at approximately 190 employees, resulting in a total impact of approximately 420 employees.

The total impacts broken out by tenant category at Page Field in 2005 are shown in Exhibit 5.

7.2 GENERAL AVIATION VISITORS

To estimate economic impacts associated with general aviation visitors, data provided by AOPA, GAMA, and Airport records were used. The data and assumptions made to estimate general aviation visitors at Page Field were as follows:

- Visiting general aviation operations can be correlated with the number of itinerant aircraft arrivals at Page Field. In 2005, the FAA Tower recorded approximately 49,764 general aviation itinerant operations at Page Field, or 24,882 general aviation itinerant arrivals (one-half operations).

The number of arrivals performed by true transient aircraft is required to calculate general aviation visitor impacts. By definition, true transient flights departed from an airport at least 150 miles away from Page Field. According to AOPA, approximately one-third of general aviation itinerant operations are typically true transient flights. As a result, approximately 8,290 general aviation arrivals at Page Field were estimated to be true itinerant arrivals in 2005.

- According to GAMA, a transient general aviation flight carries an average of 2.5 persons per aircraft. This figure includes only passengers and excludes the pilot. Using this industry-wide rule of thumb, the number of general aviation visitors at Page Field in 2005 was estimated to be approximately 20,700 visitors.

Visitors using general aviation aircraft also have expenditures for lodging, food and beverage, transportation, and entertainment; thereby generating economic impacts in Page Field's primary service area. For purposes of these analyses, general aviation visitor expenditures and length of stay were assumed to be comparable to those for commercial service visitors utilizing Southwest Florida International Airport (see *Section 3: 2005 Economic Impact - RSW*).

Table 18 presents the estimated expenditures by category for general aviation visitors to the primary service area that utilized Page Field in 2005. For these analyses, expenditures by general aviation visitors were equated with direct general aviation visitor output.

7. ECONOMIC IMPACT - PAGE FIELD

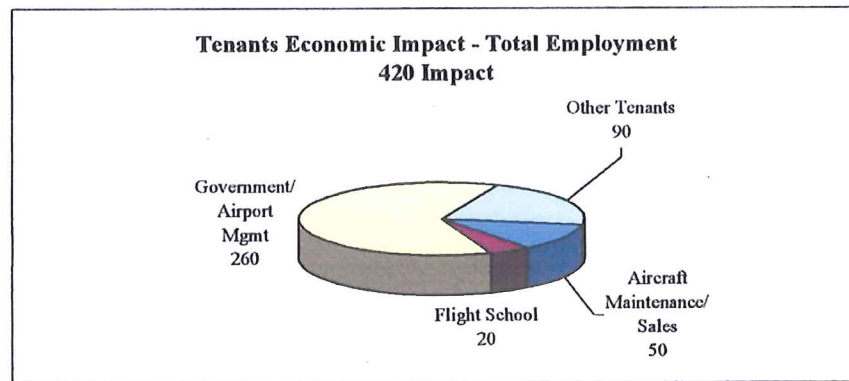
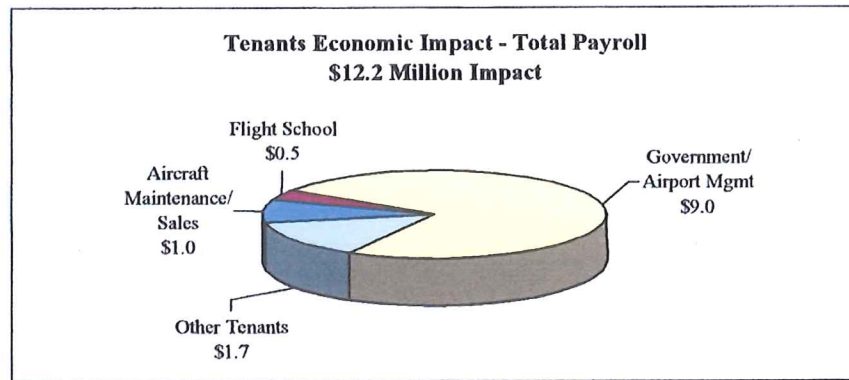
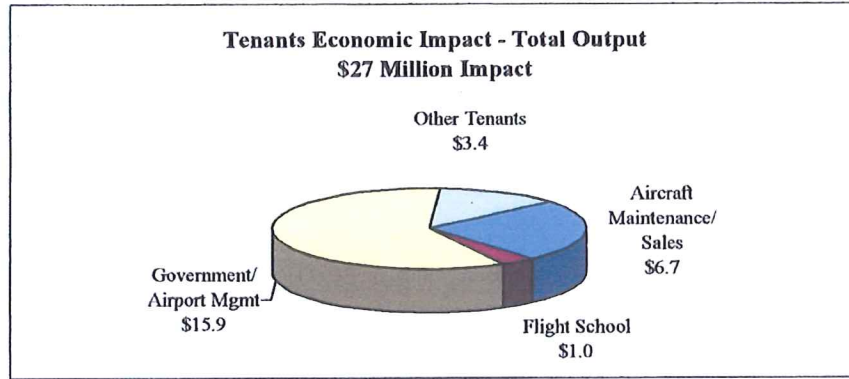


Exhibit 5

Breakout of Page Field Total Impact by Tenant Category

7. ECONOMIC IMPACT - PAGE FIELD

Table 18			
2005 GENERAL AVIATION VISITOR EXPENDITURES (OUTPUT)			
Expenditure Category	Average Daily Expenditures ¹	Average Expenditure Per Trip ²	Total Annual Expenditures ³
Accommodations	\$54.59	\$357.57	\$7,414,000
Food/Entertainment	32.35	211.88	4,393,000
Rental Car	15.53	101.69	2,109,000
Retail Purchases	9.01	59.02	1,224,000
TOTAL VISITOR EXPENDITURES	\$111.47	\$730.16	\$15,140,000

¹ Per person.

² The length of stay per person was approximately seven days.

³ The total number of general aviation visitors to the primary service area utilizing Page Field was approximately 20,700 people.

Similar to commercial service visitors, multiplier ratios based on these direct outputs were used to estimate the direct payroll and employment impacts associated with general aviation visitors. Multipliers presented earlier in Table 16 were used in conjunction with these direct impacts to estimate total impacts.

As shown in Table 19, total output generated by general aviation visitors using Page Field was approximately \$23.7 million in 2005; total payroll impact was estimated at approximately \$11.4 million; and total employment impact was approximately 500 full-time employees.

Table 19			
2005 IMPACT - GENERAL AVIATION VISITORS			
Impact	Direct	Induced	Total
Output	\$15,140,000	\$8,522,000	\$23,662,000
Payroll	\$7,551,000	\$3,850,000	\$11,401,000
Employment	350	150	500

7.3 TOTAL ECONOMIC IMPACT

Table 20 summarizes the combined economic impact for Airport tenants and general aviation visitors. As shown, total output for Page Field in 2005 was estimated to be approximately \$50.7 million; total payroll was estimated at approximately \$23.6 million; and employment was estimated at approximately 920 full-time employees.

7. ECONOMIC IMPACT - PAGE FIELD

Table 20			
2005 IMPACT - PAGE FIELD			
Impact	Direct	Induced	Total
Output	\$29,352,000	\$21,320,000	\$50,672,000
Payroll	\$14,608,000	\$9,024,000	\$23,632,000
Employment	580	340	920

7.4 SUMMARY

Table 21 summarizes the economic impact of Page Field for 2005 by major category.

7. ECONOMIC IMPACT - PAGE FIELD

Table 21			
ECONOMIC IMPACT - OUTPUT ¹			
(page 1 of 3)			
Tenant Category	Direct Impacts	Induced Impacts	Total Impacts
Aircraft Maintenance/Sales	\$4,043,000	\$2,670,000	\$6,713,000
Flight School	580,000	383,000	963,000
Government/Airport Management	7,488,000	8,418,000	15,906,000
Other Tenants	2,101,000	1,327,000	3,428,000
AIRPORT TENANTS	\$14,212,000	\$12,798,000	\$27,010,000
GENERAL AVIATION VISITORS	\$15,140,000	\$8,522,000	\$23,662,000
TOTAL OUTPUT IMPACT	\$29,352,000	\$21,320,000	\$50,672,000

¹ Includes gross sales, taxes, and capital expenditures; government category also included in payroll.

7. ECONOMIC IMPACT - PAGE FIELD

Table 21			
ECONOMIC IMPACT - PAYROLL			
(page 2 of 3)			
Tenant Category	Direct Impacts	Induced Impacts	Total Impacts
Aircraft Maintenance/Sales	\$574,000	\$456,000	\$1,030,000
Flight School	260,000	207,000	467,000
Government/Airport Management	5,126,000	3,895,000	9,021,000
Other Tenants	1,097,000	616,000	1,713,000
AIRPORT TENANTS	\$7,057,000	\$5,174,000	\$12,231,000
GENERAL AVIATION VISITORS	\$7,551,000	\$3,850,000	\$11,401,000
TOTAL PAYROLL IMPACT	\$14,608,000	\$9,024,000	\$23,632,000

7. ECONOMIC IMPACT - PAGE FIELD

Table 21			
ECONOMIC IMPACT - EMPLOYMENT			
(page 3 of 3)			
Tenant Category	Direct Impacts	Induced Impacts	Total Impacts
Aircraft Maintenance/Sales	20	30	50
Flight School	10	10	20
Government/Airport Management	140	120	260
Other Tenants	60	30	90
AIRPORT TENANTS	230	190	420
GENERAL AVIATION VISITORS	350	150	500
TOTAL EMPLOYMENT IMPACT	580	340	920

8. COMPARISON OF STUDIES - PAGE FIELD

This section compares the summary findings of the Economic Impact Studies of Page Field for 1999 and 2005.

Table 22 summarizes and compares the total economic impact for Page Field in 1999 and 2005, which combines the individual impacts associated with Airport tenants and general aviation visitors. As shown, total output for Page Field increased from approximately \$35.4 million in 1999 to approximately \$50.7 million in 2005; this increase represents a percentage change of 43.0 percent. Total payroll for Page Field increased from approximately \$17.6 million in 1999 to approximately \$23.6 million in 2005, which represents a percentage change of 34.2 percent. Total employment for Page Field increased from approximately 850 full-time positions in 1999 to approximately 920 full-time positions in 2005; this increase represents a percentage change of 8.2 percent.

