

SUMMARY OF REQUESTS

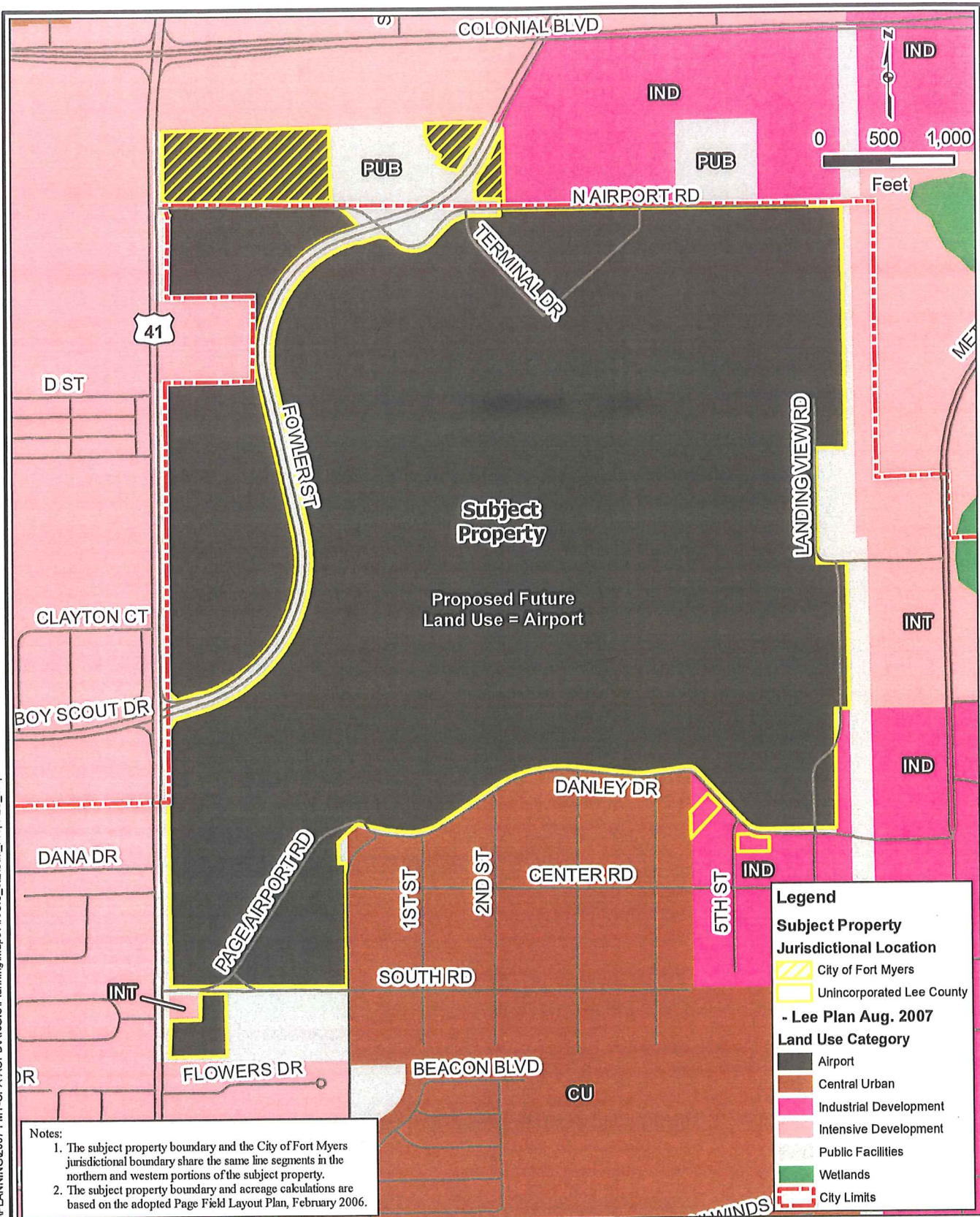
a. Proposed Map Amendments

- 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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Proposed Future Land Use

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



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~~ands 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~~ands 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. (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.

IV.A.3. Existing Land Uses of Subject Property and Surrounding Properties

The Subject Property, commonly referred to as the Page Field General Aviation Airport (i.e., Page Field), is located approximately four miles south of downtown Fort Myers and is bounded by U.S. 41 on the west, North Airport Road on the north, by a mix of residential and industrial uses on the east, and by Danley Drive on the south side. Page Field consists of the following parcels:

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

A majority of the property comprising Page Field is located within the jurisdictional limits of Lee County. However, a small portion of Airport property along the north and northwest side of the Airport falls within the incorporated limits of the City of Fort Myers. The Airport itself occupies approximately 583.15± total acres of land.¹ Airport facilities include a 6,400-foot and a 4,997-foot runway which serve general aviation aircraft exclusively; a 6,259 square foot general aviation terminal complex; parking spaces for 600 vehicles; an aircraft rescue and fire fighting (ARFF) building; and an air traffic control tower; and various private general aviation aircraft hangars. The Page Field North Building (former Terminal) is a 64,450 square foot non-aviation, industrial use facility located within the airport boundary. This facility is currently under lease by the Florida Department of Law Enforcement and the Florida Highway Patrol.

Page Field is owned by the Lee County Board of County Commissioners and operated by the Lee County Port Authority under the direction of the Lee County Board of Port Commissioners. Page Field Airport is included within the National Plan of Integrated Airport System (NPIAS), which is published by the U.S. Department of Transportation, and the Florida Aviation System Plan (FASP). A former military training base and air carrier airport, Page Field no longer has any regular scheduled flights. The airport is designated as a public use General Aviation – Reliever Airport according to NPIAS. Page Field was designated a reliever airport to facilitate a reduction in the demand at the local area commercial service airports, including Southwest Florida International Airport, of the smaller aircraft associated with General Aviation operations.

In addition to traditional general aviation uses, the Lee County Port Authority has developed some of the property within the Airport for compatible non-aviation uses. These uses include the

¹ Total acreage includes 20.38± within the City of Fort Myers and 562.77± in unincorporated Lee County.

existing developments referred to as Page Field Commons and Page Field Medical Village, as well as a limited number of other parcels currently being considered for initial development or re-development. The development of these non-aviation uses promote the financial self-sufficiency of Page Field, which is required by Federal law. All of the property dedicated by the Lee County Port Authority to the operation of Page Field is depicted on the Airport Layout Plan (ALP) (Exhibit IV.A.7.a.).

The requested Comprehensive Plan Amendment provides a number of benefits to the community. The continued growth in Lee County requires adequate, safe, and reliable aviation transportation; however, aircraft noise, airspace conflict, possible electronic interference with aviation navigation aids, and the potential for interaction between aircraft and wildlife attractants become major constraints on further development. The Airport Master Plan promotes coordinated aviation planning among federal, state, regional, and local agencies. Incorporation of the Page Field Master Plan and Airport Layout Plan set will allow the County to easily facilitate the establishment and maintenance of compatible land uses around the facility.

It is critical that airports operate in an environment that maximizes the compatibility of the airport with off-airport development. Page Field must progress to maintain and continue to capture more of the Southwest Florida market share of general aviation activity. The integration of these plans promotes efficiency and effectiveness in balancing the demand for the only reliever airport in Southwest Florida, while remaining competitive among other general aviation airports in the region.

Airport Facilities

There are two active runways at Page Field Airport, Runway 05-23, the primary runway, and Runway 13-31. Runway 05-23 is 6,401 feet long and 150 feet wide. Runway 05 and Runway 23 are marked with precision instrument runway markings and have displaced thresholds with proper markings. The secondary, or crosswind runway, Runway 13-31, is 4,997 feet in length. Both runways are of asphalt concrete construction, equipped with medium intensity runway edge lights (MIRL) to allow for nighttime operations, and operate with a left hand traffic pattern. The runway orientations of 05/23 and 13/31 create a large "X" on the airfield with each runway crisscrossing the roughly square airport site from corner to opposing corner, breaking the developable lands into four primary quadrants (Northern, Eastern, Southern, and Western) that are roughly triangular in shape.

Subject Property

The requested adoption of the Airport Master Plan into the Lee Plan would be consistent with the current land uses of Page Field. The most prominent existing land use for Page Field is as a General Aviation Airport. This land use covers all of the land area immediately adjacent to the aircraft operational areas, and is further depicted on the Airport Layout Plan (ALP). A small area of non-aviation use exists in the location of the former airline terminal building.

The area north of North Airport Road, adjacent to Fowler Street is identified as public facilities. This area includes the Joseph H. Messina Children's Center.

The southern boundary of Page Field includes aviation uses along Danley Drive. At the corner of South Road and U.S. 41 (outside of the aircraft operational areas), is the site of the former Department of Motor Vehicles and Florida Highway Patrol buildings, which have been demolished.

On the western boundary of Page Field, between Fowler Street and U.S. 41, the existing land use is commercial and includes Page Field Commons and Page Field Medical Village (Exhibit IV.A.3.).

Surrounding Properties

North:

Industrial land with accessory commercial uses is located off of the northeast corner of the airport. It begins on the north side of North Airport Road, and then runs east, primarily on the north side. A number of commercial businesses, warehousing/distribution centers, offices, and facilities used for storage establish this boundary. Among these are a United States Postal Service building, Hertz Storage, West Florida Distributors of Tile, Stone, and Granite, Enterprise Truck Rental, and the Fort Myers Veterinary Hospital.

South:

Flex-space runs along the south side of the Subject Property. The industrial area extends off the southeast corner of the airport property and stretches south centered along the Ten Mile Canal and the Seminole Gulf Railroad. There are some single and multifamily residential areas as well. Light manufacturing, warehousing/distribution, and commercial properties are also prominent.

East:

Intensive development land with light industrial, industrial flex-space, and commercial accessory uses is adjacent to the Subject Property to the east, extending past Metro Parkway. The Lee Tran facility, Wolfer Wholesale Produce, and a Suzuki dealership are among the uses to the east of the Subject Property. While some of the properties are vacant industrial and grazing land, the rest of the surrounding properties on the east side of Page Field are open storage buildings and warehouse/distribution centers.

West:

A mix of public, utility, institutional use land lies to the west of the airport, on the opposite side of U.S. 41. Intensive development lands stretch along the western side of the Subject Property. Community shopping centers, restaurants, auto sales, stores, and offices surround Page Field to the west.

Page Field's primary use as a General Aviation Airport along with non-aviation commercial, public facilities, industrial, and government offices are consistent with the development of the Subject Property. Further, the land uses on the surrounding properties, including warehousing and distribution, manufacturing, stores and shopping centers, restaurants, and offices along with minimal residential areas are also consistent with the current and future operations of Page Field.

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.

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 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>			
<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>			
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.

PROPERTY DATA FOR PARCEL 01-45-24-P1-00060.008C
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

SITE ADDRESS

ACCESS UNDETERMINED
FORT MYERS FL 33907

LEGAL DESCRIPTION

THAT PT OF S 1/2 OF N 1/2
OF NW 1/4 N OF N AIRPORT RD
LESS PARCELS A-C

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

DOR CODE

264 - CITY OF FT MYERS/S SEWER/CLEVELAND REDEV 4 86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)

[HISTORY CHART]

EXEMPTIONS

ATTRIBUTES

JUST	4,448,780	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	4,448,780	AGRICULTURAL	0	NUMBER OF UNITS	741,463.00
ASSESSED SOH	4,448,780	WIDOW	0	FRONTAGE	0
TAXABLE	0	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	4,448,780	WHOLLY	4,448,780	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			1ST YEAR BUILDING ON TAX ROLL	
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	6/1/1947	<u>25/260</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0000,01-45-24-00-00007.0030,</u> <u>01-45-24-00-00007.0040,01-45-24-00-00007.0050,</u> <u>01-45-24-00-00007.0060,01-45-24-P1-00060.0080,</u> <u>01-45-24-P1-00060.008A,01-45-24-P1-00060.008B</u>	V

PARCEL NUMBERING HISTORY

CREATION DATE - 8/25/2005

PRIOR STRAP
01-45-24-P1-00060.0080

RENUMBER REASON
Split (From another Parcel)

RENUMBER DATE
Thursday, August 25, 2005

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
009 - City of Fort Myers	C - Commercial Category	C		0.00

GARBAGE	COLLECTION DAYS	RECYCLING	HORTICULTURE
---------	-----------------	-----------	--------------

ELEVATION INFORMATION

STORM SURGE CATEGORY	RATE CODE	FLOOD INSURANCE (FIRM FAQ)	COMMUNITY	PANEL	VERSION	DATE
Category 3	B		125106	0020	B	111584

[[Show](#)]

APPRAISAL DETAILS

[[Show 2007 Details](#)]

TRIM (*proposed tax*) Notices are available for the following tax years:

[[2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

PROPERTY DATA FOR PARCEL 01-45-24-P1-00060.008B
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tangible Accounts on this Parcel](#)

| [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

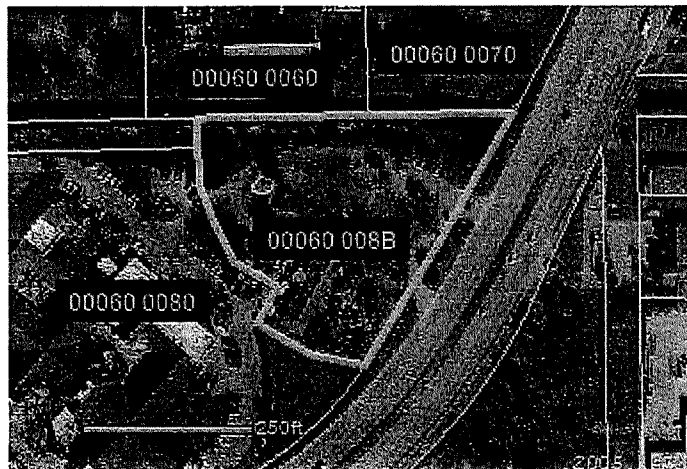
SITE ADDRESS

FOWLER ST
FORT MYERS FL 33907

LEGAL DESCRIPTION

FM NW COR SEC 01 S 648.61 FT
E 1749 FT POB THEN E 773 FT TO
ROW FOWLER THEN SWLY 375

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

IMAGE OF STRUCTURE



Photo Date: June of 2005

TAXING DISTRICT

DOR CODE

264 - CITY OF FT MYERS/S SEWER/CLEVELAND REDEV 4 86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)

[HISTORY CHART]

EXEMPTIONS

ATTRIBUTES

JUST	1,042,930	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	1,042,930	AGRICULTURAL	0	NUMBER OF UNITS	108,665.76
ASSESSED SOH	1,042,930	WIDOW	0	FRONTAGE	0
TAXABLE	0	WIDOWER	0	DEPTH	0
BUILDING	553,930	DISABILITY	0	BEDROOMS	0
LAND	489,000	WHOLLY	1,042,390	BATHROOMS	30
BUILDING FEATURES	250	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	11,406
LAND FEATURES	0			1ST YEAR BUILDING ON TAX ROLL	
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	6/1/1947	<u>25/260</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0000,01-45-24-00-00007.0030,</u> <u>01-45-24-00-00007.0040,01-45-24-00-00007.0050,</u> <u>01-45-24-00-00007.0060,01-45-24-P1-00060.0080,</u> <u>01-45-24-P1-00060.008A,01-45-24-P1-00060.008C</u>	V

PARCEL NUMBERING HISTORY

CREATION DATE - 4/30/2004

PRIOR STRAP
01-45-24-P1-00060.0080

RENUMBER REASON
Split (From another Parcel)

RENUMBER DATE
Friday, April 30, 2004

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
009 - City of Fort Myers	C - Commercial Category	C	10,151	302.70
<div> <div>GARBAGE</div> <div>COLLECTION DAYS</div> <div>RECYCLING</div> <div>HORTICULTURE</div> </div>				

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125106	0020	B	111584

[[Show](#)]

APPRAISAL DETAILS

[[Show 2007 Details](#)]

TRIM (*proposed tax*) Notices are available for the following tax years:

[[2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

PROPERTY DATA FOR PARCEL 01-45-24-P1-00060.008A
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

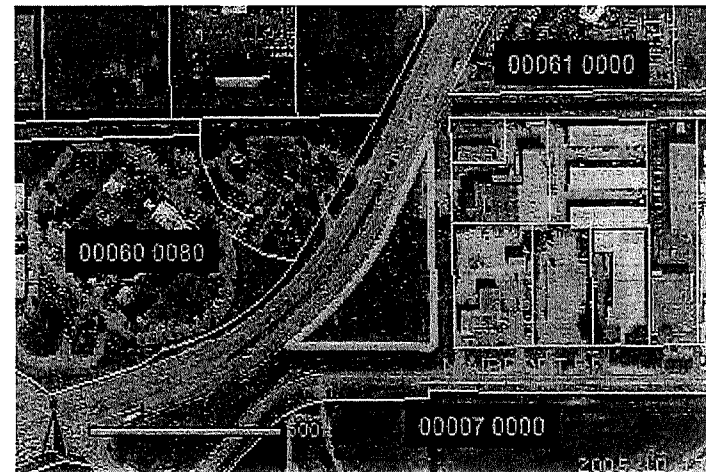
SITE ADDRESS

FOWLER ST
FORT MYERS FL 33907

LEGAL DESCRIPTION

THAT PART OF THE SE 1/4 OF
NE 1/4 OF NW 1/4 S + E OF
HAYMAN BLVD.

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

DOR CODE

132 - CITY FT MYERS/SOUTH FT MYERS SEWER

86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)**[HISTORY CHART]****EXEMPTIONS****ATTRIBUTES**

JUST	323,300	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	323,300	AGRICULTURAL	0	NUMBER OF UNITS	80,824.41
ASSESSED SOH	323,300	WIDOW	0	FRONTAGE	0
TAXABLE	0	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	323,300	WHOLLY	323,300	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			1ST YEAR BUILDING ON TAX ROLL	0
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	6/1/1947	<u>25/260</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0000,01-45-24-00-00007.0030,</u> <u>01-45-24-00-00007.0040,01-45-24-00-00007.0050,</u> <u>01-45-24-00-00007.0060,01-45-24-P1-00060.0080,</u> <u>01-45-24-P1-00060.008B,01-45-24-P1-00060.008C</u>	V

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP
01-45-24-0C-08158.0010

RENUMBER REASON
Reserved for Renumber ONLY

RENUMBER DATE
Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
009 - City of Fort Myers	-		0	0.00

GARBAGE	COLLECTION DAYS	RECYCLING	HORTICULTURE
---------	-----------------	-----------	--------------

ELEVATION INFORMATION

STORM SURGE CATEGORY	RATE CODE	FLOOD INSURANCE (FIRM FAQ)	COMMUNITY	PANEL	VERSION	DATE
Category 3	B		125106	0020	B	111584

[[Show](#)]

APPRAISAL DETAILS

[[Show 2007 Details](#)]

TRIM (*proposed tax*) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

PROPERTY DATA FOR PARCEL 01-45-24-00-00007.0060
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tangible Accounts on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY/PORT AUTHORITY
LEE MEMORIAL
11000 TERMINAL ACCESS RD
#8671
FORT MYERS FL 33913

SITE ADDRESS

4741-4771 S CLEVELAND AVE
FORT MYERS FL 33907

LEGAL DESCRIPTION

PORTION OF PARCEL DESC IN
MB 25 PG 260 PAGE FIELD
FR SW COR OF NW 1/4 E 33 FT
N 648.81 FT TO POB

[[VIEWER](#)] TAX MAP [[PRINT](#)]

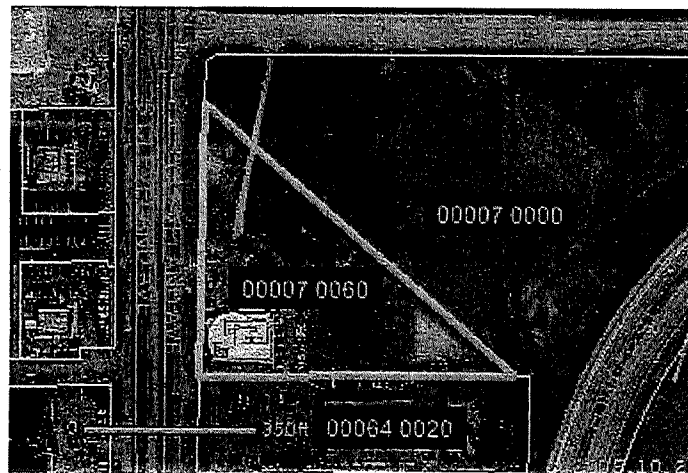


IMAGE OF STRUCTURE

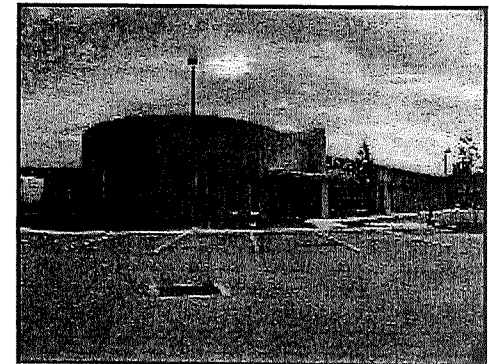


Photo Date: March of 2007

PHOTO DATED AFTER 2006 ROLL

[[PICTOMETRY](#)]

TAXING DISTRICT

050 - COUNTY/NO FIRE DISTRICT

DOR CODE

86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)

[HISTORY CHART]

EXEMPTIONS

ATTRIBUTES

JUST	4,329,190	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	4,329,190	AGRICULTURAL	0	NUMBER OF UNITS	172,497.60
ASSESSED SOH	4,329,190	WIDOW	0	FRONTAGE	0
TAXABLE	0	WIDOWER	0	DEPTH	0
BUILDING	2,108,440	DISABILITY	0	BEDROOMS	0
LAND	2,220,750	WHOLLY	4,329,190	BATHROOMS	56
BUILDING FEATURES	37,640	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	22,727
LAND FEATURES	150,780			1ST YEAR BUILDING ON TAX ROLL	
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	6/1/1947	<u>25/260</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0000,01-45-24-00-00007.0030,</u> <u>01-45-24-00-00007.0040,01-45-24-00-00007.0050,</u> <u>01-45-24-P1-00060.0080,01-45-24-P1-00060.008A,</u> <u>01-45-24-P1-00060.008B,01-45-24-P1-00060.008C</u>	I

PARCEL NUMBERING HISTORY

CREATION DATE - 5/7/2004

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
01-45-24-P1-00007.0060	Delete Parcel-add back to roll under new STRAP(same value)	Thursday, July 15, 2004
01-45-24-00-00007.0000	Split (From another Parcel)	Friday, May 07, 2004
01-45-24-P1-00007.0010	Delete Parcel-add back to roll under new STRAP(same value)	Friday, May 07, 2004

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	C - Commercial Category	C	35,464	1,051.53

GARBAGE	COLLECTION DAYS	RECYCLING	HORTICULTURE

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0350	B	091984

[\[Show \]](#)**APPRAISAL DETAILS**[\[Show 2007 Details \]](#)TRIM (*proposed tax*) Notices are available for the following tax years:[\[2004 \]](#) [\[2005 \]](#) [\[2006 \]](#)[\[Next Lower Parcel Number \]](#) [\[Next Higher Parcel Number \]](#)[\[New Query \]](#) [\[New Browse \]](#) [\[Parcel Queries Page \]](#) [\[Lee PA Home \]](#)

This site is best viewed with Microsoft Internet Explorer 5.5+ or Netscape Navigator 6.0+.
Page was last modified on Friday, May 18, 2007 3:37:44 PM.

PROPERTY DATA FOR PARCEL 01-45-24-00-00007.0000
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tangible Accounts on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY/PORT AUTHORITY
AVIAITON CENTER
501 DANLEY DR
FORT MYERS FL 33907

SITE ADDRESS

4682-4700 TERMINAL DR
FORT MYERS FL 33907

LEGAL DESCRIPTION

ALL SEC 1 DESC MB 25 PG260
PAGE FIELD LESS R/W OR
2688/1578 AND LESS PAGE FIELD
COMMONS + LESS PAGE FIELD
MEDICAL VILLAGE

[[VIEWER](#)] TAX MAP [[PRINT](#)]

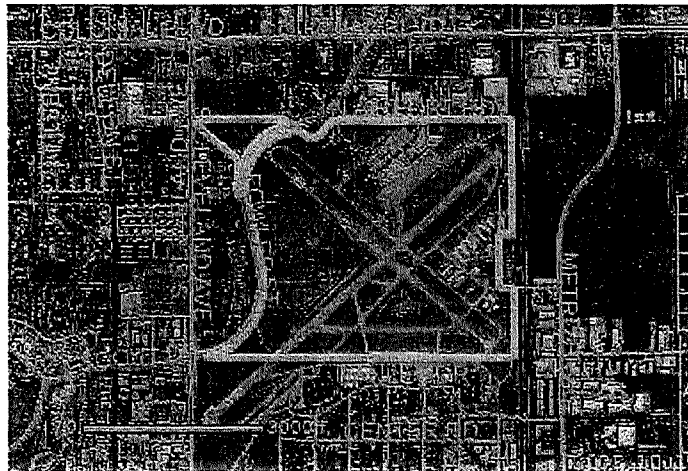


IMAGE OF STRUCTURE

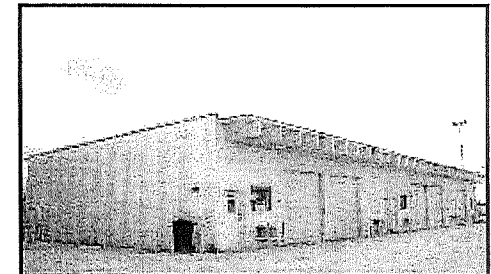


Photo Date: July of 2002

[[PICTOMETRY](#)]

TAXING DISTRICT

050 - COUNTY/NO FIRE DISTRICT

DOR CODE

86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)**[HISTORY CHART]****EXEMPTIONS****ATTRIBUTES**

JUST	56,423,110	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	56,423,110	AGRICULTURAL	0 NUMBER OF UNITS	378.91
ASSESSED SOH	56,423,110	WIDOW	0 FRONTAGE	0
TAXABLE		0 WIDOWER	0 DEPTH	0
BUILDING	10,035,590	DISABILITY	0 BEDROOMS	0
LAND	46,387,520	WHOLLY	56,423,110 BATHROOMS	68
BUILDING FEATURES	671,040	SOH DIFFERENCE	0 TOTAL BUILDING SQFT	269,892
LAND FEATURES	8,496,520		1ST YEAR BUILDING ON TAX ROLL	0
			HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	6/1/1947	<u>25/260</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0030,01-45-24-00-00007.0040,</u> <u>01-45-24-00-00007.0050,01-45-24-00-00007.0060,</u> <u>01-45-24-P1-00060.0080,01-45-24-P1-00060.008A,</u> <u>01-45-24-P1-00060.008B,01-45-24-P1-00060.008C</u>	I

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP

01-45-24-P1-00007.0060

01-45-24-00-00007.0030

RENUMBER REASON

Split (From another Parcel)

Combined (With another parcel-Delete Occurs)

RENUMBER DATE

Friday, May 07, 2004

Monday, May 17, 1999

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	C - Commercial Category	C	313,293	9,270.58
GARBAGE	COLLECTION DAYS	RECYCLING	HORTICULTURE	

ELEVATION INFORMATION

STORM SURGE CATEGORY	RATE CODE	FLOOD INSURANCE (<u>FIRM FAQ</u>)			
		COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0350	B	091984

[\[Show \]](#)

APPRAISAL DETAILS

[\[Show 2007 Details \]](#)

TRIM (*proposed tax*) Notices are available for the following tax years:
[\[1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 \]](#)

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Page was last modified on Friday, May 18, 2007 3:37:44 PM.

PROPERTY DATA FOR PARCEL 01-45-24-00-00007.0040
TAX YEAR 2006

Parcel data is available for the following tax years:
[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY/PORT AUTHORITY
INLAND REAL ESTATE GROUP
11000 TERMINAL ACCESS RD #8671
FORT MYERS FL 33913

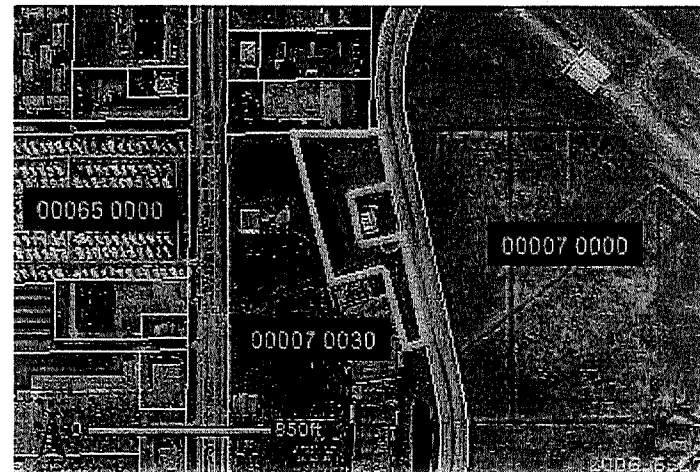
SITE ADDRESS

FOWLER ST
FORT MYERS FL 33907

LEGAL DESCRIPTION

PARL LYING W OF FOWLER + E OF
OF US 41 AKA PAGE FIELD
COMMONS INDUSTRIAL PARCEL
LESS OR 3495/609

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

DOR CODE

012 - SOUTH TRAIL FIRE DISTRICT

90 - LEASEHOLD INTERESTS

PROPERTY VALUES (TAX ROLL 2006)
[HISTORY CHART]
EXEMPTIONS**ATTRIBUTES**

JUST	634,990	HOMESTEAD	0 UNITS OF MEASURE	Mixed
ASSESSED	634,990	AGRICULTURAL	0 NUMBER OF UNITS	158,726.71
ASSESSED SOH	634,990	WIDOW	0 FRONTAGE	0
TAXABLE	634,990	WIDOWER	0 DEPTH	0
BUILDING	0	DISABILITY	0 BEDROOMS	
LAND	634,990	WHOLLY	0 BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0 TOTAL BUILDING SQFT	
LAND FEATURES	0		1ST YEAR BUILDING ON TAX ROLL	
			HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
46,409,500	5/2/2005	<u>4717/3131</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0030,01-45-24-00-00007.0050</u>	I
100	6/1/1947	<u>25/260</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0000,01-45-24-00-00007.0030,</u> <u>01-45-24-00-00007.0050,01-45-24-00-00007.0060,</u> <u>01-45-24-P1-00060.0080,01-45-24-P1-00060.008A,</u> <u>01-45-24-P1-00060.008B,01-45-24-P1-00060.008C</u>	I

PARCEL NUMBERING HISTORY

CREATION DATE - 9/27/1999

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
01-45-24-00-00007.0050	Split (From another Parcel)	Tuesday, September 16, 2003
01-45-24-00-00007.0030	Split (From another Parcel)	Monday, September 27, 1999

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	C - Commercial Category	C		0.00

GARBAGE**COLLECTION DAYS****RECYCLING****HORTICULTURE****ELEVATION INFORMATION****STORM SURGE CATEGORY****FLOOD INSURANCE (FIRM FAQ)**

Category 3

RATE CODE

B

COMMUNITY

125124

PANEL

0350

VERSION

B

DATE

091984

[\[Show \]](#)**APPRAISAL DETAILS**[\[Show 2007 Details \]](#)

TRIM (proposed tax) Notices are available for the following tax years:

[\[2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 \]](#)[\[Next Lower Parcel Number | Next Higher Parcel Number \]](#)[\[New Query | New Browse | Parcel Queries Page | Lee PA Home \]](#)

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PROPERTY DATA FOR PARCEL 01-45-24-00-00007.0050
TAX YEAR 2006

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY/PORT AUTHORITY
INLAND REAL ESTATE GROUP
11000 TERMINAL ACCESS RD
#8671
FORT MYERS FL 33913

SITE ADDRESS

10600 FOWLER ST
FORT MYERS FL 33907

LEGAL DESCRIPTION

PARCEL LYING W OF FOWLER
LOC IN PAGE FIELD COMMONS
AS
DESC IN OR 3495 PG 609

[[VIEWER](#)] TAX MAP [[PRINT](#)]



IMAGE OF STRUCTURE

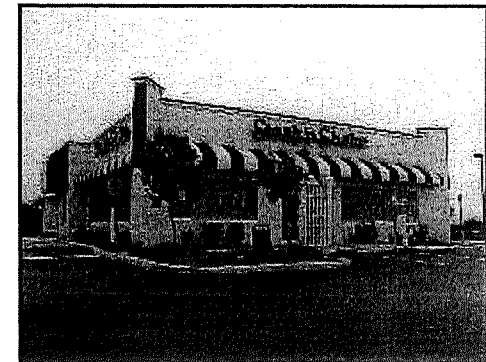


Photo Date: September of 2004

[[PICTOMETRY](#)]

TAXING DISTRICT

012 - SOUTH TRAIL FIRE DISTRICT

DOR CODE

90 - LEASEHOLD INTERESTS

PROPERTY VALUES (TAX ROLL 2006)

[HISTORY CHART]

EXEMPTIONS

ATTRIBUTES

JUST	843,100	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	843,100	AGRICULTURAL	0	NUMBER OF UNITS	44,700.00
ASSESSED SOH	843,100	WIDOW	0	FRONTAGE	0
TAXABLE	843,100	WIDOWER	0	DEPTH	0
BUILDING	551,620	DISABILITY	0	BEDROOMS	0
LAND	291,480	WHOLLY	0	BATHROOMS	11
BUILDING FEATURES	10,200	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	5,076
LAND FEATURES	67,980			1ST YEAR BUILDING ON TAX ROLL	
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
46,409,500	5/24/2005	<u>4717/3131</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0030,01-45-24-00-00007.0040</u>	
100	8/28/2003	<u>3495/609</u>	03	Disqualified (Interest Sales / Court Docs / Government)	
100	6/1/1947	<u>25/260</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0000,01-45-24-00-00007.0030,</u> <u>01-45-24-00-00007.0040,01-45-24-00-00007.0060,</u> <u>01-45-24-P1-00060.0080,01-45-24-P1-00060.008A,</u>	

01-45-24-P1-00060.008B,01-45-24-P1-00060.008C

PARCEL NUMBERING HISTORY

CREATION DATE - 9/16/2003

PRIOR STRAP
01-45-24-00-00007.0040

RENUMBER REASON
Split (From another Parcel)

RENUMBER DATE
Tuesday, September 16, 2003

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	C - Commercial Category	E	4,339	941.19

GARBAGE	RECYCLING	HORTICULTURE

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0350	B	091984

[[Show](#)]

APPRAISAL DETAILS

[[Show 2007 Details](#)]

TRIM (*proposed tax*) Notices are available for the following tax years:

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PROPERTY DATA FOR PARCEL 01-45-24-00-00007.0030
TAX YEAR 2006

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY/PORT AUTHORITY
INLAND REAL ESTATE GROUP
11000 TERMINAL ACCESS RD
#8671
FORT MYERS FL 33913

SITE ADDRESS

4945-5049 S CLEVELAND AVE
FORT MYERS FL 33907

LEGAL DESCRIPTION

PARL LYING W OF FOWLER +
EAST OF US 41 AKA PAGE FIELDS
COMMONS RETAIL PARCEL

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

IMAGE OF STRUCTURE



Photo Date: March of 2006

PHOTO DATED AFTER 2006 ROLL

TAXING DISTRICT

DOR CODE

012 - SOUTH TRAIL FIRE DISTRICT

90 - LEASEHOLD INTERESTS

PROPERTY VALUES (TAX ROLL 2006)		EXEMPTIONS	ATTRIBUTES	
[HISTORY CHART]				
JUST	34,270,510	HOMESTEAD	0 UNITS OF MEASURE	Mixed
ASSESSED	34,270,510	AGRICULTURAL	0 NUMBER OF UNITS	1,491,063.77
ASSESSED SOH	34,270,510	WIDOW	0 FRONTAGE	0
TAXABLE	34,270,510	WIDOWER	0 DEPTH	0
BUILDING	23,146,060	DISABILITY	0 BEDROOMS	0
LAND	11,124,450	WHOLLY	0 BATHROOMS	165
BUILDING FEATURES	1,034,200	SOH DIFFERENCE	0 TOTAL BUILDING SqFT	350,390
LAND FEATURES	2,177,860		1ST YEAR BUILDING ON TAX ROLL	
			HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
46,409,500	5/2/2005	<u>4717/3131</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0040,01-45-24-00-00007.0050</u>	
100	6/1/1947	<u>25/260</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>01-45-24-00-00007.0000,01-45-24-00-00007.0040,</u> <u>01-45-24-00-00007.0050,01-45-24-00-00007.0060,</u> <u>01-45-24-P1-00060.0080,01-45-24-P1-00060.008A,</u> <u>01-45-24-P1-00060.008B,01-45-24-P1-00060.008C</u>	

PARCEL NUMBERING HISTORY

CREATION DATE - 5/17/1999

PRIOR STRAP

01-45-24-00-00007.0040

01-45-24-00-00007.0000

RENUMBER REASON

Split (From another Parcel)

Split (From another Parcel)

RENUMBER DATE

Monday, September 27, 1999

Monday, May 17, 1999

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	C - Commercial Category	C	330,881	9,790.88

COLLECTION DAYS**GARBAGE****RECYCLING****HORTICULTURE****ELEVATION INFORMATION****STORM SURGE CATEGORY**

Category 3

FLOOD INSURANCE (FIRM FAQ)**RATE CODE**

B

COMMUNITY

125124

PANEL

0350

VERSION

B

DATE

091984

[\[Show \]](#)**APPRAISAL DETAILS**[\[Show 2007 Details \]](#)

TRIM (proposed tax) Notices are available for the following tax years:

[\[1999 \]](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)][\[Next Lower Parcel Number \]](#) | [Next Higher Parcel Number](#)][\[New Query \]](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

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PROPERTY DATA FOR PARCEL 12-45-24-00-00001.0000
TAX YEAR 2006

Parcel data is available for the following tax years:
[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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| [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY/PORT AUTHORITY
AVIAITON CENTER
501 DANLEY DR
FORT MYERS FL 33907

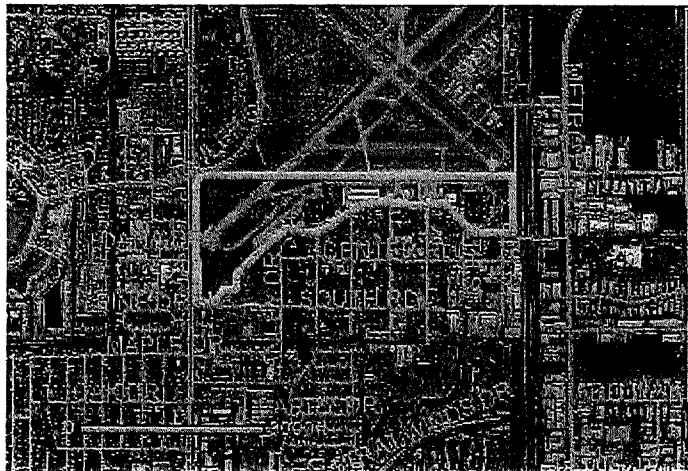
SITE ADDRESS

SEE MAP FOR ADDRESSES
FORT MYERS FL 33907

LEGAL DESCRIPTION

PARL IN N1/2 DESC ORS 143/
577 + 146/591 (PAGE FIELD)
LES R/W OR 2688/1578

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

IMAGE OF STRUCTURE



Photo Date: June of 2004

TAXING DISTRICT

DOR CODE

012 - SOUTH TRAIL FIRE DISTRICT

86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)**[HISTORY CHART]****EXEMPTIONS****ATTRIBUTES**

JUST	14,062,680	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	14,062,680	AGRICULTURAL	0 NUMBER OF UNITS	107.33
ASSESSED SOH	14,062,680	WIDOW	0 FRONTAGE	0
TAXABLE		0 WIDOWER	0 DEPTH	0
BUILDING	3,192,240	DISABILITY	0 BEDROOMS	0
LAND	10,870,440	WHOLLY	14,062,680 BATHROOMS	53
BUILDING FEATURES	127,390	SOH DIFFERENCE	0 TOTAL BUILDING SQFT	126,635
LAND FEATURES	137,440		1ST YEAR BUILDING ON TAX ROLL	0
			HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
0	8/1/1942	<u>146/591</u>	03	Disqualified (Interest Sales / Court Docs / Government)	V
100	8/1/1941	<u>143/577</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 10 additional parcel(s) with this document (may have been split after the transaction date)... <u>12-45-24-01-0000B.0000,12-45-24-01-0000I.0150,</u> <u>12-45-24-01-000J0.0050,12-45-24-01-000N0.0090,</u> <u>12-45-24-01-000O0.0060,12-45-24-01-000O0.0070,</u> <u>12-45-24-01-000O0.007A,12-45-24-01-000O0.0080,</u> <u>12-45-24-01-000O0.008A,12-45-24-01-000O0.00CE</u>	V

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP
00-00-00-00-00000.0000

RENUMBER REASON
Split (From another Parcel)

RENUMBER DATE
Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	C - Commercial Category	C	125,830	3,724.84

GARBAGE	COLLECTION DAYS	RECYCLING	HORTICULTURE
Monday		Monday	Friday

ELEVATION INFORMATION

STORM SURGE CATEGORY	RATE CODE	FLOOD INSURANCE (FIRM FAQ)			
		COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0350	B	091984

[\[Show \]](#)**APPRAISAL DETAILS**[\[Show 2007 Details \]](#)

TRIM (*proposed tax*) Notices are available for the following tax years:
[\[1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 \]](#)

[\[Next Lower Parcel Number | Next Higher Parcel Number \]](#)

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PROPERTY DATA FOR PARCEL 12-45-24-01-0000A.0010
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

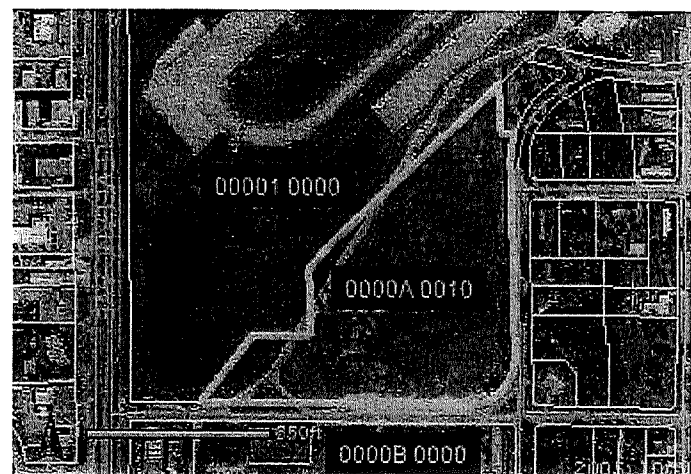
SITE ADDRESS

115 DANLEY DR
FORT MYERS FL 33907

LEGAL DESCRIPTION

PAGE PARK
BLK A PB 8 PG 92
LOT 1.

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

DOR CODE

003 - PAGE PARK/SOUTH TRAIL FIRE DISTRICT

86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)
[HISTORY CHART]**EXEMPTIONS****ATTRIBUTES**

JUST	2,782,390	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	2,782,390	AGRICULTURAL	0 NUMBER OF UNITS	27.77
ASSESSED SOH	2,782,390	WIDOW	0 FRONTAGE	0
TAXABLE		0 WIDOWER	0 DEPTH	0
BUILDING		0 DISABILITY	0 BEDROOMS	
LAND	2,782,390	WHOLLY	2,782,390 BATHROOMS	
BUILDING FEATURES		0 SOH DIFFERENCE	0 TOTAL BUILDING SQFT	
LAND FEATURES	5,390		1ST YEAR BUILDING ON TAX ROLL	0
			HISTORIC DISTRICT	No

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	-		0	0.00
COLLECTION DAYS				
GARBAGE		RECYCLING		HORTICULTURE
Monday		Monday		Friday

ELEVATION INFORMATION**STORM SURGE CATEGORY****RATE CODE****FLOOD INSURANCE (FIRM FAQ)****COMMUNITY****PANEL****VERSION****DATE**

Category 3

B

125124

0350

B

091984

[[Show](#)]

APPRAISAL DETAILS

[[Show 2007 Details](#)]

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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PROPERTY DATA FOR PARCEL 12-45-24-01-000000.0150
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tangible Accounts on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY/PORT AUTHORITY
AVIATION CENTER
501 DANLEY DR
FORT MYERS FL 33907

SITE ADDRESS

606 DANLEY DR
FORT MYERS FL 33907

LEGAL DESCRIPTION

PAGE PARK
BLK O PB 8 PG 92
LOT 15

[[VIEWER](#)] TAX MAP [[PRINT](#)]

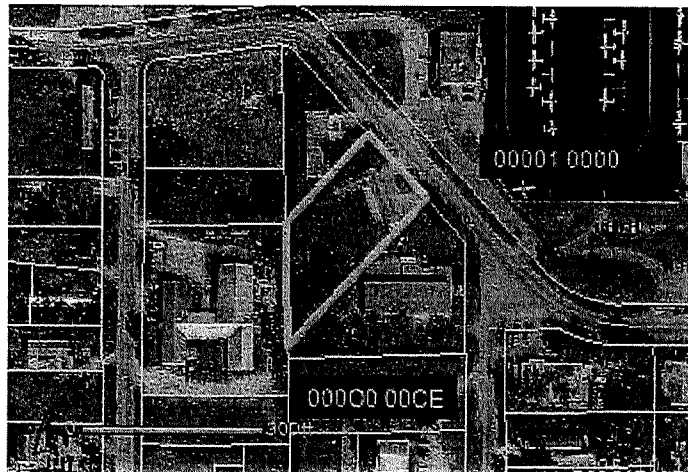


IMAGE OF STRUCTURE

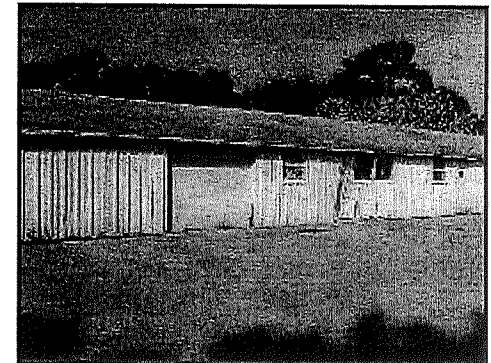


Photo Date: March of 2004

[[PICTOMETRY](#)]

TAXING DISTRICT

DOR CODE

003 - PAGE PARK/SOUTH TRAIL FIRE DISTRICT

86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)**[HISTORY CHART]****EXEMPTIONS****ATTRIBUTES**

JUST	185,480	HOMESTEAD	0 UNITS OF MEASURE	SF
ASSESSED	185,480	AGRICULTURAL	0 NUMBER OF UNITS	31,500.00
ASSESSED SOH	185,480	WIDOW	0 FRONTAGE	0
TAXABLE	0	WIDOWER	0 DEPTH	0
BUILDING	69,580	DISABILITY	0 BEDROOMS	0
LAND	115,900	WHOLLY	185,480 BATHROOMS	2
BUILDING FEATURES	1,080	SOH DIFFERENCE	0 TOTAL BUILDING SqFT	4,367
LAND FEATURES	5,650		1ST YEAR BUILDING ON TAX ROLL	1960
			HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS	VACANT / IMPROVED
				DESCRIPTION	
258,000	4/1/1995	<u>2593/2558</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>12-45-24-01-00T00.0010</u>	I
105,000	3/1/1991	<u>2209/54</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	I

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	C - Commercial Category	C	4,408	132.80

GARBAGE
Monday

COLLECTION DAYS
RECYCLING
Monday

HORTICULTURE
Friday

ELEVATION INFORMATION

STORM SURGE CATEGORY

Category 3

RATE CODE

B

FLOOD INSURANCE (FIRM FAQ)

COMMUNITY

125124

PANEL

0350

VERSION

B

DATE

091984

[[Show](#)]

APPRAISAL DETAILS

[[Show 2007 Details](#)]

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

This site is best viewed with [Microsoft Internet Explorer 5.5+](#) or [Netscape Navigator 6.0+](#).
Page was last modified on Friday, May 18, 2007 3:37:44 PM.

