



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS
MONDAY, DECEMBER 8, 2014
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – September 22, 2014
4. Lee Plan Amendments
 - A. CPA2011-00023 Miscellaneous Lee Plan Maps
 - B. Tables 5(a) and 5(b) (Port Authority Development Schedules)
5. Other Business
6. Adjournment – Next Meeting Date: Monday, January 26, 2015

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Persons with disabilities who need an accommodation to participate in the Local Planning Agency meeting should contact Janet Miller, 1500 Monroe Street, Fort Myers, FL 33901 (239-533-8583 or jmiller@leegov.com). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711.

The agenda can be accessed at the following link approximately 7 days prior to the meeting: <http://www.leegov.com/dcd/calendar>

Direct links to plan amendment pages:

[CPA2011-00023](#)

DIVISION OF PLANNING

MEMORANDUM



LEE COUNTY

SOUTHWEST FLORIDA

to: Local Planning Agency
from: Paul O'Connor, AICP, Director
subject: December 8, 2014 LPA Meeting
date: November 26, 2014

As part of the review of the Comprehensive Plan, many of the tables and maps need to be updated. Staff is recommending revisions to the tables and maps identified in this memo. Please note that this does not include all of the maps that are proposed to be amended. The remaining maps will be brought to the LPA as they are ready for review. Attached are the "Existing" and "Proposed" versions of each map, along with brief descriptions of the proposed changes.

Map 1 Future Land Use Map Series – Special Treatment Areas

Map 1, Page 2 of 8

Water Dependent Overlay (Move data)

This data will be included as part of the Map 12 series for the Water Dependent Overlay.

Community Planning Overlay (Update)

This map was updated to reflect changes to the community planning area boundaries.

Map 1, Page 8 of 8 – Lehigh Acres Community Plan Overlay (Amend)

The "Specialized Mixed Use Nodes" currently on this map are proposed to be incorporated on the Mixed Use Overlay Map and will be removed from this map. The "Tiers" have been revised to reflect the Future Land Use designations and the Mixed Use Overlay.

Map 3 – Transportation Map Series

Map 3C – 2020 Financially Feasible Transit Network (Replace Map)

Chapter 163 of the Florida Statutes has been revised and this map is no longer required to be in the Lee Plan. The map is being replaced with the 2021 Needs Plan from the LeeTran 2012 Transit Development Plan.

Map 3D – Bikeways/Walkways Facilities Plan (Update and Combine Data)

The data from existing Map 3D-1 and Map 3D-2 will be updated to reflect current conditions and current planned facilities. The data will also be combined onto one map, Map 3D.

Map 3I – Public Transit Trip Generators (Delete Map)

Chapter 163 of the Florida Statutes has been revised and this map is no longer required to be in the Lee Plan.

Map 3K – Alico Road Access Plan (Delete Map)

This map and designation of access points will be incorporated into a Controlled Access Resolution for the Interchange of I-75 and Alico Road.

Map 3L – Corkscrew Road Access Plan (Delete Map)

This map and designation of access points will be incorporated into a Controlled Access Resolution for the Interchange of I-75 and Corkscrew Road.

Map 6 – Lee County Utilities Future Water Service Areas (Update Data)

An area where Lee County Utilities will provide service within the Gateway Services Community Development District was left off the map brought to the LPA in September. This map has been revised to include this area.

Map 7 – Lee County Utilities Future Sewer Service Areas (Update Data)

An area where Lee County Utilities will provide service within the Gateway Services Community Development District was left off the map brought to the LPA in September. This map has been revised to include this area.

Map 10 – General Soil (New Version of Map)

The data for this map will not change; a better copy of the current map has been located.

Map 16 – Planning Communities (Amend and Rename)

This map is being revised to reflect recent annexations and the incorporation of the Village of Estero. The name is also being changed to “Planning Districts” to reduce confusion with the Community Planning areas.

Map 19 – Commercial Site Location Standards (Delete map)

This map is being deleted. The goals, objectives, and policies regarding site location standards have been deleted from the Future Land Use Element.