Table 22				
COMPARISON OF 1999 & 2005 STUDIES				
Impact	1999 Study	2005 Study	Increase/ (Decrease)	Percentage Change
Total Output	\$35,441,000	\$50,672,000	\$15,231,000	43.0%
Total Payroll	\$17,616,000	\$23,632,000	\$6,016,000	34.2%
Total Employment	850	920	70	8.2%

9. PAGE FIELD COMMONS



Page Field Commons is 322,000-square foot retail development built on 45 acres located at the intersection of U.S. 41 (Cleveland Avenue) and the Fowler Summerlin Connector in Fort Myers. This retail development opened during the summer of 1999 and is adjacent to Page Field. The continual development of U.S. 41 has helped to make this highway a major commercial hub for the surrounding communities. The Fowler Summerlin Connector connects two of Lee County's busiest north/south arteries – Fowler Street and Summerlin Road.

Major tenants at this retail development include:

- Best Buy
- Hallmark
- Hops Grill & Bar
- Linen 'n Things
- Michaels Craft Store
- Office Depot
- Old Navy
- PetSmart
- Pier 1 Imports
- The Bombay Company
- The Men's Wearhouse
- Toys "R" Us

As discussed earlier, one measurement of the economic impact of Page Field is its direct impacts, where direct impacts are consequences of economic activities carried out at Page Field by the various tenants having a direct involvement in aviation. Strictly speaking, direct impacts represent economic activities that would not have occurred in the absence of Page Field. For purposes of these analyses, economic impacts of output, payroll, and employment for Page Field Commons were not included in the total presented for Page Field. However, Page Field Commons' close proximity to Page Field and its anticipated catalyst to the economic development of the local area warranted discussion herein.

The remainder of this section presents photographs of Page Field Commons.

9. PAGE FIELD COMMONS



Page Field Commons, Fort Myers, FL



**PAGE FIELD GENERAL AVIATION AIRPORT
COMPREHENSIVE PLAN AMENDMENT
SUFFICIENCY RESPONSE #1
LEE COUNTY, FLORIDA
CPA2007-48**

July 2008



Prepared for:

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



Prepared by:

**Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, Florida 33901**

JOHNSON
ENGINEERING

**Reynolds, Smith, & Hills, Inc.
10748 Deerwood Park Boulevard South
Jacksonville, Florida 32256**

RS&H
IMPROVING YOUR WORLD

**PAGE FIELD GENERAL AVIATION AIRPORT
LEE COUNTY COMPREHENSIVE PLAN AMENDMENT**

SUFFICIENCY RESPONSE #1

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July 3, 2008

Mr. Matthew A. Noble, AICP
Principal Planner
Division of Planning
Lee County Department of Community Development
P.O. Box 398
Fort Myers, FL 33902-0398

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Re: CPA2007-48 Page Field Airport Lee Plan Amendment

Dear Mr. Noble:

On behalf of the applicant, the Lee County Port Authority, we have prepared this response to your letter of insufficiency for the above-reference case, dated April 2, 2008. The narrative responses have been provided below, and the requested support documentation has been attached to this letter. Please note that we have incorporated into our narrative the relevant text from your letter (in **bold**) and have numbered your comments for reference purposes.

1. **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.**

RESPONSE: The evidence requested by staff has been provided. The signed Green Sheet documenting the Board of Port Commissioners' endorsement of the Lee Plan amendment application package for Page Field General Aviation Airport has been attached to this cover letter.

2. **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.**

RESPONSE: Proposed Objective 1.9 has been amended to include language demonstrating the importance of Page Field General Aviation Airport as a reliever airport facility to Southwest Florida International Airport. The proposed language is shown in red in the amended list of proposed text amendments, which has been attached to this cover letter.

3. **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.**

RESPONSE: The applicant has amended the list of proposed text amendments to incorporate Page Field, Table 5(b) and Map 3G into definitions cited by staff. The applicant also has

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broadened the proposed text amendments to include changes to the Lee Plan Glossary section to further support the adoption of the Page Field General Aviation Airport Master Plan and Airport Layout Plan into the Lee Plan. The amended list of proposed text amendments has been attached to this cover letter.

4. **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.**

RESPONSE: The applicant has amended the maps for the application package to be based on a larger-scale (close-up) map extent for the subject property's existing and proposed Lee Plan designations. The amended maps have been attached to this cover letter.

5. **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.**

RESPONSE: The applicant has prepared the type of table requested by staff. To incorporate this table into the Lee Plan, the applicant has proposed renaming the table for Southwest Florida International Airport from Table 5 to Table 5(a) and adopting the companion table for Page Field General Aviation Airport as Table 5(b). The appropriate changes to the Lee Plan associated with these requests have been incorporated into the proposed text amendments, the amended version of which has been attached to this cover letter.

6. **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.**

RESPONSE: The applicant has amended the Application for Comprehensive Plan Amendment form for Page Field General Aviation Airport to include a calculation of the maximum allowable development under the existing and proposed FLUM, as required under Application Section III E. The calculation is based on the data presented in the proposed Table 5(b), which shows the existing and proposed intensity, aviation and non-aviation, at Page Field. The amended application form has been attached to this cover letter.

7. **Referring to the Flight obstruction surfaces section of Chapter 34, which is in the process of being rewritten, does not provide the required data.**

RESPONSE: The applicant acknowledges staff's comment and has amended the proposed text amendments to include Table 5(b) showing the existing and proposed development intensity for Page Field General Aviation Airport. Table 5(b) is being proposed in lieu of the applicant's reference to Sec. 34-1004 of the Lee County Land Development Code. The amended proposed text amendments have been attached to this cover letter.

8. **Policy 1.9.1. 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**

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that this discrepancy will be addressed in the near (next master plan update process) future?

RESPONSE: The applicant has amended Policy 1.9.1 to document that the Page Field Airport Master Plan and Airport Layout Plan will be updated during the next Lee Plan amendment cycle following the Airport Master Plan update process in order to be consistent with the Lee Plan 2030 planning horizon. The proposed language is shown in red in the amended list of proposed text amendments, which has been attached to this cover letter.

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

- a. Periodic update of the Page Field Master Plan/ALP [Policy 47.2.5]
- b. School Zone Map and its relevance to the facility [Policy 1.9.3]
- c. Airport Road extension to Metro [Not Applicable]
- d. Amortizing existing uses in and around the airport that are not compatible with airport function (or reduce capacity) [Policy 1.9.1]
- e. Specific identification of the uses to be located on Page Field, both aviation and non-aviation [Table 5(b)]
- f. Fact that non-aviation development must pay impact fees. [Policy 1.9.1]

RESPONSE: The applicant has amended the above cited portions of the proposed text amendments to incorporate language addressing each of these issues. With regard to item "c" above, the Airport Road extension is not located on Airport property and therefore has not been included in this application. The amended proposed text amendments have been attached to this cover letter.

10. 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.

RESPONSE: The applicant has amended the proposed text amendments for Objective 47.1 and Policy 47.1.1 to reference the existing and proposed development intensity scheduled for Page Field General Aviation Airport through the 2020 planning horizon of the adopted Airport Master Plan and the 2025 planning horizon of the adopted Airport Layout Plan.

11. 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.

RESPONSE: The applicant has included proposed text amendments for Policies 47.2.5, 47.3.4, and Objective 151.4 to incorporate the Page Field General Aviation Airport Master Plan and Airport Layout Plan into the Lee Plan. The amended proposed text amendments have been attached to this cover letter.

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

Section IV

12. 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.

RESPONSE: The applicant has amended the maps for the application package to be based on a larger-scale (close-up) map extent for the subject property's existing and proposed Lee Plan designations. The amended maps have been attached to this cover letter.

13. 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.]

RESPONSE: The applicant has prepared a single legal description and sketch to encompass the entire Page Field General Aviation Airport property. The updated legal description and sketch have been attached to this cover letter.

14. 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.

RESPONSE: The applicant has provided with this cover letter a table showing the breakout of intensities and uses by type on the vacant non-aviation parcels to document the basis for the employment estimates used for the traffic methodology.

15. 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

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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).

RESPONSE: The applicant has amended the potable water analysis to reflect the level of intensity shown in Table 5(b). The amended analysis has been attached to this cover letter. The applicant also has requested an updated letter of availability from the potable water service provider to demonstrate concurrency based on the level of intensity shown in Table 5(b). A copy of the letter distributed to the service provider has been included with this cover letter.

16. 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.

RESPONSE: The applicant has amended the sanitary sewer analysis to reflect the level of intensity identified under Table 5(b). The amended analysis has been attached to this cover letter. The applicant also has requested an updated letter of availability from the sanitary sewer service provider to demonstrate concurrency based on the level of intensity shown in Table 5(b). A copy of the letter distributed to the service provider has been included with this cover letter.

17. 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.

RESPONSE: The applicant has requested updated letters of availability from the service providers to demonstrate concurrency based on the level of intensity shown in Table 5(b). A copy of the letters distributed to the service providers has been included with this cover letter.

18. EL. The applicant has not supplied data and analysis to show how the proposed amendment will affect Table 1(b) of the Lee Plan.

RESPONSE: The applicant has amended the proposed Policy 1.9.1 to state that non-aviation development at Page Field General Aviation Airport will comply with the intensity allocations depicted in Table 1(b) of the Lee Plan. The amended list of proposed text amendments has been attached to this cover letter.

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19. **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.**

RESPONSE: The applicant is coordinating with the City of Fort Myers, Department of Community Development, to address the impacts of the proposed amendment on the City and its comprehensive plan. The initial meeting with the City's Community Development Director was held on March 5, 2008. Follow-up meetings to determine any administrative or Council actions required on the City's part will be scheduled on an as-needed basis.

20. **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.**

RESPONSE: The applicant is prepared to continue its coordination with staff to address these and other issues.

