

### 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.sfwind.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

PA 2007-00048



COMMUNITY DEVELOPMENT

### 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.

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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) Water Table Aquifer	E E	300 100	0.43 0.14	13.1 4.4	158 53
Totals:		400	0.57	17.5	211







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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

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/t -2007-00048

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.

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### **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.



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### **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 Wester Management LLC 5502 Lake Howell Road Winter Park, FL 32792 407-671-3695



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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.



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### **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.

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### **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.

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bc:Cralg 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
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### **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.

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 40B-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40B-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 Bmergency 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 circuit court 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 40B, 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.

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### 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 statue 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 tule 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;

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- (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

- 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

- 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 aggreed party.
- 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.



COMMUNITY DEVELOPMENT

OPA 2007-00048

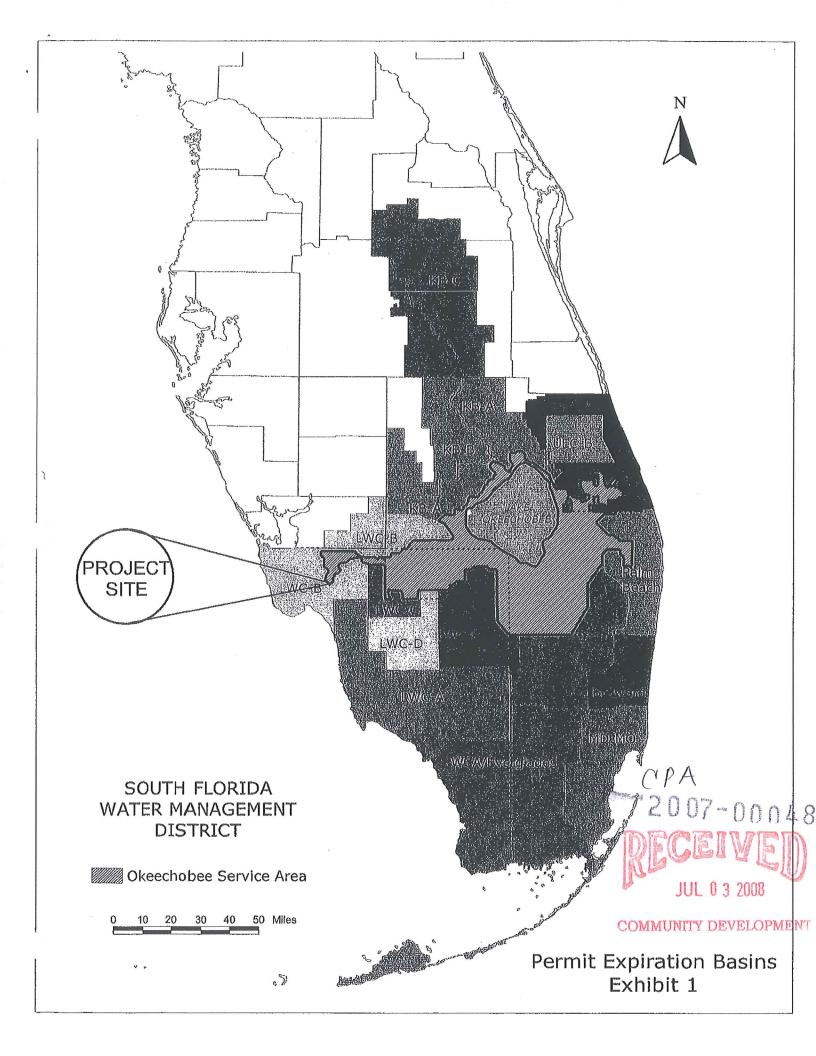


Exhibit 3

TABLE - A Description Of Wells.

		5000	ription Of Wells.	
Application Number: 0	50713-12			
	30005	141818		
	1	PFC6		
	1			
FLUWID Number				
Well Field				
Existing/Proposed	E	Ε		
Well Diameter(Inches)	6			
Total Depth(feet)	40			
Cased Depth(feet)	20			
Facility Elev. (ft. NGVD)				
Screened Interval From	0			
То	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			
	371600			
	821100			
	flow meter	none		
3				
Use Status	Secondary	Monitor		
Water Use Type	Irrigation	Monitor		
Aquifer JUL 0 3 2008	Water Table Aquifer	Water Table Aquifer	Page 1	

TABLE - B

<u>Description Of Surface Water Pumps</u>

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	Application Number:	050713-12	
•	Pump ID	42008	42009
	Name	2	1
	Map Designator Facility Group	2	1
	Existing/Proposed Pump Type	E centrifugal	E centrifugal
	Diameter(Inches)	4	4
	Pump Capacity(GPM)	150	150
	Pump Horse Power	15	15
	Two Way Pump?	N	N .
	Elevation (ft. NGVD)	<b>-</b> 5	-5
	Planar Location	REVIEWER	REVIEWER
	Source Feet East Feet North	371600 821150	372200 820000
	Accounting Method	flow meter	flow meter
	Use Status	Primary	Primary
	Water Use Type	Irrigation	lrrigation .
	Surface Water Body	On-site Lake(s)/Pond(s)	On-site Lake(s)/Pond(s)
	COMMUNITY DEVELOPME		

### **Calculations Of Irrigation Requirements**

**APPLICATION NUMBER: 050713-12** 

RAINFALL STATION: Ft Myers CROP: Turf SOIL TYPE: 0.8
PARCEL ACREAGE: 10.47 PARCEL NAME: 44422
LAND USE: Landscape IRR. MULTIPLIER 1.33

													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
<b>EVAPOTRANSPIRATION</b>	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

MA 2007-00048



**COMMUNITY DEVELOPMENT** 

Exhibit No: 6

Application Number: 050713-12

<u>Landscape</u>

<u>Recommended Allocation (MGD):</u> 0.0275 <u>Recommended Maximum Month Withdrawals (MGM):</u> 1.8185

		Rec. Unit	Recommended Demands		<b>Delivery</b>	<recommen< th=""><th>ded Allocation</th></recommen<>	ded Allocation	
	Acres	Demand	Avg. Daily		x Monthly	System	<u>Daily</u>	Max. Monthly
Description		(gallons)	MGD	Peak Factor	MGM	<u>Efficiency</u>	MGD	<u>MGM</u>
44422	10.47	2,624	0.0275	1.6361	1.3673	75%	0.0365	1.8185





# 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.: 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 MEDIC \L VILLAGE

Location: LEE COUNTY,

S1/T45S/R24E

Permittee: PAGE FIELD MEDICAL VILLAGE TRUST

This lend 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 turfusing 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.

MPA 2007-00048



COMMUNITY DEVELOPMEN

Lie L'ONNO FORRO

ENECUTVI. OFFICE

Nicolas I Gutierrez Ir. Esq. *Cob* Panela Brock, Thomas Dia *Cos* 1604 M. Bayan Michael Collins Hugh M. English Lonnart E. Lindald, P.E. Revin McCarty Harkley R. Thornton Trudi R. Willoams, P.F. Henry Dean, Eurality Discion

6/5 500 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

Will r Usa Classification: Landscape

Total Serviced Acreago: 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 Ganacity

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



COMMUNITY DEVELOPMENT

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 Nouce 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. Bengisson P.G.

Water Use Regulation Division

TOB /Iw

Certified Mail No.:

7002 2410 0000 5729 6337

### Enclosure

c: Coastal Resource Management Inc
Div of Recreation and Park - District 8
Florida Audubou 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

MA 2007-0004



COMMUNITY DEVELOPME

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.
- 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 miligate 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.

JUL 0 3 2008

COMMUNITY DEVELOPME

MPK 2007-00048

Application Number: 030423-2 PAGE FIELD MEDICAL VILLAGE TRUST May 2, 2003 Page 5

### **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

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

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
- 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 Aministrative Cods.
- 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.

MA2007-00048



COMMUNITY DEVELOP



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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, D

Joseph W. Grubbs/Ph.D., AICP

Principal Planner

JUL 0 3 2008

JWG:bs:20033734-127

COMMUNITY DEVELOPMENT

# Page Field General Aviation Airport

Table 5(b)

	ng vs. Proposed Development 2020-		
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
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 Parking⁵	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures			
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility		
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
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.		
Primary Taxiways	217,100± sq. yds.	02,200± sq. yas.	
Taxiway A	6,401± ft. Taxiway		
Taxiway B			
Taxiway C	4,997± ft. Taxiway		
-	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	

### Page Field General Aviation Airport

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>						
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>			
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.	1				
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 <sup>7</sup>						
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.

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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

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.



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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

IOHNSON ENGRYEERING, INC

Joseph-W.-Grubbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

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COMMUNITY DEVELOPMENT

p.2



### 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 Гая: 239-335-1671

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



COMMUNITY DEVELOPMENT

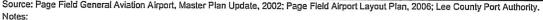
APA2007-00048

# Page Field General Aviation Airport

Table 5(b)

Development	ing vs. Proposed Development 2020- Existing	Thru 2020 <sup>2</sup>	Thru 2025
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 <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant	·		
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	112 3/2333		
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility	roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
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.		
Primary Taxiways	217,100± sq. yus.	62,200± sq. yds.	
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway	1	
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)	332,55 I± Sq. IL.		I).
t		4,000 sq. yd.	II.
		163 Total Based Hangars	
Aviation-support Facilities by Quadrant		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant  North Quadrant			
St. Supplied Control of Control o			
Hangars		34,658± sq. ft.	
Accessory Office	Į.	1,470 sq. ft.	

	Existing vs. Proposed Development 2020-2025						
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025				
East Quadrant							
Hangars	135,923± sq. ft.	10,850± sq. ft.					
Accessary Office		4,682± sq. ft.					
South Quadrant							
Hangars	197,068± sq. ft.	i					
West Quadrant							
Terminal		25,000 ± sq. ft.					
Hangars		24,000 ± sq. ft.					
Non-aviation Intensity		and the second second second					
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 <sup>7</sup>							
Commercial (Retail & Service)			80,000± sq. ft				
Office (Medical & Non-medical)			33,000± sq. ft.				
Light Industrial			40,000± sq. ft				



<sup>&</sup>lt;sup>1</sup>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.



<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

<sup>&</sup>lt;sup>6</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

<sup>&</sup>lt;sup>7</sup>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.



July 1, 2008

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

Page Field Airport Comprehensive Plan Amendment Re:

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.

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 nay 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

JUL 0 3 2008



Direct Dial:

(239) 768-4330

Fax:

(239) 768-4482

HOBERT 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 JANES

RAY JUDAH

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.

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 Hoad, Suite 8671\* Fort Myers, Florida 33913-8899
www.flylcpa.com

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COMMUNITY DEVELOPMENT

OPA2007-00048

# \*PA 2007-00048

# Page Field General Aviation Airport

Table 5(b)

Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>			
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant	10 0,0000	1	
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	7.10 орасез	1	
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
		roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive	
Airside Intensity (Aviation Operations and Support Facilities) <sup>5</sup>		realignment	
Airfield Facilities			
Runway 05-23	S 404 8 450 5 D		
Runway 13-31	6,401 ft. x 150 ft. Runway		
Aprons/Ramps	4,997 ft. x 150 ft. Runway	1	
Primary Taxiways	217,100± sq. yds.	62,200± sq. yds.	
Taxiway A			
Taxiway B	6,401± ft. Taxiway		
<u>.</u>	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
(See below for facilities by quadrant)	1	4,000 sq. yd.	1
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	I

### Page Field General Aviation Airport

Table 5(b)

Development	s. Proposed Development 2020-2025 <sup>1</sup> Existing	Thru 2020 <sup>2</sup>	Thru 2025
East Quadrant			
Hangars	135,923± sq. ft.	10,850± sq. ft.	
Accessory Office		4,682± sq. ft.	
South Quadrant			
Hangars	197,068± sq. ft.	1	
West Quadrant			
Terminal	1	25,000 ± sq. ft.	
Hangars		24,000 ± sq. ft.	
Non-aviation Intensity	START OF THE PERSON OF THE PER		
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.	1	
Service	108,465± sq. ft.	1	
Office		1	
Medical	35,490± sq. ft.	1	
N	7,056± sq. ft.	1	
Non-medical			
	211,658± sq. ft.		
Non-medical  ight Industrial  ntensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	) i		
ight Industrial ntensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	) i		80,000± sq. fi
ight Industrial	) i		80,000± sq. fi 33,000± sq. fi

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

<sup>7</sup> 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.



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:

JWG:bs:20033734-127

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 nay 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

COMMUNITY DEVELOPMENT



# 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

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COMMUNITY DEVELOPMENT

PA 2007-00048

	ng vs. Proposed Development 2020-		
Development Landside Intensity (Terminal and Access Facilities) <sup>4</sup>	Existing	Thru 2020 <sup>2</sup>	Thru 2025
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces	ŀ	
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant		1	
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility		
	access from Landingview Way	realignment; Fuel farm access;	
	1	South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps			
Primary Taxiways	217,100± sq. yds.	62,200± sq. yds.	
	0.404.0.7		
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)		4,000 sq. yd.	
	1	163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	

Table 5(b)

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

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

<sup>&</sup>lt;sup>4</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

<sup>7</sup>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.



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.

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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

IOHNSON ENCOMEERING, INC

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

COMMUNITY DEVELOPMENT

JUL 0 3 2008



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,

Hugh C. Hackney

Senior System Project Manager

H.C. HACKNE



Development Exist	ing vs. Proposed Development 2020		
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>	Existing	Thru 2020 <sup>2</sup>	Thru 2025
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking⁵	675 Spaces		
Landside Intensity by Quadrant	5.00000		
North Quadrant			
Buildings & Structures	85,557± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant	1.5 5,4355		
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces	20,000 2 34. 76.	
South Quadrant	0,4000		
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	1.10 000000		
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility	roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
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.		
Primary Taxiways	217,100± sq. yus.	62,200± sq. yds.	
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway	1	
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)	332,38 IE SQ. II.	11	1
(		4,000 sq. yd.	
		163 Total Based Hangars	
Aviation-support Facilities by Quadrant		18-20 Multi-use Itinerant Hangars	
North Quadrant			
Hangars			
Accessory Office		34,658± sq. ft.	
Accessory Office	1	1,470 sq. ft.	1



COMMUNITY DEVELOPMENT

#### Page Field General Aviation Airport

Table 5(b)

Development	ting vs. Proposed Development 2020-2025 <sup>1</sup> Existing	Thru 2020 <sup>2</sup>	Thru 2025
East Quadrant			11114 2020
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			
Existing 1 actities			
Commercial			
	304,622± sq. ft.		
Commercial			
Commercial Retail Service	304,622± sq. ft. 108,465± sq. ft.		
Commercial Retail Service	108,465± sq. ft.		
Commercial Retail Service Office	108,465± sq. ft. 35,490± sq. ft.		
Commercial Retail Service Office Medical Non-medical	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		
Commercial Retail Service  Office Medical Non-medical	108,465± sq. ft. 35,490± sq. ft.		
Commercial Retail Service  Office Medical Non-medical .ight Industrial  ntensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		80 000+ sa ft
Commercial Retail Service Office Medical	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		80,000± sq. ft 33,000± sq. ft

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data 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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<sup>&</sup>lt;sup>4</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

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

<sup>&</sup>lt;sup>o</sup>Alrside 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.

<sup>&</sup>lt;sup>7</sup>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.



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 nay 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

•

COMMUNITY DEVELOPMENT 2007-00048

JUL 0 3 2008

JWG:bs:20033734-127

# Mike Scott Office of the Sheriff



State of Florida County of Lee

July 31, 2007

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

Ms. LeSage,

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

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

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

Sincerely,

Captain James C. Nygaard Support Services Division Administration Bureau 239-477-1424 Jnygaard@sheriffleefl.org





COMMUNITY DEVELOPM

CPA 2007-00048

	ing vs. Proposed Development 2020-	To the state of th	
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>			CASE AND A SERVED THE SAME SERVED TO SERVED
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant		l	
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility access from Landingview Way	realignment; Fuel farm access;	
	access from carrollighew way	South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Ruпway		
Runway 13-31	4,997 ft. x 150 ft. Runway	1	
Aprons/Ramps	217,100± sq. yds.	1	
Primary Taxiways		02,2002 84. 348.	
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)	302,33 1± 3q. 1t.	4,000 sq. yd.	
(1222 22.27) or identities by quadratity		4,000 sq. yd.	
			1
Aviation-support Facilities by Quadrant		18-20 Multi-use Itinerant Hangars	
North Quadrant			
10-10-10-10-10-10-10-10-10-10-10-10-10-1		0.4000	
Hangars		34,658± sq. ft.	
Accessory Office	I	1,470 sq. ft.	I



Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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	THE RESERVE OF THE PARTY OF THE		
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 <sup>7</sup>			
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.



<sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

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

<sup>6</sup> 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.

<sup>7</sup>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.



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 nay 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





#### BOARD OF COUNTY COMMISSIONERS

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District Five

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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

RECEIVED

COMMUNITY DEVELOPMENT 2007-00048

cc: Wayne Gaither

Exist	ing vs. Proposed Development 2020-		
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
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 <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility		
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
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.		
Primary Taxiways	217,100£ sq. yus.	62,200± sq. yds.	
Taxiway A	6,401± ft. Taxiway		
Taxiway B			
Taxiway C	4,997± ft. Taxiway 6,547± ft. Taxiway	1	
Taxiway E			
Aviation-support Facilities	1,860± ft. Taxiway 332,991± sq. ft.		
(See below for facilities by quadrant)	332,391£ Sq. II.		
(Coco below for labilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
Aviotion augment Facilities by Constant		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office	[	1,470 sq. ft.	



Table 5(b)

	Existing vs. Proposed Development 2020-2025		
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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		- In a supplemental to the	
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.	1	
Service	108,465± sq. ft.		
	108,465± sq. ft.		
Office	108,465± sq. ft. 35,490± sq. ft.		
Office Medical	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		
Office  Medical  Non-medical	108,465± sq. ft. 35,490± sq. ft.		
Office  Medical  Non-medical  Light Industrial	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		80,000± sq. ft.
Office  Medical  Non-medical  Light Industrial  Intensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		80,000± sq. ft. 33,000± sq. ft.

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

<sup>&</sup>lt;sup>4</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

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.



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.

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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENCINEERING, INC

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

JUL 0 3 2008

JWG:bs:20033734-127



Development Existi	ing vs.:Proposed Development 2020- Existing	2025: Thru 2020 <sup>2</sup>	Thru 2025
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>	LAISUNG	111 d 2020	IIII ZUZ
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.	j l	
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures			
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
		North quadrant hangar access	
	from Danley Drive; Airport facility access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>5</sup>			
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	1	
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.	100,660± sq. ft.	
(See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	

#### Table 5(b)

	Existing vs. Proposed Development 2020-2025 <sup>1</sup>		AND PROPERTY
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
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 Pard	cels <sup>7</sup>		
Commercial (Retail & Service)			80,000± sq. ft.
Commercial (Retail & Service) Office (Medical & Non-medical)			80,000± sq. ft. 33,000± sq. ft.

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

<sup>&</sup>lt;sup>4</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>Airside facilities are those required for aviation operations, including runways and ramps. Alrside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.

<sup>&</sup>lt;sup>7</sup>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.



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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

IOHNSOM ENGINEERING, INC

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

JUL 0 3 2008

JWG:bs:20033734-127

COMMUNITY DEVELOPMEN

2007-0004

# Page Field General Aviation Airport Table 5(b)

Development Exist	ing vs. Proposed Development 2020- Existing	2025 Thru 2020 <sup>2</sup>	Thru 2025
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>	EXISTING	11110 2020	THIU ZUZO
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces	20,0002 04. 12	
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant	ŕ		
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sg. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		reasgninent	
Airfield Facilities	T T		
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.		
Primary Taxiways	211,1002 54. 340.	02,2001 Sq. yus.	
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway	1	
Taxiway C	6,547± ft. Taxiway	1	
Taxiway E	1,860± ft. Taxiway	1	
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)	302,981± Sq. IL	4,000 sq. yd.	1
(See below for facilities by quadranty			
		163 Total Based Hangars	
Aviation-support Facilities by Quadrant		18-20 Multi-use Itinerant Hangars	
North Quadrant			
		24.050: 2	
Hangars		34,658± sq. ft.	
Accessory Office	1	1,470 sq. ft.	L





#### Table 5(b)

	Existing vs. Proposed Development 2020-2025 <sup>1</sup>		
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
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 Pare			
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-medical)			33,000± sq. ft

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

CPA 2007-00048

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

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

<sup>&</sup>lt;sup>6</sup>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.

<sup>7</sup>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.



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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, II

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

COMMUNITY DEVELOPMENT

JUL 0 3 2008

# Page Field General Aviation Airport Table 5(b)

	ing vs. Proposed Development 2020-		Charle and Carle and France
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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 <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.	1	
Vehicular Parking	545 spaces		
East Quadrant		1	
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility	CONTRACTOR OF CONTRACTOR AND CONTRACTOR AND CONTRACTOR OF	
	access from Landingview Way	realignment; Fuel farm access; South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway	1	
Aprons/Ramps	217,100± sq. yds.	200000000000000000000000000000000000000	
Primary Taxiways	211,1002 04. 700.	02,2001 Sq. yus.	
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)	002,0012 04.10	4,000 sq. yd.	
, , , , , , , , , , , , , , , , , , ,		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant		10 20 Multi-use fullerant Hallyars	
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office			
Accessory Office	I	1,470 sq. ft.	I



3 2018

#### Page Field General Aviation Airport

Table 5(b)

Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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		4	
Thice the second			
Medical	35,490± sq. ft.	1	
	35,490± sq. ft. 7,056± sq. ft.		
Medical Non-medical			
Medical Non-medical ight Industrial	7,056± sq. ft.		
Medical Non-medical ight Industrial ntensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	7,056± sq. ft.		80,000± sq. fl
Medical	7,056± sq. ft.		80,000± sq. fi 33,000± sq. fi

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Alrport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

<sup>&</sup>lt;sup>4</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

<sup>&</sup>lt;sup>6</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

<sup>7</sup>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.



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.

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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON EN THEERING, INC.

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

COMMUNITY DEVELOPMEN

# Page Field General Aviation Airport Table 5(b)

Development Existi	ng vs. Proposed Development 2020		
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>	Existing	Thru 2020 <sup>2</sup>	Thru 2025
	20.400		
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.		
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant		1	
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	1.10 064000		
Buildings & Structures			
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access:	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility	roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>5</sup>			
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		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)	302,3312 34. 11.	4,000 sq. yd.	
(occ below for labilities by quadrant)			l
		163 Total Based Hangars	
Avieties aveced Facilities by Overdend		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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	White the state of		
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 <sup>7</sup>			
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.

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

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.



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.

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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

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COMMUNITY DEVELOPMENT

Existi	ing vs. Proposed Development 2020-		
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>			
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	110 3,2333		
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility		
p.	access from Landingview Way	realignment; Fuel farm access;	
*		South Road/Danley Drive	
Airside Intensity (Aviation Operations and Support Facilities) <sup>5</sup>		realignment	
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway	1	
Aprons/Ramps	PROGRAMMO WALL CARE TO THE SERVICE SER		
Primary Taxiways	217,100± sq. yds.	62,200± sq. yds.	
Taxiway A	C 404 : B T		
The same of the sa	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		1
(See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	



#### Table 5(b)

Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
East Quadrant			
Hangars	135,923± sq. ft.	10,850± sq. ft.	
Accessory Office		4,682± sq. ft.	
South Quadrant		2	
Hangars	197,068± sq. ft.		
West Quadrant			
Terminal		25,000 ± sq. ft.	
Hangars		24,000 ± sq. ft.	
Non-aviation Intensity			
Existing Facilities			
Commercial			
Commercial Retail	304,622± sq. ft.		
	304,622± sq. ft. 108,465± sq. ft.		
Retail Service			
Retail Service	108,465± sq. ft.		
Retail Service Office			
Retail Service Office Medical	108,465± sq. ft. 35,490± sq. ft.		
Retail Service  Office  Medical Non-medical	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		
Retail Service  Office  Medical Non-medical Light Industrial  nlensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		80,000± sq. i
Retail Service Office Medical . Non-medical .ight Industrial	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		80,000± sq. : 33,000± sq. :

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data 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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Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

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<sup>7</sup> 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.



Mr. Mattheu Torres Comcast Fort Myers, Florida 33916

Re: Page Field Airport Comprehensive Plan Amendment

Dear Mr. Torres:

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

Sincerely,

JOHNSON EMGINEERING, INC.

Joseph W. Grilbbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

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COMMUNITY DEVELOPMENT

OPA 2007-00048

Development Existi	ng vs. Proposed Development 2020- Existing		Thru 202
andside Intensity (Terminal and Access Facilities) <sup>4</sup>	The state of the s	THIU 2020	1 nru 202
otal Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
/ehicular Parking⁵	675 Spaces	==(************************************	
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant	0.000		
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces	20,000 ± 34. 12.	
South Quadrant	To opaces		
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking			
West Quadrant	115 Spaces		
Buildings & Structures			
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	1
100033	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	2
		roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities)		december 11 Particular Communication	
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
prons/Ramps	217,100± sq. yds.	62,200± sq. yds.	
rimary Taxiways	1		
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	
viation-support Facilities	332,991± sq. ft.	100,660± sq. ft.	
See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	



COMMUNITY DEVELOPMENT

#### Page Field General Aviation Airport

Table 5(b)

Existing vs. Proposed Development 2020-2025			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
East Quadrant			(A
Hangars	135,923± sq. ft.	10,850± sq. ft.	
Accessory Office		4,682± sq. ft.	i.
South Quadrant			E
Hangars	197,068± sq. ft.		Ľ
West Quadrant			
Terminal		25,000 ± sq. ft.	
Hangars		24,000 ± sq. ft.	
Non-aviation Intensity	HERE INVESTIGATED AND SELECTION OF THE PERSON OF		
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.	1	
Light muustiai	211,0001 54.10.		
Intensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	211,0302 54, 10,		
ntensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	211,0502 54. 16.		80,000± sq. f
	211,0502 54. 16.		80,000± sq. f 33,000± sq. f

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

<sup>&</sup>lt;sup>1</sup>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.