PROPERTY DATA FOR PARCEL 12-45-24-01-00T00.0010
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tangible Accounts on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

SITE ADDRESS

210 5TH ST
FORT MYERS FL 33907

LEGAL DESCRIPTION

PAGE PARK
BLK T PB 8 PG 92
LOT 1

[[VIEWER](#)] TAX MAP [[PRINT](#)]



IMAGE OF STRUCTURE

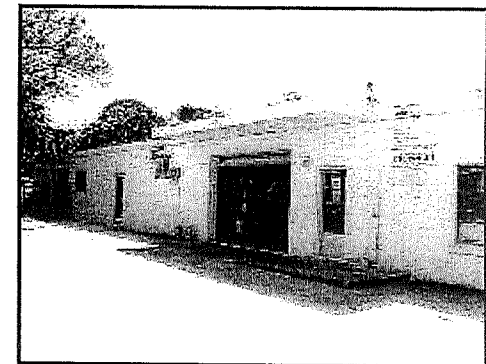


Photo Date: March of 2004

[[PICTOMETRY](#)]

TAXING DISTRICT

DOR CODE

003 - PAGE PARK/SOUTH TRAIL FIRE DISTRICT

86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)**[HISTORY CHART]****EXEMPTIONS****ATTRIBUTES**

JUST	271,210	HOMESTEAD	0 UNITS OF MEASURE	SF
ASSESSED	271,210	AGRICULTURAL	0 NUMBER OF UNITS	21,600.00
ASSESSED SOH	271,210	WIDOW	0 FRONTAGE	0
TAXABLE		0 WIDOWER	0 DEPTH	0
BUILDING	192,340	DISABILITY	0 BEDROOMS	0
LAND	78,870	WHOLLY	271,210 BATHROOMS	2
BUILDING FEATURES	18,000	SOH DIFFERENCE	0 TOTAL BUILDING SQFT	6,621
LAND FEATURES	3,270		1ST YEAR BUILDING ON TAX ROLL	1973
			HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
258,000	4/1/1995	<u>2593/2558</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>12-45-24-01-00000.0150</u>	I
95,000	12/1/1980	<u>1478/421</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	I

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
12-45-24-01-00S00.0010	Delete Parcel-add back to roll under new STRAP(same value)	Thursday, August 31, 2000

12-45-24-01-00300.0010

Delete Parcel-add back to roll under new STRAP(same value)

Thursday, August 31, 2000

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	C - Commercial Category	C	7,221	216.02
COLLECTION DAYS				
GARBAGE	RECYCLING	HORTICULTURE		
Monday	Monday	Friday		

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0350	B	091984

[\[Show \]](#)**APPRAISAL DETAILS**[\[Show 2007 Details \]](#)

TRIM (proposed tax) Notices are available for the following tax years:
[\[1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 \]](#)

[\[Next Lower Parcel Number | Next Higher Parcel Number \]](#)

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PROPERTY DATA FOR PARCEL 12-45-24-01-0000B.0000
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tangible Accounts on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

SITE ADDRESS

20/50 SOUTH RD
FORT MYERS FL 33907

LEGAL DESCRIPTION

PAGE PARK
BLK.B
ALL BLK.B LESS PAR B.00A

[[VIEWER](#)] TAX MAP [[PRINT](#)]

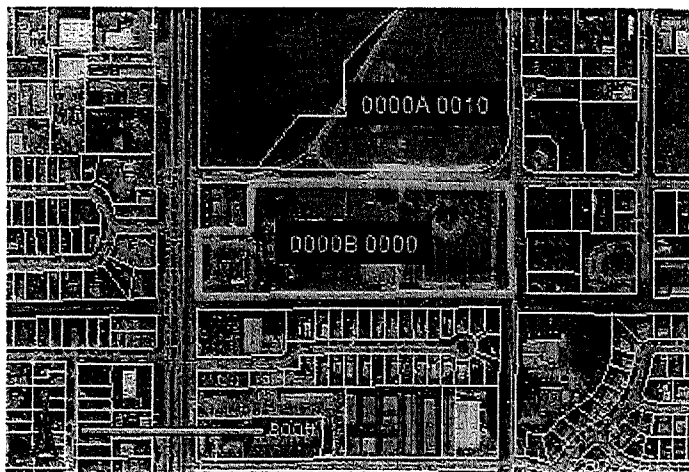


IMAGE OF STRUCTURE



Photo Date: July of 2003

[[PICTOMETRY](#)]

TAXING DISTRICT

DOR CODE

003 - PAGE PARK/SOUTH TRAIL FIRE DISTRICT

86 - COUNTIES - OTHER

PROPERTY VALUES (TAX ROLL 2006)

[HISTORY CHART]

EXEMPTIONS

ATTRIBUTES

JUST	3,201,220	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	3,201,220	AGRICULTURAL	0	NUMBER OF UNITS	522,720.00
ASSESSED SOH	3,201,220	WIDOW	0	FRONTAGE	0
TAXABLE		0 WIDOWER	0	DEPTH	0
BUILDING	334,450	DISABILITY	0	BEDROOMS	0
LAND	2,866,770	WHOLLY	3,201,220	BATHROOMS	16
BUILDING FEATURES	9,530	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	8,934
LAND FEATURES	253,170			1ST YEAR BUILDING ON TAX ROLL	1992
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	8/1/1941	<u>143/577</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 10 additional parcel(s) with this document (may have been split after the transaction date)... <u>12-45-24-00-00001.0000,12-45-24-01-00001.0150,</u> <u>12-45-24-01-000J0.0050,12-45-24-01-000N0.0090,</u> <u>12-45-24-01-000O0.0060,12-45-24-01-000O0.0070,</u> <u>12-45-24-01-000O0.007A,12-45-24-01-000O0.0080,</u> <u>12-45-24-01-000O0.008A,12-45-24-01-000O0.00CE</u>	V

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
003 - Service Area 3	C - Commercial Category	C	5,379	161.53
COLLECTION DAYS				
GARBAGE	RECYCLING	HORTICULTURE		
Monday	Monday	Friday		

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0350	B	091984

[\[Show \]](#)

APPRAISAL DETAILS

[\[Show 2007 Details \]](#)

TRIM (*proposed* tax) Notices are available for the following tax years:
[\[1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 \]](#)

[\[Next Lower Parcel Number | Next Higher Parcel Number \]](#)

[\[New Query | New Browse | Parcel Queries Page | Lee PA Home \]](#)

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 Page was last modified on Friday, May 18, 2007 3:37:44 PM.

IV.A.4. Existing Zoning of the Subject Property and Surrounding Properties

Page Field encompasses approximately 583.15± total acres. A small portion of Page Field along the northern boundary falls within the limits of the City of Fort Myers. The remaining property lies within the jurisdictional limits of Lee County. The Airport is situated to the south of downtown Fort Myers, west of Interstate 75 (approximately 3.5 miles via Colonial Boulevard), and east of Cleveland Avenue (U.S. 41). The northern boundary of the Subject Property from U.S. 41 to Fowler Street Extension within the City of Fort Myers is the outfall area commonly referred to as Galloway Canal. North Airport Road itself forms the northern boundary of the Subject Property from Fowler Street to the Ten Mile Canal and illustrates the northern property boundary in unincorporated Lee County. U.S. 41 bounds the airport to the west, with the exception of a tract of land between Page Field Medical Village and Page Field Commons. The southern boundary of the Subject Property follows the curved alignment of Danley Drive. There is also a parcel owned by the County to the south of South Road, excluding a convenience store/gas station at the intersection of South Road and U.S. 41. Finally, there are two smaller parcels located along Danley Drive on the south side of the road.

Subject Property

The zoning of Page Field that lies within unincorporated Lee County includes IL (Light Industrial), MPD (Mixed Use Planned Development), and CPD (Commercial Planned Development). The IL district authorizes the designation of locations deemed appropriate for the development and use of areas devoted to light industrial and quasi-industrial commercial uses. The MPD designation requires the development and use of areas with a combination (at least two) of residential, commercial, industrial, or community facility development. The MPD to the west of Page Field Airport is Page Field Commons, a commercial retail mall that is part of the LCPA inventory. Page Field Commons was rezoned to a MPD under resolution Z-97-80. Commercial development, including retail sale and distribution of consumer goods and services, or the provision of standard office space for various purposes, is the general purpose of the CPD districts. The CPD to the west of Page Field Airport is Page Field Medical Village, a medical office facility that also is part of the LCPA inventory. Page Field Medical Village was rezoned to a CPD under resolution Z-04-22. An application to rezone the Lee County portion of Page Field to Airport Operations Planned Development (AOPD) will be submitted concurrently with this Comprehensive Plan Amendment Application.

The zoning for Page Field within the City of Fort Myers is B-2 (Intensive Commercial), A-3 (High-Density Multi-Family), and I-1 (Light Industrial). The B-2 district in the City of Fort Myers area authorizes less than or equal to 1.0 floor area ratio except in the Central Business District. The Page Field property in the A-3 district permits a maximum density of 16 residential units per acre. The I-1 district allows less than or equal to 1.0 floor area ratio except in the Central Business District.

Surrounding Properties

North:

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

South:

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

East:

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

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

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

West:

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

IV.G. Justification of Proposed Amendment

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

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

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

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

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

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

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

Volume I of III

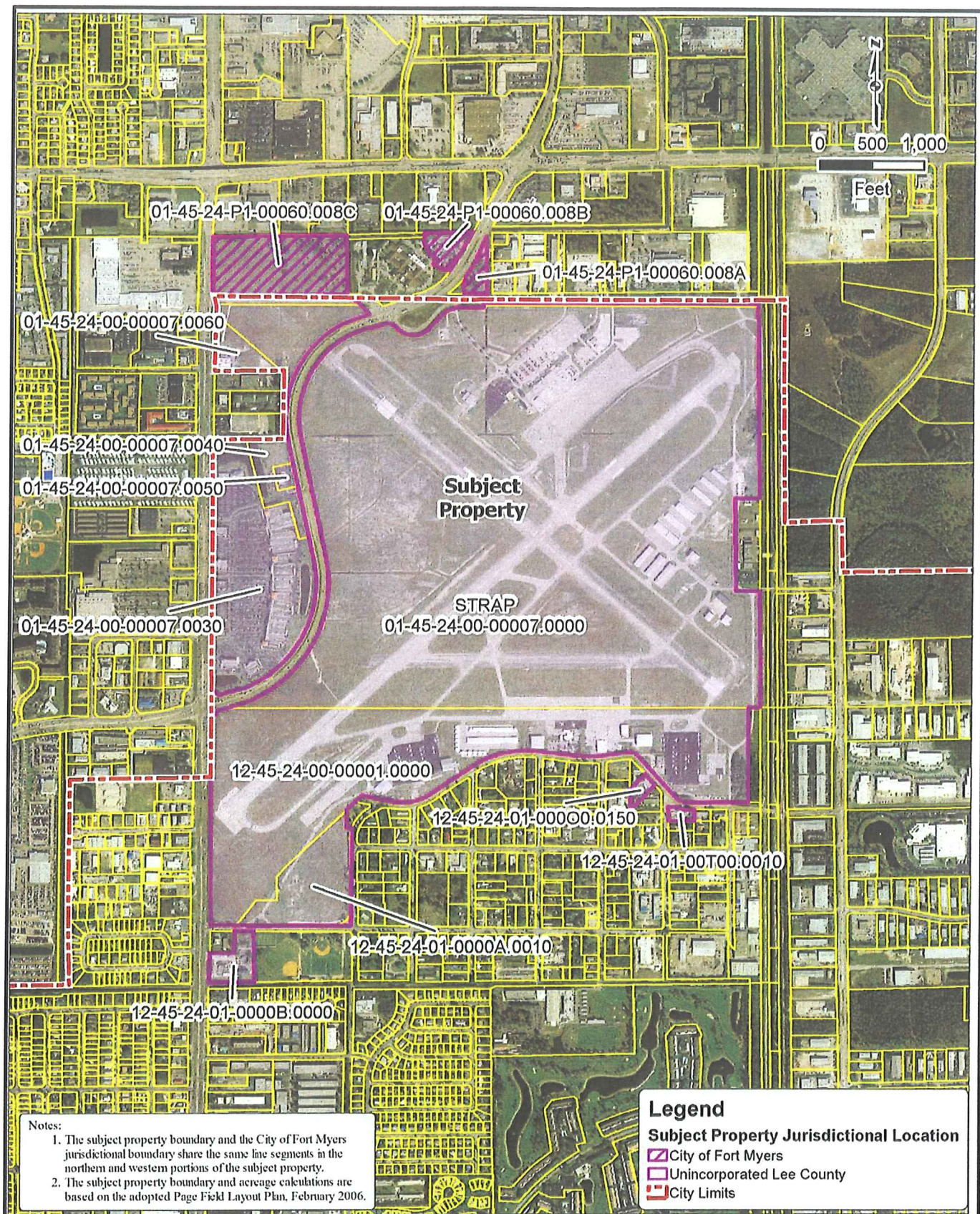
Page Field General Aviation Airport

Section III

Table of Contents

General Information and Mapping

	Application Reference
Aerial Photograph Showing Property Lines	Exhibit IV.A.7.
Airport Layout Plan	Exhibit IV.A.7.a.
Future Land Use Map	Exhibit IV.A.2.
Subject Property Existing Land Use	Exhibit IV.A.3.a.
Surrounding Existing Land Uses	Exhibit IV.A.3.b.
Subject Property and Surrounding Zoning Map	Exhibit IV.A.4.
Historical and Archaeological Sensitivity Map	Exhibit IV.D.

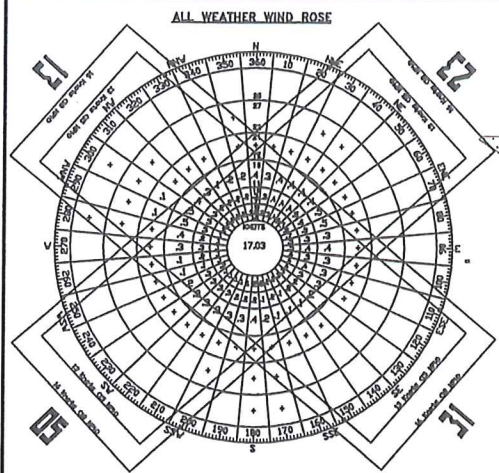


JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
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PHONE (239) 334-0048
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E.B. #642 & L.B. #642

Aerial Photograph Showing Property Lines

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



CROSSWIND COMPONENT: 16 KTS. (16 MPH)	
RUNWAY	COVERAGE
05/23	99.68%
13/31	99.67%

CROSSWIND COMPONENT: 13 KTS. (15 MPH)		CROSSWIND COMPONENT: 10.5 KTS. (12 MPH)	
RUNWAY	COVERAGE	RUNWAY	COVERAGE
05/23	98.04%	05/23	95.79%
13/31	97.31%	13/31	94.61%

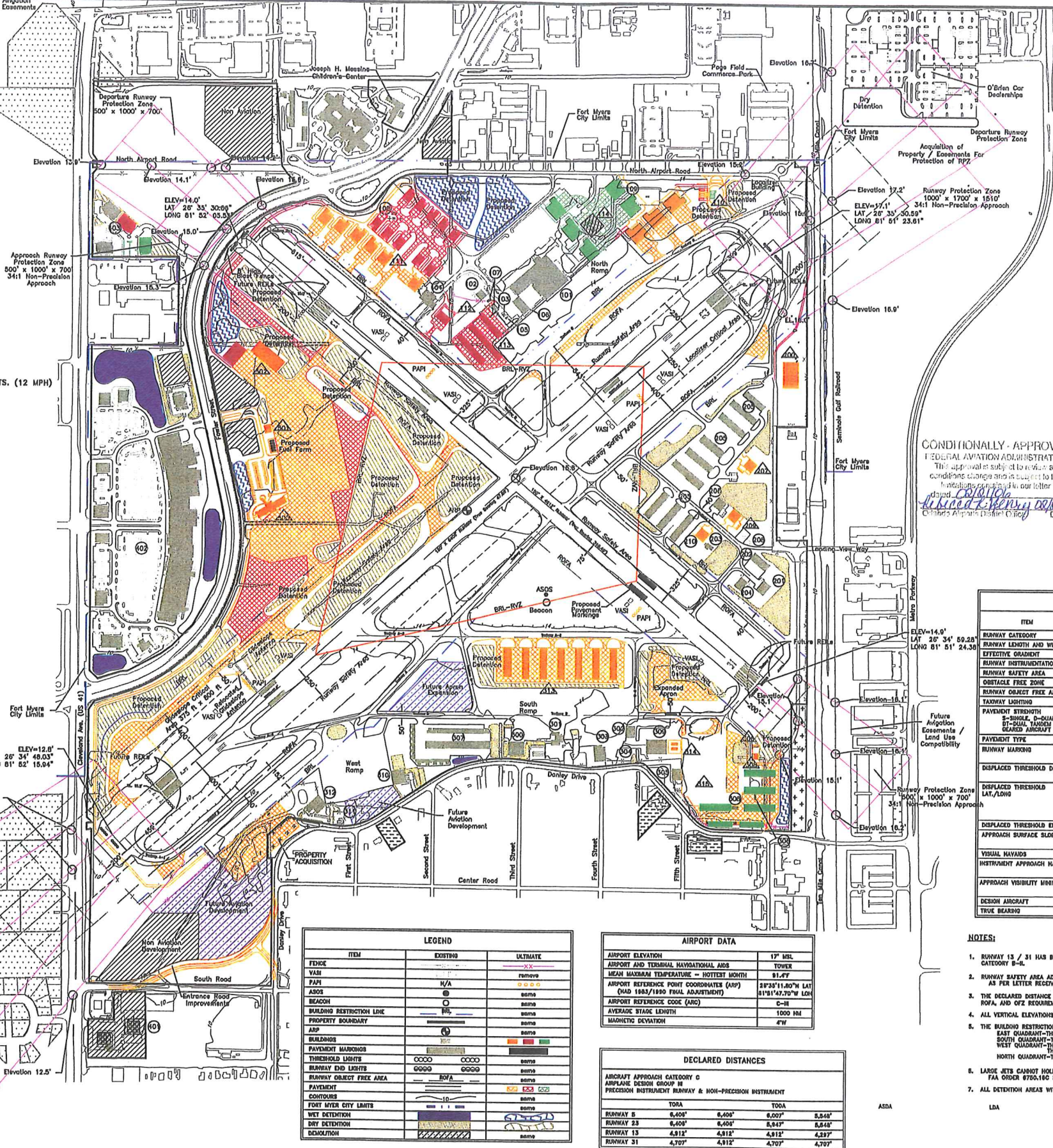
OBSERVATION PERIOD: 1990 - 1995
TOTAL OBSERVATIONS: 50,439
SOURCE: NATIONAL CLIMATIC DATA CENTER
ASHEVILLE, N.C.

PHASING PLAN

	PAYEMENT	BUILDING	ROADWAY
Through - 2010	[Pattern]	[Pattern]	[Pattern]
2011-2015	[Pattern]	[Pattern]	[Pattern]
2015-2025	[Pattern]	[Pattern]	[Pattern]

	LAND USE
Non-Aviation Support Development	[Pattern]
Existing Aviation Easements	[Pattern]
Surplus Land Sale	[Pattern]
Land Acquisition	[Pattern]
Future Aviation	[Pattern]

CONSTRUCTION NOTICE REQUIREMENT
TO PROTECT OPERATIONAL SAFETY AND FUTURE DEVELOPMENT, ALL PROPOSED CONSTRUCTION ON THE AIRPORT MUST BE COORDINATED BY THE AIRPORT OWNER WITH THE FAA AIRPORTS DISTRICT OFFICE PRIOR TO CONSTRUCTION. FAA'S REVIEW TAKES APPROXIMATELY 60 DAYS.



BUILDING INVENTORY		
DESCRIPTION	EXISTING	ULTIMATE
PAGE FIELD NORTH	(0)	same
FLORIDA HIGHWAY PATROL GARAGE	(0)	same
CONTROL TOWER	(0)	same
FIRE STATION/AIRPORT MAINTENANCE	(0)	same
ELECTRICAL VAULT	(0)	same
STORAGE FACILITY	(0)	same
FORMER WEATHER OFFICE	(0)	removes
REMOTE COMMUNICATIONS AIR TO GROUND (NCAM)	(0)	removes off site
LEE COUNTY HOUSEHOLD HAZARDOUS WASTE TREATMENT FACILITY	(0)	removes
NORTHWEST CABIN CLASS HANGAR	(0)	same
PHASE V T-HANGAR	(0)	same
NORTHEAST CABIN CLASS HANGAR	(0)	same
AIRPORT MAINTENANCE FACILITY	(0)	same
KEYSTONE HANGAR	(0)	same
SMS CORPORATE HANGAR	(0)	same
FAA (EXPERIMENTAL AIRCRAFT ASHL)	(0)	same
REALM HANGAR	(0)	same
T-HANGAR (ADD-B only)	(0)	same
UNREARDED HANGAR	(0)	same
ADNA HANGAR	(0)	same
AIRCRAFT WASH, RACK AND MAINTENANCE	(0)	same
JORDENSEN HANGAR	(0)	same
DEAN HANGAR	(0)	same
THE AVIATION CENTER HANGAR	(0)	same
THE AVIATION CENTER	(0)	same
TOUGHERSON AVIATION	(0)	same
HANGAR D - SURVEILLANCE	(0)	same
AVIATION CENTER FUEL TANK	(0)	same
GENERAL AVIATION CENTER	(0)	same
SELF-SERVE FUEL TANK	(0)	same
T-HANGAR	(0)	same
SELF SERVICE MAINTENANCE FACILITY	(0)	same
THE AVIATION CENTER HANGAR	(0)	same
A & E HANGAR	(0)	same
FAA COMMUNICATIONS OUTLET (RCD)	(0)	same
ENTIRE AVIATION	(0)	same
PHASE IV T-HANGAR	(0)	same
GAO TANK COMPLEX	(0)	same
SOUTHEAST T-HANGAR	(0)	same
DEPARTMENT OF MOTOR VEHICLES	(0)	removes
PAGE FIELD COMBOS	(0)	same
PAGE FIELD MEDICAL FACILITY PH-II, III, IV, V, VI	(0)	same
GA TERMINAL	(0)	same
GA	(0)	same
BULK HANGAR	(0)	same

CONDITIONALLY-APPROVED
FEDERAL AVIATION ADMINISTRATION
This approval is subject to review as conditions change and is subject to the final design and construction of the project.

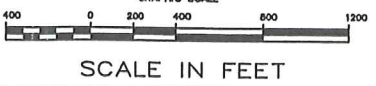
RUNWAY DATA					
ITEM	RUNWAY 8/23		RUNWAY 13/31		
	EXISTING	ULTIMATE	EXISTING	ULTIMATE	
RUNWAY CATEGORY	ADG C-H	ADG C-H/D-H	ADG B-S	SAME	
RUNWAY LENGTH AND WIDTH	6,400' X 150'	SAME	4,812' X 150'	SAME	
EFFECTIVE GRADE	.067 H	SAME	.018 H	SAME	
RUNWAY INSTRUMENTATION	PRECISION	SAME	NON-PRECISION	SAME	
RUNWAY SAFETY AREA	8,400' X 500'	SAME	8,012' X 150'	SAME	
OBSTACLE FREE ZONE	8,800' X 400'	SAME	8,012' X 250'	SAME	
RUNWAY OBJECT FREE AREA	8,400' X 800'	SAME	8,412' X 500'	SAME	
TAXIWAY LIGHTING	MTL	SAME	MTL	SAME	
PAVEMENT STRENGTH	135,000 PSI	SAME	30,000 PSI	SAME	
S-SINGLE, D-DUAL, DT-DUAL TAXIWAY, GEARED AIRCRAFT	155,000 PSI	D SAME	35,000 PSI	D SAME	
PAVEMENT TYPE	ASPHALT CONCRETE	SAME	ASPHALT CONCRETE	SAME	
RUNWAY MARKING	S - P	SAME	13 - HP	SAME	
	23 - HP	SAME	31 - VISUAL	31 - HP	
DISPLACED THRESHOLD DISTANCE(FT)	S - 450'	SAME	13 - 615'	SAME	
	23 - 360'	SAME	H/A	SAME	
DISPLACED THRESHOLD LAT./LONG	S - 28°34'51.073°N 81°52'12.183°W	SAME	13 - 28°35'28.91°N 81°52'00.384°W	SAME	
	23 - 29°27'37.84°N 81°52'12.183°W	SAME	31 - H/A	SAME	
DISPLACED THRESHOLD ELEV. (MSL)	S - 13.273 - 16.1'	SAME	13 - 16.051 - H/A	SAME	
APPROACH SURFACE SLOPE	S - 50:1	SAME	13 - 50:1	SAME	
	23 - 34:1	SAME	31 - 34:1	SAME	
VISUAL NAVIGATOR	MTL, VASI	MTL, PAPI, VASI	MTL, VASI	MTL, PAPI, VASI	
INSTRUMENT APPROACH NAVIGATOR	S - 15.438, 15.438, 15.438	SAME	13 - 15.438, 15.438	SAME	
	23 - 15.438, 15.438	SAME	31 - 15.438, 15.438	SAME	
APPROACH VISIBILITY MINIMUMS	8 - 1 MILE	SAME	13 - 1 MILE	SAME	
	23 - 1 1/4 MILE	SAME	31 - 1 MILE	SAME	
DESIGN AIRCRAFT	C-130	80-700 or G-V	LEAR 35	FALCON 900/2000	
TRUE BEARING	04°	230°	150°	310°	

- NOTES:
- RUNWAY 13 / 31 HAS BEEN DESIGNATED AN AIRCRAFT DESIGN GROUP CATEGORY B-II.
 - RUNWAY SAFETY AREA ADAPTATION TO STANDARDS FOR RUNWAY 8 / 23 APPLIES AS PER LETTER RECEIVED AUGUST 7, 1989 FROM THE FAA ORLANDO ADO.
 - THE DECLARED DISTANCE CONCEPT WAS APPLIED TO PROVIDE STANDARD RZA, RFA, AND OFZ REQUIREMENTS FOR RUNWAY 13 / 31.
 - ALL VERTICAL ELEVATIONS WERE CALCULATED USING NAVD 88.
 - THE BUILDING RESTRICTION LINE (BRL) HAS BEEN DEFINED BY THE FOLLOWING: EAST QUADRANT-THE OFA REQUIRED BY TAXIWAY A, TAXIWAY B, AND THE RYZ; SOUTH QUADRANT-THE OFA REQUIRED BY RUNWAY 13/31, TAXIWAY A, AND THE RYZ; WEST QUADRANT-THE OFA REQUIRED BY RUNWAY 8/23, THE GLIDESLOPE CRITICAL AREA, THE RYZ, AND THE OFA FOR RUNWAY 13/31; NORTH QUADRANT-THE OFA REQUIRED BY TAXIWAY B, TAXIWAY C, AND THE RYZ.
 - LARGE JETS CANNOT HOLD WITHIN A 600' RADIUS OF THE GLIDESLOPE ANTENNA AS PER FAA ORDER 6700.16C SITING CRITERIA FOR INSTRUMENT LANDING SYSTEMS.
 - ALL DETENTION AREAS WITHIN THE RZA WILL COMPLY WITH FAA GRADING REQUIREMENTS.

LEGEND		
ITEM	EXISTING	ULTIMATE
EDGE	[Symbol]	[Symbol]
VASI	[Symbol]	[Symbol]
PAPI	[Symbol]	[Symbol]
ASOS	[Symbol]	[Symbol]
BEACON	[Symbol]	[Symbol]
BUILDING RESTRICTION LINE	[Symbol]	[Symbol]
PROPERTY BOUNDARY	[Symbol]	[Symbol]
ASD	[Symbol]	[Symbol]
BUILDINGS	[Symbol]	[Symbol]
PAVEMENT MARKINGS	[Symbol]	[Symbol]
THRESHOLD LIGHTS	[Symbol]	[Symbol]
RUNWAY END LIGHTS	[Symbol]	[Symbol]
RUNWAY OBJECT FREE AREA	[Symbol]	[Symbol]
PAYMENT	[Symbol]	[Symbol]
CONTOURS	[Symbol]	[Symbol]
FORT MYERS CITY LIMITS	[Symbol]	[Symbol]
WET DETENTION	[Symbol]	[Symbol]
DRY DETENTION	[Symbol]	[Symbol]
DEMOLITION	[Symbol]	[Symbol]

AIRPORT DATA	
AIRPORT ELEVATION	11' MSL
AIRPORT AND TERMINAL NAVIGATIONAL AIDS	TOWER
MEAN MAXIMUM TEMPERATURE - HOTTEST MONTH	81.67°
AIRPORT REFERENCE POINT COORDINATES (ADP)	28°34'51.07"N LAT 81°52'12.183"W LONG
AIRPORT REFERENCE CODE (ARC)	C-H
AVERAGE STAKE LENGTH	1000 IN
MAGNETIC DEVIATION	4°W

DECLARED DISTANCES			
AIRCRAFT APPROACH CATEGORY C			
AIRPLANE DESIGN GROUP III			
PRECISION INSTRUMENT RUNWAY & NON-PRECISION INSTRUMENT			
	TORA	LOA	TORA
RUNWAY 8	6,400'	6,400'	6,400'
RUNWAY 23	6,400'	6,400'	6,400'
RUNWAY 13	4,812'	4,812'	4,812'
RUNWAY 31	4,707'	4,812'	4,707'



ESA Airports

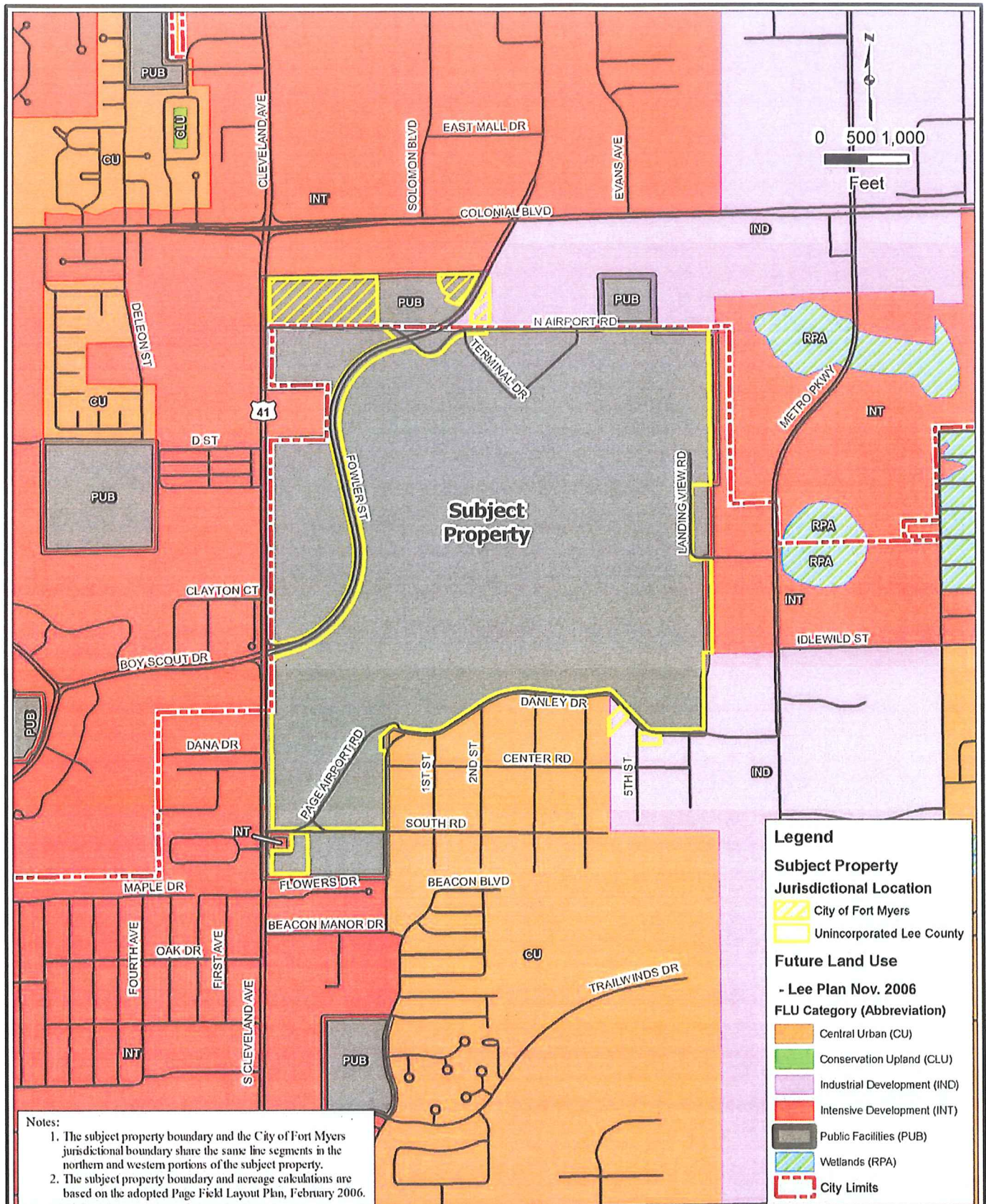
PAGE FIELD AIRPORT MASTER PLAN

Fort Myers, Florida

Airport Layout Plan

REVISION	
NO.	DATE

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

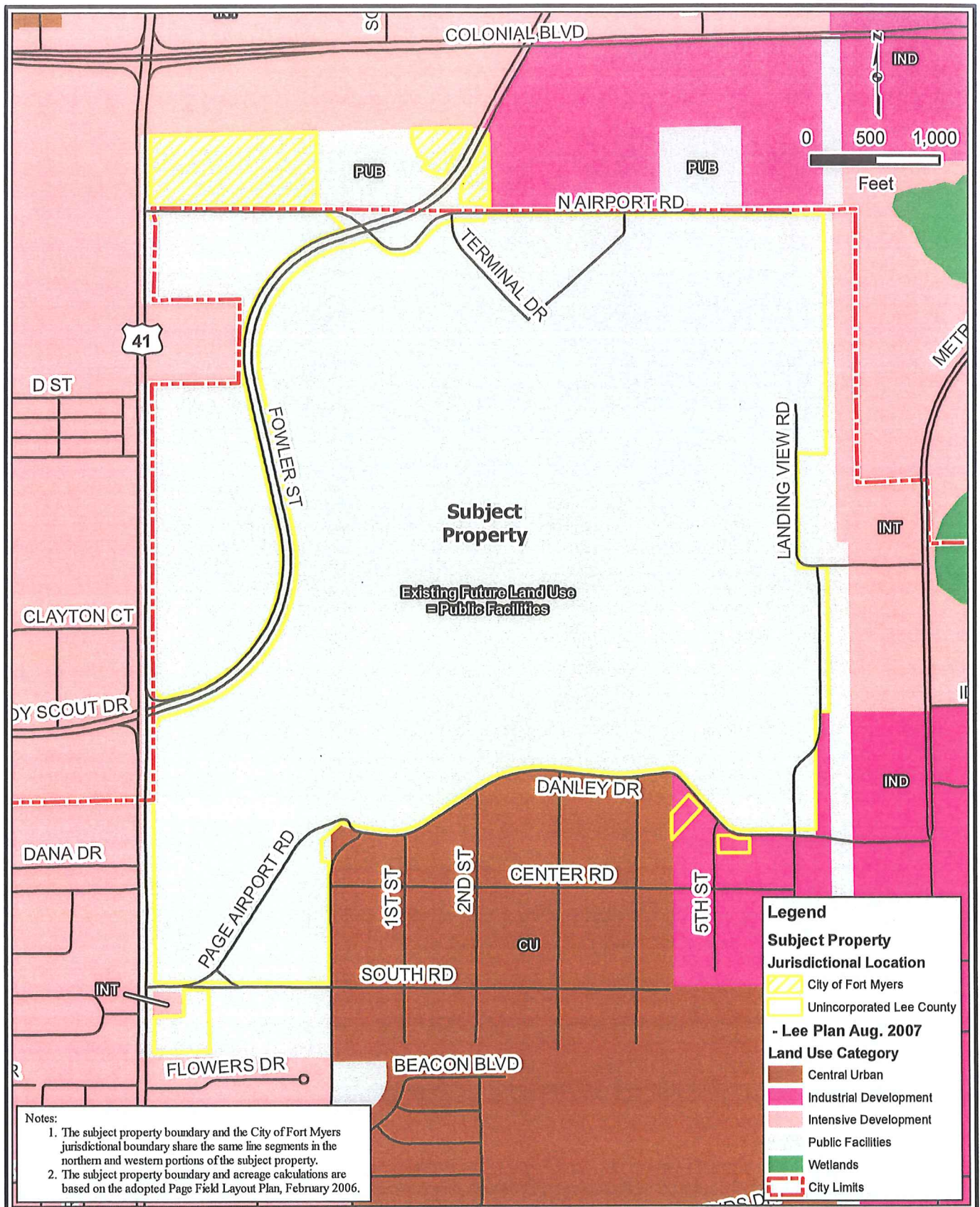


**JOHNSON
ENGINEERING**

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

Future Land Use Map

DATE	PROJECT	FILE NO.	SCALE	EXHIBIT NO.
09/06/07	20033734-127	00-00-00	As Shown	IV.A.2

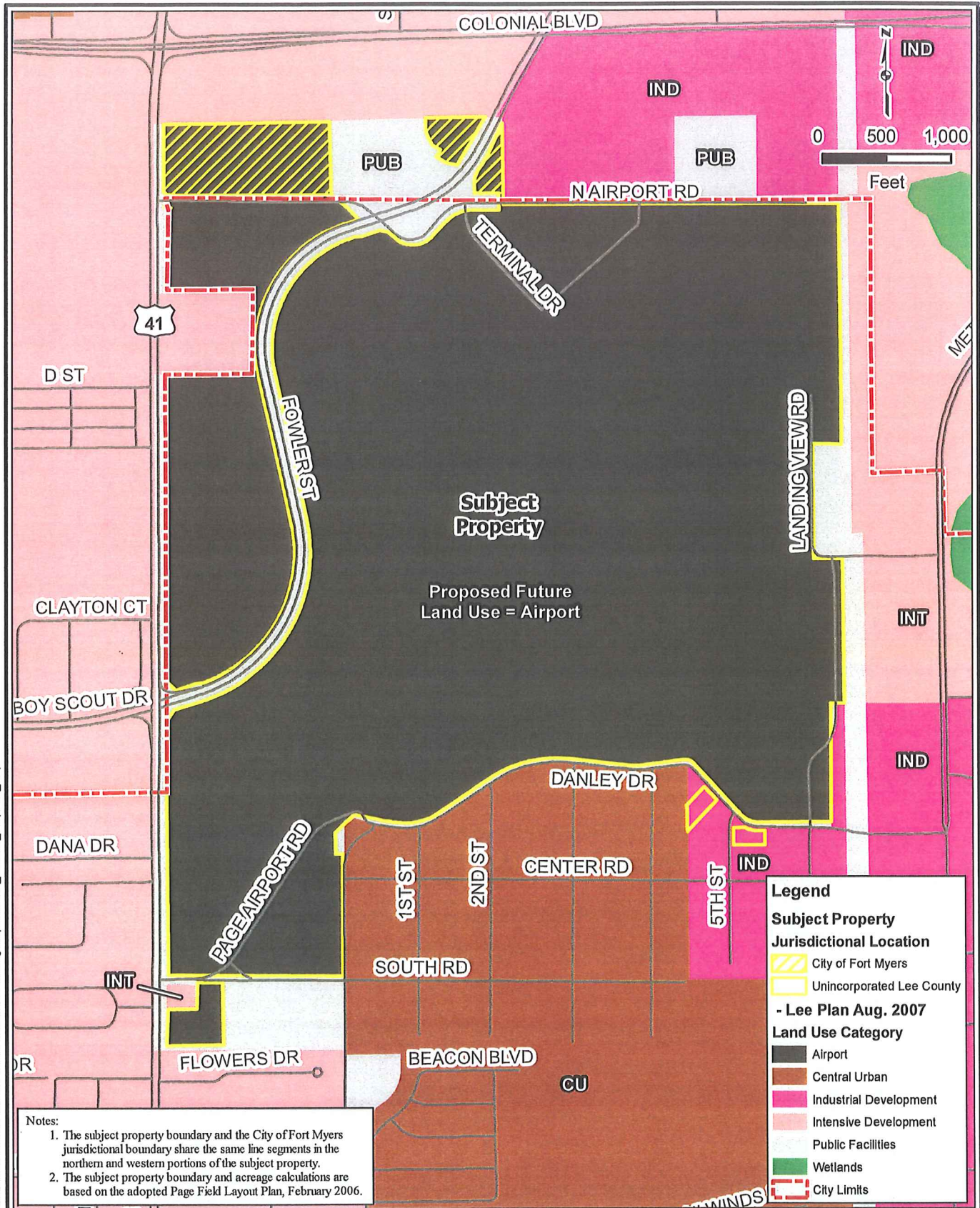


JOHNSON
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2122 JOHNSON STREET
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FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Existing Future Land Use

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



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.

Legend

Subject Property Jurisdictional Location

- City of Fort Myers (Yellow hatched box)
- Unincorporated Lee County (White box)

- Lee Plan Aug. 2007

Land Use Category

- Airport (Black box)
- Central Urban (Brown box)
- Industrial Development (Pink box)
- Intensive Development (Light Pink box)
- Public Facilities (White box)
- Wetlands (Green box)
- City Limits (Dashed red line)

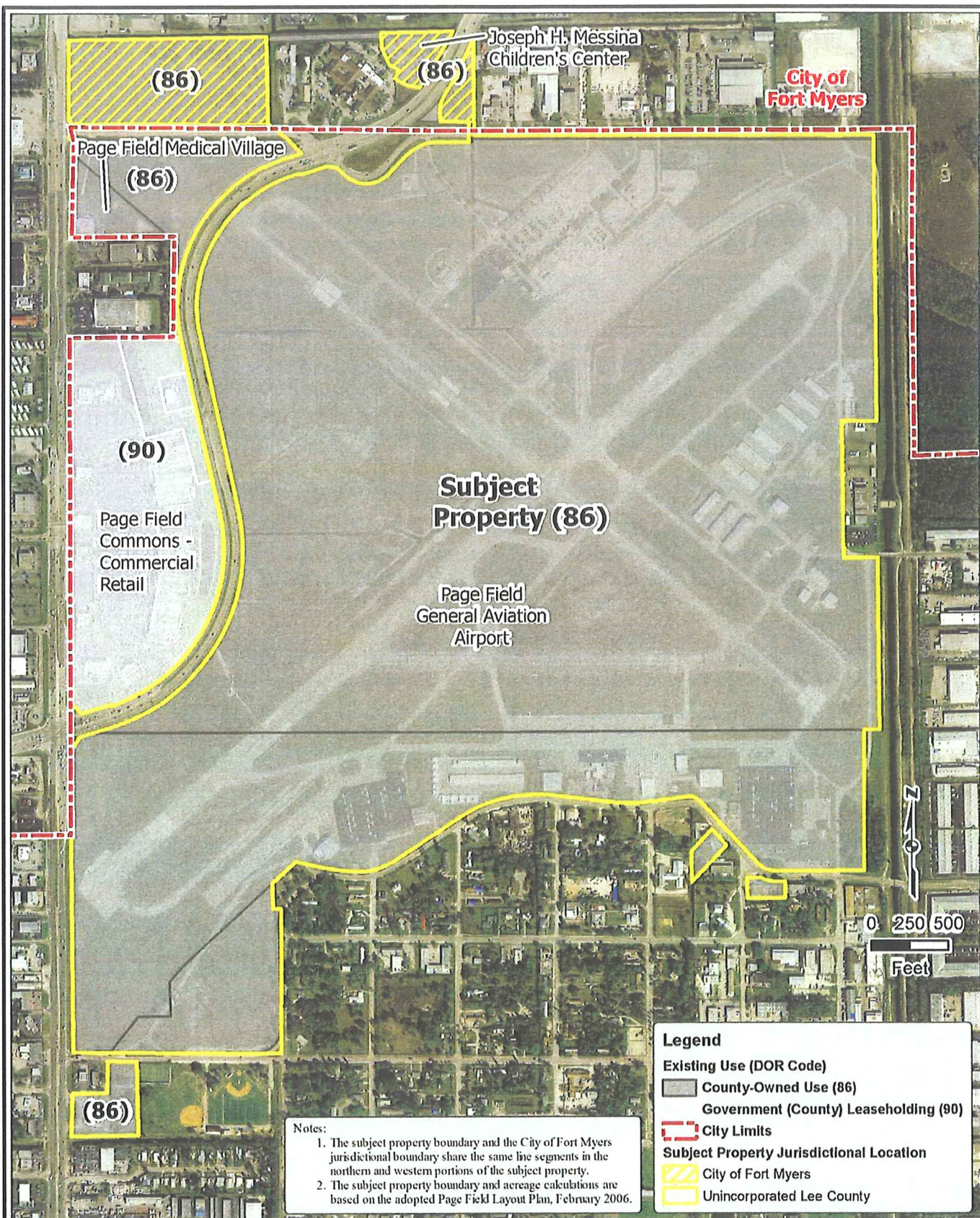
JOHNSON ENGINEERING

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

\\fms01\proj\jei\20033734\PLANNING\2007 FMY-CFA-AOPD\ArcGIS\Planning\Maps\ArcGIS_9.2\Sufr_PropFLU_map

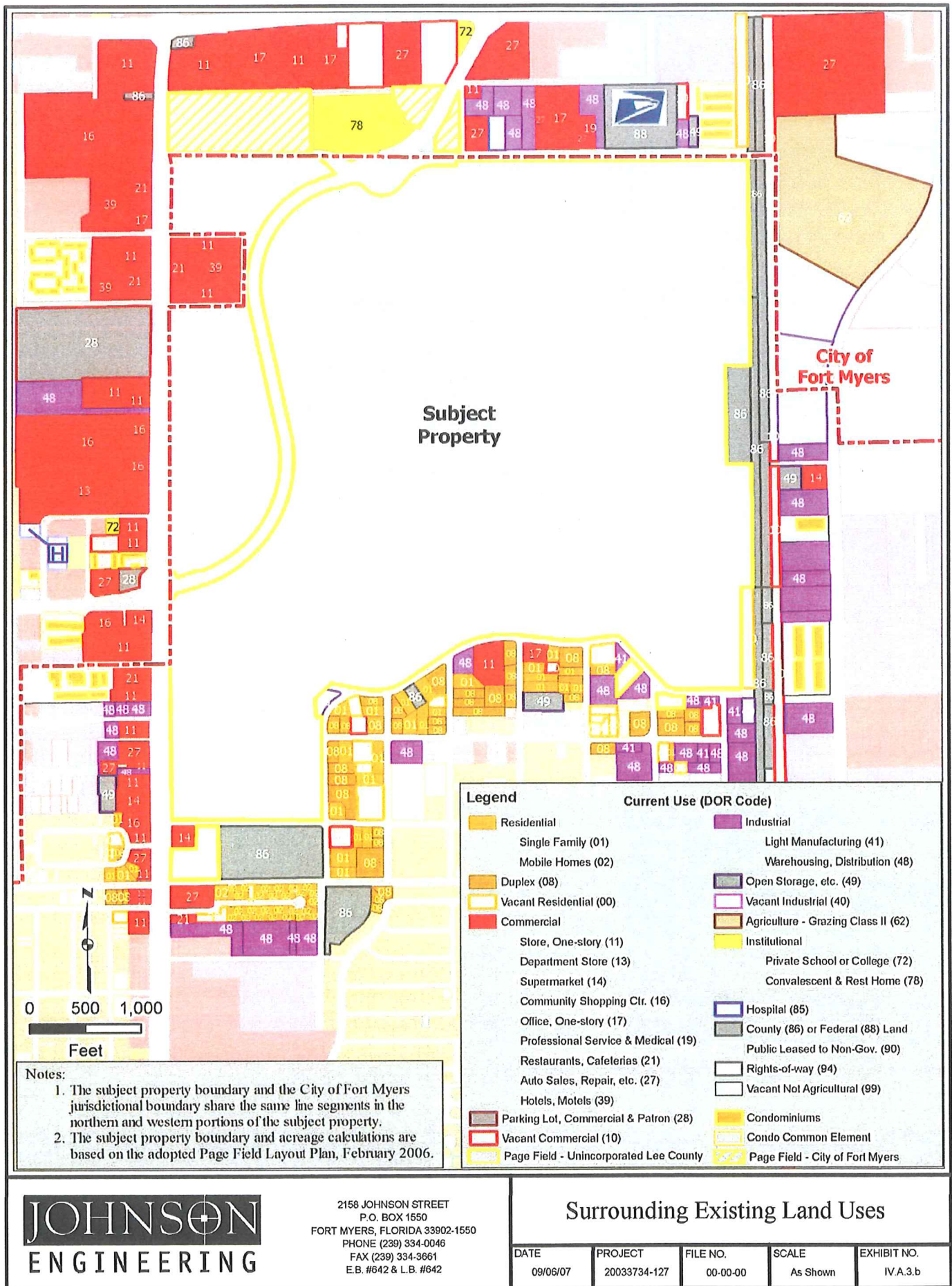


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E B #642 & L B #642

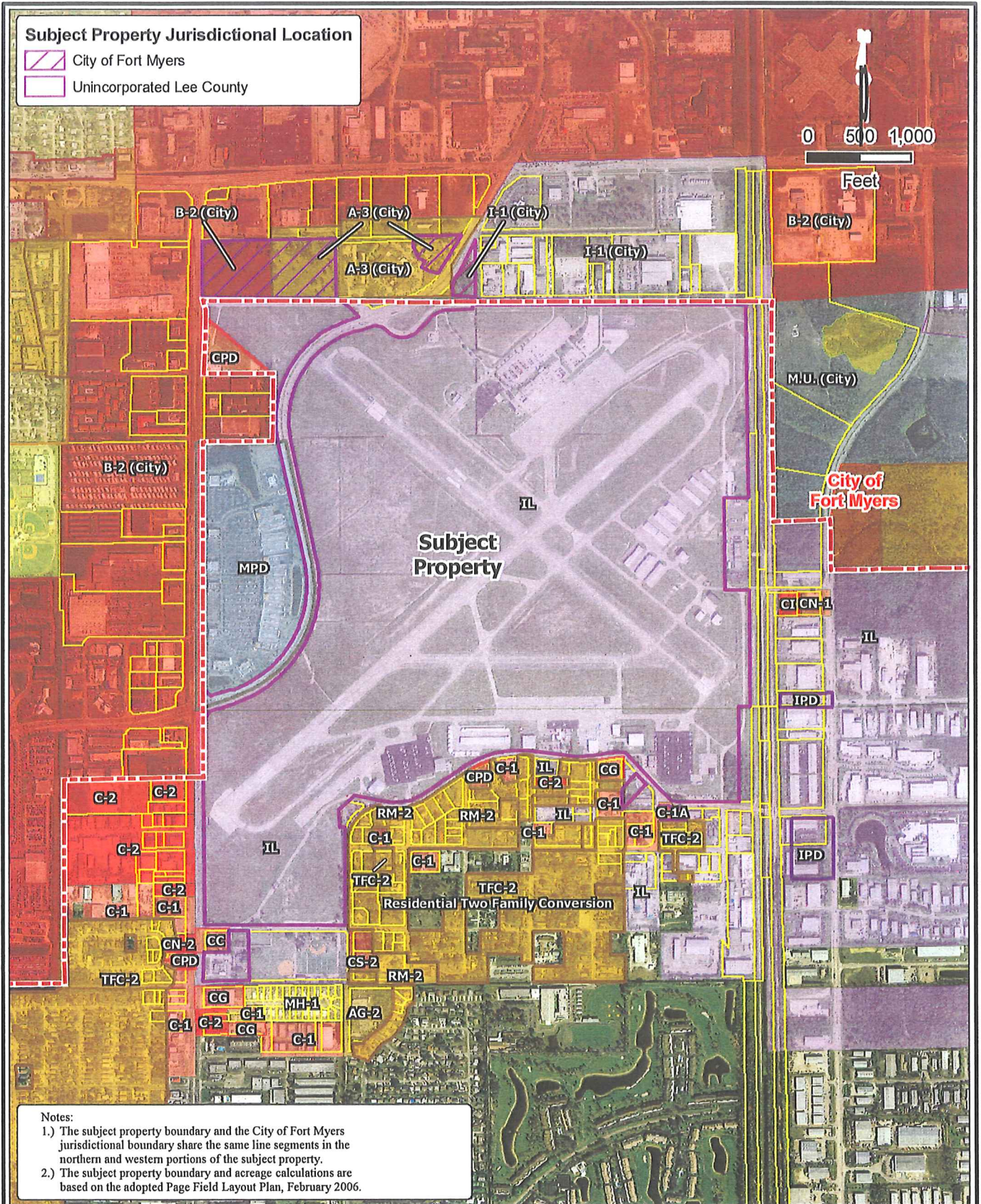
Subject Property Existing Land Uses

DATE	PROJECT	FILE NO	SCALE	EXHIBIT NO
09/06/07	20033734-127	00-00-00	As Shown	IV A.3.a



Subject Property Jurisdictional Location

-  City of Fort Myers
-  Unincorporated Lee County



Notes:

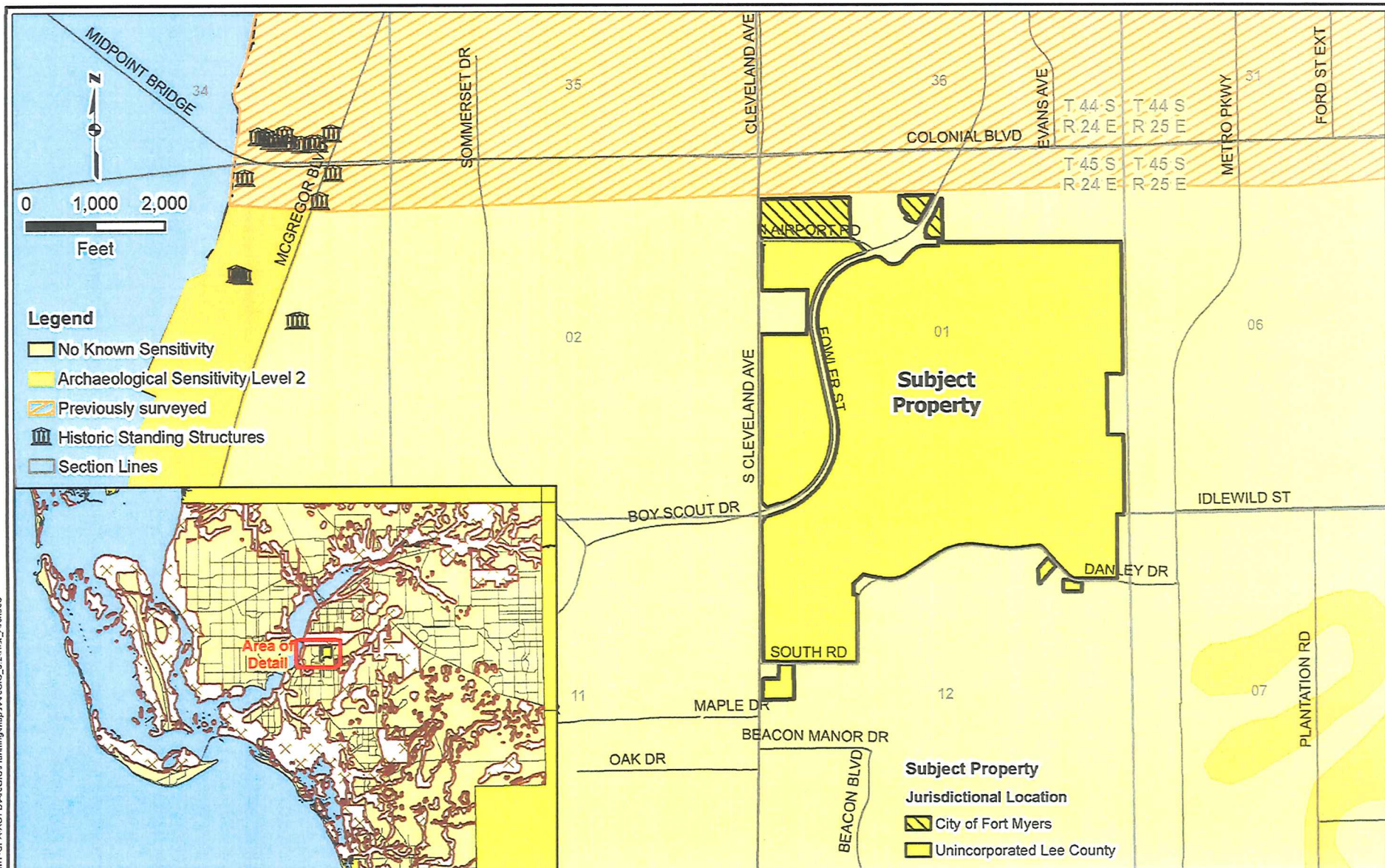
- 1.) The subject property boundary and the City of Fort Myers jurisdictional boundary share the same line segments in the northern and western portions of the subject property.
- 2.) The subject property boundary and acreage calculations are based on the adopted Page Field Layout Plan, February 2006.