Map 20 – Contiguous Agricultural Parcels Over 100 Acres (Delete map)

Chapter 163 of the Florida Statutes has been revised and this map is no longer required to be in the Lee Plan.

Table 5(a) – Southwest Florida International Airport Development Schedule

The Southwest Florida International Airport Development Schedule is proposed to be updated to identify recently finished projects under the existing column, as well as combining the intermediate (2020) column and the build out (2030) column into a single column to allow for more flexibility in the development of the airport lands.

Table 5(b) – Page Field General Aviation Airport Development Schedule

The Page Field General Aviation Airport Development Schedule is proposed to be updated to identify recently finished projects under the existing column, as well as combining the intermediate (2020) column and the build out (2025) column into a single column to allow for more flexibility in the development of the airport lands.

Below is a list of additional maps that do not need to be revised:

Map 3A – 2030 Financially Feasible Highway Plan Map

Map 3B – Future Functional Classification


Map 3M – Airport Mitigation Lands Overlay


The LPA has previously made the following motions to transmit Lee Plan Maps.

- At the May 2014 LPA Hearing, the LPA recommended that the Board of County Commissioners transmit updates for Map 1, Pages 3 and 4 of 8; Map 3E, Map 3J, Map 9, Map 18, and Map 23 and delete Map 24. The motion made at the May LPA meeting also included recommending transmittal of the following maps without changes: Map 1, Pages 6a and 7 of 8; Map 2, Map 3F, Map 3G, Map 4, Map 8, Map 21 and Map 25.
- At the July 2014 LPA Hearing, the LPA recommended that the Board of County Commissioners transmit Map 1, Page 1 of 8 (The Future Land Use Map).
- At the September 2014 LPA Hearing, the LPA recommended that the Board of County Commissioners transmit updates for Map 5, Map 6, and Map 7 and delete Map 3H. The motion made at the September LPA meeting also included recommending transmittal of the following maps without changes: Map 1, 5 of 8; Map 14, Map 15, and Map 17.