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Sincerely,

JOHNSON ENGINEERING, INC

Joseph W. Grilbbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

COMMUNITY DEVELOPMENT

JUL 0 3 2008

OPA 2007-00048

	ng vs. Proposed Development 2020-		
Development 1	Existing	Thru 2020 <sup>2</sup>	Thru 2025
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 <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		*
West Quadrant	•		
Buildings & Structures			
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility		
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
Airfield Facilities			
Runway 05-23	6 404 8 v 450 8 Duning		
Runway 13-31	6,401 ft. x 150 ft. Runway	l .	
In 15	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	332,991± sq. ft.	100,660± sq. ft.	
(See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	

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#### Page Field General Aviation Airport

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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			Make a more resident
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.	ì	
Service	108,465± sq. ft.	l	
Office		1	
Medical	35,490± sq. ft.		
Non-medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels <sup>7</sup>			
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:

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

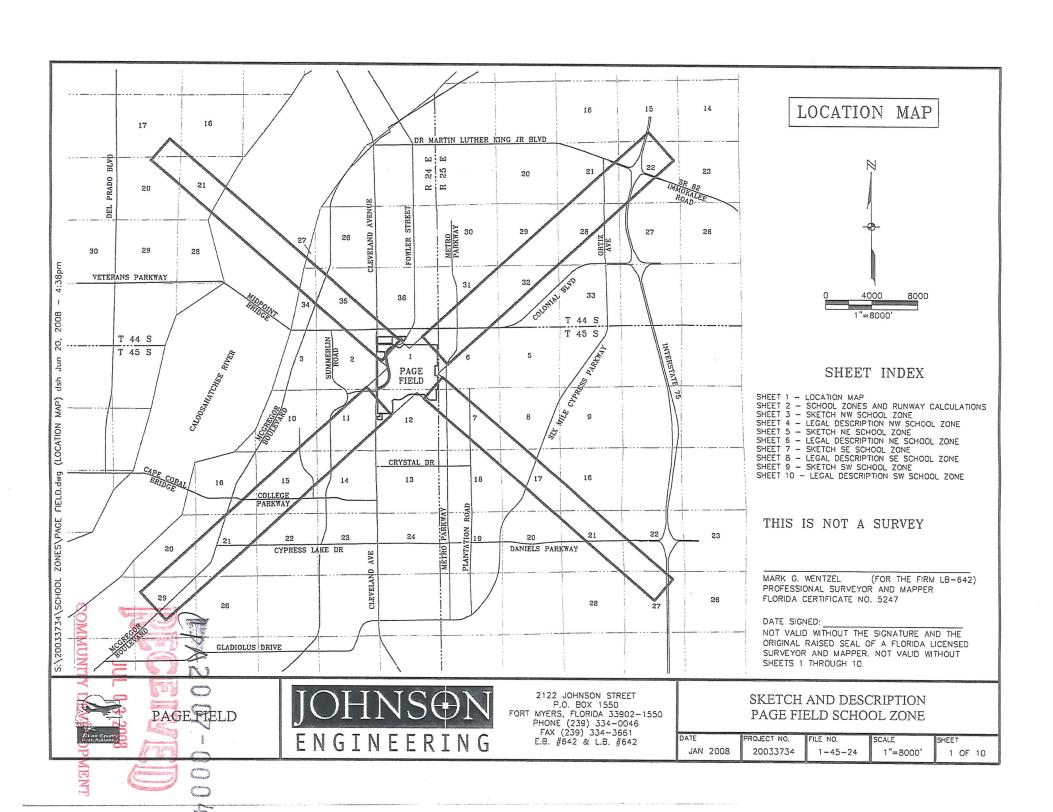
<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

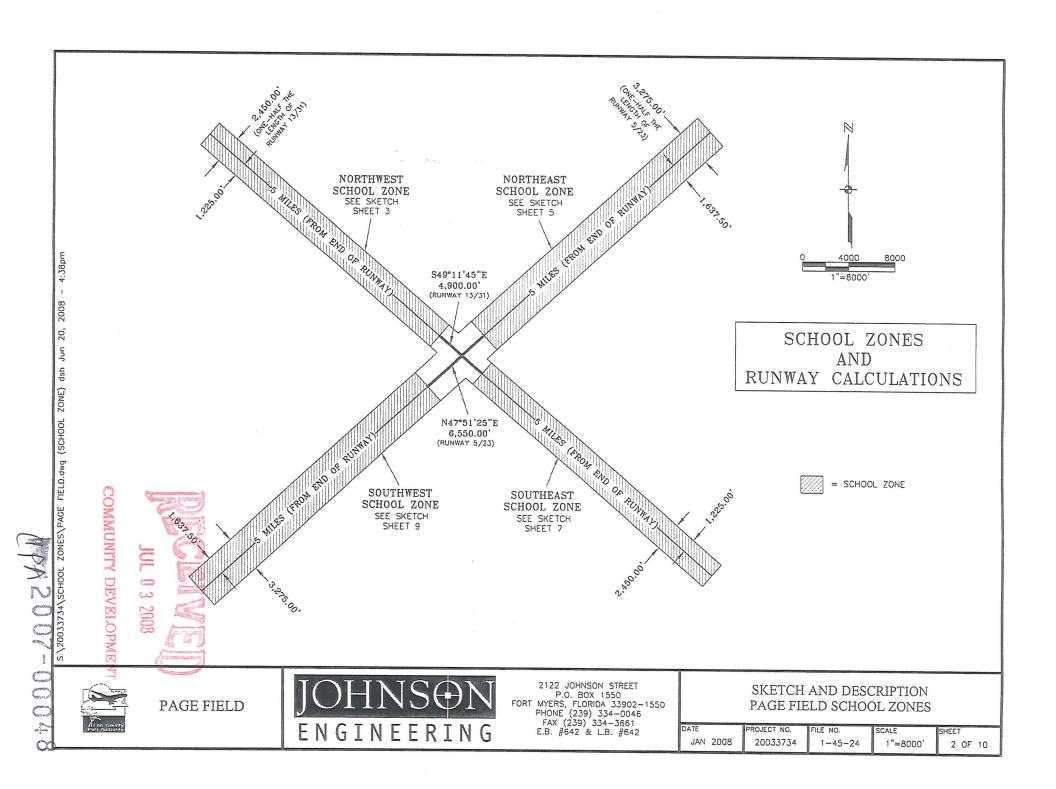
<sup>4</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

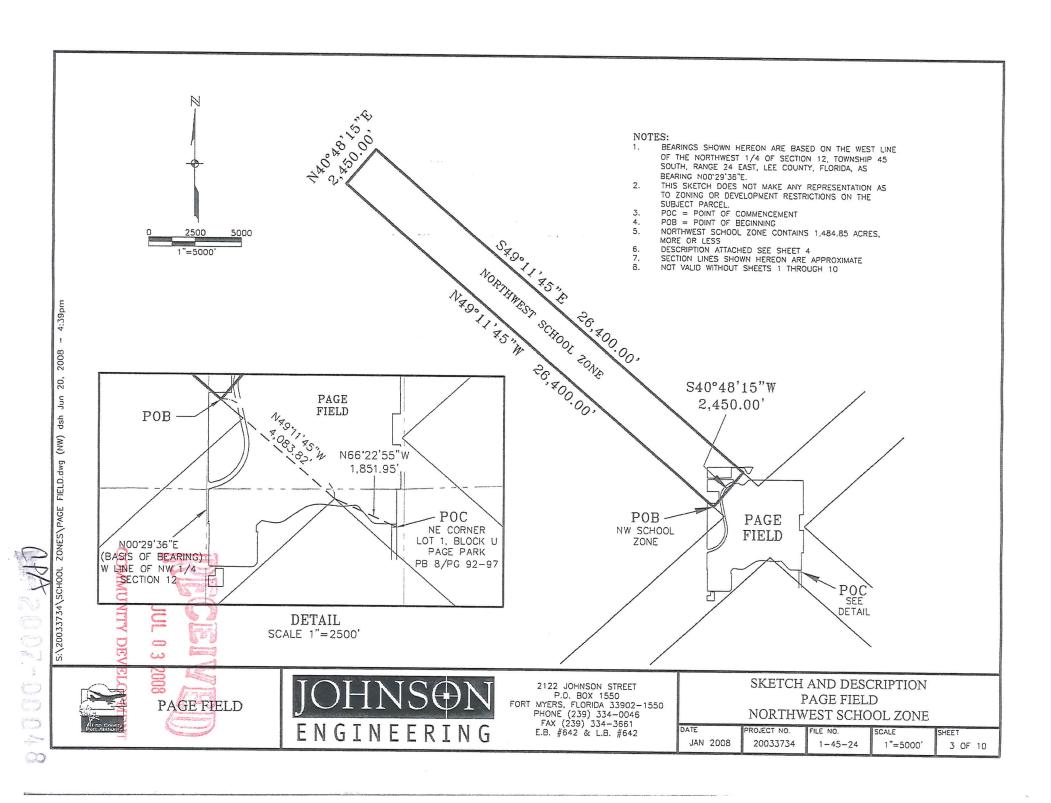
<sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

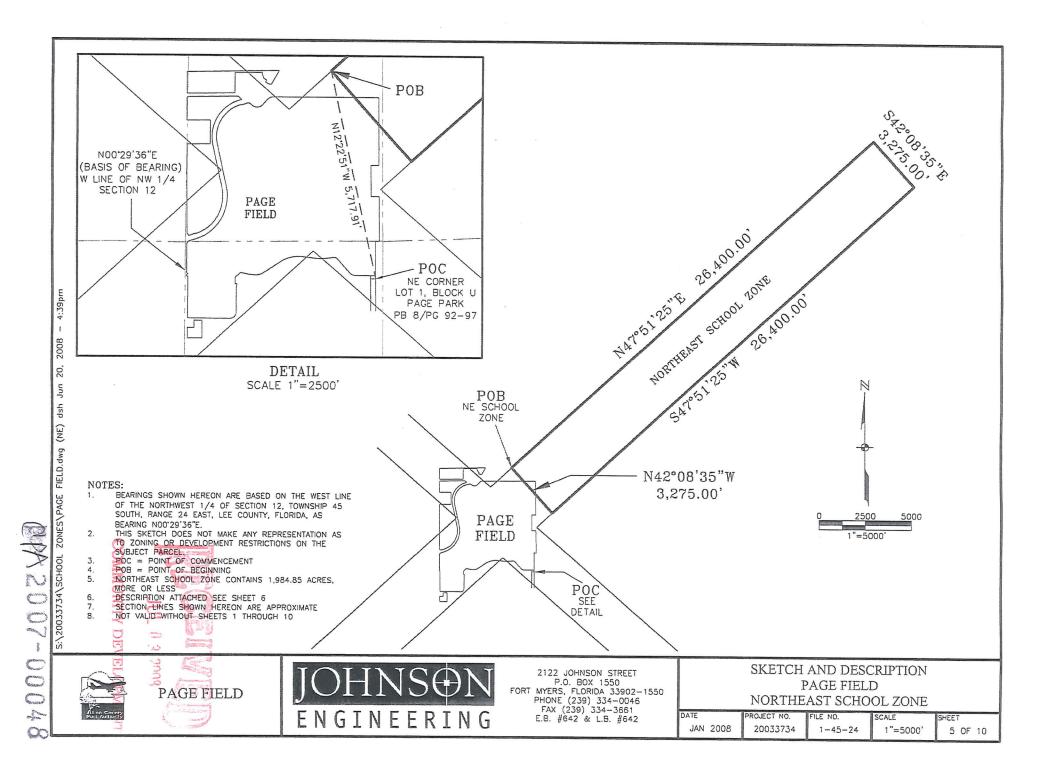
<sup>&</sup>lt;sup>6</sup>Airside facilities are those required for aviation operations, including runways and ramps. Airside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.

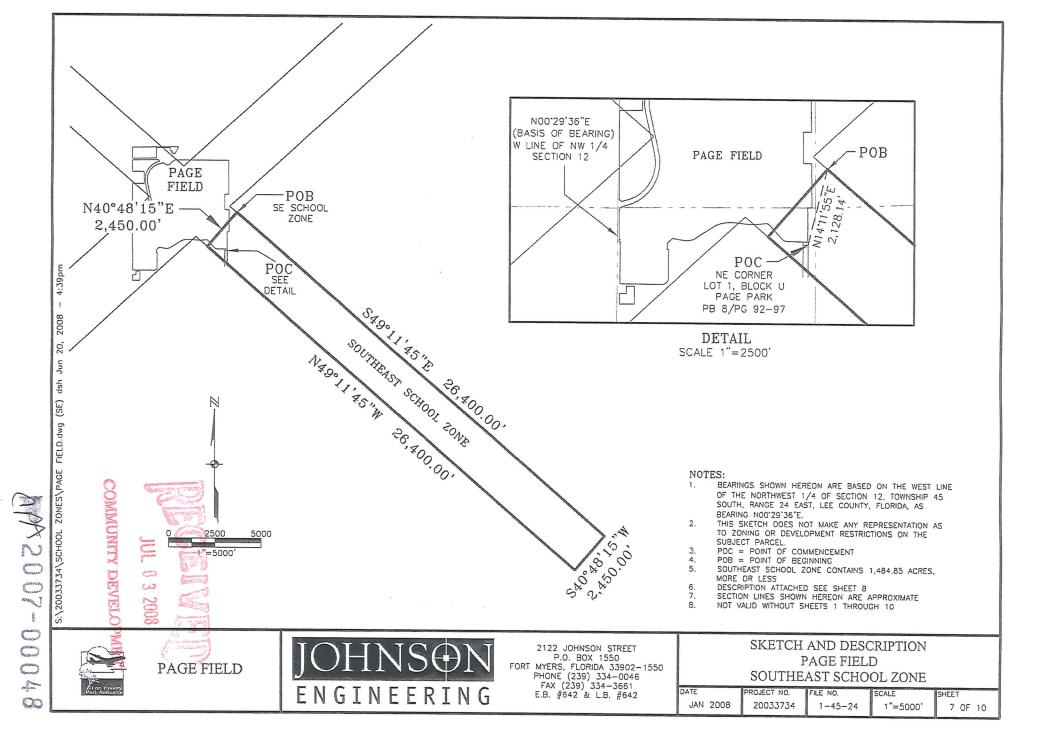
<sup>7</sup> Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels through the 2025 planning horizon.

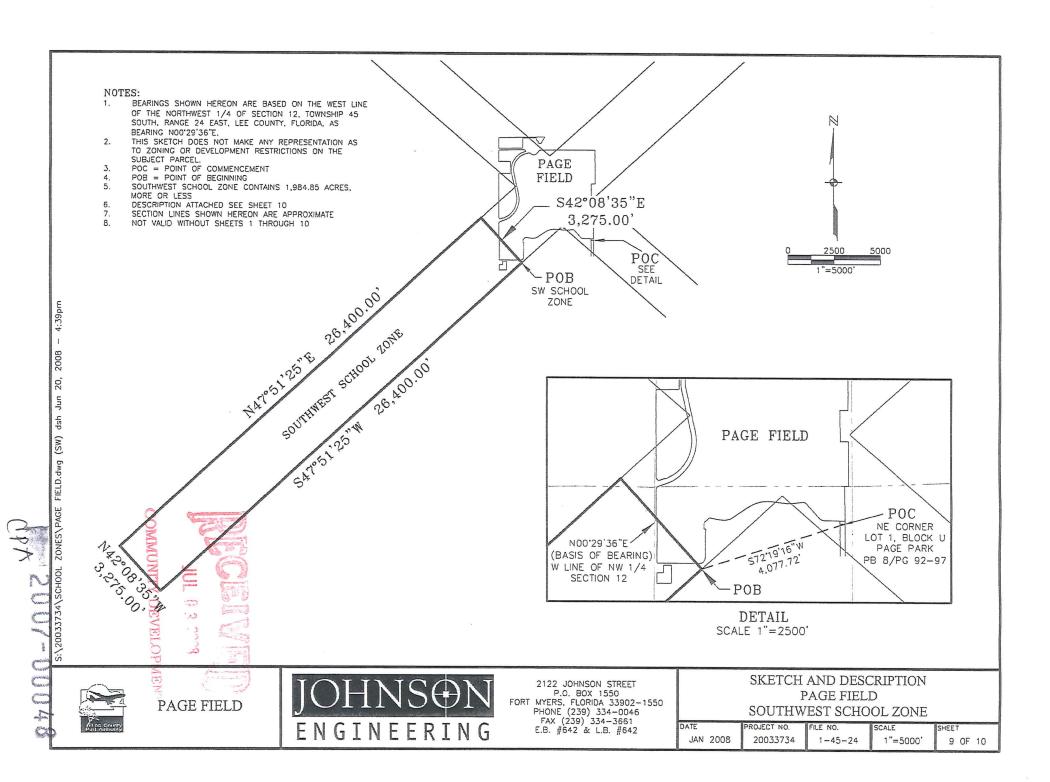












#### PAGE FIELD GENERAL AVIATION AIRPORT COMPREHENSIVE PLAN AMENDMENT SUFFICIENCY RESPONSE #1 LEE COUNTY, FLORIDA CPA2007-48

**July 2008** 

#### Prepared for:

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



Prepared by:

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

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



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

#### **SUFFICIENCY RESPONSE #1**

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July 3, 2008

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

Re: CPA2007-48 Page Field Airport Lee Plan Amendment

Dear Mr. Noble:

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

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

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

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

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

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

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

Mr. Matthew A. Noble CPA2007-48 July 3, 2008 Page 2 of 6

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

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

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

5. Staff believes that a Table similar to Lee Plan Table 5 needs to be developed for Page Field and incorporated into the Lee Plan as part of this amendment.

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

6. Staff notes that the application does not contain the calculation of maximum allowable development under the proposed FLUM (Application Section III E.). This information must be provided for incorporation into the Lee Plan in a fashion similar to Table 5.

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

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

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

8. Policy 1.9.1. provides that Map 3G depicts the planned expansion of the Page Field General Aviation Airport through 2020. This is not consistent with the plan horizon year of 2030. Can the Port Authority staff provide policy language that will ensure

Mr. Matthew A. Noble CPA2007-48 July 3, 2008 Page 3 of 6

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

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

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

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

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

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

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

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

Mr. Matthew A. Noble CPA2007-48 July 3, 2008 Page 4 of 6

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

#### Section IV

12. A2. The applicant has not submitted a map showing the existing future land use categories of the subject property. As stated above, staff is requesting better maps for the existing and proposed Lee Plan designations for the subject site. Please provide close-up views, not county-wide in size.

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

13. A5. There are numerous legals for different parcels and most have a different point of commencement leading to the point of beginning. This opens the possibility for mapping errors due to inconsistent map references. For example, the less and except parcel in parcel 2 extends outside of the legal for parcel 2. It is also depicting a strip of land north of the less and except parcel that will be changed that may cause confusion in the future. Since the Future Land Use will include the ROW it is not necessary to exclude them from the descriptions. One description for the entire site could be created.

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

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

14. B1. Revise the analysis to provide the square footage of uses by type (office, retail, medical office, etc.) that were utilized in the employment for parcels identified on Attachment 4 of the traffic analysis.

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

15. B2. The applicant has not submitted the required data and analysis regarding the availability of potable water service. The applicant has not submitted a letter of availability of service from the potable water services provider. There is insufficient data and analysis regarding the level of service for potable water required by, or available to, the subject property. The data should include current and projected future potable water plant capacity. Please determine the availability of water supply to support the desired level of development within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual

Mr. Matthew A. Noble CPA2007-48 July 3, 2008 Page 5 of 6

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

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

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

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

17. B3. Please provide revised letters from the emergency medical service, fire protection, and the solid waste service provider for the subject property after informing these agencies of the potential development that could result from the proposed amendment. Please provide the required review from LeeTran and the School District of Lee County. The letter from the applicant asking for these reviews must contain the development parameters that may be developed once the amendment is approved.

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

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

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

Mr. Matthew A. Noble CPA2007-48 July 3, 2008 Page 6 of 6

19. E3. The applicant has not supplied data or analysis regarding the effect of the proposed amendment on adjacent local governments (i.e. Fort Myers) and their comprehensive plans.

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

20. Upon receipt of these comments, Planning staff encourages the applicant to arrange a meeting so staff can provide additional comments concerning the Airport Layout Plan. At this meeting, staff would also like to discuss the total acreage of the property versus the acreage included in the request, as well as the status of the "surp1us" properties. This discussion may result in a need to further modify the application.

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

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

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

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

Sincerely,

JOHNSON ENGINEERING, INC.

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

JWG/jrs:20033734-127

Attachments

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

# BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

46

	THE PROPERTY OF THE PARTY OF TH			
WORDING FOR AGENDA:	2. SUBJECT CATEGORY:			
Request Board endorse submittal of a Comprehensive				
Amendment application to incorporate the Page Field (				
Aviation Airport Master Plan Update and Airport Layo	ut Plan into			
the Lee County Comprehensive Plan.				
FUNDING SOURCE: N/A	3. MEETING 9-10-07			
4. AGENDA: 5. REQUIREMENT/PURPOSE:	6. REQUESTOR OF INFORMATION:			
(Specify)	A. (ALL REQUESTS)			
CONSENT STATUTE STATUTE	NAME Mark R. Fisher M. Color			
APPEALS ON DIVARGE	DIV. Development B. (PUBLIC ONLY)			
PUBLIC ADMIN.CODE	CITIZEN NAME			
TIME REQUIRED: OTHER	CITIZEN PHONE			
(Public Only)				
7. BACKGROUND:				
	- Planta di			
Development of Regional Impact (DRI) requirements f				
costly, and time consuming. The airport master planning	g process, as required by the Federal Aviation			
Administration and the Florida Department of Transport	tation, reviews and analyzes much of the same data as			
has been required by state DRI regulations. As such, in	July 2002, the Florida Legislature adopted revised			
language that allows incorporation of an Airport Maste	Plan into the local Comprehensive Plan in lieu of the			
application of state DRI requirements on Florida airpor				
approacion of state Dref requirements on Frontae anpor	uo.			
In Contamber 2004, the Doord of Bort and County County				
In September 2004, the Board of Port and County Com				
Plan to include the RSW Airport Master Plan to take ad				
second airport in Florida to initiate this approach, which				
allowed for the opening of the RSW Midfield Terminal	Complex in 2005, and most airports in Florida are now			
doing the same. This process provides a more compreh				
part of the transportation infrastructure necessary to the				
transportation infrastructure into local and regional plan	ining errorts.			
Considering that this measure was successfully comple				
Field continues to advance, Lee County and Port Author	rity staff recommend initiating the same			
Comprehensive Plan Amendment process for Page Fiel	d that is anticipated to yield the same long-term			
	nued -			
8. RECOMMENDED ACTION:				
Recommend Board endorse submittal of a Comprehens	ive Plan Amendment application to incorporate the			
Page Field General Aviation Airport Master Plan Update and Airport Layout Plan into the Lee County				
Comprehensive Plan.				
Comprehensive Fian.				
9. RECOMMEND DIVISION DIRECTOR GENERAL SERVICES FINAL				
DIVISION DIRECTOR GENERAL SERVICES	TORNAT! STREET OR			
$V_{1}(1)^{2}$ . $D \cdot V_{2}$	MCHILL / / ATT Chan			
and Comlahland	Magazi Hard Block			
10. SPECIAL MANAGEMENT COMMITTEE ACTION:	11. PORT AUTHORITY ACTION.			
	_\ /// /			
M APPROVED 8-28-07	APPROVED			
DENIED 1	DENIED			
DEFERRED Chairman Chair	☐ DEFERRED			
□ OTHER Chairman JMV	OTHER			

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

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

#### IV.A.1. Proposed Text Amendments

#### Note:

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

OBJECTIVE 1.9: PAGE FIELD GENERAL AVIATION AIRPORT. Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Page Field General Aviation Airport and the industrial, commercial and office uses related to it, as well as other non-aviation related development that is not necessarily related to the Airport, through the year 203025. Page Field General Aviation Airport plays a vital role as a reliever airport facility to Southwest Florida International Airport. In its role as reliever airport, Page Field reduces general aviation traffic from the Southwest Florida International Airport, increasing the airport efficiency and capacity. Page Field also is vital to Lee County's economy as a general aviation facility and the site of important non-aviation development. The Lee County Port Authority desires to establish non-aviation related uses to provide a supplementary revenue source as well as providing an opportunity for businesses that desire a location on Airport property. Designate on the Airport Layout Plan suitable areas to accommodate these desired uses and provide general policy guidance as to how these uses will be developed.

**POLICY 1.9.1:** Airport lands include Page Field General Aviation Airport's existing facility and projected growth areas through the year 203025, as shown on the adopted Airport Layout Plan. These areas will include airport and airport-related development as well as non-aviation land uses as proposed in the approved 2002 Airport Master Plan update and as depicted on the adopted Airport Layout Plan sheet (Map 3G). This mix of uses is intended to support the continued development of the Page Field General Aviation Airport. Future development at the Page Field General Aviation Airport will also include non-aviation related land uses such as retail, light industrial, and office development. Any future Airport expansion or development of aviation-related and non-aviation uses will offset environmental impacts through appropriate mitigation acceptable to the permitting agencies and to Lee County. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan. All development on Airport lands must be consistent with Map 3G. Map 3G depicts the planned expansion of the Page Field General Aviation Airport through 202025. (The planning horizon for the Page Field Airport Master Plan and Airport Layout Plan will be extended in the next update cycle to be consistent with the Lee Plan horizon of 2030. A Lee Plan amendment will be submitted following the Airport Master Plan update to reflect this change.) The Lee County Port Authority will, as possible, eliminate or modify any existing uses on the Airport property determined to be incompatible with Airport functions, as established in the Airport Master Plan and Airport Layout Plan, or that reduce the capacity of the Airport. The Lee County Port



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

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

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

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

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

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

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

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

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

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

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

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

**POLICY 151.4.1:** Port Authority staff will ensure that Lee County staff is directly involved in the review and approval process related to the ongoing update of the Airport Master Plan <u>for Southwest Florida International Airport and Page Field General Aviation Airport.</u> 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 <u>for Southwest Florida International Airport and Page Field General Aviation Airport</u> 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 <u>for Southwest Florida International Airport</u> (Map 3F) <u>and Page Field General Aviation Airport (Map 3G)</u> 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 <u>for Southwest Florida International Airport</u> (Map 3F) <u>and Page Field General Aviation Airport</u> (Map 3G), the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Proposed <u>Development Schedule</u> (Table 5(b)), the Airport Master Plans <u>for Southwest Florida International Airport and Page Field General Aviation Airport</u>, or CIP project list. (Added by Ordinance No. 04-16)

#### XII. Glossary

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

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

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



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

#### **Vision Statement**

10. Gateway/Airport - This Community is located South of SR 82, generally east of I-75, and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the City of Fort Myers, the Southwest Florida International Airport and the properties the airport expects to use for its expansion, the lands designated as Tradeport, and the land designated as Industrial Development west of I-75 north of Alico Road. In addition to these two land use designations, properties in this community are designated development), Airport, New Community (the Gateway 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 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 builtout, mixed-use community in 2020. The population of this community is anticipated to grow substantially from today to 2030.

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

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

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

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

#### XII. Glossary

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



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

#### XII. Glossary

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

#### **SUMMARY OF REQUESTS**

#### a. Proposed Map Amendments

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

#### b. Proposed Text Amendments

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



#### Southwest Florida International Airport

#### TABLE 5(a)



Existing vs. Proposed Development 2005-2020				
Development	Existing	2005	2010	2020
Landside				
Midfield Terminal Complex	28 gates 761,193 S.F.	No improvements planned	Expand to 32-33 gates 771,193 S.F.	Expand to 43-47 gates 978,362 S.F.
Auto Access	Main entrance at intersection of Daniels and Chamberlin Parkway. Access also from Daniels via Treeline and Alico via Ben Hill Griffin Parkway.	Cargo Road improvements from Chamberlin. Connector road for maintenance facilities.	Rehab perimeter, service and fuel farm roads. Expand entrance road to 6 lanes. Construct I-75 access.	Miscellaneous roadway improvements
Parking	14,399 total existing spaces	No improvements planned	Construct 750 additional employee spaces	Ultimately 5,126 total hourly spaces
Passenger	11,461 spaces		ориосо	Ultimately 9,342 total daily spaces
Hourly	2,519 spaces			Ultimately 200 total Taxi/Limo spaces
Daily	8,942 spaces			Ultimately 3,000 total rental car spaces
Employee	1,288 spaces			Spaces
Taxi/Limo/Toll Booth Rental Cars	150 spaces 1,500 spaces			
Airside		BULL OF THE STATE OF THE STATE OF		
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 cargo building facilities to 58,314 S.F.

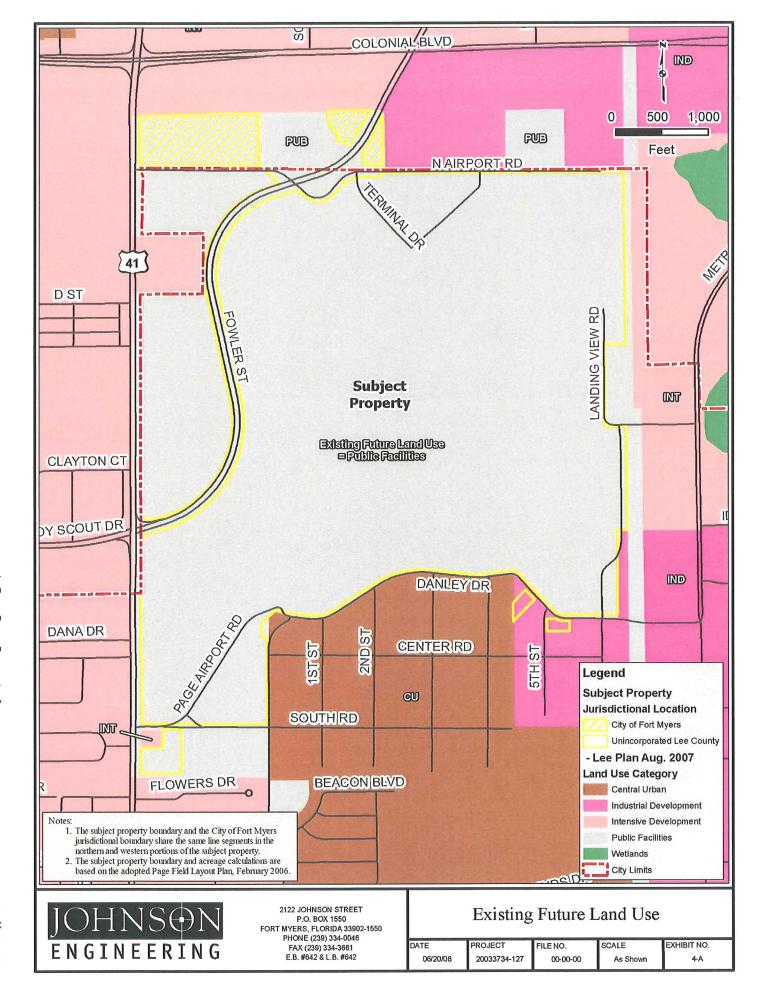
Existing vs. Proposed Development 2005-2020			
Existing	2005	2010	2020
15,000 S.F.	No improvements planned	No improvements planned	No improvements planned
8,000 S.F. facility 26,180 S.F. hangar space 48,650 S.Y. apron area	Construct multi-use hangars (12,500 S.F.)	Infrastructure for second FBO. Construct multi-use hangars (41,000 S.F.)	Construct multi-use hangars (75,500 S.F.). Expand GA apron to 49,700 S.Y.
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
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
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
No improvements planned		Relocate high voltage power lines Upgrade airfield emergency generator Helipad (11,000 S.F.) Develop multi-modal center	
	Rental car fuel farm		
	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.
	Existing  15,000 S.F.  8,000 S.F. facility 26,180 S.F. hangar space 48,650 S.Y. apron area  Approximately 13,000 S.F.  Height 76.91 ft., 8,600 S.F.  Commercial (3)420,000 gallon tanks Jet A  General Aviation (4) 15,000 gallon Jet A tanks (1) 12,000 gallon 100LL tank	Sexisting   Sexi	Existing   2005   No improvements planned   No improvements planned

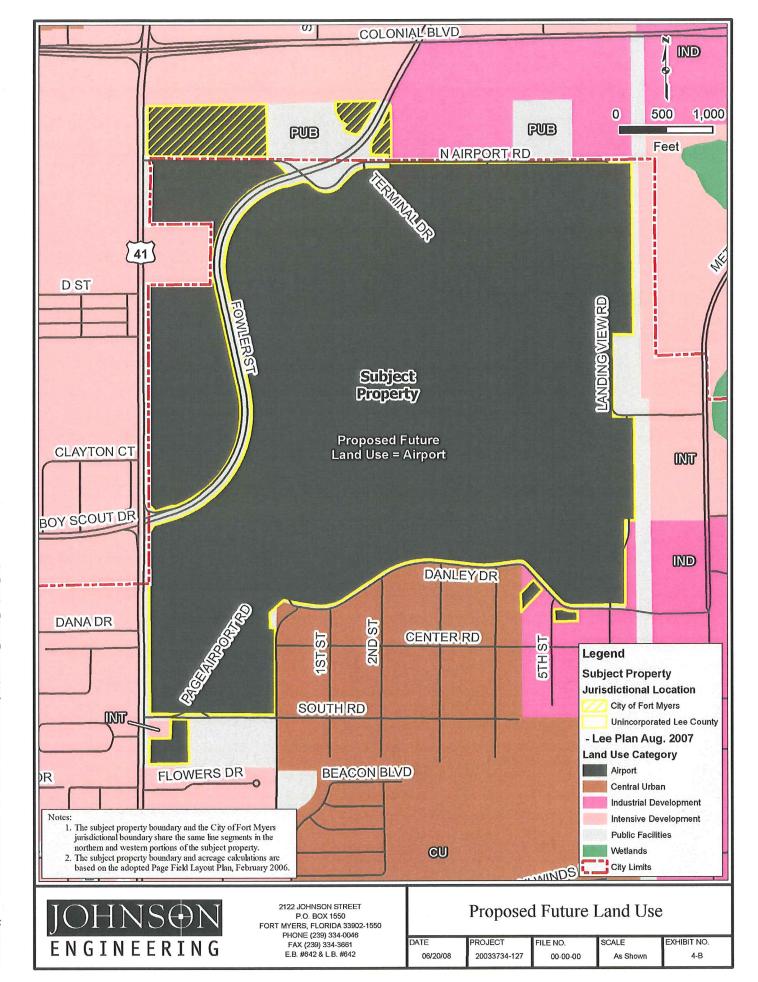
<sup>1.</sup> This table is for general phasing and major development items only. More specific detail is available in the annual Capital Improvement Plan (CIP) prepared by the Lee County Port Authority for the Southwest Florida International Airport.