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Subject Property and Surrounding Zoning

DATE	PROJECT	FILE NO.	SCALE	EXHIBIT NO.
08/10/07	20033734	00-00-00	As Shown	IV.A.4



Page Field CPA
Lee County, Florida

JOHNSON
ENGINEERING

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

Historical and Archaeological Sensitivity

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

Volume I of III

Page Field General Aviation Airport

Section IV

Table of Contents

Public Facilities Impacts

	Application Reference
Sanitary Sewer and Potable Water Analysis.....	IV.B.2.a. & b.
Drainage and Surface Water Management Analysis	IV.B.2.c.
Parks, Recreation, and Open Space Analysis	IV.B.2.d.
Communications from Support Facilities	IV.B.3.
Area Lee Tran Routes	Exhibit IV.B.3.d.

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.

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.

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.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

LOWER WEST COAST REGIONAL SERVICE CENTER 2301 McGregor Boulevard, Fort Myers, FL 33901
(239) 338-2929 • FL WATS 1-800-248-1201 • Suncom 748-2929 • Fax (239) 338-2936 • www.sfwmd.gov/org/exo/ftmyers/

CON 24-06

Application No.: 050713-12

General Permit No.: 36-03606-W

November 17, 2005

INLAND WESTERN FT. MYERS PAGEFIELD LLC
INLAND US MANAGEMENT LLC
5502 LAKE HOWELL ROAD
WINTER PARK, FL 32792

Dear Permittee:

SUBJECT: General Water Use Permit No.: 36-03606-W
Project: PAGE FIELD COMMONS
Location: LEE COUNTY, S1/T45S/R24E
Permittee: INLAND WESTERN FT. MYERS PAGEFIELD LLC

This letter is to notify you of the District's agency action concerning your Notice of Intent to Use Water. This action is taken pursuant to Chapter 40E-20, Florida Administrative Code (F.A.C.). Based on the information provided, District rules have been adhered to and a General Water Use Permit is in effect for this project subject to:

1. Not receiving a filed request for Chapter 120, Florida Statutes, administrative hearing and
2. The attached Limiting Conditions.

The purpose of this application is to obtain a Water Use Permit for landscape irrigation of 10.47 acres of turf using a sprinkler irrigation system. Withdrawals are from the On-site Lake(s)/Pond(s) via two existing withdrawal facilities and from the Water Table Aquifer via one existing withdrawal facility.

GOVERNING BOARD

Kevin McCarty, *Chair*
Irela M. Bagué, *Vice-Chair*
Pamela Brooks-Thomas

Alice J. Carlson
Michael Collins
Nicolás J. Gutiérrez, Jr., *Esq.*

Lennart E. Lindahl, *P.E.*
Harkley R. Thornton
Malcolm S. Wade, Jr.

EXECUTIVE OFFICE

Carol Ann Wehle, *Executive Director*

DISTRICT HEADQUARTERS: 3301 Gun Club Road, P.O. Box 24680, West Palm Beach, FL 33416-4680 • (561) 686-8800 • FL WATS 1-800-432-2045

Application Number: 050713-12
INLAND WESTERN FT. MYERS PAGEFIELD LLC
November 17, 2005
Page 2

Date Of Issuance: November 17, 2005

Expiration Date: January 6, 2026

Water Use Classification: Landscape

Total Serviced Acreage: 10.47 (10.47 acres of turf)

Water Use Permit Status: Expired/Previously Permitted

Environmental Resource Permit Status: Permitted (No. 36-03374-P).

Right Of Way Permit Status: Not Applicable.

Ground Water From: Water Table Aquifer

Surface Water From: On-site Lake(s)/Pond(s)

Permitted Allocation(s):

Annual Allocation:	13,338,200 Gallons
Maximum Monthly Allocation:	1,818,500 Gallons

Existing Withdrawal Facilities - Ground Water

Source: Water Table Aquifer

1 - 6" X 40' X 100 GPM Well Cased To 20 Feet

Existing Withdrawal Facilities - Surface Water

Source: On-site Lake(s)/Pond(s)

2 - 4" X 15 HP X 150 GPM centrifugal Pumps

Rated Capacity

Source(s)	Status Code	GPM	MGD	MGM	MGY
On-site Lake(s)/Pond(s)	E	300	0.43	13.1	158
Water Table Aquifer	E	100	0.14	4.4	53
Totals:		400	0.57	17.5	211

Application Number: 050713-12
INLAND WESTERN FT. MYERS PAGEFIELD LLC
November 17, 2005
Page 3

Should you object to the Limiting Conditions, please refer to the attached Notice of Rights which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have questions concerning this matter. If we do not hear from you prior to the time frame specified in the Notice of Rights, we will assume that you concur with the District's recommendations.

Certificate Of Service

I HEREBY CERTIFY that a Notice of Rights has been mailed to the addressee not later than 5:00 p.m. this 17th day of November, 2005, in accordance with Section 120.60(3), Florida Statutes.

Sincerely,



Terry O. Bengtsson P.G.
Senior Supervising Hydrogeologist
Water Use Regulation Division

TOB /cb

Certified Mail No.: 7005 0390 0005 4719 5577

Enclosure

c: Audubon of Florida
Div of Recreation and Park - District 8
Engineer, City of Fort Myers
Florida Fish & Wildlife Conservation Commission
Inland Us Management, Llc
League of Women Voters of Lee County
Lee County
Lee County Engineer
Lee County HRS
Lee County Utilities Division
S.W.F.R.P.C.

Application Number: 050713-12
INLAND WESTERN FT. MYERS PAGEFIELD LLC
November 17, 2005
Page 4

Limiting Conditions

1. This permit shall expire on January 6, 2026.
2. Application for a permit modification may be made at any time.
3. Water use classification:

Landscape Irrigation
4. Source classification is:

Ground Water from:
Water Table Aquifer

Surface Water from:
On-site Lake(s)/Pond(s)
5. Total annual allocation is 13.3382 MG.

Total maximum monthly allocation is 1.8185 MG.

These allocations represent the amount of water required to meet the water demands as a result of rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1 in 10 year drought event. If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:

- (a) All other conditions of the permit are met; and
- (b) The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

Application Number: 050713-12
INLAND WESTERN FT. MYERS PAGEFIELD LLC
November 17, 2005
Page 5

Limiting Conditions

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

This Permit is issued to:
ATTN Debbie Toshach
Inland Western Fort Myers Page Field LLC
Inland Western Management LLC
5502 Lake Howell Road
Winter Park, FL 32792
407-671-3695

7. Withdrawal Facilities:

Ground Water - Existing:

1 - 6" X 40' X 100 GPM Well Cased To 20 Feet

Surface Water - Existing:

2 - 4" x 15 HP X 150 GPM centrifugal Pumps

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

- (1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or
- (2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

Limiting Conditions

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:
 - (1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)
 - (2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or
 - (3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.
10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:
 - (1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,
 - (2) Reduction in water levels that harm the hydroperiod of wetlands,
 - (3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,
 - (4) Harmful movement of contaminants in violation of state water quality standards, or
 - (5) Harm to the natural system including damage to habitat for rare or endangered species.
11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.
12. Authorized representatives of the District shall be permitted to enter, inspect, and observe the permitted system to determine compliance with special conditions.
13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.
15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: S.F.W.M.D., Supervising Hydrogeologist - Post-Permit Compliance, Water Use Regulation Dept. (4320), P.O. Box 24680, West Palm Beach, FL 33416-4680.

Application Number: 050713-12
INLAND WESTERN FT. MYERS PAGEFIELD LLC
November 17, 2005
Page 7

Limiting Conditions

16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.
17. The allocation in this permit is for irrigation only, not the artificial maintenance of lake levels. The use of surface water lakes is for water quality treatment or irrigation water replacement only. Therefore, the ratio of the number of gallons per day withdrawn from the groundwater wells to the number of gallons per day withdrawn from the surface water pumps shall not exceed 1:1 on a monthly basis.
18. The permittee shall comply with Mandatory Year-Round Landscape Irrigation Measures for Lee, Collier and Charlotte Counties, as established by Chapter 40E-24, F.A.C. Landscape irrigation is prohibited daily between 10:00 a.m. and 4:00 p.m.; and, landscape irrigation of nonathletic play fields (golf courses, ball fields, tennis courts, etc.) with even addresses may irrigate Tuesday, and/or Thursday and/or Sunday, and odd addresses or locations without an address may irrigate Monday, and/or Wednesday and/or Saturday.
Exceptions to the nondaytime and three-day per week schedule are described below.
 - a. Landscape irrigation systems may be operated during restricted days and/or times for cleaning and maintenance purposes no more than once per week for no more than 10 minutes per test.
 - b. Landscape irrigation for the purpose of watering in insecticides, fungicides and herbicides, when required by the manufacturer or by federal, state or local law, shall be allowed providing that the watering-in shall be limited to one application in the absence of specific alternative instructions, and the watering-in shall be accomplished during normally allowable watering days and times unless a professional licensed applicator has posted a sign listing the dates of application and necessary watering-in activity.
 - c. Any plant material may be watered using low-volume hand watering methods without regard to the watering days or times allowed pursuant to this measure.

Application Number: 050713-12
INLAND WESTERN FT. MYERS PAGEFIELD LLC
November 17, 2005
Page 8

cc: Craig Boomgaard
A. Superchi - 4320
P. McGary - 2261
Permit File
S. Korf - 2261
WU Compliance - L. Burke - 4320

ADDRESSES

Audubon of Florida
Attn: Mr. Jason Lauritsen
375 Sanctuary Road
Naples, FL 34120

Div of Recreation and Park - District 8
Attn: FDEP
1843 S Tamiami Trail
Osprey, FL 34229

Engineer, City of Fort Myers
Attn: Fort Myers
PO Drawer 2217
Ft Myers
Fort Myers, FL 33902-2217

Florida Fish & Wildlife Conservation Commission
Attn: - Imperiled Species Mgmt Section
620 South Meridian Street
Tallahassee, FL 32399-6000

Inland Us Management, Llc
2907 Butterfield Road Ste 300
Oak Brook, IL 60523

League of Women Voters of Lee County
Attn: - Clara Anne Graham Elliott
25201 Divot Drive
Bonita Springs, FL 33923

Lee County
Attn: - Dept of Environmental Protection
P.O. Box 398
Fort Myers, FL 33902-0398

Lee County Engineer
Attn:
P.O. Box 398
Fort Myers, FL 33902-0398

Application Number: 050713-12
INLAND WESTERN FT. MYERS PAGEFIELD LLC
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Page 9

ADDRESSES

Lee County HRS
Attn: Bill Allen
Environmental Engineering
60 Danley Drive #1
Ft. Myers, FL 33907

Lee County Utilities Division
Attn:
PO Box 398
Ft Myers, FL 33902

S.W.F.R.P.C.
Attn: Marisa Barmby
1926 Victoria Avenue
Fort Myers, FL 33901

NOTICE OF RIGHTS

Section 120.569(1), Fla. Stat. (1997), requires that "each notice shall inform the recipient of any administrative hearing or judicial review that is available under this section, s. 120.57, or s. 120.68; shall indicate the procedure which must be followed to obtain the hearing or judicial review, and shall state the time limits which apply." Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

PETITION FOR ADMINISTRATIVE PROCEEDINGS

1. A person whose substantial interests are affected by the South Florida Water Management District's (SFWMD) action has the right to request an administrative hearing on that action. The affected person may request either a formal or an informal hearing, as set forth below. A point of entry into administrative proceedings is governed by Rules 28-106.111 and 40E-1.511, Fla. Admin. Code, (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109), as set forth below. Petitions are deemed filed upon receipt of the original documents by the SFWMD Clerk.

a. Formal Administrative Hearing:

If a genuine issue(s) of material fact is in dispute, the affected person seeking a formal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(1), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.201(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

b. Informal Administrative Hearing:

If there are no issues of material fact in dispute, the affected person seeking an informal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(2), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.301(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

c. Administrative Complaint and Order:

If a Respondent(s) objects to a SFWMD Administrative Complaint and Order, pursuant to Section 373.119, Fla. Stat. (1997), the person named in the Administrative Complaint and Order may file a petition for a hearing no later than 14 days after the date such order is served. Petitions must substantially comply with the requirements of either subsection a. or b. above.

d. State Lands Environmental Resource Permit:

Pursuant to Section 373.427, Fla. Stat., and Rule 40E-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), a petition objecting to the SFWMD's agency action regarding consolidated applications for Environmental Resource Permits and Use of Sovereign Submerged Lands (SLERPs), must be filed within 14 days of the notice of consolidated intent to grant or deny the SLERP. Petitions must substantially comply with the requirements of either subsection a. or b. above.

e. Emergency Authorization and Order:

A person whose substantial interests are affected by a SFWMD Emergency Authorization and Order, has a right to file a petition under Sections 120.569, 120.57(1), and 120.57(2), Fla. Stat., as provided in subsections a. and b. above. However, the person, or the agent of the person responsible for causing or contributing to the emergency conditions shall take whatever action necessary to cause immediate compliance with the terms of the Emergency Authorization and Order.

f. Order for Emergency Action:

A person whose substantial interests are affected by a SFWMD Order for Emergency Action has a right to file a petition pursuant to Rules 28-107.005 and 40E-1.611, Fla. Admin. Code, copies of which are attached to this Notice of Rights, and Section 373.119(3), Fla. Stat., for a hearing on the Order. Any subsequent agency action or proposed agency action to initiate a formal revocation proceeding shall be separately noticed pursuant to section g. below.

g. Permit Suspension, Revocation, Annulment, and Withdrawal:

If the SFWMD issues an administrative complaint to suspend, revoke, annul, or withdraw a permit, the permittee may request a hearing to be conducted in accordance with Sections 120.569 and 120.57, Fla. Stat., within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-107.004(3), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

2. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the SFWMD's final action may be different from the position taken by it previously. Persons whose substantial interests may be affected by any such final decision of the SFWMD shall have, pursuant to Rule 40E-1.511(2), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), an additional 21 days from the date of receipt of notice of said decision to request an administrative hearing. However, the scope of the administrative hearing shall be limited to the substantial deviation.

3. Pursuant to Rule 40E-1.511(4), Fla. Admin. Code, substantially affected persons entitled to a hearing pursuant to Section 120.57(1), Fla. Stat., may waive their right to such a hearing and request an informal hearing before the Governing Board pursuant to Section 120.57(2), Fla. Stat., which may be granted at the option of the Governing Board.

4. Pursuant to Rule 28-106.111(3), Fla. Admin. Code, persons may file with the SFWMD a request for extension of time for filing a petition. The SFWMD, for good cause shown, may grant the extension. The request for extension must contain a certificate that the petitioner has consulted with all other parties, if any, concerning the extension and that the SFWMD and all other parties agree to the extension.

CIRCUIT COURT

5. Pursuant to Section 373.617, Fla. Stat., any substantially affected person who claims that final agency action of the SFWMD relating to permit decisions constitutes an unconstitutional taking of property without just compensation may seek judicial review of the action in circuit court by filing a civil action in the judicial circuit in which the affected property is located within 90 days of the rendering of the SFWMD's final agency action.

6. Pursuant to Section 403.412, Fla. Stat., any citizen of Florida may bring an action for injunctive relief against the SFWMD to compel the SFWMD to enforce the laws of Chapter 373, Fla. Stat., and Title 40E, Fla. Admin. Code. The complaining party must file with the SFWMD Clerk a verified complaint setting forth the facts upon which the complaint is based and the manner in which the complaining party is affected. If the SFWMD does not take appropriate action on the complaint within 30 days of receipt, the complaining party may then file a civil suit for injunctive relief in the 15th Judicial Circuit in and for Palm Beach County or circuit court in the county where the cause of action allegedly occurred.

7. Pursuant to Section 373.433, Fla. Stat., a private citizen of Florida may file suit in circuit court to require the abatement of any stormwater management system, dam, impoundment, reservoir, appurtenant work or works that violate the provisions of Chapter 373, Fla. Stat.

DISTRICT COURT OF APPEAL

8. Pursuant to Section 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

LAND AND WATER ADJUDICATORY COMMISSION

9. A party to a "proceeding below" may seek review by the Land and Water Adjudicatory Commission (LAWAC) of SFWMD's final agency action to determine if such action is consistent with the provisions and purposes of Chapter 373, Fla. Stat. Pursuant to Section 373.114, Fla. Stat., and Rules 42-2.013 and 42-2.0132, Fla. Admin. Code, a request for review of (a) an order or rule of the SFWMD must be filed with LAWAC within 20 days after rendition of the order or adoption of the rule sought to be reviewed; (b) an order of the Department of Environmental Protection (DEP) requiring amendment or repeal of a SFWMD rule must be filed with LAWAC within 30 days of rendition of the DEP's order, and (c) a SFWMD order entered pursuant to a formal administrative hearing under Section 120.57(1), Fla. Stat., must be filed no later than 20 days after rendition of the SFWMD's final order. Simultaneous with filing, a copy of the request for review must be served on the DEP Secretary, any person named in the SFWMD or DEP final order, and all parties to the proceeding below. A copy of Rule 42-2.013, Fla. Admin. Code is attached to this Notice of Rights.

PRIVATE PROPERTY RIGHTS PROTECTION ACT

10. A property owner who alleges a specific action of the SFWMD has inordinately burdened an existing use of the real property, or a vested right to a specific use of the real property, may file a claim in the circuit court where the real property is located within 1 year of the SFWMD action pursuant to the procedures set forth in Subsection 70.001(4)(a), Fla. Stat.

LAND USE AND ENVIRONMENTAL DISPUTE RESOLUTION

11. A property owner who alleges that a SFWMD development order (as that term is defined in Section 70.51(2)(a), Fla. Stat. to include permits) or SFWMD enforcement action is unreasonable, or unfairly burdens the use of the real property, may file a request for relief with the SFWMD within 30 days of receipt of the SFWMD's order or notice of agency action pursuant to the procedures set forth in Subsections 70.51(4) and (6), Fla. Stat.

MEDIATION

12. A person whose substantial interests are, or may be, affected by the SFWMD's action may choose mediation as an alternative remedy under Section 120.573, Fla. Stat. Pursuant to Rule 28-106.111(2), Fla. Admin. Code, the petition for mediation shall be filed within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Choosing mediation will not adversely affect the right to an administrative hearing if mediation does not result in settlement.

Pursuant to Rule 28-106.402, Fla. Admin. Code, the contents of the petition for mediation shall contain the following information:

- (1) the name, address, and telephone number of the person requesting mediation and that person's representative, if any;
- (2) a statement of the preliminary agency action;
- (3) an explanation of how the person's substantial interests will be affected by the agency determination; and
- (4) a statement of relief sought.

As provided in Section 120.573, Fla. Stat. (1997), the timely agreement of all the parties to mediate will toll the time limitations imposed by Sections 120.569 and 120.57, Fla. Stat., for requesting and holding an administrative hearing. Unless otherwise agreed by the parties, the mediation must be concluded within 60 days of the execution of the agreement. If mediation results in settlement of the dispute, the SFWMD must enter a final order incorporating the agreement of the parties. Persons whose substantial interest will be affected by such a modified agency decision have a right to petition for hearing within 21 days of receipt of the final order in accordance with the requirements of Sections 120.569 and 120.57, Fla. Stat., and SFWMD Rule 28-106.201(2), Fla. Admin. Code. If mediation terminates without settlement of the dispute, the SFWMD shall notify all parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Fla. Stat., remain available for disposition of the dispute, and the notice will specify the deadlines that then will apply for challenging the agency action.

VARIANCES AND WAIVERS

13. A person who is subject to regulation pursuant to a SFWMD rule and believes the application of that rule will create a substantial hardship or will violate principles of fairness (as those terms are defined in Subsection 120.542(2), Fla. Stat.) and can demonstrate that the purpose of the underlying statute will be or has been achieved by other means, may file a petition with the SFWMD Clerk requesting a variance from or waiver of the SFWMD rule. Applying for a variance or waiver does not substitute or extend the time for filing a petition for an administrative hearing or exercising any other right that a person may have concerning the SFWMD's action. Pursuant to Rule 28-104.002(2), Fla. Admin. Code, the petition must include the following information:

- (a) the caption shall read:
Petition for (Variance from) or (Waiver of) Rule (Citation)
- (b) The name, address, telephone number and any facsimile number of the petitioner;
- (c) The name, address telephone number and any facsimile number of the attorney or qualified representative of the petitioner,;
- (d) the applicable rule or portion of the rule;
- (e) the citation to the statute the rule is implementing;
- (f) the type of action requested;
- (g) the specific facts that demonstrate a substantial hardship or violation of principals of fairness that would justify a waiver or variance for the petitioner;
- (h) the reason why the variance or the waiver requested would serve the purposes of the underlying statute; and
- (i) a statement of whether the variance or waiver is permanent or temporary. If the variance or waiver is temporary, the petition shall include the dates indicating the duration of the requested variance or waiver.

A person requesting an emergency variance from or waiver of a SFWMD rule must clearly so state in the caption of the petition. In addition to the requirements of Section 120.542(5), Fla. Stat. pursuant to Rule 28-104.004(2), Fla. Admin. Code, the petition must also include:

- a) the specific facts that make the situation an emergency; and
- b) the specific facts to show that the petitioner will suffer immediate adverse effect unless the variance or waiver is issued by the SFWMD more expeditiously than the applicable timeframes set forth in Section 120.542, Fla. Stat.

WAIVER OF RIGHTS

14. Failure to observe the relevant time frames prescribed above will constitute a waiver of such right.

28-106.201 INITIATION OF PROCEEDINGS (INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

- (2) All petitions filed under these rules shall contain:
 - (a) The name and address of each agency affected and each agency's file or identification number, if known;

- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
- (f) A demand for relief.

28-106.301.1 INITIATION OF PROCEEDINGS (NOT INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

- (2) All petitions filed under these rules shall contain:
 - (a) The name and address of each agency affected and each agency's file or identification number, if known;
 - (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
 - (c) A statement of when and how the petitioner received notice of the agency decision;
 - (d) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
 - (e) A demand for relief.

28-107.004 SUSPENSION, REVOCATION, ANNULMENT, OR WITHDRAWAL

- (3) Requests for hearing filed in accordance with this rule shall include:
 - (a) The name and address of the party making the request, for purposes of service;
 - (b) A statement that the party is requesting a hearing involving disputed issues of material fact, or a hearing not involving disputed issues of material fact; and
 - (c) A reference to the notice, order to show cause, administrative complaint, or other communication that the party has received from the agency.

42-2.013 REQUEST FOR REVIEW PURSUANT TO SECTION 373.114 OR 373.217

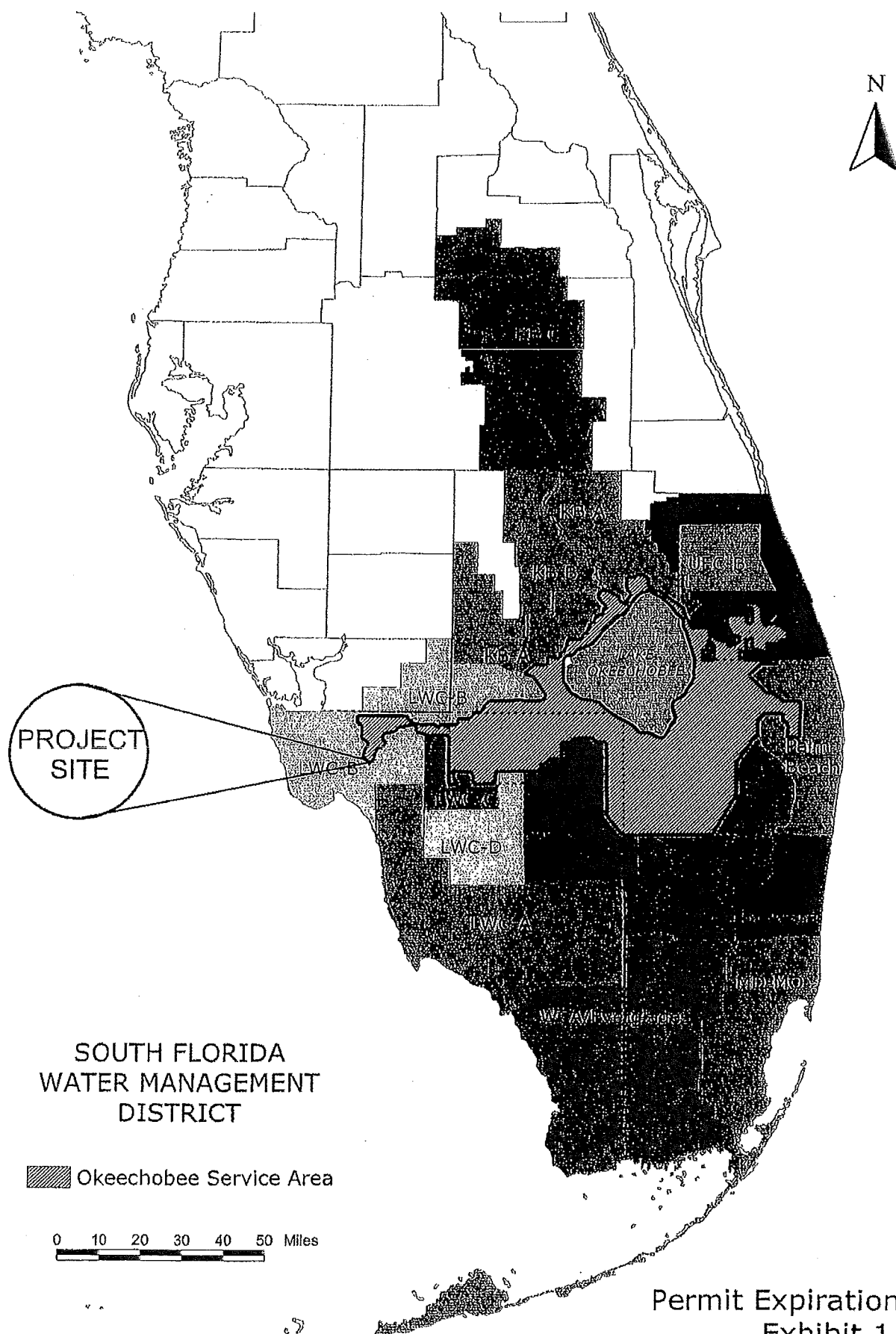
- (1) In any proceeding arising under Chapter 373, F.S., review by the Florida Land and Water Adjudicatory Commission may be initiated by the Department or a party by filing a request for such review with the Secretary of the Commission and serving a copy on any person named in the rule or order, and on all parties to the proceeding which resulted in the order sought to be reviewed. A certificate of service showing completion of service as required by this subsection shall be a requirement for a determination of sufficiency under Rule 42-2.0132. Failure to file the request with the Commission within the time period provided in Rule 42-2.0132 shall result in dismissal of the request for review.
- (2) The request for review shall identify the rule or order requested to be reviewed, the proceeding in which the rule or order was entered and the nature of the rule or order. A copy of the rule or order sought to be reviewed shall be attached. The request for review shall state with particularity:
 - (a) How the order or rule conflicts with the requirements, provisions and purposes of Chapter 373, F.S., or rules duly adopted thereunder;
 - (b) How the rule or order sought to be reviewed affects the interests of the party seeking review;
 - (c) The oral or written statement, sworn or unsworn, which was submitted to the agency concerning the matter to be reviewed and the date and location of the statement, if the individual or entity requesting the review has not participated in a proceeding previously instituted pursuant to Chapter 120, F.S., on the order for which review is sought;
 - (d) If review of an order is being sought, whether and how the activity authorized by the order would substantially affect natural resources of statewide or regional significance, or whether the order raises issues of policy, statutory interpretation, or rule interpretation that have regional or statewide significance from a standpoint of agency precedent, and all the factual bases in the record which the petitioner claims support such determination(s); and
 - (e) The action requested to be taken by the Commission as a result of the review, whether to rescind or modify the order, or remand the proceeding to the water management district for further action, or to require the water management district to initiate rulemaking to adopt, amend or repeal a rule.

28-107.005 EMERGENCY ACTION

- (1) If the agency finds that immediate serious danger to the public health, safety, or welfare requires emergency action, the agency shall summarily suspend, limit, or restrict a license.
- (2) The 14-day notice requirement of Section 120.569(2)(b), F. S., does not apply and shall not be construed to prevent a hearing at the earliest time practicable upon request of an aggrieved party.
- (3) Unless otherwise provided by law, within 20 days after emergency action taken pursuant to paragraph (1) of this rule, the agency shall initiate a formal suspension or revocation proceeding in compliance with Sections 120.569, 120.57, and 120.60, F.S.

40E-1.611 EMERGENCY ACTION

- (1) An emergency exists when immediate action is necessary to protect public health, safety or welfare; the health of animals, fish or aquatic life; the works of the District; a public water supply, or recreational, commercial, industrial, agricultural or other reasonable uses of land and water resources.
- (2) The Executive Director may employ the resources of the District to take whatever remedial action necessary to alleviate the emergency condition without the issuance of an emergency order, or in the event an emergency order has been issued, after the expiration of the requisite time for compliance with that order.



PROJECT SITE



LEE COUNTY
FLORIDA



R22 R23 R24 R25 R26 R27

T43

T44

T45

T46

T47

App # 050713-12

Permit # 36-03606-W

Project: PAGE FIELD COMMONS

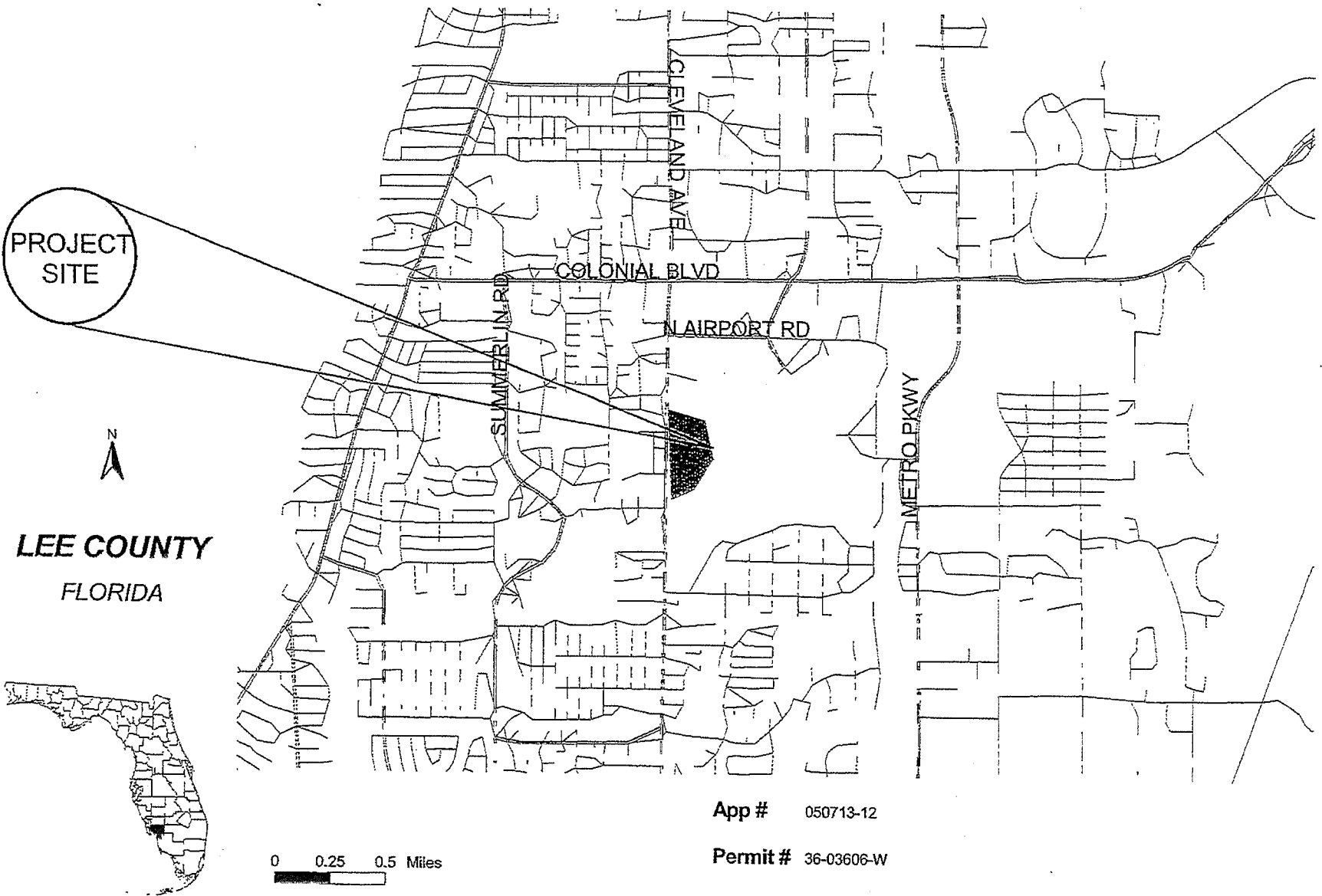


TABLE - A
Description Of Wells.

Application Number: 050713-12

Well ID	30005	141818
Name	1	PFC6
Map Designator	1	
FLUWID Number		
Well Field		
Existing/Proposed	E	E
Well Diameter(Inches)	6	
Total Depth(feet)	40	
Cased Depth(feet)	20	
Facility Elev. (ft. NGVD)		
Screened Interval		
From	0	
To	0	
Pumped Or Flowing	P	
Pump Type	submersible	none
Pump Int. Elev. Feet (NGVD)		
Feet (BLS)	-5	
Pump Capacity(GPM)	100	0
Year Drilled	9999	
Planar Location		
Source	REVIEWER	
Feet East	371600	
Feet North	821100	
Accounting Method	flow meter	none
Use Status	Secondary	Monitor
Water Use Type	Irrigation	Monitor
Aquifer	Water Table Aquifer	Water Table Aquifer

Exhibit No: 4

TABLE - B
Description Of Surface Water Pumps

Page 1

Application Number: 050713-12

Pump ID	42008	42009
Name	2	1
Map Designator	2	1
Facility Group		
Existing/Proposed	E	E
Pump Type	centrifugal	centrifugal
Diameter(Inches)	4	4
Pump Capacity(GPM)	150	150
Pump Horse Power	15	15
Two Way Pump ?	N	N
Elevation (ft. NGVD)	-5	-5
Planar Location		
Source	REVIEWER	REVIEWER
Feet East	371600	372200
Feet North	821150	820000
Accounting Method	flow meter	flow meter
Use Status	Primary	Primary
Water Use Type	Irrigation	Irrigation
Surface Water Body	On-site Lake(s)/Pond(s)	On-site Lake(s)/Pond(s)

Exhibit No: 5

Calculations Of Irrigation Requirements

APPLICATION NUMBER: 050713-12

RAINFALL STATION: Ft Myers

CROP: Turf

IRRIGATION SYSTEM Sprinkler

SOIL TYPE: 0.8

PARCEL ACREAGE: 10.47

PARCEL NAME: 44422

LAND USE: Landscape

IRR. MULTIPLIER 1.33

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
MEAN RAINFALL	1.90	2.16	2.21	2.37	3.90	9.09	8.47	8.00	8.13	3.88	1.37	1.51	52.99
EVAPOTRANSPIRATION	1.88	2.16	3.67	5.10	6.70	7.47	7.93	7.61	6.40	4.88	3.03	2.17	59.00
AVG. EFFECTIVE RAIN	0.89	1.01	1.12	1.29	2.20	4.74	4.58	4.28	4.06	1.98	0.70	0.73	27.58
DROUGHT RAINFAL	0.77	0.87	0.96	1.11	1.89	4.08	3.94	3.68	3.49	1.70	0.60	0.63	23.72
AVERAGE IRRIGATION	0.99	1.15	2.55	3.81	4.50	2.73	3.35	3.33	2.34	2.90	2.33	1.44	31.42
DROUGHT IRRIGATION	1.11	1.29	2.71	3.99	4.81	3.39	3.99	3.93	2.91	3.18	2.43	1.54	35.28

ANNUAL SUPPLEMENTAL CROP REQUIREMENT: 35.28 INCHES

ANNUAL SUPPLEMENTAL CROP WATER USE:

35.28 IN X 10.47 AC X 1.33 X 0.02715 MG/AC-IN = 13.34 MG

MAXIMUM MONTHLY SUPPLEMENTAL CROP REQUIREMENT: 4.81 INCHES

MAXIMUM MONTHLY SUPPLEMENTAL CROP WATER USE:

4.81 IN X 10.47 AC X 1.33 X 0.02715 MG/AC-IN = 1.82 MG

TOTAL ANNUAL DEMAND: 13.34 MG

TOTAL MAXIMUM MONTHLY DEMAND: 1.82 MG

Summary Of Water Use Demands & Recommended Allocation Components

Application Number: 050713-12

Landscape

Recommended Allocation (MGD): 0.0275 Recommended Maximum Month Withdrawals (MGM): 1.8185

Description	Acres	Rec. Unit Demand (gallons)	Recommended Demands			Delivery System Efficiency	Recommended Allocation	
			Avg. Daily MGD	Peak Factor	Max Monthly MGM		Daily MGD	Max. Monthly MGM
44422	10.47	2,624	0.0275	1.6361	1.3673	75%	0.0365	1.8185

Exhibit No: 7



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

LOWER WEST COAST REGIONAL SERVICE CENTER 2301 McGregor Boulevard, Fort Myers, FL 33901
(239) 338-2929 • FL WATS 1-800-218-1201 • Suncom 746-2929 • Fax (239) 338-2936 • www.sfwmd.gov/org/ewco/fmyers/

CON 24-06

Application No.: 030423-2
General Permit No.: 36-04569-W
May 2, 2003

PAGE FIELD MEDICAL VILLAGE TRUST
C/O GRUB AND ELLIS
3838 TAMiami TRAIL NORTH
NAPLES, FL 34102

Dear Permittee:

SUBJECT: General Water Use Permit No.: 36-04569-W
Project: PAGE FIELD MEDICAL VILLAGE
Location: LEE COUNTY, S1/T45S/R24E
Permittee: PAGE FIELD MEDICAL VILLAGE TRUST

This letter is to notify you of the District's agency action concerning your Notice of Intent to Use Water. This action is taken pursuant to Chapter 40E-20, Florida Administrative Code (F.A.C.). Based on the information provided, District rules have been adhered to and a General Water Use Permit is in effect for this project subject to:

1. Not receiving a filed request for Chapter 120, Florida Statutes, administrative hearing and
2. The attached Limiting Conditions.

The purpose of this application is to obtain a Water Use Permit for landscape irrigation of 2 acres of turf using a sprinkler irrigation system. Withdrawals are from the Mid-Hawthorn Aquifer via one proposed withdrawal facility. Prior to drilling the proposed well, it will be necessary for you to obtain a well construction permit from Lee County.

Lee County Board

Nicholas J. Gutierrez, Jr., Esq., Clerk
Pamela Brooks Thomas, Tax Clerk
John M. Rogers

Michael Collins
Hugh M. English
Lennart F. Lindahl, PE

Kevin McCarthy
Markley R. Thornton
Trudi K. Williams, PE

Executive Office

Henry Dean, Executive Director

Office: 1111 17th Street, 3301 Gun Club Road, P.O. Box 21000, West Palm Beach, FL 33416-4680 • (561) 696-9800 • FL WATS 1-800-432-2045

6/5
20

Application Number: 030423-2
PAGE FIELD MEDICAL VILLAGE TRUST
May 2, 2003
Page 2

Date Of Issuance: May 2, 2003

Expiration Date: May 2, 2023

Water Use Classification: Landscape

Total Serviced Acreage: 2 (2 acres of turf)

Water Use Permit Status: Proposed

Environmental Resource Permit Status: Not Applicable

Right Of Way Permit Status: Not Applicable.

Ground Water From: Mid-Hawthorn Aquifer

Permitted Allocation(s):

Annual Allocation:	2,394,600 Gallons
Maximum Monthly Allocation:	326,500 Gallons

Proposed Withdrawal Facilities - Ground Water

Source: Mid-Hawthorn Aquifer

1 - 190" X 190' X 50 GPM Well Cased To 160 Feet

Rated Capacity

Source(s)	Status Code	GPM	MGD	MGM	MGY
Mid-Hawthorn Aquifer	P	50	0.07	2.2	26
Totals:		50	0.07	2.2	26

Application Number: 030423-2
PAGE FIELD MEDICAL VILLAGE TRUST
May 2, 2003
Page 3

Should you object to the Limiting Conditions, please refer to the attached Notice of Rights which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have questions concerning this matter. If we do not hear from you prior to the time frame specified in the Notice of Rights, we will assume that you concur with the District's recommendations.

Certificate Of Service

I HEREBY CERTIFY that a Notice of Rights has been mailed to the addressee not later than 5:00 p.m. this 2nd day of May, 2003, in accordance with Section 120.60(3), Florida Statutes.

Sincerely,


Terry O. Bengtsson P.G.

Water Use Regulation Division

TOB /lw

Certified Mail No.: 7002 2410 0000 5729 6337

Enclosure

c: Coastal Resource Management Inc
Div of Recreation and Park - District B
Florida Audubon Society
Florida Wildlife Federation
League of Women Voters of Lee County
Lee County HRS
Lee County Regional Water Supply Authority
S.W.F.R.P.C.
Utilities Division

Application Number: 030423-2
PAGE FIELD MEDICAL VILLAGE TRUST
May 2, 2003
Page 4

Limiting Conditions

1. This permit shall expire on May 2, 2023.
2. Application for a permit modification may be made at any time.
3. Water use classification:

Landscape Irrigation

4. Source classification:

Ground Water from:
Mid-Hawthorn Aquifer

5. Annual allocation shall not exceed 2.3946 MG.

Maximum monthly allocation shall not exceed 0.3265 MG.

6. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.
7. Withdrawal Facilities:

Ground Water - Proposed:

1 - 190" X 190' X 50 GPM Well Cased To 160 Feet

8. Permittee shall mitigate harm to existing legal uses caused by the permittee's withdrawals as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance, includes:

A) Reduction in surface or ground water levels that prevents an adjacent withdrawal facility from producing water, or
B) Induced movement of saline water or pollutants into a withdrawal facility to a degree that causes the water to be unsuitable for the use intended.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

A) Significant reduction in water levels in an adjacent surface water body, including impoundments, to the extent that the designed function of the authorized structures and facilities is impaired,
B) Land collapse or subsidence caused by reduction in water levels, or
C) Damage to crops and other types of vegetation caused by withdrawals that impair the operation of a seepage irrigation system.

Limiting Conditions

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:
 - A) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,
 - B) Reduction in water levels that harm the hydroperiod of wetlands,
 - C) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,
 - D) Harmful movement of contaminants in violation of state water quality standards, or
 - E) Significant damage to the natural system including damage to habitat for rare or endangered species.
11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.
12. Authorized representatives of the District shall be permitted to enter, inspect, and observe the permitted system to determine compliance with special conditions.
13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.
15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: S.F.W.M.D., Supervising Hydrogeologist - Post-Permit Compliance, Water Use Regulation Dept. (4320), P.O. Box 24680, West Palm Beach, FL 33416-4680.
16. Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapters 40E-3 and 40E-30, Florida Administrative Code.
17. The Permittee shall submit to the District an updated Well Description Table (Table A) within one month of completion of the proposed wells identifying the actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters.

SITE IMPROVEMENT PLANS OF *PAGE FIELD NORTH QUAD*

FOR
LEE COUNTY PORT AUTHORITY
16000 CHAMBERLIN PARKWAY, SUITE 8671
FORT MYERS, FLORIDA 33913
IN
SECTION 01 -TOWNSHIP 45S -RANGE 24E

INDEX TO DRAWINGS

- CS1) COVER SHEET
- DEM1) DEMOLITION PLAN
- DEM2) DEMOLITION PLAN
- SP1) MASTER SITE PLAN
- SP2) SITE PLAN PHASE I
- SP3) SITE PLAN PHASE II
- SP4) SITE PLAN PHASE III
- SP5) SITE PLAN FUEL FARM
- UT1) MASTER SANITATION & WATER PLAN
- UT2) SANITATION & WATER PLAN PHASE I
- UT3) SANITATION & WATER PLAN PHASE II
- UT4) SANITATION & WATER PLAN PHASE III
- GPD1) MASTER GRADING, PAV. & DRAINAGE PLAN
- GPD2) MASTER GRADING, PAV. & DRAINAGE PLAN PHASE I
- GPD3) MASTER GRADING, PAV. & DRAINAGE PLAN PHASE II
- GPD4) MASTER GRADING, PAV. & DRAINAGE PLAN PHASE III
- GPD5) GRADING, PAV. & DRAINAGE PLAN FUEL FARM
- P&P1) PLAN & PROFILE
- P&P2) PLAN & PROFILE
- P&P3) PLAN & PROFILE
- DET1) DETAILS
- DET2) DETAILS
- DET3) DETAILS
- BAS1) DRAINAGE BASIN / DEVELOPMENT AREA PLAN
- AFR1) AFRICAL

PERMITS			
ISSUED	EXPIRES	DESCRIPTION	NO.

VICINITY MAP

REG 01004

HIGH PRIORITY

PERMITTED FLAN.