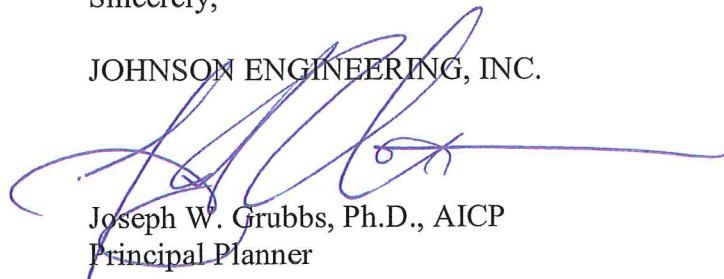
21. **Staff wants to work in a collaborative manner to achieve this amendment.**

RESPONSE: The applicant concurs with staff's recommended collaborative approach and will strive to maintain this approach through the remainder of the Lee Plan amendment process.

We are confident that staff comments have been addressed thoroughly in this response package. However, we would be happy to provide additional information or respond to any remaining questions. Please contact me as needed. Thank you very much for your consideration and expeditious review of this sufficiency response package.

Sincerely,

JOHNSON ENGINEERING, INC.



Joseph W. Grubbs, Ph.D., AICP
Principal Planner

JWG/jrs:20033734-127

Attachments

cc: Emily M. Underhill, Lee County Port Authority
Ellen L. Lindblad, Lee County Port Authority
William B. Horner, Lee County Port Authority
William C. Sandifer, RS&H
John Palm, RS&H

BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

46

WORDING FOR AGENDA:

Request Board endorse submittal of a Comprehensive Plan Amendment application to incorporate the Page Field General Aviation Airport Master Plan Update and Airport Layout Plan into the Lee County Comprehensive Plan.

FUNDING SOURCE: N/A

2. SUBJECT CATEGORY:

Budgeting, Purchases, Contracts, and Agreements

3. MEETING DATE:

9-10-07

4. AGENDA:

☐ CONSENT
☒ ADMINISTRATIVE
☐ APPEALS
☐ PUBLIC

TIME REQUIRED:
(Public Only)

5. REQUIREMENT/PURPOSE:
(Specify)

☐ STATUTE
☐ ORDINANCE
☐ ADMIN.CODE
☐ OTHER

6. REQUESTOR OF INFORMATION:

A. (ALL REQUESTS)

NAME Mark R. Fisher
DIV. Development

B. (PUBLIC ONLY)

CITIZEN NAME _____
CITIZEN PHONE _____

7. BACKGROUND:

Development of Regional Impact (DRI) requirements for Florida airports have historically been redundant, costly, and time consuming. The airport master planning process, as required by the Federal Aviation Administration and the Florida Department of Transportation, reviews and analyzes much of the same data as has been required by state DRI regulations. As such, in July 2002, the Florida Legislature adopted revised language that allows incorporation of an Airport Master Plan into the local Comprehensive Plan in lieu of the application of state DRI requirements on Florida airports.

In September 2004, the Board of Port and County Commissioners amended the Lee County Comprehensive Plan to include the RSW Airport Master Plan to take advantage of this new state legislation. RSW was the second airport in Florida to initiate this approach, which saved millions of dollars and years of time and allowed for the opening of the RSW Midfield Terminal Complex in 2005, and most airports in Florida are now doing the same. This process provides a more comprehensive approach by recognizing airports as an integral part of the transportation infrastructure necessary to the economic success of Florida and blends regional transportation infrastructure into local and regional planning efforts.

Considering that this measure was successfully completed for RSW and the fact that development at Page Field continues to advance, Lee County and Port Authority staff recommend initiating the same Comprehensive Plan Amendment process for Page Field that is anticipated to yield the same long-term

- continued -

8. RECOMMENDED ACTION:

Recommend Board endorse submittal of a Comprehensive Plan Amendment application to incorporate the Page Field General Aviation Airport Master Plan Update and Airport Layout Plan into the Lee County Comprehensive Plan.

9. RECOMMENDED APPROVAL

DIVISION DIRECTOR

GENERAL SERVICES

FINANCE

PORT ATTORNEY

EXECUTIVE DIRECTOR

10. SPECIAL MANAGEMENT COMMITTEE ACTION:

- ☒ APPROVED
☐ DENIED
☐ DEFERRED
☐ OTHER

8-28-07

JW

Chairman

11. PORT AUTHORITY ACTION:

- ☐ APPROVED
☐ DENIED
☐ DEFERRED
☐ OTHER

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benefits. On March 12, 2007, the Port Board approved a task with Johnson Engineering, Inc., to analyze and prepare an amendment application to the Lee County Comprehensive Plan in order to incorporate the Page Field Airport Master Plan. Lee County and Port Authority staff members have met several times over the last few months to review and coordinate the contents of the draft plan amendment application which has resulted in a cooperative effort between the two agencies.

The Johnson/RS&H consultant team will present the attached draft application. Once endorsed by the Port Board for submittal, the application will follow the normal Lee County Comprehensive Plan Amendment process, resulting in public hearing and Board of County Commissioners action. The details of the final amendment will be subject to Lee County review and approval during the plan amendment process. This action is only to endorse the submittal of the plan amendment application.

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IV.A.1. Proposed Text Amendments

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Note:

- Text Amendments proposed under the Sept. 2007 application = Underlined or ~~Strikethrough~~ [Black]
 - Text Amendments amended under the July 2008 sufficiency response = Underlined or ~~Strikethrough~~ [Red]
- a. Amend the Lee Plan to create Objective 1.9 and supporting policies to incorporate Page Field General Aviation Airport into the Future Land Use Element.

OBJECTIVE 1.9: PAGE FIELD GENERAL AVIATION AIRPORT. Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Page Field General Aviation Airport and the industrial, commercial and office uses related to it, as well as other non-aviation related development that is not necessarily related to the Airport, through the year 20~~30~~25. Page Field General Aviation Airport plays a vital role as a reliever airport facility to Southwest Florida International Airport. In its role as reliever airport, Page Field reduces general aviation traffic from the Southwest Florida International Airport, increasing the airport efficiency and capacity. Page Field also is vital to Lee County's economy as a general aviation facility and the site of important non-aviation development. The Lee County Port Authority desires to establish non-aviation related uses to provide a supplementary revenue source as well as providing an opportunity for businesses that desire a location on Airport property. Designate on the Airport Layout Plan suitable areas to accommodate these desired uses and provide general policy guidance as to how these uses will be developed.

POLICY 1.9.1: Airport lands include Page Field General Aviation Airport's existing facility and projected growth areas through the year 20~~30~~25, as shown on the adopted Airport Layout Plan. These areas will include airport and airport-related development as well as non-aviation land uses as proposed in the approved 2002 Airport Master Plan update and as depicted on the adopted Airport Layout Plan sheet (Map 3G). This mix of uses is intended to support the continued development of the Page Field General Aviation Airport. Future development at the Page Field General Aviation Airport will also include non-aviation related land uses such as retail, light industrial, and office development. Any future Airport expansion or development of aviation-related and non-aviation uses will offset environmental impacts through appropriate mitigation acceptable to the permitting agencies and to Lee County. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan. All development on Airport lands must be consistent with Map 3G. Map 3G depicts the planned expansion of the Page Field General Aviation Airport through 20~~20~~25. (The planning horizon for the Page Field Airport Master Plan and Airport Layout Plan will be extended in the next update cycle to be consistent with the Lee Plan horizon of 2030. A Lee Plan amendment will be submitted following the Airport Master Plan update to reflect this change.) The Lee County Port Authority will, as possible, eliminate or modify any existing uses on the Airport property determined to be incompatible with Airport functions, as established in the Airport Master Plan and Airport Layout Plan, or that reduce the capacity of the Airport. The Lee County Port

Authority also will use its capacity as a reviewing agency to influence land-use decisions on property not within the Page Field inventory to promote land uses compatible with the Airport. If the airport master planning process precipitates a substantive change to the Airport Layout Plan (Map 3G), then the Port Authority must amend Map 3G prior to obtaining local development approval. The non-aviation related development areas have been depicted on the approved Airport Layout Plan sheet (Map 3G). These uses will be constructed upon Airport lands with long-term leases. All non-aviation land use development will meet the requirements set forth in the Lee County Land Development Code. Non-aviation development will comply with the intensity allocations depicted in Table 1(b) of the Lee Plan. Non-aviation development will be subject to all applicable Lee County impact fees.

POLICY 1.9.2: Future non-aviation areas depicted on the Airport Layout Plan (Map 3G) will be developed, to the greatest extent possible, within existing upland areas. Impacts to wetlands in the future non-aviation areas will be minimized by site design, whenever possible, in compliance with the Lee County Land Development Code.

POLICY 1.9.3: Future aviation and non-aviation development at Page Field General Aviation Airport will comply with the provisions of the School Zone Map, which is an element of the Lee County Airport Hazard District regulations, to be consistent with the Educational Restriction Zone provisions under Sec. 333.03(3), Florida Statutes, and with the governing regulations in the Lee County Land Development Code.

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b. Amend Lee Plan Objective 47.1 and supporting Policy 47.1.1 to incorporate Page Field General Aviation Airport into the Transportation Element.

COMMUNITY DEVELOPMENT

OBJECTIVE 47.1: ECONOMIC GROWTH. The capacity and long term development of the Southwest Florida International Airport will be expanded in compliance with Map 3F and Table 5(a), and for the Page Field General Aviation Airport the capacity and long term development will be in compliance with Map 3G and Table 5(b), to aid in the diversification of the county's economic growth. Specific project implementation and approval of the proposed development will be coordinated through the annual Capital Improvement Program process and be consistent with the Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G). These expansions will be funded through user fees, airline contributions, and other funding sources not involving general county tax dollars. The Port Authority will strive to minimize impacts to surrounding land uses while maintaining a safe and efficient facility for airport operations. (Amended by Ordinance No. 98-09, 99-15, 04-16)

POLICY 47.1.1: The Port Authority will coordinate the implementation of scheduled infrastructure and facility improvements for the Southwest Florida International Airport consistent with the approved Airport Layout Plan sheet (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), and for the Page Field General Aviation Airport consistent with the approved Airport Layout Plan sheet (Map 3G) and the Page Field General Aviation Airport Development Schedule (Table 5(b)). (Amended by Ordinance No. 98-09, 99-15, 04-16).