<sup>2.</sup> 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.

<sup>3.</sup> This Development includes 10% retail

<sup>4.</sup> 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 2020-202.  Existing		Thru 2025(3)
Development  Landside Intensity (Terminal and Access Facilities)(4)	Existing	1 HI U 2020(2)	1 III u 2023(3)
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking(5)	675 Spaces	20,000 = 54. 16.	
Landside Intensity by Ouadrant	073 554665		
North Quadrant			
Buildings & Structures	$85,557 \pm sq. ft.$		
Vehicular Parking	545 spaces		
East Quadrant	3 70 Spaces		
Buildings & Structures	1,250± sq. ft.	$20,000 \pm sq. ft.$	
Vehicular Parking	15 Spaces	20,000 = 24.31.	
South Quadrant	15 Spaces		
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Ouadrant	Tro Spaces		
Buildings & Structures			
Auto Access	Main terminal entrance from Danley	Airport Perimeter Road; New General	
11410 1100000	Drive; Terminal Drive; Airport	Aviation facility access; North	
	facilities accessways from Danley	quadrant hangar access roads;	
	Drive; Airport facility access from	Terminal Drive realignment; Fuel farm	
	Landingview Way	access; South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities)(6)			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps	217,100± sq. yds.	62,200± sq. yds.	
Primary Taxiways			
Taxiway A	6,401± ft. Taxiway	,	
Taxiway B	4,997± ft. Taxiway	,	
Taxiway C	6,547± ft. Taxiway	,	
Taxiway E	1,860± ft. Taxiway	1,052± ft. Taxiway	
Future Aviation-support Facilities Identified in Airport Master Plan		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	

#### 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)	$332,991 \pm \text{sq. ft.}$	100,660± sq. ft.	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		<i>34,658</i> ± <i>sq. ft.</i>	
Accessory Office		1,470 sq. ft.	
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		$25,000 \pm sq. ft.$	
Hangars		$24,000 \pm sq. ft.$	
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)			$80,000 \pm \text{sq. ft.}$
Office (Medical & Non-medical)			$33,000 \pm \text{sq. ft.}$
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.

- (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.



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

#### **APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT**

(To be completed at time of intake)			
DATE REC'D	REC'D BY:		
APPLICATION FEE	TIDEMARK NO:		
THE FOLLOWING VERIFIED: Zoning	Commissioner District		
Designation on FLUM			
(To be completed	by Planning Staff)		
Plan Amendment Cycle: Normal	Small Scale DRI Emergency		
Request No:			
APPLICANT PLEASE NOTE: Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: Volume I of III			
including maps, to the Lee County Division	on and amendment support documentation, on of Planning. Additional copies may be of County Commissioners hearings and the s.		
I, the undersigned owner or authorized reand the attached amendment support docuprovided are complete and accurate to the bound of the second	presentative, hereby submit this application mentation. The information and documents best of my knowledge.		
DATE SIGNATURE OF OWN	ER OR AUTHORIZED REPRESENTATIVE		

#### I. APPLICANT/AGENT/OWNER INFORMATION

Lee County Port Authority -	Mark R. Fisher*	
APPLICANT		
11000 Terminal Access Roa	d, Suite 8671	
ADDRESS		
Fort Myers	FL	33913-8899
CITY	STATE	ZIP
(239) 590-4600		(239) 590-4688
TELEPHONE NUMBER		FAX NUMBER
Johnson Engineering, Inc.	Joseph W. Grubbs, Ph.D. AICP**	
AGENT**		
2158 Johnson Street		
ADDRESS		
Fort Myers	FL	33901
CITY	STATE	ZIP
(239) 334-0046		(239) 334-3661
TELEPHONE NUMBER		FAX NUMBER
Lee County Board of County	Commissioners	
OWNER(s) OF RECORD	Commissioners	
P.O. Box 398		
ADDRESS		
Fort Myers	FL	33902-0398
CITY	STATE	ZIP
(239) 533-8585	<u> </u>	
TELEPHONE NUMBER		FAX NUMBER

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

J. Ronald Ratliff, AICP Reynolds, Smith, & Hills, Inc. 10748 Deerwood Park Boulevard South Jacksonville, FL 32256-0597

Phone: (904) 256-2287 Fax: (904) 256-2503

<sup>\*</sup> Please include Mark Fisher in all correspondence.

<sup>\*\*</sup> This will be the person contacted for all business relative to the application.

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

A. TYPE: (Check appropriate type)

X Text Amendment

X Future Land Use Map Series Amendment (Maps 1 thru 21)
List Number(s) of Map(s) to be amended

Map 1, Page 1 and Map 3G

B. SUMMARY OF REQUEST (Brief explanation):

The Comprehensive Plan Amendment requests incorporation of the Page Field

Airport Master Plan, Airport Layout Plan, and associated text amendments into

The Lee Plan thereby exempting the airport from the DRI process pursuant to

163.3177(6)(k), F.S.

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

1. Site Address: 2. STRAP(s):

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

4741-4771 S. Cleveland Avenue Fort Myers FL 3390701-45-24-00-00007.00604682-4700 Terminal Drive Fort Myers FL 3390701-45-24-00-00007.0000Fowler Street Fort Myers FL 3390701-45-24-00-00007.004010600 Fowler Street Fort Myers FL 3390701-45-24-00-00007.00504945-5049 S. Cleveland Avenue Fort Myers FL 3390701-45-24-00-00007.0030See Map for Addresses Fort Myers FL 3390712-45-24-00-00001.0000

115 Danley Drive Fort Myers FL 33907

12-45-24-01-0000A.0010

606 Danley Drive Fort Myers FL 33907

12-45-24-01-00000.0150

210 5th Street Fort Myers FL 33907

12-45-24-01-00T00.0010

20/50 South Road Fort Myers FL 33907 12-45-24-01-0000B.0000 (Portion of this parcel)

B. Property Information

Total Acreage of Property: 583.15± acres

Total Acreage included in Request: 562 77+ ac

Area of each Existing Future Land Use Category:

Total Uplands:

Total Wetlands:

Total Wetlands.

**Current Zoning:** 

Current Future Land Use Designation:

Existing Land Use:

562.77± acres (less property within City of Fort Myers)

Public Facilities: 562.77± acres

551.87± acres

10.90± acres (OSW)

Lee County: IL, MPD, CPD

City of Fort Myers: I-1, A-3, B-2

**Public Facilities** 

General Aviation Airport

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

Lehigh Acres Commercial Overlay: Not Applicable

Airport Noise Zone 2 or 3:

Not Applicable

Acquisition Area:

Not Applicable

Joint Planning Agreement Area (adjoining other jurisdictional lands):

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

Community Redevelopment Area: Not Applicable

D. Proposed change for the Subject Property:

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

- E. Potential development of the subject property:
  - 1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density None

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

(Non-aviation) 251,658± SF/(Aviation) 551,751± SF<sup>1</sup> Industrial intensity

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density Not Applicable

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

(Non-aviation) 251,658± SF/(Aviation) 551,751± SF<sup>1</sup> Industrial intensity

#### IV. AMENDMENT SUPPORT DOCUMENTATION

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

<sup>&</sup>lt;sup>1</sup>Aviation-related intensity shown here does not include runways, taxiways or aprons/ramps.

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

# A. General Information and Maps

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

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

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

# B. Public Facilities Impacts

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

1. Traffic Circulation Analysis

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

# Long Range - 20-year Horizon:

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

#### See Section V

# Short Range – 5-year CIP horizon:

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

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

#### See Section V

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

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

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

# See Section IV

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

#### See Section IV

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

# C. Environmental Impacts

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

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

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

See Section VII, Environmental Impacts and Exhibit IV.C.5.

# D. Impacts on Historic Resources

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

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

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

## E. Internal Consistency with the Lee Plan

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

#### See Section IX

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

# F. Additional Requirements for Specific Future Land Use Amendments

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

<sup>&</sup>lt;sup>2</sup> Other Surface Water (OSW) delineated in FLUCCS map, see Section VII, Exhibit IV.C.1.

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

#### See Section I

- 2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist. **See Section I**
  - 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2. **See Section VI**
  - 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element. See Section VI
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis. See Section II

#### Item 1: Fee Schedule

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



#### PAGE FIELD

(REVISED JUNE 27, 2008)

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

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

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

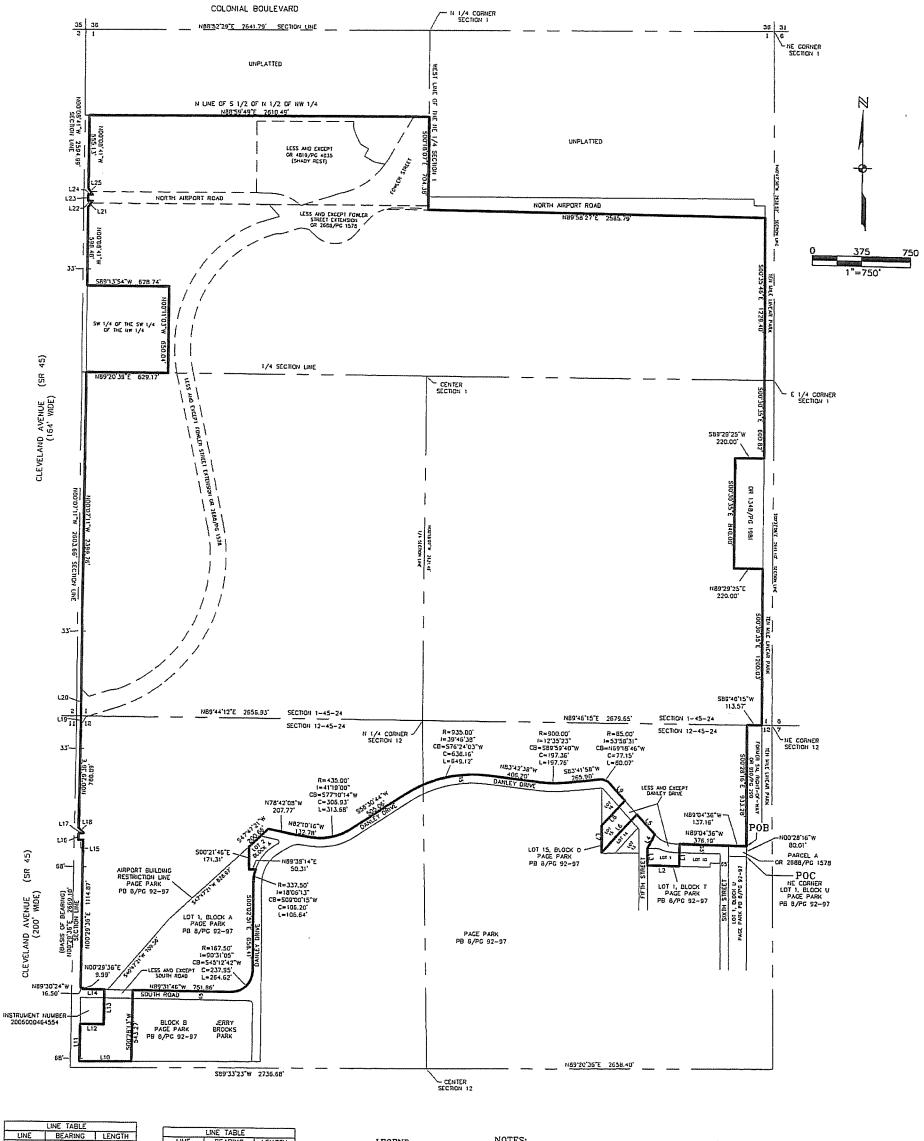
of said plat; thence run S 00° 21' 46" E along the common line of Lot 1 and Lot 2 of said Block A for 171.31 feet; thence run N 89° 38' 14" E along said common line for 50.31 feet to an intersection with a non-tangent curve and the west right-of-way line of said

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

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

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

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



BEARING	LENGTH
S00"28"14"W	170.60
N89"31"46"W	244,13
N00'28'17"W	132.57
N28'29'32"E	117.93
N42"19"31"W	205.12
S42'40'29"W	399.51
N00"28"17"W	203.94
N42*40*29*E	262.91
N4219'31"W	179.61
S89'33'23'W	399.39
N00,58,39,E	284.62
589'31'46"E	182.00
N00.53,32.£	255.02
	500'28'14"W N89'31'45"W N00'28'17"W N28'29'32"E N42'19'31"W 542'40'29"E N42'40'29"E N42'40'29"E N42'40'39"E N42'40'39"E N42'40'39"E N42'40'39"E N42'19'31"W S89'33'32"S

S:\033734\PAGE FIELD-DSH\WORKSHEET1.dwg (11X17)

	CHIL INDLE	
LINE	BEARING	LENGTH
L14	N89'31'46"W	165.49
L15	\$89'38'43"W	35.00
L16.	N00.58,39,E	47.42
L17	N83'54'36"E	39.00
L18	N45"25"07"W	53.94
L19	ND0'30'39"E	66.03
L20	N00'07'31"W	203.94
L21	N35'46'18"E	57.96
L22	S89'57'19"W	34,00
L23	N00'08'41"W	50.02
1.24	N89'57'19"E	34.00
L25	N35'59'33"W	58.06

LEGEND

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

NOTES:
1. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
2. DESCRIPTION ATTACHED
3. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA.
4. REVISED BOUNDARY APRIL 11, 200B
5. REVISED SKETCH AND DESCRIPTION JUNE 27, 200B TO LESS AND EXCEPT SOUTH ROAD, DANLEY DRIVE, FOWLER STREET EXTENSION AND SHADY REST.

THIS IS NOT A SURVEY

MARK G. WENTZEL (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE INCI. 5247

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



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

**SKETCH** PAGE FIELD

DATE ROJECT NO. ILE NO HEET APRIL 2008 20033734 1-45-24 1"=750" 1 OF 1

# 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
i.	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
ຽ	Light Industrial	1.7	0.19	14070	1.8	25
6	Commercial	3.9	0.18	30579	2.5	76

\*FAR - Floor area ratio

# 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 Commo	Existing Page Field Commons Calculated Potable Water and Sewage Flows						
DESCRIPTION	ADEA (SE)	FACTOR	AVG.	PEAK	PEAK	PEAK	
DESCRIPTION	AREA (SF)	(GPD/SF)	GPD	<b>FACTOR</b>	GPD	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	AVG.	PEAK	PEAK	PEAK
DESCRIPTION	AREA (SF)	(GPD/SF)	GPD	<b>FACTOR</b>	GPD	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

D T C C D T D T C T T C T T T T T T T T	1 DE 1 (GE)	FACTOR	AVG.	PEAK	PEAK	PEAK
DESCRIPTION	AREA (SF)	(GPD/SF)	GPD	FACTOR	GPD	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	AVG.	PEAK	PEAK	PEAK
DESCRIPTION	AREA (SF)	(GPD/SF)	GPD	FACTOR	GPD	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:

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

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

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



# IV.B.2.c. 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.

Paç	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		<b>以</b> 相似是 产	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.sfwind.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.

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, Lic
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.

# **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.

# **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.

Fallure 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 Wester 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.

# **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.

bc: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

# **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

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 40B-0.109), as set forth below. Petitions are deemed filed upon receipt of the original documents by the SFWMD Clerk.

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.

Informal Administrative Hearing: b.

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.

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 heating 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 40B-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40B-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 Bmergency 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.

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), Fia. Admin. Code, a copy of the which is attached to this Notice of Rights.

- Because the administrative hearing process is designed to formulate final agency action, the filling 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.
- Pursuant to Rule 40B-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.
- 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

- 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 circuit court 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 walver 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 statue 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

(2)

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)

- 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

- 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.
- 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.

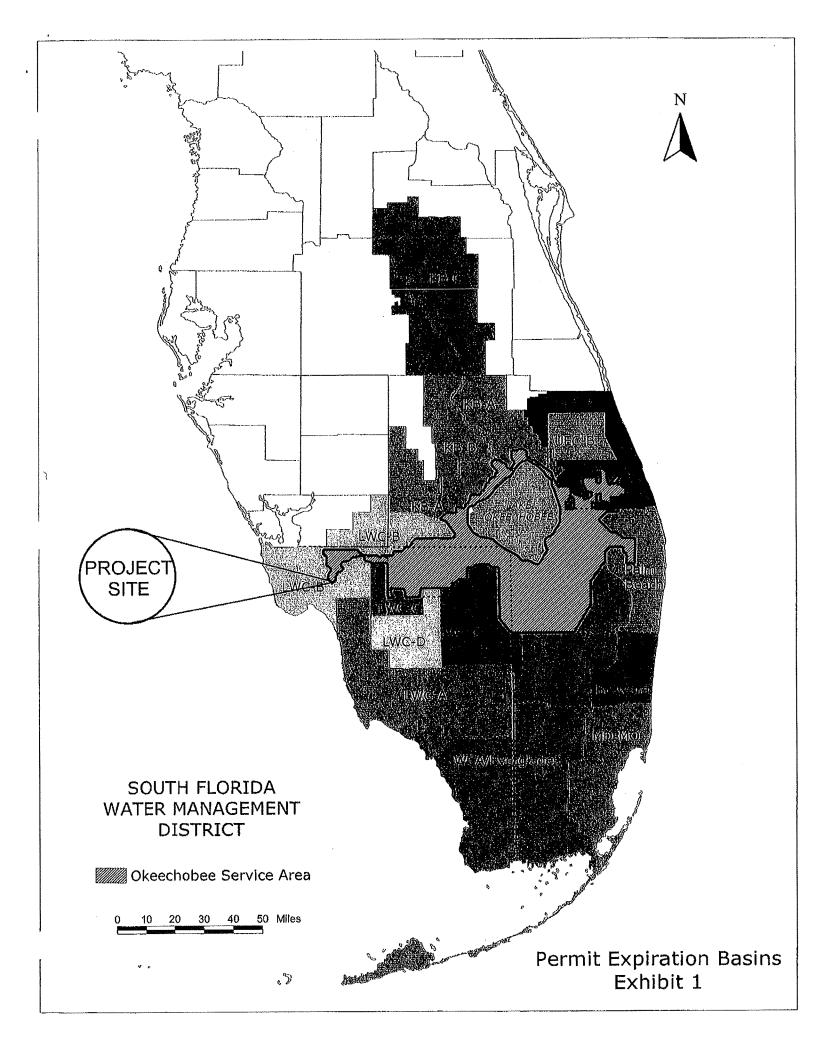


TABLE - A

<u>Description Of Wells.</u>

	Application Number:	050713-12	
	Well ID	30005	141818
	Name	1	PFC6
	Map Designator	1	
	FLUWID Number		
	Well Field		
	Existing/Proposed	E	Ε
	Well Diameter(Inches)	6	
	Total Depth(feet)	40	
	Cased Depth(feet)	20	
	Facility Elev. (ft. NGVD)		
	Screened Interval From	0	
	То	0	
	Pumped Or Flowing	Р	
	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	
ரு	Feet North	821100	
S	Accounting Method	flow meter	none
Exhibit	Use Status	Secondary	Monitor .
<u>N</u> 0:	Water Use Type	Irrigation	Monitor
4	Aquifer	Water Table Aquifer	Water Table Aquifer

Exhibit No: 5

# TABLE - B **Description Of Surface Water Pumps**

Application Number:	050713-12	
Pump ID	42008	42009
Name	2	1
Map Designator Facility Group	2	1
Existing/Proposed	E	Е
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)	<del>-</del> 5	<b>-</b> 5
Planar Location		
Source	REVIEWER	REVIEWER
Feet East Feet North	371600 821150	372200 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)

#### **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: IRR. MULTIPLIER 1.33

JUL AUG SEP OCT NOV DEC TOTAL JAN FEB MAR APR MAY JUN 8.47 8.00 8.13 3.88 1.37 1.51 52.99 1.90 2.16 2.21 2.37 3.90 9.09 **MEAN RAINFALL** 3.03 59.00 4.88 2.17 7.47 7.93 7.61 6.40 **EVAPOTRANSPIRATION** 1.88 2.16 3.67 5.10 6.70 4.74 4.28 4.06 1.98 0.70 0.73 27.58 0.89 1.01 1.12 1.29 2.20 4.58 AVG. EFFECTIVE RAIN 3.49 1.70 0.60 0.63 23.72 1.89 4.08 3.94 3.68 0.77 0.87 0.96 1.11 DROUGHT RAINFAL 4.50 2.73 3,35 3.33 2.34 2.90 2.33 1.44 31.42 2.55 3.81 **AVERAGE IRRIGATION** 0.99 1.15 3.93 2.91 3.18 2.43 1.54 35.28 3.99 **DROUGHT IRRIGATION** 1.11 1.29 2.71 3.99 4.81 3.39

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

Application Number: 050713-12

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

		Rec. Unit	Recommended Demands			<u>Delivery</u>	<recommended allocation<="" th=""></recommended>	
Description	Acres	Demand (gallons)	Avg. Daily MGD		x Monthly	System Efficiency	<u>Daily</u> <u>MGD</u>	Max. Monthly MGM
44422	10.47	2,624	0.0275	1.6361	1.3673	75%	0.0365	1.8185



# 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.sfwnid.gov/org/exo/fimiyers/

CON 24-05

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 MEDIC \L VILLAGE

LEE COUNTY, Location:

S1/T45S/R24E

Permittee: PAGE FIELD MEDICAL VILLAGE TRUST

This level 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 Aquiller 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.

Get Greek Books

EMECUTY), OFFICE

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

Wi r Usa Classification: Landscape

Total Serviced Acreago: 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. Bengisson P.G.

Water Use Regulation Division

TOB /Iw

Certified Mail No.:

7002 2410 0000 5729 6337

#### Enclosure

c: Coastal Resource Management Inc
Div of Recreation and Park - District 8
Florida Audubou 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

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 milligate 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 miligate 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.

Application Number: 030423-2 PAGE FIELD MEDICAL VILLAGE TRUST May 2, 2003 Page 5

#### **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

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 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 Aministrative 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.



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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, DX

Joseph W. Grubbs, Ph.D., AICP

Pfincipal Planner

Development Existi	ing vs. Proposed Development 2020-	2025' Thru 2020 <sup>2</sup>	Thru 2025
Development  Landside Intensity (Terminal and Access Facilities)  4	Existing	1 NFU 2020	1 nru 2025
	00 100: #	20,000, 55	
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
		North quadrant hangar access	
	from Danley Drive; Airport facility		
	access from Landingview Way	realignment; Fuel farm access; South Road/Danley Drive	
	=	realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
50 Park 1			
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	1	
Taxiway B	4,997± ft. Taxiway	1	
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	

Table 5(b)

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

<sup>\*</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

<sup>7</sup> 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.



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.

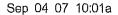
We appreciate your prompt attention to this matter. If you have nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSÓN ENGRYEERJNG, INC

Joseph W. Grubbs, Ph.D., AICP

Principal Planner





## Lee County Southwest Florida

#### Statement of No Concern

I, <u>Kim Dickerson</u>, 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.

Gendaro

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

Development:	Existing	Thru 2020 <sup>2</sup>	Thru 202
Landside Intensity (Terminal and Access Facilities)4		PACE AND DESCRIPTIONS	
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sg. ft.	
Vehicular Parking	15 Spaces	==,=====,==	
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	170 002000		
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
		General Aviation facility access;	
		North quadrant hangar access	
		roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access;	
*		South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
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	217,100± sq. yus.	02,200± sq. yus.	
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Taxiway B	4,997± ft. Taxiway		
Taxiway C	4,997± it. Taxiway 6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)	332,59 I± Sq. II.	, , , , , , , , , , , , , , , , , , , ,	
Quee below for lacillities by quadratity		4,000 sq. yd.	
	1	163 Total Based Hangars	
Aviation-support Facilities by Quadrant		18-20 Multi-use Itinerant Hangars	
North Quadrant			
		0.1.050	
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Table 5(b)

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Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
East Quadrant			
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Hangars	197,068± sq. ft.		
West Quadrant			
Terminal		25,000 ± sq. ft.	
Hangars		24,000 ± sq. ft.	
Non-aviation Intensity			Alexander of the second
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
Service	108,465± sq. ft.	ľ	
Office		I	
Medical	35,490± sq. ft.		
Non-medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels <sup>7</sup>			
Commercial (Retail & Service)			80,000± sq. fi
Office (Medical & Non-medical)			33,000± sq. fi
Light Industrial			40,000± sq. fi

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

<sup>&</sup>lt;sup>1</sup>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 inlitiated 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.

<sup>&</sup>lt;sup>2</sup>Data 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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Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

<sup>&</sup>lt;sup>6</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

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<sup>7</sup>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.



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.

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We appreciate your prompt attention to this matter. If you have nay 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



Direct Dial: (239) 768-4330

Fax: (239) 768-4482

HOBERT 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 JANES

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.

DOUGLAS R. ST. CERNY

RAY JUDAH

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:kth

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.flylopa.com

Development Existi	ng vs. Proposed Development 2020-		
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>	Existing	Thru 2020 <sup>2</sup>	Thru 202
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	110 0,2000		
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility		
	access from Landingview Way	realignment; Fuel farm access; South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>5</sup>			
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.	
rimary 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	332,991± sq. ft.		
See below for facilities by quadrant)		4,000 sg. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	■ h
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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.	i	
Service	108,465± sq. ft.	1	
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 <sup>7</sup>			
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.

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

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

<sup>&</sup>lt;sup>0</sup>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.

<sup>7</sup> 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.



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.

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 nay 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



## 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

Development  Landside Intensity (Terminal and Access Facilities) <sup>4</sup> Fotal Landside Intensity (See below for facilities by quadrant)  Vehicular Parking <sup>5</sup> Landside Intensity by Quadrant  North Quadrant	98,100± sq. ft. 675 Spaces	20,000± sq. ft.	Thru 2025
Total Landside Intensity (See below for facilities by quadrant)  Vehicular Parking <sup>5</sup> Landside Intensity by Quadrant  North Quadrant		20,000± sq. ft.	
Vehicular Parking <sup>5</sup> Landside Inlensily by Quadrant North Quadrant		20,000± sq. it.	
Landside Intensity by Quadrant North Quadrant	675 Spaces		
North Quadrant			
0 - 303 0 4 (140 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
Buildings & Structures	85,557 ± sq. ft.	-	
		ä.	
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures			
Auto Access		Airport Perimeter Road; New	
		General Aviation facility access;	
	Airport facilities accessways from Danley Drive; Airport facility	North quadrant hangar access	
		realignment; Fuel farm access;	
		South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>			
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± sg. 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		
Aviation-support Facilities	332,991± sq. ft.	100,660± sq. ft,	
(See below for facilities by quadrant)	302,0012 04. 11.	4,000 sq. yd.	
,,		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant		10-20 Multi-use fullerant Hangars	
North Quadrant			
Hangars		24.650:	
Accessory Office		34,658± sq. ft. 1,470 sq. ft.	

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>7</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
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.	1	
Service	108,465± sq. ft.		
Office		1	
Medical	35,490± sq. ft.		
Non-medical	7,056± sq. ft.	1	
		I .	
Light Industrial	211,658± sq. ft.		
	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	211,658± sq. ft.)		80,000± sq. fi
Light Industrial  Intensity by Use - Vacant Non-aviation Parcels  Commercial (Retail & Service)  Office (Medical & Non-medical)	211,658± sq. ft.)		80,000± sq. fi 33,000± sq. fi

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

<sup>&</sup>lt;sup>7</sup>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.



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.

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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENCINEERING, INC.

Joseph W. Grubbs, Ph.D., AICP

Principal Planner



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,

Hugh C. Hackney

Senior System Project Manager

H.C. HACKNEY

Development	ing vs. Proposed Development 2020 Existing		Thru 2025
Landside Intensity (Terminal and Access Facilities)4	anduig	Find 2020	1 liru 2025
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	The state of the s
Vehicular Parking⁵	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant	,		
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	1,75 2,755		
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road: New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility	roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>		realignment	
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps			
Primary Taxiways	217,100± sq. yds.	62,200± sq. yds.	
Taxiway A	C 404 : 6 Texture		
Taxiway B	6,401± ft. Taxiway	1	
Taxiway C	4,997± ft. Taxiway	1	
Taxiway E	6,547± ft. Taxiway		
Aviation-support Facilities	1,860± ft. Taxiway		
(See below for facilities by quadrant)	332,991± sq. ft.	100,660± sq. ft.	
(oee below for identities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
Aviation expost Engilling by Overland		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office	I	1,470 sq. ft.	