REG COMP FILES

050915-20
36-02961-5

JOB NAME:
PAGE FIELD NORTH QUAD
Job No.: 04037.00
DWG. FILE No:
04037-Edwg
391.1 of 27

pg. 1 of 27

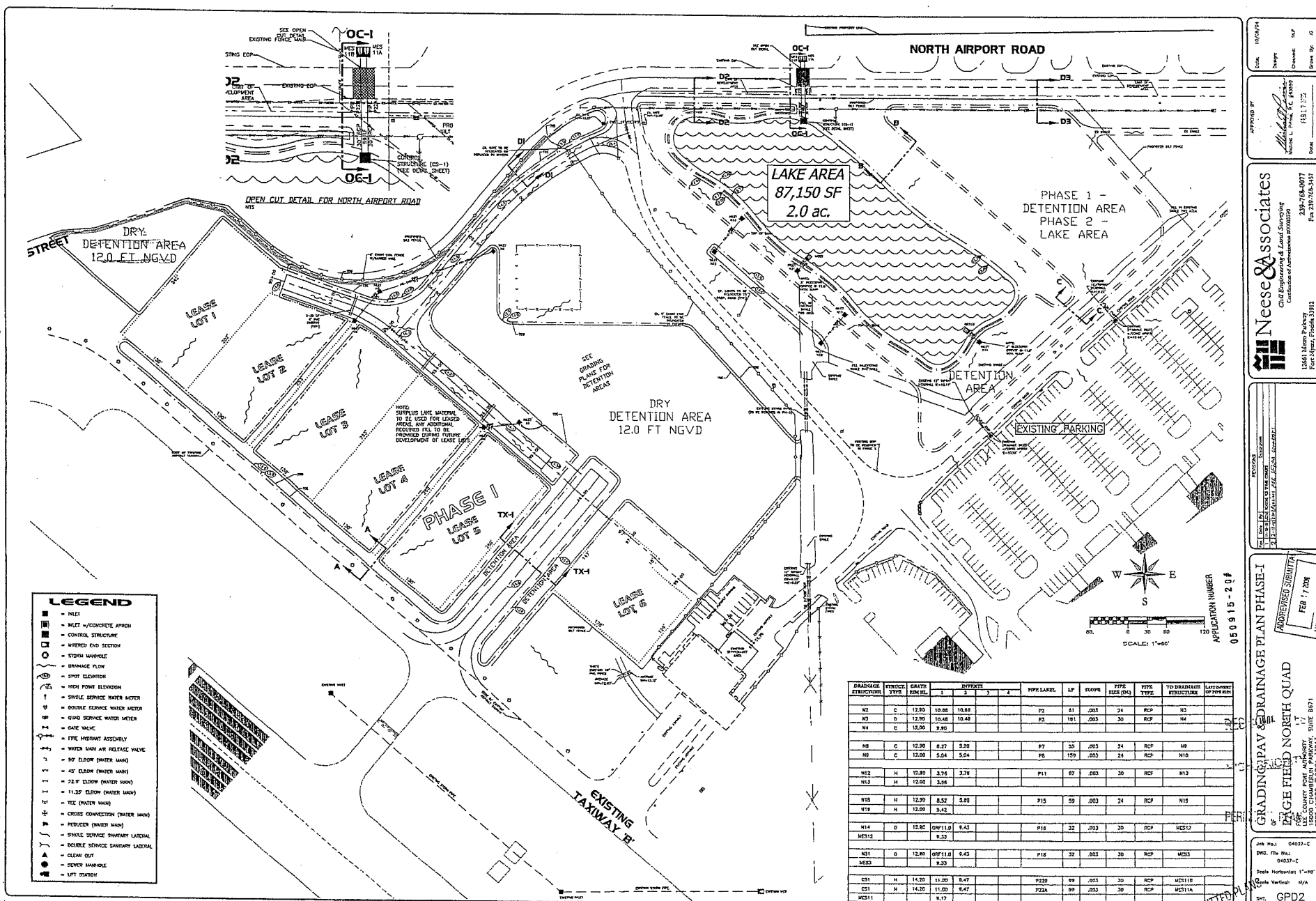
Neese & Associates
Civil Engineering & Land Surveying
Certification of Authorization #00003300

12661 Metro Parkway
Fort Myers, Florida 33912

239-768-0077
Fax 239-768-3453

ADD/REVISED SUBMITTAL
DEC 1 9 2005
LWC SERVICE CENTER

APPLICATION NUMBER
050915-207



APPROVED BY	DATE
<i>Michael P. ...</i>	10/26/04
MAILED L. PERIN, P.C. #83359	
81817 N22	
DRAW	

Neese & Associates
Civil Engineering & Land Surveying
Certification of Architectural Plans
12661 Metro Parkway
Fort Myers, Florida 33912
239-768-0077
Fax 239-768-3457

DATE	12-11-11
TIME	12:15 PM
NAME	JOHN J. SMITH
ADDRESS	12345 MAIN ST
CITY	SPRINGFIELD
STATE	MA
ZIP	01101
PHONE	555-1234
EMAIL	JOHN@EXAMPLE.COM
DOB	01-01-1980
SSN	123-45-6789
DRIVER LICENSE	MA 123456789
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VEHICLE IDENTIFICATION	1G1ZC5E

PLAN PHASE-I

APPROVED SUBMITTA

FEB 17 2009

GRADING, PAV & DRAINAGE
PAGE FIELD NORTH QUAD

Job No.: 04037-E
DWG. Title No.: 04037-E
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Scale Vertical: N/A
SHT. GPD2

DRAINAGE STRUCTURE	STRUCTURE TYPE	DEPTH FROM EL.	INVERTS				PIPE LABEL	LF	SLABS	PIPE SIZE (IN.)	PIPE TYPE	TO DRAINAGE STRUCTURE	DATE APPROVED BY FPM
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M22		11.00											
N2	D	12.80	8.55				P5	102	203	30	RCP	N6	
N6	D	12.00	8.49										
N9	C	12.00	5.04	5.04			P6	159	203	24	RCP	N10	
N10	C	12.80	4.58	4.58			P6	109	203	30	RCP	N11	
N11	D	12.80	4.23	4.23			P10	157	203	30	RCP	N12	
N13	C	14.00	8.72				P12	123	203	24	RCP	N18	
N18	C	12.80	9.27	9.27			P13	82	203	24	RCP	N17	
N17	C	12.80	9.09	9.09			P14	128	203	24	RCP	N19	
N20	E20	12.00	8.52				P17	128	203	42	RCP	N21	
N21	E20	12.80	8.12										
M24		8.00					P19	80	203	36	RCP	M23	
M23		7.75											
M22	D	12.80	8.43				P20	32	203	30	RCP	M225	
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NOTE: VARIOUS COMPONENTS OF PHASE I IMPROVEMENTS ARE SHOWN FOR CLARITY OF PHASE I PROPOSED IMPROVEMENTS.

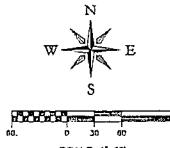
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	INLET
	INLET w/CONCRETE APRON
	CONCRETE STRUCTURE
	MATCHED END SECTION
	STORM MANHOLE
	DRAINAGE FLOW
	SPOT ELEVATION
	HIGH POINT ELEVATION
	SINGLE SERVICE WATER METER
	DOUBLE SERVICE WATER METER
	QUAD SERVICE WATER METER
	GATE VALVE
	FIRE HYDRANT ASSEMBLY
	WATER MAIN AIR RELEASE VALVE
	90° ELBOW (WATER MAIN)
	45° ELBOW (WATER MAIN)
	22.5° ELBOW (WATER MAIN)
	TEE (WATER MAIN)
	CROSS CONNECTION (WATER MAIN)
	REDUCER (WATER MAIN)
	SINGLE SERVICE SANITARY LATERAL
	DOUBLE SERVICE SANITARY LATERAL
	CLEAN OUT
	STORM MANHOLE
	LIFT STATION

NORTH AIRPORT ROAD

LAKE AREA
43,540 SF
1.0 ac.

EXISTING PARKING

EXISTING TAXIWAY 'B'



PROPOSED SUBMITTAL
FIG. 17-206
LWC SERVICE CENTER

APPLICATION NUMBER
050915-20

PERMITTED PLANS

DATE: 12/23/24

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 11/27/25

APPROVED BY: [Signature]

DATE: 11/27/25

Neese & Associates

Civil Engineering & Land Surveying

15401 Midway Parkway

Fort Myers, Florida 33912

239-768-0877

239-768-3457

PROJECT NO.: 050915-20

DATE: 12/23/24

PROJECT: GRADING, PAV & DRAINAGE PHASE II

PAGE: FIELD NORTH QUAD

FOR: US COUNTY PORT AUTHORITY

1600 CHAMBERLIN PARKWAY

PORT WEAVER, FLORIDA 33913

JOB NO.: 04037-00

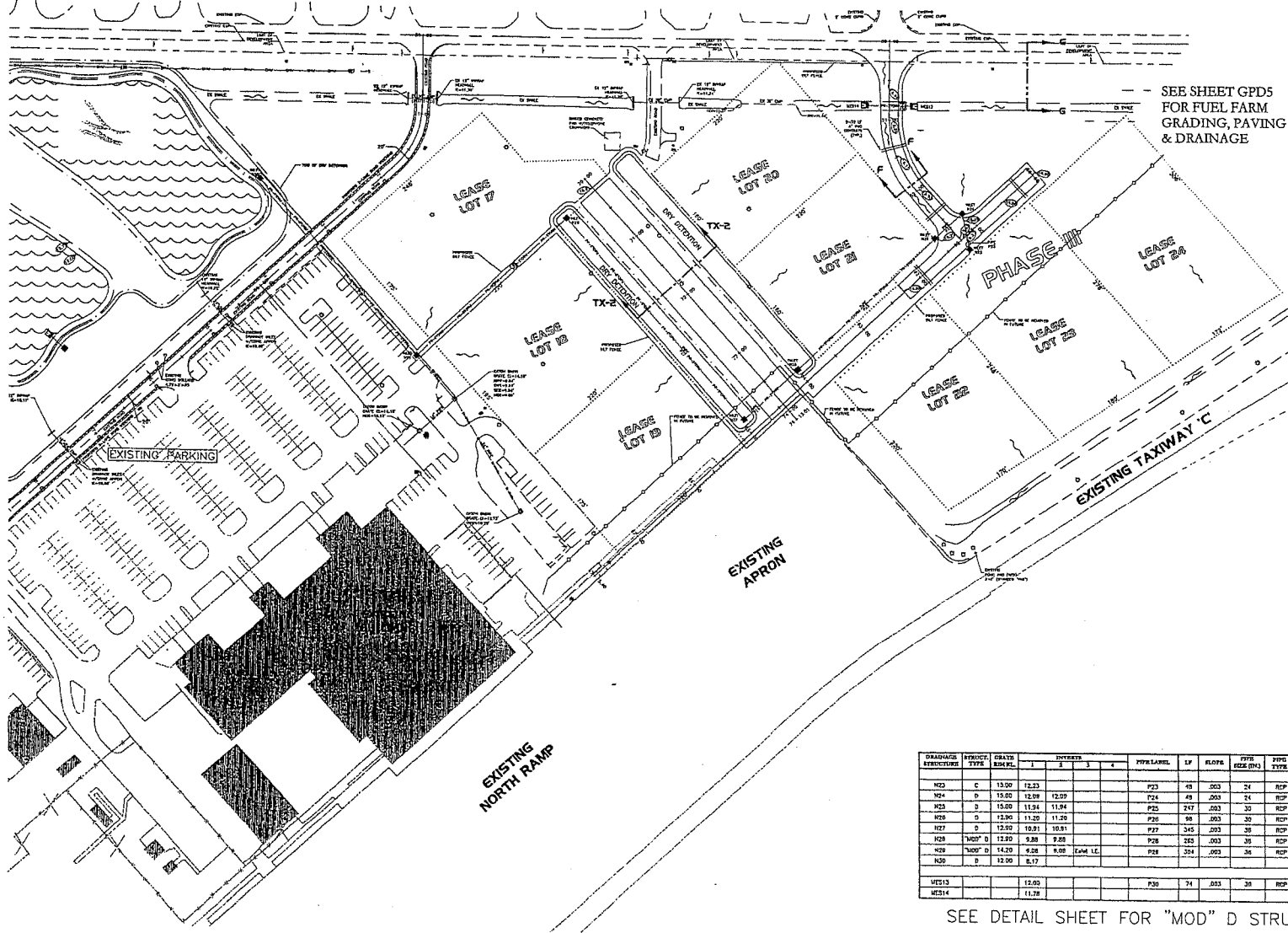
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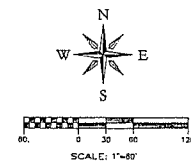
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DRW: GPD3

1TH AIRPORT ROAD



SEE SHEET GPD5
FOR FUEL FARM
GRADING, PAVING
& DRAINAGE



LEGEND

- INLET
- INLET W/CHIMNEY CAPTION
- CONTROL STRUCTURE
- HATCHED DRAIN SECTION
- STORM MANHOLE
- DRAINAGE FLOW
- SPOT ELEVATION
- HIGH POINT ELEVATION
- SINGLE SERVICE WATER & SIF
- DOUBLE SERVICE WATER METER
- QUAD SERVICE WATER METER
- GATE VALVE
- PIPE HYDRANT ASSEMBLY
- WATER MAIN AIR RELEASE VALVE
- 50' ELBOW (WATER MAIN)
- 45' ELBOW (WATER MAIN)
- 22.5' ELBOW (WATER MAIN)
- 11.25' ELBOW (WATER MAIN)
- TEE (WATER MAIN)
- CROSS CONNECTION (WATER MAIN)
- REDUCER (WATER MAIN)
- SINGLE SERVICE SANITARY LATERAL
- DOUBLE SERVICE SANITARY LATERAL
- CLEAN OUT
- SEWER MANHOLE
- LIFT STATION

DRAINAGE STRUCTURE	STRUCTURE TYPE	GRADE ELEV.	INVERTS				PIPE LABEL	LF	SLOPE	PIPE SIZE (IN.)	PIPE TYPE	TO DRAINAGE STRUCTURE	LIFTING OFFSPRING
			1	2	3	4							
M23	C	13.00	12.23				P23	18	.003	24	RCP	M24	
M24	D	15.00	12.09	12.09			P24	48	.003	24	RCP	M25	
M23	D	15.00	11.94	11.94			P25	247	.003	30	RCP	M26	
M26	D	15.00	11.20	11.20			P26	98	.003	30	RCP	M27	
M27	D	15.00	10.91	10.91			P27	345	.003	36	RCP	M28	
M28	"MOD" D	12.00	9.88	9.88			P28	320	.003	36	RCP	M29	
M29	"MOD" D	14.20	9.08	9.08	14.04	14.04	P29	304	.003	36	RCP	M30	
M30	D	12.00	8.17										
M213		12.00					P30	34	.003	36	RCP	M214	
M214		11.79											

SEE DETAIL SHEET FOR "MOD" D STRUCTURE

ADDRESS SUBMITTAL
FEB 17 2006
LIVE SERVICE CENTER

APPLICATION NUMBER
050915-20#

PERMITTED PLANS

12/29/24

Date

Scale

Sheet

Drawn By

AS

APPROVED BY

[Signature]

March L. Price, P.E. (4038)

FEB 17 2006

Date

Neese & Associates

Civil Engineering & Land Surveying

Continuation of Audubon Associates

15661 Moss Parkway

Port Myrtle, Florida 33911

239-768-0077

Fax: 239-768-3457

GRADING, PAV & DRAINAGE PLAN PHASE-III

OF

PAGE FIELD NORTH QUAD

LEE COUNTY PORT AUTHORITY

15661 Moss Parkway

PORT MYRTLE, FLORIDA 33911

SUITE 5871

Job No.: 04037-E

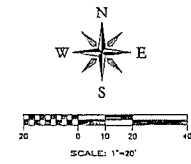
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Scale Vertical: 1/4"

DIT. GPD4

EXISTING EOP

[illegible]

- ## LEGEND
- | | |
|---|---------------------------------|
|  | INLET |
|  | WELT / CONCRETE APRON |
|  | CONTROL STRUCTURE |
|  | WATERSHED END SECTION |
|  | STORM MANHOLE |
|  | DRAINAGE FLOW |
|  | SPOT ELEVATION |
|  | HIGH POINT ELEVATION |
|  | SINGLE SERVICE WATER METER |
|  | DOUBLE SERVICE WATER METER |
|  | QUAD SERVICE WATER METER |
|  | GATE VALVE |
|  | FIRE HYDRANT ASSEMBLY |
|  | WATER MAIN AIR RELEASE VALVE |
|  | 15' ELEV. (WATER MAIN) |
|  | 45' ELEV. (WATER MAIN) |
|  | 22.5' ELEV. (WATER MAIN) |
|  | 11.25' ELEV. (WATER MAIN) |
|  | 10' (WATER MAIN) |
|  | CROSS CONNECTION (WATER MAIN) |
|  | REDUCER (WATER MAIN) |
|  | SINGLE SERVICE SANITARY LATERAL |
|  | DOUBLE SERVICE SANITARY LATERAL |
|  | CLEANOUT |
|  | SEWER MANHOLE |
|  | LIFT STATION |

ADJUDICATED SUBMITTAL
FEB 17 2005
LWC SERVICE CENTER

APPLICATION NUMBER
050915-20

PERMITTED PLANS

Doc#	10/09/04
Designs	
Cracks and	WLP
Drawings	JD

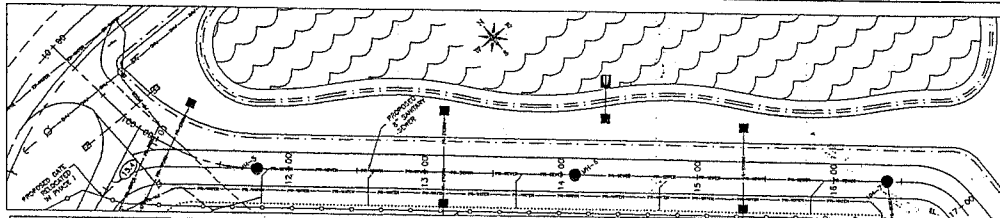
16
MICHAEL
MICHAEL J. PIRRA, P.E. 73500
FEB 17 2017
Date

Neese & Associates
Civil Engineering & Land Surveying
Certification of Authorization: 200003129
239-768-0077
Fax 239-768-1457
12661 Meera Parkway
Fort Myers, Florida 33912

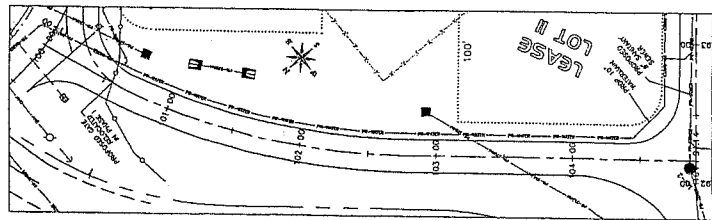
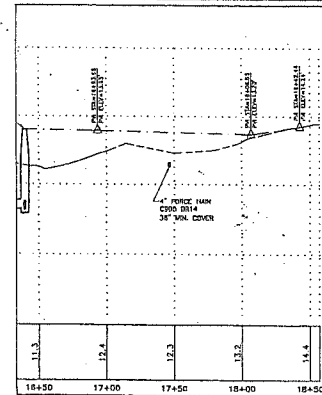
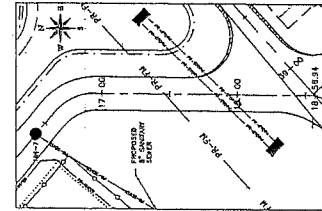
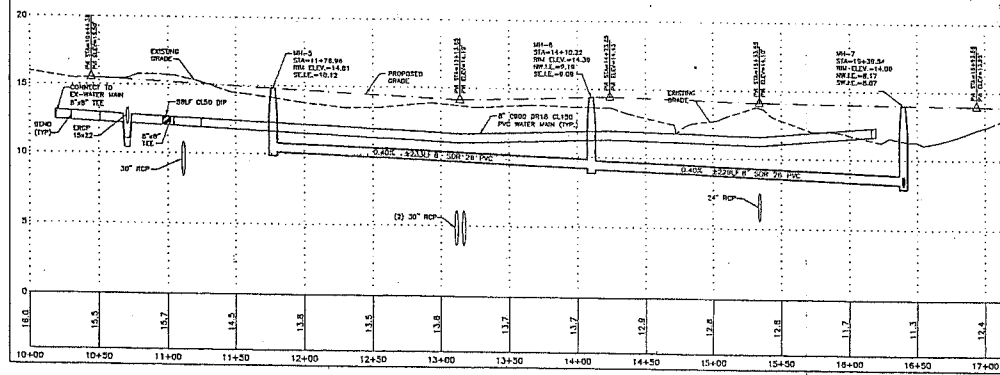
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No.	Date	By			
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2	2-21-03			RECEIVED FROM THE CHURCH	

GRADING, PAV & DRAINAGE PLAN (FUEL FARM)
OF
PAGE FIELD NORTH QUAD
FOR
LEE COUNTY PORT AUTHORITY
16050 CHAMBERLIN PARKWAY, SUITE 8671
FORT WORTH, FLORIDA 33713

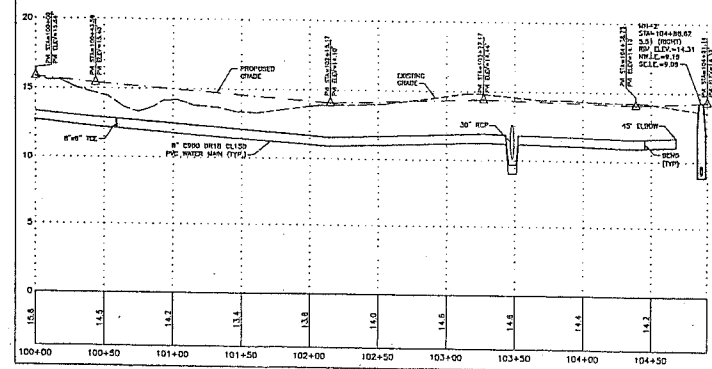
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DWG. File No.:
04037-E
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SMT. GPD5



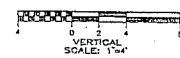
ALIGNMENT 3 ENTRY ROAD



ALIGNMENT 11 NW ROAD



- LEGEND**
- PAVT
 - SILEX W/CONCRETE APRON
 - CONTROL STRUCTURE
 - HATCHED END SECTION
 - STORM MANHOLE
 - DRAINAGE FLOW
 - SPOT ELEVATION
 - HIGH POINT ELEVATION
 - SINGLE SERVICE WATER METER
 - DOUBLE SERVICE WATER METER
 - CWD SERVICE WATER METER
 - GATE VALVE
 - FIVE INCH ASSEMBLY
 - WATER MAIN AIR RELEASE VALVE
 - 80' ELEV (WATER MAIN)
 - 45' ELEV (WATER MAIN)
 - 25' ELEV (WATER MAIN)
 - 11.25' ELEV (WATER MAIN)
 - TEE (WATER MAIN)
 - CROSS CONNECTION (WATER MAIN)
 - REDUCER (WATER MAIN)
 - SINGLE SERVICE SANITARY LATERAL
 - DOUBLE SERVICE SANITARY LATERAL
 - CLEAN OUT
 - SEWER MANHOLE
 - LIFT STATION



ALSO COMP FILES
PERMITTED PLANS

DATE: 1/17/23
DESIGN: JH
CHECK: JH
DRAWN BY: JH

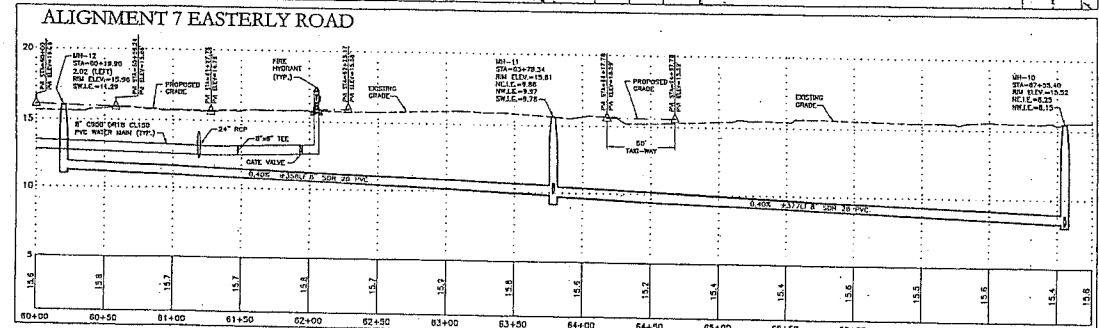
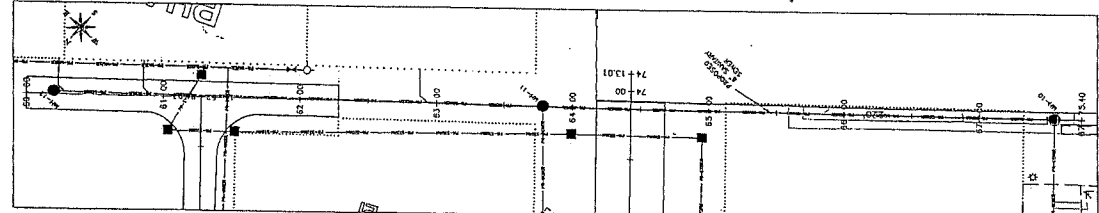
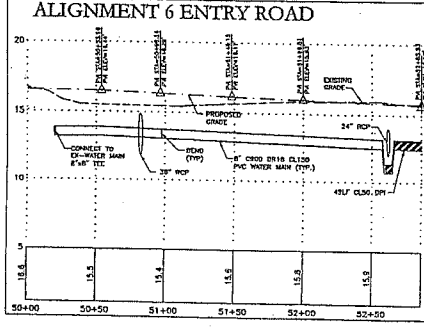
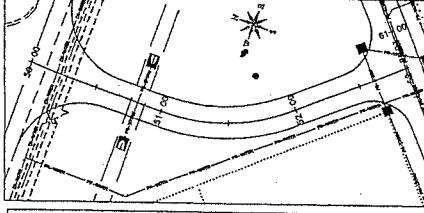
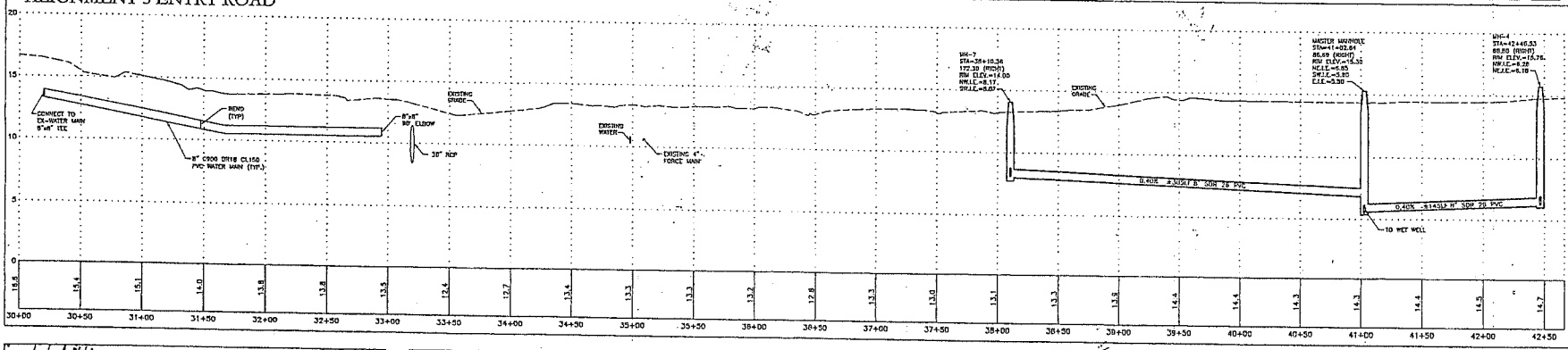
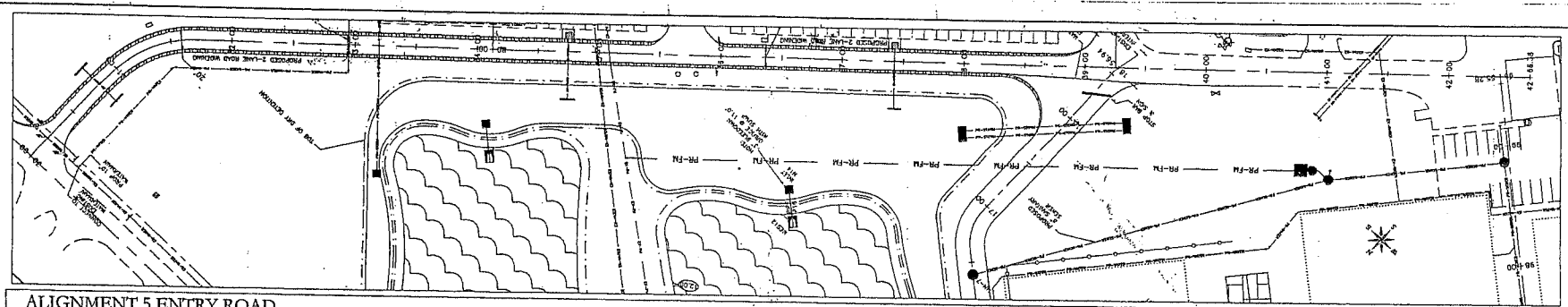
NEESE & ASSOCIATES
Civil Engineering & Land Surveying
Certified Professional Engineers
235-158-0677
12441 Moss Parkway
Fort Myers, Florida 33912
Fax: 235-158-0311

REVISIONS
1. 1/17/23 JH 1.00

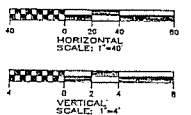
PLAN & PROFILE
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FOR
15500 CAMDEN AVENUE, SUITE 8071
FORT MYERS, FLORIDA 33911

Job No.: 04037
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Scale: Vertical 1"=4'

DATE: P&P1



- LEGEND**
- DIRT
 - INLET W/CONCRETE APRON
 - CONTROL STRUCTURE
 - MANHOLE END SECTION
 - STURM MANHOLE
 - DRAINAGE FLOW
 - SPOT ELEVATION
 - HIGH POINT ELEVATION
 - SERVICE WATER METER
 - DRYLINE SERVICE WATER METER
 - GROUND SERVICE WATER METER
 - GATE VALVE
 - FIRE HYDRANT ASSEMBLY
 - WATER MAIN AIR RELEASE VALVE
 - 90° ELBOW (WATER MAIN)
 - 45° ELBOW (WATER MAIN)
 - 22.5° ELBOW (WATER MAIN)
 - 11.25° ELBOW (WATER MAIN)
 - TEE (WATER MAIN)
 - CROSS CONNECTION (WATER MAIN)
 - REDUCER (WATER MAIN)
 - SHOCK SERVICE SANITARY LATERAL
 - DOUBLE SERVICE SANITARY LATERAL
 - CROWN OUT
 - SINKER MANHOLE
 - LEFT STATION



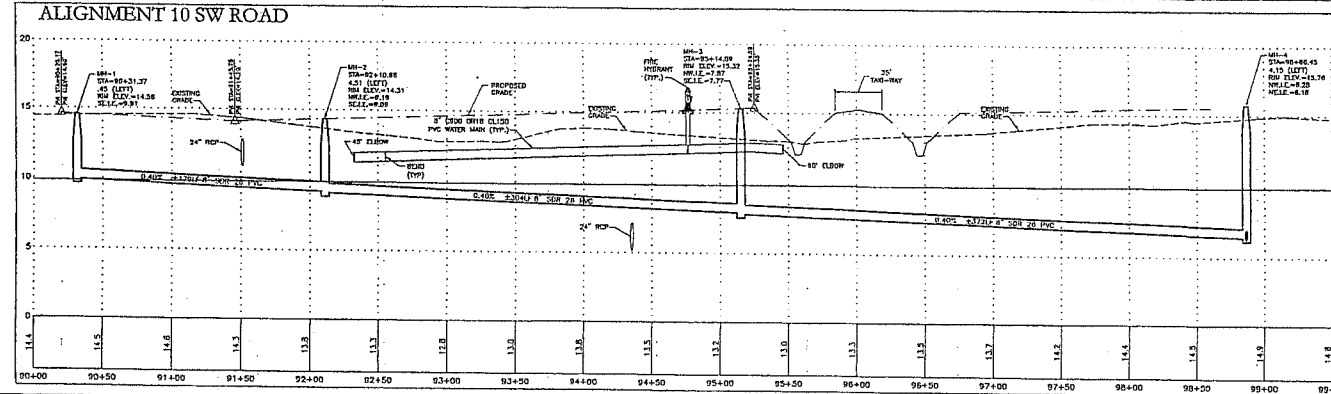
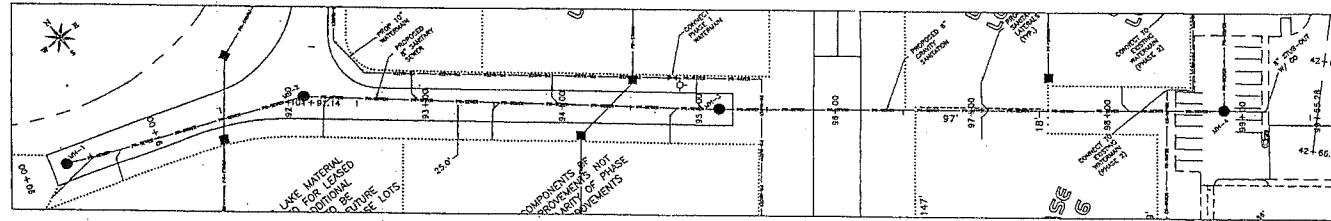
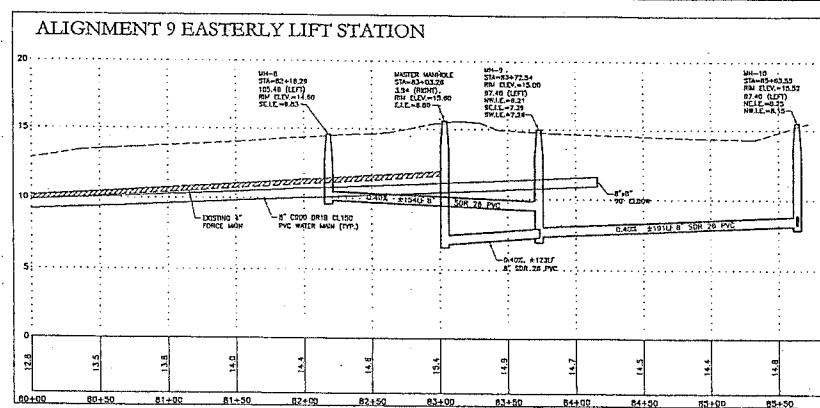
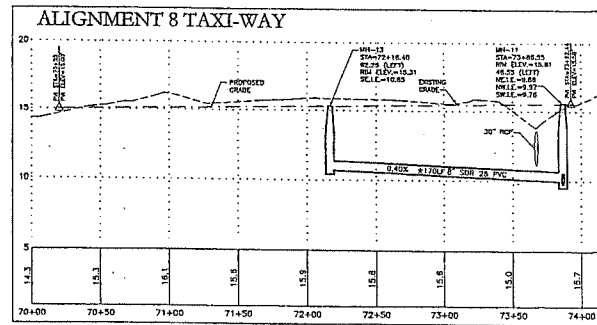
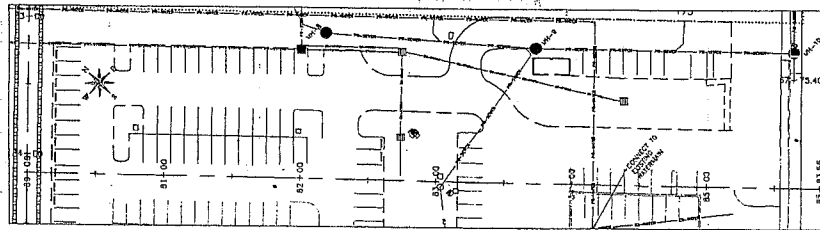
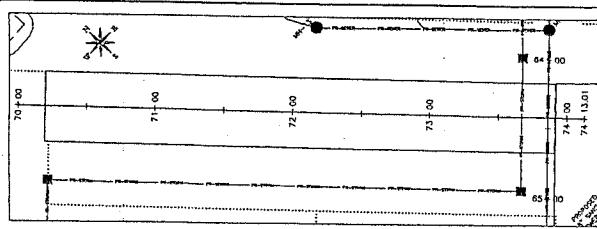
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Neese & Associates
 Civil Engineering & Land Surveying
 12561 Miami Parkway
 Fort Myers, Florida 33912
 Phone: 239-768-0077
 Fax: 239-768-3407

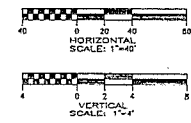
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PLAN & PROFILE
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 LEE COUNTY PORT AUTHORITY
 12561 MIAMI PARKWAY
 FORT MYERS, FLORIDA 33912
 DATE: 11/17/23
 SHEET: 1 OF 2

Job No.: 04537
 Date: 11/17/23
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 SHEET: P&P2



- LEGEND**
- BUILD
 - ▣ INLET & CONCRETE APPROX
 - ▢ CONTROL STRUCTURE
 - ▧ MITERED END SECTION
 - STORM MANHOLE
 - DRAINAGE FLOW
 - SPOT ELEVATION
 - HIGH POINT ELEVATION
 - SINGLE SERVICE WATER METER
 - DOUBLE SERVICE WATER METER
 - GAS SERVICE WATER METER
 - GATE VALVE
 - FIRE HYDRANT ASSEMBLY
 - WATER MAIN AIR RELEASE VALVE
 - 8" ELEV (WATER MAIN)
 - 4" ELEV (WATER MAIN)
 - 24" ELEV (WATER MAIN)
 - 11.37" ELEV (WATER MAIN)
 - TEE (WATER MAIN)
 - CROSS CONNECTION (WATER MAIN)
 - REDUCER (WATER MAIN)
 - SINGLE SERVICE SANITARY LATERAL
 - DOUBLE SERVICE SANITARY LATERAL
 - CLEAN OUT
 - SEWER MANHOLE
 - LIFT STATION

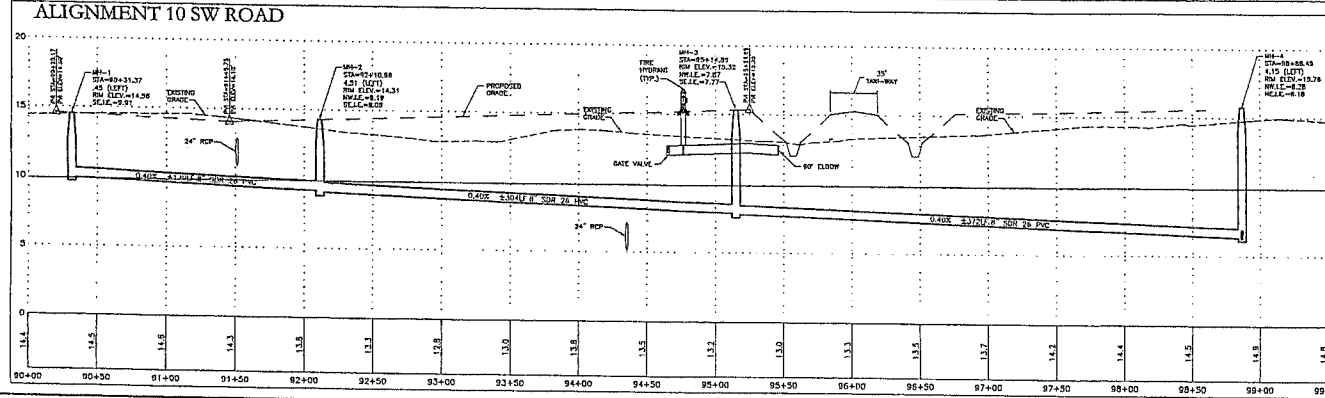
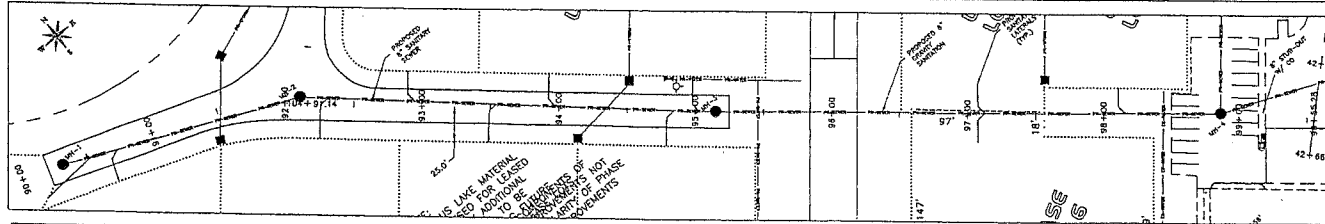
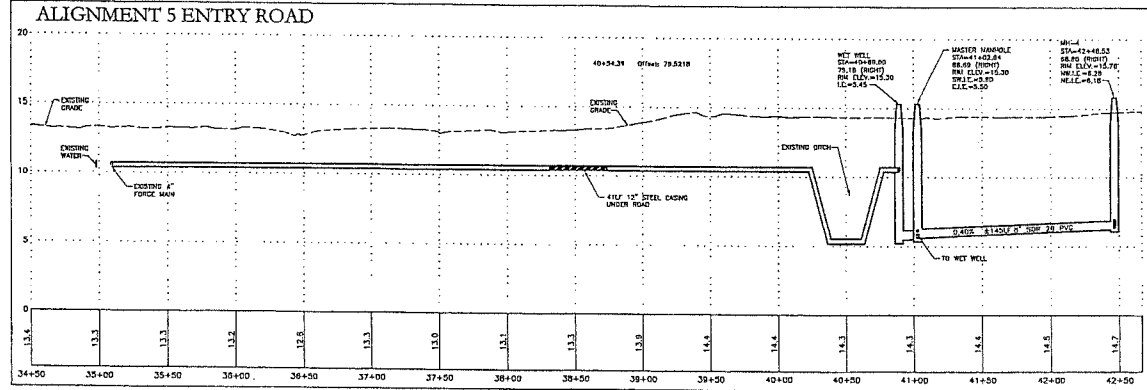
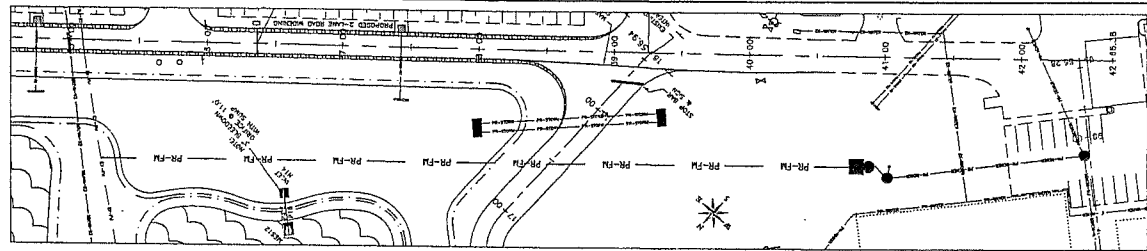
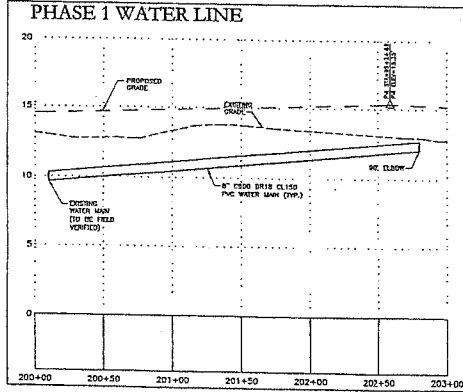
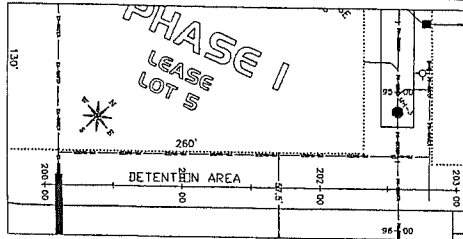


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Neese & Associates
Civil Engineers and Land Surveyors
13241 Main Parkway
Fort Myers, Florida 33912
239-668-0077
Fax: 239-668-1457

PLAN & PROFILE PERMITTING PLANS
OF
PAGE FIELD NORTH QUAD
FOR
PROPERTY OF: 10000 CHAMBERLAIN PARKWAY, SUITE 1001
FORT MYERS, FLORIDA 33913

Job No.: 04237
Drawn By: 10
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Date: 1/17/03
P&P



APPROVED SUBMITTAL
FEB 17 2008
LIVE SERVICE CENTER

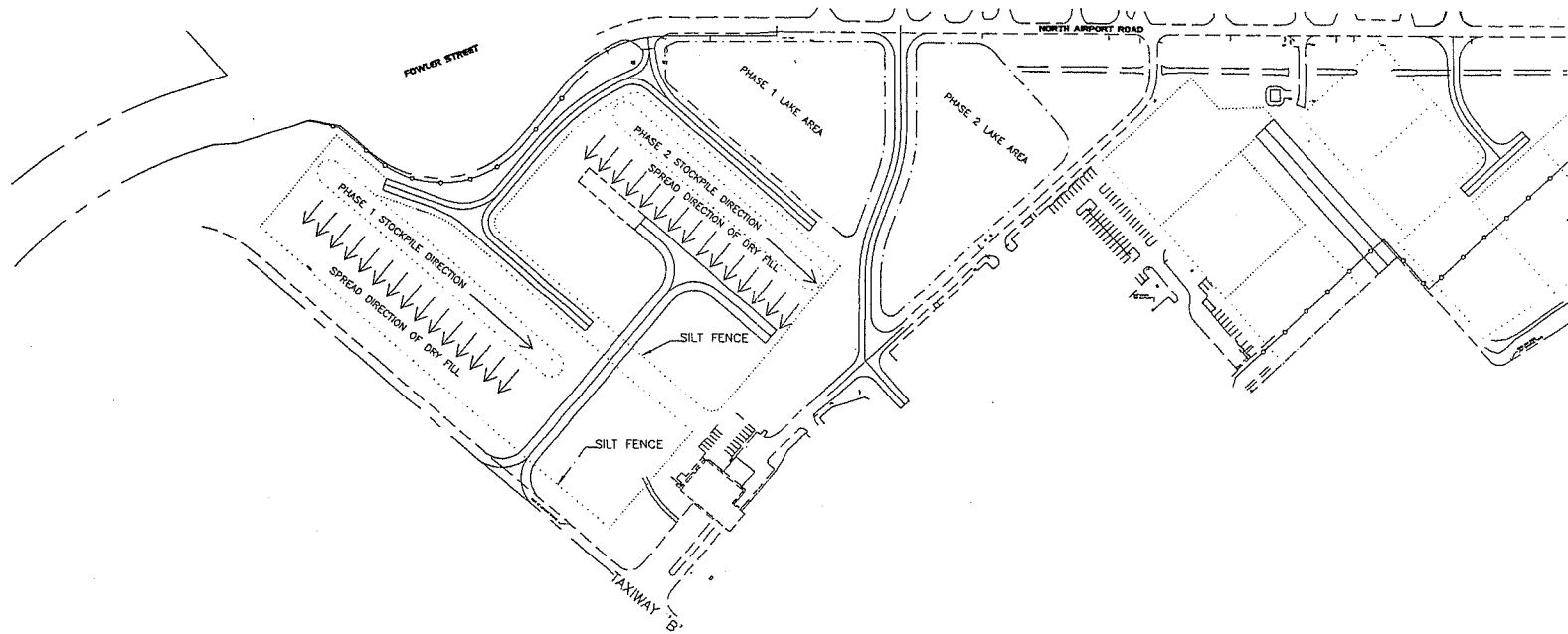
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PERMITTED PLANS

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DATE: 12/17/07

Neese & Associates
Civil Engineering & Land Surveying
12541 Marm Highway
Fort Myers, Florida 33912
239-768-0077
Fax 239-768-3457

PROJECT: [Blank]
SHEET: [Blank] OF [Blank]
DATE: [Blank]

PLAN & PROFILE PHASE 1
OF
PAGE FIELD NORTH QUAD
FOR COUNTY PORT AUTHORITY
LOCAL GOVERNMENT
ROUTE 407
FORT MYERS, FLORIDA 33912
JOB NO.: 040237
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SHT. P&P4



ADDITIONAL SUBMITTAL
MAR 20 2006
LWC SERVICE CENTER

REG COMP FILES
APPLICATION NUMBER
050818 26
PERMITTED PLANS

LAKE EXCAVATION PLAN
NOTE: DEWATERING HAS NOT BEEN PERMITTED.