POLICY 47.2.5: The county will utilize the approved Airport Master Plan and FAR Part 150 Study, including updates, as a basis to amend the comprehensive land use plan and the land development code to prohibit development that is incompatible with the Southwest Florida International Airport and Page Field General Aviation Airport and to ensure future economic enhancement consistent with Objective 46.2. (The use of the FAR Part 150 Study applies only to Southwest Florida International Airport.) Future updates of the Southwest Florida International Airport Master Plan that precipitate substantive changes to the Airport Layout Plan (Map 3F) will require a Lee Plan Amendment prior to local permitting approval. Future updates of the Page Field General Aviation Airport Master Plan that precipitate substantive changes to the Airport Layout Plan (Map 3G) will require a Lee Plan Amendment prior to local permitting approval. In accordance with FAA requirements, the Southwest Florida International Airport Master Plan and corresponding Airport Layout Plan (Map 3F) will be comprehensively updated at least once every 5 to 8 years. (Amended by Ordinance No. 99-15, 04-16)

POLICY 47.3.4: The proposed development schedule for the Southwest Florida International Airport through the year 2020 is depicted in Table 5(a) of the Lee Plan. The proposed development schedule for the Page Field General Aviation Airport is depicted in Table 5(b) of the Lee Plan. This Table These Tables includes both aviation and non-aviation related development. If the FAA/FDOT mandate navigational improvements (NAVAIDS) or require improvements related to Airport security or safety at Southwest Florida International Airport or Page Field General Aviation Airport, then the Port Authority may pursue installation of the improvement even though the improvement is not specifically identified on Table 5(a) or Table

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5(b). However, the Port Authority must obtain all appropriate approvals and permits prior to installation, including approval from Lee County. If these improvements precipitate a substantive change to ~~either~~ Table 5(a), Table 5(b), ~~or~~ Map 3F, or Map 3G, then the Port Authority must pursue a Lee Plan amendment incorporating the changes in the next available amendment cycle. (Added by Ordinance No. 04-16)

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 and Page Field General Aviation Airport. Additional specific coordination requirements are contained in Objective 151.4 and subsequent policies. (Amended by Ordinance No. 99-15, 04-16).

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COMMUNITY DEVELOPMENT

- c. Amend Lee Plan Objective 151.4 and supporting policies to incorporate Page Field General Aviation Airport into the Intergovernmental Coordination Element.

OBJECTIVE 151.4: COORDINATION OF AIRPORT DEVELOPMENT AND IMPROVEMENTS AT THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT WITH ALL PERMITTING AGENCIES. The Port Authority will coordinate with Lee County, the Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, Federal Aviation Administration, and the Florida Department of Transportation to ensure that the development of the Southwest Florida International Airport and the Page Field General Aviation Airport is consistent with the Lee Plan. (Added by Ordinance No. 04-16)

POLICY 151.4.1: Port Authority staff will ensure that Lee County staff is directly involved in the review and approval process related to the ongoing update of the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport. This mandatory inter-agency coordination will provide an official means for scheduled review and comment regarding Airport Master Plan Updates, related Lee Plan amendments, annual updates of the Airport Layout Plan and Capital Improvement Program, permitting for scheduled capital improvement projects, amendments to the Airport zoning approvals and compliance with the Lee County Land Development Code. (Added by Ordinance No. 04-16)

POLICY 151.4.2: The Port Authority will submit and County staff will review and provide comments regarding the following:

- (1) Scope and content of ongoing updates to the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport pursued in accordance with Federal Aviation Administration Advisory Circular 150/5070-6 and the Florida Department of Transportation Guidebook for Airport Master Planning.
- (2) Consistency of proposed amendments to the Airport Master Plan and resulting Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G) with the Lee Plan, Land Development Code (LDC) and local zoning approvals.
- (3) Compatibility and compliance of individual CIP projects with the Lee Plan, LDC regulations, zoning approvals and other applicable regulations.
- (4) Proposed Lee Plan Amendments necessary to support revisions to the Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G), the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)), the Airport Master Plans for Southwest Florida International Airport and Page Field General Aviation Airport, or CIP project list. (Added by Ordinance No. 04-16)

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XII. Glossary

COMMUNITY DEVELOPMENT

AIRPORT LAYOUT PLAN - A map of existing and proposed airport property, facilities and development that is created as a result of the Airport Master Planning process. The Airport Layout Plan for Southwest Florida International Airport is adopted as Map 3F, and the Airport Layout Plan for Page Field General Aviation Airport is adopted as Map 3G. (Added by Ordinance No. 04-16)

NON-AVIATION RELATED USES - This phrase refers to the commercial and industrial land uses identified on the Southwest Florida International Airport Layout Plan (Map 3F), and Table 5 the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Layout Plan (Map 3G), and the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)). Non-aviation related uses are typically developed in non-aviation settings. Non-aviation uses may be enhanced by proximity to an airport, but these uses are not dependent on access to an airport. These uses could be developed in other locations within the County. Non-aviation related uses will be established on Airport lands through lease agreements with the Port Authority. The areas identified to accommodate these non-aviation uses are not necessary to support the primary aviation facilities comprising the Southwest Florida International Airport or the Page Field General Aviation Airport. Use of Airport lands for non-aviation use is intended to provide a revenue stream that may be used to enhance airport operations. Though located on airport property, the establishment of non-aviation uses is not necessary for the continued function of the primary aviation facilities associated with the airport. (Added by Ordinance No. 04-16)

SUBSTANTIVE CHANGE - As used in Policies 47.2.5 and 47.3.4, the term “substantive change” means development not specifically stated or identified in Table 5(a) or Table 5(b), or depicted on Map 3F or Map 3G. (Added by Ordinance No. 04-16)

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- d. Amend Lee Plan Table 5 and related Lee Plan provisions to change the table number to Table 5(a). (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(a), below and as noted in the other proposed text amendments cited herein.)

Vision Statement

10. Gateway/Airport - This Community is located South of SR 82, generally east of I-75, and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the City of Fort Myers, the Southwest Florida International Airport and the properties the airport expects to use for its expansion, the lands designated as Tradeport, and the land designated as Industrial Development west of I-75 north of Alico Road. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange. The road network in this community is planned to change dramatically over time creating access to and from this community to the north, south, and east without relying on I-75. There are three distinct areas within this community. The Gateway portion of this community is the area where residential uses will occur. Gateway will be a thriving, nearly built-out, mixed-use community in 2020. The population of this community is anticipated to grow substantially from today to 2030.

The second area in this community is the Southwest Florida International Airport. The airport will be greatly expanded by 2030. The expanded airport will have a second parallel runway and a new terminal building that will more than double the existing capacity of the airport. Development will be guided by the Airport Layout Plan (as established through the airport master plan process) consistent with the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)) and all other Lee Plan provisions.

POLICY 1.2.1: Airport lands include the Southwest Florida International Airport's existing facility and projected growth areas through the year 2030. These areas will include airport and airport-related development as well as non-aviation land uses as proposed in the approved 2003 Airport Master Plan update and as depicted on the Airport Layout Plan sheet (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)). This mix of uses is intended to support the continued development of the Southwest Florida International Airport. Future development at the Southwest Florida International Airport will also include nonaviation related land uses such as hotels/motels, light industrial, service stations, ancillary retail/shopping, and office development. Any future airport expansion or development of aviation-related and non-aviation uses will offset environmental impacts through the Airport Mitigation Lands Overlay (Map 3M) or other appropriate mitigation acceptable to the permitting agencies and to Lee County. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan.

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All development on Airport lands must be consistent with Map 3F and Table 5(a). Map 3F depicts the planned expansion of the Southwest Florida International Airport through 2020. If the airport master planning process precipitates a substantive change to the Airport Layout Plan (Map 3F), then the Port Authority must amend Map 3F prior to obtaining local development approval.

POLICY 1.2.4: The Airport AOPD zoning resolution must be amended before any non-aviation related uses can be developed at the Southwest Florida International Airport. The intensity of the proposed aviation and non-aviation land uses must be consistent with Lee Plan Table 5(a). (Added by Ordinance No. 04-16)

XII. Glossary

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(a)) - This Table depicts the proposed development schedule for the Southwest Florida International Airport through the year 203020. (Added by Ordinance No. 04-16, Amended by Ordinance No. 07-12)

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- e. Amend the Lee Plan to incorporate Table 5(b) to document the existing and proposed development intensity at Page Field General Aviation Airport. (Note: The proposed text amendments relating to this Table have been documented in the attached Table 5(b), below and as noted in the other proposed text amendments cited herein.)

XII. Glossary

PAGE FIELD GENERAL AVIATION AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(b)) - This Table depicts the proposed development schedule for the Page Field General Aviation Airport through the year 2025. The Table will be updated by Lee Plan amendment based on future Airport Master Plan and Airport Layout Plan updates.

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SUMMARY OF REQUESTS

a. Proposed Map Amendments

- a. Amend the Lee Plan Future Land Use Map (Map 1, Page 1) to change the Future Land Use designation of the Page Field General Aviation Airport from Public Facilities to Airport. (Exhibit II.A.2.)
- b. Replace existing Lee Plan Map 3G, Page Field General Aviation Airport Airport Layout Plan, to reflect the most recently updated and adopted plan. (Exhibit IV.A.7.b.)

b. Proposed Text Amendments

- a. Amend the Lee Plan to create Objective 1.9 and supporting policies to incorporate Page Field General Aviation Airport into the Future Land Use Element.
- b. Amend Lee Plan Objective 47.1 and supporting Policy 47.1.1 to incorporate Page Field General Aviation Airport into the Transportation Element.
- c. Amend Lee Plan Objective 151.4 and supporting policies to incorporate Page Field General Aviation Airport into the Intergovernmental Coordination Element.
- d. Amend Lee Plan Table 5 and related Lee Plan provisions to change the table number to Table 5(a).
- e. Amend the Lee Plan to incorporate Table 5(b) to document the existing and proposed development intensity at Page Field General Aviation Airport.