Table 5(b)

	Existing vs. Proposed Development 2020-2025			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025	
East Quadrant			y.	
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				
		1		
Retail	304,622± sq. ft.			
Retail Service	304,622± sq. ft. 108,465± sq. ft.			
Service				
Service				
Service Office	108,465± sq. ft.			
Service Office Medical	108,465± sq. ft. 35,490± sq. ft.			
Service Office Medical Non-medical	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.			
Service Office Medical Non-medical Light Industrial	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		80,000± sq. ft.	
Service  Office  Medical  Non-medical  Light Industrial  Intensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft.		80,000± sq. ft. 33,000± sq. ft.	

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

<sup>&</sup>lt;sup>1</sup>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.

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

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>0</sup>Alrside facilities are those required for aviation operations, including runways and ramps. Alrside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.

<sup>7</sup>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.



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 nay 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

# Mike Scott Office of the Sheriff



State of Florida County of Lee

July 31, 2007

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

Ms. LeSage,

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

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

Sincerely,

Captain James C. Nygaard Support Services Division Administration Bureau 239-477-1424 Jnygaard@sheriffleefl.org



Development Existi	ing vs. Proposed Development 2020-		TL COOR
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>	Existing	1 Hru 2020	Thru 2025
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant	073 Gpaces		
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant	очо зрасез		
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces	50100 • 00000 • 00000 • 00000 • 00000	
South Quadrant	15 apaces		
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking			
West Quadrant	115 Spaces		
Buildings & Structures Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
Auto Aodess	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility		
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities)			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway	1	
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	1	
Taxiway C	6,547± ft. Taxiway	,	
Taxiway E	1,860± ft. Taxiway	1,052± ft. Taxiway	
Aviation-support Facilities	332,991± sq. ft.	100,660± sq. ft.	
(See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sg. ft.	

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
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		THE PERSON NAMED IN COLUMN	
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. f
Office (Medical & Non-medical)			33,000± sq. f
Light Industrial			40,000± sq. f

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

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

<sup>&</sup>lt;sup>6</sup>Airside facilities are those required for aviation operations, including runways and ramps. Alrside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.

<sup>7</sup> 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.



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 nay 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



#### **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

Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
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 Parking⁵	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures	_		
Auto Access		Airport Perimeter Road; New	
		General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility access from Landingview Way	roads; Terminal Drive realignment; Fuel farm access;	
		South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>			
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	332,991± sq. ft.	100,660± sq. ft.	
(See below for facilities by quadrant)		4,000 sq. yd.	
NOV 3811 19		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sg. ft.	

Table 5(b)

Existing vs. Proposed Development 2020-2025			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
East Quadrant			
Hangars	135,923± sq. ft.	10,850± sq. ft.	
Accessory Office		4,682± sq. ft.	
South Quadrant		1	
Hangars	197,068± sq. ft.		
West Quadrant		1	
Terminal		25,000 ± sq. ft.	
Hangars		24,000 ± sq. ft.	
Non-aviation Intensity			
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.	1	
Service	108,465± sq. ft.		
Office		1	
Medical	35,490± sq. ft.		
Non-medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcel	s <sup>7</sup>		
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-medical)			3.00 (3.00)
Office (Medical & Nort-Medical)	1		33,000± sq. ft

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>9</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

<sup>7</sup> 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.



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.

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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely.

JOHNSON ENGINEERING

oseph W. Grubbs, Ph.D., AICP

Principal Planner

Existi	ng vs. Proposed Development 2020-		
Development 4	Existing	Thru 2020 <sup>2</sup>	Thru 2025
Landside Intensity (Terminal and Access Facilities)4			
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.		
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant	~	1	
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	,		
Buildings & Structures	_	1	
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility	roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>5</sup>		realignment	
Airfield Facilities	and the second s		
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.		
- William	217,100± sq. yus.	62,200± sq. yds.	
Primary Taxiways	C 404 : 8 T		
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	

Table 5(b)

Development	sting vs. Proposed Development 2020-2025 <sup>1</sup> Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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			AND STREET STREET
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
Service	108,465± sq. ft.		
Office			
Office Medical	35,490± sq. ft.		
Office Medical Non-medical	35,490± sq. ft. 7,056± sq. ft.		
Medical			
Medical Non-medical	7,056± sq. ft.		
Medical Non-medical Light Industrial	7,056± sq. ft.		80,000± sq. ft.
Medical Non-medical Light Industrial ntensity by Use - Vacant Non-aviation Parcels <sup>7</sup>	7,056± sq. ft.		80,000± sq. ft. 33,000± sq. ft.

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

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

<sup>&</sup>lt;sup>4</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

<sup>7</sup>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.



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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

IOHNSON ENGINEERING

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

	ng vs. Proposed Development 2020-	2025: Thru 2020 <sup>2</sup>	TL COOP
Development	Existing	Ihru 2020-	Thru 2025
Landside Intensity (Terminal and Access Facilities)4	20,400: #	00.000, 8	
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	~		
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility	roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access; South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway	1	
Aprons/Ramps	217,100± sq. yds.	62,200± sq. yds.	
Primary Taxiways	211,1002 34. yas.	02,2001 Sq. yds.	
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway	1	
Taxiway C	6,547± ft. Taxiway	1	
-		1	
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office	1	1,470 sq. ft.	

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
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 <sup>7</sup>			
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:

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

<sup>&</sup>lt;sup>4</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking,

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

<sup>&</sup>lt;sup>6</sup>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.

<sup>7</sup>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.



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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, IN

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

Table 5(b)

	ing vs. Proposed Development 2020-		
Development	Existing	Thru 2020 <sup>2</sup>	Thru 202
Landside Intensity (Terminal and Access Facilities)4	HARRING AND RESERVED AND AND AND ASSESSED.		
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.		
Vehicular Parking⁵	675 Spaces		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.	1	
Vehicular Parking	545 spaces	1	
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	170 552555		
Buildings & Structures			
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
1210 1 130000	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility	roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access;	
		South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>5</sup>			
Airfield Facilities		1	
Runway 05-23	6,401 ft. x 150 ft. Runway	1	
Runway 13-31	4,997 ft. x 150 ft. Runway	<b>'</b>	
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 D	
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)		4,000 sq. yd.	
(,		163 Total Based Hangars	l .
		18-20 Multi-use Itinerant Hangars	1
Aviation-support Facilities by Quadrant		10-20 Mulu-use fullerant Hallgars	
North Quadrant		2/252	
Hangars		34,658± sq. ft.	
Accessory Office	1	1,470 sq. ft.	I

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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.	1	
Office		1	
Medical	35,490± sq. ft.	1	
Non-medical	7,056± sq. ft.	1	
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels <sup>7</sup>			
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:

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Alroort, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

<sup>&</sup>lt;sup>4</sup>Landside facilities consist of the terminal, non-aviation related structures on the airport property and the access system, which includes vehicular parking.

<sup>&</sup>lt;sup>6</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>d</sup>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.

<sup>7</sup> 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.



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.

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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON EN MEERING, INC

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

## Page Field General Aviation Airport Table 5(b)

Development Exist	ing vs. Proposed Development 2020-2 Existing	2025: Thru 2020 <sup>2</sup>	Thru 2025
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>	Existing	1 nru 2020	1 nru 2025
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces	20,000± sq. it.	
Landside Intensity by Quadrant	uro opades		
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant	υτυ <i>αρα</i> ισες		
Buildings & Structures	1,250± sq. ft.	20,000± sq. ft.	
Vehicular Parking	1,230± sq. ii.   15 Spaces	20,000± \$q. 11.	
South Quadrant	15 Spaces		
Buildings & Structures	11 200: 5		
	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant			
Buildings & Structures Auto Access	Main terminal automas from	Aim art Davim stee Deads Nov.	
Adio Access		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)	MARKET LENGTH LENGTH RELEGION		
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	332,991± sq. ft.	100,660± sq. ft.	
(See below for facilities by quadrant)		4,000 sq. yd.	
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office		1,470 sq. ft.	

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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.	ı	
Office			
Medical	35,490± sq. ft.	1	
Non-medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels <sup>7</sup>			
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:

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>6</sup>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.

<sup>&</sup>lt;sup>7</sup>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.



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.

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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING,

Joseph W. Grubbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

Table 5(b)

	ing vs. Proposed Development 2020-		
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>			
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant	1		
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 Spaces		
West Quadrant	*		
Buildings & Structures	_		
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
		roads; Terminal Drive	
	access from Landingview Way	realignment; Fuel farm access; South Road/Danley Drive	
		realignment	
Airside Intensity (Aviation Operations and Support Facilities) <sup>6</sup>			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway	1	
Aprons/Ramps	217,100± sq. yds.		
Primary Taxiways	217,1002 34. 343.	02,2001 Sq. yus.	
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
So to represent the property of the second s	332,59 II Sq. II.	The state of the s	l.
(See below for facilities by quadrant)		4,000 sq. yd.	i
		163 Total Based Hangars	1
A inti-		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
Accessory Office	1	1,470 sq. ft.	I

Table 5(b)

Existing vs. Proposed Development 2020-2025 <sup>1</sup>			
Development	Existing	Thru 2020 <sup>2</sup>	Thru 2025 <sup>3</sup>
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.	1	
Office		i	
Medical	35,490± sq. ft.	1	
. Non-medical	7,056± sq. ft.	1	
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-aviation Parcels <sup>7</sup>			
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-medical)		1	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.

<sup>&</sup>lt;sup>1</sup>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.

<sup>&</sup>lt;sup>2</sup>Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.

<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

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

<sup>&</sup>lt;sup>5</sup>Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

<sup>&</sup>lt;sup>q</sup>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.

<sup>7</sup> 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.



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 nay questions or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, INC

Joseph W. Gribbs, Ph.D., AICP

Principal Planner

JWG:bs:20033734-127

# Page Field General Aviation Airport Table 5(b)

Development	ing vs. Proposed Development 2020 Existing		Thru 2025
Landside Intensity (Terminal and Access Facilities) <sup>4</sup>	ALL AND THE PARTY OF THE EXISTING	Tillu 2020	i nru 2023
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking <sup>5</sup>	675 Spaces		
Landside Intensity by Quadrant	0.000000		
North Quadrant			
Buildings & Structures	85,557 ± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant	0.10.00000		
Buildings & Structures	1,250± sq. ft.	20,000 ± sq. ft.	
Vehicular Parking	15 Spaces		
South Quadrant	10 opaces		
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	11,209± Sq. n. 115 Spaces		
West Quadrant	115 Spaces		
Buildings & Structures			
Auto Access	Main terminal entrance from	Airport Perimeter Road; New	
1000000	Danley Drive; Terminal Drive;	General Aviation facility access;	
	Airport facilities accessways	North quadrant hangar access	
	from Danley Drive; Airport facility		
	access from Landingview Way	realignment; Fuel farm access;	
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1		realignment	
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	0.404.0 450.0 D		
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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	I a	
Taxiway E	1,860± ft. Taxiway		
Aviation-support Facilities	332,991± sq. ft.		
(See below for facilities by quadrant)		4,000 sq. yd.	1
		163 Total Based Hangars	
		18-20 Multi-use Itinerant Hangars	
Aviation-support Facilities by Quadrant			
North Quadrant	1		
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Accessory Office	I	1,470 sq. ft.	

Table 5(b)

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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.		
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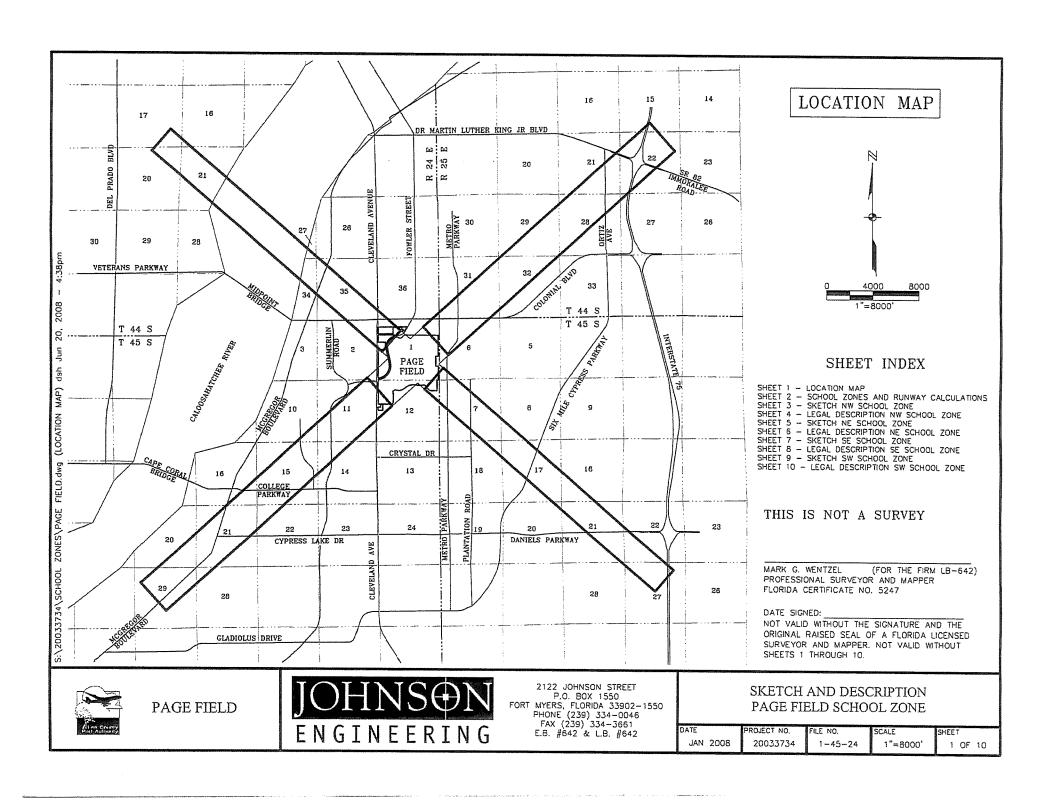
<sup>&</sup>lt;sup>3</sup>Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.

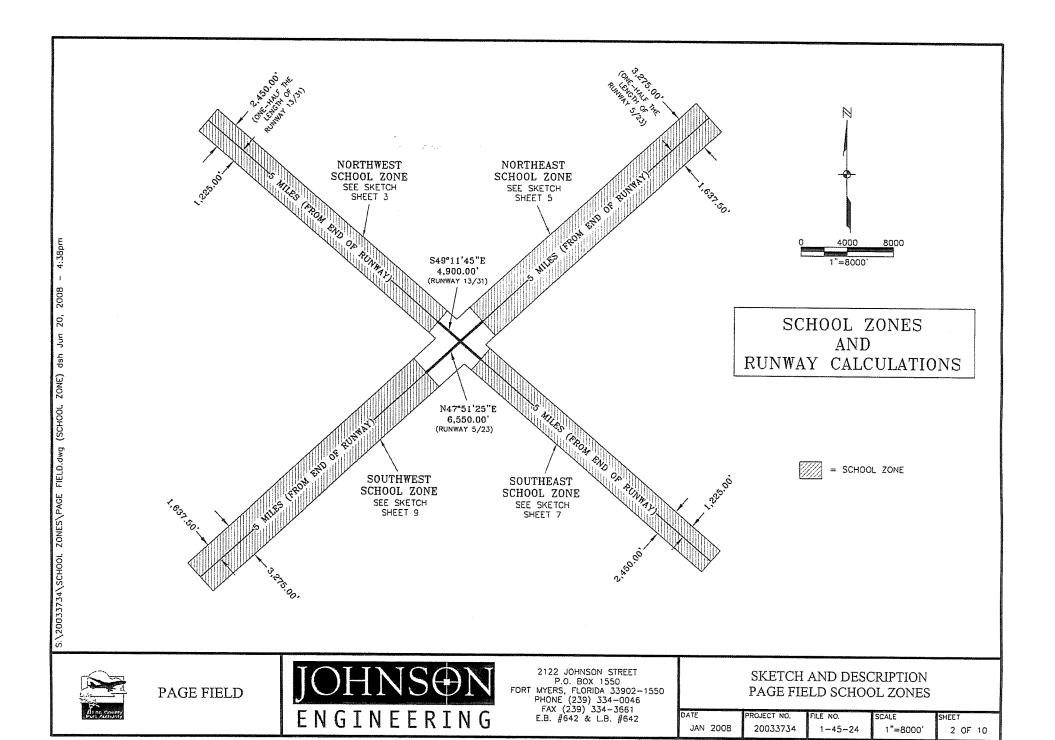
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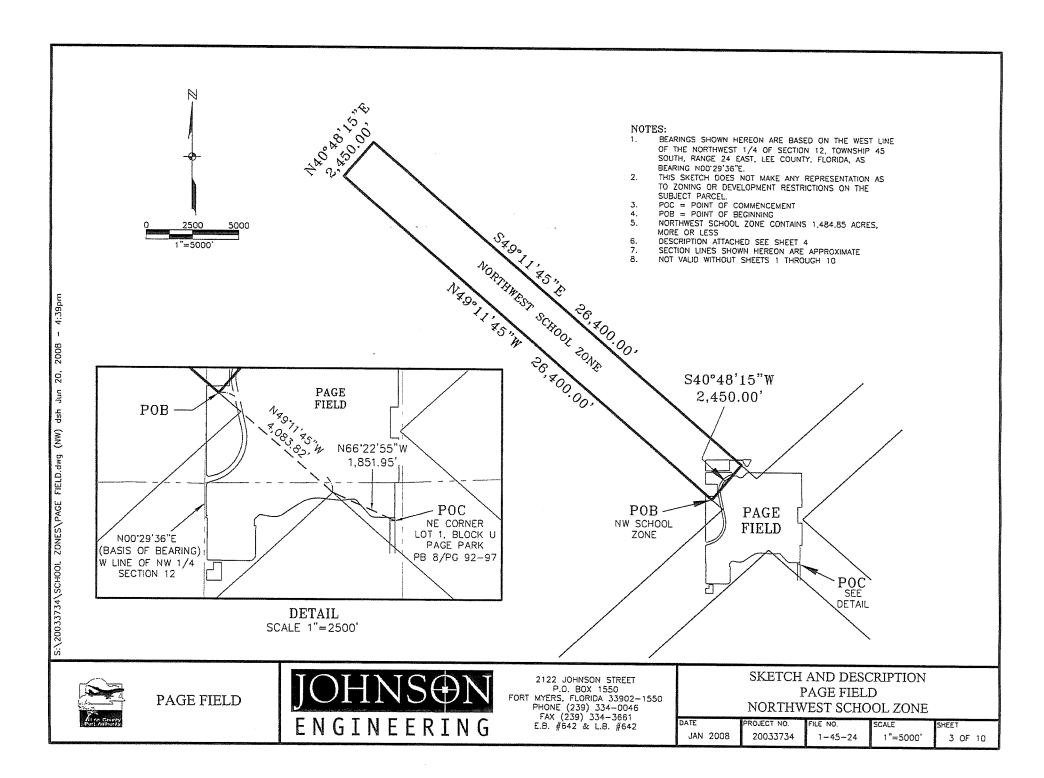
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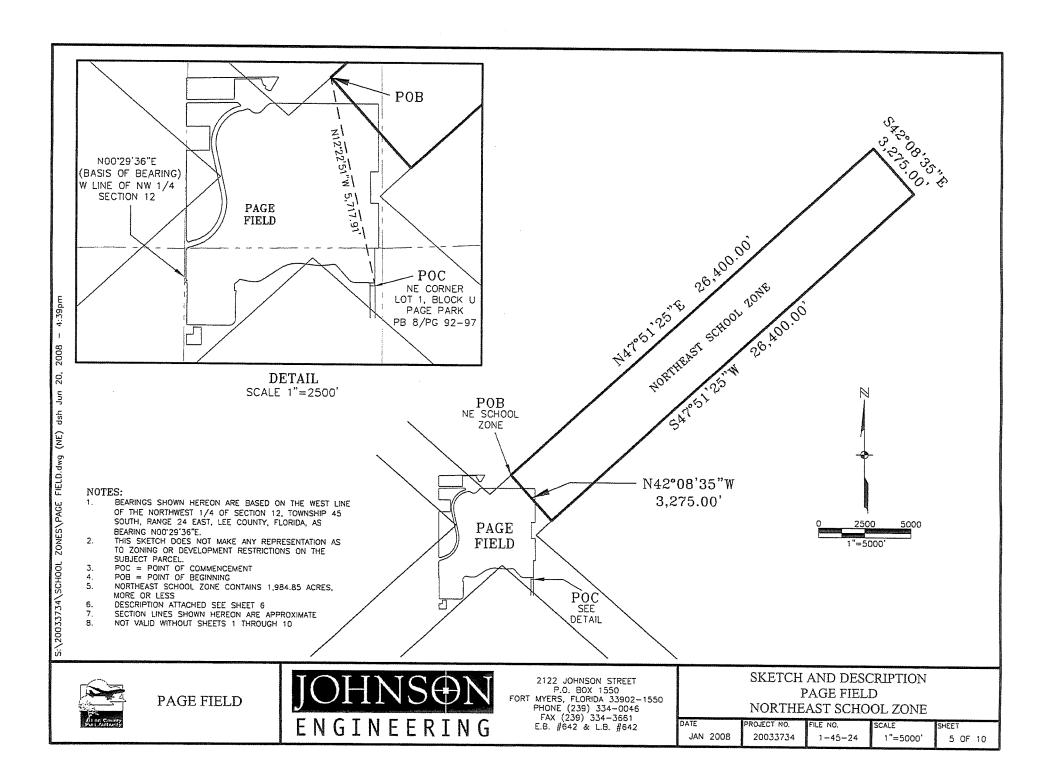
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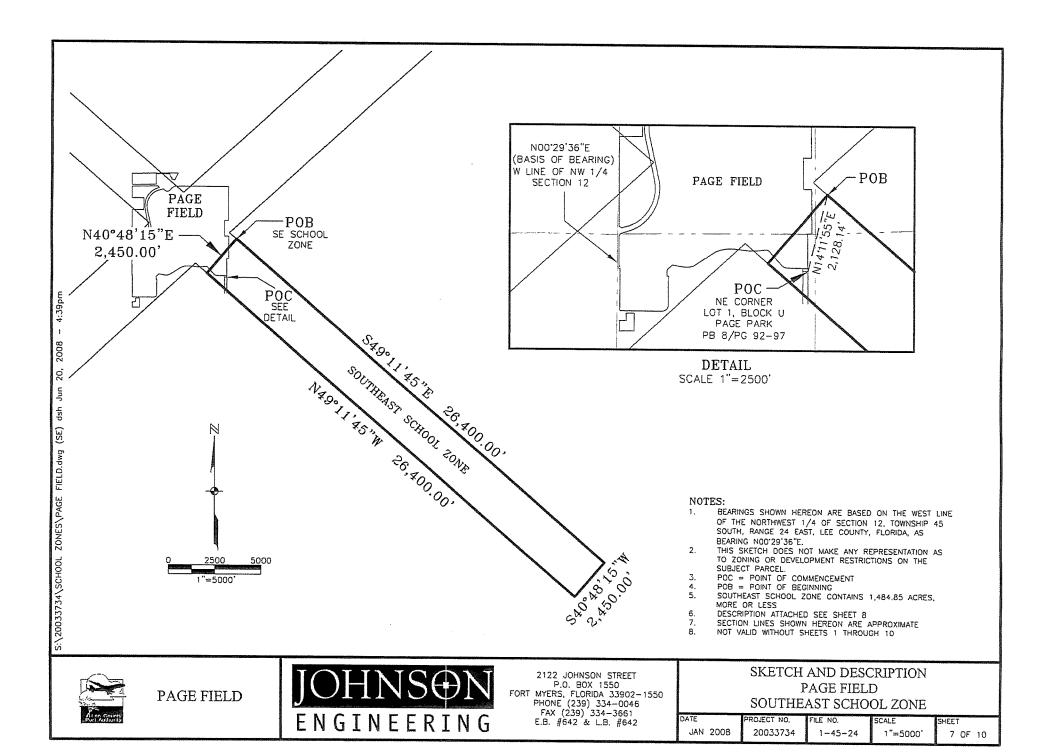
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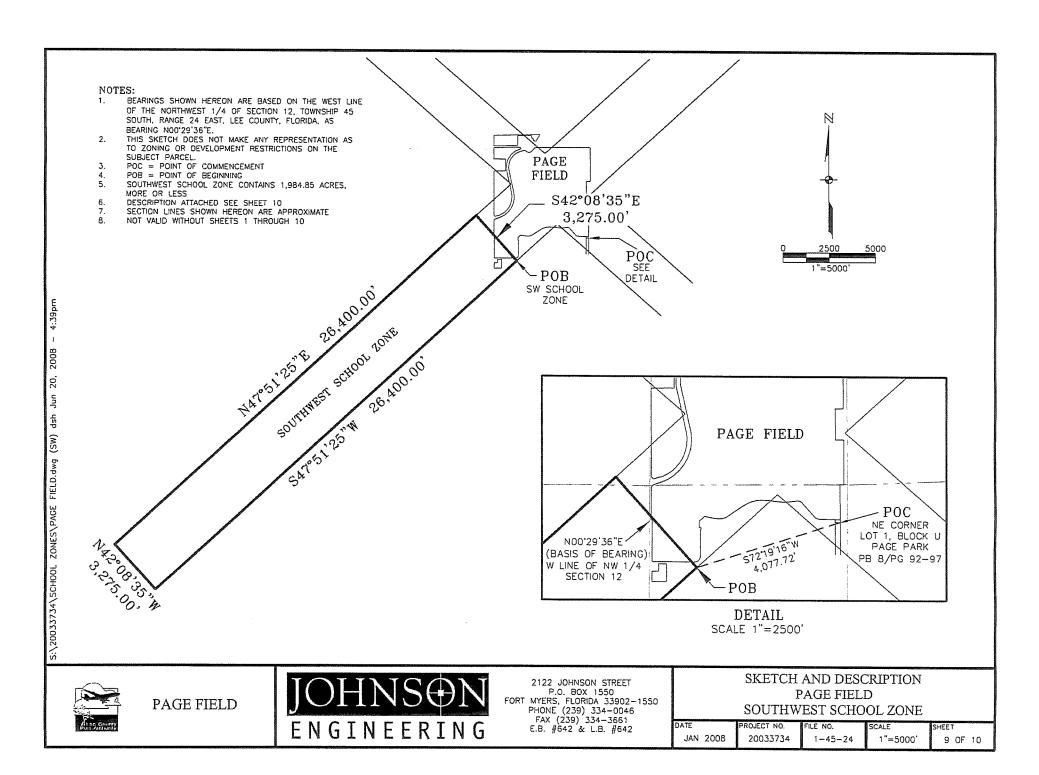












# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT LEE COUNTY, FLORIDA

for

### PAGE FIELD GENERAL AVIATION AIRPORT

Submitted: September 2007

Amended: August 2008

Prepared for:

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

Prepared by:

Johnson Engineering, Inc. 2122 Johnson Street Fort Myers, Florida 33901 Reynolds, Smith, & Hills, Inc. 10748 Deerwood Park Boulevard South Jacksonville, Florida 32256

### Volume I of III

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VOLUME II OF IIIPAGE FIELD AIRPORT MAS' APPROVED 2002*	TER PLAN

**UPDATED AND APPROVED 2006** 

VOLUME III OF III ......PAGE FIELD AIRPORT LAYOUT PLAN

<sup>\*</sup>The Airport Layout Plan (ALP) in the Airport Master Plan in Volume II has been updated, and the updated version of the ALP is located in Volume III of this application.

### Volume I of III

### Page Field General Aviation Airport

### **Section I**

### **Table of Contents**

### Application for a Comprehensive Plan Amendment with Executed Affidavit

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Narrative on Urban SprawlIV.F.	.2.a. & IV.F.1.

### **AFFIDAVIT**

I, Mark R. Fisher, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. <u>I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigation and evaluating the request made through this application.</u> (PLEASE contact applicant before entering property).

Mad C	6/14/07
Signature of owner or owner-authorized agent	Date
Mark R. Fisher	
Typed or printed name	
STATE OF FLORIDA) COUNTY OF LEE )  The foregoing instrument was certified and substance, 2007 by MARK R. FISHER, w produced	scribed before me this day of ho is personally known to me or who has as identification and who did (did
Motory Public - State of Florida My Generalistic English May 20, 2011 Commission & DD 665200 Lond Though Mellord Maley Ass.	Signature of notary public  Poberta J. Irion  Printed name of notary public



Direct Dial: (2

(239) 590-4600

Fax:

(239) 590-4688

ROBERT M. BALL, A.A.E.

EXECUTIVE DIRECTOR

May 29, 2007

DAVID M. OWEN

PORT AUTHORITY ATTORNEY

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

2158 Johnson Street

Fort Myers, FL 33901

BOARD OF PORT COMMISSIONERS

A. BRIAN BIGELOW

Dear Dr. Grubbs:

TAMMY HALL

Re:

Authorized Representative

Comprehensive Plan Amendment Application

BOB JANES

Page Field Airport Fort Myer, Florida

RAY JUDAH

FRANK MANN

This letter is to confirm that you have been designated as the authorized representative of the Lee County Port Authority for the purpose of submitting and completing a Lee Plan Application.

Sincerely,

LEE COUNTY PORT AUTHORITY

Mark R. Fisher, A.A.E.

Division Director, Development

MF/ams Attachment

Cc: Ellen Lindblad



Direct Dial: (2

(239) 590-4600

Fax:

(239) 590-4688

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

May 29, 2007

DAVID M. OWEN

PORT AUTHORITY ATTORNEY

J. Ronald Ratliff, AICP Reynolds, Smith, & Hills, Inc. 10748 Deerwood Park Boulevard South Jacksonville, FL 32256-0597

BOARD OF PORT COMMISSIONERS

Dear Mr. Ratliff:

A. BRIAN BIGELOW

Re: Authorized Representative

TAMMY HALL

Comprehensive Plan Amendment Application

Page Field Airport

BOB JANES

Fort Myer, Florida

RAY JUDAH

This letter is to confirm that you have been designated as the authorized representative of the Lee County Port Authority for the purpose of submitting and completing a Lee Plan Application.