DATE: 3/20/06
DRAWN BY: MJP
CHECKED BY: MJP
DESIGNED BY: MJP

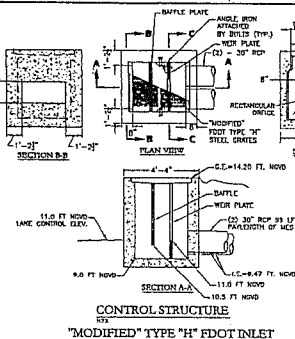
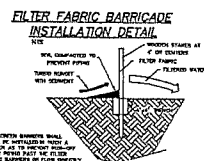
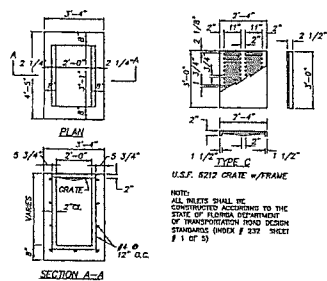
APPROVED BY: [Signature]
M. J. P. [Signature]
M. J. P. [Signature]
M. J. P. [Signature]

Neese & Associates
Civil Engineering & Land Surveying
Certification of Professional Engineer
13561 Mero Parkway
Fort Myers, Florida 33912
239-718-4077
239-718-4077
Fax 239-718-3187

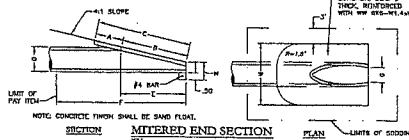
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LAKE EXCAVATION PLAN
OF
PAGE FIELD NORTH QUAD
FOR COUNTY PORT AUTHORITY
15500 CHAMPAGNE PARKWAY, SUITE 807
FORT MYERS, FLORIDA 33913

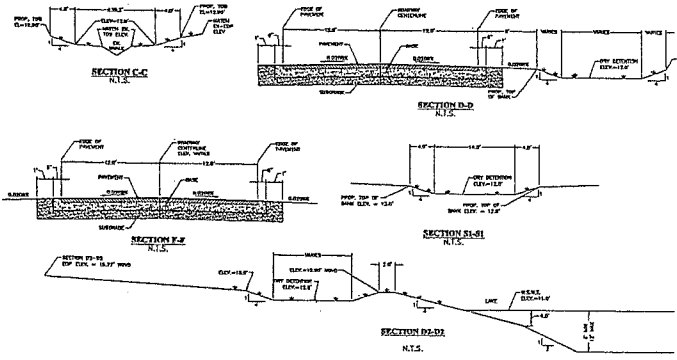
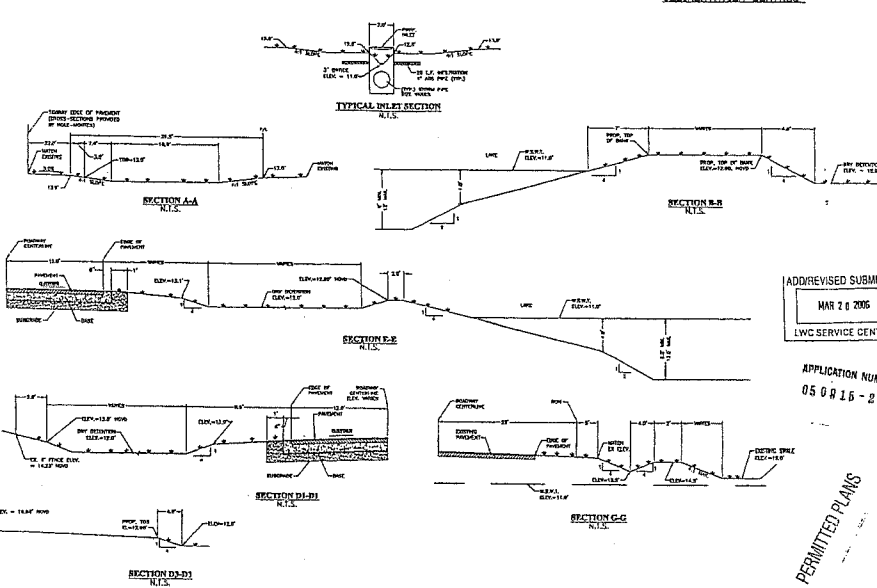
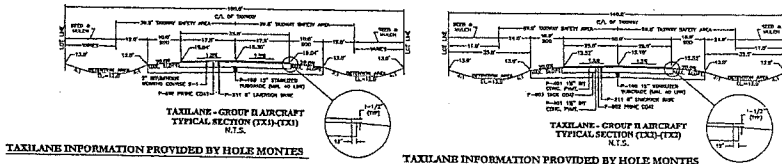
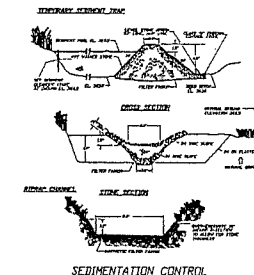
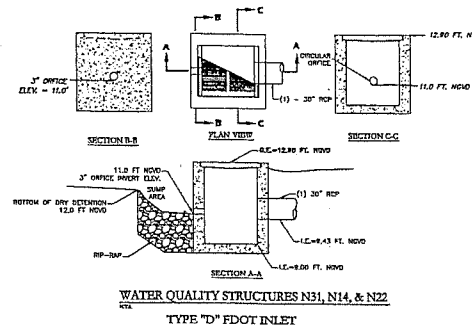
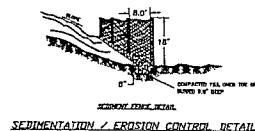
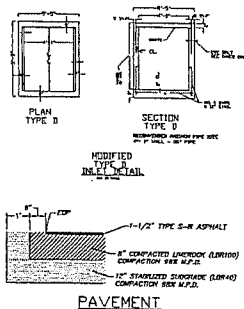
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SHEET: 1 of 1



D	A	B	C	E	F	G	H
10"	2.27'	4.00'	8.24'	4.03'	8"	1.25'	4.83'
12"	2.38'	5.17'	7.48'	5.23'	8"	1.41'	4.87'
14"	2.53'	7.18'	8.71'	7.55'	11"	1.73'	5.30'
20"	2.70'	9.25'	11.83'	9.10'	15"	2.06'	8.08'



- EROSION CONTROL NOTES:**
1. BEFORE STARTING ANY CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AND MATERIALS SUFFICIENT TO CONTROL SOIL EROSION AND SEDIMENT TRANSPORT FROM SITES TO ADJACENT AREAS.
 2. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION UNTIL ALL PERMANENT EROSION SURFACE TREATMENTS ARE COMPLETED.
 3. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL, PER THE COUNTY LAND DEVELOPMENT DEPT.
 4. THE CONTRACTOR SHALL MAINTAIN AT A MINIMUM THE REQUIREMENTS OF THE FLORIDA WETLANDS ACT.
 5. THE CONTRACTOR SHALL PROVIDE STRAW BALE OR FILTER BARRIERS IN ALL DRAINAGE BASINS AND OTHER AREAS WHICH MAY BE SUBJECT TO EROSION.
 6. THE CONTRACTOR SHALL CONSTRUCT THE STRAW BALE BARRIERS IN THE FOLLOWING MANNER:
 - a. EXCAVATE A 4" DEEP TRENCH THE WIDTH OF THE BALE PERPENDICULAR TO THE FLOW LINE.
 - b. PLACE THE BALES WITH THE POINTS VERTICAL, TIGHTLY TOGETHER, END TO END AND STAPLED WITH TWO STAPLES EACH.
 - c. ALL JOINTS SHALL BE PACKED TIGHTLY WITH LOOSE STRAW TO PREVENT UNDESIRABLE FLOW THROUGH THE BARRIERS.
 - d. STRAW BALE BARRIERS PLACED IN DRAINAGE BASINS SHALL BE INSTALLED SUCH THAT THE BOTTOM OF THE UPPER END OF THE BALE IS AT A GREATER ELEVATION THAN THE TOP OF THE LOWER END.
 7. THE CONTRACTOR SHALL CONSTRUCT THE FILTER FABRIC BARRIERS IN THE FOLLOWING MANNER:
 - a. EXCAVATE A 4" DEEP TRENCH PERPENDICULAR TO THE FLOW LINE AND PLACE BARRIER STAPLES ON THE DOWNSTREAM TRENCH SIDE.
 - b. SIMPLE FILTER FABRIC TO BE STAPLED WITH THE BOTTOM EDGE EXTENDING INTO THE TRENCH.
 - c. BARRIERS AND CONTACT SOIL IN TRENCH MUST BE SECURED TO PREVENT UNDESIRABLE FLOW THROUGH THE BARRIERS.
 - d. FILTER BARRIERS PLACED IN DRAINAGE BASINS SHALL BE INSTALLED SUCH THAT THE BOTTOM OF THE UPPER END OF THE BALE IS AT A GREATER ELEVATION THAN THE TOP OF THE LOWER END.



APPROVED SUBMITTAL
MAR 28 2005
LWC SERVICE CENTER

APPLICATION NUMBER
050816-20

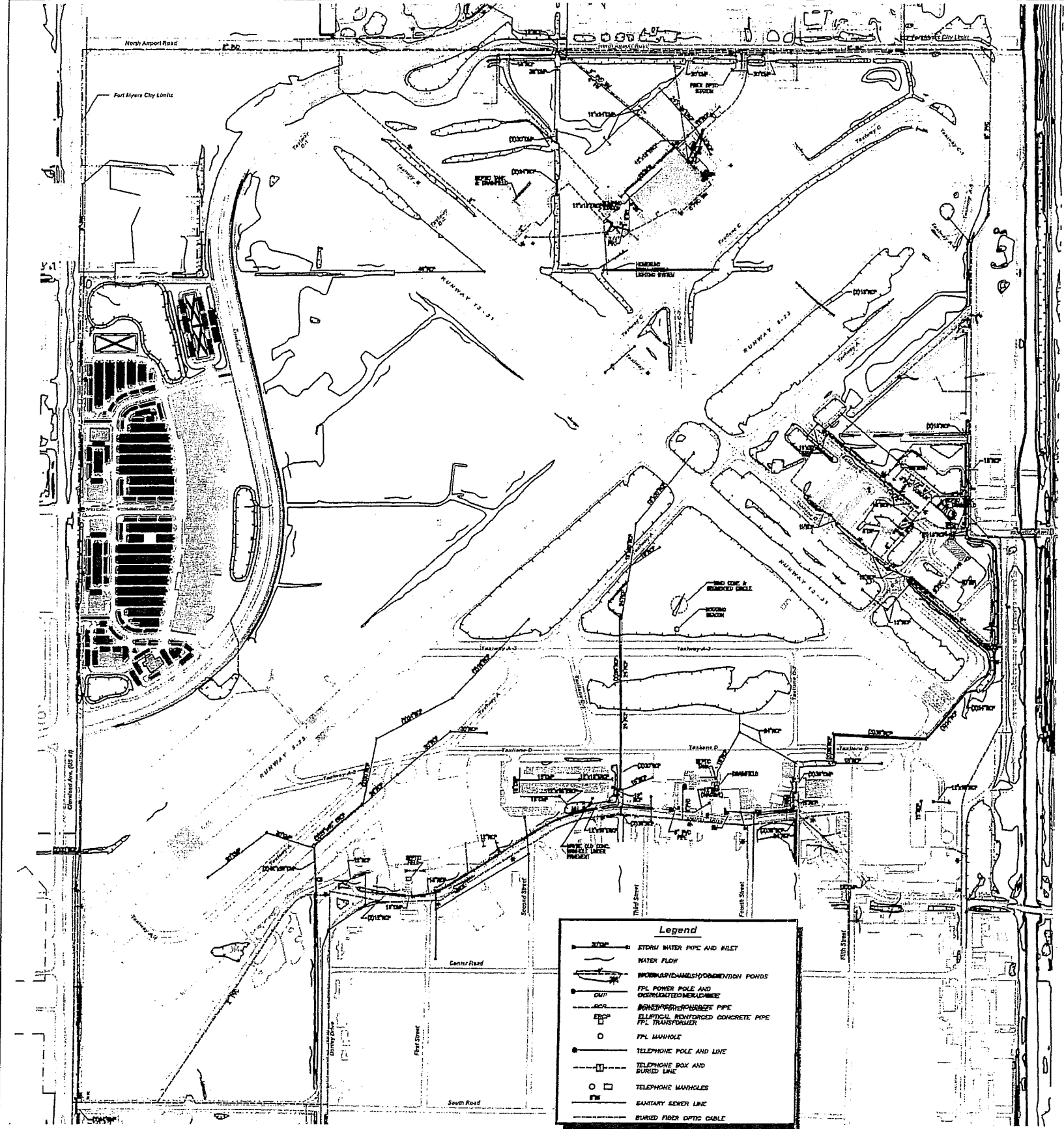
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DATE: 04-17-03
DESIGNER: [Signature]
CHECKED: [Signature]
DATE: 10/31/03

Neese & Associates
Civil Engineer & Land Surveyor
12544 Kings Parkway
Fort Myers, Florida 33912
238-768-0077
Fax 238-768-1457

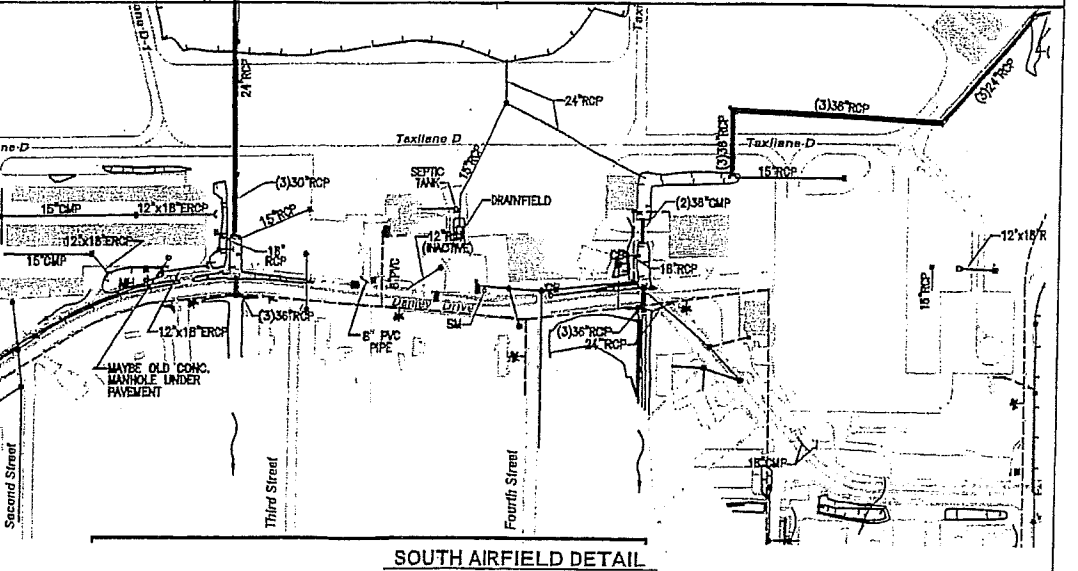
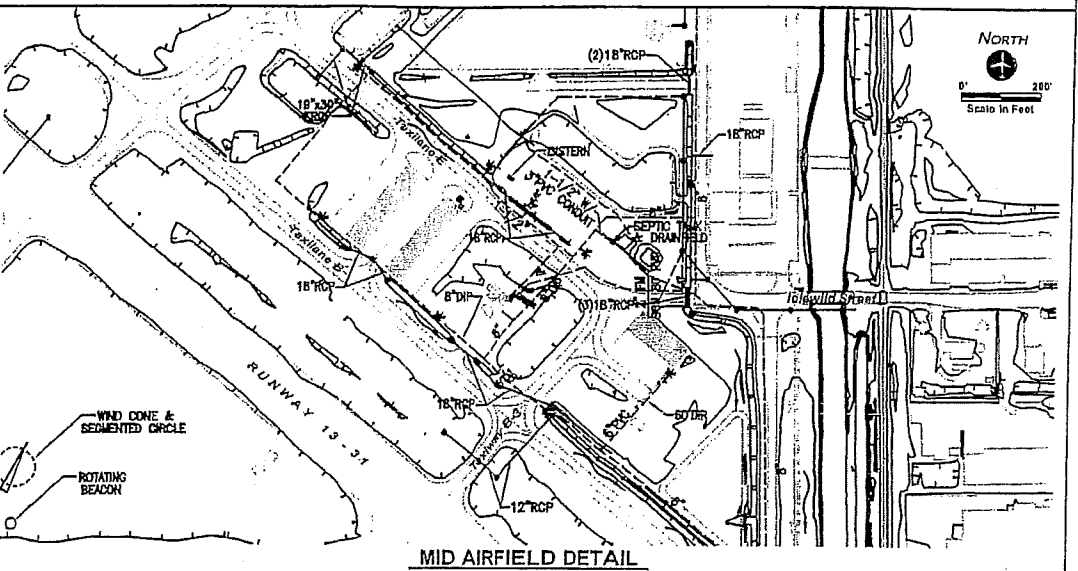
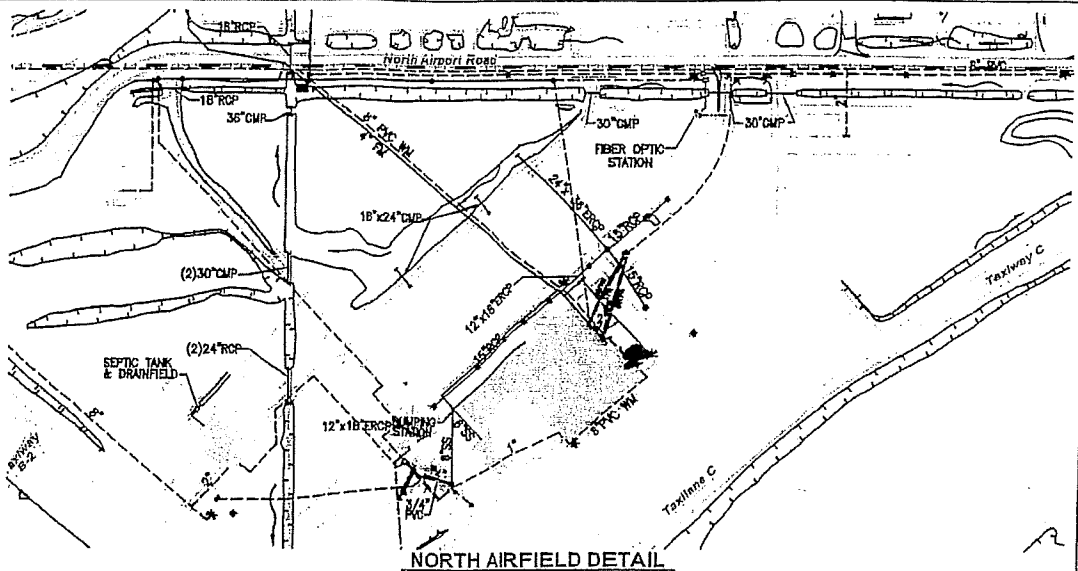
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MISCELLANEOUS DETAILS
OF
PAGE FIELD NORTH QUAD
FOR COUNTY ROAD AUTHORITY
15500 CHAMBERLAIN PARKWAY, SUITE 1007
FORT MYERS, FLORIDA 33913
JOB NO.: 04037
DWG. FILE NO.: 04037-E
Scale Horizontal: NA
Scale Vertical: NA
DATE: DET1



Legend

- STORM WATER PIPE AND INLET
- WATER FLOW
- SEWER MAINS/STORM SEWER MAINS
- FPL POWER POLE AND OVERHEAD/UNDERGROUND
- UNDERGROUND/UNDERGROUND PIPE
- ELLIPTICAL REINFORCED CONCRETE PIPE
- FPL MANHOLE
- TELEPHONE POLE AND LINE
- TELEPHONE BOX AND BURIED LINE
- TELEPHONE MARKERS
- SANITARY SEWER LINE
- BURIED FIBER OPTIC CABLE



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

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



July 1, 2008

Mr. Roger P. Robinson, P.E.
Design Engineer
City of Fort Myers - Utilities
P.O. Drawer 2217
Fort Myers, Florida 33902-2217

Re: Page Field Airport Comprehensive Plan Amendment

Dear Mr. Robinson:

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.

Recently, we received a request for additional information (RAI) from the Lee County Department of Community Development 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

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>		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	
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>			
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 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.

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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.



July 1, 2008

Ms. Kim Dickerson EMT-P, RN, MBA
EMS Operations Chief
Lee County Emergency Medical Services
14752 Ben C. Pratt Six Mill Cypress Pkwy
Fort Myers, Florida 33912

Re: Page Field Airport Comprehensive Plan Amendment

Dear Ms. Dickerson:

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 Department of Community Development 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



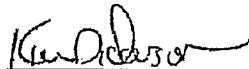
Lee County Southwest Florida

Statement of No Concern

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

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

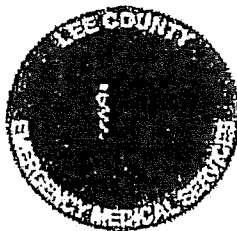
This statement does not indicate that any plans have been received, it just identifies that Lee County EMS has no concerns with the ability to provide service to this area.


(Signature)

EMS Operations Chief
(Title)

Kim Dickerson
(Printed Name)

September 4, 2007
(Date)



Kim Dickerson, EMT-P, RN, MBA
EMS Operations Chief
Lee County Emergency Medical Services
14752 Ben Pratt/Six Mile Cypress Parkway
Fort Myers, FL 33912
Phone: 239-335-1661
Fax: 239-335-1671
Email: kdickerson@leegov.com
Website: www.lee-ems.com

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>		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	
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)

Development	Existing vs. Proposed Development 2020-2025 ¹		
	Existing	Thru 2020 ²	Thru 2025 ³
East Quadrant			
Hangars	135,923± sq. ft.	10,850± sq. ft.	
Accessory Office		4,682± sq. ft.	
South Quadrant			
Hangars	197,068± sq. ft.		
West Quadrant			
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 Parcels⁷			
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-medical)			33,000± sq. ft.
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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.

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Direct Dial: (239) 590-4566
Fax: (239) 768-4482

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

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

July 10, 2008

BOARD OF
PORT COMMISSIONERS

A. BRIAN BIGELOW

TAMMY HALL

BOB JAMES

RAY JUDAH

FRANK MANN

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

Dear Mr. Grubbs:

Subject: Comprehensive Plan Amendment-Page Field Airport

In response to your letter dated July 1, 2008, please be advised that the Lee County Port Authority Aircraft Rescue and Fire Fighting will continue providing fire and rescue services to the Page Field General Aviation Airport and the area known as Page Field Medical Village, through to 2025.

Fire Station 1 at Page Field is staffed 24/7 with two (2) firefighters, with at least one being an Emergency Medical Technician. Additional fire rescue support is provided by Station 2 at the Southwest Florida International Airport and neighboring fire districts on an as-needed basis. Ambulatory services are provided by the Lee County Emergency Medical Services.

The commercial and retail area known as Page Field Commons is protected by the South Trail Fire Rescue District. It is my understanding that you have contacted South Trail's Fire Chief concerning coverage of the same.

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

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

Joseph W. Grubbs
Johnson Engineering
July 10, 2008
Page 2

Please feel free to contact me if additional information is required.

Sincerely,

LEE COUNTY PORT AUTHORITY



Ed Howell, Chief
Aircraft Rescue and Fire Fighting

JEH:krh
L07 JEH JEng 7-10
Attachments
By Facsimile and U. S. Mail

cc: Read File
Ellen Lindblad, Planning and Environmental Compliance
Coleen Baker, Page Field Airport
Gary Duncan, Aviation
Greg Hagen, Legal
Bill Lombardo, South Trail Fire Rescue District



July 1, 2008

Chief Ed Howell
LCPA Fire Department
1100 Terminal Access Road
Suite 8671
Fort Myers, Florida 33913

Re: Page Field Airport Comprehensive Plan Amendment

Dear Chief Howell:

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 Department of Community Development 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.

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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



Direct Dial: (239) 768-4330
Fax: (239) 768-4482

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

July 31, 2007

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

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

BOARD OF
PORT COMMISSIONERS

Dear Ms. Newton:

JOHN E. ALBION

Subject: Comprehensive Plan Amendment-Page Field General Aviation Airport

TAMMY HALL

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

BOB JAMES

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

RAY JUDAH

DOUGLAS R. ST. CERNY

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

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

Sincerely,

LEE COUNTY PORT AUTHORITY

Ed Howell, Chief
Aircraft Rescue and Fire Fighting

JEH:krh

L07 JEH JEng 7-31

By Facsimile and U. S. Mail

cc: Reader File

Bill Horner, Planning and Environmental Compliance
Gary Duncan, Aviation

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

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

Page Field General Aviation Airport

Table 5(b)

Development	Existing vs. Proposed Development 2020-2025 ¹		
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Runway 05-23	6,401 ft. x 150 ft. Runway		
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Page Field General Aviation Airport

Table 5(b)

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July 1, 2008

Mr. Rick Reynolds
Deputy Fire Marshal
Fort Myers Fire Department
2180 West First Street, Suite 101
Fort Myers, Florida 33901

Re: Page Field Airport Comprehensive Plan Amendment

Dear Mr. Reynolds:

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.

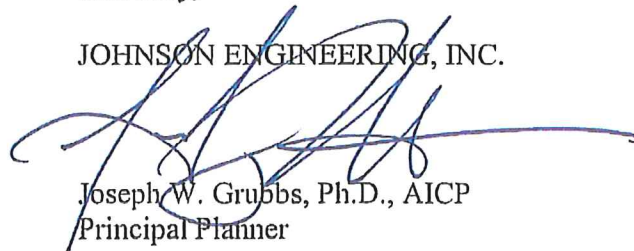
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We appreciate your prompt attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, INC.



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

JWG:bs:20033734-127



Fort Myers Fire Department

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



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

RE Page Field Comprehensive Plan Amendment

7/24/07

Attn: Patricia Newton

Dear Ms. Newton

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

01-45-24-P1-00060.008C
01-45-24-P1-00060.008B
01-45-24-P1-00060.008A

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

Thank You,

Rick Reynolds
Deputy Fire Marshal
City of Ft. Myers Fire Department

Page Field General Aviation Airport

Table 5(b)

Existing vs. Proposed Development 2020-2025 ¹			
Development	Existing	Thru 2020 ²	Thru 2025 ³
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Page Field General Aviation Airport

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July 1, 2008

Mr. Hugh Hackney
Project Manager
Florida Power and Light
2425 Thompson Street
Fort Myers, Florida 33901

Re: Page Field Airport Comprehensive Plan Amendment

Dear Mr. Hackney:

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.

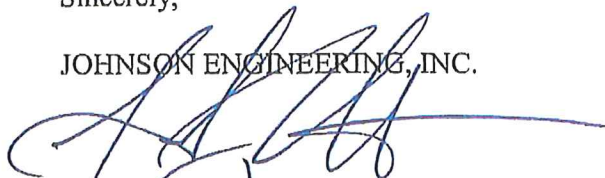
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We appreciate your prompt attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, INC.



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

JWG:bs:20033734-127



Florida Power & Light Company

July 17, 2007

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

Re: Page Field

Dear Ms. Newton:

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "H. C. HACKNEY". The signature is written in a cursive, slightly stylized font.

Hugh C. Hackney
Senior System Project Manager

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>		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	
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
East Quadrant			
Hangars	135,923± sq. ft.	10,850± sq. ft.	
Accessory Office		4,682± sq. ft.	
South Quadrant			
Hangars	197,068± sq. ft.		
West Quadrant			
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:

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.

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

July 16, 2008

Joseph Grubbs
Johnson Engineering
2122 Johnson Street
P.O. Box 1550
Ft Myers, Fl 33902-1550
Reference to Project: Page Field Master Airport Plan

Dear Mr. Grubbs

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

A handwritten signature in black ink, appearing to read "Capt. G. Sims".

Captain Gene Sims

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



14750 Six Mile Cypress Parkway □ Fort Myers, Florida 33912-4406 □ (239) 477-1000

July 1, 2008

Captain James C. Nygaard, MBA
Division Commander, Planning and Research Unit
Lee County Sheriff's Department
14750 Six Mile Cypress Parkway
Fort Myers, Florida 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.

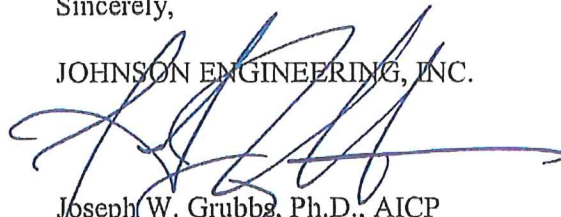
Recently, we received a request for additional information (RAI) from the Lee County Department of Community Development on this case. The RAI focuses on (1) the County's requirement that additional detail be provided relating to the existing and proposed development intensity at Page Field and (2) the 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

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		
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<i>Hangars</i>		34,658± sq. ft.	
<i>Accessory Office</i>		1,470 sq. ft.	

Page Field General Aviation Airport

Table 5(b)

Development	Existing vs. Proposed Development 2020-2025 ¹		
	Existing	Thru 2020 ²	Thru 2025 ³
East Quadrant Hangars Accessory Office	135,923± sq. ft.	10,850± sq. ft. 4,682± sq. ft.	
South Quadrant Hangars	197,068± sq. ft.		
West Quadrant Terminal Hangars		25,000± sq. ft. 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.



BOARD OF COUNTY COMMISSIONERS

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District Two

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District Five

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County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

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

July 1, 2008

Mr. William T. Newman
Operations Manager
Lee County Solid Waste Division
10500 Buckingham Road
Fort Myers, Florida 33905

Re: Page Field Airport Comprehensive Plan Amendment

Dear Mr. Newman:

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.

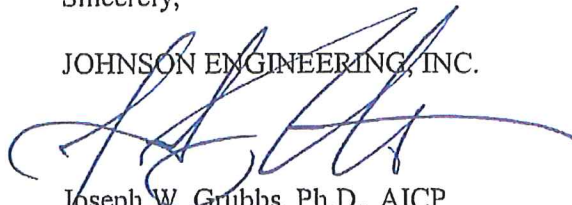
Recently, we received a request for additional information (RAI) from the Lee County Department of Community Development on this case. The RAI focuses on (1) the County's requirement that additional detail be provided relating to the existing and proposed development intensity at Page Field and (2) the 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



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

July 23, 2007

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

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

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>		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.		
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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			
<i>Airfield Facilities</i>			
Runway 05-23	6,401 ft. x 150 ft. Runway		
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Taxiway A	6,401± ft. Taxiway		
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<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.	
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Non-aviation Intensity			
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
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Office			
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Intensity by Use - Vacant Non-aviation Parcels⁷			
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(239) 590-4771

Direct Dial:

Fax:

(239) 590-4795

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

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

July 9, 2008

BOARD OF
PORT COMMISSIONERS

A. BRIAN BIGELOW

TAMMY HALL

BOB JAMES

RAY JUDAH

FRANK MANN

Mr. Joseph W. Grubbs
Principal Planner
Johnson Engineering
PO Box 1550
Fort Myers, FL 33902-1550

Dear Mr. Grubbs:

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

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

Sincerely,

LEE COUNTY PORT AUTHORITY

Richard H. Severson, Chief
Airport Police and Security

RHS:hec
0009L-08//GC.150.a

July 1, 2008

Chief Richard Severson
LCPA Police
11000 Terminal Access Road
Suite 8671
Fort Myers, Florida 33913

Re: Page Field Airport Comprehensive Plan Amendment

Dear Chief Severson:

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.

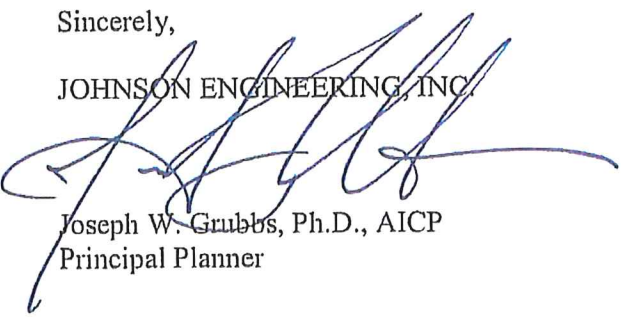
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Sincerely,

JOHNSON ENGINEERING, INC.


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

JWG:bs:20033734-127

Page Field General Aviation Airport

Table 5(b)

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Page Field General Aviation Airport

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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.

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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.



SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

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

BOARD OF COMMISSIONERS

Richard O. Neville
Chairman

Robert Gaskill
Vice-Chairman

John F. Anderson II
Secretary-Treasurer

Dale Deleacaes
Commissioner

Edwin C. Sokel, Jr.
Commissioner

ADMINISTRATION

William B. Lombardo
Chief

Richard J. Intartaglio
*Assistant Chief
Operations*

July 21, 2008

Joseph W. Grubbs, Ph.D., AICP
Principal Planner
Johnson Engineering
2122 Johnson Street
Post Office Box 1550
Fort Myers, FL 33902-1550

Re: Page Field Airport Comprehensive Plan Amendment

Dear Mr. Grubbs:

The South Trail Fire Protection and Rescue Service District has received your request for review and comment regarding our service capability to this project.

Our district provides fire and rescue services to the property known as Page Field Commons. The responding fire station is located at 2100 Crystal Drive. We also have additional fire stations located at 5531 Halifax Ave., 9450 Daniels Pkwy., and 12780 Commonwealth Drive.

In the case of an emergency, the South Trail Fire Protection and Rescue Service District would respond three (3) pieces of equipment with a total of 2,000 gallons of water on the initial response to a structure fire. Upon request of the first arriving officer, another 3,000 gallons of water can respond within ten minutes, if needed. There are also mutual aid agreements with various fire districts available to respond if necessary.

If you should require any further information, please do not hesitate to contact this office.

Respectfully,

A handwritten signature in black ink, appearing to read "William B. Lombardo", followed by a long horizontal line.

William B. Lombardo
Chief

July 1, 2008

Chief Clifford Paxson
Lee County South Trail Fire Protection
and Rescue Service District
5531 Halifax Avenue
Fort Myers, Florida 33912

Re: Page Field Airport Comprehensive Plan Amendment

Dear Chief Paxson:

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.

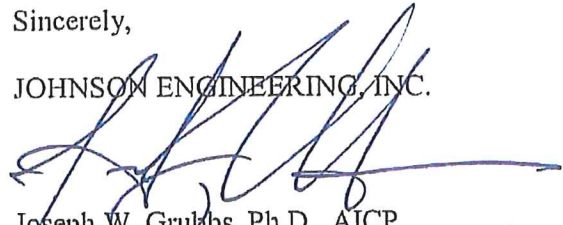
Recently, we received a request for additional information (RAI) from the Lee County Department of Community Development on this case. The RAI focuses on (1) the County's requirement that additional detail be provided relating to the existing and proposed development intensity at Page Field and (2) the 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

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. 675 Spaces	20,000± sq. ft.	
Vehicular Parking ⁵			
<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	
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)

Development	Existing vs. Proposed Development 2020-2025 ¹		
	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.

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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.

July 1, 2008

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

Re: Page Field Airport Comprehensive Plan Amendment

Dear Mr. Bryant:

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.

Recently, we received a request for additional information (RAI) from the Lee County Department of Community Development 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

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>		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		
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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>			
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Page Field General Aviation Airport

Table 5(b)

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Non-aviation Intensity			
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
Service	108,465± sq. ft.		
Office			
Medical	35,490± sq. ft.		
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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.

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July 1, 2008

Mr. Paul Flores
Solid Waste Superintendent
City of Fort Myers Solid Waste
2925 Dr. Martin L. King Jr. Blvd.
Fort Myers, Florida 33917

Re: Page Field Airport Comprehensive Plan Amendment

Dear Mr. Flores:

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.

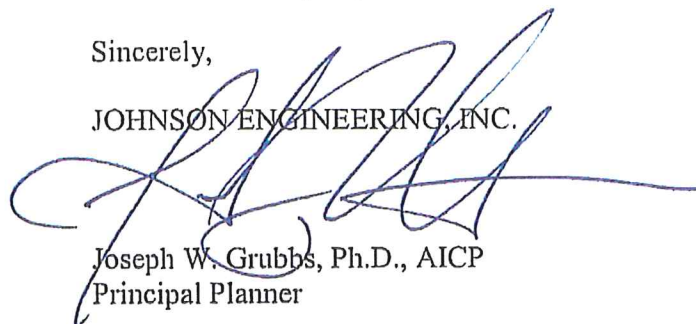
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Sincerely,

JOHNSON ENGINEERING, INC.



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

JWG:bs:20033734-127

Page Field General Aviation Airport

Table 5(b)

Existing vs. Proposed Development 2020-2025 ¹			
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Page Field General Aviation Airport

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Existing Facilities			
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July 1, 2008

Ms. Melissa BiBeau
Lee County Utilities
P.O. Box 398
Fort Myers, Florida 33902-0398

Re: Page Field Airport Comprehensive Plan Amendment

Dear Ms. BiBeau:

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.

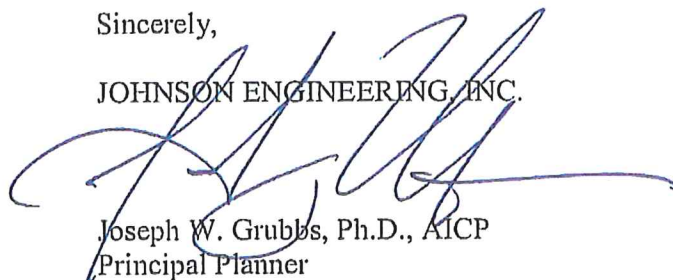
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Sincerely,

JOHNSON ENGINEERING, INC.



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

JWG:bs:20033734-127

Page Field General Aviation Airport

Table 5(b)

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Page Field General Aviation Airport

Table 5(b)

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East Quadrant Hangars	135,923± sq. ft.	10,850± sq. ft.	
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Non-aviation Intensity			
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
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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.

July 1, 2008

Mr. Mattheu Torres
Comcast
Fort Myers, Florida 33916

Re: Page Field Airport Comprehensive Plan Amendment

Dear Mr. Torres:

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.

Recently, we received a request for additional information (RAI) from the Lee County Department of Community Development 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

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>			
<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			
<i>Airfield Facilities</i>			
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
East Quadrant			
Hangars	135,923± sq. ft.	10,850± sq. ft.	
Accessory Office		4,682± sq. ft.	
South Quadrant			
Hangars	197,068± sq. ft.		
West Quadrant			
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 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.

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Page Field General Aviation Airport

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C960707

LEE COUNTY MUTUAL AID AGREEMENT

Revised 11/16/95

This Agreement is made and entered into this 8th day of July, 1998⁶, by and between the respective parties for the purpose of providing mutual aid to each other in emergency situations, or other conditions or situations deemed to require specialized aid and/or assistance.

WITNESS

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

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

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

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

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

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

basic Agreement between all fire departments in Lee County.

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

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

of this section shall apply with equal effect to paid, volunteer and auxiliary employees.

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

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

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

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

ALVA FIRE & RESCUE DISTRICT
2660 Styles Road
Alva, FL 33920

Date: 1/22/96

By: Paul J. Meloy
Fire Chief

BAYSHORE FIRE PROTECTION &
RESCUE SERVICE DISTRICT
17171 Tarpon Way
North Fort Myers, FL 33917

Date: 12-20-95

By: D. J. Merritt
Fire Chief

BOCA GRANDE FIRE DEPARTMENT
P.O. Box 532
Boca Grande, FL 33921

Date: 4-16-96

By: Louis Morgan
Fire Chief

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

Date: 12-20-95

By: Dan Gouley
Fire Chief

CITY OF CAPE CORAL FIRE DEPT.
P.O. Box 150027
Cape Coral, FL 33915

Date: 4/17/96

By: *Roger A. Butler*
Fire Chief

CAPTIVA FIRE CONTROL DISTRICT
P.O. Box 477
Captiva, FL 33924

Date: 3-20-96

By: *John E. [Signature]*
Fire Chief

ESTERO FIRE PROTECTION &
RESCUE SERVICE DISTRICT
P.O. Box 322, Estero, FL 33928

Date: 12-20-95

By: *Jimmie Wright*
Fire Chief

FORT MYERS FIRE DEPARTMENT
2404 Dr. Martin Luther King Jr. Blvd.
Fort Myers, FL 33901

Date: 12/20/95

By: *Richard T. Chappell*
Fire Chief

FORT MYERS BEACH FIRE DEPARTMENT
P.O. Box 2880
Fort Myers Beach, FL 33932

Date: 12/20/95

By: *James M. Broderick*
Fire Chief

FORT MYERS SHORES FIRE CONTROL DIST.
12345 Palm Beach Blvd.
Fort Myers, FL 33905

Date: _____

By: *Donall [Signature]*
Fire Chief

IONA MCGREGOR FIRE PROTECTION &
RESCUE SERVICE DISTRICT
15961 Winkler Rd.
Fort Myers, FL 33908

Date: 12-20-95

By: *Gerald Adema*
Fire Chief

LEHIGH ACRES FIRE CONTROL &
RESCUE DISTRICT
1000 Joel Blvd.
Lehigh Acres, FL 33936

Date: 12-20-95

By: *William [Signature]*
Fire Chief

MATLACHA-PINE ISLAND FIRE
CONTROL DISTRICT
5700 Pine Island Rd.
Bokeelia, FL 33922

Date: 12-20-95

By: Clinton R. Simmons
Fire Chief

NORTH FORT MYERS FIRE CONTROL &
RESCUE SERVICE DISTRICT
P.O. Box 4386
North Fort Myers, FL 33918

Date: 12-20-95

By: Ray Alway
Fire Chief

SAN CARLOS PARK FIRE PROTECTION &
RESCUE SERVICE DISTRICT
P.O. Box 812
Estero, FL 33928

Date: 12-20-95

By: Natalie J. D'Amico
Fire Chief

SANIBEL FIRE CONTROL DISTRICT
P.O. Box 157
Sanibel, FL 33957

Date: 1-25-96

By: E. C. [Signature]
Fire Chief

SOUTH TRAIL FIRE PROTECTION &
RESCUE SERVICE DISTRICT
5531 Halifax Ave.
Fort Myers, FL 33912

Date: 12-20-95

By: [Signature]
Fire Chief

TICE FIRE & RESCUE DISTRICT
5170 Tice St.
Fort Myers, FL 33905

Date: 1/26/96

By: Gregory A. Brubaker
Fire Chief


UPPER CAPTIVA FIRE PROTECTION &
RESCUE DISTRICT
P.O. Box 322
Pineland, FL 33945

Date: 1-26/96

By: [Signature]
Fire Chief

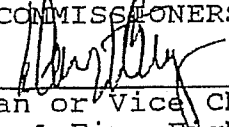
USEPPA ISLAND VOLUNTEER FIRE CO. INC.
P.O. Box 640
Bokeelia, FL 33922

Date: 4/15/96

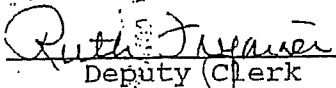
By: 
Fire Chief

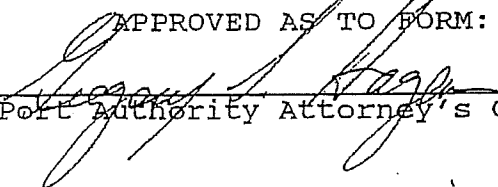
LEE COUNTY PORT AUTHORITY
BOARD OF PORT COMMISSIONERS

Date: 7-8-96

By: 
Chairman or Vice Chairman
Aircraft Rescue & Fire Fighting Dept.
16000 Chamberlin Pkwy.
Fort Myers, FL 33913

ATTEST: CHARLIE GREEN

By: 
Deputy Clerk

APPROVED AS TO FORM:

Port Authority Attorney's Office

**LEE COUNTY MULTI JURIDICTIONAL
MUTUAL AID AGREEMENT**

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

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

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

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

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

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

1. Short title: Mutual Aid Agreement.
2. Description: Since this Mutual Aid Agreement provides for the requesting and rendering of assistance for both routine and law enforcement intensive situations, this Mutual Aid Agreement combines the elements of both a voluntary cooperation agreement and a requested operational assistance agreement, as described in Chapter 23, Florida Statutes.
3. Definitions:
 - a. Joint declaration: A document which enumerates the various conditions or situations where aid may be requested or rendered pursuant to this Agreement, as determined by concerned agency heads. Subsequent to execution by the concerned agency heads, the joint declaration shall be filed with the Clerk of the Circuit Court Lee County, Florida, and shall thereafter become a part of this Agreement. Said declaration may be amended or supplemented at any time by the agency heads by filing subsequent declarations with the clerks of the respective political subdivisions or agencies.
 - b. Participating Agencies or participating law enforcement agency: Either the Lee County Sheriff's Office, Fort Myers Police Department, Cape Coral Police

Department, Sanibel Police Department, Florida Gulf Coast University Police Department and the Lee County Port Authority.

c. Agency heads: Either the Sheriff of Lee County, or the Sheriff's designees; and the Chief of Fort Myers Police Department or the Chief's designees; Chief of Cape Coral Police Department or the Chief's designees; Chief of the Sanibel Police Department or the Chief's designees; Chief of the Florida Gulf Coast University Police Department or the Chief's designees; Chief of the Lee County Port Authority or the Chief's designees.

d. Participating municipal police department: The Fort Myers Police Department, Cape Coral Police Department, Sanibel Police Department, Florida Gulf Coast University Police Department and the Lee County Port Authority that has approved and executed this Agreement upon approval of the governing body of those Police Departments.

e. Certified law enforcement employee: any law enforcement employee certified as provided in Chapter 943, Florida Statutes.

4. Operations:

a. In the event that a party to this Agreement is in need of assistance as specified in the applicable joint declaration, an authorized representative of the police department requiring assistance shall notify that agency from whom such assistance is requested. The authorized agency representative whose assistance is sought shall evaluate the situation and his available resources, and will respond in a manner deemed appropriate.

b. Each party to this Agreement agrees to furnish necessary manpower, equipment, facilities, and other resources, at their own costs, to render

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

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

5. Powers, Privileges, Immunities, and Costs:

a. All employees of the participating municipal police departments, including certified law enforcement employees as defined in Chapter 943, Florida Statutes, during such time that said employees are actually providing aid outside of the jurisdictional limits of the employing municipality pursuant to a request for aid made in accordance with this Agreement, shall, pursuant to the provisions of Chapter 23, Florida Statutes, have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the political subdivision or jurisdiction in which they are normally employed.

b. The political subdivision or governing body having financial responsibility for the law enforcement agency providing services, personnel, equipment, or facilities pursuant to the provisions of this Agreement shall bear any loss or damage to same and shall pay any and all expenses incurred in the maintenance and operation of same.

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

d. All exemption from ordinance and rules, and all pension, insurance, relief, disability, workers' compensation, salary, death, and other benefits which apply to the activity of such officers, agents, or employees of any such agency when performing their respective functions within the territorial limits of their respective agencies shall apply to them to the same degree, manner, and extent while engaged in the performance of their functions and duties extra territorially under the provisions of this Mutual Aid Agreement. The provisions of this Agreement shall apply with equal effect to paid and auxiliary employees.


6. Indemnification: The political subdivision or governing body having financial responsibility for the law enforcement agency providing aid pursuant to this Agreement agrees to hold harmless, defend, and indemnify the requesting law enforcement agency and its political subdivision or governing body in any suit, action, or claim for damages resulting from any and all acts or conduct of employees of said providing agency while providing aid pursuant to this Agreement, subject to Chapter 768, Florida Statutes, where applicable.

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


8. Effective Date and Duration: This Agreement shall be in effect from the date of signing, through and including January 1, 2009. Under no circumstances may this Agreement be renewed, amended, or extended except in writing.

9. Cancellation: This Agreement may be cancelled by any party upon sixty (60) days written notice to the other parties. Cancellation will be at the discretion of the chief executive officers of the parties hereto.

AGREED TO AND ACKNOWLEDGED this _____ day of _____, 2006.



Sheriff Mike Scott
Sheriff of Lee County
Date: 6-6-07



Tammy Hall, Chairwoman
Lee County Commissioners
Date: _____

Attest:

Anthony L. Shoemaker
City Manager, City of Fort Myers
Date: _____

Marie Adams, CMC
City Clerk
Date: _____

Mayor Eric Feichthaler
City of Cape Coral
Date: _____

City of Cape Coral Police Department
Date: _____

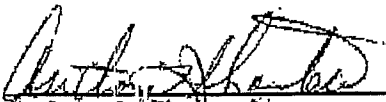
7. **Conflicts:** Any conflicts between this Agreement and the Florida Mutual Aid Act will be controlled by the provisions of the latter, whenever conditions exist that are within the definitions stated in Chapter 23, Florida Statutes.

8. **Effective Date and Duration:** This Agreement shall be in effect from the date of signing, through and including January 1, 2009. Under no circumstances may this Agreement be renewed, amended, or extended except in writing.

9. **Cancellation:** This Agreement may be cancelled by any party upon sixty (60) days written notice to the other parties. Cancellation will be at the discretion of the chief executive officers of the parties hereto.

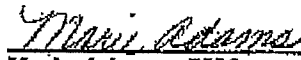
AGREED TO AND ACKNOWLEDGED this _____ day of _____, 2006.

Sheriff Mike Scott
Sheriff of Lee County
Date: _____


Anthony L. Shoemaker
City Manager, City of Fort Myers
Date: October 17, 2006

Tammy Hall, Chairwoman
Lee County Commissioners
Date: _____

Attest:


Marie Adams, CMC
City Clerk
Date: _____

Mayor Eric Felchthaler
City of Cape Coral
Date: _____

City of Cape Coral Police Department
Date: _____

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

8. Effective Date and Duration: This Agreement shall be in effect from the date of signing, through and including January 1, 2009. Under no circumstances may this Agreement be renewed, amended, or extended except in writing.

9. Cancellation: This Agreement may be cancelled by any party upon sixty (60) days written notice to the other parties. Cancellation will be at the discretion of the chief executive officers of the parties hereto.

AGREED TO AND ACKNOWLEDGED this _____ day of _____, 2006.

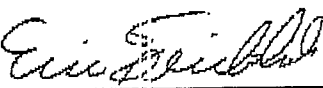
Sheriff Mike Scott
Sheriff of Lee County
Date: _____


Tammy Hall, Chairwoman
Lee County Commissioners
Date: _____


Attest:

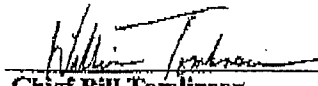
Anthony L. Shoemaker
City Manager, City of Fort Myers
Date: _____


Marie Adams, CMC
City Clerk
Date: _____


Mayor Eric Feichthaler
City of Cape Coral
Date: 10/27/06


City of Cape Coral Police Department
Date: 11/26/06


Mayor Carla Brooks Johnston
City of Sanibel
Date: _____


Chief Bill Tomlinson
Sanibel Police Department
Date: 1/4/07


Kenneth B. Cuyler, City Attorney
City of Sanibel
Date: 1/4/07

Chief Richard Severson
Lee County Port Authority
Date: _____

FINANCIAL SUFFICIENCY APPROVED

Renee N. Lynch, FINANCE DIRECTOR

Chief Steven Moore
Florida Gulf Coast University
Date: _____

William Merwin, President
Florida Gulf Coast University
Date: _____

Vee H. Leonard, Esquire
Assistant General Counsel
Date: _____

06/21/07 12:57 FAX 2395904883

Received:

JOHNSON ENGINEERING Fax:239-334-3661
LEE CO PORT AUTHORITY

Jun 21 2007 01:55pm

Jun 21 2007 01:55pm P011/012

011/012

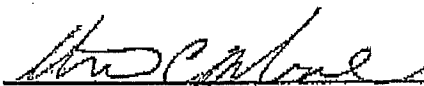
Mayor Carla Brooks Johnston
City of Sanibel
Date: _____


Chief Bill Tomlinson
Sanibel Police Department
Date: _____

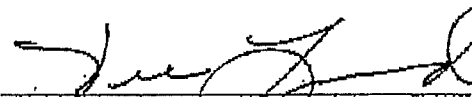
City of Sanibel Attorney
Date: _____

Renee M. Lynch, Finance Director
City of Sanibel
Date: _____

Chief Richard Severson
Lee County Port Authority
Date: _____


Chief Steven Moore
Florida Gulf Coast University
Date: 10-10-06


William Morwin, President
Florida Gulf Coast University
Date: 10-21-06


Vee H. Leonard, Esquire
Assistant General Counsel
Florida Gulf Coast University
Date: 10/16/06

Received:
06/21/07 12:57 FAX 2395904883

JOHNSON ENGINEERING Fax:239-334-3661
LEE CO PORT AUTHORITY

Jun 21 2007 01:55pm P012/012
012/012

Mayor Carla Brooks Johnston
City of Sanibel
Date: _____

Chief Bill Tomlinson
Sanibel Police Department
Date: _____

City of Sanibel Attorney
Date: _____

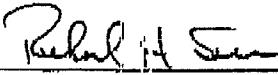
Renee M. Lynch, Finance Director
City of Sanibel
Date: _____

Pamela Smith, City Clerk
City of Sanibel
Date: _____

William Merwin, President
Florida Gulf Coast University
Date: _____

Vee H. Leonard, Esquire
Assistant General Counsel
Florida Gulf Coast University
Date: _____

Chief Steven Moore
Florida Gulf Coast University
Date: _____


Chief Richard Severson
Lee County Port Authority
Date: 6-1-07

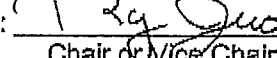
Approved as to Form:

By: 
Port Authority Attorney's Office

ATTEST:

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

By: _____
Deputy Clerk

By: 
Chair or Vice Chair

05-11-11, 07 14:31 FROM-waste pro usa

WASTE PRO

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P.O. BOX 60717
Ft. Myers, FL 33906

239-337-0800

SERVICE AGREEMENT

NO. 7363
CUSTOMER ACCOUNT NO. 7363
REASON CODE _____
EFFECTIVE DATE 5-11-07

ACCOUNT NAME Page Field Auction Co
SERVICE ADDRESS 501 Danbury Dr
CITY, ZIP Homestead, 33057
COUNTY Dade
TEL # 936 0512 FAX # 936 0933
CONTACT Anna Fox

BILLING NAME Page Field Auction Co
BILLING ADDRESS 501 Danbury Dr
CITY, ZIP Homestead, 33057
COUNTY Dade
TEL # 936 0512 FAX # 936 0933
CONTACT Anna Fox

EQUIPMENT / SERVICE SPECIFICATIONS

Loc.	System	Quantity	Size	Lids	Wheels	Lock	Frequency	On Call	Schedule & Route Number	Charge(s)
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
Map Code / Driver Notes										TOTAL \$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
										NET CHANGE \$

RECYCLING SERVICE SPECIFICATIONS

Loc.	System	Quantity	Size	Lids	Wheels	Lock	Frequency	On Call	Schedule & Route Number	Charge(s)
<u>26</u>	<u>26</u>	<u>2</u>	<u>40</u>						Mon Tue Wed Thurs Fri Sat Sun	\$ <u>5.15</u>
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
Map Code / Driver Notes										TOTAL \$ <u>5.15</u>

Customer acknowledges that it has been offered Commercial Recycling Service and that any financial benefits for such Recycle Service have been explained in detail. Customer's signature indicates that the customer elects to decline Commercial Recycling Service at this time.