Southwest Florida International Airport

TABLE 5(a)



Existing vs. Proposed Development 2005-2020				
Development	Existing	2005	2010	2020
Landside				
Midfield Terminal Complex	28 gates 761,193 S.F.	No improvements planned	Expand to 32-33 gates 771,193 S.F.	Expand to 43-47 gates 978,362 S.F.
Auto Access	Main entrance at intersection of Daniels and Chamberlin Parkway. Access also from Daniels via Treeline and Alico via Ben Hill Griffin Parkway.	Cargo Road improvements from Chamberlin. Connector road for maintenance facilities.	Rehab perimeter, service and fuel farm roads. Expand entrance road to 6 lanes. Construct I-75 access.	Miscellaneous roadway improvements
Parking	14,399 total existing spaces	No improvements planned	Construct 750 additional employee spaces	Ultimately 5,126 total hourly spaces Ultimately 9,342 total daily spaces Ultimately 200 total Taxi/Limo spaces Ultimately 3,000 total rental car spaces
Passenger	11,461 spaces			
Hourly	2,519 spaces			
Daily	8,942 spaces			
Employee	1,288 spaces			
Taxi/Limo/Toll Booth	150 spaces			
Rental Cars	1,500 spaces			
Airside				
Existing Runway 6-24	12,000 ft. X 150 ft. runway	Rehabilitate 6-24, using taxiway as a temporary runway	No improvements planned	No improvements planned
Parallel Runway 6R-24L	No improvements planned	No improvements planned	Begin construction on 9,100ft. X 150ft. runway (5,385 ft. separation between runways)	No improvements planned
Taxiways	Taxiway A-parallel taxiway to Rnwy 6-24, 12,000 ft. long X 75 ft. wide; Taxilane B-apron taxilane that runs parallel to terminal for transitioning aircraft going from gates to Taxiway A for approximately 1,580 ft.	No improvements planned	Construct parallel taxiway north of Rnwy 6R-24L (9,100ft. X 75ft. wide) If NLA, then 100ft. wide. Hold bay & by-pass improvements to Rnwy 6R-24L parallel taxiway	Construct dual cross-field connector taxiway (Approx. 4,215 ft. long and 75ft. wide) If NLA, then 100ft. wide.
Terminal Apron	165,000 S.Y.	253,700 SY*	No improvements planned	No improvements planned
Air Cargo	Total of 39,500 S.F. cargo building 69,000 S.Y. apron area	Rehabilitate existing cargo ramp (69,000 S.F.) New freight forwarding facility 15,000 S.F. Expand cargo facilities to 41,189 S.F.	Expand building cargo facilities to 45,389 S.F.	Expand cargo building facilities to 58,314 S.F.

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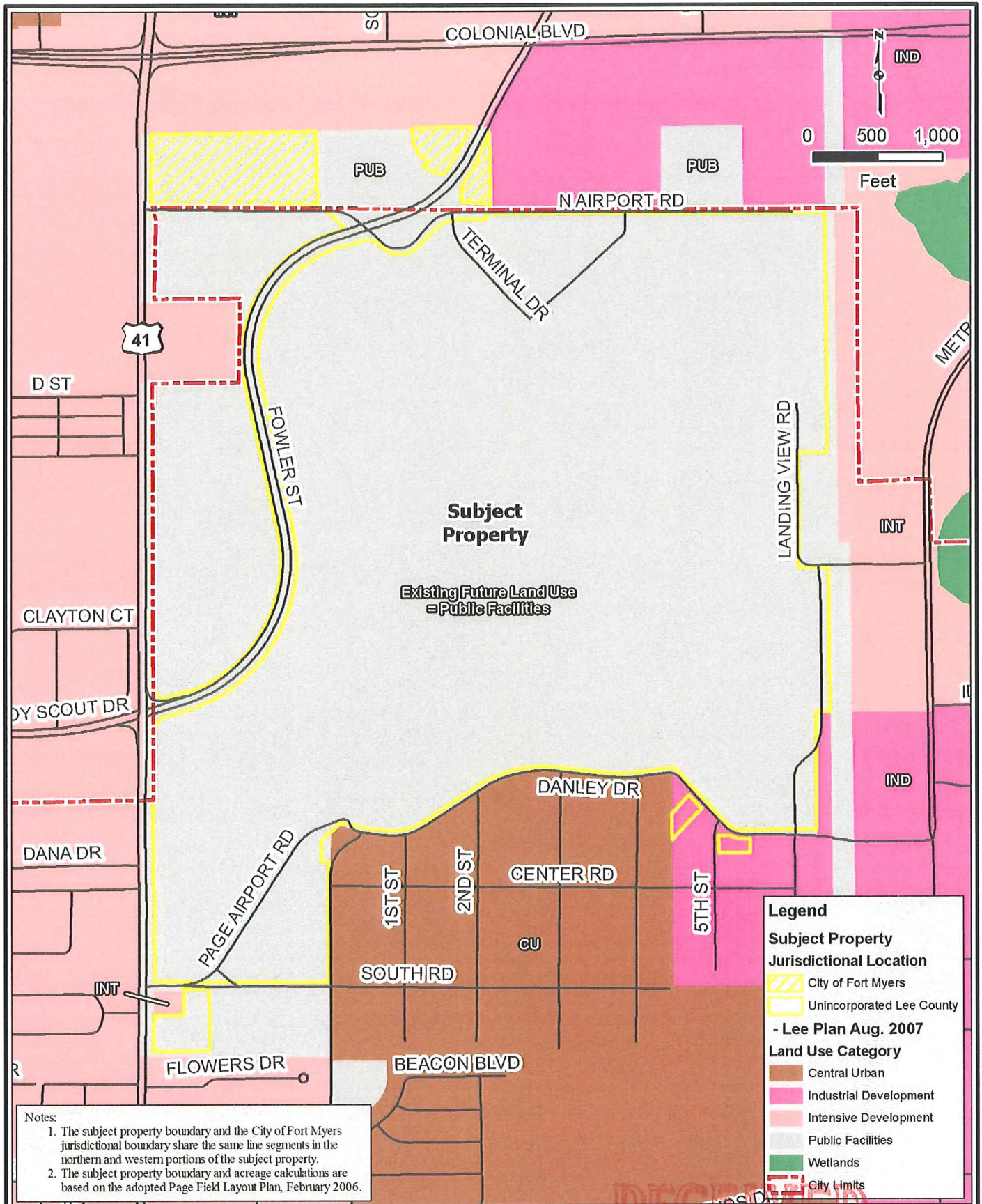
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Existing vs. Proposed Development 2005-2020				
Development	Existing	2005	2010	2020
Belly Cargo	15,000 S.F.	No improvements planned	No improvements planned	No improvements planned
Airside (Continued)				
General Aviation	8,000 S.F. facility 26,180 S.F. hangar space 48,650 S.Y. apron area	Construct multi-use hangars (12,500 S.F.)	Infrastructure for second FBO. Construct multi-use hangars (41,000 S.F.)	Construct multi-use hangars (75,500 S.F.). Expand GA apron to 49,700 S.Y.
Aircraft Maintenance General Aviation Large Aircraft	Approximately 13,000 S.F.	Construct one hangar to accommodate aircraft including the Boeing 747. Land to accommodate an additional three hangars should be set aside, should it be needed in the future.	26,000 S.F. (using existing facilities)	Expand to 36,000 S.F. necessary
Air Traffic Control Tower (ATCT)	Height 76.91 ft., 8,600 S.F.		Relocate to midfield-same S.F. as existing 8,600 ft. or more. New height must be greater than 80 ft.**	No improvements planned
Fuel Farm	Commercial (3) 420,000 gallon tanks Jet A General Aviation (4) 15,000 gallon Jet A tanks (1) 12,000 gallon 100LL tank	Fuel to be pumped from existing fuel farm area by a hydrant fueling system to the new midfield area	No improvements planned	No improvements planned
Miscellaneous	No improvements planned		Relocate high voltage power lines Upgrade airfield emergency generator Helipad (11,000 S.F.) Develop multi-modal center	
Rental Car Expansion		Rental car fuel farm		
Non-Aviation Related Land Uses Hotel ⁽³⁾ Light Manufacturing/Assembly Gas Station/Convenience Store Warehouse/Distribution Office ⁽³⁾		Construct 25,000 S.F. Construct 3,500 S.F. w/ 24 pumps Construct 25,000 S.F. Construct 75,000 S.F.	Construct 300 Rooms Additional 25,000 S.F. Additional 25,000 S.F. Additional 75,000 S.F.	Additional 50,000 S.F. Additional 50,000 S.F. Additional 75,000 S.F.

1. This table is for general phasing and major development items only. More specific detail is available in the annual Capital Improvement Plan (CIP) prepared by the Lee County Port Authority for the Southwest Florida International Airport.
2. All non-aviation related development will meet local land development code requirements such as open space requirements listed in LDC Sec. 10-415 and Wetland Impacts requirements listed in LDC Sec. 14-293. All development will be required to undergo local site and zoning review prior to local development order issuance.
3. This Development includes 10% retail
4. Development within the "Potential Future Development Area" will require amendment of the Lee Plan prior to development.