FRANK MANN

Sincerely,

LEE COUNTY PORT AUTHORITY

Mark R. Fisher, A.A.E.

Division Director, Development

MF/ams Attachment

cc: Ellen Lindblad

# BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

46

L	EE COUNTY POR	AUINUKIIT		
Amendment application to	omittal of a Comprehensive Plar incorporate the Page Field Gen an Update and Airport Layout I nsive Plan.	eral Agreements		
FUNDING SOURCE: N/A		3. MEETING 9-10-07		
4. AGENDA:  CONSENT X ADMINISTRATIVE APPEALS PUBLIC TIME REQUIRED: (Public Only)	5. REQUIREMENT/PURPOSE: (Specify) STATUTE ORDINANCE ADMIN.CODE OTHER	6. REQUESTOR OF INFORMATION: A. (ALL REQUESTS) NAME Mark R. Fisher DIV. Development B. (PUBLIC ONLY) CITIZEN NAME CITIZEN PHONE		
7. BACKGROUND:  Development of Regional Impact (DRI) requirements for Florida airports have historically been redundant, costly, and time consuming. The airport master planning process, as required by the Federal Aviation Administration and the Florida Department of Transportation, reviews and analyzes much of the same data as has been required by state DRI regulations. As such, in July 2002, the Florida Legislature adopted revised language that allows incorporation of an Airport Master Plan into the local Comprehensive Plan in lieu of the application of state DRI requirements on Florida airports.				
Plan to include the RSW A second airport in Florida to allowed for the opening of doing the same. This procepart of the transportation in	irport Master Plan to take advantage initiate this approach, which sathe RSW Midfield Terminal Coess provides a more comprehense.	sioners amended the Lee County Comprehensive stage of this new state legislation. RSW was the ved millions of dollars and years of time and implex in 2005, and most airports in Florida are now sive approach by recognizing airports as an integral conomic success of Florida and blends regional ag efforts.		
Considering that this measure was successfully completed for RSW and the fact that development at Page Field continues to advance, Lee County and Port Authority staff recommend initiating the same Comprehensive Plan Amendment process for Page Field that is anticipated to yield the same long-term - continued -				
8. RECOMMENDED ACTION: Recommend Board endorse submittal of a Comprehensive Plan Amendment application to incorporate the Page Field General Aviation Airport Master Plan Update and Airport Layout Plan into the Lee County Comprehensive Plan.				
	9. RECOMMENDED	APPROVAL  PORT ATTORNEY:  EXECUTIVE DIRECTOR		
402 Fan	MITTEE ACTION:  FINANCE  FINANCE  FINANCE	PORT ATTORNEY TECUTIVE DIRECTOR  Megney Flaggy Always  PORT AUTHORITY ACTION:		
APPROVED 8-28-0  Denied  Deferred  Other		APPROVED DENIED DEFERRED OTHER		

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

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



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

### **APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT**

(To be completed at time of intake)			
DATE REC'D	REC'D BY:		
APPLICATION FEE	TIDEMARK NO:		
THE FOLLOWING VERIFIED: Zoning	Commissioner District		
Designation on FLUM			
(To be completed by Planning Staff)			
Plan Amendment Cycle: Normal	Small Scale DRI Emergency		
Request No:			
APPLICANT PLEASE NOTE: Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is:  Volume I of III			
Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.			
and the attached amendment support docuprovided are complete and accurate to the b			
DATE SIGNATURE OF OWN	ER OR AUTHORIZED REPRESENTATIVE		

### I. APPLICANT/AGENT/OWNER INFORMATION

Lee County Port Authority - Mark R. Fis	her*	
APPLICANT		
11000 Terminal Access Road, Suite 867	′1	
ADDRESS		
Fort Myers	FL	33913-8899
CITY	STATE	ZIP
(239) 590-4600		(239) 590-4688
TELEPHONE NUMBER		FAX NUMBER
	Grubbs, Ph.D. AICP**	
AGENT**		
2122 Johnson Street, P.O. Box 1550		
ADDRESS		
Fort Myers	FL	33902
CITY	STATE	ZIP
(239) 334-0046		(239) 334-3661
TELEPHONE NUMBER		FAX NUMBER
Lee County Board of County Commissio	ners	
OWNER(s) OF RECORD		
P.O. Box 398		
ADDRESS		
Fort Myers	FL	33902-0398
CITY	STATE	ZIP
(239) 533-8585		
TELEPHONE NUMBER		FAX NUMBER

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

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

Fax: (904) 256-2503

<sup>\*</sup> Please include Mark Fisher in all correspondence.

<sup>\*\*</sup> This will be the person contacted for all business relative to the application.

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

A. TYPE: (Check appropriate type)

X Text Amendment

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

2. STRAP(s):

List Number(s) of Map(s) to be amended

Map 1, Page 1 and Map 3G

### B. SUMMARY OF REQUEST (Brief explanation):

The Comprehensive Plan Amendment requests incorporation of the Page Field

Airport Master Plan, Airport Layout Plan, and associated text amendments into

The Lee Plan thereby exempting the airport from the DRI process pursuant to

163.3177(6)(k), F.S.

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

1	Site Add	droce.		
	OHE AUC	11 USS.		

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

 4741-4771 S. Cleveland Avenue Fort Myers FL 33907
 01-45-24-00-00007.0060

 4682-4700 Terminal Drive Fort Myers FL 33907
 01-45-24-00-00007.0000

 Fowler Street Fort Myers FL 33907
 01-45-24-00-00007.0050

 10600 Fowler Street Fort Myers FL 33907
 01-45-24-00-00007.0050

4945-5049 S. Cleveland Avenue Fort Myers FL 33907 01-45-24-00-00007.0030
See Map for Addresses Fort Myers FL 33907 12-45-24-00-00001.0000
115 Danley Drive Fort Myers FL 33907 12-45-24-01-0000A.0010

606 Danley Drive Fort Myers FL 33907 12-45-24-01-00000.0150 210 5th Street Fort Myers FL 33907 12-45-24-01-00T00.0010

20/50 South Road Fort Myers FL 33907 12-45-24-01-0000B.0000 (Portion of this parcel)

### B. Property Information

Total Acreage of Property: 583.15± acres

Total Acreage included in Request:

Thea of each Existing I deale Land Ose Oategory.

Total Uplands: 550.37± acres

Total Wetlands: 10.90± acres (OSW)

Current Zoning: Lee County: IL, MPD, CPD

City of Fort Myers: I-1, A-3, B-2

Current Future Land Use Designation: Public Facilities

Existing Land Use: General Aviation Airport

Within the City of Fort Myers

Within the City of Fort Myers

Within the City of Fort Myers

(Less property within the City of Fort Myers and the C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: Not Applicable

Airport Noise Zone 2 or 3:

Not Applicable

Acquisition Area:

Not Applicable

Joint Planning Agreement Area (adjoining other jurisdictional lands):

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

Community Redevelopment Area:

Not Applicable

D. Proposed change for the Subject Property:

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

- E. Potential development of the subject property:
  - 1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density N

None

Commercial intensity

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

Industrial intensity

(Non-aviation) 251,658± SF/(Aviation) 551,751± SF<sup>1</sup>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density

Not Applicable

Commercial intensity

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

Industrial intensity

(Non-aviation) 251,658± SF/(Aviation) 551,751± SF<sup>1</sup>

### IV. AMENDMENT SUPPORT DOCUMENTATION

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

<sup>&</sup>lt;sup>1</sup>Aviation-related intensity shown here does not include runways, taxiways or aprons/ramps.

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

### A. General Information and Maps

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

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

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

### B. Public Facilities Impacts

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

1. Traffic Circulation Analysis

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

### Long Range – 20-year Horizon:

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

### See Section V

### Short Range – 5-year CIP horizon:

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

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

### See Section V

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

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

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

### See Section IV

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

### See Section IV

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

### C. Environmental Impacts

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

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

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

  See Section VII, Environmental Impacts and Exhibit IV.C.5.

### D. Impacts on Historic Resources

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

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

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

### E. Internal Consistency with the Lee Plan

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

### See Section IX

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

### F. Additional Requirements for Specific Future Land Use Amendments

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

<sup>&</sup>lt;sup>2</sup> Other Surface Water (OSW) delineated in FLUCCS map, see Section VII, Exhibit IV.C.1.

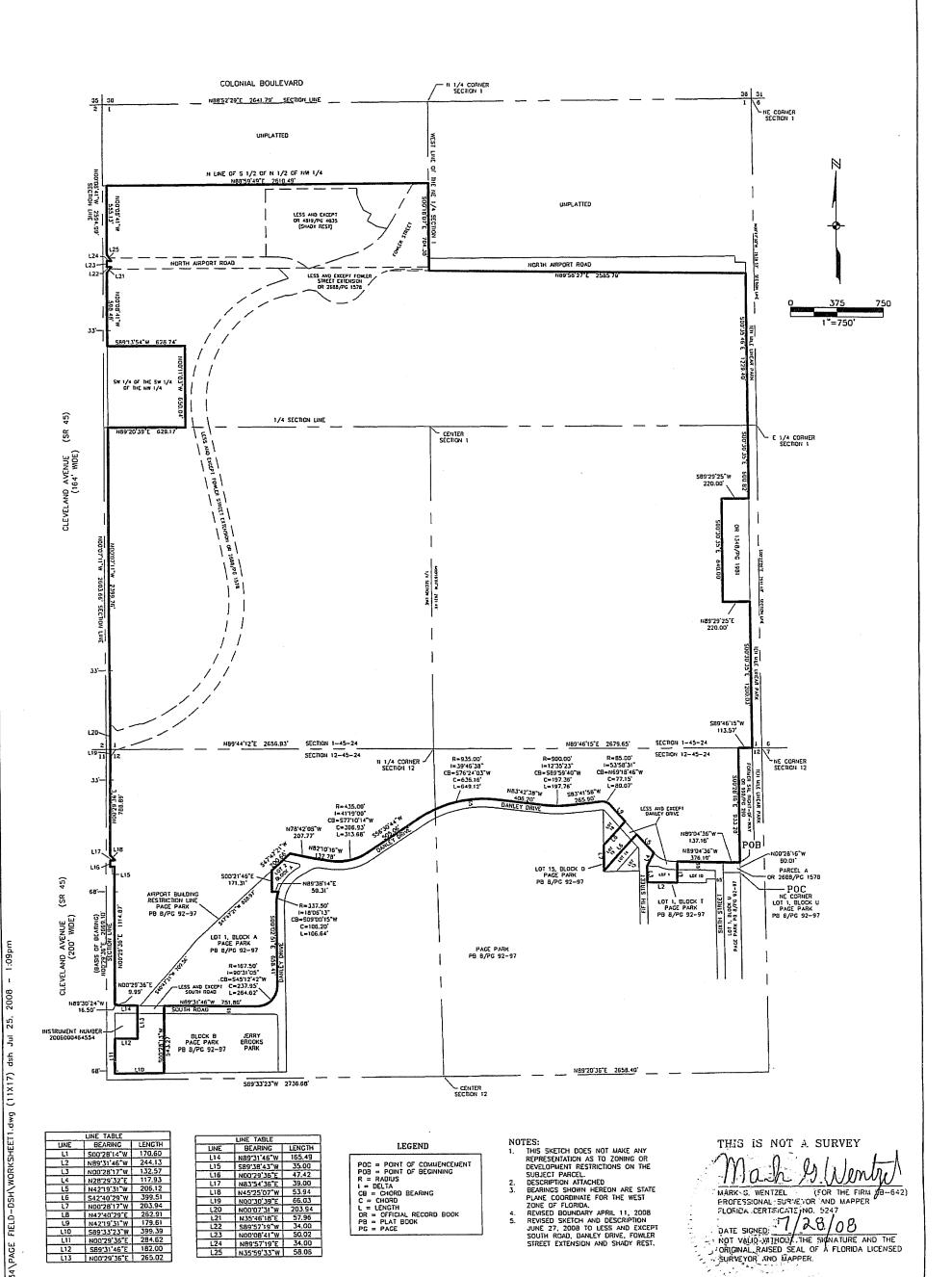
- a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
- b. Provide data and analysis required by Policy 2.4.4,
- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

### See Section I

- 2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist. See Section I
  - 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2. **See Section VI**
  - 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element. See Section VI
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis. See Section II

#### Item 1: Fee Schedule

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



ENGINEERING

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

SKETCH **PAGE FIELD** 

ROJECT NO. SHEET 20033734 1-45-24 1"=750" 1 OF 1 **APRIL 2008** 

Danley Drive; thence run along said right-of-way line the following courses: southerly along an arc of said curve to the left, having a radius of 337.50 feet (delta 18° 06' 13") (chord bearing S 09° 00' 15" W) (chord 106,20 feet) for 106,64 feet to a point of tangency; S 00° 02' 51" E for 658.41 feet to a point of curvature; southwesterly along an arc of said curve to the right, having a radius of 167.50 feet (delta 90° 31' 05") (chord bearing S 45° 12' 42" W) (chord 237.95 feet) for 264.62 feet to a point of tangency and an intersection with the north right-of-way line of South Road (65 feet wide) as shown on said plat; thence run N 89° 31' 46" W along said right-of-way line for 751.86 feet; thence departing said right-of-way line run S 00° 28' 13" W along the west line of Jerry Brooks Park and an extension thereof for 543.27 feet to an intersection with the south line of said Block B, Page Park; thence run S 89° 33' 23" W along said south line for 399.39 feet to an intersection with the east right-of-way line of Cleveland Avenue (State Road 45 - US 41, 200 feet wide), being a line 68 feet east of as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 12; thence run N 00° 29' 36" E along said right-of-way line and the west line of said Block B for 284.62 feet to an intersection with the south line of a parcel of land described in Instrument Number 2006000464554, in said public records; thence run S 89° 31' 46" E along the south line of said parcel for 182,00 feet; thence run N 00° 29' 36" E along the east line of said parcel and an extension thereof for 265.02 feet to an intersection with the north right-of-way line of said South Road; thence run N 89° 31' 46" W along said rightof-way line for 165.49 feet; thence departing said right-of-way line, run N 00° 29' 36" E for 9.99 feet; thence run N 89° 30' 24" W for 16.50 feet to an intersection with the east right-of-way line of said Cleveland Avenue (200 feet wide); thence run N 00° 29' 36" E along said right-of-way line for 1,114.87 feet; thence departing said right-of-way line, run S 89° 38' 43" W for 35.00 feet to an intersection with the east right-of-way line of said Cleveland Avenue (164 feet wide), being a line 33 feet east of (as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 12; thence run N 00° 29' 36" E along said right-of-way line for 47.42 feet; thence departing said right-of-way line, run N 83° 54' 36" E for 39.00 feet; thence run N 45° 25' 07" W for 53.94 feet to an intersection with said east right-of-way line of Cleveland Avenue; thence run the following courses along said right-of-way line: N 00° 29' 36" E for 788.89 feet to an intersection with the easterly right-of-way line of Fowler Street Extension as described in Official Record Book 2688, page 1578, in said public records; thence run N 00° 30' 39" E along the east right-of-way line of said Cleveland Avenue for 66.03 feet to an intersection with the north line of said Section 12; thence run N 00° 07' 31" W along said right-of-way line for 203.94 feet to a point on the westerly right-of-way line of said Fowler Street Extension; thence continue N 00° 07 '11" W along the east right-of-way line of said Cleveland Avenue, being a line 33 feet east of (as measured on a perpendicular) and parallel with the west line of the Southwest Quarter (SW-1/4) of said Section 1 for 2,399.76 feet to an intersection with the East-West Quarter section line of said Section 1; thence run N 89° 20' 39" E along said quarter section line for 629.17 feet to the southeast corner of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of the Northwest Quarter (NW-1/4) of said section; thence run N 00° 11' 03" W along the east line of said fraction for 650.04 feet; thence run S 89° 13' 54" W along the north line of said fraction for 628.74 feet to an intersection with the aforesaid east right-of-way line of Cleveland Avenue; thence run N 00° 08' 41" W along said right-of-way line, being a line 33 east of (as measured on a perpendicular) and parallel with the west line of the Northwest Quarter (NW-1/4) of said Section 1 for 598.48 feet; thence departing said right-of-way line, run N 35° 46' 18" E for 57.96 feet; thence run S 89° 57' 19" W for 34.00 feet to an intersection with said east right-of-way line of Cleveland Avenue; thence run N 00° 08' 41" W along said right-of-

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

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

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

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

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

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

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

O Dec # 324, edds. og

This document has been prepared by, and upon recording please return to:

INLAND REAL ESTATE GROUP 2901 BUTTERFIELD ROAD DAK BROOK, IL 60523

Attention: JEFFREY S. POLEELING, R.S.Q.

INSTR # 6802218

OR BK 84717 Pgs 3131 - 3144; (14pgs)
RECORDED 05/20/2005 06:27:10 AM

CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 120.50
DEED DOC 324,866.50
DEPUTY CLERK T Kortright

RETURN TO Chicago Title Insurance Co. 5447 Nellie Davis Lane Tampa, Florida 33634

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

200501055 ASSIGNMENT AND ASSUMPTION OF LEASE AND MEMORANDUM OF LEASE

This Assignment and Assumption of Lease and Memorandum of Lease (this "Assignment") is made as of the Znd day of MAY, 2005 by and among FC/WRE Realty Associates I, L.P., a Delaware limited partnership, having an address c/o Starwood Wasserman LLC, One Park Row, Providence, Rhode Island 02903 (the "Assignor"), Inland Western Fort Myers Page Field, L.L.C., a Delaware limited liability company, having an address c/o The Third Company (the "Assignee"), and the Lee County Port Authority, a SPECIAL DETIRET MID DEPENDENT, having an address of POUTCAL SUBDIVITION OF THE SUITE BOTT THE BOTT

Witnesseth That:

WHEREAS, the Assignor and the Landlord are parties to that certain Lease Agreement ("West Quadrant" Parcel at Page Field Airport) dated as of May 12, 1997 by and between Landlord and Assignor, as amended by that certain Amendment to Lease Agreement dated as of November 4, 1998, as amended by that certain Second Amendment to Lease Agreement dated as of July 8, 2002, and evidenced by that certain Memorandum of Lease dated as of May 12, 1997 by and between the Assignor and the Assignee and recorded in the Official Records of Lee County, Florida on November 19, 1998 in Book 3038, Page 3606 (as further amended, restated or modified from time to time, the "Lease"), pursuant to which the Landlord has leased to the Assignor those certain parcels of property situated on U.S. Route 1 at Page Field Airport in Lee County, Florida, and which real property is more particularly described on Exhibit A attached hereto and incorporated by reference herein. Capitalized terms used herein without definition shall have the meanings assigned to such terms in the Lease; and

WHEREAS, pursuant to certain agreements by and between the Assignor and the Assignee dated on or about even date herewith, the Assignor has agreed to assign its rights under the Lease to the Assignee, and the Assignee has agreed to assume the obligations of the Assignor under the Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:



- 1. The foregoing recitals are hereby incorporated by reference as if set forth at length herein.
- 2. <u>Assignment</u>. Effective as of the date hereof, and subject to any and all covenants, restrictions, easements and encumbrances of record, the Assignor hereby grants, transfers, assigns and conveys to the Assignee all of the Assignor's right, title and interest in and to the Lease.
- 3. <u>Assumption</u>. The Assignee hereby accepts the foregoing assignment and the Assignee hereby assumes and agrees to pay, perform and discharge, from and after the date hereof, all of the terms, conditions, covenants and agreements under the Lease to be paid, performed and discharged by the tenant/lessee during the remaining term of the Lease, including, but not limited to, the rent obligations contained in the Lease.

#### 4. Indemnification.

- (a) The Assignor hereby agrees to indemnify the Assignee against and hold the Assignee harmless from and release the Assignee from any and all costs, obligations, liabilities, losses, damages or expenses including, without limitation, reasonable attorneys' fees, with respect to all matters occurring prior to the date hereof in connection with the Lease.
- (b) The Assignee hereby agrees to indemnify the Assignor against and hold the Assignor harmless from and release the Assignor from any and all costs, obligations, liabilities, losses, damages or expenses including, without limitation, reasonable attorneys' fees, with respect to all matters occurring after the date hereof in connection with the Lease.
- 5. Acknowledgement of Assignment and Release of Assignor. Pursuant to the provisions of the Lease, the Landlord hereby consents to the foregoing assignment of the Lease by the Assignor to the Assignee and acknowledges that the Landlord releases and forever discharges Assignor (including any parent, affiliate or subsidiary of Assignor) and any and all agents and employees thereof, of and from all debts, demands, actions, suits, damages, claims and liabilities of every name and nature, both in law and in equity, which Landlord may now have or ever had against Assignor with respect to the Lease or any matter arising thereunder, including, without limitation, any guarantees thereof.
- 6. <u>No Modification</u>. Landlord, Assignor and Assignee hereby confirm all of the terms, covenants and provisions of the Lease. Except as specifically set forth herein, nothing in this Assignment shall be construed so as to modify or amend the Lease or be deemed to be a waiver by Landlord of any of the terms and conditions of the Lease.
- 7. <u>Miscellaneous</u>. This Assignment: (a) may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument; and (b) shall be governed by and construed under the laws of the State of California

applicable to contracts made, accepted, and performed wholly within such state, without application of principles of conflicts of law.

(The Next Page is the Signature Page)

- 3 -

PRV\_PRV\_719117\_4.DOC/JROGERS

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be duly executed as of the day and year first above written.

Assignor

FC/WRE Realty Associates I, L.P., a Delaware limited partnership

By: Starwood Wasserman Fort Myers LLC, a Delaware limited liability company,

	its general partner
Print Name: Name: Name: COOKE	By: Starwood Wasserman LLC, a Delaware limited liability company, its sole member  By: David D. Wasserman Vice President
	Assignee:
	Inland Western Fort Myers Page Field, L.L.C., a Delaware limited liability company
Attest:	By: Inland Western Retail Real Estate Trust, Inc., a Maryland corporation, its sole member
Print Name:	
-	By:
	Print Name:
	Title:
Print Name:	

(The Next Page is the Signature Page)

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be duly executed as of the day and year first above written.

	Assignor
	FC/WRE Realty Associates I, L.P., a Delaware limited partnership
	By: Starwood Wasserman Fort Myers LLC, a Delaware limited liability company, its general partner
Attest:	By: Starwood Wasserman LLC, a Delaware limited liability company, its sole member
Print Name:	
Print Name:	By:
	Assignee:
	Inland Western Fort Myers Page Field, L.L.C., a Delaware limited liability company
Attest:  Print Name: DOMS E. AHERN  Patricia Clayfor  Print Name: PATRICIA CLAYTON	By: Inland Western Retail Real Estate Trust, Inc., a Maryland corporation, its sole member  By: Print Name: DEBRA A. PALMER Title: ASSISTANT SECRETARY

(The Next Page is the Signature Page)

Assignor:	
STATE OF RHODE ISLAND )	
COUNTY OF PROVIDENCE )	
In Providence on the day of day of 2005, before David D. Wasserman, the Vice President of Starwood Wasserman I Starwood Wasserman Fort Myers LLC, the general partner of FC/W to me known and known by me to be the person executing the foregacknowledged said instrument by him executed to be his free act and the free act and deed of said limited liability companies and limited	LLC, the sole member of TRE Realty Associates I, L.P., oing instrument and he deed in said capacity and
- Leu	Juin
Notáry Public Print Name K My Commissio	CALL TRACKS
	m Expires Office Control of the Cont
Assignee:	ing property of the second
STATE OF)	
COUNTY OF)	
In Providence on the day of, 2005, before, the of Inland Western Rethe sole member of Inland Western Fort Myers Page Field, L.L.C., teme to be the person executing the foregoing instrument and he acknowledge him executed to be his free act and deed in said capacity and the free corporation and limited liability company.	o me known and known by owledged said instrument by
Notary Public Print Name My Commission	on Expires

[Acknowledgments Continued on Next Page]

Assignor:	
STATE OF RHODE ISLAND )	
COUNTY OF PROVIDENCE )	
In Providence on the day of	od Wasserman LLC, the sole member of partner of FC/WRE Realty Associates I, L.P., ecuting the foregoing instrument and he see his free act and deed in said capacity and
	Notary Public
	Print Name
	My Commission Expires
Assignee:  STATE OF	
COUNTY OF DE PAGE )	
In Providence on the 27 day of APRIL  DEBRA A. PALMEN, the Ass'T SELY of In the sole member of Inland Western Fort Myers Page me to be the person executing the foregoing instrum him executed to be his free act and deed in said cap corporation and limited liability company.	land Western Retail Real Estate Trust, Inc., e Field, L.L.C., to me known and known by nent and he acknowledged said instrument by acity and the free act and deed of said
OFFICIAL SEAL	Notary Public Print Name Dom's E. Attorn
DORIS E AHERN NOTARY PUBLIC STATE UP NOTARY	My Commission Expires 10-13-08
MY COMMISSION EXPIRES 10/11/19	

[Acknowledgments Continued on Next Page]

#### LEGAL EXHIBIT A

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

From the Southwest corner of said Section 1; run North 89° 44'31" East along the South line of said Section for 33.01 feet to an intersection with the East line of State Road 45 (US 41) (Tamiami Trail); thence run North 00° 06'40" West along said East line for 203.65 feet to the Point of Beginning of the herein described parcel. From said Point of Beginning continue North 00° 06'40" West along said East line for 2399.68 feet; thence run North 89° 20'39" East for 696.09 feet to a West line of Fowler Street extension; thence run Southerly along said West line along the arc of a curve to the left of radius 1017.93 feet (delta 00° 38'34") (chord bearing South 12° 01'52" East) (chord 11.42 feet) for 11.42 feet to a point of tangency; thence run South 12° 21'09" East along said West line of Fowler Street for 1182.45 feet to a point of curvature; thence run Southerly and Southwesterly along the arc of a curve to the right of radius 1082.92 feet (delta 613 48'25") (chord bearing South 18° 33'04" West) (chord 1112.35 feet) for 1168.18 feet to a point of tangency; thence run South 53° 48'02" West, for 97.76 feet to a point of curvature; thence run Southwesterly along the arc of curve to the right of radius 1079.92 feet (delta 14° 32'14") (chord bearing South 61° 54'07" West) (chord 273.26 feet) for 274.00 feet; thence run South 85° 05'58" West for 47.25 feet; thence run Southwesterly along the arc of a curve to the right of radius 1067.92 feet (delta 00° 54'28") (chord bearing South 72° 03'46" West) (chord 16.92 feet) for 16.92 feet to a point of tangency; thence run South 72° 31'00" West for 158.58 feet; thence run North 45° 59'18" West, for 81.29 feet to the Point of Beginning.

Bearings herein above mentioned are based on assuming the South line of Section 1, Township 45 South, Range 24 East bears North 89° 44'31" East.

#### GROUND LESSOR CONSENT AND ESTOPPEL CERTIFICATE

Ground Lessor: Lee County Port Authority

Ground Lessee: FC/WRE Realty Associates I, L.P.

Property: an approximately 45 acre parcel of land located on U.S. Route 41 at Page

Field Airport in Lee County, Florida

Please refer to the documents (the "<u>Lease Documents</u>") described in Part E of <u>Exhibit A</u> hereto (including the "<u>Lease</u>" therein described). The undersigned (the "<u>Ground Lessor</u>") certifies that it is the ground lessor under the Lease and that Ground Lessee is the ground lessee under the Lease.

Ground Lesser acknowledges that it has been advised that all right, title and interest of the Ground Lessee in and to the Lease and the Lease Documents will be transferred by the Ground Lessee to Inland Western Fort Myers Page Field, L.L.C., a Delaware limited liability company (the "Transferee"), the sole member of which Transferee is Inland Western Retail Real Estate Trust, Inc., a Maryland corporation (the foregoing transactions are hereinafter referred to as, the "Transactions").

Ground Lessor consents to the Transactions and agrees that the consummation of such transactions will not constitute a default under the Lease Documents.

Ground Lessor certifies to each of the Ground Lessee, the Transferee and any and all successors in interest to the Ground Lessee (and successors to the interests in the Ground Lessee) and to any and all prospective mortgagees of the Property or pledgees of such interests, including any trustee on behalf of any holders of notes or other similar instruments, any holders from time to time of such notes or other instruments, and their respective successors and assigns (collectively, the "Mortgagees"), that as of the date hereof:

- 1. The information set forth on Exhibit A hereto is true, complete and correct.
- 2. The Lease is in full force and effect and, except by such writings as are identified on Exhibit A hereto, has not been modified, assigned, supplemented, superceded or amended since its original execution and contains the entire agreement between the Ground Lessor and the Ground Lessee, nor are there any other agreements between Ground Lessor and Ground Lessee concerning the premises demised under the Lease, whether oral or written.
- 3. All conditions and agreements under the Lease to be satisfied or performed by Ground Lessor and Ground Lessee as of the date of this Certificate have been satisfied and performed.
- 4. Ground Lessor is not in default under the Lease Documents, Ground Lessor has not received any notice of default under the Lease Documents, and, to Ground Lessor's

4/26/05 a14a

knowledge, there are no events which have occurred that, with the giving of notice or the passage of time or both, would result in a default or termination of the Lease.