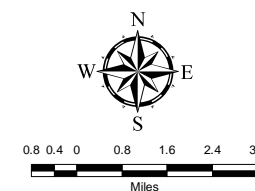
SPECIAL TREATMENT AREAS

Legend

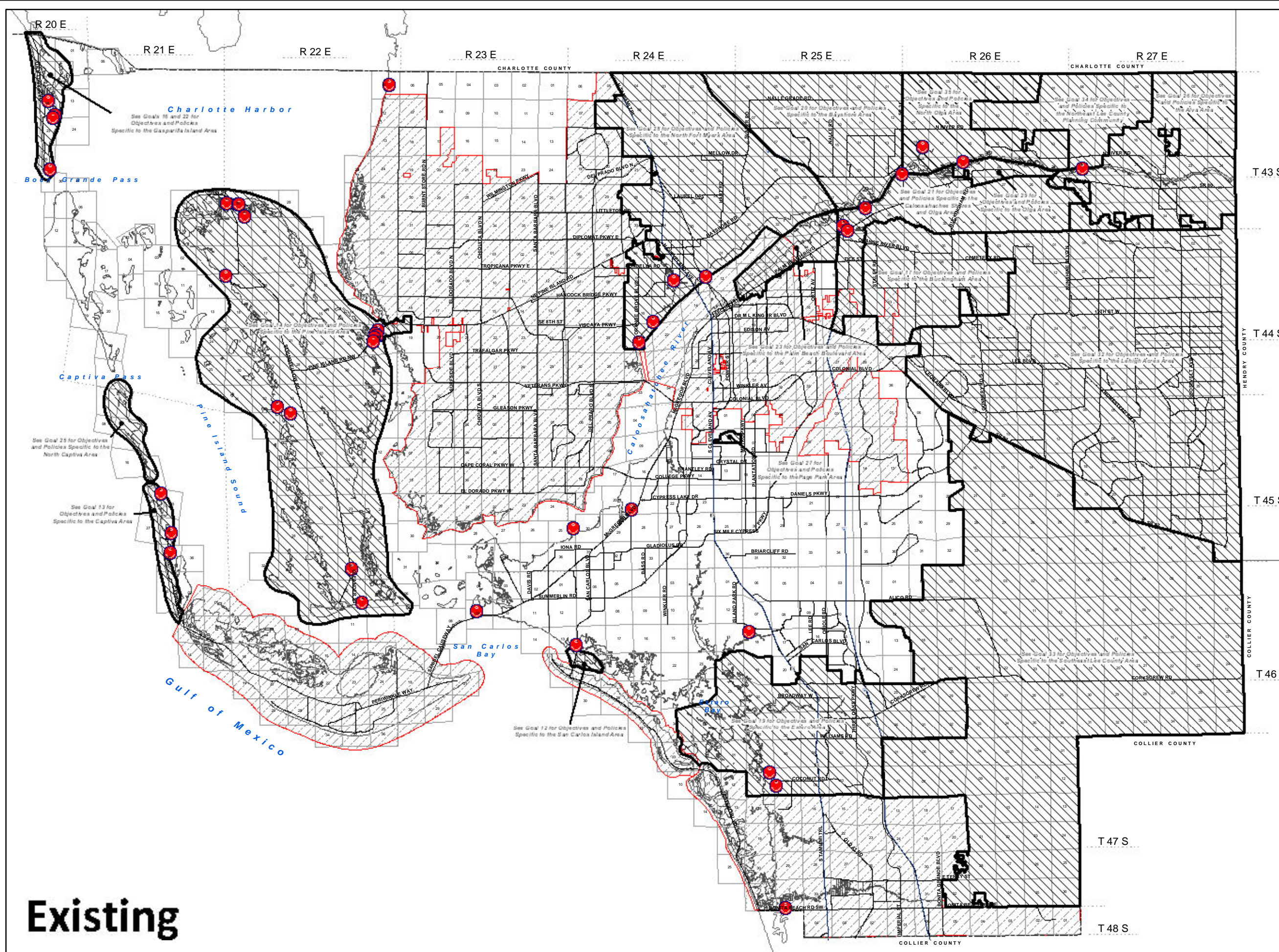
 Water Dependent Overlay
See Map 1 Details
Adopted by Ord 89-02, 1/31/1989
Amended by Ords 91-19, 92-33, 00-22, 02-03, 08-05