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ENGINEERING**

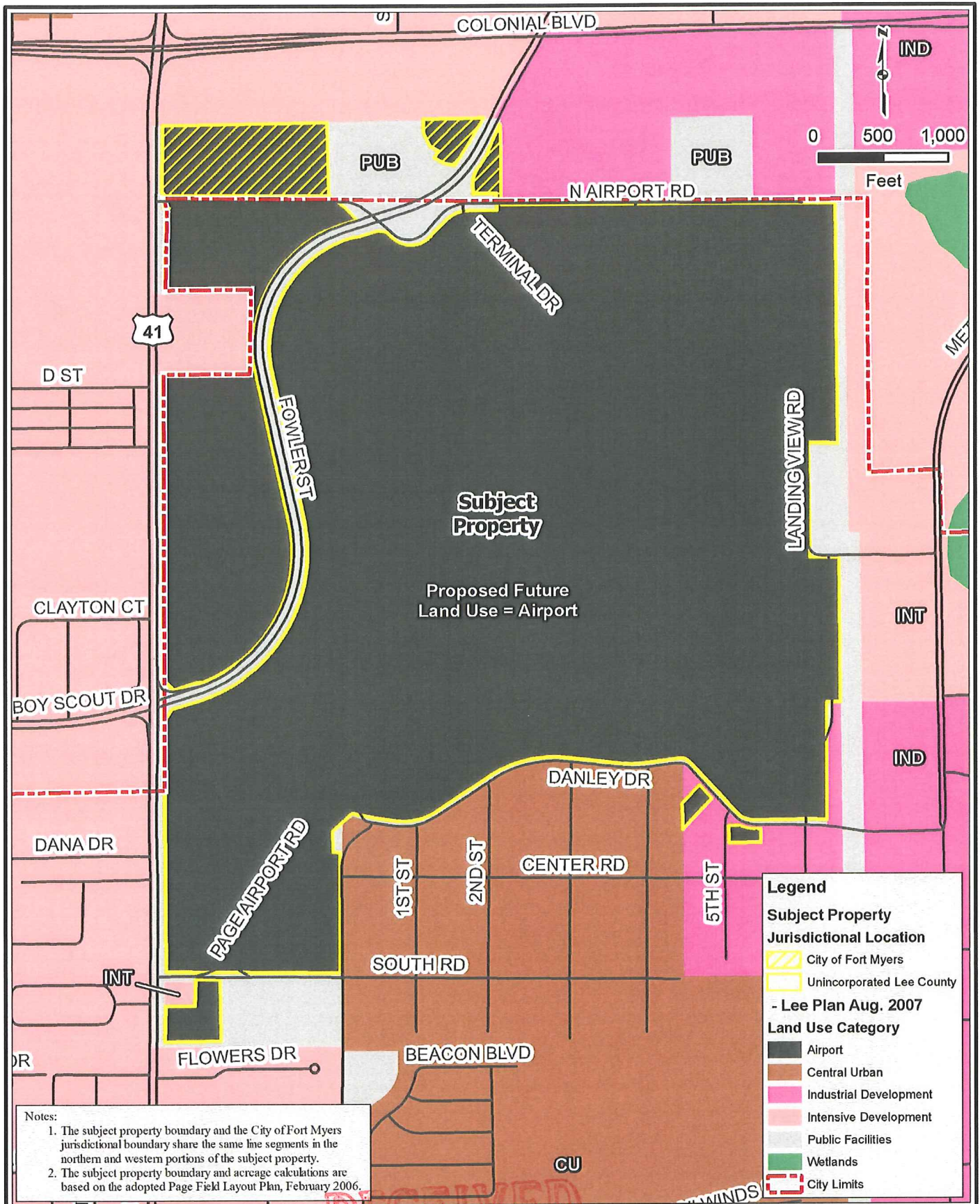
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P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Existing Future Land Use

DATE	PROJECT	FILE NO.	SCALE	EXHIBIT NO.
06/20/08	20033734-127	00-00-00	As Shown	4-A

COMMUNITY DEVELOPMENT

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Notes:

1. The subject property boundary and the City of Fort Myers jurisdictional boundary share the same line segments in the northern and western portions of the subject property.
2. The subject property boundary and acreage calculations are based on the adopted Page Field Layout Plan, February 2006.

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Proposed Future Land Use

DATE	PROJECT	FILE NO.	SCALE	EXHIBIT NO.
06/20/08	20033734-127	00-00-00	As Shown	4-B

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Page Field General Aviation Airport

Table 5(b)



Development	Existing vs. Proposed Development 2020-2025(1)		
	Existing	Thru 2020(2)	Thru 2025(3)
Landside Intensity (Terminal and Access Facilities)(4)			
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking(5)	675 Spaces		
<i>Landside Intensity by Quadrant</i>			
<i>North Quadrant</i>			
<i>Buildings & Structures</i>	85,557± sq. ft.		
<i>Vehicular Parking</i>	545 spaces		
<i>East Quadrant</i>		20,000± sq. ft.	
<i>Buildings & Structures</i>	1,250± sq. ft.		
<i>Vehicular Parking</i>	15 Spaces		
<i>South Quadrant</i>			
<i>Buildings & Structures</i>	11,209± sq. ft.		
<i>Vehicular Parking</i>	115 Spaces		
<i>West Quadrant</i>			
<i>Buildings & Structures</i>	--		
Auto Access	Main terminal entrance from Danley Drive; Terminal Drive; Airport facilities accessways from Danley Drive; Airport facility access from Landingview Way	Airport Perimeter Road; New General Aviation facility access; North quadrant hangar access roads; Terminal Drive realignment; Fuel farm access; South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities)(6)			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps	217,100± sq. yds.	62,200± sq. yds.	
Primary Taxiways			
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway	1,052± ft. Taxiway	
Future Aviation-support Facilities Identified in Airport Master Plan		4,000 sq. yd. 163 Total Based Hangars 18-20 Multi-use Itinerant Hangars	

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Page Field General Aviation Airport

Table 5(b)



Existing vs. Proposed Development 2020-2025(1)			
Development	Existing	Thru 2020(2)	Thru 2025(3)
Aviation-support Facilities (See below for facilities by quadrant)	332,991± sq. ft.	100,660± sq. ft.	
<i>Aviation-support Facilities by Quadrant</i>			
<i>North Quadrant</i>			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	
<i>East Quadrant</i>			
Hangars	135,923± sq. ft.	10,850± sq. ft.	
Accessory Office		4,682± sq. ft.	
<i>South Quadrant</i>			
Hangars	197,068± sq. ft.		
<i>West Quadrant</i>			
Terminal		25,000± sq. ft.	
Hangars		24,000± sq. ft.	
Non-aviation Intensity			
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
Service	108,465± sq. ft.		
Office			
Medical	35,490± sq. ft.		
Non-medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels(7)			
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-medical)			33,000± sq. ft.
Light Industrial			40,000± sq. ft.

Source: Page Field General Aviation Airport, Master Plan Update, 2002; Page Field Airport Layout Plan, 2006; Lee County Port Authority.

Notes:

- (1) The adopted Page Field Airport Master Plan (May 2002) was developed with a 2020 planning horizon. The adopted Airport Layout Plan (February 2006) has a 2025 planning horizon. As of May 2008, LCPA has initiated a process to update the Airport Master Plan through the 2030 planning horizon. Upon completion of the airport master plan update, LCPA will submit an appropriate Lee Plan amendment application to update the Airport Master Plan to reflect a 2030 planning horizon.
- (2) Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.
- (3) Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.
- (4) Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.
- (5) Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.
- (6) Airside facilities are those required for aviation operations, including runways and ramps. Airside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.
- (7) Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels through the 2025 planning horizon.

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Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: Volume I of III

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

7/2/08
DATE

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

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I. APPLICANT/AGENT/OWNER INFORMATION

COMMUNITY DEVELOPMENT

Lee County Port Authority – Mark R. Fisher*
APPLICANT
11000 Terminal Access Road, Suite 8671
ADDRESS
Fort Myers FL 33913-8899
CITY STATE ZIP
(239) 590-4600 (239) 590-4688
TELEPHONE NUMBER FAX NUMBER

Johnson Engineering, Inc. Joseph W. Grubbs, Ph.D. AICP**
AGENT**
2158 Johnson Street
ADDRESS
Fort Myers FL 33901
CITY STATE ZIP
(239) 334-0046 (239) 334-3661
TELEPHONE NUMBER FAX NUMBER

Lee County Board of County Commissioners
OWNER(s) OF RECORD
P.O. Box 398
ADDRESS
Fort Myers FL 33902-0398
CITY STATE ZIP
(239) 533-8585
TELEPHONE NUMBER FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* Please include Mark Fisher in all correspondence.

** This will be the person contacted for all business relative to the application.

J. Ronald Ratliff, AICP
Reynolds, Smith, & Hills, Inc.
10748 Deerwood Park Boulevard South
Jacksonville, FL 32256-0597
Phone: (904) 256-2287
Fax: (904) 256-2503

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A. TYPE: (Check appropriate type)

☒ Text Amendment ☒ Future Land Use Map Series Amendment
(Maps 1 thru 21)
List Number(s) of Map(s) to be amended
Map 1, Page 1 and Map 3G

B. SUMMARY OF REQUEST (Brief explanation):

The Comprehensive Plan Amendment requests incorporation of the Page Field
Airport Master Plan, Airport Layout Plan, and associated text amendments into
The Lee Plan thereby exempting the airport from the DRI process pursuant to
163.3177(6)(k), F.S.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY
(for amendments affecting development potential of property)****1. Site Address:**

Access Undetermined Fort Myers FL 33907
Fowler Street Fort Myers FL 33907
Fowler Street Fort Myers FL 33907
4741-4771 S. Cleveland Avenue Fort Myers FL 33907
4682-4700 Terminal Drive Fort Myers FL 33907
Fowler Street Fort Myers FL 33907
10600 Fowler Street Fort Myers FL 33907
4945-5049 S. Cleveland Avenue Fort Myers FL 33907
See Map for Addresses Fort Myers FL 33907
115 Danley Drive Fort Myers FL 33907
606 Danley Drive Fort Myers FL 33907
210 5th Street Fort Myers FL 33907
20/50 South Road Fort Myers FL 33907

2. STRAP(s):

01-45-24-P1-00060.008C
01-45-24-P1-00060.008B
01-45-24-P1-00060.008A
01-45-24-00-00007.0060
01-45-24-00-00007.0000
01-45-24-00-00007.0040
01-45-24-00-00007.0050
01-45-24-00-00007.0030
12-45-24-00-00001.0000
12-45-24-01-0000A.0010
12-45-24-01-0000O.0150
12-45-24-01-00T00.0010
12-45-24-01-0000B.0000

Within the City of Fort Myers
Within the City of Fort Myers
Within the City of Fort Myers

(Portion of this parcel)

B. Property Information

Total Acreage of Property:	583.15± acres
Total Acreage included in Request:	562.77± acres (less property within City of Fort Myers)
Area of each Existing Future Land Use Category:	Public Facilities: 562.77± acres
Total Uplands:	551.87± acres
Total Wetlands:	10.90± acres (OSW)
Current Zoning:	Lee County: IL, MPD, CPD City of Fort Myers: I-1, A-3, B-2
Current Future Land Use Designation:	Public Facilities
Existing Land Use:	General Aviation Airport

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C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: Not Applicable

Airport Noise Zone 2 or 3: Not Applicable

Acquisition Area: Not Applicable

Joint Planning Agreement Area (adjoining other jurisdictional lands):

At the time of this application, the City of Fort Myers and Lee County Port Authority do not have in place a formal joint planning agreement. However, the City of Fort Myers provides Lee County Port Authority the opportunity to review any proposed development involving property adjacent to Page Field. Also, the City of Fort Myers has incorporated into its Code of Ordinances (Sec. 118) provisions governing building heights in order to be consistent with the Lee County Land Development Code (Sec. 34-1004) and Part 77, FAR.