CUSTOMER

(AUTHORIZED SIGNATURE)

(DATE)

In the event a container used for Recycling has to be serviced due to excessive contamination, the charge for that service will be at the posted collection and disposal rate for trash/garbage for the size of container affected. The Company shall notify the customer and the County in writing for any such charge that is applied.

SPECIAL INSTRUCTIONS

Updating file

CUSTOMER DEPOSIT _____	RENEWABLE _____
PO NUMBER _____	TERM _____
JOB NUMBER _____	
RECEIPT REQUIRED? _____	BILL TO ACCT# _____
TAXABLE _____	
SIC _____	DISPOSAL SITE _____

THE UNDERSIGNED INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF CUSTOMER ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEMENT, ON REVERSE SIDE, AND THAT HE/SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF THE CUSTOMER.

TERMS: NET 10 DAYS

CUSTOMER
E. Baker 5/21/07
(AUTHORIZED SIGNATURE) (DATE)
E. Baker
NAME (PRINT OR TYPE)

CONTRACTOR
Stanley Garcia 5-11-07
(REPRESENTATIVE SIGNATURE)
Stanley Garcia
CONTRACTOR APPROVAL

SCHEDULE OF CHARGES	
Service Charge per Month	\$
Extra Pick Up Charges	
Scheduled	\$
Unscheduled	\$
Recycling Rollout > 25 feet	\$
Frontload Rollout	\$
Unlock/Lock Containers	\$
Hauling per Load	\$
Disposal per Load	\$
Total per Load	\$
Delivery Charge	\$
Schedule Charge	\$
Removal Charge	\$

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Ft. Myers, FL 33906

239-337-0800

SERVICE AGREEMENT

NO. 6105
CUSTOMER ACCOUNT NO. 6105

REASON CODE _____

EFFECTIVE DATE 5-3-07

ACCOUNT NAME	<u>Page Field Aviation Ctr</u>
SERVICE ADDRESS	<u>605 Denley Dr.</u>
CITY, ZIP	<u>Fort Myers, 33907</u>
COUNTY	<u>Lee</u>
TEL #	<u>936-0512</u>
FAX #	<u>936-0933</u>
CONTACT	<u>Ann Fox</u>

BILLING NAME	<u>Page Field Aviation Center</u>
BILLING ADDRESS	<u>501 Denley Dr</u>
CITY, ZIP	<u>Fort Myers 33907</u>
COUNTY	<u>Lee</u>
TEL #	<u>936-0512</u>
FAX #	<u>936-0933</u>
CONTACT	<u>Ann Fox</u>

EQUIPMENT / SERVICE SPECIFICATIONS

Loc.	System	Quantity	Size	Lids	Wheels	Lock	Frequency	On Call	Schedule & Route Number	Charge(s)	
FL	SW	1	2yd						Mon Tue Wed Thurs Fri Sat Sun	\$ 35.43	Diag
									Mon Tue Wed Thurs Fri Sat Sun	\$ 41.80	Callout
									Mon Tue Wed Thurs Fri Sat Sun	\$	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
Also Code / Driver Notes:										TOTAL	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
										NET CHARGE	\$

RECYCLING SERVICE SPECIFICATIONS

Loc.	System	Quantity	Size	Lids	Wheels	Lock	Frequency	On Call	Schedule & Route Number	Charge(s)	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
Also Code / Driver Notes:										TOTAL	\$ 76.73 total

Customer acknowledges that it has been offered Commercial Recycling Service and that any financial benefits for such Recycle Service have been explained in detail. Customer's signature indicates that the customer elects to decline Commercial Recycling Service at this time.

CUSTOMER

(AUTHORIZED SIGNATURE)

(DATE)

In the event a container used for Recycling has to be serviced due to excessive contamination, the charge for that service will be at the posted collection and disposal rate for trash/garbage for the size of container affected. The Company shall notify the customer and the County in writing for any such charge that is applied.

SPECIAL INSTRUCTIONS

Updating file

CUSTOMER DEPOSIT	RENEWABLE
PO NUMBER	TERM
JOB NUMBER	
RECEIPT REQUIRED?	BILL TO ACCT#
TAXABLE	
SIC	DISPOSAL SITE

SCHEDULE OF CHARGES	
Service Charge per Month	\$
Extra Pick Up Charges	
Scheduled	\$
Unscheduled	\$
Recycling Rotout > 25 feet	\$
Frontload Rotout	\$
Unlock/Lock Containers	\$
Hauling per Load	\$
Disposal per Load	\$
Total per Load	\$
Delivery Charge	\$
Schedule Charge	\$
Removal Charge	\$

THE UNDERSIGNED INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF CUSTOMER ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEMENT, ON REVERSE SIDE, AND THAT HE/SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF THE CUSTOMER.

TERMS: NET 10 DAYS

CUSTOMER
E. Baker 5/21/07
(AUTHORIZED SIGNATURE) (DATE)
COLEEN E BAKER
NAME (PRINT OR TYPE)

CONTRACTOR
5-3-07
(REPRESENTATIVE SIGNATURE)
Shannon
CONTRACTOR APPROVAL

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Ft. Myers, FL 33906

SERVICE AGREEMENT

NO. 200
CUSTOMER ACCOUNT NO. 6105

REASON CODE

EFFECTIVE DATE 5-1-07

BILLING NAME Lee Chi Pong Auto Parts
BILLING ADDRESS 501 Dearly Dr
CITY, ZIP Amherst 03907
COUNTY Leir
TEL # 936 6512 FAX# 936 6923
CONTACT Ann Fox

Loc.	System	Quantity	Size	Lids	Whipels	Lock	Frequency	On Call	Schedule & Route Number	Charge(s)	
PL	SNV	1	4				2		Mon Tue Wed Thurs Fri Sat Sun	141.77	1400
									Mon Tue Wed Thurs Fri Sat Sun	48.84	48.84
									Mon Tue Wed Thurs Fri Sat Sun	13.00	Fee
Map Code / Driver Notes:											
									TOTAL	\$	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
									Mon Tue Wed Thurs Fri Sat Sun	\$	
										NET CHANGE	\$

RECYCLING SERVICE SPECIFICATIONS										
Loc.	System	Quantity	Size	Lies	Wheels	Lock	Frequency	On Call	Schedule & Route Number	Comments
									Mon Tue Wed Thurs Fri Sat Sun	
									Mon Tue Wed Thurs Fri Sat Sun	
									Mon Tue Wed Thurs Fri Sat Sun	
									Mon Tue Wed Thurs Fri Sat Sun	
Map Code / Driver Name:									TOTAL	\$ 233.00

Customer acknowledges that it has been offered Commercial Recycling Service and that any financial benefits for such Recycle Service have been explained in detail. Customer's signature indicates that the customer elects to decline Commercial Recycling Service at this time.

CUSTOMER

(AUTHORIZED SIGNATURE)

(DATE)

In the event a container used for Recycling has to be serviced due to excessive contamination, the charge for that service will be at the posted collection and disposal rate for trash/garbage for the size of container affected. The Company shall notify the customer and the County in writing for any such charge that is applied.

SPECIAL INSTRUCTIONS

updating file

CUSTOMER DEPOSIT _____ RENEWABLE _____
PO NUMBER _____ TERM _____
JOB NUMBER _____
RECEIPT REQUIRED? _____ BILL TO ACCT# _____
TAXABLE _____
SIC _____ DISPOSAL SITE _____

Service Charge per Month	\$
Extra Pick Up Charges	
Scheduled	\$
Unscheduled	\$
Recycling Rollout > 25 feet	\$
Frontage Rollout	\$
Unblock/Load Containers	\$
Hauling per Load	\$
Disposal per Load	\$
Total per Load	\$
Delivery Charge	\$
Schedule Charge	\$
Removal Charge	\$

THE UNDERSIGNED INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF CUSTOMER ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEMENT, ON REVERSE SIDE, AND THAT HE/SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF THE CUSTOMER.

TERMS: NET 10 DAYS

CUSTOMER X COLEEN E. BAKER 5/21/07
(AUTHORIZED SIGNATURE) (DATE)
X COLEEN E BAKER
NAME (PRINT OR TYPE)

CONTRACTOR Garcia 5-11-07
(REPRESENTATIVE SIGNATURE)
Stephanie Garcia
CONTRACTOR APPROVAL

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FL. MYERS, FL 33906

239-337-0800

SERVICE AGREEMENT

NO. _____
CUSTOMER ACCOUNT NO. 71686
REASON CODE _____
EFFECTIVE DATE 5-11-07

ACCOUNT NAME Lee City Port Authority
SERVICE ADDRESS 4700 Terminal Dr.
CITY, ZIP FL Myers, 33907
COUNTY Dade
TEL # 936 0512 FAX # 936 0933
CONTACT Ann for

BILLING NAME Lee City Port Authority
BILLING ADDRESS 501 Dandley Dr.
CITY, ZIP FL Myers, 33907
COUNTY Dade
TEL # 936 0512 FAX # 936 0933
CONTACT Ann for

EQUIPMENT / SERVICE SPECIFICATIONS

Loc	System	Quantity	Size	Lids	Wheels	Lock	Frequency	On Cal	Schedule & Route Number							Charge(s)	
									Mon	Tue	Wed	Thurs	Fri	Sat	Sun	\$	
									Mon	Tue	Wed	Thurs	Fri	Sat	Sun	\$	
									Mon	Tue	Wed	Thurs	Fri	Sat	Sun	\$	
									Mon	Tue	Wed	Thurs	Fri	Sat	Sun	\$	
Map Code / Driver Notes:										TOTAL							\$
									Mon	Tue	Wed	Thurs	Fri	Sat	Sun	\$	
									Mon	Tue	Wed	Thurs	Fri	Sat	Sun	\$	
									Mon	Tue	Wed	Thurs	Fri	Sat	Sun	\$	
										NET CHANGE							\$

RECYCLING SERVICE SPECIFICATIONS

RECYCLING SERVICE SPECIFICATIONS										
Loc.	System	Quantity	Size	Lids	Wheels	Lock	Frequency	On Call	152 Schedule & Route Number	Charge(s)
FL	RL	1	8					F	Mon ___ Tue ___ Wed ___ Thurs ___ Fri ___ Sat ___ Sun ___	45.33 Overload
									Mon ___ Tue ___ Wed ___ Thurs ___ Fri ___ Sat ___ Sun ___	
									Mon ___ Tue ___ Wed ___ Thurs ___ Fri ___ Sat ___ Sun ___	
									Mon ___ Tue ___ Wed ___ Thurs ___ Fri ___ Sat ___ Sun ___	
Map Code / Driver Notes:										TOTAL \$ 45.33 Total

Customer acknowledges that it has been offered Commercial Recycling Service and that any financial benefits for such Recycle Service have been explained in detail. Customer's signature indicates that the customer elects to decline Commercial Recycling Service at this time.

CUSTOMER

(AUTHORIZED SIGNATURE)

(DATE)

In the event a container used for Recycling has to be serviced due to excessive contamination, the charge for that service will be at the posted collection and disposal rate for trash/garbage for the size of container affected. The Company shall notify the customer and the County in writing for any such charge that is applied.

SPECIAL INSTRUCTIONS

Updating file

CUSTOMER DEPOSIT _____ RENEWABLE _____
PO NUMBER _____ TERM _____
JOB NUMBER _____
RECEIPT REQUIRED? _____ BILL TO ACCT# _____
TAXABLE _____
SIC _____ DISPOSAL SITE _____

THE UNDERSIGNED INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF CUSTOMER ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEMENT, ON REVERSE SIDE, AND THAT HE/SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF THE CUSTOMER.

TERMS: NET 10 DAYS

CUSTOMER Coleen E. Baker 5/21/07
(AUTHORIZED SIGNATURE) (DATE)
X COLEEN E BAKER
NAME (PRINT OR TYPE)

CONTRACTOR Stashia 5-11-07
(REPRESENTATIVE SIGNATURE)
Stashia
CONTRACTOR APPROVAL

SCHEDULE OF CHARGES	
Service Charge per Month	\$
Extra Pick Up Charges	
Scheduled	\$
Unscheduled	\$
Recycling Rollout > 25 feet	\$
Frontload Rollout	\$
Unlock/Load Containers	\$
Hauling per Load	\$
Disposal per Load	\$
Total per Load	\$
Delivery Charge	\$
Schedule Charge	\$
Removal Charge	\$

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239-337-0860

NO. 10205
CUSTOMER ACCOUNT NO. _____
REASON CODE _____
EFFECTIVE DATE 5-11-67

BILLING NAME Airport Facilities Dpt
BILLING ADDRESS 501 Danley Dr
CITY, ZIP Minneapolis, 33907
COUNTY Clare
TEL # 936-0512 FAX# 936-0933
CONTACT Ann Fox

15

Loc.	System	Quantity	Size	Lids	Wheels	Lock	Frequency	On Call	Schedule & Route Number	Change(s)	
FL	SW	1	2						Mon_ Tue_ Wed_ Thurs_ Fri_ Sat_ Sun_	25.43	Drop
									Mon_ Tue_ Wed_ Thurs_ Fri_ Sat_ Sun_	24.30	Cancel
									Mon_ Tue_ Wed_ Thurs_ Fri_ Sat_ Sun_		
									Mon_ Tue_ Wed_ Thurs_ Fri_ Sat_ Sun_		
									Mon_ Tue_ Wed_ Thurs_ Fri_ Sat_ Sun_		
									TOTAL		
									Mon_ Tue_ Wed_ Thurs_ Fri_ Sat_ Sun_		
									Mon_ Tue_ Wed_ Thurs_ Fri_ Sat_ Sun_		
									Mon_ Tue_ Wed_ Thurs_ Fri_ Sat_ Sun_		
									NET CHANGE		

Number

Loc.	System	Quantity	Size	Use	Wheels	Lock	Frequency	On Cart	Schedule & Route Number	Charge(s)
									Mon Tue Wed Thurs Fri Sat Sun S	
									Mon Tue Wed Thurs Fri Sat Sun S	
									Mon Tue Wed Thurs Fri Sat Sun S	
									Mon Tue Wed Thurs Fri Sat Sun S	
									Mon Tue Wed Thurs Fri Sat Sun S	

Head Code / Driver Notes:

TOTAL \$ 76.75

CUSTOMER

(DATE)

SPECIAL INSTRUCTIONS

CUSTOMER DEPOSIT _____ RENEWABLE _____
PO NUMBER _____ TERM _____
JOB NUMBER _____
RECEIPT REQUIRED? _____ BILL TO ACCT# _____
TAXABLE _____
SIC _____ DISPOSAL SITE _____

SCHEDULE OF CHARGES	
Served Charge per Month	\$
Extra Pick Up Charges	
Scheduled	\$
Unscheduled	\$
Recycling Rollout > 25 feet	\$
Frontload Rollout	\$
Unlock/Lock Containers	\$
Mailing per Load	\$
Disposal per Load	\$
Tons per Load	\$
Delivery Charge	\$
Schedule Change	\$
Removal Charge	\$

TERMS: NET 10 DAYS

CONTRACTOR Dario 5-1-07
(REPRESENTATIVE SIGNATURE) Dario
CONTRACTOR APPROVAL: Dario

WASTE PRO

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Ft. Myers, FL 33906

239-537-0800

SERVICE AGREEMENT

NO. 7685
CUSTOMER ACCOUNT NO. 7685
REASON CODE _____
EFFECTIVE DATE 5-11-07

ACCOUNT NAME	<u>F. Ramez</u>
SERVICE ADDRESS	<u>10831 Taxila Blvd</u>
CITY, ZIP	<u>Ft. Myers, 33907</u>
COUNTY	<u>LEE</u>
TEL #	<u>936 0512</u>
FAX #	<u>936 0933</u>
CONTACT	<u>Ann</u>

BILLING NAME	<u>Lee City Port Authority</u>
BILLING ADDRESS	<u>501 Dandley Dr</u>
CITY, ZIP	<u>Ft. Myers, 33907</u>
COUNTY	<u>LEE</u>
TEL #	<u>936 0512</u>
FAX #	<u>936 0933</u>
CONTACT	<u>Ann</u>

EQUIPMENT / SERVICE SPECIFICATIONS

Loc.	System	Quantity	Size	Libs	Wheels	Lock	Frequency	On Call	Schedule & Route Number	Charge(s)
1	SW	1	7						Mon Tue Wed Thurs Fri Sat Sun	\$ 35.43
									Mon Tue Wed Thurs Fri Sat Sun	\$ 41.20
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
Map Code / Driver Notes:										
									TOTAL	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									NET CHANGE	\$

RECYCLING SERVICE SPECIFICATIONS

Loc.	System	Quantity	Size	Libs	Wheels	Lock	Frequency	On Call	Schedule & Route Number	Charge(s)
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
									Mon Tue Wed Thurs Fri Sat Sun	\$
Map Code / Driver Notes:										
									TOTAL	\$ 76.13 Total

Customer acknowledges that it has been offered Commercial Recycling Service and that any financial benefits for such Recycle Service have been explained in detail. Customer's signature indicates that the customer elects to decline Commercial Recycling Service at this time.

CUSTOMER

(AUTHORIZED SIGNATURE)

(DATE)

In the event a container used for Recycling has to be serviced due to excessive contamination, the charge for that service will be at the posted collection and disposal rate for trash/garbage for the size of container affected. The Company shall notify the customer and the County in writing for any such charge that is applied.

SPECIAL INSTRUCTIONS

Updating file

CUSTOMER DEPOSIT	RENEWABLE
PO NUMBER	TERM
JOB NUMBER	
RECEIPT REQUIRED?	BILL TO ACCT#
TAXABLE	
SIC	DISPOSAL SITE

THE UNDERSIGNED INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF CUSTOMER ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEMENT, ON REVERSE SIDE, AND THAT HE/SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF THE CUSTOMER.

TERMS: NET 10 DAYS

SCHEDULE OF CHARGES	
Service Charge per Month	\$
Extra Pick Up Charges	
Scheduled	\$
Unscheduled	\$
Recycling Rollout > 25 feet	\$
Frontload Rollout	\$
Unlock/Lock Containers	\$
Hauling per Load	\$
Disposal per Load	\$
Tons per Load	\$
Delivery Charge	\$
Schedule Charge	\$
Removal Charge	\$

CUSTOMER
John E. Baker 5/21/07
(AUTHORIZED SIGNATURE) (DATE)
COLEEN E BAKER
NAME (PRINT OR TYPE)

CONTRACTOR
Shane G. Gonic 5-11-07
(REPRESENTATIVE SIGNATURE)
Shane G. Gonic
CONTRACTOR APPROVAL

TERMS AND CONDITIONS

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

1. **Services.** Subject to the terms and conditions of this Agreement and the provisions of governing laws, regulations, and ordinances, Company shall provide Customer the "Services" described in Equipment/Service Specifications; Recycling Service Specifications, which shall include the collection and disposal at Lee County's Waste to Energy Facility all of Customer's solid waste material that Customer deposits in the Equipment.
2. **Equipment.** Company shall provide the equipment described in Equipment/Service Specifications; Recycling Service Specifications (referred to in this Agreement as the "Equipment"). Equipment is owned by Company and shall be under custody of Customer, but may not be moved or towed by anyone other than Company without Company's express written consent. The Equipment shall at all times remain the property of Company and Customer shall have no right, title or interest in the Equipment. Customer shall not make any alterations or improvements in or to the Equipment without the prior written consent of the Company. Customer agrees to defend, indemnify and hold harmless the Company from and against all claims for injury or death of persons arising from the presence of Equipment on Customer's premises or from its use by Customer or its personnel. Upon reasonable advance notice by Customer, Company shall make any necessary repairs to the Equipment and shall replace any Equipment no longer fit for the purpose intended. All expenses for concrete pads and power for compactors shall be borne by Customer.
3. **Payment.** In consideration of Company performing the Services and providing the Equipment, Customer shall make monthly payments to Company in the amounts set forth in the Schedule of Charges, plus applicable sales taxes. If such monthly invoices are not paid by Customer within fifteen (15) days of the date of invoice, then Customer shall be in default under this Agreement and Company shall have all rights provided in paragraph 8, including the right to remove its Equipment from Customer until all delinquent payments are made. Company shall have the right to impose a late fee (not to exceed the maximum rate allowed by applicable law) to cover Company's additional administrative costs for each monthly payment not made when due. Company shall have the right to charge the Customer \$40.00 for the return of each container after service is stopped for non-payment.
4. **Price Adjustments.** Customer acknowledges that the rate agreed to herein is based upon the volume and waste stream contents identified at the commencement of this Agreement. Customer shall notify Company of substantial changes that occur in volume and waste stream contents and the Customer agrees that the Company may adjust the rate herein proportionately to said changes. The Lee County Board of County Commissioners shall approve all increases applicable to the franchise granted by Lee County.
5. **Term.** This Agreement shall be noncancellable for the effective date of service through September 30, 2010. The service requirements may be changed at any time by the Customer, subject to corresponding price changes.
6. **Customer's Duties.** Customer shall not overload the Equipment, use it for incineration, or deposit in the Equipment (and Company shall not be required to collect or dispose of) any toxic, highly flammable, hazardous, radioactive or other waste ("Excluded Waste") not permitted to be disposed of by Company under applicable federal, state, or local law. Customer accepts responsibility for the Equipment, except when being serviced by Company, and agrees to keep the Equipment clean and free of damage. Customer shall also keep the area immediately surrounding the Equipment clean and sanitary. Customer shall insure that persons and animals are kept out of and clear of the Equipment at all times, except for Customer's personnel dumping waste into or cleaning the Equipment. Customer and not Company shall be liable for any damage to the roads, driveways, paved areas or any other surfaces necessary for Company's trucks to travel over to perform the Services, and Customer grants a license to Company for ingress and egress over Customer's property for the purposes of performing the Services or work incidental thereto.
7. **Title.** Lee County shall acquire title to all solid waste material when it is loaded into Company's Equipment. Title to and liability for any Excluded Waste shall remain with Customer and Customer agrees to defend, indemnify, and hold harmless the Company from and against any and all damages, penalties, fines and liabilities resulting from or arising out of the deposit of Excluded Waste in the Company's Equipment.
8. **Default; Damages; Force Majeure.** In the event of a default by either party under this Agreement, the nondefaulting party shall give specific written notice of the nature of the default to the defaulting party sufficient to describe the problem so that a cure can be made, which party shall have five (5) business days from the receipt of such notice to cure said default or be in breach of this Agreement. In the event of default by Customer, Customer agrees to pay Company (in addition to payment for services rendered) cost and expenses occasioned by such default, including, without limitation, cost of collection, expenses of litigation and attorney's fees. Customer agrees that if the Equipment is moved or towed by or at the direction of Customer, Customer shall pay all costs, including storage, repair, repainting and restoration, and towing costs, to return the Equipment to Company in the same condition as when it was moved or towed. All monies owed Company by Customer shall bear interest at the rate of twelve percent (12%) per annum from the due date until paid in full. Both parties shall be relieved temporarily from performance under the terms of this Agreement when performance is made unreasonably difficult due to acts of God, including, but not limited to, hurricanes, storms, high water, wars, riots, fires, explosions, accidents, arrests, strikes, lock-outs or any other cause not within the reasonable control of the parties.
9. **Binding Effect.** Unless the consent of a local governmental authority is first required, this Agreement shall be binding upon the parties and their respective heirs, permitted assigns and successors. Any successor to Customer's business by purchase of assets shall be deemed to have accepted this Agreement for the remaining term hereof if after such purchase of assets the successor accepts or continues any Services from Company for any period of time. If consent of a local governmental authority is required, this Agreement shall be binding at the time consent is given.
10. **Entire Agreement; Waiver or Modification.** This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter of this Agreement and supersedes any and all previous agreements between the parties, whether written or oral, with respect to such subject matter. No waiver or modification of this Agreement or of any covenant, condition, or limitation herein contained shall be valid unless in writing and duly executed by the party to be charged therewith. Changes requested by Customer require a new Agreement be made to adjust for the changes in Service along with applicable change in rates.
11. **Customer Changes; Assignment.** Customer agrees to provide Company fifteen (15) days prior written notice of any changes in Customer that will or might have an effect on this Agreement, such as Customer's sale of the real estate where the Equipment is located, a sale, closure, or merger of Customer or its business, or any assignment of this Agreement (which is prohibited unless the Customer acknowledges its continued liability to Company hereunder and Company approves of the assignee). This Agreement shall apply to any change of address of Customer within Company's service areas and to any additional or new locations of Customer within Company's service area (with appropriate pricing, Equipment, and Service modifications).
12. **Litigation; Applicable Law; Venue.** In the event Company initiates litigation against Customer to interpret this Agreement or to enforce any of its provisions, including the right to receive payment, or defend any suit brought by Customer, Customer shall pay Company's reasonable attorney's fees, court costs, and expenses. This Agreement shall be construed and regulated under and by the laws of the State of Florida and the venue for any litigation arising out of or in connection with this Agreement shall be Lee County, Florida.
13. **Guaranty.** The person signing this Agreement as "Guarantor" personally guarantees absolutely and unconditionally, the performance and payment of Customer, in addition to any other person liable to Company under this Agreement.

0951245

INTERLOCAL AGREEMENT

COORDINATED TALL STRUCTURE PERMITTING

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. RESPONSIBILITY OF THE CITY

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

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

II. RESPONSIBILITY OF THE PORT AUTHORITY

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

III. TERM

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

IV. MODIFICATIONS

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

V. ENTIRE AGREEMENT

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

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

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

ATTEST:
CHARLIE GREEN, CLERK

By: *Ruth Trepson*
DEPUTY CLERK

BOARD OF PORT COMMISSIONERS
LEE COUNTY, FLORIDA

By: *Manning*
CHAIRMAN

APPROVED AT TO FORM:

By: *Gregory S. Hager*
PORT ATTORNEY'S OFFICE

ATTEST:
By: *Dale Veneziano*
DALE VENEZIANO
ACTING CITY CLERK

CITY OF FORT MYERS
By: *Wilbur C. Smith, III*
MAYOR WILBUR C. SMITH, III

APPROVED AS TO FORM:

By: *Jacqueline Hubbard*
JACQUELINE HUBBARD
CITY ATTORNEY

mi/ts.agr

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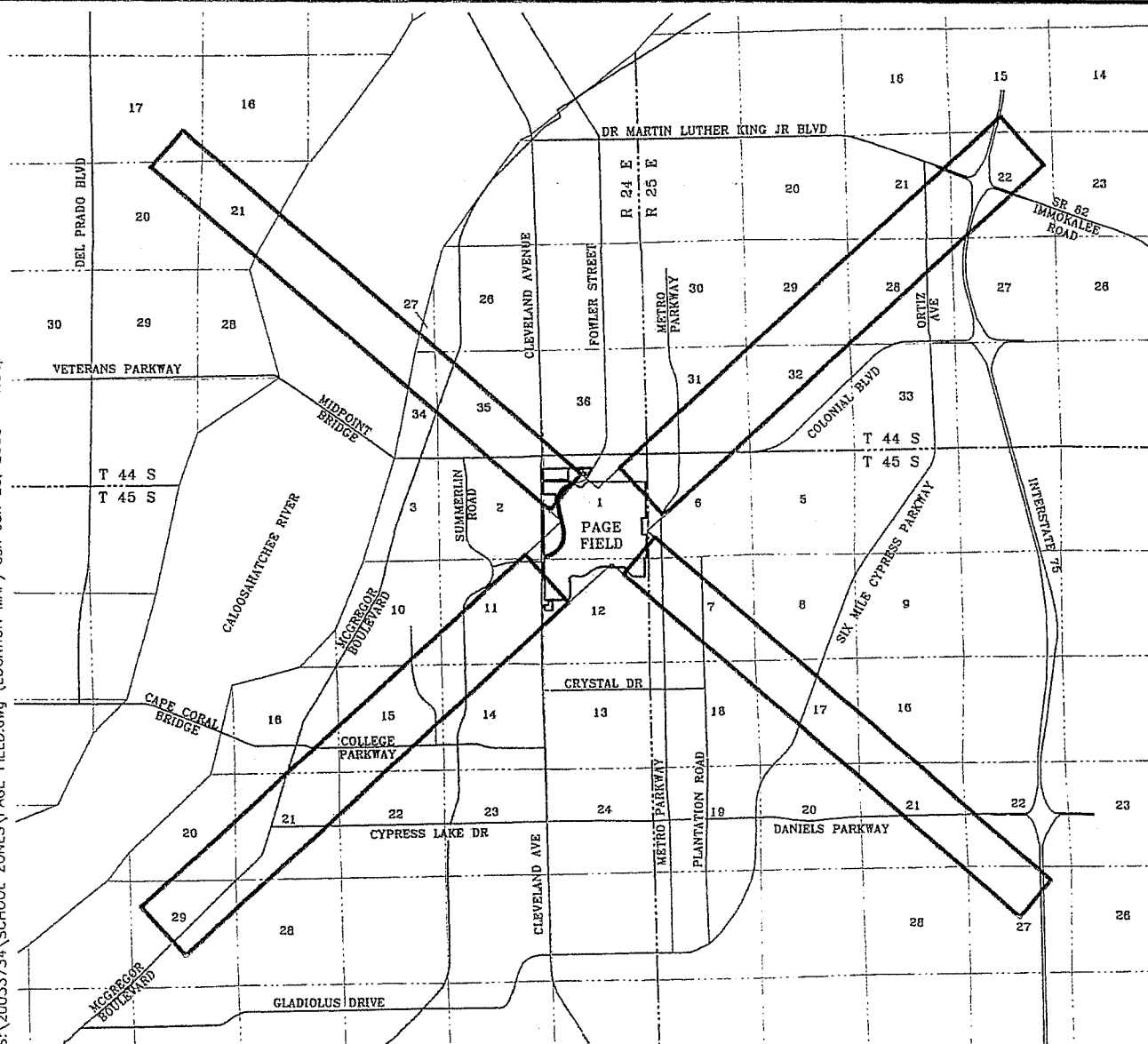
JOHNSON
ENGINEERING

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

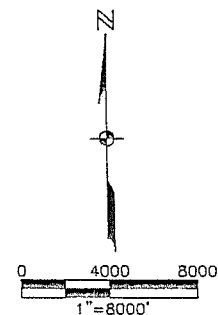
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LOCATION MAP



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.



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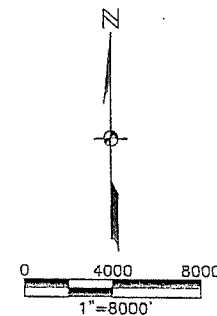
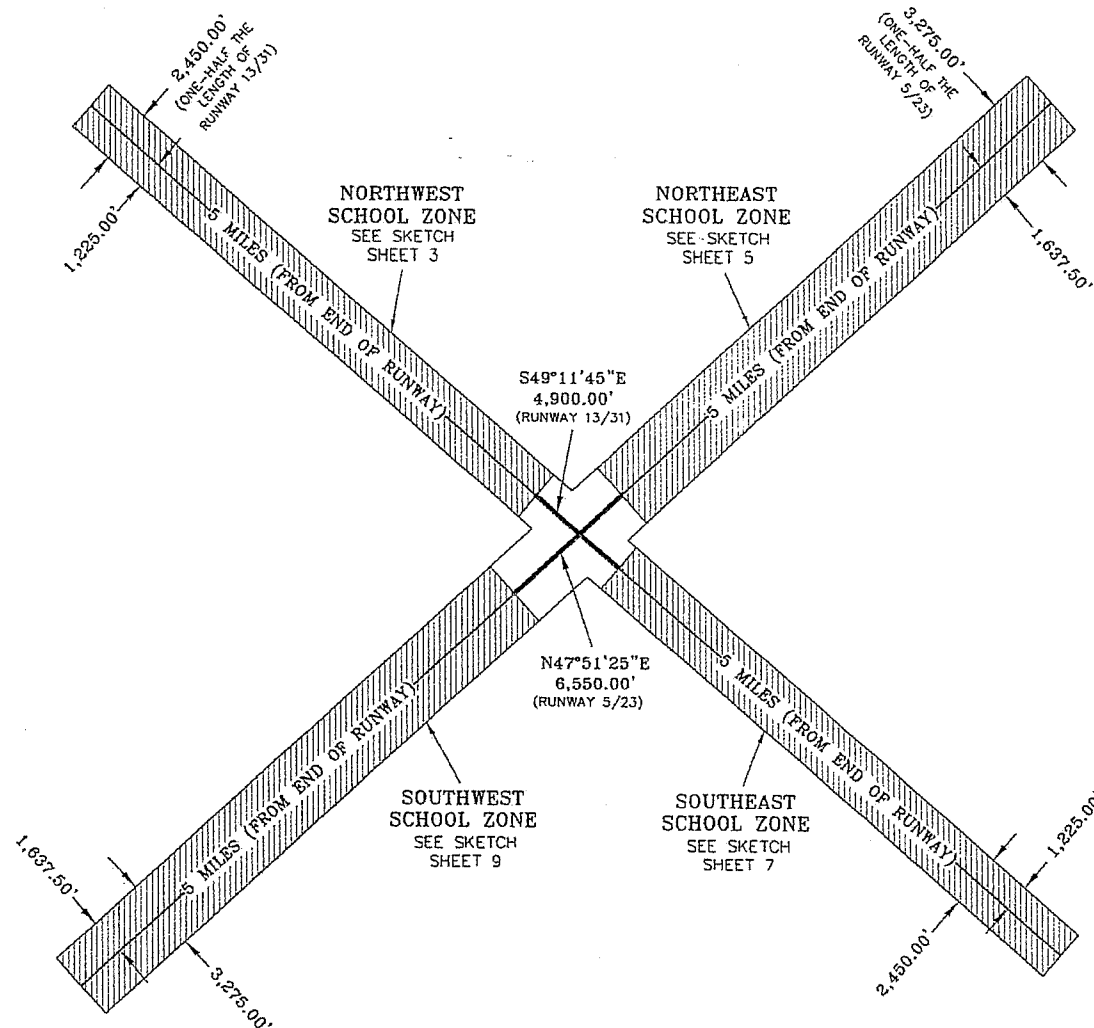
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FAX (239) 334-3661
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SKETCH AND DESCRIPTION
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SCHOOL ZONES AND RUNWAY CALCULATIONS

 = SCHOOL ZONE



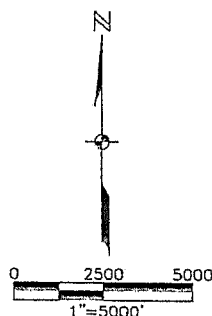
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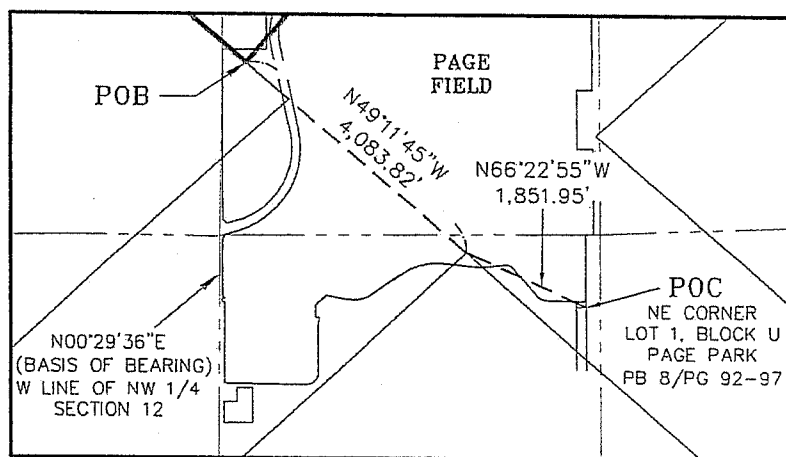


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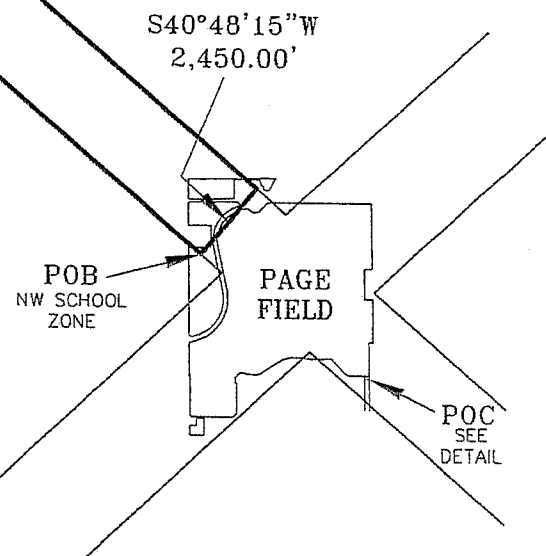
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N49°11'45"W 26,400.00'

NOTES:

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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
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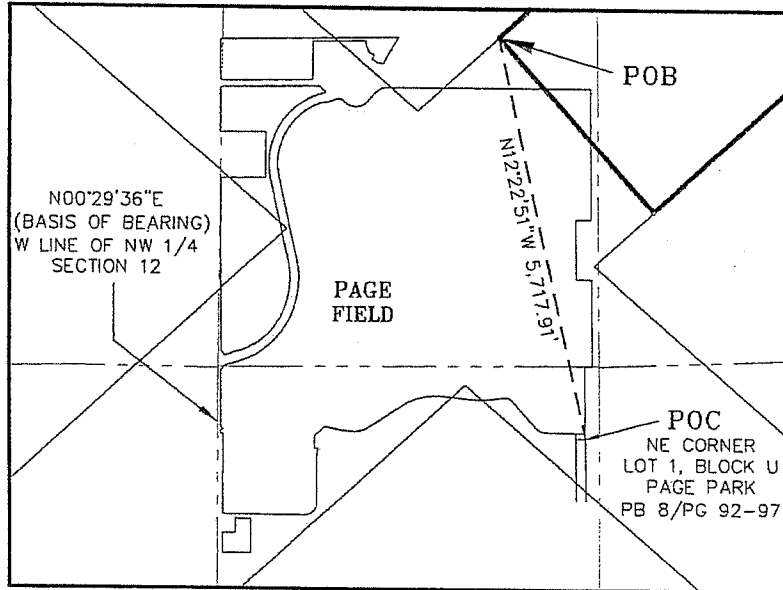
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SKETCH AND DESCRIPTION
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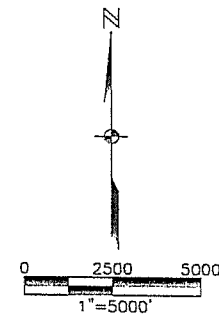
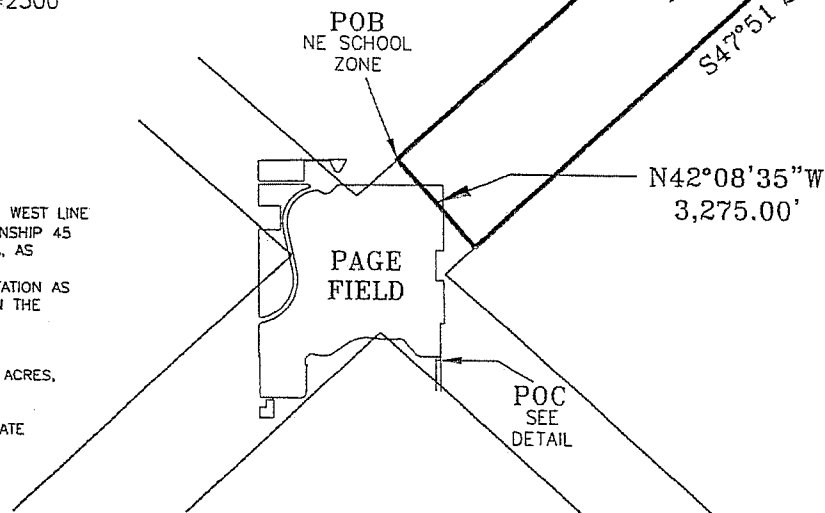
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2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
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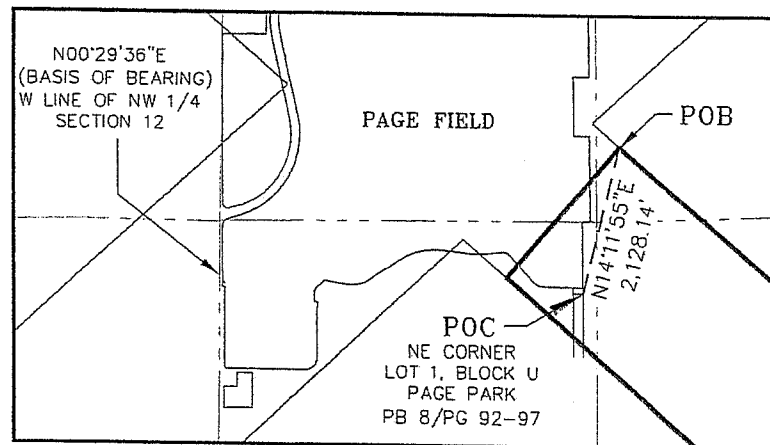
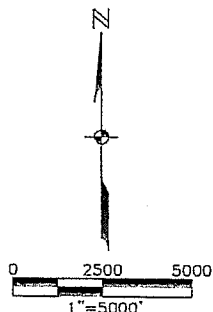
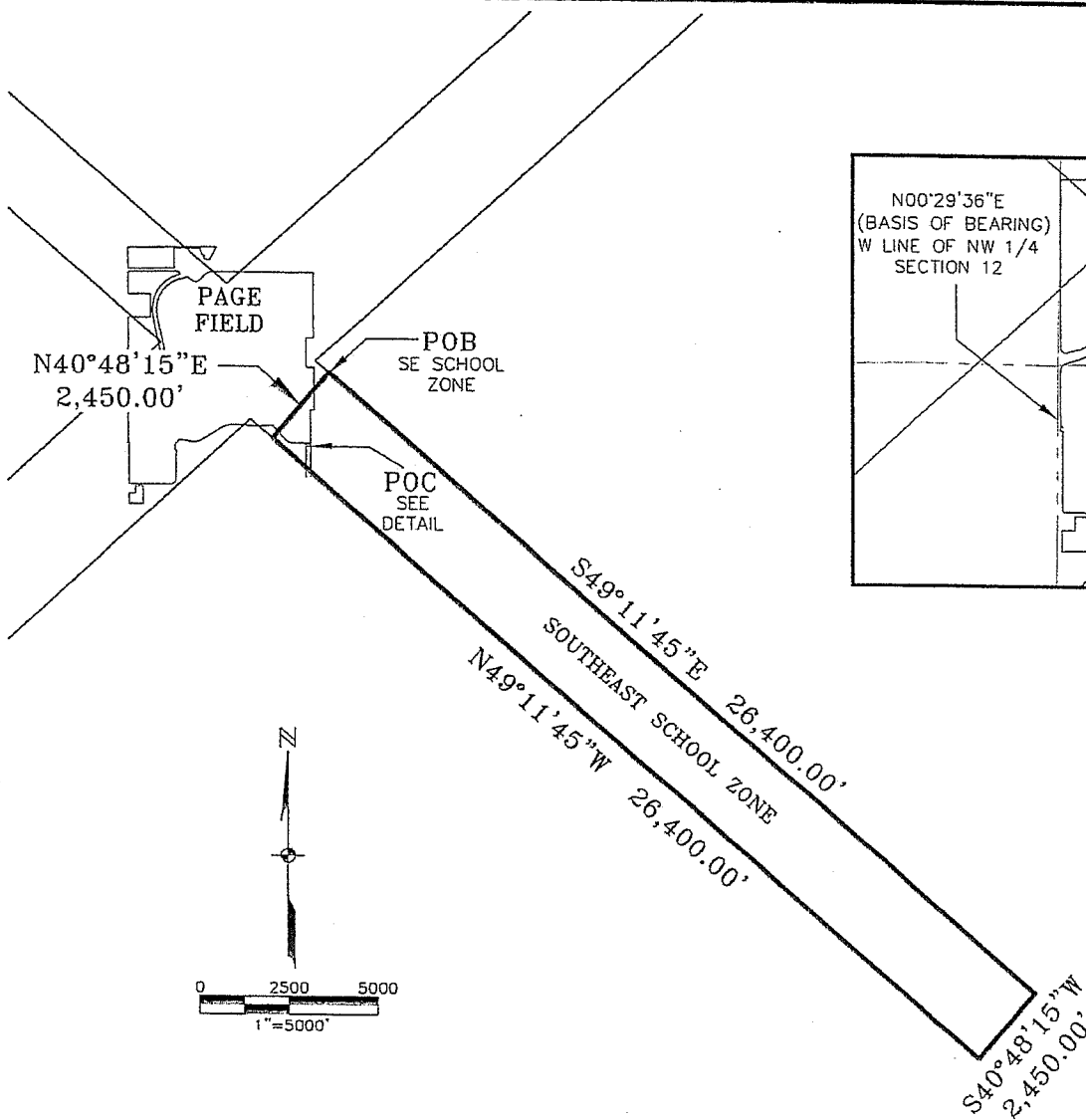
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SKETCH AND DESCRIPTION
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NORTHEAST SCHOOL ZONE

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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.
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3. POC = POINT OF COMMENCEMENT
4. POB = POINT OF BEGINNING
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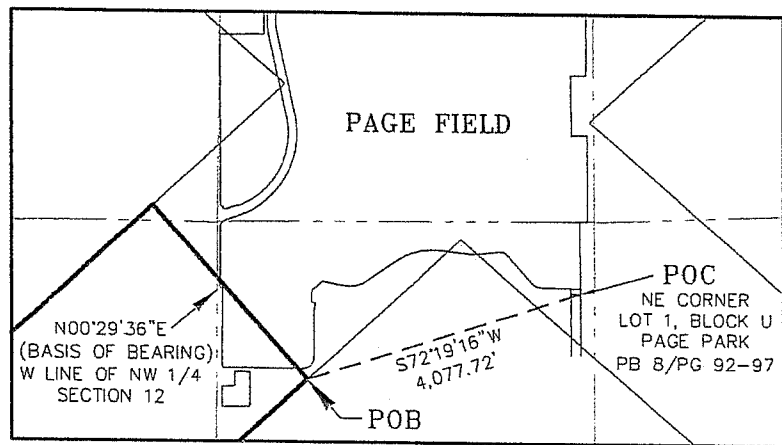
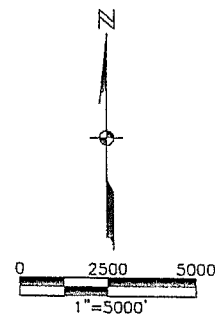
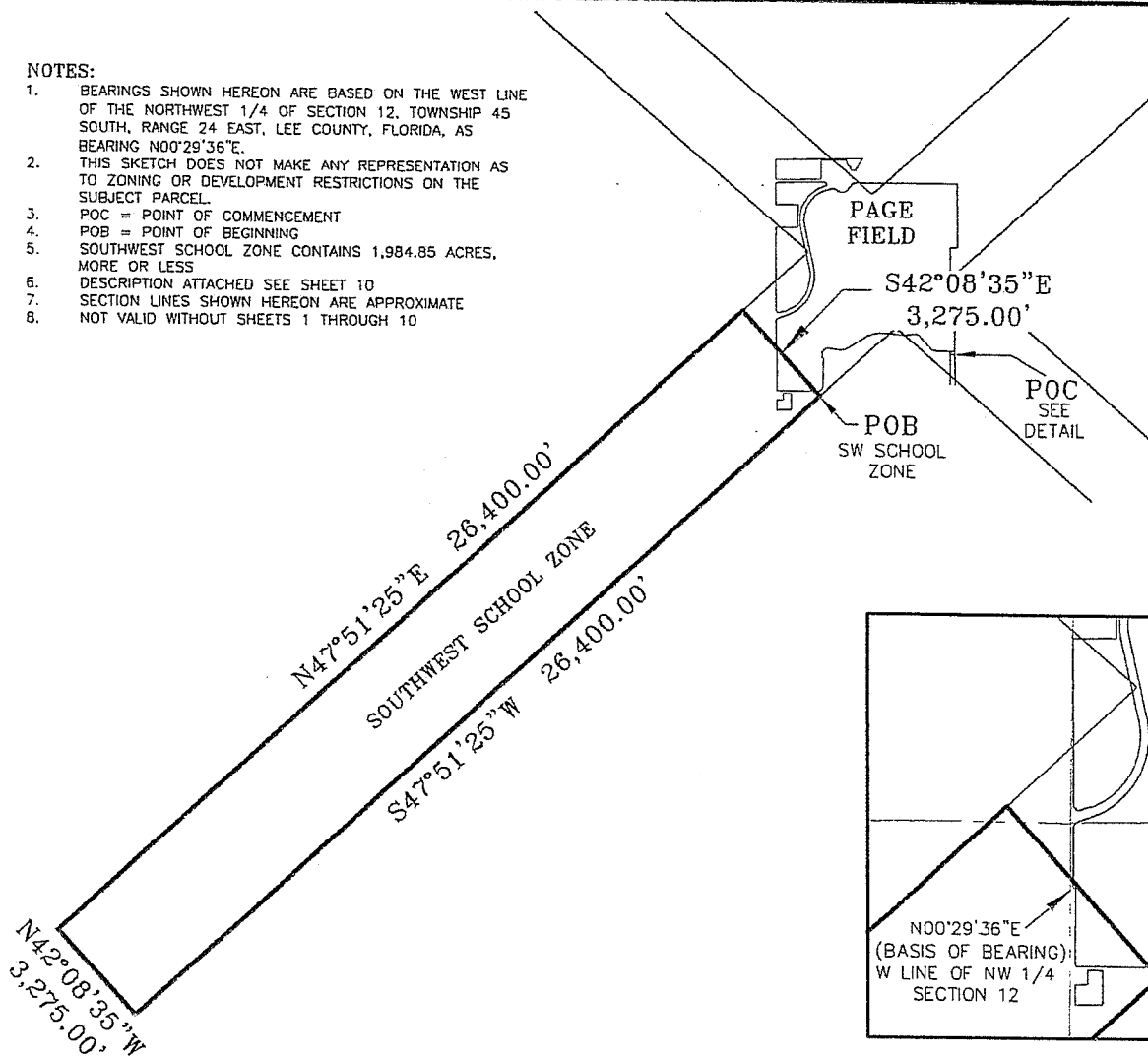
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SKETCH AND DESCRIPTION
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SOUTHWEST SCHOOL ZONE

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Volume I of III

Page Field General Aviation Airport

Section V

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Traffic Circulation Analysis

Reynolds, Smith & Hill, Inc.