- 6. Ground Lessor has not sent any notice of default under the Lease Documents to Ground Lessee, to Ground Lessor's knowledge, there are no uncured defaults on the part of the Ground Lessee under the Lease Documents, and to the best of Ground Lessor's knowledge and belief there are no events which have occurred that, with the giving of notice or the passage of time or both, would result in a default by Ground Lessee thereunder, and at the present time Ground Lessor has no claim against Ground Lessee under the Lease Documents.
- 7. Ground Lessee has rights with respect to renewal or extension of the initial term of the Lease as expressly set forth in Part H of Exhibit A.
- 8. If Ground Lessee has the right to obtain leasehold financing, then Ground Lessor represents that Ground Lessee has no right to obtain fee subordination or otherwise to encumber the estate of the Ground Lessor in the demised premises. Ground Lessor is the owner of the fee simple interest in and to the Property and the lessor's interest in the Lease. Ground Lessor has not received written notice of any pending eminent domain proceedings or other governmental actions or any judicial actions of any kind against Ground Lessor's interest in the Property.
- 9. To the best of Ground Lessor's knowledge and belief, Ground Lessee is in compliance with any environmental covenants set forth in the Lease Documents.
- 10. Ground Lessor has not received written notice that there is any violation of any laws, rules or regulations applicable to the Property or the operation thereof, including, without limitation, environmental laws, and the Ground Lessor has no knowledge of facts which could give rise to any such violation.
- 11. Ground Lessor is not on notice of any action, voluntary or involuntary, pending against Ground Lessor or Ground Lessee under federal or state bankruptcy or insolvency law.
- 12. The undersigned has the authority to execute and deliver this Certificate on behalf of the Ground Lessor and acknowledges that the Ground Lessee, the Transferee and all Mortgagees will rely upon this Certificate.
- 13. Ground Lessor consents to the Transactions and the assignment of the Lease to the Transferee.
- 14. This Certificate shall be binding upon the successors, assigns and representatives of the undersigned and any party claiming through or under the undersigned and shall inure to

the benefit of the Ground Lessee, the Transferee and all Mortgagees and their respective successors and assigns.

(The Next Page is the Signature Page.)

IN WITNESS WHEREOF, Ground Lesson day of, 2005.	has duly executed this Certificate as of this
Attest: Charlie Green, Clerk	LEE COUNTY PORT AUTHORITY BOARD OF PORT COMMISSIONERS
By: Sisa Sherce Deputy Clerk	By: Chairman or Vice Chairman
	Namer Douglas R. St. Cerny
	By: Negous . Vagla Office of the Port Attorney

#### Exhibit A

A. Date of Lease: May 12, 1997

B. Landlord: Lee County Port Authority

C. Tenant: FC/WRE Realty Associates I, L.P.

D. Leased Premises: An approximately 45 acre parcel of land located

on U.S. Route 41 at Page Field Airport in Lee

County, Florida

E. Dates of Lease and Amendments to Lease

Lease:

Lease dated May 12, 1997

Memorandum of Lease dated May 12, 1997 Letter Extension Agreement dated November 5,

1997

Joinder & Consent dated November 18, 1997 Letter Agreement dated Fgebruary 16, 1998 Amendment to Lease Amendment dated

November 4, 1998

Agreement dated November 23, 1999

Administrative Amendment dated July 3, 2000 Second Amendment to Lease Agreement dated

July 8, 2002

F. Rental Commencement Date: June 1, 2002

G. Expiration of Initial Term: May 31, 2032

H. Rights to renew, to extend, to terminate, to rent or occupy additional space or to purchase any portion of the shopping center:

Three (3) twenty (20) year options to renew

I. Security Deposit Paid to Landlord:

\$150,000 Letter of Credit was posted (See

Section 13(B) of the Lease)

J. Current Fixed Minimum Rent (Annual):

Starting on the Rental Commencement Date, minimum annual Base Rent shall be paid as follows:

Lease Year	Annual Rent	Monthly <u>Payment</u>
1-10 11-20 21-30 First 20 year	\$400,000 \$435,000 \$475,000 \$525,000	\$33,333.34 \$36,250.00 \$39,583.34 \$43,750.00
option Second 20	\$575,000	\$47,917.67
year option Third 20 year option	\$625,000	\$52,083.34
*		

K. Percentage Rent (Annual):

As described in Section 3.5 of the Lease

L. Rent Adjustments:

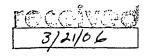
See J above

M. Square Feet Demised:

See D above

N. Pending Tenant's Bankruptcy or Other Insolvency Actions:

None





Federal Aviation
Administration

March 17, 2006

Ms. Debra Lemke
Department Director – Government Affairs
Lee County Port Authority
11000 Terminal Access Road, Suite 8671
Fort Myers, Florida 33913-8899

Dear M. Lemke:

RE: Page Field General Aviation Airport; Fort Myers, Florida

Letter of Release 302 Danley Drive

We refer to a written request dated February 15, 2006, wherein Ms. Debra Lemke, on behalf of the Lee County Port Authority, hereafter referred to as Airport Owner, requested that Page Field General Aviation Airport be released from the terms of Grant Agreements between the Federal Aviation Administration (FAA) and the Airport Owner.

ORLANDO AIRPORTS DISTRICT OFFICE

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

5950 Hazeltine National Dr., Suite 400

Orlando, Florida 32822-5003

The requested release is for the purpose of permitting the Airport Owner to sell and convey title of this property for residential purposes.

We have concluded that this property, as described below, is no longer needed for aeronautical purposes and that the release and use of such land for the stated purpose will not interfere with the operation, maintenance or future development of Page Field General Aviation Airport.

Lot 3 and the East 5 feet of Lot 2, Block "H", in that certain subdivision known as Page Park, according to the plat thereof recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 8, at pages 92 to 97, inclusive.

By accepting this release, the Airport Owner agrees to:

- 1. Insure that they and their successors and assigns retain, for the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the surface of the subject property, the right for existing and future aircraft to generate noise in that airspace, and the right to use the airspace to land on or take off from the airport.
- 2. Insure that they and their successors and assigns restrict the height of structures, objects of natural growth and another obstructions on the subject property to such a height so as to comply with Federal Aviation Regulations, Part 77.

- 3. Insure that they and their successors and assigns prevent any use of the subject property which would interfere with landing or taking off of aircraft at Page Field General Aviation Airport or otherwise constitute an airport hazard.
- 4. Retain or reserve necessary interests or rights to ensure that the subject property will only be used for purposes which are compatible with the noise levels generated by aircraft using the airport.
- 5. Deposit the net proceeds of the appraised Fair Market Value (FMV) of \$85,000 in an interest bearing account currently paying the highest interest rate immediately after consummation of the sale, where it shall remain until utilized for payment of an FAA approved use at Page Field General Aviation Airport.
- 6. Expend, within five (5) years of the Deed of Release execution date, the sum of \$85,000 plus accumulated interest for purposes pre-approved by the FAA. It is understood and agreed that this amount will not be eligible as sponsor matching funds for Federally assisted airport development.
- 7. Maintain accurate records of the above listed expenditures in accordance with accepted business practices, and for three (3) years after the approve project is completed, keep the records open for inspection by the FAA at any time.
- 8. Update the Airport Layout Plan upon acceptance of the release and revise the Exhibit "A" property map to reflect the new airport boundaries.

In consideration of these premises, the FAA agrees to release the Airport Owner from the obligations, terms, and conditions of the existing grant agreements as of the date of this agreement as they may relate to the subject property.

Please indicate your acceptance of these conditions by signing and completing the bottom portion of this letter and its enclosed duplicate and returning one copy to our office.

Sincerely,

W. Dean Stringer

Manager

1 Enclosure

Accepted for the Lee County Port Authority

Ву: \_\_\_\_\_\_\_\_

Title: Chairwoman

Date: \_\_\_\_\_\_\_\_\_

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

APPROVED AS TO FORM:

OFFICE OF BORT ATTORNEY

9/14/66

LEE COUNTY PORT AUTHORITY

MEMO TO:

Marsha M. Bavin Popkey, Department of

**Human Services** 

Debbie Curran, Department of Human

Services

FROM:

Gregory S. Hagen X 1090

Chief Assistant Port Authority Attorney

DATE:

September 14, 2006

SUBJECT:

302 Danley Drive

PAA-033.013(2)

Attached for your immediate review and comment are copies of the FAA Deed of Release and a draft County Deed for your department's use in conveying the parcel to a third party.

After reviewing the file it appears there was some discussion between your office and Port Authority staff about using a memorandum of understanding or closing statement to memorialize the transaction, but it is not clear how that discussion was resolved. Let me know if you would like to supplement the transaction with such an agreement, and any terms you deem necessary to your department's conveyance of the parcel for affordable housing.

If you have any questions, please do not hesitate to call.

GSH S:\AIR\My Files\LS Memos\2006 Memos\LS06-271-MEM.wpd Attachments via facsimile 533-7955

cc: Benjamin Siegel, Administration

Peter B. Modys, Aviation

Debra Lemke, Government Affairs

This Instrument Prepared by:

Lee County Port Authority Attorney's Office 11000 Terminal Access Road, Suite 8671 Fort Myers, FL 33913

STRAP No. 12-45-24-01-0000H.0030

THIS SPACE FOR RECORDING

# COUNTY DEED (Statutory)

THIS DEED, executed this COUNTY, FLORIDA, A POLITICAL SI address is Post Office Box 398, Fort I	UBDIVISION OF TH	IE STATE!	OF FLORID	_, by LEE A, whose
whose address is				
, Grantee.		•		

**WITNESSETH**: That the County, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs and assigns forever, the following described land, lying and being in Lee County, Florida:

### SEE ATTACHED EXHIBIT "A"

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

This conveyance is Subject to the covenants, restrictions and reservations in EXHIBIT "B".

By acceptance of this deed the Grantee accepts and agrees to comply with these covenants, restrictions and reservations.

This transfer expressly includes any right or interest the County may hold under Florida Statute S. 270.11 with respect to petroleum, phosphate, metal, or minerals in, on, or under the subject parcel.

executed in its name by its Board of County Vice Chairman of said Board, the day and	Commissioners acting by the Chairwoman or year aforesaid.
ATTEST: CHARLIE GREEN, CLERK	LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
By: Deputy Clerk	By:Chairwoman or Vice Chairman
	Office of County Attorney

IN WITNESS WHEREOF the said first party has caused these presents to be

### **EXHIBIT "A"**

Lot 3 and the East 5 feet of Lot 2, Block "H", in that certain subdivision known as Page Park, according to the plat thereof recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 8, at pages 92 to 97, inclusive.

#### **EXHIBIT "B"**

- 1. Reserving for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the subject property, the right for existing and future aircraft to generate noise in that airspace, and the right for aircraft to use the airspace to land on or take off from the Page Field General Aviation Airport.
- 2. Grantee shall restrict the height of structures, objects of natural growth and other obstructions on the subject property to such a height so as to comply with Federal Aviation Regulations, Part 77.
- 3. Grantee shall insure that they and their successors and assigns prevent any use of the subject property that would interfere with landing or taking off of aircraft at Page Field General Aviation Airport or otherwise constitute and airport hazard.

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 12-45-24-01-0000H.0030 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

302 DANLEY DR FORT MYERS FL 33907

LEGAL DESCRIPTION

PAGE PARK BLK.H PB 8 PG 92 LOT 3 + E 5 FT OF LOT 2

## [ VIEWER ] TAX MAP [ PRINT ]



[ PICTOMETRY ]

DOR CODE

**TAXING DISTRICT** 

003 - PAGE	PARK/SOUTH	TRAIL FIRE	DISTRICT
------------	------------	------------	----------

86 - COUNTIES - OTHER

PROPERTY VALUES (TAX [ HISTORY CHA	(Roll 2006)	Ехемртіс		ATTRIBUTES	n.
Just	82,550	HOMESTEAD	. (	Units of Measure	UT
ASSESSED	82,550	AGRICULTURAL	· · · · · · · · · · · · · · · · · · ·	NUMBER OF UNITS	1.00
Assessed SOH	82,550	WIDOW	(	FRONTAGE	120
TAXABLE	0	WIDOWER	(	) <b>D</b> ЕРТН	210
BUILDING	. 0	DISABILITY	(	BEDROOMS	
LAND	82,550	WHOLLY	82,550	BATHROOMS	
<b>BUILDING FEATURES</b>	0	SOH DIFFERENCE	(	TOTAL BUILDING SQFT	
LAND FEATURES	2,050			1ST YEAR BUILDING ON TAX ROLL	1955
ing the state of t	Sagar Schaller Control of the Sagar School of the Control of the C	ter personal en emperatura i l'angent l'emperatura de l'emperatura de l'emperatura de l'emperatura de l'empera	The second secon	HISTORIC DISTRICT	No

# SALES/TRANSACTIONS

SA	LE PRICE	DATE	OR		TRANSACTION DETAILS	
		<b>_</b>	Number	TYPE	DESCRIPTION	IMPROVED
	55,000	2/1/1995	2578/2725	03	Disqualified (Interest Sales / Court Docs / Government)	1
		11/1/1971	757/753			

# SOLID WASTE (GARBAGE) ROLL DATA

003 - S	SOLID WASTE DISTRICT ervice Area 3	ROLL TYPE	CATEGORY	Unit/Area	TAX AMOUNT
		Collec	TION DAYS		
	GARBAGE	REC	YCLING	Hor	TICULTURE
	Monday	Mo	onday	F	<sup>=</sup> riday

# **ELEVATION INFORMATION**

STORM SURGE CATEGORY

FLOOD INSURANCE (FIRM FAQ)

ı

RATE CODE COMMUNITY

PANEL

VERSION

DATE

Category 3

В

125124

0350

В

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 ]

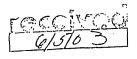
[ Next Lower Parcel Number | Next Higher Parcel Number ]

[ 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.





ORLANDO AIRPORTS DISTRICT OFFICE

5950 Hazeltine National Dr., Suite 400 Orlando, Florida 32822-5024

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

May 30, 2003

Ms. Debra A. Lemke Senior Manager – Governmental Affairs Lee County Port Authority 16000 Chamberlin Parkway, Suite 8671 Fort Myers, Florida 33913-8899

Dear Ms. Lemke:

RE: Page Field Airport; Fort Myers, Florida Letter of Release (Surplus Property Land) FMY Shady Rest and Jerry Brooks Parcels

We refer to a written request dated March 22, 2003, wherein the Lee County Port Authority, hereafter referred to as Airport Owner, requested that Shady Rest Nursing Home parcel (11.53 acres) and the Jerry Brooks Park parcel (9.87 acres) of Page Field Airport be released from the terms of Grant Agreements between the Federal Aviation Administration (FAA) and the Airport Owner.

The requested release is for the purpose of permitting the Airport Owner to sell and convey title of the referenced parcels.

We have concluded that this property, as legally described in the enclosed Deed of Release, is no longer needed for aeronautical purposes, and that the release and use of such land for the stated purpose will not interfere with the operation, maintenance or future development of Page Field Airport.

By accepting this release, the Airport Owner agrees to:

- 1. Receive the installation and perpetual maintenance of landscaping and street lighting for the new 4 mile entrance road that will serve the new RSW midfield terminal at no cost to the Airport Owner. The Airport Owner also certifies that the contributory services and/or projects exceed the Fair Market Value (FMV) of \$3,815,000.
- Maintain accurate records of the above listed contributory services and/or projects in accordance with accepted business practices and keep the records open for inspection by the FAA at any time.
- 3. The August 23, 1989 Compliance Agreement between the FAA and Lee County shall become null and void. As a result of this action, the Children's Home and

Highway Patrol parcels referenced in this agreement shall receive fair market value upon the expiration of the initial term of all existing lease agreements.

- Insure that they and their successors and assigns protect the rights and interests
  of the public at Page Field and prevent any use of the subject property which
  would constitute an airport hazard.
- 5. Update the Airport Layout Plan upon acceptance of the release and revise the Exhibit "A" property map to reflect the new airport boundaries.
- Insure that they and their successors and assigns retain, for the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the surface of the subject property, the right for existing and future aircraft to generate noise in that airspace, and the right to use the airspace to land on or take off from the airport.

Please indicate your acceptance of these conditions by signing and completing the bottom portion of this letter and its enclosed duplicate and returning one copy to our office.

In addition, please have the original and two copies of the Deed of Release (enclosed) executed on behalf of the Airport Owner and return one copy to this office. After the Deed of Release has been recorded, please furnish this office with a copy of the recorded document showing the date, book, and page number of the recordation.

Sincerely,

Bart Vernace Acting Manager

3 Enclosures

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*₩* 

LEE COUNTY <del>PORT AUTHORITY IDORAD</del> (#= <del>PORT COMMISSIONERS</del>

BOARD OF COUNTY COMMISSIONERS

Chairman of Vice Chairman

ATTEST: CHARLIE GREEN

Clerk of Court

· Treatment to to

TO CHAIRMAN JUBAN'S, SLEWATOR

APPROVED AS TO FORM

OFFICE OF PORT ATTORNEY

This Instrument Prepared by:
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
Orlando Airports District Office
5950 Hazeltine National Drive, Suite 400
Orlando, Florida 32822-5024

Parcel Strap Nos.: 12-45-24-01-0000B.0000

01-45-24-P1-00060.0080

THIS SPACE FOR RECORDING

#### DEED OF RELEASE

This instrument, a Deed of Release, made by the United States of America, Acting by and through the Administrator of the Federal Aviation Administration, Department of Transportation, under and pursuant to the powers and authority contained in the provisions of Public law 81-311 (63 Stat. 700), as amended, to the Lee County Port Authority, a body politic, created, operating, and doing business under the laws of the Florida, WITNESSETH:

WHEREAS, the United States of America, acting by and through the Federal Aviation Administration under and pursuant to authority contained in the provisions of the Surplus Property Act as amended, and applicable rules, regulations, and orders by an instrument of transfer entitled "Quitclaim Deed" dated the 4th day of June 1947 did remise, release and forever quitclaim to the Lee County Port Authority, it successors and assigns, all rights, title and interest in and to that certain property located and situated in Fort Myers, Florida, subject to certain terms, conditions, reservations and restrictions, said Quitclaim Deed being recorded in the public records of Lee County, Florida, Miscellaneous Deed Book No. 25, page 250 reference being hereto made as if fully set herein; and

WHEREAS, the Airport Owner has requested the United States of America to release the hereinafter described real property from all of those terms, conditions, reservations and restrictions of the said instrument(s) of transfer; and

WHEREAS, the Administrator of the Federal Aviation Administration is authorized to grant releases pursuant to the powers and authority contained in Public Law 81-311 (63 Stat. 700), as amended; and

WHEREAS, by virtue of delegation of authority, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, under and pursuant to the powers and authority contained in Public Law 81-311 (63 Stat. 700) is authorized to make determinations on requests for Deed of Release and to execute said Deeds of Release to covey, quitclaim or release any right or interest reserved to the United States of America by an instrument of disposal; and

WHEREAS, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, has determined that the release of such real property as is hereinafter described, from all of the said terms, conditions, reservations and restrictions set forth in the above identified instrument of transfer will not prevent accomplishment of the purpose for which the property was made subject to such terms, conditions, reservations and restrictions and is necessary to protect or advance the interests of the United States of America in civil aviation.

NOW THEREFORE, for and in consideration of the above expressed recitals and of the benefits to accrue to the United States and to civil aviation, the United States of America, upon inclusion by the Lee County Port Authority in the Instrument of Transfer conveying title to the hereinafter described real property of provisions as follows:

- (1) That the Lee County Port Authority reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operations of aircraft, now known or hereafter used, for avigation of or flight in the said airspace, for use of said airspace for landing on, or taking off from or operating on Page Field.
- (2) That the Lee County Port Authority expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to such a height so as to comply with Federal Aviation Regulations, Part 77.
- (3) That the Lee County Port Authority expressly agrees for itself, its successors and assigns, to prevent any use of the hereinafter described real property which would interfere with the landing or takeoff of aircraft at Page Field Airport or interfere with air navigation and or communication facilities serving Page Field, or otherwise constitute an airport hazard.

HEREBY, releases the said real property from the terms, conditions, reservations, and restrictions as contained in the above-mentioned Instrument of Transfer from the United States of America to the Lee County Port Authority dated 4<sup>th</sup> day of June 1947 which real property is described as follows:

#### Jerry Brooks Park Lease Parcel

A tract or parcel of land lying in Block B, Page Park, Section 12, Township 45 South, Range 24 East, as shown on plat recorded in Plat Book 8, at Pages 92 through 97 of the Public Records of Lee County, Florida, which tract or parcel is described as follows:

Beginning at the southeast corner of said Block B; thence S 89°32'48" W along the south line of said Block B for 925.83 feet; thence N 00°27'56" E leaving said south line for 479.30 feet to the south right of way line of South Road (65 feet wide); thence S 89°32'03" E along said south line for 901.64 feet to a point of curvature; thence southeasterly along the arc of a curve concave to the southwest having a radius of 20.00 feet, an interior angle of 89°28'26", a chord bearing and distance of S 44°47'50" E, 28.15 feet for 31.23 feet to a point of tangency on the west right of way line of Danley Drive (65 feet wide); thence S 00°03'37" E along said west line for 444.65 feet to the Point of Beginning. Containing 10.00 acres, more or less.

Subject to easements, restrictions, and reservations of record.

#### Shady Rest Lease Parcel

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

Commence at the northwest corner of said Section 1; thence S 00°08'20" E along the west line of the northwest quarter (NW 1/4) of said Section 1 for 648.61 feet to the north line of the south half (S 1/2) of the northwest quarter (NW 1/4) of said Section 1; thence N 88°59'28" E along said north line for 1321.51 feet to the Point of Beginning; thence continue N 88°59'28" E along said north line for 741.92 feet; thence S 01°00'32" E leaving said north line for 92.74 feet; thence S 18°45'38" E for 12.65 feet; thence S 21°19'52" E for 26.02 feet; thence S 20°47'08" E for 13.27 feet; thence S 26°06'45" E for 74.87 feet; thence S 61°08'26" E for 73.35 feet; thence S 29°03'38" W for 62.84 feet; thence S 60°31'34" E for 90.18 feet; thence S 78°55'09" E for 81.17 feet to a non-tangent point of curvature on the westerly right of way line of Fowler Street; thence southwesterly along said westerly line and along the arc of a curve concave to the northwest having a radius of 565.00 feet, an interior angle of 42°30'16", a chord bearing and distance of S 56°24'47" W. 409.60 feet for 419.14 feet to a non-tangent point of curvature; thence southwesterly leaving said west line of Fowler Street along the arc of a curve concave to the northwest having a radius of 862.67 feet, an interior angle of 4°45'43", a chord bearing and distance of S 69°31'18" W, 71.68 feet for 71.70 feet to a point of tangency; thence S 71°54'09" W for 243.64 feet to a non-tangent point of curvature; thence northwesterly along the arc of curve concave to the southwest having a radius of 360.00 feet, an interior angle of 41°04'44", a chord bearing and distance of N 69°09'52" W, 252.61 feet for 258.11 feet to a point of tangency on the north right of way line of North Airport Road (90 feet wide); thence N 89°42'14" W along said north line for 106.93 feet; thence N 00°20'58" W leaving said north line for 582.79 feet to the Point of Beginning. Containing 11.53 acres, more or less. Subject to a drainage and utility easement over the north 40 feet thereof. Subject to easements, restrictions, and reservations of records.

This release is for the specific purpose of permitting the Lee County Port Authority to sell and convey title to the above-described properties

By its acceptance of this Deed of Release the Lee County Port Authority also covenants and agrees for itself, its successors and assigns, to comply with and observe all of the conditions and limitations hereof, which are expressly limited to the above described real property.

IN WITNESS WHEREOF, the United States of America has caused these presents to be executed in its name and on its behalf by the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, all as of the day of \_\_\_\_\_\_, 2003.

UNITED STATES OF AMERICA DEPARTMENT OF TRANSPORTATION

Acting Manager, Orlando Airports District Office

Airports Division, Southern Region Federal Aviation Administration

APPROVED AS TO FORM:

OFFICE OF GOUNTY ATTORNEY

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 01-45-24-P1-00060.0080 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

SHADY REST FOUNDATION INC 2310 N AIRPORT RD FORT MYERS FL 33907

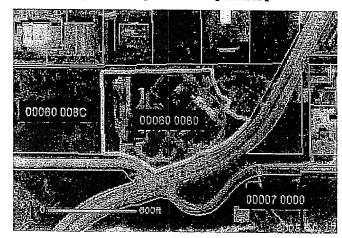
#### SITE ADDRESS

2310 N AIRPORT RD FORT MYERS FL 33907

#### LEGAL DESCRIPTION

THAT PT OF S 1/2 OF N 1/2 OF NW 1/4 W OF FOWLER ST + N AIRPORT RD DESC IN OR 4819 PG 4035

### [VIEWER] TAX MAP[PRINT]



### IMAGE OF STRUCTURE



Photo Date: November of 2005

[PICTOMETRY]

**TAXING DISTRICT** 

DOR CODE

# 264 - CITY OF FT MYERS/S SEWER/CLEVLAND REDEV 4 78 - SANITARIUM, CONVALESCENT & REST HOME

PROPERTY VALUES (TAX ROLL 2006) [ HISTORY CHART ]		EXEMPTIONS	PTIONS ATTRIBUTES	
JUST	5,536,970 <b>H</b> C	DMESTEAD	0 Units of Measure	SF
ASSESSED	5,536,970 <b>A</b> G	GRICULTURAL	0 Number of Units	472,213.00
Assessed SOH	5,536,970 <b>W</b> ı	IDOW	0 Frontage	0
TAXABLE	0 <b>W</b> ı	IDOWER	0 <b>D</b> ЕРТН	0
BUILDING	3,351,820 <b>Dis</b>	SABILITY	0 BEDROOMS	0
LAND	2,185,150 <b>W</b> i	HOLLY	5,536,970 BATHROOMS	316
BUILDING FEATURES	119,860 <b>SC</b>	OH DIFFERENCE	0 TOTAL BUILDING SQFT	91,058
LAND FEATURES	296,300		1ST YEAR BUILDING ON TAX ROLL	0
			HISTORIC DISTRICT	No

# SALES/TRANSACTIONS

SALE PRICE	DATE	OR Number	Түре	TRANSACTION DETAILS DESCRIPTION	VACANT /
5,700,000	7/28/2005	4819/4035	03	Disqualified (Interest Sales / Court Docs / Government)	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) 01-45-24-00-00007.0000,01-45-24-00-00007.0030, 01-45-24-00-00007.0040,01-45-24-00-00007.0050, 01-45-24-00-00007.0060,01-45-24-P1-00060.008A, 01-45-24-P1-00060.008B,01-45-24-P1-00060.008C	V

# PARCEL NUMBERING HISTORY

**PRIOR STRAP** 

01-45-24-P1-00060.008C 01-45-24-P1-00060.008B 01-45-24-0C-08158.0000

CREATION DATE - UNAVAILABLE

RENUMBER REASON

Split (From another Parcel) Split (From another Parcel) Reserved for Renumber ONLY RENUMBER DATE

Thursday, August 25, 2005 Friday, April 30, 2004 Unspecified

# SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT

009 - City of Fort Myers

**ROLL TYPE** 

CATEGORY

UNIT/AREA

**TAX AMOUNT** 

C - Commercial Category

C

89,992

2,738.59

**COLLECTION DAYS** 

**GARBAGE** 

RECYCLING

HORTICULTURE

### **ELEVATION INFORMATION**

STORM SURGE CATEGORY

RATE CODE

FLOOD INSURANCE (FIRM FAQ)

COMMUNITY

PANEL

VERSION

DATE

Category 3

В

125106

0020

В

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 ]

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LEE COUNTY PROPERTY APPRAISER

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

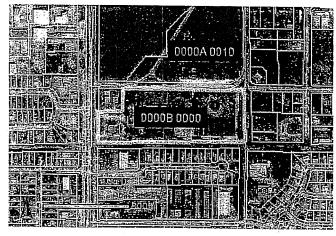
#### SITE ADDRESS

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 ]



## [PICTOMETRY]

DOR CODE

#### IMAGE OF STRUCTURE

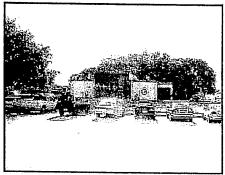


Photo Date: July of 2003

**TAXING DISTRICT** 

# 003 - PAGE PARK/SOUTH TRAIL FIRE DISTRICT

#### 86 - COUNTIES - OTHER

PROPERTY VALUES (TA		EXEMPTIONS	ATTRIBUTES	
[ HISTORY CHART ]		2/2 110110	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 <b>D</b> ЕРТН	0
Building	334,450	DISABILITY	0 Bedrooms	0
LAND	2,866,770	WHOLLY	3,201,220 <b>BATHROOMS</b>	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	DATE	OR	TRANSACTION DETAILS		VACANT /
PRICE	Number	TYPE	DESCRIPTION	<b>IMPROVED</b>	
100	8/1/1941	<u>143/577</u>	04	Disqualified (Multiple STRAP # - 01,03,07)	V
				There are 10 additional parcel(s) with this document (may have been split after the	· ·
				fransaction date)	
				<u>12-45-24-00-00001.0000,12-45-24-01-00001.0150,</u>	
				12-45-24-01-000J0.0050,12-45-24-01-000N0.0090,	
				<u>12-45-24-01-00000.0060,12-45-24-01-00000.0070</u> ,	
				12-45-24-01-00000.007A,12-45-24-01-00000.0080,	
				12-45-24-01-00000.008A,12-45-24-01-00000.00CE	

# Solid Waste (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT

ROLL TYPE

**CATEGORY** C UNIT/AREA

TAX AMOUNT

P:

003 - Service Area 3

C - Commercial Category

5,379

165.95

.

COLLECTION DAYS
RECYCLING

Monday

HORTICULTURE

Friday

# **ELEVATION INFORMATION**

STORM SURGE CATEGORY

**GARBAGE** 

Monday

FLOOD INSURANCE (FIRM FAQ)

OKM SORGE CATEGOR

RATE CODE

COMMUNITY

PANEL

VERSION DATE

Category 3

В

125124

0350

В

091984

[Show]

# APPRAISAL DETAILS

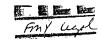
[Show 2007 Details]

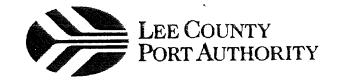
TRIM (*proposed* tax) Notices are available for the following tax years: [ 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 ]

[ Next Lower Parcel Number | Next Higher Parcel Number ]

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

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# From the Office of: **PLANNING**

Date:

April 5, 1996

To:

See Distribution List Below

From:

Barbara Barnes-Buchanan, AAE, AICP

Planning Director

Ref:

96137M.b

Subject: Deed of Release - Page Field Right of Way

For your records please find enclosed a copy of the above referenced document previously received in this office.