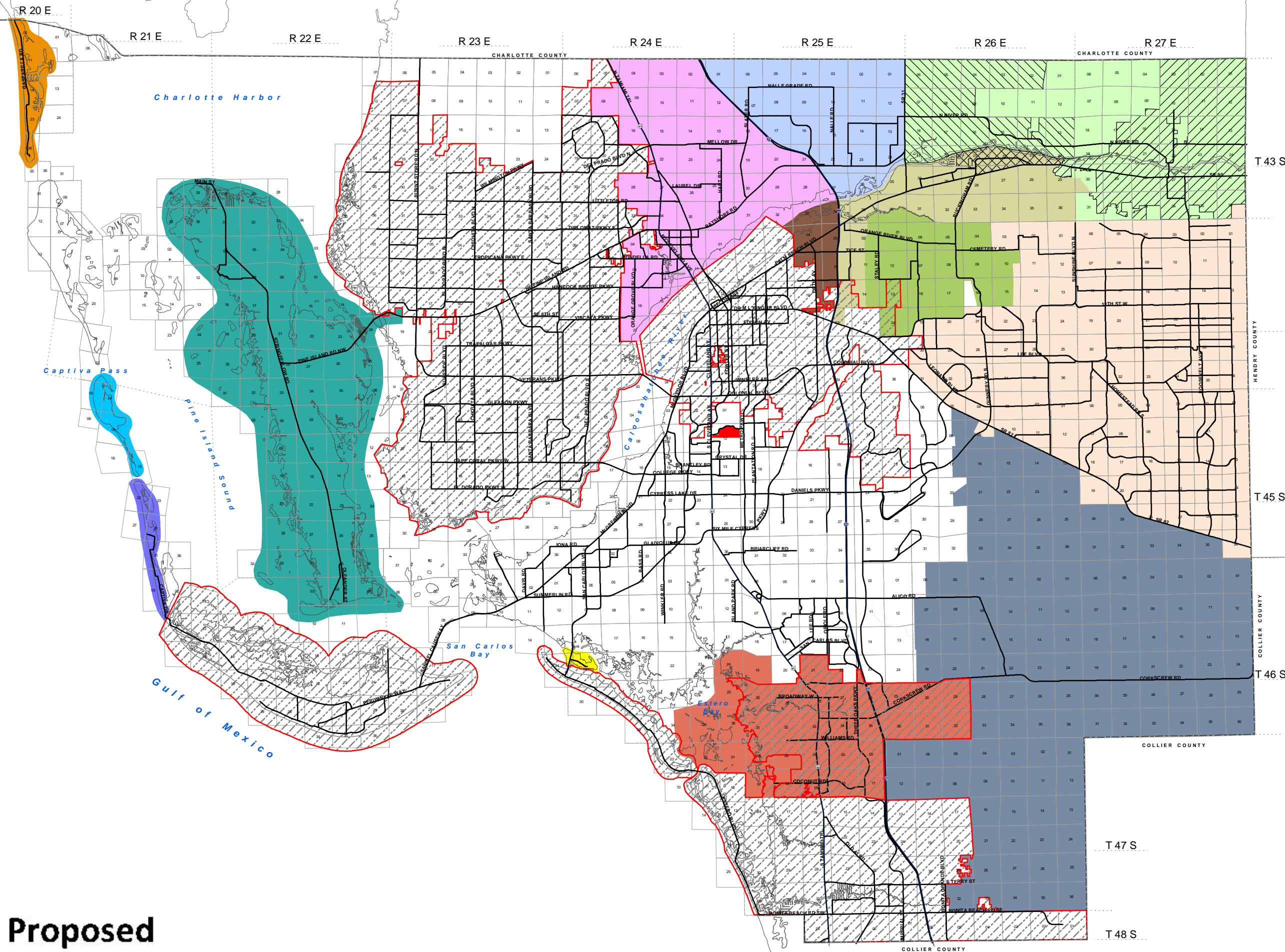
 Community Planning Areas
Adopted by Ord 89-02, 1/31/1989
Amended by Ords 91-19, 98-09, 02-02, 02-05, 03-01, 03-02, 03-21, 07-09, 09-07 thru 09-11, 10-16, 10-19, 11-14, 11-21, 11-24

 City Limits



Map Generated: March 2012
City Limits current to date of map generation



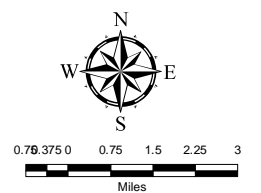


Proposed

COMMUNITY PLANNING AREAS

Legend

- Bayshore
- Boca Grande
- Buckingham
- Caloosahatchee Shores
- Olga
- Captiva
- Estero
- Greater Pine Island
- Lehigh Acres
- North Captiva
- North Fort Myers
- Northeast Lee County
- Alva
- North Olga
- Page Park
- San Carlos Island
- Southeast Lee County
- Tice Historic District
- City Limits



Map Generated: November 2014
City Limits current to date of map generation



Amended by Ordinance Nos.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,
09-07, 09-08, 09-09, 09-10, 09-11, 10-16, 11-14,
11-21, 11-24

SPECIAL TREATMENT AREAS

Lehigh Acres Community Plan Overlays

Legend

Specialized Mixed Use Nodes

-  Downtown
-  Community Mixed Use Activity Center
-  Neighborhood Mixed Use Activity Center
-  Potential Mixed Use Activity Center

Commercial Overlay Zones

-  Commercial
-  Lot Assembly

Lehigh Acres Tiers

-  Tier 1
-  Tier 2
-  Tier 3

Additional Information

-  Lehigh Acres Planning Community
-  Proposed Luckett Road Alignment
-  12th Street/Luckett Road Connection
-  Major Roads
-  City Limits