**PAGE FIELD AIRPORT
GENERAL AVIATION
MASTER PLAN**

**COMPREHENSIVE PLAN
AMENDMENT
TRANSPORTATION ELEMENT**

August 6, 2007

**Reynolds, Smith and Hills, Inc.
Jacksonville, FL**

FMY PAGE FIELD AIRPORT COMPREHENSIVE PLAN AMENDMENT

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

Background

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

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

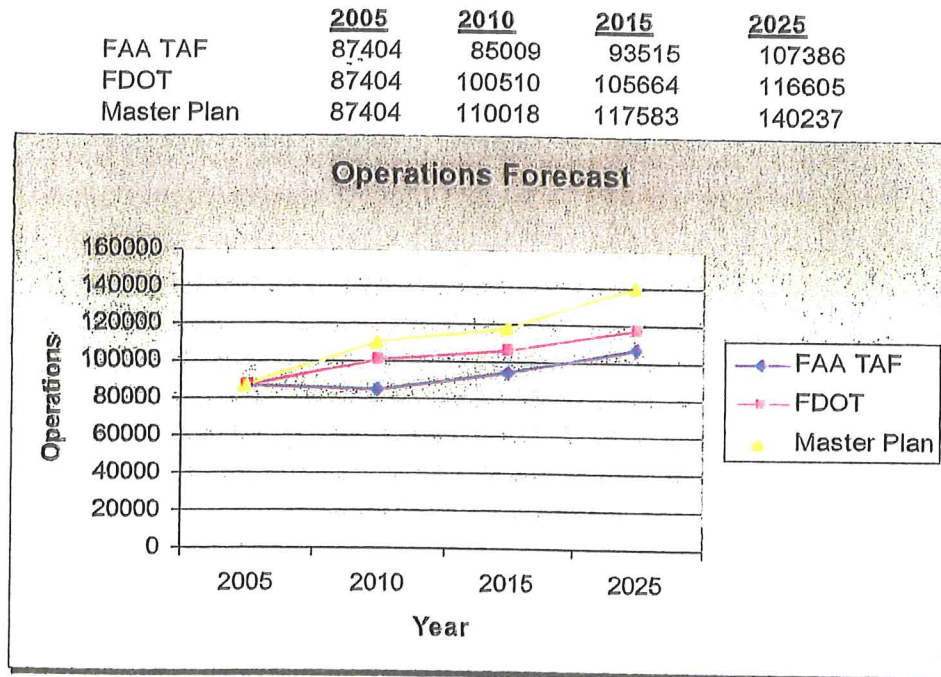
In addition to the general aviation uses and the specific lands dedicated for that purpose (see Attachment 1), the LCPA has developed some adjoining properties under its control for non-aviation uses. The non-aviation uses support the goal of ensuring financial self-sufficiency for the facility. The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

Page Field General Aviation Master Plan

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

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

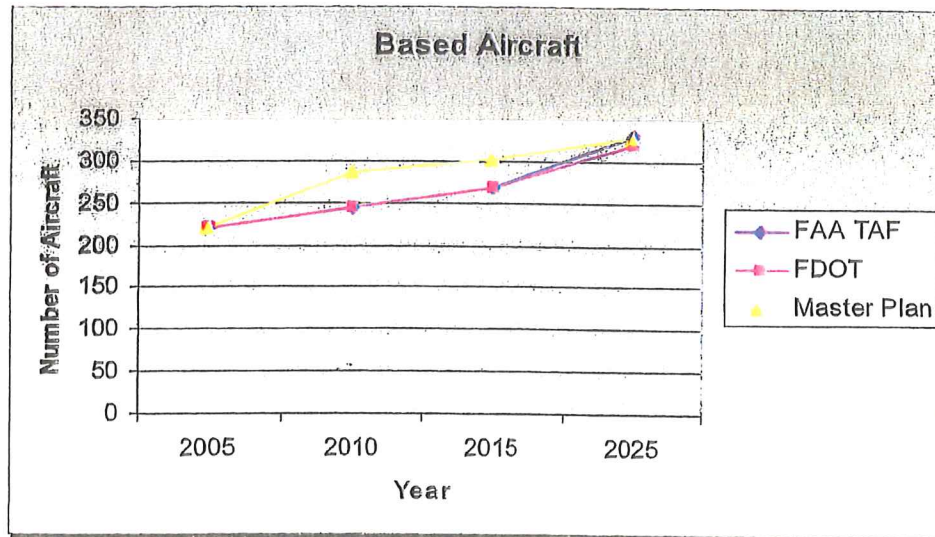
Figure 1 – Annual Aircraft Operations



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

Figure 2 – Based Aircraft

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



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

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

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

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

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

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

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

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

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

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

Traffic Analysis Methodology

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

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

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

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

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

Analysis

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

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

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

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

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

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

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

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

Conclusions

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

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

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

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

LEE COUNTY MODEL ZDATA COMPARISON (TABLE 1 & 2)

TABLE 1: ORIGINAL ZDATA SCENARIO

Residential Data - ZDATA 1																				
TAZ	2000 Base					2007					2012					2030				
	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms
683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
685	30	103	95	178	201	30	103	95	178	201	30	103	95	178	201	30	103	95	178	201
686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Employment Data - ZDATA 2																
TAZ	2000 Base				2007				2012				2030			
	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total
683	0	0	256	256	0	0	256	256	0	0	256	256	0	0	256	256
685	214	775	472	1461	214	775	472	1461	214	775	472	1461	214	775	472	1461
686	0	6	259	265	0	6	259	265	0	6	259	265	0	6	259	265
689	9	21	85	115	15	21	92	128	19	21	95	137	34	21	114	169
691	256*	0**	85***	342	256*	0**	85***	342	256*	0**	85***	342	256*	0**	85***	342

Special Generator - ZDATA 3 (Person Trips)				
TAZ	2000 Base	2007	2012	2030
686	1500 A+	1500 A+	1500 A+	1500 A+

TABLE 2: REVISED ZDATA SCENARIO

Residential Data - ZDATA 1

TAZ	2000-Base					2007					2012					2030				
	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms
683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
685	30	103	95	178	201	30	103	95	178	201	30	103	95	178	201	30	103	95	178	201
686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
691	0	0	0	0	116	0	0	0	0	116	0	0	0	0	116	0	0	0	0	116

Employment Data - ZDATA 2

TAZ	2000-Base				2007				2012				2030			
	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total
683	0	0	256	256	0	0	256	256	0	0	256	256	0	0	256	256
685	214	775	472	1461	214	775	472	1461	214	775	472	1461	214	775	472	1461
686	0	13	567	580	0	13	567	580	0	13	567	580	0	13	567	580
689	9	21	85	115	15	21	92	128	19	21	95	137	34	21	114	169
691	0*	1052**	260***	1312	0*	1052**	260***	1312	0*	1070**	260***	1330	0*	1070**	260***	1330

Special Generator - ZDATA 3 (Person Trips)

TAZ	2000-Base	2007	2012	2030
686	1500 A+	1500 A+	1500 A+	1500 A+

Notes:

Notes:

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

**Commercial employees for this TAZ should not be 0 as there is approximately 420,000 square feet of retail development plus an empty parcel with potential for a 7300 square feet of commercial development $[420,000/1000 \times 2.5 = 1052 + 7300/1000 \times 2.5 \text{ employees per } 1000 \text{ sq ft} = 18, \text{ Total } 1070 \text{ employees in } 2012 \text{ and } 2030]$

***Service employees of 86 seems low for TAZ 691, Page Field Medical Village is approximately 65,000 square feet in size $[65,000/1000 \times 4.0 \text{ employees per } 1000 \text{ sq ft} = 260 \text{ employees}]$

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

LEE COUNTY MODEL ZDATA COMPARISON (TABLE 3 & 4)

TABLE 3: ORIGINAL ZDATA + PAGE FIELD AIRPORT MASTER PLAN SCENARIO

Residential Data - ZDATA 1																				
TAZ	2000 Base					2007					2012					2030				
	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms
691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Employment Data - ZDATA 2																
TAZ	2000 Base				2007				2012				2030			
	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total
683	0	0	255	255	0	0	0	255	0	0	0	255	0	0	0	255
556 (Parcel 1)	0	0	0	0	0	0	0	0	28	0	132	160	28	0	132	160
685	214	775	472	1461	214	775	472	1461	214	775	472	1461	214	775	472	1461
588 (Parcel 6)	0	0	0	0	0	0	0	0	0	76	0	76	0	76	0	76
686	0	13	557	580	0	13	557	580	0	13	557	580	0	13	557	580
574 (Parcel 3)	0	0	0	0	0	0	0	0	0	35	0	35	0	35	0	35
575 (Parcel 4)	0	0	0	0	0	0	0	0	0	22	0	22	0	22	0	22
587 (Parcel 5)	0	0	0	0	0	0	0	0	25	57	0	92	25	57	0	92
689	9	21	85	115	15	21	92	128	19	21	95	137	34	21	114	169
557 (Parcel 2)	0	0	0	0	0	0	0	0	18	0	18	18	18	0	0	18
691	0*	1052**	250***	1312	0*	1052**	250***	1312	0*	1070**	250***	1330	0*	1070**	250***	1330

Special Generator - ZDATA 3 (Person Trips)				
TAZ	2000 Base	2007	2012	2030
686	1500 A+	1500 A+	1654 A+	2254 A+

TABLE 4: REVISED ZDATA + PAGE FIELD AIRPORT MASTER PLAN SCENARIO

Residential Data - ZDATA 1																				
TAZ	2000 Base					2007					2012					2030				
	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms	SF DU	SF POP	MF DU	MF POP	H/M Rooms
691	0	0	0	0	116	0	0	0	0	116	0	0	0	0	116	0	0	0	0	116

Employment Data - ZDATA 2																
TAZ	2000 Base				2007				2012				2030			
	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total	Industrial	Commercial	Service	Total
683	0	0	255	255	0	0	0	255	0	0	0	255	0	0	0	255
556 (Parcel 1)	0	0	0	0	0	0	0	0	28	0	132	160	28	0	132	160
685	214	775	472	1461	214	775	472	1461	214	775	472	1461	214	775	472	1461
588 (Parcel 6)	0	0	0	0	0	0	0	0	0	76	0	76	0	76	0	76
686	0	13	557	580	0	13	557	580	0	20	557	577	0	30	557	997
574 (Parcel 3)	0	0	0	0	0	0	0	0	0	35	0	35	0	35	0	35
575 (Parcel 4)	0	0	0	0	0	0	0	0	0	22	0	22	0	22	0	22
587 (Parcel 5)	0	0	0	0	0	0	0	0	25	67	0	92	25	67	0	92
689	9	21	85	115	15	21	92	128	19	21	95	137	34	21	114	169
557 (Parcel 2)	0	0	0	0	0	0	0	0	18	0	18	18	0	0	0	18
691	0*	1052**	250***	1312	0*	1052**	250***	1312	0*	1070**	250***	1330	0*	1070**	250***	1330

Special Generator - ZDATA 3 (Person Trips)				
TAZ	2000 Base	2007	2012	2030
686	1500 A+	1500 A+	1654 A+	2254 A+

*Industrial employees of '255' seems inappropriate for TAZ 691, as there is no industrial land use within this TAZ, therefore industrial employees are assumed to be '0'.

**Commercial employees for this TAZ should not be 0 as there is approximately 420,000 square feet of retail development plus an empty parcel with potential for a 7300 square feet of commercial development $[420,000/1000 \times 2.5 = 1052 + 7300/1000 \times 2.5 \text{ employees per } 1000 \text{ sq ft} = 18]$. Total 1070 employees in 2012 and 2030

***Service employees of 85 seems low for TAZ 691, Page Field Medical Village is approximately 65,000 square feet in size $[65,000/1000 \times 4.0 \text{ employees per } 1000 \text{ sq ft} = 260 \text{ employees}]$. The employment rates used for conversion are based on the Lee County MPO model ratios.

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

#	ROADWAY	SEGMENT	# LANES				STD. LOS	K _{TR}	D _{TR}	EXISTING CONDITIONS (2007)						FUTURE CONDITIONS (2012)						FUTURE CONDITIONS (2030)								
										CONCURRENT CAPACITY	2007 ORIGINAL			2007 REVISED			LEE COUNTY GENERALIZED DIRECTIONAL SERVICE VOLUMES (2012)	2012 ORIGINAL			2012 REVISED			LEE COUNTY GENERALIZED DIRECTIONAL SERVICE VOLUMES (2030)	2030 ORIGINAL			2030 REVISED		
			2000	2007	2012	2030					AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS		AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS		AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS
1	BOY SCOUT RD	SUMMERLIN RD TO US 41	6	6	6	6	E	10.4	51	2770	42760	2268	E	42910	2276	E	2920	48430	2589	C	49240	2612	C	2920	51770	2746	C	50280	2667	C
2	BRANTLEY RD	SUMMERLIN RD TO US 41	2	2	2	2	E	10.4	51	850	2380	126	B	2450	130	B	850	2520	134	C	2530	134	C	850	3560	189	C	3900	207	C
3	COLLEGE PKWY	MCGREGOR BLVD TO WINKLER RD	6	6	6	6	E	10.1	58	3060	43380	2454	C	43500	2460	C	2920	43950	2485	B	45420	2589	C	3700	51670	2922	B	51800	2930	B
4		WINKLER RD TO WHISKEY CREEK DR	6	6	6	6	E	10.1	56	3060	38850	2186	C	40080	2267	C	2920	43350	2452	B	45590	2579	C	3700	53750	3040	B	55100	3116	B
5		WHISKEY CREEK DR TO SUMMERLIN RD	6	6	6	6	E	10.1	56	3060	46820	2848	C	46310	2732	C	2920	51630	2920	E	53560	3029	F	3700	56500	3195	B	57900	3275	C
6		SUMMERLIN RD TO US 41	6	6	6	6	E	10.1	56	3060	33810	1912	C	34580	1978	C	2920	33150	1875	B	33360	1887	B	3700	49690	2810	B	51670	2922	B
7		MCGREGOR BLVD TO SUMMERLIN RD	6	6	6	6	E	8.3	56	2890	54500	2533	D	54520	2539	D	2920	58090	2700	C	58710	2729	C	2920	60280	2802	C	60470	2811	C
8	COLONIAL BLVD	SUMMERLIN RD TO US 41	6	6	6	6	E	8.3	58	2890	45010	2052	C	45990	2099	C	2920	47100	2189	B	47750	2219	B	2920	45980	2131	B	46470	2160	B
9		US 41 TO FOWLER ST	6	6	6	6	E	8.3	59	2890	39920	1809	C	38530	1791	C	2920	40480	1862	B	40620	1867	B	2920	40710	1892	B	40030	1863	B
10		FOWLER ST TO METRO PKWY	6	6	6	6	E	9.2	57	2890	48970	2317	D	50030	2370	D	2920	49340	2363	B	50670	2393	B	2920	54570	2562	C	52420	2481	B
11		METRO PKWY TO VERONICA SHOEMAKER PKWY	6	6	6	6	E	9.2	57	3160	56220	2948	E	56510	2963	C	2920	50900	2699	C	51570	2704	C	2920	54340	2850	C	51710	2712	C
12		VERONICA SHOEMAKER PKWY TO CHALLENGER BLVD	6	6	6	6	E	9.2	57	3160	47700	2501	B	48730	2555	B	2920	54720	2870	D	55800	2931	F	2920	52030	2728	C	51290	2690	C
13	CRYSTAL DR	CHALLENGER BLVD TO WINKLER AVE	6	6	6	6	E	9.2	57	3160	40380	2118	B	41320	2167	B	2920	44550	2336	B	45620	2392	B	2920	44100	2313	B	43190	2265	B
14		WINKLER AVE TO SIX MILE CYPRESS PKWY	6	6	6	6	E	9.2	57	3160	58980	3076	C	58150	3049	C	2920	65030	3410	F	65940	3458	F	2920	62840	3265	F	62170	3260	F
15		US 41 TO METRO PKWY	2	2	2	2	E	7.8	51	850	14070	567	C	14100	568	C	850	14320	577	D	14480	583	D	1800	36400	1467	D	38180	1538	D
16		METRO PKWY TO PLANTATION RD	2	2	2	2	E	11	51	850	2050	115	B	1850	104	B	850	4390	246	C	4260	239	C	1800	27340	1134	D	26600	1604	D
17		S POINTE BLVD TO WINKLER RD	4	4	4	4	E	9.2	51	1920	22870	1073	D	22780	1069	D	1950	27170	1275	B	27170	1275	B	1950	24190	1135	B	25350	1189	B
18	CYPRESS LAKE DR	WINKLER RD TO SUMMERLIN RD	4	4	4	4	E	9.2	51	1920	35670	1674	E	34540	1621	E	1950	36300	1703	C	35550	1668	C	1950	31880	1495	B	33040	1550	B
19		SUMMERLIN RD TO UNIVERSITY CENTER BLVD	4	4	6	6	E	9.2	51	2890	33540	1574	D	33750	1584	D	2920	35430	1662	B	34010	1599	B	2920	32140	1508	B	32130	1508	B
20		UNIVERSITY CENTER BLVD TO US 41	4	4	6	6	E	9.2	51	2890	42370	1998	D	42550	1996	D	2920	43700	2085	B	43480	2040	B	2920	49630	2329	B	49630	2317	B
21	DANIELS PKWY	US 41 TO METRO PKWY	6	6	6	6	E	9.2	51	2740	51700	2426	E	51800	2430	E	2920	53690	2632	C	53670	2632	C	2920	52650	2470	B	53310	2501	C
22		METRO PKWY TO SIX MILE CYPRESS PKWY	6	6	6	6	E	9.2	51	2740	51700	2426	E	51800	2430	E	2920	53690	2632	C	53670	2632	C	2920	52650	2470	B	53310	2501	C
23		SIX MILE CYPRESS PKWY TO PALOMINO	6	6	6	6	E	9.1	52	3050	59340	2808	C	59220	2802	C	2920	64270	3041	F	64310	3043	F	2920	65790	3087	F	65100	3101	F
24	DANLEY RD	US 41 TO METRO PKWY	2	2	2	2	E	11	51	850	4940	277	B	4970	279	B	850	5720	321	C	5760	323	C	850	6430	361	C	6410	359	C
25		US 41 TO N AIRPORT RD	6	6	6	6	E	7.9	52	2850	36770	1511	D	39290	1614	D	2920	35800	1471	B	36330	1517	B	2920	36990	1507	B	38510	1562	B
26		N AIRPORT RD TO COLONIAL BLVD	6	6	6	6	E	7.9	52	2850	38170	1568	D	40300	1680	D	2920	37320	1533	B	38530	1583	B	2920	39880	1605	B	40720	1673	B
27	FOWLER ST	COLONIAL BLVD TO WINKLER AVE	4	4	4	4	E	7.9	52	1910	29720	1221	D	30650	1259	D	1950	29240	1201	B	29060	1194	B	1950	27710	1138	B	28770	1182	B
28		WINKLER AVE TO HANSON ST	4	4	4	4	E	7.9	52	1910	26580	1089	D	26880	1095	D	1950	34840	1431	B	33840	1390	B	2920	28930	1106	B	29290	1101	B
29		HANSON ST TO M.L.K. BLVD (SR 82)	4	4	4	4	E	7.9	52	1910	22550	926	C	22680	932	C	1950	20100	826	B	23070	948	B	2920	29580	1215	B	30550	1255	B
30	IDLEWILD ST	METRO PKWY TO RANCHETTE RD	2	2	2	2	E	11	51	850	5010	281	B	5010	281	B	850	7000	393	C	7130	400	C	850	8680	487	C	9220	517	C
31		CYPRESS LAKE DR TO COLLEGE PKWY	4	4	4	4	E	10.4	51	1990	30710	1629	C	30950	1642	C	1950	28140	1493	B	29200	1549	B	1950	30700	1628	B	30940	1641	C
32		COLLEGE PKWY TO WINKLER RD	2	2	2	2	E	10.4	51	1070	14930	732	B	15270	810	B	920	12480	662	C	12390	657	C	920	11630	617	C	12170	645	C
33	MCGREGOR BLVD	WINKLER RD TO TANGLEWOOD PKWY	2	2	2	2	E	10.1	54	1070	20130	1098	F	20000	1091	F	920	16010	873	D	15960	857	D	920	17740	968	F	18000	952	F
34		TANGLEWOOD PKWY TO COLONIAL BLVD	2	2	2	2	E	10.1	54	1070	21410	1188	F	21300	1162	F	920	17160	936	F	17010	928	F	920	18910	1029	F	19150	1045	F
35		SIX MILE CYPRESS PKWY TO DANIELS PKWY	2	2	2	2	E	11	51	850	13310	747	C	13340	748	C	2920	28050	1574	B	28220	1583	B	2920	48440	2717	C	48820	2739	C
36	METRO PKWY	DANIELS PKWY TO CRYSTAL DR	4	4	4	4	E	11	51	1960	27990	1570	C	28750	1613	C	1950	32840	1842	C	32820	1841	C	2920	42040	2358	B	42170	2356	B
37		CRYSTAL DR TO DANLEY RD	4	4	4	4	E	11	51	1960	29750	1663	C	30090	1688	C	1950	33310	1869	C	33400	1874	C	2920	44630	2504	C	44670	2506	C
38		DANLEY RD TO COLONIAL BLVD	4	4	4	4	E	11	51	1960	34220	1920	D	34550	1938	D	1950	31410	1762	C	31580	1772	C	2920	45970	2579	C	47750	2679	C
39	PARK MEADOWS DR	COLONIAL BLVD TO WINKLER AVE	4	4	4	4	E	11	51	1830	18310	1027	C	19380	1087	C	1950	23950	1344	B	23440	1315	B	2920	39800	2243	B	39530	2218	B
40		WINKLER AVE TO WAREHOUSE ST	4	4	4	4	E	11	51	1830	18000	898	C	18010	898	C	1950	30460	1709	C	30570	1715	C	2920	47130	2644	C	49460	2775	C
41		WAREHOUSE ST TO HANSON ST	2	2	2	2	E	11	51	930	15410	865	D	15390	863	C	920	8730	490	C	8810	494	B	1950	9590	536	B	10090	596	B
42	PENANCE BLVD	SUMMERLIN RD TO US 41	2	2	2	2	E	7.9	51	850	2350	95	B	2350	93	B	850	2090	84	C	2050	83	C	850	2810	105	C	2570	104	C
43		RANCHETTE TO SIX MILE CYPRESS PKWY	2	2	2	2	E	11	51	850	1630	95	B	1720	96	B	850	1920	108	C	1980	111	C	850	1720	98	C	1760	99	C
44		SIX MILE CYPRESS PKWY TO DANIELS PKWY	2	2	2	2	E	9.1	52	850	1250	59	B	1290	61	B	850	1320	62	C	1280	61	C	180						

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

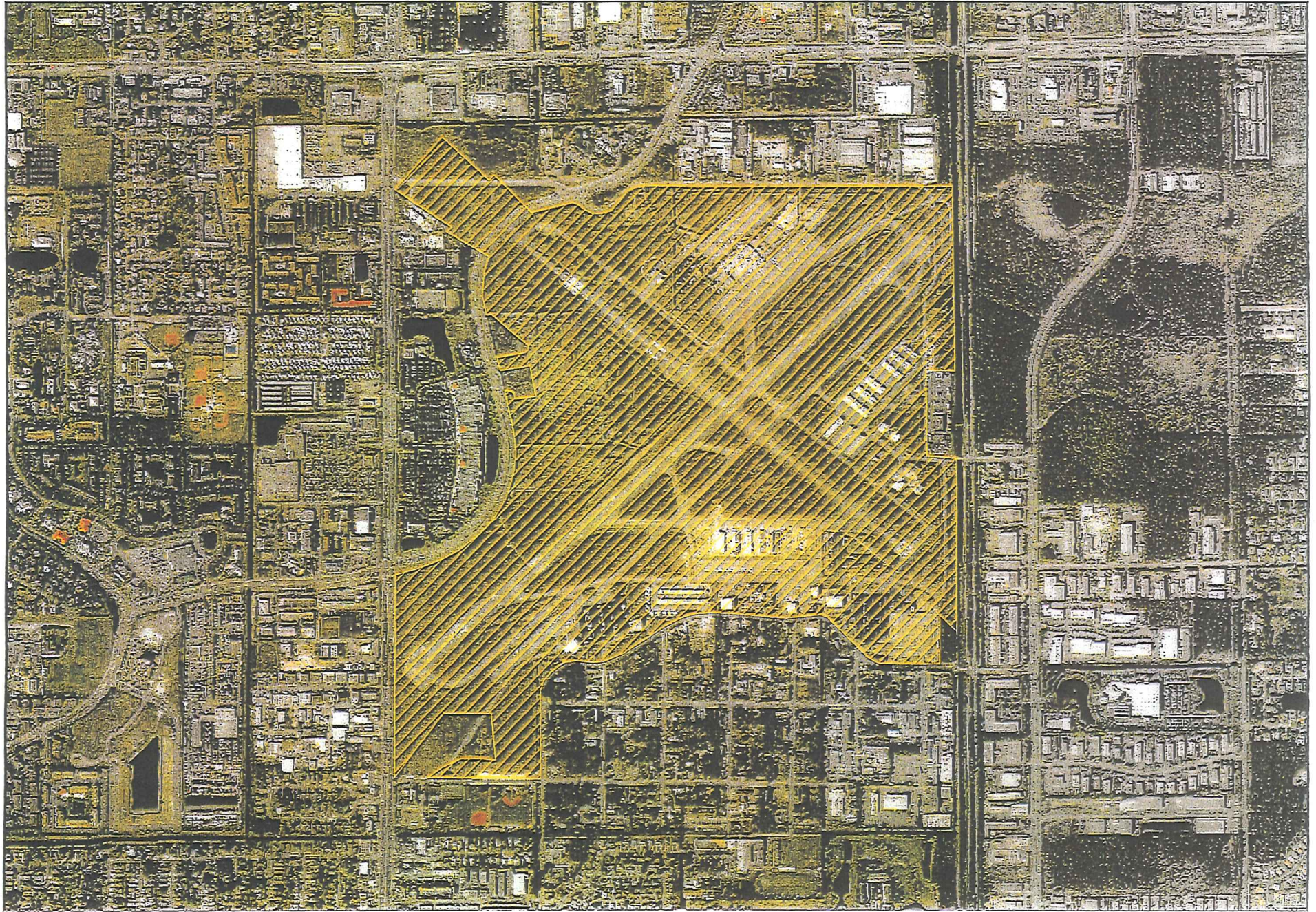
R	ROADWAY	SEGMENT	# LANES				STD. LOS	K ₉₀	D ₉₀	EXISTING CONDITIONS (2007)				FUTURE CONDITIONS (2012)												FUTURE CONDITIONS (2030)					
										2007 ORIGINAL ZDATA MODEL				LEE COUNTY GENERALIZED DIRECTIONAL SERVICE VOLUMES (2012)			2012 ORIGINAL ZDATA MODEL			2012 ORIGINAL ZDATA + Master Plan MODEL			LEE COUNTY GENERALIZED DIRECTIONAL SERVICE VOLUMES (2030)			2030 ORIGINAL ZDATA MODEL			2030 ORIGINAL ZDATA + Master Plan MODEL		
			2000	2007	2012	2030				CAPACITY	AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS
1	BOY SCOUT RD	SUMMERLIN RD TO US 41	6	6	6	6	E	10.4	51	2710	42760	2268	E	2920	48430	2589	C	48440	2569	C	2920	51770	2746	C	51480	2730	C				
2	BRANTLEY RD	SUMMERLIN RD TO US 41	2	2	2	2	E	10.4	51	860	2380	126	B	850	2520	134	C	2500	133	C	850	3580	189	C	3580	190	C				
3	COLLEGE PKWY	McGREGOR BLVD TO WINKLER RD	6	6	6	8	E	10.1	56	3060	43380	2454	C	2920	43950	2486	B	44150	2497	C	3700	51670	2922	B	51680	2889	B				
4		WINKLER RD TO WHISKEY CREEK DR	6	6	6	8	E	10.1	56	3060	36650	2166	C	2920	43350	2452	B	43580	2465	B	3700	53750	3040	B	53930	3050	B				
5		WHISKEY CREEK DR TO SUMMERLIN RD	6	6	6	8	E	10.1	56	3060	46820	2648	C	2920	51630	2820	E	51780	2929	F	3700	56500	3195	B	56810	3213	B				
6		SUMMERLIN RD TO US 41	6	6	6	8	E	10.1	56	3060	33810	1912	C	2920	33150	1875	B	34450	1948	B	3700	49690	2810	B	50360	2848	B				
7		McGREGOR BLVD TO SUMMERLIN RD	6	6	6	6	E	8.3	56	2890	54500	2533	D	2920	58090	2700	C	58160	2703	C	2920	60280	2802	C	60580	2816	C				
8		SUMMERLIN RD TO US 41	6	6	6	6	E	8.3	56	2890	45010	2092	C	2920	47100	2189	B	47040	2186	B	2920	45850	2131	B	46060	2141	B				
9	COLONIAL BLVD	US 41 TO FOWLER ST	6	6	6	6	E	8.3	59	2890	38920	1809	C	2920	40480	1892	B	40730	1893	B	2920	40710	1892	B	40870	1890	B				
10		FOWLER ST TO METRO PKWY	6	6	6	6	E	9.2	57	2890	48970	2317	D	2920	49940	2363	B	49950	2364	B	2920	54570	2582	C	54480	2578	C				
11		METRO PKWY TO VERONICA SHOEMAKER PKWY	6	6	6	6	E	9.2	57	3160	55220	2948	E	2920	50900	2669	C	51060	2678	C	2920	54340	2850	C	54470	2855	C				
12		VERONICA SHOEMAKER PKWY TO CHALLENGER BLVD	6	6	6	6	E	9.2	57	3160	47700	2501	B	2920	54720	2870	D	55070	2888	D	2920	52030	2728	C	52390	2747	C				
13		CHALLENGER BLVD TO WINKLER AVE	6	6	6	6	E	9.2	57	3160	40380	2118	B	2920	44550	2336	B	44590	2338	B	2920	44100	2313	B	44260	2321	B				
14		WINKLER AVE TO SIX MILE CYPRESS PKWY	6	6	6	6	E	9.2	57	3160	58650	3076	C	2920	65030	3410	F	65040	3411	F	2920	62840	3295	F	62860	3295	F				
15	CRYSTAL DR	US 41 TO METRO PKWY	2	2	2	4	E	7.9	51	860	14070	567	C	850	14320	577	D	14550	586	D	1800	36400	1457	D	36540	1472	D				
16		METRO PKWY TO PLANTATION RD	2	2	2	4	E	11	51	860	2050	115	B	850	4390	248	C	5050	283	C	1800	27340	1534	D	27610	1549	D				
17		S POINTE BLVD TO WINKLER RD	4	4	4	4	E	9.2	51	1920	22870	1073	D	1950	27170	1275	B	26870	1281	B	1950	24190	1135	B	25200	1182	B				
18	CYPRESS LAKE DR	WINKLER RD TO SUMMERLIN RD	4	4	4	4	E	9.2	51	1920	35670	1674	E	1950	36300	1703	C	34850	1640	C	1950	31880	1496	B	32380	1519	B				
19		SUMMERLIN RD TO UNIVERSITY CENTER BLVD	4	6	6	6	E	9.2	51	2890	33540	1574	D	2920	35430	1662	B	33350	1565	B	2920	32140	1508	B	32650	1532	B				
20		UNIVERSITY CENTER BLVD TO US 41	4	6	6	6	E	9.2	51	2890	42370	1988	D	2920	43700	2050	B	42810	1999	B	2920	49630	2329	B	49750	2334	B				
21	DANIELS PKWY	US 41 TO METRO PKWY	6	6	6	6	E	9.2	51	2740	43100	2022	D	2920	49700	2332	B	49970	2345	B	2920	52650	2470	B	52840	2479	B				
22		METRO PKWY TO SIX MILE CYPRESS PKWY	6	6	6	6	E	9.2	51	2740	51700	2426	E	2920	53690	2519	C	53780	2523	C	2920	65790	3087	F	65650	3080	F				
23		SIX MILE CYPRESS PKWY TO PALOMINO	6	6	6	6	E	9.1	52	3050	59340	2808	C	2920	64270	3041	F	64240	3040	F	2920	96240	4554	F	96130	4549	F				
24	DANLEY RD	US 41 TO METRO PKWY	2	2	2	2	E	11	51	860	4940	277	B	850	5720	321	C	5720	321	C	850	6430	361	C	6410	360	C				
25		US 41 TO N AIRPORT RD	6	6	6	6	E	7.9	52	2850	36770	1511	D	2920	35800	1471	B	35810	1471	B	2920	36690	1507	B	36510	1504	B				
26		N AIRPORT RD TO COLONIAL BLVD	6	6	6	6	E	7.9	52	2850	38170	1568	D	2920	37320	1533	B	37550	1543	B	2920	39080	1605	B	39380	1618	B				
27	FOWLER ST	COLONIAL BLVD TO WINKLER AVE	4	4	4	4	E	7.9	52	1910	29720	1221	D	1950	29240	1201	B	29280	1203	B	1950	27710	1138	B	28220	1159	B				
28		WINKLER AVE TO HANSON ST	4	4	4	4	E	7.9	52	1910	26590	1089	D	1950	34840	1431	B	35080	1441	B	2920	26930	1106	B	26700	1097	B				
29		HANSON ST TO MLK BLVD (SR 82)	4	4	4	4	E	7.9	52	1910	22550	926	C	1950	20100	826	B	20270	833	B	2920	29580	1215	B	28250	1202	B				
30	IDLEWILD ST	METRO PKWY TO RANCHETTE RD	2	2	2	2	E	11	51	860	5010	281	B	850	7000	393	C	6270	352	C	850	8680	427	C	8620	484	C				
31		CYPRESS LAKE DR TO COLLEGE PKWY	4	4	4	4	E	10.4	51	1990	30710	1629	C	1950	28140	1493	B	28380	1505	B	1950	30700	1628	B	30600	1623	B				
32		COLLEGE PKWY TO WINKLER RD	2	2	2	2	E	10.4	51	1070	14930	732	B	920	12480	652	C	12140	644	C	920	11630	617	C	11450	607	C				
33	McGREGOR BLVD	WINKLER RD TO TANGLEWOOD PKWY	2	2	2	2	E	10.1	54	1070	20130	1098	F	920	16010	873	D	16220	885	D	920	17740	958	F	17720	955	F				
34		TANGLEWOOD PKWY TO COLONIAL BLVD	2	2	2	2	E	10.1	54	1070	21410	1168	F	920	17160	936	F	17380	948	F	920	18870	1029	F	18800	1025	F				
35		SIX MILE CYPRESS PKWY TO DANIELS PKWY	2	2	2	6	E	11	51	860	13310	747	C	2920	28090	1574	B	28100	1576	B	2920	48440	2717	C	48590	2726	C				
36	METRO PKWY	DANIELS PKWY TO CRYSTAL DR	4	4	4	4	E	11	51	1960	27990	1570	C	1950	32840	1842	C	32760	1838	C	2920	42040	2358	B	41930	2352	B				
37		CRYSTAL DR TO DANLEY RD	4	4	4	4	E	11	51	1960	29750	1669	C	1950	33310	1869	C	32500	1823	C	2920	44630	2504	C	44540	2499	C				
38		DANLEY RD TO COLONIAL BLVD	4	4	4	4	E	11	51	1960	34220	1920	D	1950	31410	1762	C	30380	1704	C	2920	45970	2579	C	46090	2586	C				
39		COLONIAL BLVD TO WINKLER AVE	4	4	4	4	E	11	51	1830	18310	1027	C	1950	23950	1344	B	23770	1333	B	2920	39800	2233	B	39740	2229	B				
40		WINKLER AVE TO WAREHOUSE ST	4	4	4	4	E	11	51	1830	16000	898	C	1950	30460	1709	C	30430	1707	C	2920	47130	2644	C	48350	2712	C				
41		WAREHOUSE ST TO HANSON ST	2	2	2	2	E	11	51	930	15410	865	D	920	8730	490	C	8710	489	C	1950	9550	536	B	9610	539	B				
42	PARK MEADOWS DR	SUMMERLIN RD TO US 41	2	2	2	2	E	7.9	51	860	2380	95	B	850	2080	84	C	2070	83	C	850	2610	105	C	2540	102	C				
43	PENANCE BLVD	RANCHETTE TO SIX MILE CYPRESS PKWY	2	2	2	2	E	11	51	860	1690	95	B	850	1920	108	C	1940	109	C	850	1720	96	C	1730	90	C				
44		SIX MILE CYPRESS PKWY TO DANIELS PKWY	2	2	2	4	E	9.1	52	860	1250	59	B	850	1320	62	C	1350	64	C	1800	7550	357	C	7660	362	C				
45		DANIELS PKWY TO IDLEWILD ST	2	2	2	4	E	11	51	860	6970	385	C	850	10330	580	D	11240	631	D	1800	27100	1520	D	27510	1543	D				
46	PLANTATION RD	IDLEWILD ST TO COLONIAL BLVD @ SHOEMAKER PKWY	-	-	4	4	E	-	-	-	-	-	-	1950	15990	897	B	16170	907	B	1800	25140	1410	D	25240	1418	D				
47		RANCHETTE RD TO PENANCE BLVD	2	2	2	2	E	11	51	860	1680	94	B	850	1940	109	C	1940	109	C	850	1440	81	C	1500	84	C				
48		CYPRESS LAKE DR TO COLLEGE PKWY	2	2	2	2	E	10.4	51																						

TABLE 7: 2007, 2012 & 2030 LEE COUNTY MPO MODEL (REVISED ZDATA & REVISED ZDATA + PAGE FIELD AIRPORT MASTER PLAN)

#	ROADWAY	SEGMENT	EXISTING CONDITIONS (2007)										FUTURE CONDITIONS (2012)												FUTURE CONDITIONS (2030)											
			# LANES				STD. LOS	K _{TR}	D _{TR}	REVISED 2007 ZDATA MODEL				LCC COUNTY GENERALIZED DIRECTIONAL SERVICE VOLUMES (2012)	REVISED 2012 ZDATA MODEL				REVISED 2012 ZDATA + METRO 21mi MODEL				LCC COUNTY GENERALIZED DIRECTIONAL SERVICE VOLUMES (2030)	REVISED 2030 ZDATA MODEL				REVISED 2030 ZDATA + METRO 21mi MODEL								
			2000	2007	2012	2030				CAPACIT	AADT	PK DIR VOL	LOS		AADT	PK DIR VOL	LOS	AADT	PK DIR VOL	LOS	AADT	PK DIR VOL		LOS	AADT	PK DIR VOL	LOS									
1	BOY SCOUT RD	SUMMERLIN RD TO US 41	6	6	6	6	E	10.4	51	2710	42910	2276	E	2920	49240	2612	C	47120	2499	C	2920	50280	2667	C	50510	2679	C									
2	BRANTLEY RD	SUMMERLIN RD TO US 41	2	2	2	2	E	10.4	51	860	2450	130	B	850	2530	134	C	2920	155	C	850	3900	207	C	3980	211	C									
3	COLLEGE PKWY	McGREGOR BLVD TO WINKLER RD	6	6	6	6	E	10.1	55	3060	43500	2460	C	2920	45420	2569	C	45580	2578	C	3700	51800	2930	B	52420	2955	B									
4		WINKLER RD TO WHISKEY CREEK DR	6	6	6	6	E	10.1	55	3060	40080	2267	C	2920	45590	2579	C	47770	2702	C	3700	55100	3116	B	54240	2985	B									
5		WHISKEY CREEK DR TO SUMMERLIN RD	6	6	6	6	E	10.1	55	3060	48310	2732	C	2920	53580	3029	F	55810	3157	F	3700	57900	3275	C	58570	3143	B									
6		SUMMERLIN RD TO US 41	6	6	6	6	E	10.1	55	3060	34980	1978	C	2920	33390	1887	B	37050	2096	B	3700	51670	2922	B	52000	2941	B									
7		McGREGOR BLVD TO SUMMERLIN RD	6	6	6	6	E	8.3	55	2890	54620	2539	D	2920	58710	2729	C	59080	2746	C	2920	60470	2811	C	61040	2837	C									
8	COLONIAL BLVD	SUMMERLIN RD TO US 41	6	6	6	6	E	8.3	55	2890	45090	2095	C	2920	47750	2219	B	47900	2226	B	2920	46470	2160	B	46940	2182	B									
9		US 41 TO FOWLER ST	6	6	6	6	E	8.3	55	2890	38530	1791	C	2920	40820	1897	B	40330	1875	B	2920	40090	1853	B	40200	1868	B									
10		FOWLER ST TO METRO PKWY	6	6	6	6	E	9.1	52	2890	50090	2370	D	2920	50570	2393	B	50760	2402	B	2920	52420	2481	B	53220	2518	C									
11		METRO PKWY TO VERONICA SHOEMAKER PKWY	6	6	6	6	E	9.2	57	3160	56510	2963	C	2920	51570	2704	C	51220	2686	C	2920	51710	2712	C	53190	2789	C									
12		VERONICA SHOEMAKER PKWY TO CHALLENGER BLVD	6	6	6	6	E	9.2	57	3160	48730	2555	B	2920	55900	2931	F	55870	2930	F	2920	51290	2690	C	51760	2714	C									
13	CRYSTAL DR	CHALLENGER BLVD TO WINKLER AVE	6	6	6	6	E	9.2	57	3160	41320	2167	B	2920	45620	2392	B	45380	2380	B	2920	43190	2265	B	43490	2281	B									
14		WINKLER AVE TO SIX MILE CYPRESS PKWY	6	6	6	6	E	9.2	57	3160	58150	3049	C	2920	65940	3458	F	65690	3445	F	2920	62170	3260	F	62550	3280	F									
15		US 41 TO METRO PKWY	2	2	2	2	E	7.9	51	860	14100	568	C	850	14480	583	D	14630	589	D	1800	38180	1538	D	36220	1540	D									
16		METRO PKWY TO PLANTATION RD	2	2	2	2	E	11	51	860	1850	104	B	850	4260	239	C	5180	291	C	1800	28600	1604	D	28700	1610	D									
17		S POINTE BLVD TO WINKLER RD	4	4	4	4	E	9.2	51	1920	22780	1069	D	1950	27170	1275	B	26480	1242	B	1950	25350	1189	B	25460	1195	B									
18	CYPRESS LAKE DR	WINKLER RD TO SUMMERLIN RD	4	4	4	4	E	9.2	51	1920	34540	1621	E	1950	33550	1668	C	32880	1543	B	1950	33040	1550	B	33160	1555	B									
19		SUMMERLIN RD TO UNIVERSITY CENTER BLVD	4	6	6	6	E	9.2	51	2890	33750	1584	D	2920	34010	1596	B	30790	1445	B	2920	32130	1508	B	31910	1497	B									
20		UNIVERSITY CENTER BLVD TO US 41	4	6	6	6	E	9.2	51	2890	42550	1995	D	2920	43480	2040	B	42040	1973	B	2920	49380	2317	B	49410	2318	B									
21		US 41 TO METRO PKWY	6	6	6	6	E	9.2	51	2740	42950	2016	D	2920	50560	2372	B	49840	2338	B	2920	53310	2501	C	53540	2517	C									
22		METRO PKWY TO SIX MILE CYPRESS PKWY	6	6	6	6	E	9.2	51	2740	51800	2430	E	2920	53870	2528	C	53300	2501	C	2920	56100	3101	F	65680	3129	F									
23	DANIELS PKWY	SIX MILE CYPRESS PKWY TO PALOMINO	6	6	6	6	E	9.1	52	3050	59220	2802	C	2920	64310	3043	F	64290	3042	F	2920	65280	3101	F	65760	3129	F									
24		US 41 TO METRO PKWY	2	2	2	2	E	11	51	860	4970	279	B	850	5750	323	C	5810	326	C	850	6410	350	C	6590	370	C									
25		US 41 TO N AIRPORT RD	6	6	6	6	E	7.9	52	2850	39290	1614	D	2920	36930	1517	B	37570	1543	B	2920	39510	1592	B	39770	1593	B									
26		N AIRPORT RD TO COLONIAL BLVD	6	6	6	6	E	7.9	52	2850	40900	1680	D	2920	38530	1593	B	39460	1621	B	2920	40720	1673	B	41410	1701	B									
27		COLONIAL BLVD TO WINKLER AVE	4	4	4	4	E	7.9	52	1910	30650	1259	D	1950	29060	1194	B	29690	1220	B	1950	28770	1182	B	28900	1183	B									
28	FOWLER ST	WINKLER AVE TO HANSON ST	4	4	4	4	E	7.9	52	1910	26580	1095	D	1950	33840	1390	B	34270	1408	B	2920	25790	1101	B	26530	1094	B									
29		HANSON ST TO M L K BLVD (SR 82)	4	4	4	4	E	7.9	52	1910	22680	932	C	1950	23070	948	B	23330	958	B	2920	30550	1255	B	30500	1257	B									
30		METRO PKWY TO RANCHETTE RD	2	2	2	2	E	11	51	860	5010	281	B	850	7130	400	C	6410	360	C	850	9220	517	C	9060	508	C									
31		CYPRESS LAKE DR TO COLLEGE PKWY	4	4	4	4	E	10.4	51	1990	30950	1642	C	1950	29200	1549	B	29320	1555	B	1950	30940	1641	C	30880	1638	C									
32		COLLEGE PKWY TO WINKLER RD	2	2	2	2	E	10.4	51	1070	15270	810	B	920	12390	657	C	12360	656	C	920	12170	645	C	12570	667	C									
33	McGREGOR BLVD	WINKLER RD TO TANGLEWOOD PKWY	2	2	2	2	E	10.1	54	1070	20000	1091	F	920	15860	865	D	15800	862	D	920	18000	982	F	18500	1009	F									
34		TANGLEWOOD PKWY TO COLONIAL BLVD	2	2	2	2	E	10.1	54	1070	21300	1162	F	920	17010	928	F	16960	925	F	920	19160	1045	F	19510	1070	F									
35		SIX MILE CYPRESS PKWY TO DANIELS PKWY	2	2	6	6	E	11	51	860	13340	748	C	2920	28220	1583	B	28210	1583	B	2920	48820	2739	C	48940	2746	C									
36		DANIELS PKWY TO CRYSTAL DR	4	4	4	4	E	11	51	1990	28750	1613	C	1950	32820	1841	C	32570	1827	C	2920	42170	2365	B	42490	2384	B									
37		CRYSTAL DR TO DANLEY RD	4	4	4	4	E	11	51	1990	30090	1698	C	1950	33400	1874	C	32540	1823	C	2920	44670	2506	C	44780	2518	C									
38	METRO PKWY	DANLEY RD TO COLONIAL BLVD	4	4	4	4	E	11	51	1990	34550	1938	D	1950	31580	1772	C	30850	1731	C	2920	47750	2679	C	48700	2732	C									
39		COLONIAL BLVD TO WINKLER AVE	4	4	4	4	E	11	51	1830	19390	1087	C	1950	23440	1315	B	23020	1281	B	2920	39530	2218	B	39320	2206	B									
40		WINKLER AVE TO WAREHOUSE ST	4	4	4	4	E	11	51	1830	16010	898	C	1950	30570	1715	C	30250	1697	C	2920	49460	2775	C	49910	2800	C									
41		WAREHOUSE ST TO HANSON ST	2	2	2	2	E	11	51	1830	15390	853	C	1950	8810	494	B	8940	496	B	1950	10090	563	B	10440	586	B									
42		PARK MEADOWS DR	SUMMERLIN RD TO US 41	2	2	2	2	E	7.9	51	860	2300	93	B	850	2050	83	C	2080	84	C	850	2570	104	C	2950	107	C								
43	PENANCE BLVD	RANCHETTE RD TO SIX MILE CYPRESS PKWY	2	2	2	2	E	11	51	860	1720	95	B	850	1980	111	C	1290	61	C	850	1760	89	C	1790	90	C									
44		SIX MILE CYPRESS PKWY TO DANIELS PKWY	2	2	2	4	E	9.1	52	860	1290	61	B	850	1280	61	C	1280	61	C	1800	7930	375	C	7930	375	C									
45		DANIELS PKWY TO IDLEWILD ST	2	2	2	4	E	11	51	860	6500	355	C	850	10330	580	D	11500	645	D	1800	27660	1552	D	27920	1566	D									
46		IDLEWILD ST TO COLONIAL BLVD @ SHOEMAKER PKW	NA	NA	4	4	E	NA	NA	NA	NA	NA	NA	1950	16290	914	B	16420	921	B	1800	26380	1480	D	26060	1462	D									
47		RANCHETTE RD TO PENANCE BLVD	2	2	2	2	E	11	51	860	1710	95	B	850	1980	111	C	1970	111	C	850	1540	85	C	1580	89	C									
48	S POINTE BLVD	CYPRESS LAKE DR TO COLLEGE PKWY	2	2	2	2	E	10.4	51	900	8890	472	B	850	7810	414	C	7900	419	C	850	7570	402	C	7450	395	C									
49		METRO PKWY TO DANIELS PKWY	4	4	4	4	E	9.1	52	2020	20590	973	B	1950	29350	1389	B	29960	1418	B	1950	29710	1405	B	29540	1403	B									
50		DANIELS PKWY TO WINKLER AVE	2	2	4	4	E	10.1	55	2020	17760	987	B	1950	24410	1358	B	24370	1354	B	1950	25700	1483	B	26940	1497	B									
51		WINKLER AVE TO CHALLENGER BLVD	4	4	4	4	E	10.1	55	2830	18820	1045	B	1950	25620	1423	B	25620	1423	B	1950	29570	1643	C	29680	1649	C									
52		CHALLENGER BLVD TO COLONIAL BLVD	6	6	6																															