BBB/dkz

Enclosed

Distribution:

Mark R. Fisher, AAE, Division Director Development Debra Lemke, Division Manager Government Affairs Diane Butcher, Administrative Assistant I

PREPARER: Lee County Port Authority 16000 Chamberlin Parkway SE Fort Myers, FL 33913 (941)-786-1000

Page 1 of 3

DEED OF RELEASE

3933801

37.5

\* RECORD VERIFIED - CHARLIE GREEN, CLERK--

This instrument, a Deed of Release, made by the United States of America, Acting by and through the Administrator of the Federal Aviation Administration, Department of Transportation, under and pursuant to the powers and authority contained in the provisions of Public law 81-311 (63 Stat. 700), as amended, to the County of Lee acting by and through its Board of County Commissioners, a political subdivision of the State of Florida, hereinafter referred to as the Airport Owner, WITNESSETH:

WHEREAS, the United States of America, acting by and through the War Assets Administrator, under and pursuant to authority contained in the provisions of Executive order 9689, dated January 31, 1946, and the powers and authority contained in the provisions of the Surplus Property Act of 1944, (58 Stat. 765), as amended, and applicable rules, regulations, and orders by instruments of transfer entitled "Quitclaim Deed" dated June 4, 1947, did remise, release and forever quitclaim to County of Lee acting by and through its Board of County Commissioners, a political subdivision of the State of Florida, Florida, its successors and assigns, all rights, title and interest in and to that certain property located and situated in Lee County, Florida, subject to certain terms, conditions, reservations and restrictions, said Quitclaim Deed being recorded in the public records of Lee County, Florida, Miscellaneous Deed Book No. 25, Page 260, reference being hereto made as if fully set out herein; and

WHEREAS, the Airport Owner, through the Lee County Port Authority, has requested the United States of America to release the hereinafter described real property from all of those terms, conditions, reservations and restrictions of the said instrument(s) of transfer; and

WHEREAS, the Administrator of the Federal Aviation Administration is authorized to grant releases pursuant to the powers and authority contained in Public Law 81-311 (63 Stat. 700), as amended; and

WHEREAS, by virtue of delegation of authority, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, under and pursuant to the powers and authority contained in Public Law 81-311 (63 Stat. 700) is authorized to make determinations on requests for Deed of Release and to execute said Deeds of Release to covey, quitclaim or release any right or interest reserved to the United States of America by an instrument of disposal; and

WHEREAS, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, has determined that the release of such real property as is hereinafter described, from all of the said terms, conditions, reservations and restrictions set forth in the above identified instrument of transfer will not prevent accomplishment of the purpose for which the property was made subject to such terms, conditions, reservations and restrictions and is necessary to protect or advance the interests of the United States of America in civil aviation.

NOW THEREFORE, for and in consideration of the above expressed recitals and of the benefits to accrue to the United States and to civil aviation, the United States of America, upon inclusion by Lee County in the Instrument of Transfer conveying title to the hereinafter described real property of provisions as follows:

- (1) That the Airport Owner reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operations of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, for use of said airspace for landing on, or taking off from or operating on Page Field.
- (2) That the Airport Owner expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to such a height so as to comply with Federal Aviation Regulations, Part 77.
- (3) That the Airport Owner expressly agrees for itself, its successors and assigns, to prevent any use of the hereinafter described real property which would interfere with the landing or takeoff of aircraft at Page Field or interfere with air navigation and or communication facilities serving Page Field, or otherwise constitute an airport hazard.

HEREBY, releases the said real property from the terms, conditions, reservations, and restrictions as contained in the above-mentioned Instrument of Transfer from the United States of America to the Airport Owner dated June 4, 1947, which real property is described on the attached Exhibit A as Parcel A and Parcel 7-1.

This release is for the specific purpose of permitting the Airport Owner to obtain clear title to the above described property for construction of roadways and their associated right-of-ways.

By its acceptance of this Deed of Release the Airport Owner also covenants and agrees for itself, its successors and assigns, to comply with and observe all of the conditions and limitations hereof, which are expressly limited to the property described in the attached Exhibit A.

IN WITNESS WHEREOF, the United States of America has caused these presents to be executed in its name and on its behalf by the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, all as of the 25th day of October, 1995.

#### UNITED STATES OF AMERICA DEPARTMENT OF TRANSPORTATION

Manager, Orlando Airports District Office Airports Division, Southern Region Federal Aviation Administration STATE OF FLORIDA )ss COUNTY OF ORANGE On this 25th day of October, 1995, before me a Notary Public in and for the County of Orange, State of Florida, personally appeared Charles E. Blair, known to me to be the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, and known to me to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same on behalf of the Administrator of the Federal Aviation Administration and the United States of WITNESS my hand and official seal. ALLA LEE L. BLANEY Notary Public In and for said County and State My commission expires BOARD OF COUNTY COMMISSIONERS, ARIDA, AIRPORT OWNER Charlie Green, Ex-Officio Clerk Chairman or Vice Chairman

America.

(SEAL)

Accepted:

By: \_

LEE COUNTY

Approved As To Fa

My Comm Exp. 1/27/99 Bonded By Service Ins

No. CC415327 Nesseally Known

#### EXHIBIT A

HMA PROJECT #94.43 JULY 19, 1995 REF.DWG. #B-1736 PAGE 1 OF 2

# DESCRIPTION OF PROPOSED RIGHT-OF-WAY TAKE PARCEL 7-1

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTIONS 1 AND 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS POLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST, THE SAME BEING THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN S. 00°31'15" W., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, FOR A DISTANCE OF 65.85 FEET; THENCE RUN S. 89°28'45" E., PERPENDICULAR TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, FOR A DISTANCE OF 33.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 45) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N. 32°55'27" E. FOR A DISTANCE OF 70.57 FEET; THENCE RUN N. 72°31'00" E. FOR A DISTANCE OF 224.29 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1208.92 FEET, THROUGH A CENTRAL ANGLE OF 17°54'26", SUBTENDED BY A CHORD OF 376.30 FEET AT A BEARING OF N. 63°33'47" E., FOR A DISTANCE OF 377.83 FEET TO THE END OF SAID CURVE; THENCE RUN N. 50°29'49" E. FOR A DISTANCE OF 103.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS N. 40°17'12" W. A DISTANCE OF 1205.92 FEET THEREFROM; THENCE RUN NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1205.92 FEET, THROUGH A CENTRAL ANGLE OF 62°03'57", SUBTENDED BY A CHORD OF 1243.37 FEET AT A BEARING OF N. 18°40'50" E., FOR A DISTANCE OF 1306.31 FEET TO A POINT OF TANGENCY; THENCE RUN N. 12°21'09" W. FOR A DISTANCE OF 1182.45 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 894.93 FEET, THROUGH A CENTRAL ANGLE OF 84°15'40", SUBTENDED BY A CHORD OF 1200.68 FEET AT A BEARING OF N. 29°46'41" E., FOR A DISTANCE OF 1316.12 FEET TO A POINT OF TANGENCY; THENCE RUN N. 71°54'32" E. FOR A DISTANCE OF 21.85 FEET; THENCE RUN N. 85°24'16" E. FOR A DISTANCE OF 51.42 FEET; THENCE RUN N. 71°54'32" E. FOR A DISTANCE OF 153.11 FEET; THENCE RUN S. 80°26'03" E. FOR A DISTANCE OF 63.55 FEET; THENCE RUN S. 48°05'28" E. FOR A DISTANCE OF 71.91 PEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 91°30'15", SUBTENDED BY A CHORD OF 303.72 FEET AT A BEARING OF N. 86°09'31" E., FOR A DISTANCE OF 338.57 FEET TO A POINT OF TANGENCY; THENCE RUN N. 40°24'32" E. FOR A DISTANCE OF 149.52 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN HORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 278.00 FEET, THROUGH A CENTRAL ANGLE OF 49°22'43", SUBTENDED BY A CHORD OF 232.24 FEET AT A BEARING OF N. 65°05'53" E., FOR A DISTANCE OF 239.59 FEET TO A POINT OF TANGENCY; THENCE RUN N. 89°47'14" E. FOR A DISTANCE OF 219.38 FEET; THENCE RUN N. 00°18'07" W. FOR A DISTANCE OF 19.83 FEET TO A POINT 20.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THE SAME BEING A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED BOOK 143 OF PAGE 576 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S. 89°06'35" W., PARALLEL WITH THE HORTH LINE OF THE

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HMA PROJECT #94.43 JULY 19, 1995 REF.DWG. #B-1736 PAGE 2 OF 2

SOUTH 1/2 OF THE HORTHWEST 1/4 OF SAID SECTION 1 AND ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN SAID DEED BOOK 143 AT PAGE 576, FOR A DISTANCE OF 1193.27 FEET; THENCE RUN S. 42°46'42" E. FOR A DISTANCE OF 119.45 FRET; THENCI: RUN S. 71°54'32" W. FOR A DISTANCE OF 94.52 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCA'E SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1017,93 FEET, THROUGH A CENTRAL ANGLE OF 84°15'40", SUBTENDED BY A CHORD OF 1365.70 FEET AT A BEARING OF S. 29°46'41" W., FOR A DISTANCE OF 1497.00 FEET TO A POINT OF TANGENCY; THENCE RUN S. 12°21'Uy" E. FOR A DISTANCE OF 1182.45 FEET TO THE DEGINEING OF A TANGENTIAL CINCULAR CURVE, HORTHWE CERLY; THENCE RUN SOUTHERLY AND SOUTHWESTERLY, KLONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1082.92 FEET, THROUGH A CEITRAL ANGLE OF 6.048'25", SUBTENDED BY A CHORD OF 1112.35 FEET AT A BEARING OF S. 18°33'04" W., FOR A DISTANCE OF 1168.18 FEET TO THE END OF SAID CURVE; THENCE RUN S. 53°48'02" W. FOR A DISTANCE OF 97,76 FEET TO A POINT OF INTERSECTION WITH A HON-TANGENTIAL CIRCULAR CURVE, CONCAVE HORTHWESTERLY, PHOSE IMDIUS POINT BEARS N. 35°22'00" W. A DISTANCE OF 1079.52 FEET THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1079.92 FEET, THROUGH A CEPTRAL ANGLE OF 14°32'14", SUBTRIDED BY A CHORD OF 273.26 FLET AT A DEARING OF S. 61°54'07" W., FOR A DISTANCE OF 274.00 FEIT TO THE END OF SAID CURVE; THENCE RUN S. 85°05'58" W. FOR A DISTANCE OF 47.25 FEFT TO A POINT OF INTERSECTION WITH A HON-TANGENTIAL CIRCULAR CURVE, CONCAVE HORTHWESTERLY, WHOSE RADIUS POINT BEAR: N. 18°23'28" W. A DISTANCE OF 1067.92 FEET THEREPRON; THENCE RUN SOUTHWESTFRLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1067.92 THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1067.92 FEET, THROUGH A CENTRAL ANGLE OF 00°54'28", SUBTENDED BY A CHORD OF 16.92 FEET AT A BEARTHG OF S. 72°03'46" W., FOR I. DISTANCE OF 16.92 FEET TO A POINT OF TANGENCY; THENCE RUN S. 72°31'100" W. FOR A DISTANCE OF 158.58 FEET; THENCE RUN N. 45°59'18" W. FOR A DISTANCE OF 81.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE RUN S. 00°06'55" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 201.94 FEET; THENCE RUN S. 00°31'15" W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 66.03 FEET TO THE POINT OF REGINNING, CONTAINING 17.234 ACRES, HORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

DEARINGS REFER TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEING 5. 00°06'55" E.

HOLE, MONTES & ASSOCIATES, INC.

BY Cloury January July GARRIS

P.L.S. #3741 STATE OF PLORIDA

-CONTER OF SECTION 1-45-24 -1/4 SECTION LINE PAGE I FIELD GRAPHIC SCALE (PARCEL 7) \$ 69.06'35' ( IN FEET ) אנכנומו וווע 1 inch = 400 ft. SECTION SECTION 12 AREA OF R/W TAKE = 17.234 ACRES HORTH AIRPORT ROAD DR2688 P01583 S RAI LVIE OF HORINI ADDICAL ROAD HIE FEW 1/1 OF SECTION 1-15-21 OR Book:2934 Page:1493-1498 PROPOSED R/W TAKE (PARCEL 7) E R/W LINE OF U.S. 41 Petition to Vacate Petition No.98-01-049.04R Description:FP&L Easement (10ft wide) See CCMB for detail POC SW CORNER OF SECTION 1-45-Z4--- UNE OF SECTION 1-45-24 Date of Approval:02/24/98 Resolution No:98-02-38 CCMB:1998R Page:114 U.S. 41 SECTION 11 SECTION 2 \*NOT A SURVEY\* SKETCH TO ACCOMPANY LEGAL DESCRIPTION DESCRIPTION PEVSON NA 6AT 6/95 SECTION 1. 12 HOLE VONTES & ASSOCIATES
ENGINEERS / PLANNERS / SURVEYORS
1050 ACCOUNTS TOTAL
THE ACCOUNTS TOTAL
THE ACCOUNTS TOTAL
(PLI) PRI-OTTS PROPOSED R/W TAKE 94.43 K.J.M. PARCEL 7-1 24 LEGEND ROLL IN BUTTELL PRWTAKE 8-1736-1 T.J.C. PONT OF COMMENCEMENT POINT OF BECHNING

(PARCEL A)

# DESCRIPTION OF

A tract or parcel of land lying in and being a part of Lee County Airport (Page Field) bounded on the south by Lot 1, Block U, on the west by the east right of way line of Sixth Street, on the north by the easterly prolongation of the north right of way line of Danley Drive, all of which are shown on the Plat of Page Park, a Subdivision recorded in Plat Book 8 at Pages 92 through 97, a Public Records of Lee County, Florida, and on the east by a parcel recorded in Official Record Book 990 at Pages 290 and 291 Public Records of Lee County, Florida, Section 12, Township 45 South, Range 24 East being more particularly described as follows:

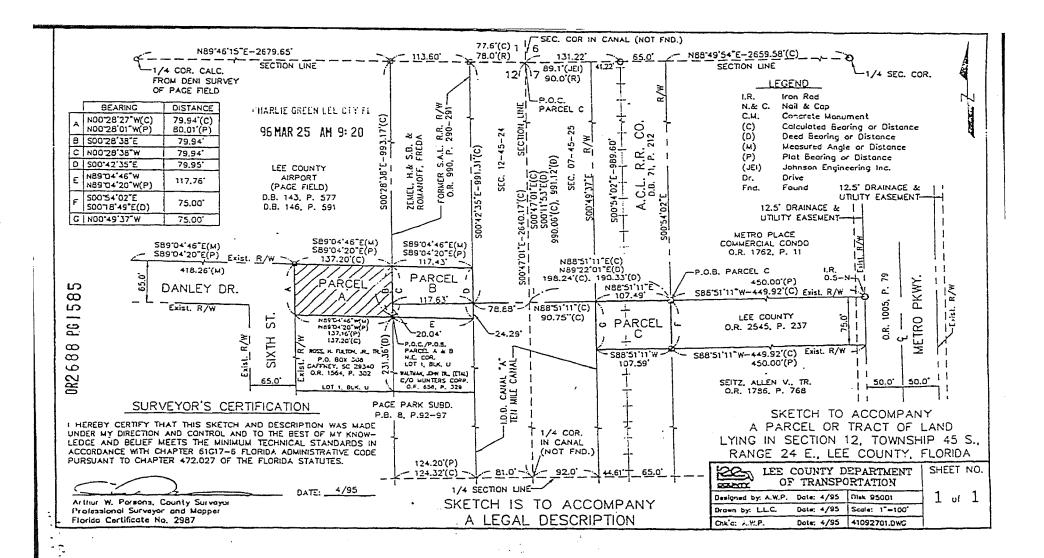
Commencing at the northeast corner of Lot. 1, Block U at the northeast corner of Page Park Subdivision as recorded in Plat Book B at Pages 92 through 97, Public Records of Lee County, Florida, said northeast corner being the point of beginning of the tract or parcel described herein; thence N89°04'46"W (N89°04'20"W-Plat) along the north line of said Lot 1, Block U for 137.20 feet (137.16 feet-Plat) to the northwest corner of said Lot 1 and the east right of way line of Sixth Street (65 feet in width); thence N80°28'27"W (N80°28'01"W-Plat) for 79.94 feet (80.01 feet-Plat) to the north right of way line of Danley Drive; thence S89°04'46"E (S89°04'20"E-Plat) along the easterly prolongation of the north right of way line of Danley Drive for 137.20 feet to the westerly line of the former S.A.L. Railroad right of way as recorded in Official Record Book 990 at Pages 290 and 291, Public Records of Lee County, Florida, thence S80°28'38"E along said right of way line for 79.94 feet to the northeast corner of said Lot 1, Block U of aforesaid Page Park Subdivision and the point of beginning, containing 10,964.72 square feet (0.2517 acres) more or less.

Bearings mentioned hereinabove are based on The Florida Coordinate System, West Zone (NAD 83) 1990 Adjustment with the north line of the northeast quarter (NE 1/4) of Section 12, Township 45 south, 24 east as bearing N89°46'15"E.

Arthur W. Parsons, County Surveyor Professional Surveyor and Happer Florida Certificate No. 2987

(dottpce/14725)

811. . . . 11





10/17/08

October 11, 2006

Mr. Mark R. Fisher
Director of Development
Lee County Port Authority
11000 Terminal Access Road, Suite 8671
Fort Myers Florida 33913-8899

Page Field General Aviation Airport; Fort Myers, Florida Release of Federal Surplus Property Obligations North Airport Road

Dear Mr. Fisher:

This is in response to your letter dated September 7, 2006, requesting that 6.48 acres of federally obligated land be released from conditions of the Surplus Property Quitclaim Deed dated June 4, 1947. This property was transferred to the Lee County Port Authority under the authority of the Surplus Property Act of 1944.

A release permitting the sale and disposal of real property transferred to the airport owner under the Surplus Property Act or 49 U.S.C. §47151 is only granted when it is clearly shown such property is no longer needed to directly support an airport purpose or activity and sale of such property will benefit civil aviation by producing an equal or greater benefit to the airport than continued retention of the land. Conversion of a real property asset into another form of asset, such as cash or physical improvements, can better serve the airport. This objective is not met unless an amount equal to the net sale proceeds based on the current fair market value (FMV) of the property is realized as a consequence of the release and such amount is committed to airport purposes.

We have concluded that this property, as legally described in the enclosed Deed of Release, meets the conditions mentioned previously for release. We have also concluded that the release and use of such land for commercial purposes will not interfere with the operation, maintenance or future development of the airport.

By accepting this release, the Airport Owner agrees to:

 Deposit, immediately after the sale, the net sale proceeds based on its current FMV or an equivalent amount, into an identifiable interest bearing account currently paying the highest interest rate. The proceeds should remain in this account until utilized in accordance with FAA Order 5190.6A, paragraph 7-9.c, copy enclosed.

- 2. Expend, within five (5) years of the Deed of Release execution date, the sum of \$109,895 for purposes in accordance with FAA Order 5190.6A, paragraph 7-9.c. It is understood and agreed that this amount will not be eligible as sponsor-matching funds for Federally assisted airport development.
- 3. Maintain accurate records of the above listed expenditures in accordance with accepted business practices, and for three (3) years after the approved project is completed, keep the records open for inspection by the FAA at any time.
- 4. Insure that whoever the land is initially and subsequently conveyed to including the airport owner, they and their successors and assigns protect the rights and interests of the public in Page Field Airport and prevent any use of subject property that would constitute an airport hazard.
- 5. Update the Airport Layout Plan and Exhibit "A" Property Map upon acceptance of the release to reflect the new airport boundaries.
- 6. Insure that they and their successors and assigns retain, for the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the surface of the subject property, the right for existing and future aircraft to generate noise in that airspace, and the right to use the airspace to land on or take off from the airport.
- 7. Insure that they and their successors and assigns shall not permit/afford access from the subject property onto Page Field General Airport property for aeronautical purposes.
- 8. Insure that if the property is used or converted to a non-aeronautical, municipal use, an amount equal to the fair market value will be deposited into an identifiable interest bearing account prior to disposal for municipal use. The proceeds should remain in this account until utilized in accordance with FAA Order 5190.6A, paragraph 7-9.c, copy enclosed.

In consideration of these premises, the FAA agrees to release the Airport Owner from the obligations, terms, and conditions of the existing grant agreements as of the date of this agreement as they may relate to the subject property.

Please indicate your acceptance of these conditions by signing and completing the bottom portion of this letter and its enclosed duplicate and returning one copy to our office.

In addition, please have the original and two copies of the Deed of Release (enclosed) executed on behalf of the Airport Owner and return one copy to us.

Sincerely,

W. Dean Stringer

Manager

4 Enclosures

Accepted for Airport Owner

By: \_\_\_\_\_

Title: CHAIRWOMAN

Date: 11-13-06

APPROVED AS TO FORM:

Port Attorney

al improvements have been added without Federal financing, the value of such improvements need not be included for purposes of determining the financial commitment of a release granted under the guidance in this paragraph.

- (3) Appraisals. With the exceptions noted in this subparagraph, a release authorizing the sale and disposal of airport land shall not be granted unless the FMV has been supported by at least one independent appraisal report determined to be acceptable by the FAA. Appraisals shall be made by noninterested and qualified real estate appraiser. If any appraiser is involved in negotiations for the purchase or sale of the property or if there is evidence of collaboration between appraisers, such appraisal reports are invalid and shall not be considered by FAA in determining the FMV of the land. The cost of obtaining appraisals shall be borne by the airport owner but may be considered as an offset in determining net proceeds (Appendix 5) realized from the sale. The requirement for an appraisal may be waived if the FAA determines than
- (a) The approximate fair market or salvage value of the property released is less than \$25,000, or
- (b) The property released is a utility system to be sold to a utility company and will accommodate the continued airport use and operational requirements, or
- (c) It would be in the public interest to require public advertising and sale to the highest responsible bidder in lieu of appraisals.
- (4) FAA employees must be sensitive to local economic conditions in the airport's geographical area when they are reviewing FMV issues. The fluctuation in economic conditions can cause considerable variation in FMV at a given time and in a given location.
- e. Consent to Divert Excess Revenue from Surplus Property. See discussion of Income Accountability under paragraph 4-20c and d.

#### 7-9. APPLICATION OF PROCEEDS.

a. FAR Part 155.7(d) requires that any release of airport land to permit its sale or disposal shall be subject to a written commitment obligating the airport owner with respect to an amount equal to the net proceeds of a sale of the property at its current FMV. FAA shall not issue a release without this commitment.

Following a release by FAA based on such a commitment, the airport owner may discount the selling price or give the land away as a subsidy or inducement to attract industrial development or other purposes, provided they are compatible with the airport operations,

- b. The net proceeds realized for the sale of surplus property, or the equivalent amount, must be placed in an identifiable interest bearing account to be used for the purposes listed in c. below. The interest and dividends can be used for the operation and maintenance of the aeronautical portion of the airport or, with the concurrence of FAA, the revenue producing property, if it can be clearly shown to enhance the revenue production capability of that property.
- c. The obligated amount itself must be used for one or more of the following purposes as agreed to by FAA and reflected in the supporting documentation for the deed of release:
- (1) Eligible items of airport development set forth in the current Airport Grant Program and reflected in the airport's Capital Improvement Program (CPP).
- (2) Any aeronautical items of airport development ineligible under the grant program.
- (3) Retirement of airport bonds which are secured by pledges of airport revenue, including repayment of losss from other Federal agencies for such development
- (4) Development of common use facilities, utilities, and other improvements on dedicated revenue production property that clearly enhance the revenue production capabilities of the property.
- d. All seronautical improvements funded by proceeds from such sale will be accomplished in secordance with current applicable FAA design crimia or such State standards that have been approved by the FAA.

#### 7–10. RELEASES INVOLVING PERSONAL PROPERTY, STRUCTURES OR FACILITIES.

- a. General Requirements. Surplus airport property in these categories may be released from all inventory accountability (whether or not the airport at which it is located is included in Chapter 13 of the current edition of Order 5190.2) when it has been determined that such property:
  - (1) has outlived its useful life.
- (2) has deteriorated beyond economical repair or rehabilitation.
  - (3) is no longer needed.
  - (4) has been replaced.
- (5) is to be traded to obtain similar or other property needed for the airport; or

# LEGAL DESCRIPTION OF ACQUISITION AREA (SUBJECT):

#### DESCRIPTION

RIGHT-OF-WAY FOR EAST PORTION OF NORTH AIRPORT ROAD SECTION 1, T. 45 S., R. 24 E. CITY OF FORT MYERS, LEE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, FOR RIGHT-OF-WAY PURPOSES, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 1 AND THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 1, RUN NORTH 00°18'07" WEST, ALONG SAID WEST LINE FOR A DISTANCE OF 50,00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PAGE FIELD AS DRSCRIBED IN MISCELLANEOUS BOOK 25, AT PAGE 260 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 89°06'29" EAST, ALONG SAID NORTH LINE, PARALLEL WITH AND 50 FEET NORTHERLY OF SAID NORTH LINE OF THE SOUTH HALF (S-1/2) OF THE NORTHEAST ONE-QUARTER (NE-1/4), FOR A DISTANCE OF 2,499.48 FEET TO AN INTERSECTION WITH THE WEST LINE OF TEN MILE LINEAR PARK (FORMERLY THE WEST RIGHT-OF-WAY LINE OF THE S.A.L. RAILROAD); THENCE RUN SOUTH 00°25'44" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 50.00 FEET TO A POINT ON SAID FRACTIONAL SECTION LINE; THENCE RUN NORTH 89"06'29" EAST, ALONG SAID FRACTIONAL SECTION LINE FOR A DISTANCE OF 85,85 FEET TO AN INTERSECTION WITH SAID WEST LINE OF TEN MILE LINEAR PARK; THENCE RUN SOUTH 00°35'46" EAST ALONG SAID WEST LINE, A DISTANCE OF 89.10 FEET; THENCE RUN SOUTH 89°58'27" WEST, A DISTANCE OF 2,585.78 FEET TO AND INTERSECTION WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 1; THENCE RUN SOUTH 89'06'43" WEST, PARALLEL WITH AND 50 FEET SOUTHERLY OF THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SAID SECTION 1, FOR A DISTANCE OF 335.67 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY TAKE FOR FOWLER STREET EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 2688, AT PAGE 1581 OF SAID PUBLIC RECORDS, ALSO BEING A ON A NON-TANGENT CURVE, THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID RIGHT-OF-WAY: NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 278.00 FEET, (CHORD BEARING NORTH 80°48'30" EAST) (CHORD 86.79 FEET) (DELTA 17°57'32") FOR A DISTANCE OF 87.14 FEET TO A POINT OF TANGENCY; NORTH 89°47'14" EAST, FOR A DISTANCE OF 219.38 FEET; NORTH 00°18'07"WEST, A DISTANCE OF 20.06 FEET; NORTH.89\*06'43" EAST, A DISTANCE OF 30.54 FEET TO AN INTERSECTION WITH SAID WEST LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 1; NORTH 00°18°07" WEST ALONG SAID WEST FRACTION LINE AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 20,01 FEET TO THE POINT OF

CONTAINING 308,932 SQUARE FEET OR 7.09 ACRES, MORE OR LESS.

#### **DEED OF RELEASE**

This instrument, a Deed of Release, made by the United States of America, Acting by and through the Administrator of the Federal Aviation Administration, Department of Transportation, under and pursuant to the powers and authority contained in the provisions of 49 U.S.C. §47153, to the Lee County Port Authority, a body politic, created, operating, and doing business under the laws of the State of Florida, WITNESSETH:

WHEREAS, the United States of America, acting by and through the Federal Aviation Administration under and pursuant to authority contained in the provisions of 49 U.S.C. §47153, and applicable rules, regulations, and orders by an instrument of transfer entitled "Quitclaim Deed" dated June 4, 1947 did remise, release and forever quitclaim to the Lee County Port Authority, it successors and assigns, all rights, title and interest in and to that certain property located and situated in Fort Myers, Florida, subject to certain terms, conditions, reservations and restrictions, said Quitclaim Deed being recorded in the public records of Lee County, Florida, Miscellaneous Book No. 25, Page 260 reference being hereto made as if fully set out herein; and

WHEREAS, the Airport Owner has requested the United States of America to release the hereinafter described real property from all of those terms, conditions, reservations and restrictions of the said instrument(s) of transfer; and

WHEREAS, the Administrator of the Federal Aviation Administration is authorized to grant releases pursuant to the powers and authority contained in 49 U.S.C. §47153; and

WHEREAS, by virtue of delegation of authority, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, under and pursuant to the powers and authority contained in 49 U.S.C. §47153 is authorized to make determinations on requests for Deed of Release and to execute said Deeds of Release to convey, quitclaim or release any right or interest reserved to the United States of America by an instrument of disposal; and

WHEREAS, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, has determined that the release of such real property as is hereinafter described, from all of the said terms, conditions, reservations and restrictions set forth in the above identified instrument of transfer will not prevent accomplishment of the purpose for which the property was made subject to such terms, conditions, reservations and restrictions and is necessary to protect or advance the interests of the United States of America in civil aviation.

NOW THEREFORE, for and in consideration of the above expressed recitals and of the benefits to accrue to the United States and to civil aviation, the United States of America, upon inclusion by the Lee County Port Authority in the Instrument of Transfer conveying title to the hereinafter described real property of provisions as follows:

(1) That the Lee County Port Authority reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of

aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operations of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, for use of said airspace for landing on, or taking off from or operating on Page Field Airport.