Community Redevelopment Area: Not Applicable

D. Proposed change for the Subject Property:

Amend FLUM to reflect the adoption of the Page Field General Aviation Airport Master Plan into the Lee Plan and include appropriate text amendments to support this request.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density None

Commercial intensity (Non-aviation) 568,633± SF (Retail, Service & Office)

Industrial intensity (Non-aviation) 251,658± SF/(Aviation) 551,751± SF¹

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density Not Applicable

Commercial intensity (Non-aviation) 568,633± SF (Retail, Service & Office)

Industrial intensity (Non-aviation) 251,658± SF/(Aviation) 551,751± SF¹

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data

¹Aviation-related intensity shown here does not include runways, taxiways or aprons/ramps.

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and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes. **See Section II**
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. **See Section III, Exhibit IV.A.2.**
3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes. **See Section II and Section III, Exhibits IV.A.3.a. and IV.A.3.b.**
4. Map and describe existing zoning of the subject property and surrounding properties. **See Section II and Section III, Exhibit IV.A.4.**
5. The legal description(s) for the property subject to the requested change. **See Section I**
6. A copy of the deed(s) for the property subject to the requested change. **See Section I**
7. An aerial map showing the subject property and surrounding properties. **See Section III, Exhibits IV.A.7. and IV.A.7.a.**
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. **See Section I**

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

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Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

See Section V

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
- Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;

- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

See Section V

2. Provide an existing and future conditions analysis for:
- Sanitary Sewer
 - Potable Water
 - Surface Water/Drainage Basins
 - Parks, Recreation, and Open Space

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

See Section IV

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
- Fire protection with adequate response times;
 - Emergency medical service (EMS) provisions;
 - Law enforcement;
 - Solid Waste;
 - Mass Transit; and (**See Exhibit IV.B.3.d.**)
 - Schools - Not Applicable

See Section IV

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover

and Classification system (FLUCCS). **See Section VII, Exhibit IV.C.1.**

2. A map and description of the soils found on the property (identify the source of the information). **See Section VII, Exhibit IV.C.2.**
3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA). **See Section VII, Exhibit IV.C.3.a. and IV.C.3.b.**
4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands. **Not Applicable²**
5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).
See Section VII, Environmental Impacts and Exhibit IV.C.5.

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

See Section III, Exhibit IV.D. and Section VIII

E. Internal Consistency with the Lee Plan

1. 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.
See Section IX
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective. **See Section IX**
3. Describe how the proposal affects adjacent local governments and their comprehensive plans. **See Section X**
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment. **See Section XI**

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

² Other Surface Water (OSW) delineated in FLUCCS map, see Section VII, Exhibit IV.C.1.

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- a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
- b. Provide data and analysis required by Policy 2.4.4,
- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

See Section I

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

- a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

See Section I

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2. **See Section VI**

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
See Section VI

- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis. **See Section II**

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

PAGE FIELD

(REVISED JUNE 27, 2008)

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**PARCEL LYING IN
SECTIONS 1 AND 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND
ALL OF LOT 1, BLOCK A, PART OF BLOCK B,
ALL OF LOT 15, BLOCK O AND ALL OF LOT 1, BLOCK T
PAGE PARK, PLAT BOOK 8, PAGES 92 THROUGH 97
LEE COUNTY, FLORIDA**

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A tract or parcel of land lying in Sections 1 and 12, Township 45 South, Range 24 East, Lee County, Florida, and all of Lot 1, Block A, part of Block B, all of Lot 15, Block O and all of Lot 1 Block T, Page Park, recorded in Plat Book 8, pages 92 through 97, in the Public Records of Lee County, Florida, being described as follows:

From the northeast corner of Lot 1, Block U, of said Page Park, run N 00° 28' 16" W along the east line of a parcel of land described as Parcel A, in Official Record Book 2688, page 1578, in said public records for 80.01 feet to the Point of Beginning. From said Point of Beginning, run N 89° 04' 36" W along the north line of said Parcel A for 137.16 feet to an intersection of the east right-of-way line of Sixth Street (65 feet wide) with the northeast corner of Danley Drive (65 feet wide) as shown on said plat; thence run N 89° 04' 36" W along the north right-of-way line of said Danley Drive for 376.19 feet; thence run S 00° 28' 14" W along an extension of the east line of Lot 1, Block T, Page Park, and the east line of said lot for 170.60 feet; thence run N 89° 31' 46" W along the south line of said lot for 244.13 feet; thence run N 00° 28' 17" W along the west line of said lot for 132.57 feet; thence departing said lot line, run N 28° 29' 32" E for 117.93 feet to an intersection with the north right-of-way line of said Danley Drive; thence run N 42° 19' 31" W along said north line for 206.12 feet; thence departing said right-of-way line, run S 42° 40' 29" W along an extension of the southeasterly line of Lot 15, Block O, Page Park, and the southeasterly line of said lot for 399.51 feet; thence run N 00° 28' 17" W along the west line of said lot for 203.94 feet; thence run N 42° 40' 29" E along the northwesterly line of said lot and an extension of said line for 262.91 feet to an intersection with said north right-of-way line of Danley Drive; thence run the following courses along Danley Drive: N 42° 19' 31" W for 179.61 feet to a point of curvature; thence run westerly along an arc of said curve to the left, having a radius of 85.00 feet (delta 53° 58' 31") (chord bearing N 69° 18' 46" W) (chord 77.15 feet) for 80.07 feet to a point of tangency; S 83° 41' 58" W for 265.90 feet to a point of curvature; westerly along an arc of said curve to the right, having a radius of 900.00 feet (delta 12° 35' 23") (chord bearing S 89° 59' 40" W) (chord 197.36 feet) for 197.76 feet to a point of tangency; N 83° 42' 38" W for 406.20 feet to a point of curvature; westerly along an arc of said curve to the left, having a radius of 935.00 feet (delta 39° 46' 38") (chord bearing S 76° 24' 03" W) (chord 636.16 feet) for 649.12 feet to a point of tangency; S 56° 30' 44" W for 505.06 feet to a point of curvature; westerly along an arc of said curve to the right, having a radius of 435.00 feet (delta 41° 19' 00") (chord bearing S 77° 10' 14" W) (chord 306.93 feet) for 313.68 feet to a point of tangency; N 82° 10' 16" W for 132.78 feet; N 78° 42' 08" W for 207.77 feet to an intersection with the Airport Building Restriction Line as shown on the aforesaid plat; thence run S 47° 47' 21" W along said line for 200.66 feet to the northwest corner of Lot 2, Block A of said plat; thence run S 00° 21' 46" E along the common line of Lot 1 and Lot 2 of said Block A for 171.31 feet; thence run N 89° 38' 14" E along said common line for 50.31 feet to an intersection with a non-tangent curve and the west right-of-way line of said

Danley Drive; thence run along said right-of-way line the following courses: southerly along an arc of said curve to the left, having a radius of 337.50 feet (delta $18^{\circ} 06' 13''$) (chord bearing $S 09^{\circ} 00' 15'' W$) (chord 106.20 feet) for 106.64 feet to a point of tangency; $S 00^{\circ} 02' 51'' E$ for 658.41 feet to a point of curvature; southwesterly along an arc of said curve to the right, having a radius of 167.50 feet (delta $90^{\circ} 31' 05''$) (chord bearing $S 45^{\circ} 12' 42'' W$) (chord 237.95 feet) for 264.62 feet to a point of tangency and an intersection with the north right-of-way line of South Road (65 feet wide) as shown on said plat; thence run $N 89^{\circ} 31' 46'' W$ along said right-of-way line for 751.86 feet; thence departing said right-of-way line run $S 00^{\circ} 28' 13'' W$ along the west line of Jerry Brooks Park and an extension thereof for 543.27 feet to an intersection with the south line of said Block B, Page Park; thence run $S 89^{\circ} 33' 23'' W$ along said south line for 399.39 feet to an intersection with the east right-of-way line of Cleveland Avenue (State Road 45 – US 41, 200 feet wide), being a line 68 feet east of as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 12; thence run $N 00^{\circ} 29' 36'' E$ along said right-of-way line and the west line of said Block B for 284.62 feet to an intersection with the south line of a parcel of land described in Instrument Number 2006000464554, in said public records; thence run $S 89^{\circ} 31' 46'' E$ along the south line of said parcel for 182.00 feet; thence run $N 00^{\circ} 29' 36'' E$ along the east line of said parcel and an extension thereof for 265.02 feet to an intersection with the north right-of-way line of said South Road; thence run $N 89^{\circ} 31' 46'' W$ along said right-of-way line for 165.49 feet; thence departing said right-of-way line, run $N 00^{\circ} 29' 36'' E$ for 9.99 feet; thence run $N 89^{\circ} 30' 24'' W$ for 16.50 feet to an intersection with the east right-of-way line of said Cleveland Avenue (200 feet wide); thence run $N 00^{\circ} 29' 36'' E$ along said right-of-way line for 1,114.87 feet; thence departing said right-of-way line, run $S 89^{\circ} 38' 43'' W$ for 35.00 feet to an intersection with the east right-of-way line of said Cleveland Avenue (164 feet wide), being a line 33 feet east of (as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 12; thence run $N 00^{\circ} 29' 36'' E$ along said right-of-way line for 47.42 feet; thence departing said right-of-way line, run $N 83^{\circ} 54' 36'' E$ for 39.00 feet; thence run $N 45^{\circ} 25' 07'' W$ for 53.94 feet to an intersection with said east right-of-way line of Cleveland Avenue; thence run the following courses along said right-of-way line: $N 00^{\circ} 29' 36'' E$ for 788.89 feet to an intersection with the easterly right-of-way line of Fowler Street Extension as described in Official Record Book 2688, page 1578, in said public records; thence run $N 00^{\circ} 30' 39'' E$ along the east right-of-way line of said Cleveland Avenue for 66.03 feet to an intersection with the north line of said Section 12; thence run $N 00^{\circ} 07' 31'' W$ along said right-of-way line for 203.94 feet to a point on the westerly right-of-way line of said Fowler Street Extension; thence continue $N 00^{\circ} 07' 11'' W$ along the east right-of-way line of said Cleveland Avenue, being a line 33 feet east of (as measured on a perpendicular) and parallel with the west line of the Southwest Quarter (SW-1/4) of said Section 1 for 2,399.76 feet to an intersection with the East-West Quarter section line of said Section 1; thence run $N 89^{\circ} 20' 39'' E$ along said quarter section line for 629.17 feet to the southeast corner of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northwest Quarter (NW-1/4) of said section; thence run $N 00^{\circ} 11' 03'' W$ along the east line of said fraction for 650.04 feet; thence run $S 89^{\circ} 13' 54'' W$ along the north line of said fraction for 628.74 feet to an intersection with the aforesaid east right-of-way line of Cleveland Avenue; thence run $N 00^{\circ} 08' 41'' W$ along said right-of-way line, being a line 33 east of (as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 1 for 598.48 feet; thence departing said right-of-way line, run $N 35^{\circ} 46' 18'' E$ for 57.96 feet; thence run $S 89^{\circ} 57' 19'' W$ for 34.00 feet to an intersection with said east right-of-way line of Cleveland Avenue; thence run $N 00^{\circ} 08' 41'' W$ along said right-of-