ATTACHMENTS

ATTACHMENT 1

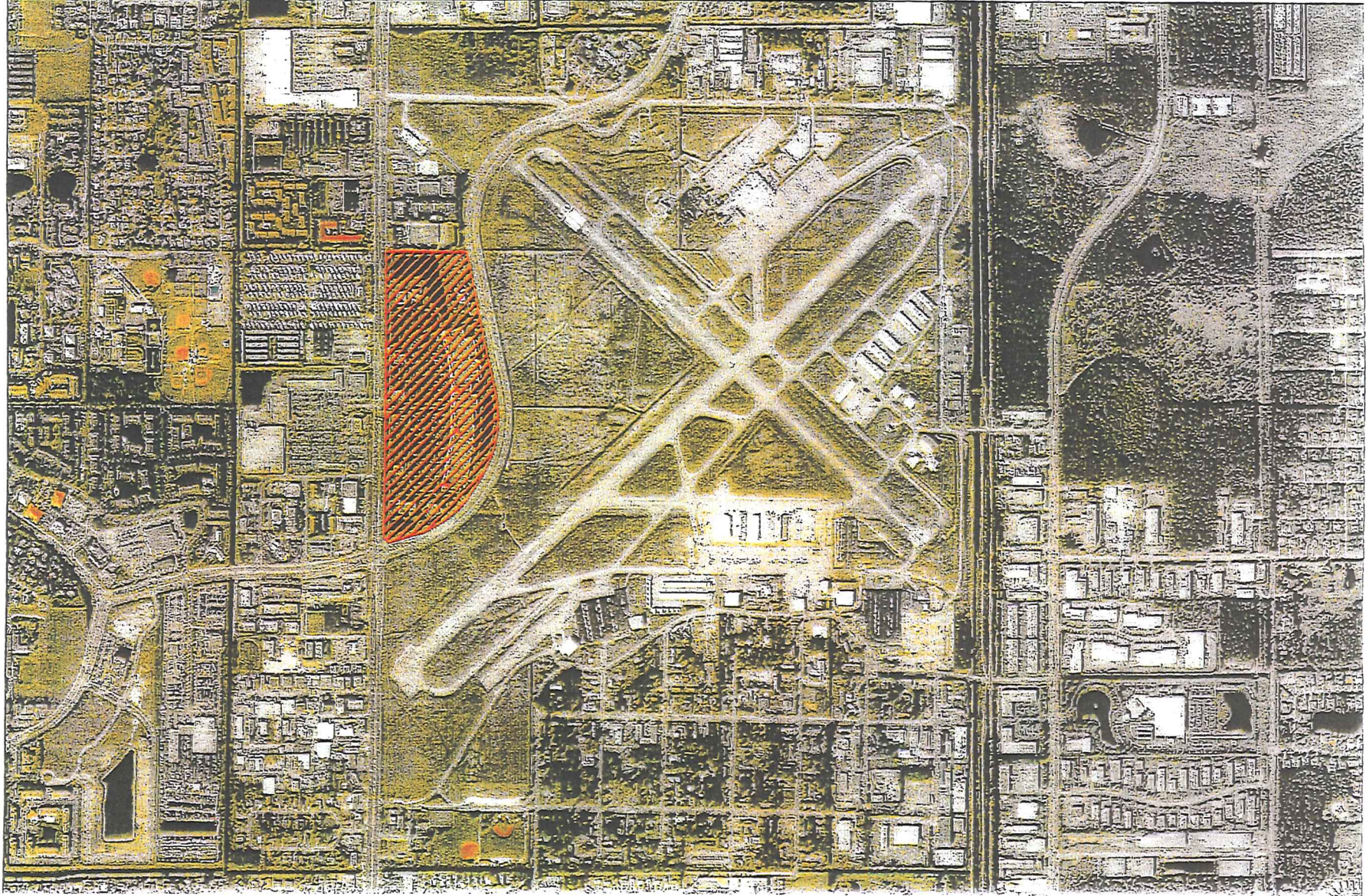


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Feet

AVIATION USES



ATTACHMENT 2

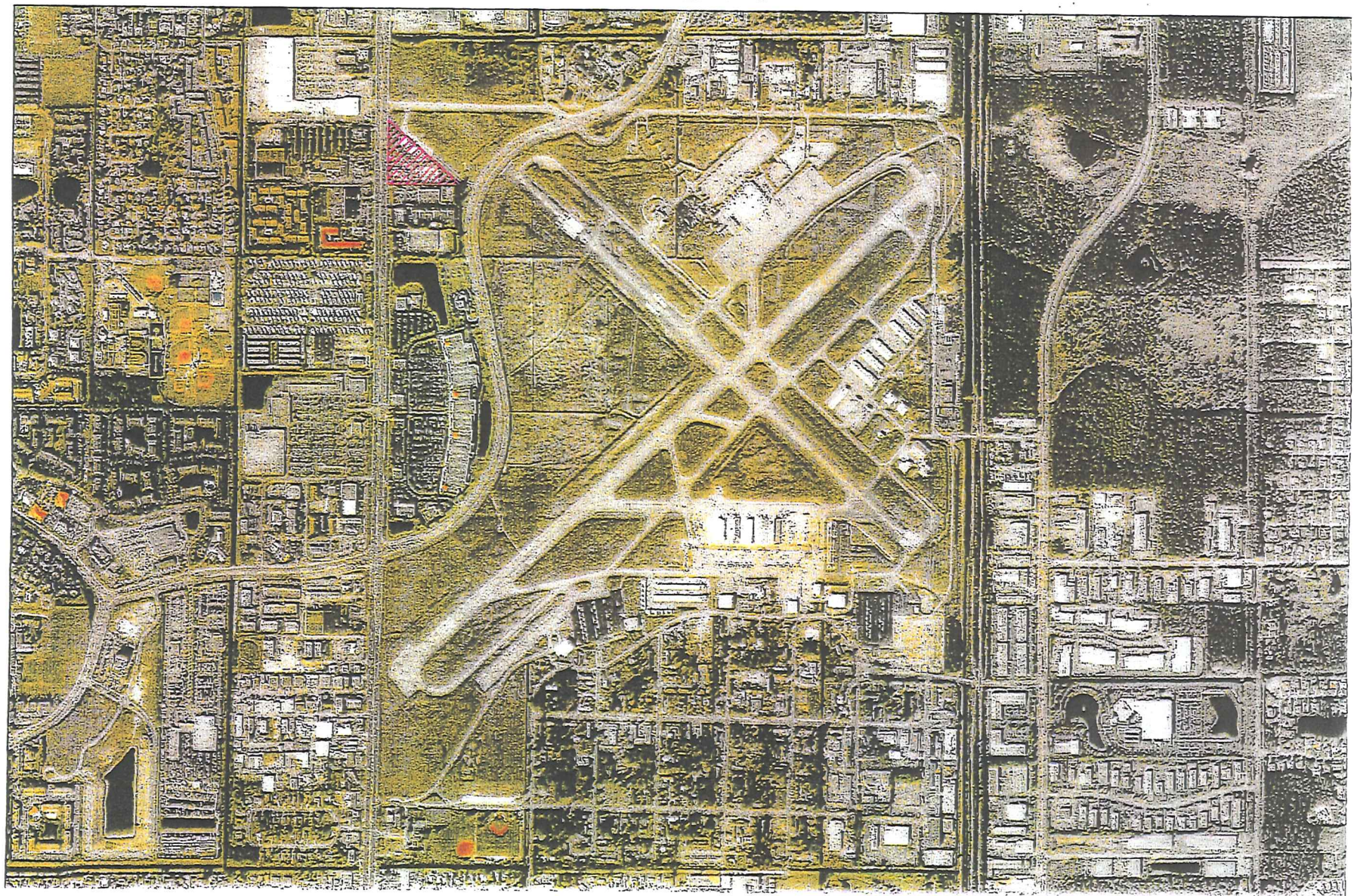


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FEET

PAGE FIELD COMMONS



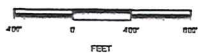
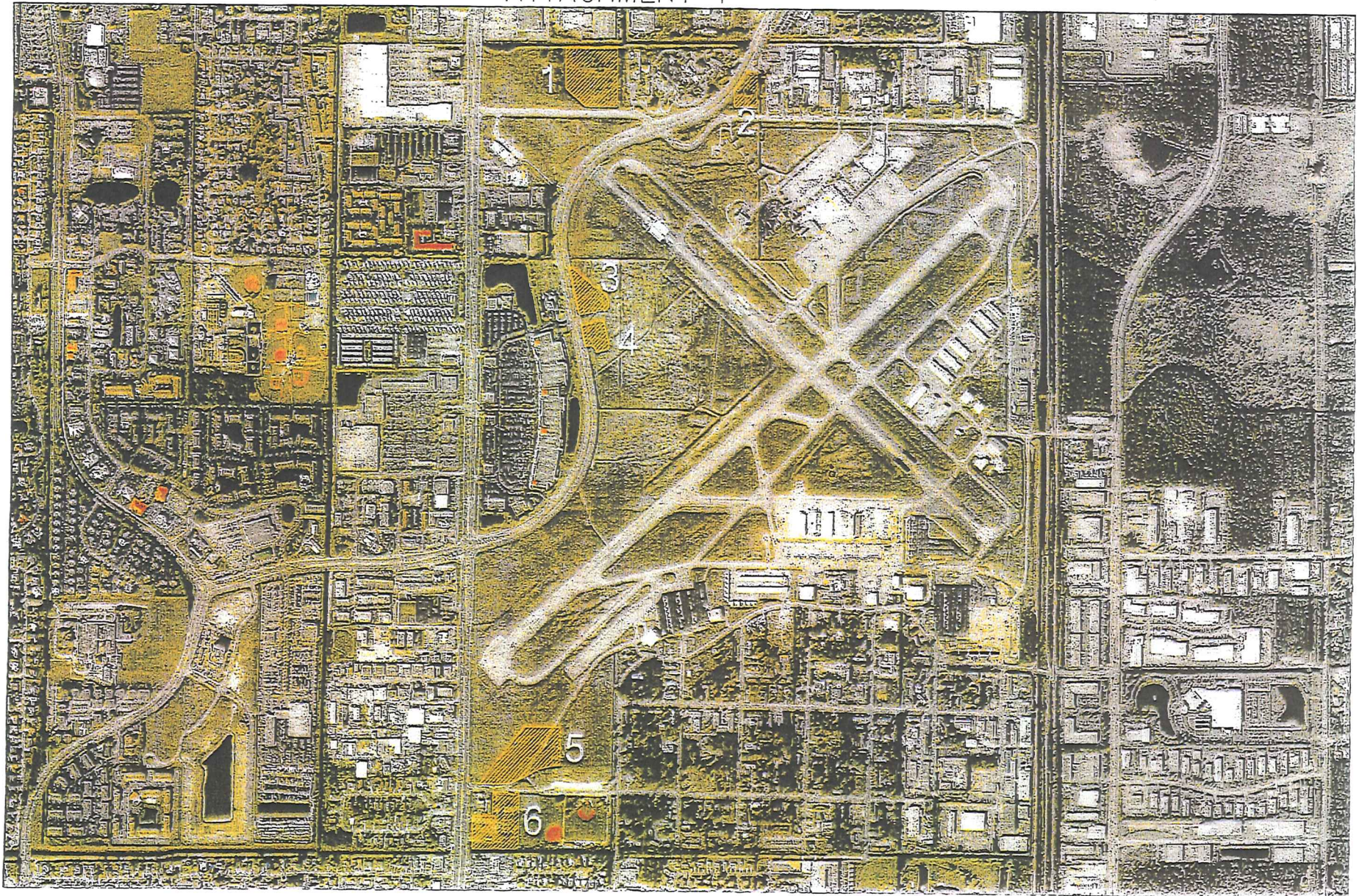
ATTACHMENT 3



PAGE FIELD MEDICAL VILLAGE



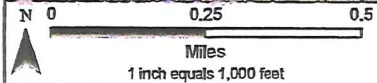
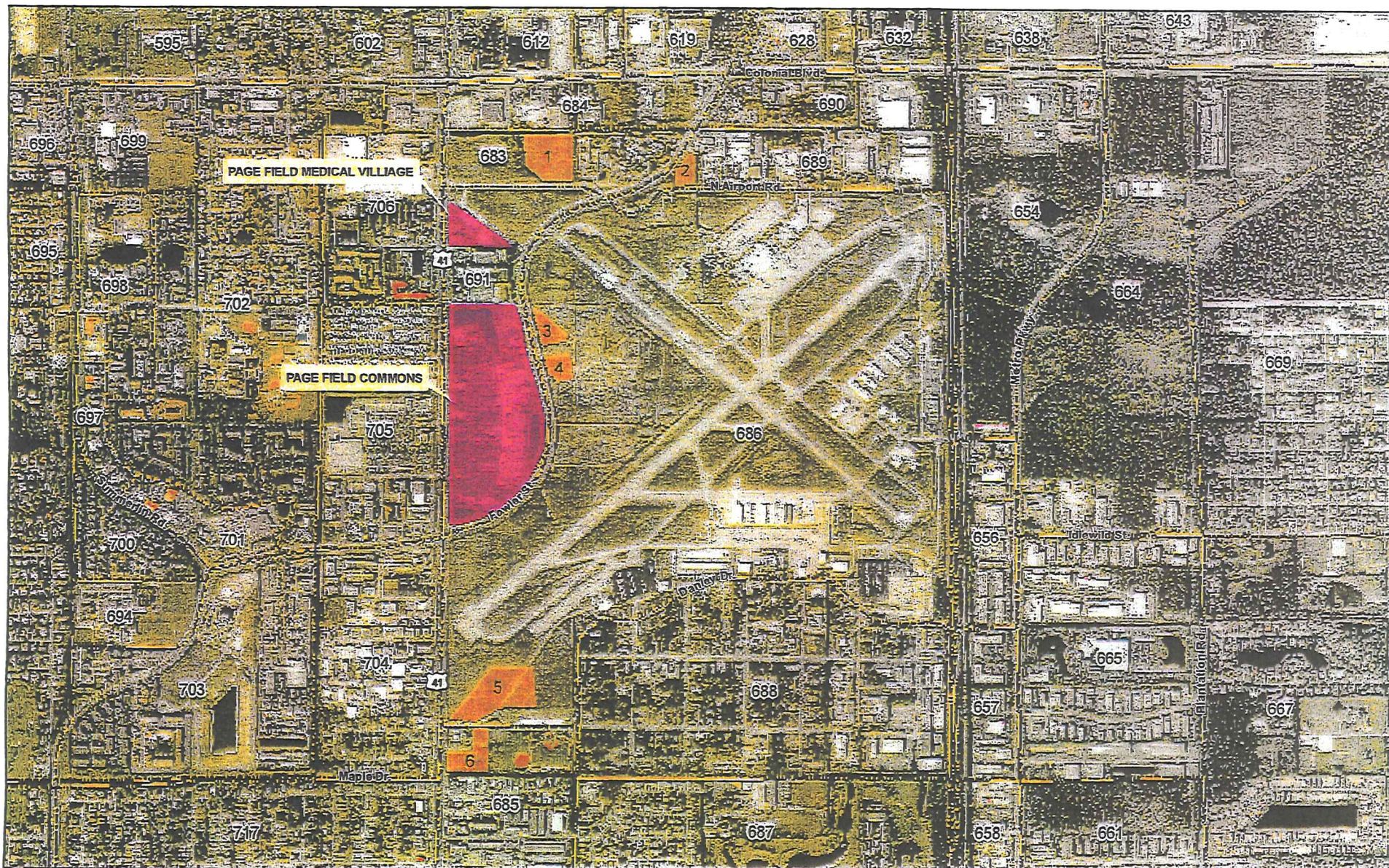
ATTACHMENT 4




IDENTIFICATION OF PARCELS

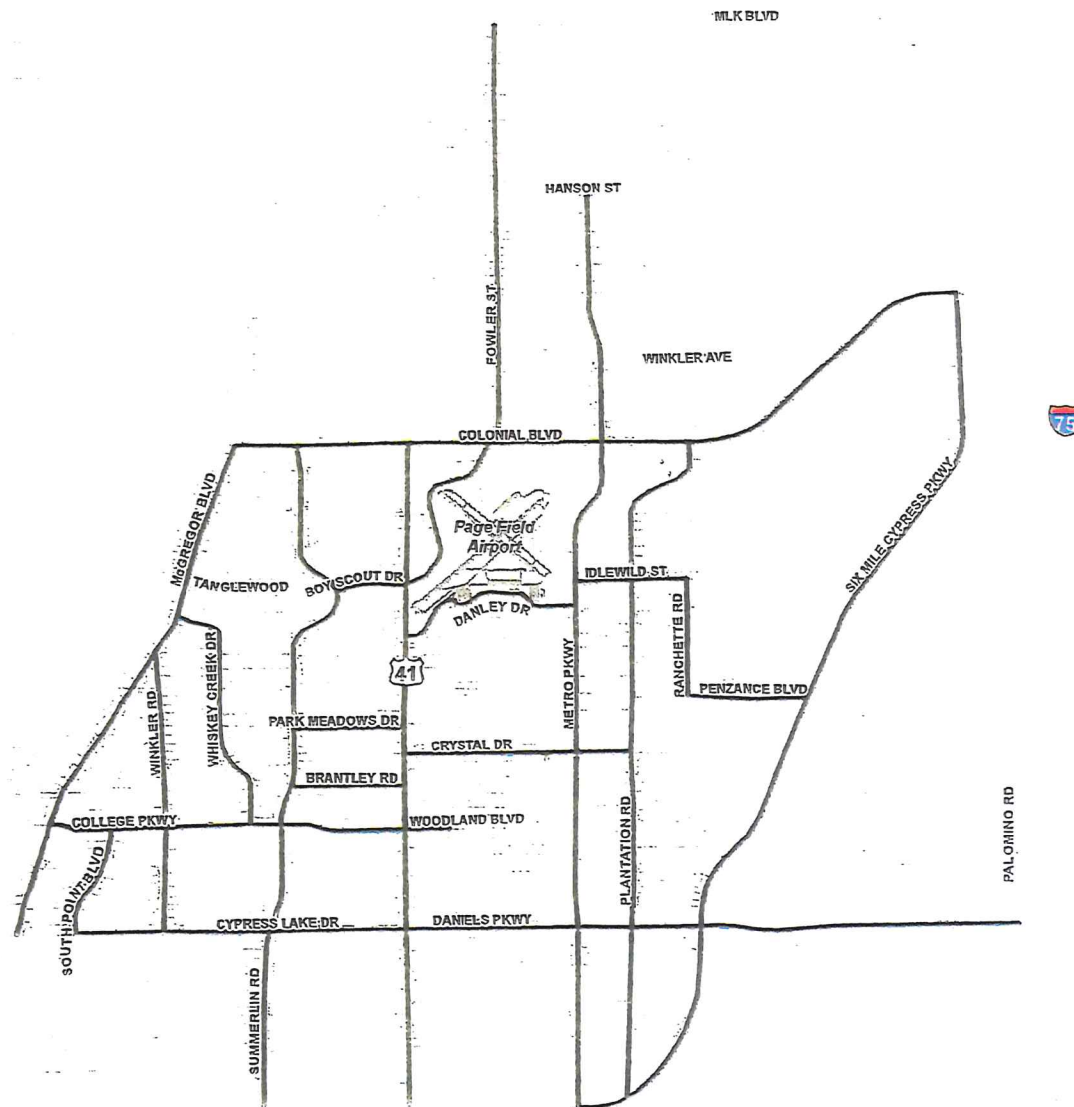


SCALE IN FEET



**ATTACHMENT 6: PAGE FIELD AIRPORT MASTER PLAN
DEVELOPMENT PARCELS & TRAFFIC ANALYSIS ZONES (TAZs) BOUNDARY MAP**

 TAZ

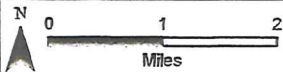
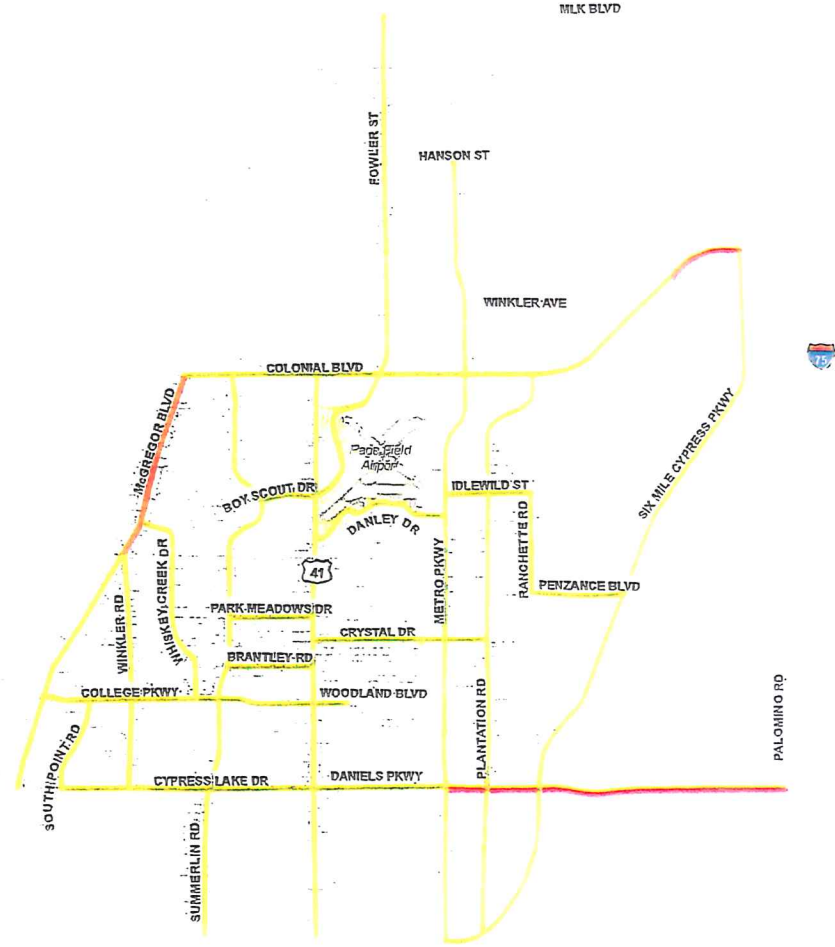
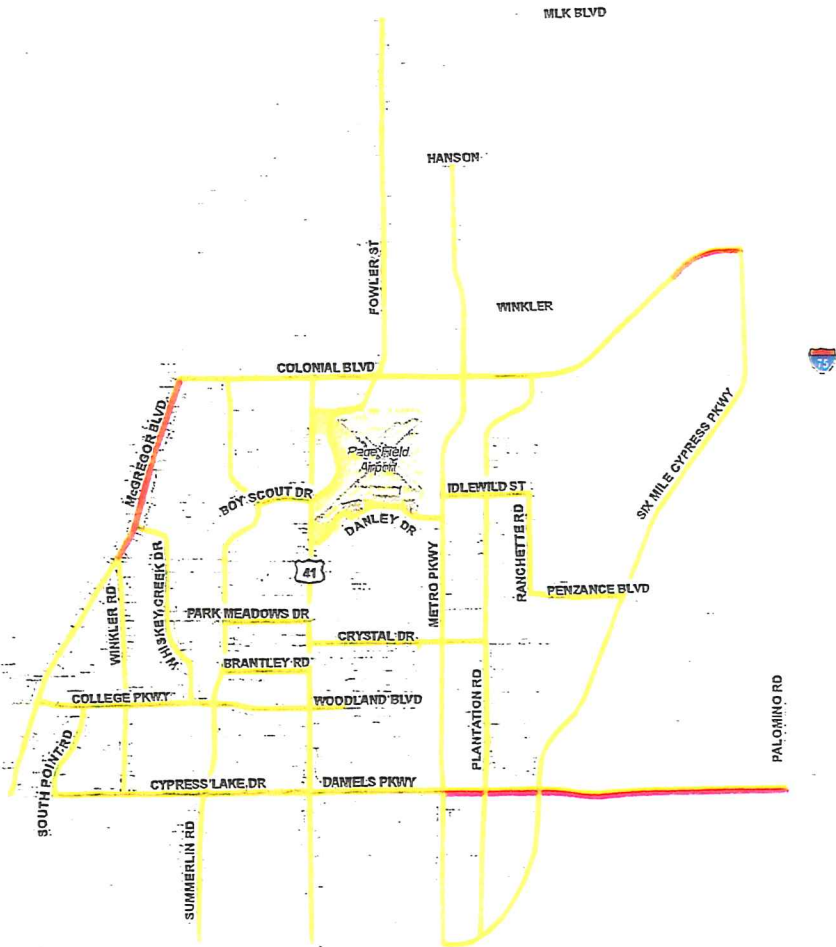


**ATTACHMENT 7: PAGE FIELD AIRPORT MASTER PLAN
STUDY AREA ROADWAY NETWORK (3 MILE BUFFER)**

3 MILE BUFFER

2030 REVISED Z DATA MODEL
LOS MAP

2030 REVISED Z DATA MODEL
+ PAGE FIELD AIRPORT MASTER MODEL
LOS MAP



ATTACHMENT 8: PAGE FIELD AIRPORT MASTER PLAN
STUDY AREA ROADWAY NETWORK LEVEL OF SERVICE (LOS) MAP (3 MILE BUFFER)

3 MILE BUFFER
LOS A-E
LOS F

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

Volume I of III

Page Field General Aviation Airport

Section VI

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

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

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

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

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

Volume I of III

Page Field General Aviation Airport

Section VII

Table of Contents

Environmental Analysis

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

IV. C. Environmental Impacts

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

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

Protected Species Assessment

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

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

Permit History

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

Land Use Habitat Types Assessment

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

Table 1: Lee County Area

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

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

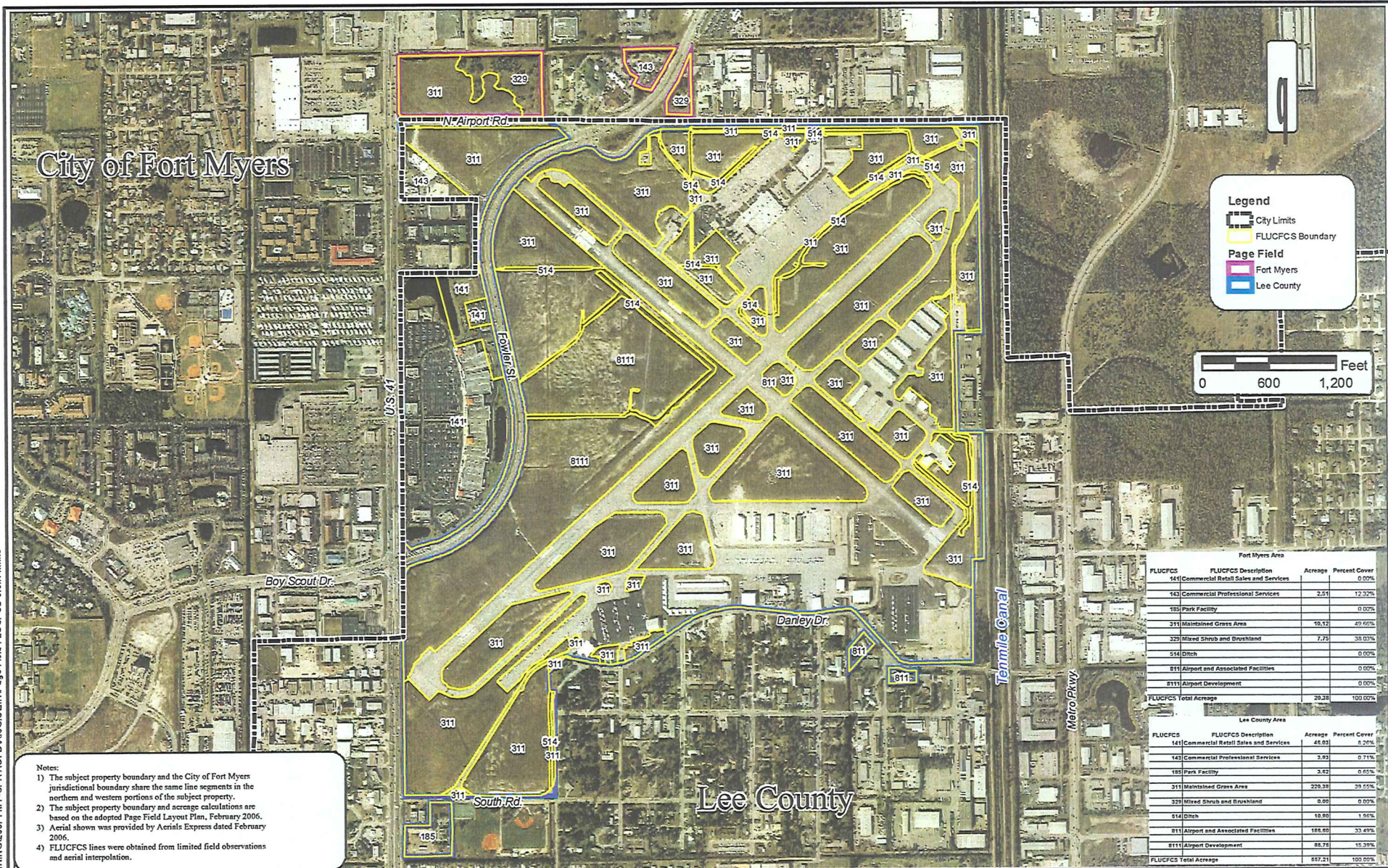
Table 2: City of Fort Myers Area

FLUCFCS	FLUCFCS Description	Acreage	Percent Cover
141	Commercial Retail Sales and Services		0.00%
143	Commercial Professional Services	2.51	12.32%
185	Park Facility		0.00%
311	Maintained Grass Area	10.12	49.66%
329	Mixed Shrub and Brushland	7.75	38.03%
514	Ditch		0.00%
811	Airport and Associated Facilities		0.00%
8111	Airport Development		0.00%
FLUCFCS Total Acreage		20.38	100.00%
Fort Myers Total Acreage		20.38	

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

Jurisdictional Wetlands

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



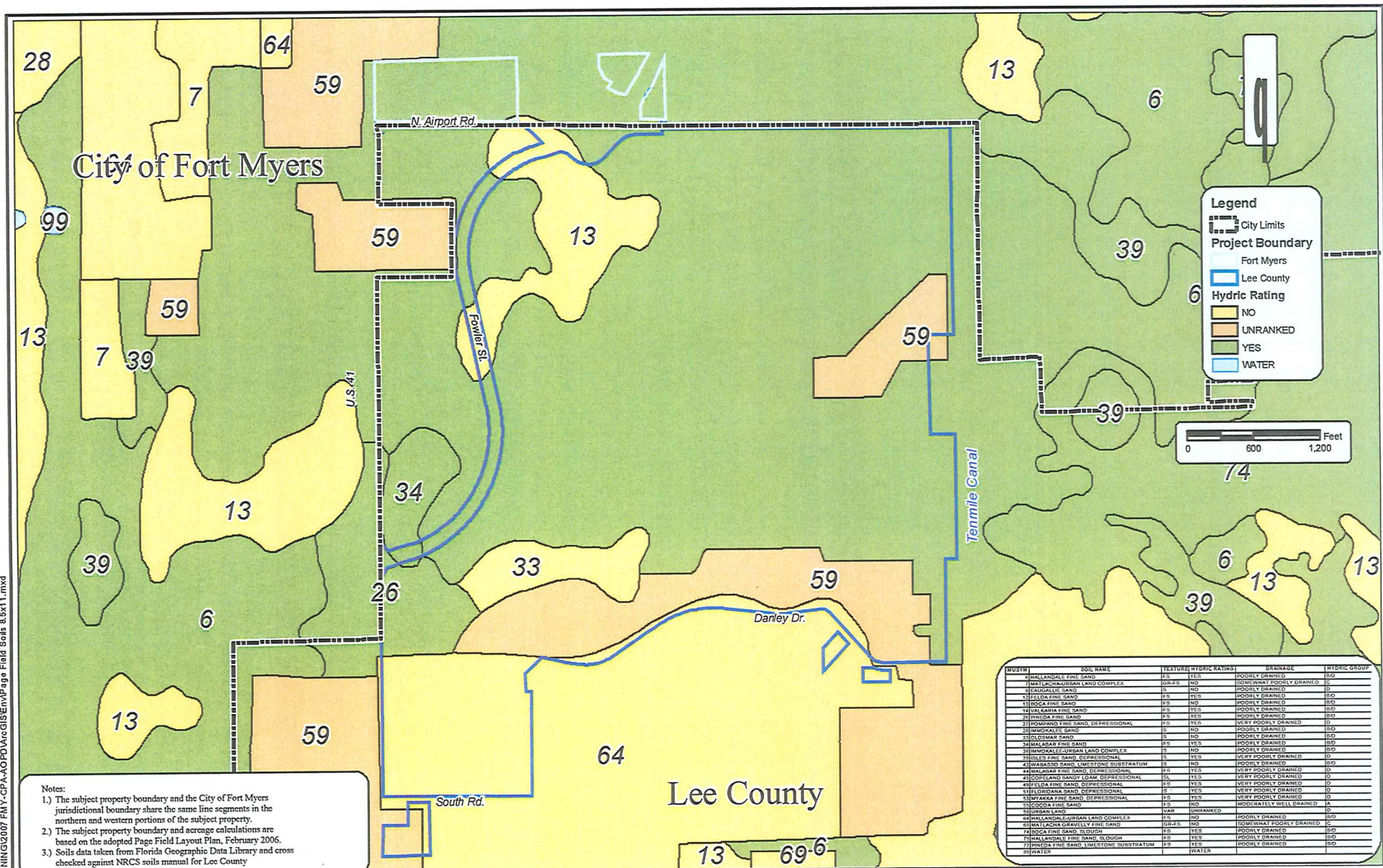
Page Field
Comprehensive Plan Amendment
Lee County, Florida

JOHNSON
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FORT MYERS, FLORIDA 33902-1550
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E.B. #642 & L.B. #642

Page Field FLUCFCS Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/10/07	20033734-127	00-00-00	As Shown	IV.C.1



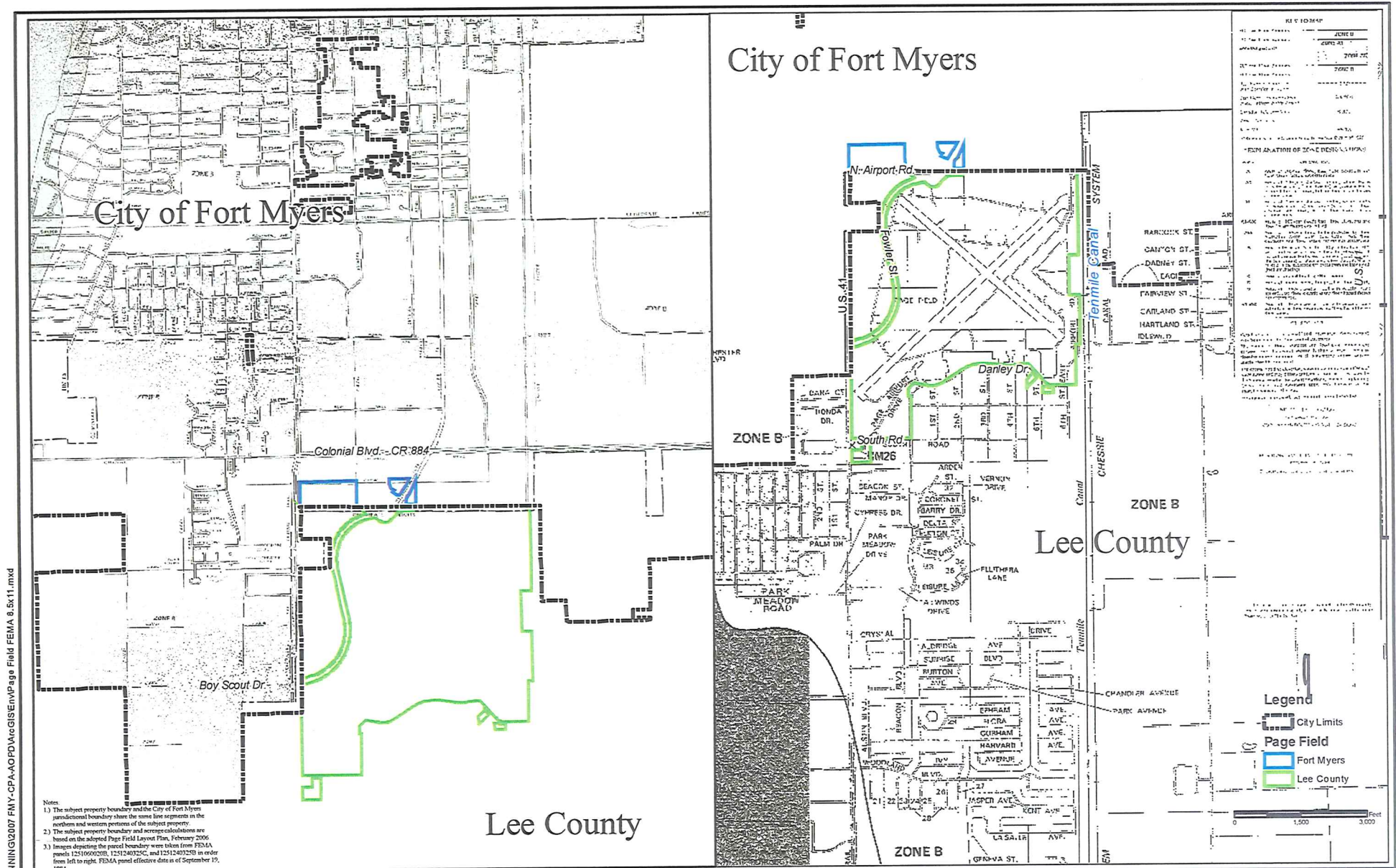
Page Field
Comprehensive Plan Amendment
Lee County, Florida

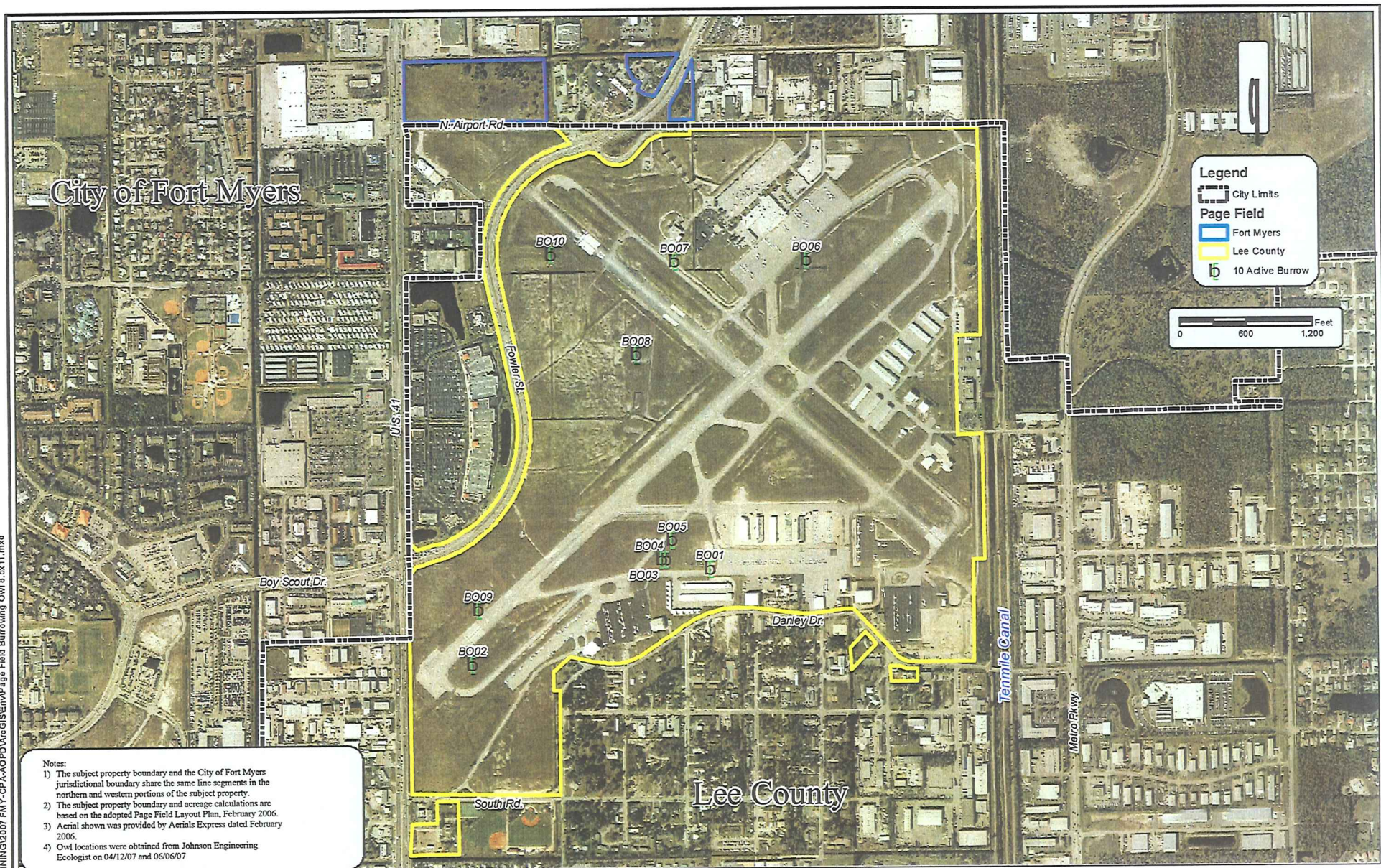
JOHNSON
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E.B. #642 & L.B. #642

Page Field Soils Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/10/07	20033734-127	00-00-00	As Shown	IV.C.2





Page Field
Comprehensive Plan Amendment
Lee County, Florida

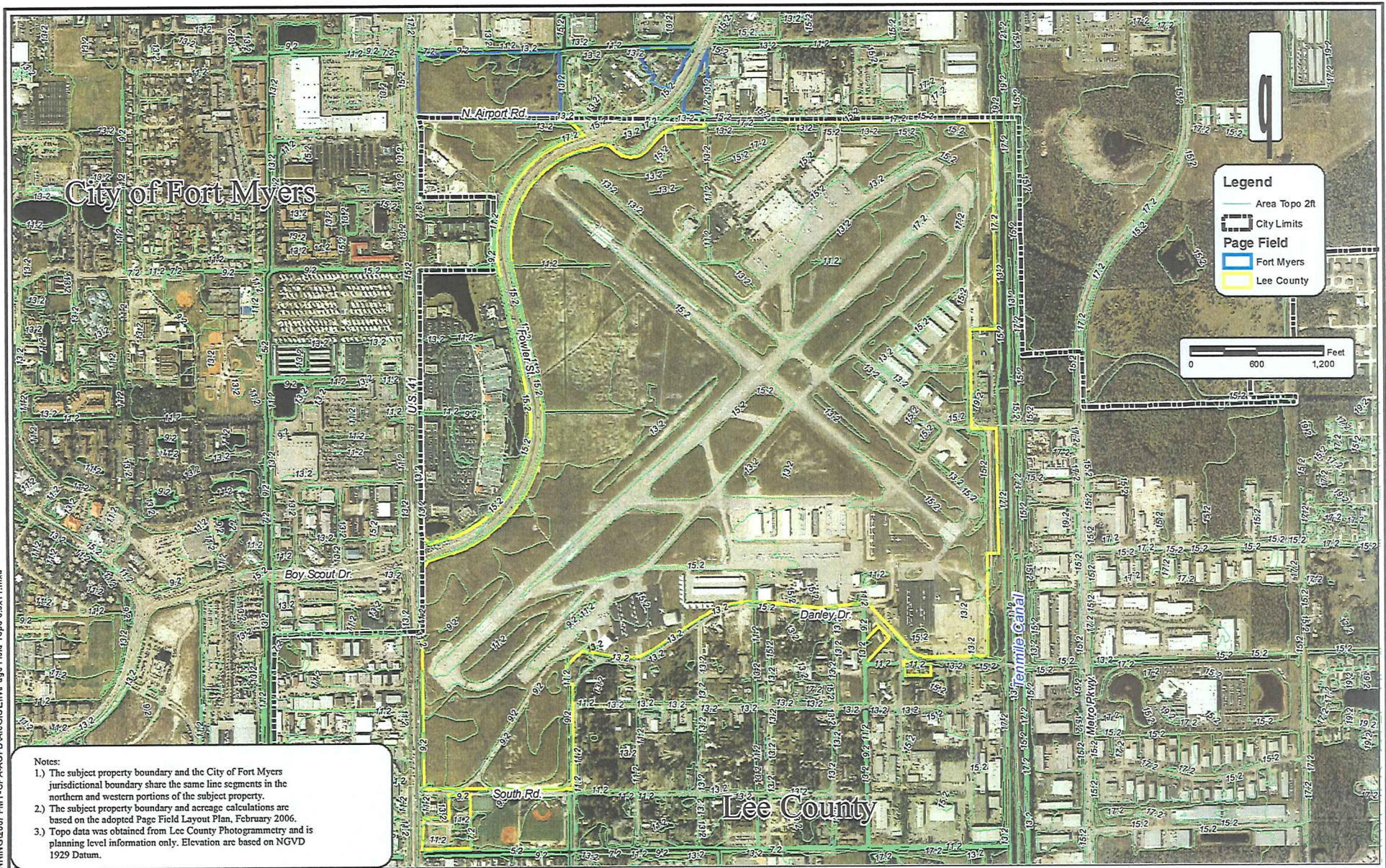
JOHNSON
ENGINEERING

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

Burrowing Owl Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/10/07	20033734-127	00-00-00	As Shown	IV.C.5

\\fms011p01\j020033734\PLANNING\2007 FNY-CFA-AOPD\ArcGIS\EnvPage Field Topo 8.5x11.mxd



Page Field
Comprehensive Plan Amendment
Lee County, Florida

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

Page Field 2 foot Topographic Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/10/07	20033734-127	00-00-00	As Shown	IV.C.3.a

Volume I of III

Page Field General Aviation Airport

Section VIII

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

IV.D.1. Impacts on Historic Resources

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

APR-12-2007 12:52

Received:

JOHNSON ENGINEERING

Fax: 239-334-3661

Apr 12 2007 12:44pm P002/004

Apr 12 2007 12:43pm

P.02



FLORIDA DEPARTMENT OF STATE

CHARLIE CRIST
Governor

KURT S. BROWNING
Secretary of State

April 12, 2007

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

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

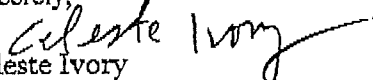
T45S, R24E, Section 01

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

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

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

Sincerely,


Celeste Ivory

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Florida Master Site File
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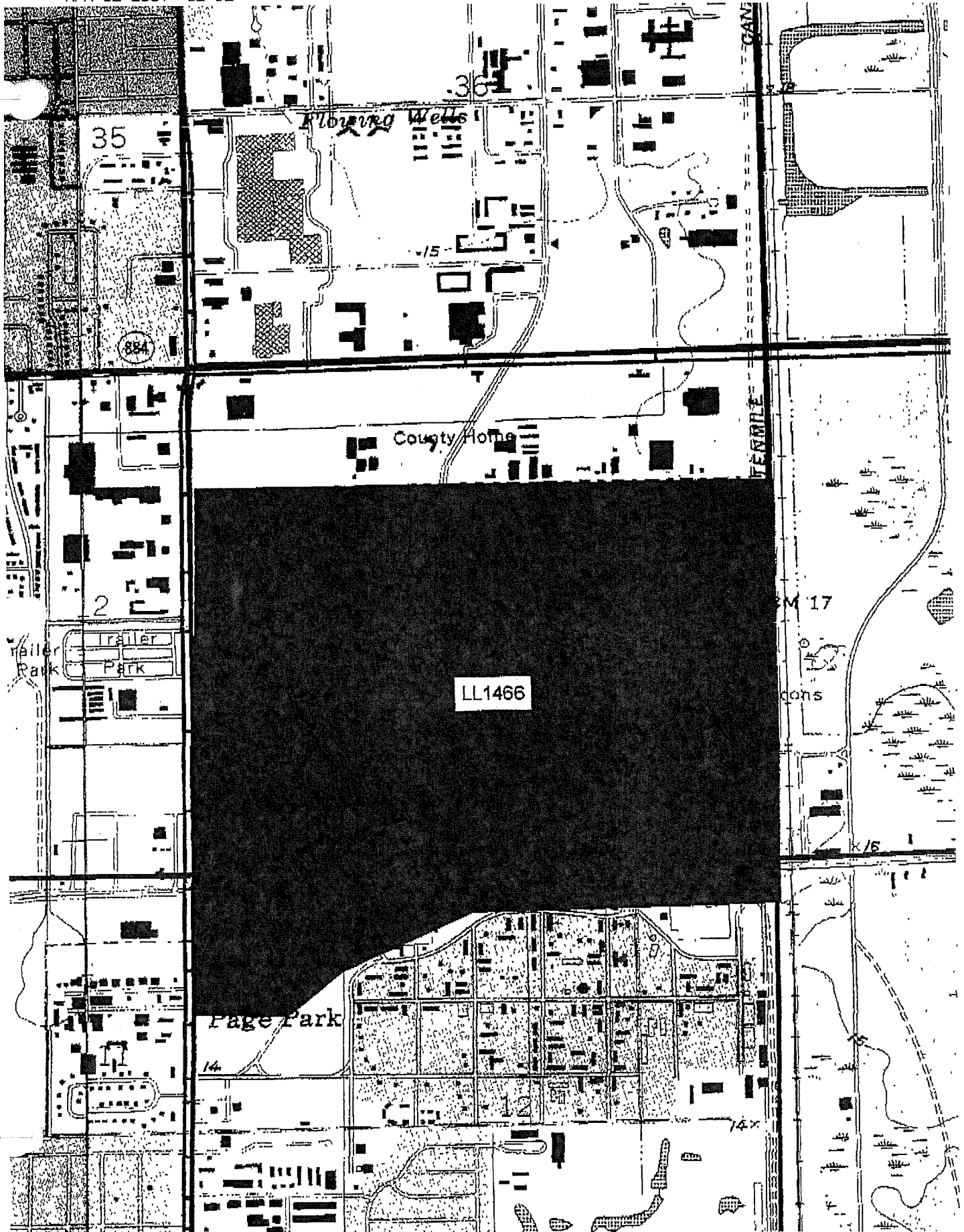
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CULTURAL RESC : REPORT

SITEID	FORMA	T-R-S	CR	SITENAME	NEUJST S	Y	LOCATION	OTHER
101466	193108	45S/24E/1	AR	PAGE FIELD				

Culture: WW2A
Sitetype: GOVT

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



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Section IX

Table of Contents

	Application Reference
Lee County Comprehensive Plan Consistency	IV.E.1. & 2.

IV. 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.

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

2. 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Section X

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

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

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

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Page Field General Aviation Airport

Section XI

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

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

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

(19) Transportation:

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