- That the Lee County Port Authority expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to such a height so as to comply with Federal Aviation Regulations, Part 77.
- That the Lee County Port Authority expressly agrees for itself, its successors and assigns, to prevent any use of the hereinafter described real property which would interfere with the landing or takeoff of aircraft at Page Field Airport or interfere with air navigation and or communication facilities serving Page Field Airport, or otherwise constitute an airport hazard.
- (4) Insure that the Lee County Port Authority and their successors and assigns shall not permit/afford access from the subject property onto Page Field Airport property for aeronautical purposes.
- (5) Insure that if the property is used or converted to a municipal use, an amount equal to the fair market value will be deposited into an identifiable interest bearing account prior to conversion of the property to the municipal use. The proceeds should remain in this account until utilized in accordance with FAA Order 5190.6A, paragraph 7-9.c, copy enclosed.
- (6) Insure that the Lee County Port Authority has unlimited access to North Airport Road in perpetuity at no cost to the airport as long as such access is in compliance with local development standards.

HEREBY, releases the said real property from the terms, conditions, reservations, and restrictions as contained in the above-mentioned Instrument of Transfer from the United States of America to the Lee County Port Authority dated June 4, 1947 which real property is described in Attachment 1.

This release is for the specific purpose of permitting the Lee County Port Authority to sell and convey title to the above-described property for commercial purposes.

By its acceptance of this Deed of Release, the Lee County Port Authority also covenants and agrees for itself, its successors and assigns, to comply with and observe all of the conditions and limitations hereof, which are expressly limited to the above described real property.

IONA CORPORATION, a Corporation existing under the Laws of the State of Florida, having its principal place of business in Fort Myers, Lee County, State of Florida,

to

COUNTY OF LEE, a political subdivision of the State of Florida.

Grant, bargain, sell, convey and confirm:

Its successors and assigns, forever:

That certain piece, parcel, lot or tract of land situate, lying and being in Lee County, Florida, more particularly described as follows, to-wit:

North Half  $(N_2^1)$  of Section Twelve (12) Township Forty-five (45) South, Range Twenty-four (24) East,

LESS:

Seaboard Air Line right-of-way through said land and SUBJECT TO all rights-of-way existing in or over said land, and expecially for right-of-way for Iona Drainage District canals, and to all installments of Iona Drainage District taxes or assessments due and payable on and after January 1, 1938, and to all unpaid State and County taxes, and other taxes and assessments of whatsoever nature now existing against said land.

(CORPORATE SEAL)

IONA CORPORATION

By J. A. Franklin

As President

WARRANTY DEED

Dated August 29th, 1941 Filed Sept. 10th, 1941

Deed Book 143, page 577

\$10.00 and O.V.C.

Two witnesses.

ATTEST: R. A. Henderson Jr.
As Secretary

Acknowledged by J. A. FRANKLIN and R. A. HENDERSON, JR., as President and Secretary, respectively, of IONA CORPORATION, a Corporation, before a Notary Public in the County of Lee, State of Florida, on August 29th, 1941.

N. P. SEAL. Commission expires March 8, 1943.

#### RELEASE

Dated February 10th, 1948 Filed Feb. 27, 1948

S/Mtge. Book 18, page 363 Clerk's File #118751 \$ Payment

KNOW ALL MEN BY THESE PRESENTS, That pursuant to a Plan of Liquidation heretofore adopted by Iona Drainage District, and approved by the present holders of all of the bonds of Iona Drainage District, and in consideration of the payment by Lee County, Florida, the owner of the land hereinafter mentioned, of an amount at least equal to the pro rata part of the remaining assessed benefits, as set forth in said Plan of Liquidation, the following described land be and the same is hereby released from future debt service levies in Iona Drainage District, which said land is located in Lee County, Florida, and more particularly described as follows, to-wit:

 $N_{2}^{1}$  of Section 12-45-24

(CORPORATE SEAL)

IONA DRAINAGE DISTRICT
By M. Hauk

President of the Board of Supervisors

Two witnesses.

Attest: R. V. Lee
Secretary of the District

Acknowledged by M. Hauk and R. V. Lee, respectively President of the Board of Supervisors of Iona Drainage District and Secretary of Iona Drainage District, before a Notary Public in the County of Lee, State of Florida, on February 10th, 1948. N. P. SEAL. Commission expires July 6, 1951.

STATE OF FLORIDA by and through its component agency, the STATE ROAD DEPARTMENT of the STATE OF FLORIDA, a corporate body,

to

Lee County, a political Subdivision of Florida.

QUIT CLAIM DEED

Dated August 21st, 1942 Filed August 27th, 1942

Deed Book 146, page 591 \$1.00 and O.G.V.C.

WHEREAS, The party of the first part was granted bargained, sold and conveyed a parcel of land for Borrow Pit purposes, in order to construct a part of State Road No. 27 in Lee County, Florida by Iona Corporation, which is recorded in Deed Book 139, page 263 of the public records of Lee County, Florida; and,

WHEREAS, The land covered by the above said deed as hereinafter described, is no longer necessary for borrow pit purposes, and the party of the first part desires to quit claim the above said right of way to the party of the second part.

NOW, THEREFORE, WITNESSETH:.....

Remise, release and forever quit claim:

Its successors and assigns forever:

The following described land lying and being in the County of Lee, State of Florida, to-wit:

Beginning at the Northwest corner of Section 12, in Township 45 South of Range 24 East, thence run Southerly along the center line of State Road 27, known as Tamiami Trail, a distance of eighteen hundred fifty one and 53/100 feet (1851.53), thence run Easterly at right angle to the center line of said road a distance of three hundred feet the point of beginning of the land hereby conveyed, thence run Northerly and parallel with the center line of said road a distance of four hundred feet, thence run Easterly on a line perpendicular to the center line of said road a distance of four hundred feet, thence run Southerly parallel to the center line of said road a distance of four hundred feet, and thence run Westerly four hundred feet to the point of beginning of the land here conveyed; together with the right of ingress and egress to and from said land here conveyed to and from said road over the lands of the party of the first part, by the nearest practical route.

(Deed Book 146, page 591, cont'd)

#2

(SEAL)

STATE ROAD DEPARTMENT OF FLORIDA
BY: Thos A Johnson

CHAIRMAN

Two witnesses.

ATTEST: H H Baskin

SECRETARY

Acknowledged by THOS. A. JOHNSON and H. H. BASKIN, respectively Chairman and Secretary of the State Road Department of Florida, before a Notary Public in the County of Leon, State of Florida, on August 21, 1942. N. P. SEAL. Commission expires Aug. 22, 1945.

115893

# CONTRACTOR DEED AND STREET, OF LEAST

STATES OF AMERICA, acting by and through the Wen Assets Administrator, under and pursuant to Exsentive Order 9689, dated Jamuary 31, 1946, and the powers and authority contained in the provisions of the Surplus Property Act of 1944, as amended, and applicable reles, regulations and orders, party of the first part, and the County of Lee acting by and through its Board of County Commissioners, a political subdivision of the State of Florida, party of the second part.

WITNESSETH: That the said party of the firstspart, for and in consideration of the assumption by the party of the second part of all the obligations and its taking subject to certain reservations, restrictions and conditions and its convenant to abide by and agreement to certain other reservations, restrictions, and conditions all as set out hereinafter, has remised, released, sold, assigned, transferred, delivered and quitclaimed but without representations or warranty whatsoever, and by these presents does remise, release, sell, assign, transfer, deliver and quitclaim, but without representations or warranty whatsoever, to the said party of the second part, its successors and assigns under the subject to the reservations, restrictions and conditions exceptions and reservation of property and rights hereinafter set out, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described property situate, lying and being in the County of Lee, State of Florida, towerit:

The south half of the Mortheast Quarter, Secti F, TWF 45 S , R 24 E, less the East 357.95 feet and less a parcel of land described as fallows;

BROINNIMO at a point on the South line of the St of the MM; 357.95 feet. West of the SE source of the ME; thence North parallel to the East section line 809 feet; thence West 1200 feet; thence South 809 feet; thence East 1200 ft., As the Beginning; the St of the St of the MW; the MM; of the SE; of the MW; the MM; of the SW; according to 1,2,3,9,10,11,12,11/12 of the subdivision of the St of the SW; according to a plat recorded in Plat Beek 3, p. 45 of Public Records of Inc., County, Floride; the Morth 453 feet of the SW; of the SW; lying East of U. S. Righmay No. 41, and a parent described as follows: RECONNING AT THE intersection of the Section line read, which is North 25 feet from the south line of Section 1; thence Morth along the East right of way of US Righmay No. 41, a distance of 824 feet; thence East 320 feet; thence Southerly years list to the East right of way line of U. S. Righmay No. 41, 453 feet; thence section line read; said point being 25 feet North of the North line of the Section line read; said point being 25 feet North of the North line of Section 1; theses North being 25 feet North of the Section line read; 527 feet the Section line read; said point being 25 feet North of the Section line read; 527 feet t

Also the following concentric and righto-off-way, said administrate buing looked in

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Avigation essensest obtained by the United States Covernment under indenture dated 2d day of December 1943 and recorded in Deed Book 153, p. 252, Lee County Records;

Avigation easement obtained by the Government by indenture dated 2d day of December 1943 and Pecorded in Deed Book 153, p. 214 of Lee County Records;

Avigation easement obtained by the Government by indenture dated 2d day of December 1943 and recorded in Miscellamous Book 21, p. 249, Lee County Records;

Avigation easement obtained by the Government by indenture deted 2d day of December 1943 and recorded in Miscellameous Book 21, p. 248, Lee County Records;

Avigation essessent d ted June 2, 1942, recorded in Deed Book, 155 p. 137; and,

Perpetual easement for an outfall canal, obtained by the Covernment by indenture dated February 26, 1945 and recorded in Deed Book 159, p. 137;

Perpetual easement for an outfall canal, obtained by the Government by indenture dated December 27, 1944, recorded in Deed Book 157, p. 311;

Perpetual essement for am outfall samel; obtained by the Government by indenture dated January 16, 1945, recorded in Deed Book 159, p. 130, Lee County Records.

TOGETHER the following buildings and improvements logated on all land hereinshow expressly described, and on land leased from Lee County, Florida, as hereinsfter set forths

All of the runways, textways, parking aprone, field marking and lighting, drainage system, control tower, water system, somage disposal system, telephone system, and buildings listed as follows:

"T-1314 T-1304 T-1306 T-1306=1 T-906 T-712 T-712-1 T-315 T-1303 T-1309 T-1305 T-1114 T-90% T-717 T-511 T-211

And also the following described equipments

#### DESCRIPTION

Oradar, Motor, Adams, Ser.871 W-542427, 12' blade, semi-Diesel R&U OM-133

Comercto Mixer, REX, on wheels Ser. #SKF-323 R&U OM-79:

Creme (Dragline) Trock, USA, 4169554 RAU, DE-32, Model T60, Heroulee Mur. #1311073; w/l Clam Bushet 3/8 outputs. New CD-50, Cam Brag (Blaket 3/8 outputs. (Bendrix #1771, RAU DE-51

Mover, Geng, 7 Sections, Vertisington Soung: Bligosp

Air Companier, Schrist, Pertable School Sire, Staller, No. 52 530 No. 460, Ser, 95145, New 46-46 DECLARATION DATA HAL NO.

PT-PBHRIG-3 99-18527 12/27/16, Item 1 Peat Eng. PAAF

PP-PI-RFG-3 99-19527 12/27/46, Item 2 Poet Eng. PAAP

677419

99-20622

PT-PE-RFC-5 1/9/46 Orane, Page 1, Item 8 Clam Beshet, p. 1 Item 11, Drug Bucket F. 2, Item 10 Post Eng. PAAF

PP-ST-STO-6 1/9/46 Page 1, Year 3 Port Engr. FAAF PP-ST-STO-7 1/9/44, Item 1, Page 1 Pentr Eng. FAAF

68 47110

Roller Road, Oas Engine Tax US-625508, Visconzin Engine	PF-PE-RFC-51 677419 PAU 404 1/9/46, Page 1, Item 4 Post Eng. PAAF
Sweeper, Grace 2 Way, Ser. One Extra Brush & Br. Fille RAU SR-56, U.S. Reg. W-7444	2/7/40) 186 19 20
Mower, Gang. 7 Sect., Torthi Grans Blitzer #A-5P47, A-57 A-5807, A-4799, A-5847, & A	6/ <del>-</del> #3/670
Tractor, Case, Hower, w/5' Side Hower, blade a 825939 'Mel VAI 44700404, Ser. F.	D-PFC-91 8/1/46, Itiam 1, P. 1. Unrecorded PF-PE-RFC-6 1/9/46, Item R, p. 11 Powt Enr. PAAF
Tractor, Casa, Navor, 7/5/7 Side Homer Birds, # 225040 Hodel VAL 347/064C, Ser. 6	'S-RFC-91
12453, 1681 10-45  - Brunh, Filling Pachine Mod  - REU MAR-56	3-:FC-91 8/1/45, Item 3, P. 1 Unrecorded 3-EFC-90 2/1/46, Page 1, Atem 4 Unrecorded
Distributor, Fertiliser Sor, #15242, Model 3 Find The Transk, Glads, 500 Pump Berial #1-563652	S-HFC-41 8/1/46 Page 1, item 2 Unrecovied  Unknown (now being used for protoction of Mold Unrecoded

The above described promises are transferred subject to exist promonents for roads, highways, public utilities, railways and pipelines.

all pro ert; in the natural of equirment, furnishings and other becomes because the formulation on the premises expressly hereinbefore described and on the leased premises bereinster described, which can be removed from the land without material injury to the land or structures located thereon, other than property of such natura located on such premises which is required for the efficient operation for air port purposes of the structures and improvements specifically listed hereinshove, as being transferred hereby; and Turker excenting from this conveyance all structures on such premises other than structures specifically described or entire exceed above as being conveyed hereunder, and reserving to the party of the first part than reports of the property and structures excepted hereby, the right of removed framelies of the property and structures excepted hereby, within a reservable partial of line after the fact hereof, which shall not be construed.

By accepting this instrument or any rights hereunder, the said party of the second part hereby releases the party of the first part from any and all liability for all claims for losses or damage arising out of the exceptions and the reservations above. Further, the party of the first part, for the considerations expressed, does hereby surrender, subject to the terms and conditions of this instrument the interest of the party of the first part in that certain lease dated the 19th day of February 1942, as modified by Supplemental Agreements dated July 15, 1942 and March 5, 1945, from the party of the second part to the party of the first part, covering the properties generally described and referred to as Page Field, containing 628 acres of land, more or less, and located in the County of Lee, State of Fiorida, and more particularly described as follows:

Beginning at a point on the South line of Section 1, THP 45 South, Range 24 E, at a point where the West right-of-way line of the Seaboard Air Line Railroad intersects said Section line 162.7 feet, more or less West of the SR corner of said Section; run thence West along the South line of Section 1, TMP 45 South, Range 24 R, to a point 320 feet East of the SW corner of said section; run thence W. 824 feet; thence East 1000 feet; thence North 476 feet; thence Past 642 feet; thence North 660 feet; thence (West 311 feet; thence North 660 feet; thence West 991 feet; thence North 1320 fact; thence East 1320 feet; thence South 660 feet; thence East 600 fact; thence South 600 feet; thence East 1070 feet; thence North 809 feet; thence East 1400 feet, more or less, to the West right-of-way line of the Seaboard Air Line Railroad; thence Southerly along the West right-of-way . line of said Railroad to the point of Beginning. ALBO - the M half (Mg) of Section 12, TMP 45 S, Range 24 E, less right-ofway of Seaboard Air Line Railroad on East side and paved highway (U.S.#41) on West side. All of said lands being in Lee County, Florida, and containing in-all 616mores, more or less.

ALSO - Tracts 4 and 5 of the subdivision in the North half (R) of Scuthwest Quarter (ST) of Scotion 1, TWP 45 E, Range 24 E, as shown on Plat of said subdivision, recorded in Plat Book E, page 45, of the Public Records of Lee County, Florida, and containing 10 acres, more or less.

which Lease, as modified, would otherwise continue in full force and effect until six (6) menths from the date of the termination of the unlimited emergency as declared by the President of the United States on May 35, 1961, Proclamation 1487 or June 30, 1967, whichever shall coour first, subject to the previsions thereof.

The party of the second part does hereby release the party of the first part from any and all claims which exist or may arise under the provisions of the afore-said lease, except claims, as to the airport property, which may be submitted under Section 17 of the Federal Airport Ast.

Said property transferred hereby was duly declared surplus and was assigned to the War assets Administrator for disposal, soting pursuant to the provisions of the above Mentioned Act, as amended, Executive Order 9689, and applicable rules, regulations and orders.

BOOK IS PROPERLY

By the acceptance of this deed or any rights hereunder, the said party of the second part, for itself, its successors and assigns, agrees that transfer of the property transferred by this instrument is accepted subject to the following restrictions set forth in sub-paragraphs (1) and (2) of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 3, Clause 2 of the Constitution of the United States of imerica, the Surplus Property Act of 1944, as amended, Executive Order 9689 and applicable rules, regulations and orders, provided that said reservations and restrictions shall not apply to that portion of the leasehold south of Danley Road as shown on the map marked Exhibit "A", attached hereto and made a part hereof.

- (1) That all of the property transferred hereby, including the premises hereinabove expressly described, the leased premises and structures, buildings and improvements on all the above mentioned premises, hereafter in this instrument called the "airport", shall be used for public airport purposes, and only for such purposes, on reasonable terms and without unjust discrimination and without grant or exercise of any exclusive right for use of the airport within the meaning of Section 303 of the Civil Aeromeutics Act of 1936. As used herein, "public airport purposes" shall be deemed to exclude use of the structures conveyed hereby, or any portion thereof, for manufacturing or industrial purposes. However, until, in the opinion of Civil Aeromeutics Administration or its successor Government agency, it is needed for public airport purposes, any particular structure transferred hereby may be utilized for non-manufacturing or non-industrial purposes in such manner as the party of the second part deems advisable, provided that such use does not interfere with operation of the remainder of the airport as a public airport.
- (2) That the entire landing area, as defined in MA Regulation 16, dated June 26, 1946, and all structures, improvements, facilities and equipment of the airport shall be maintained at all times in good and serviceble condition to assure its efficient operation; provided, however, that such maintenance shall be required as to structures, improvements, facilities and equipment only during the remainder of their astimated life, as determined by the Civil Agreementies Administration or its successor Government agency. In the event anterials are required to rehabilitate an repair service of the aforementianed structures, improvements, facilities or equipment, they may be presented by described af adher structures, improvements, facilities or equipment, they may

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lived their use as airport property in the opinion of the Civil Aeromatics Administration or its successor Government agency.

By the soceptance of this deed or any rights hereunder, the said party of the second part for itself, its successors and assigns, also assumes the obligations of, covenants to abide by and agrees to, and this transfer is made subject to, the following reservations and restrictions as set forth. In sub-paragraphs (1) to (6) of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 3, Clause 2 of the Constitution of the United States of America, the Surglus Property Act of 1944, as amended, Executive Order 9689 and applicable rules, regulations and order, provided that said reservations and restrictions shall not apply to that portion of the sirport south of Danley Road as shown on Exhibit.

"A" attached hereto.

- (1) That insofar as as within its power and reasonably possible, the party of the second part and all subsequent transferees shall prevent any use of land either, within or outside the boundaries of the airport, including the construction, erection, alteration or growth of any structure or other object theneon, which use would be a hazard to the landing, taking-off, or maneuvering of sircraft at the airport, or otherwise limit its usefulness as an airport.
- (2) That the building areas and non-aviation facilities, as such tenms are defined in WAA Pegulation 16, dated june, 26, 1946, of or on the airport shall be used, altered, modified or improved only in a manner which does not interfere with the efficient operation of the landing area and of the airport facilities, as defired in WAA regulation 16, as areased.
- sometimes referred to as the "loverment"), or operated by any of its employees or agents on loverment business shall at all times have the right to use the mirrors in common with others; Frowided, however, that such use may be limited as may be determined at any time by the Civil Aeromautics Administration or the successor Government agency to be necessary to prevent interference with use by other sutherized aircraft, so long as such limitationidess not restrict Government use to less than twenty-five (25) per centum of papacity of the landing area of the Air; ort. Tovernment use of the airport by wirtue of the provisions of this sub-paragraph shall be without charge of any nature other than payment for damage caused by such itinerant aircraft
- (4) That during the existence of any emergency declared by the president of the United States of America or the Congress thereof, the Government shall have the right without charge, except as indicated below, to the full, unrestricted possession, control and use of the landing area, building areas, and airport facilities as such terms are defined in MAA Regulation 16, dated June 26, 1946, or any part thereof, including any additions or imprevenents thereto made subsequent to the declaration of any part of the sirport as surplaner frovided, however, that the

Government shall be responsible during the period of such use for the entire ocet of mnintaining all such areas, facilities and improvements, or the portions used, and shall pay a fair rental for the use of any installations or structures which have been added thereto without Federal Aid.

- (5) That no explusive right for the use of any landing area or air navigation facilities, as such terms are defined, in WAA Regulation 16, dated June 26, 1946, included in or on the sirport shall be granted or exercised.
- with the approval of the Civil Aeronautics administration or the successor Government agency and with the proviso that any such subsequent transferes assumes all the obligations imposed upon the party of the second part by the provisions of this instrument.

By the acceptance of this instrument or any rights hereunder, the party of the second part further agrees with the party of the first part as follows:

(1) That upon a breach of any of the aforesaid reservations or restrictions by the party of the second part, or any subsequent transferes, whether cussed by legal immbility of said party of the second part or subsequent transferse to peform any of the obligations herein set out, or/otherwise, the title, right of peer ession and all other rights transferred to the party of the second part, or any portiom thereof, shall at the option of the party of the first part revert to the party of the first part upon demand made in writing by the War issets Administration, or its successor Government aggrey at least sixty (60) days prior to the data fixed for the reveating of such title, right of possession and other rights transferred, or any portion thereof: Provided, that as to installations or structures which have been added to the premises without Federal aid, the Government shall have the option to sequire title to or use of the same at the them fair market value of the rights the et. 'Provided that said'reverter shall not apply rein to be asquired by the Cov tion of the airport lying South of Danley Read. struction as convenants of any of the foregoing reservations and restrictions recited here a convenience or the application of the same as sevenants is any particular instance is held invalid, the particular reservetions or restrictions in question shall be construed instead marely as conditions upon the breast of which the Devergement may exercise its option to sense the title, right of personnian and all other rights transferred to the party of the second part, or my pertion thegree, to revert to it, and the application of such recorvations or restrictions as ecroments in our other instance and the construction of the free es and restrictions as soverance shall not be affected the

# MISC. BOOK ES PAGE 287

TO METE AND TO MEE the said premise, together with all and singular the appartenences thereunts balancing or in any sice appartenents and all the cetate, right, title, interest or alois sintenesses of the said puris of the first part, either in law or equity, emerge the property and rights amounted and prescriped above, and under and subject to the aforesaid reservations, restrictions and conditions, to the only proper use, benefit and beheaf of the said party of the second part, its successors and assigns.

IN WITHOUT THEREOF, the party of the first part, the United States of America. acting by and through the War Associe Administration, has essent those presents to be excepted in its name and on its behalf by Lyle T. Pritchard, Deputy Regional Director, Office of Small Property Disposal, Her Associe Administration, and the party of the second part, the County of Los, has consed those presents to be excepted in its name and on its behalf by the Chairman of its Search of County Countercounted in its name and its behalf by the Chairman of its Search of County

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UNITED STATES OF AMERICA. Acting by and through War Assets Administration

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An Offic	trument Prepared by: Liz Starnes, CLC er of Associated Land Title Group, Inc.	. (210),
7370 Col	lege Parkway, Suite 104, Ft. Hyers, FL poses of Title Ins.	3762434
		anty Dood
Parcel I AND #12-	210-95-0080 10 \$ 12-45-24-01-00000.0150 <b>Warra</b> 45-24-02-00300.0010	
10.50	(The terms "granter" and "grantee" herein shall be const.	rued to include all genders and singular or plural as the context indicates 4
16011.00	)_	
1616.50	Made this 13th Cyril Courtenay Dickinson, a married	day of April 1995 BETWEEN Documentary Tax Pd. \$ 1806.00
in acts	whose post office address is: 3501 S.E. 18th Av Cape Coral, Florida 33904	venue Gurar a contract of
KRI IE GI	of the County of LEE Lee County, A Political Subdivision	.State of FLORIDA , grantor, and of The State of Florida
FIED O	whose post office address is: 16000 Chamberlin Fort Myers, Flori	Parkway, Suite 8671 da 33913-8899
FERI Br.	of the County of LEE	. State of FLORIDA . grantee,
RECORD VERIFED - CHARLE GREEN CL	following described land, situate, lying and being in	tor in hand paid by said grantee, the receipt whereof is hereby said grantee, and grantee's heirs, successors and assigns forever, the Lee County, Florida, to-wit:
	See Schedule "A" attached here hereof.	to and by this reference made a part
	Subject to easements and restrance specifically not extended or read assessments.	ictions of record, if any, which are eimposed hereby. Subject to 1995 taxes
	on January 18, 1995 and	e County Board of Commissioners' action d accepted on behalf of the Board by
	in accordance with Board Action	dys on <u>April 13, 1995</u> .
		1 1 1
		Approved as to form:
		11 1/1/20
		Gergay D. Hagen
		Approved as to form: Geograps S. Hazer Lee County Allower's Office
	and said grantor does hereby fully warrant the title to s persons whomsœver.	aid land, and will defend the same against the lawful claims of all
	IN WITNESS WHEREOF Grantor has hereunto set grant	tor's hand and seal the day and year first above written?
	Signed, Scaled and Delivered in Our Presence:	
(	Seter G. Day ano	. Tyn Sourtagy black
-	PETER A. GARGANO	Cyril Courtenay Dickington
(	TENERATOR PAR SHEWH WITH TRA	
`	11:3	
	HILLIGHT TO THE SOIL THE THE	
	STATE OF Florida	COUNTY OF Lee
	HEREBY CERTIFY that on the day of April 13, Cyril Courtenay Dickinson, a married	
·	who executed the foregoing instrument, and who, after be and deed for the uses and purposes herein mentioned at	e identification shown below, who is the person described in and being duly sworn, says that the execution hereof is his ther free act and an oath was twas not (mark one out) taken.  dersigned Notary Public by my hand and official seal, the day and
•	To me personally known	[] Waristan Hariyla's Licence
;	My Commission Expires:	Chary Public
(	Commission No.:	MAIAN BETH L STARNES
	ORU 150 (1292)	Commission Expires. April 15, 1998  Commission No. CC 359699

PARCEL #1
Lot 15, Block O, of that certain subdivision known as PAGE PARK
SUBDIVISION, according to the map or plat thereof on file and
recorded in the office of the Clerk of the Circuit Court in Plat
Book B, Pages 92 through 97, of the Public Records of Lee
County, Florida;

and

PARCEL #2
Lot 1, Block T, of that certain subdivision known as PAGE PARK, according to the map of plat thereof on file and recorded in the office of the Clerk of the Circuit Court, Lee County, Florida, in Plat Book 8, Page 92.

THIS LAND IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR HEREIN, NOR IS THIS LAND CONTIGUOUS TO THE HOMESTEAD PROPERTY OF THE GRANTOR HEREIN.

# IV.F.2.a. The proposed Comprehensive Plan Amendment does not constitute Urban Sprawl.

Florida Law discourages urban sprawl, pursuant to Chapter 163, F.S. and Rule 9J-5, F.A.C. Urban sprawl is the uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into outlying non-urban areas. Further, Rule 9J-5.006(5)(g) delineates 13 primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl; thereby, decreasing the efficiency of the land use. The proposed incorporation of the Page Field Airport Master Plan into the Lee County Comprehensive Plan is consistent with local and state goals discouraging urban sprawl.

Page Field is an existing facility which has been developed within property suitable for general aviation purposes. Those properties currently undergoing initial development or re-development constitute infill. The Airport is situated within a dynamic and well-established section of Lee County. Accordingly, Page Field avoids development in isolated or rural areas at substantial distances from existing urban areas. As an established Airport, the Page Field Master Plan maximizes the use of existing public facilities and services, and does not result in the loss of significant amounts of functional open space.

In addition to the active setting surrounding Page Field, the Lee County Port Authority has encouraged an attractive and functional mix of uses through the development of Page Field Commons, Page Field Medical Village, and the diverse utilization of many of the Airport facilities by various lessees. The Airport is easily accessible among linked land uses and is served by mass transit.

#### IV.F.1 Additional Requirements for Specific Land Use Amendments

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

a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals.

Page Field General Aviation Airport is accessible to two arterial roadways, Cleveland Avenue and Fowler Street Extension. Also, although the Airport is not directly served by rail transport, it does have air cargo terminal capacity and is well integrated into the County's multi-modal transportation system.

b. Provide data and analysis required by Policy 2.4.4.

The proposed amendments for Page Field will be consistent with the requirements of Policy 2.4.4. Page Field is an existing light industrial, commercial retail and office facility and has been designated for such uses by the Board of County Commissioners.

c. The effect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

The proposed amendments for Page Field will support the County's industrial employment goal under Policy 7.1.4. Airport-related employment at Page Field consists of approximately 580 full-time positions, making the Airport a valuable contributor to the overall industrial job base in Lee County.



## Volume I of III

## Page Field General Aviation Airport

#### Section II

## **Table of Contents**

# **Summary of Requests**

	Application
	Reference
Proposed Map Amendments	Exhibit II.A.2.
Proposed Text, Goals, Objectives, and Policies	IV.A.1.
Existing Land Uses of Subject and Surrounding Properties	IV.A.3.
Existing Zoning of Subject and Surrounding Properties	IV.A.4.
Justification of Proposed Amendments	IV.G.