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way line for 50.02 feet; thence departing said right-of-way line, run N 89° 57' 19" E for 34.00 feet; thence run N 35° 59' 33" W for 58.06 feet to an intersection with the aforesaid east right-of-way line of Cleveland Avenue; thence run N 00° 08' 41" W along said right-of-way line for 555.13 feet to an intersection with the north line of the South Half (S-1/2) of the North Half (N-1/2) of the Northwest Quarter (NW-1/4) of said Section 1; thence run N 88° 59' 49" E along said north line for 2,610.49 feet to an intersection with the west line of the Northeast Quarter (NE-1/4) of said section; thence run S 00° 18' 07" E along said west line for 704.38 feet to an intersection with the south right-of-way line for the east portion of North Airport Road; thence run N 89° 58' 27" E along said south line for 2,585.79 feet to an intersection with the west line of Ten Mile Linear Park (formerly the west right-of-way line of the SAL Railroad); thence run S 00° 35' 46" E along said west line for 1,229.40 feet to an intersection with the East-West Quarter section line of said Section 1; thence run S 00° 30' 35" E continuing along the west line of said Ten Mile Linear Park for 600.82 feet to an intersection with the north line of a parcel of land described in Official Record Book 1348, page 1981, in said public records; thence run S 89° 29' 25" W along the north line of said parcel for 220.00 feet; thence run S 00° 30' 35" E along the west line of said parcel for 840.00 feet; thence run N 89° 29' 25" E along the south line of said parcel for 220.00 feet to an intersection with the west line of said Ten Mile Linear Park; thence run S 00° 30' 35" E along said west line for 1,200.03 feet to an intersection with the north line of said Section 12; thence run S 89° 46' 15" W along said north line for 113.57 feet to an intersection with the west line of a parcel of land described in Official Record Book 990, page 290, in said public records and being part of the aforesaid former SAL Railroad; thence run S 00° 28' 16" E along said west line for 933.28 feet to an intersection with the north line of said parcel of land described as Parcel A in Official Record Book 2688, page 1578, in said public records and the Point of Beginning.

LESS AND EXCEPT South Road, Danley Drive, Fowler Street Extension and Shady Rest.

Bearings herein abovementioned are based on the west line of the Northwest Quarter (NW-1/4) of Section 12, Township 45 South, Range 24 East, Lee County, Florida, as bearing N 00° 29' 36" E.

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PAGE FIELD SITE EMPLOYMENT ESTIMATES

Parcel #	Land Use	Acreage	Assumed FAR*	Building Size (Square Ft.)	Employment Rate/ 1000 Square Ft.	Employees
1	Office	3.6	0.21	32931	4.0	132
	Light Industrial	1.9	0.19	15725	1.8	28
2	Light Industrial	1.2	0.19	9932	1.8	18
3	Commercial	1.8	0.18	14113	2.5	35
4	Commercial	1.1	0.18	8625	2.5	22
5	Commercial	3.4	0.18	26659	2.5	67
	Light Industrial	1.7	0.19	14070	1.8	25
6	Commercial	3.9	0.18	30579	2.5	76

*FAR - Floor area ratio

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

The purpose this analysis is to demonstrate concurrency with the Page Field Airport and to show the current infrastructure has sufficient capacity to handle additional 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 existing square footage area provided for the Commons (See Table 1), the needed lift station capacity is approximately 162 GPM.

Existing Page Field Commons Calculated Potable Water and Sewage Flows						
DESCRIPTION	AREA (SF)	FACTOR (GPD/SF)	AVG. GPD	PEAK FACTOR	PEAK GPD	PEAK GPM
Commercial Retail	304,622	0.10	30,462	3.5	106,618	74.0
Commercial Service	108,465	0.10	10,847	3.5	37,963	26.4
Office Medical	35,490	0.10	3,549	3.5	12,422	8.6
Office Non-Medical	7,056	0.10	706	3.5	2,470	1.7
Light Industrial	211,658	0.10	21,166	3.5	74,080	51.4
SUB-TOTALS:	667,291		66,729		233,552	162.2

Existing Page Field Airport Calculated Potable Water and Sewage Flows						
DESCRIPTION	AREA (SF)	FACTOR (GPD/SF)	AVG. GPD	PEAK FACTOR	PEAK GPD	PEAK GPM
Terminal and Access Facilities	98,100	0.10	9,810	3.5	34,335	23.8
SUB-TOTALS:	98,100		9,810		34,335	23.8
TOTAL EXISTING FLOW:						186.0

Table 1: Square Footage and Calculated Flows of Existing

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

The additional 24 GPM from Page Field Airport is directed to north portion of Page Field Airport to a private pump station that pumps to the City of Fort Myers Wastewater System. The Page Field Airport Eastern and Southern areas 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 lift station (LS – 3353) and manifold into the same 6-inch force main referenced above. This lift station is proposed

to pump 87 GPM. Additionally, Table 2 shows the square footage of all of the proposed facilities within the Page Field Airport through 2025.

Calculated Potable Water and Sewage Flows for 2020

DESCRIPTION	AREA (SF)	FACTOR (GPD/SF)	AVG. GPD	PEAK FACTOR	PEAK GPD	PEAK GPM
East Quadrant Bldgs. & Structures	20,000	0.10	2,000	3.5	7,000	4.9
North Quadrant Accessory Office	1,470	0.10	147	3.5	515	0.4
East Quadrant Accessory Office	4,682	0.10	468	3.5	1,639	1.1
West Quadrant Terminal	25,000	0.10	2,500	3.5	8,750	6.1
SUB-TOTALS:	51,152		5,115		17,903	12.4

Calculated Potable Water and Sewage Flows for 2025

DESCRIPTION	AREA (SF)	FACTOR (GPD/SF)	AVG. GPD	PEAK FACTOR	PEAK GPD	PEAK GPM
Commercial (Retail & Service)	80,000	0.15	12,000	3.5	42,000	29.2
Office (Medical & Non-medical)	33,000	0.10	3,300	3.5	11,550	8.0
Light Industrial	40,000	0.10	4,000	3.5	14,000	9.7
SUB-TOTALS:	153,000		19,300		67,550	46.9

Table 2: Future Usage

Additional projects are proposed within the Page Field Airport, the following actions would need to occur with the respective areas:

- 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.
- The Southwest Parcels: A lift station would need to be constructed to manifold with the existing 6 inch force main along US-41.
- The Page Field Commons: A gravity sewer system is already in place to serve this area. A possible future analysis of LS-3319 will need to occur to verify pump capacity.

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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

With the additional projects proposed within the Page Field Airport, the following actions would need to occur with the respective areas:

- The Northwest Parcels: A water main would need to be connected to the existing 8" water main along US-41
- The Southwest Parcels: A water main would need to be connected to the existing 8" water main along US-41.
- 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.

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IV.B.2.c. Existing Conditions and Future Conditions Irrigation Analysis:

Irrigation Water

Existing Conditions

The irrigation system with the existing Page Field Area consists of ground water or potable water. Within the Page Field Commons an existing Water Use Permit (WUP) allows for a maximum month usage of 1.8 Million Gallons. The Page Field Medical Village has a separate WUP that states 0.33 Million Gallons can be used during a peak month. The Page Field Airport area presently uses drip irrigation and is connected to the potable water system.

The existing Page Field Airport irrigation system irrigates 17,754 square yards of a mixture of grass and vegetation. Using the South Florida Water Management District Blaney-Criddle Model, Table 3 shows that a maximum daily usage of 34,539 GPD to irrigate the entire 17,754 square yards from the potable system. The existing system is broken up into 5 zones throughout the day.

Page Field Airport - Irrigation Demand					
DESCRIPTION	Irrigated Area (AC)	Annual Demand (MG)	Max Month Demand (MG)	Annual Average Daily Demand (GPD)	Max Month Daily Demand (GPD)
Existing	3.67	4.42	0.60	12,135	34,539
Additional 2020	1.02	1.23	0.17	3,377	9,786
Additional 2025	1.30	1.57	0.21	4,310	12,089
SUB-TOTALS:	5.99			19,822	56,414

Table 3: Page Field Airport Irrigation Summary

Future Conditions

The proposed Page Field Airport areas will also connect the potable water main for irrigation water. Table 3 shows the additional potable water needed to irrigate their respective areas for future conditions.

The additional usage 21,875 GPD is not anticipated to have adverse effects on the system. However if sprays or rotors are proposed in the future phases additional analysis may need to occur.

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