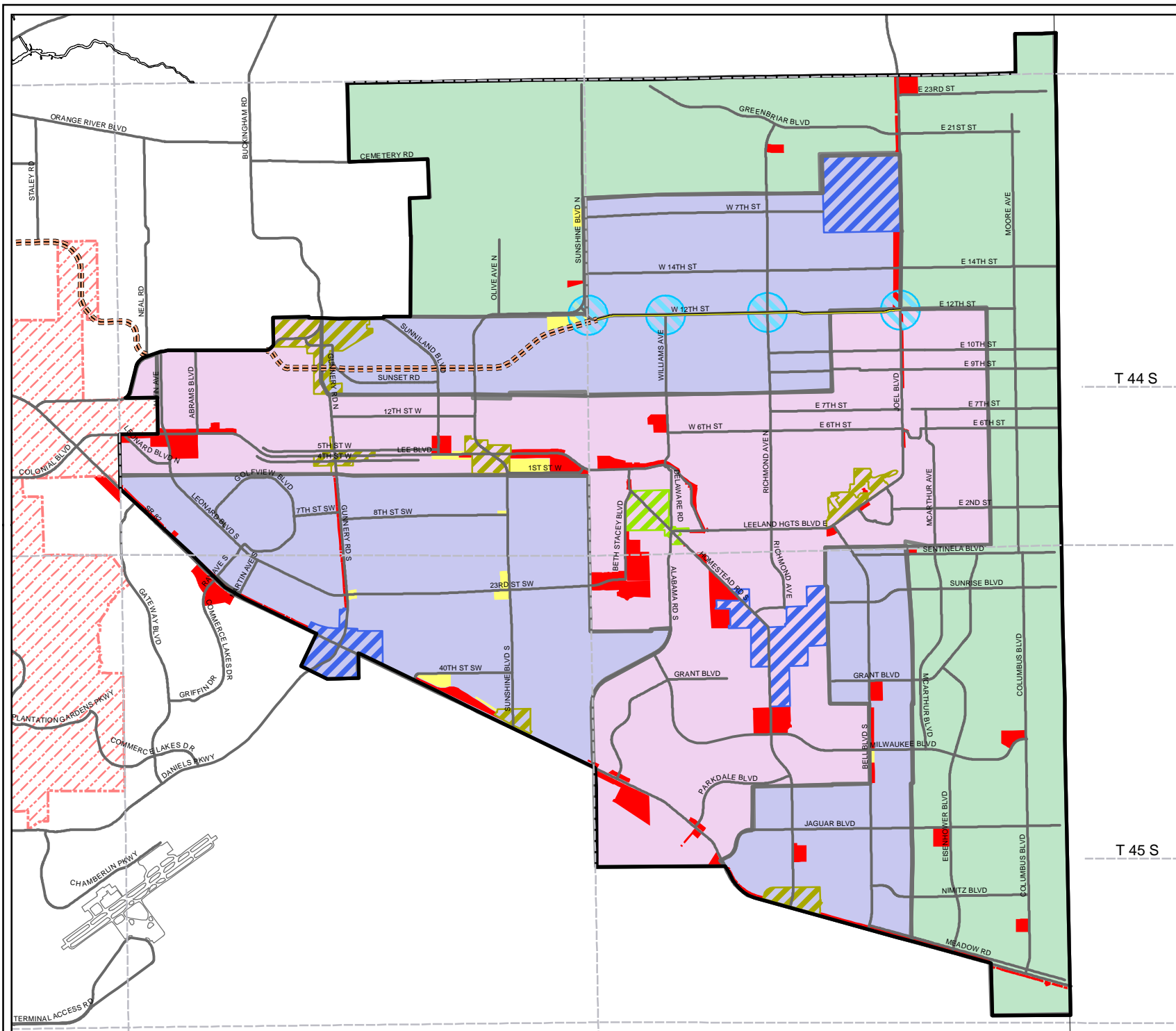


Map Generated: July 2010
City Limits current to date of map generation

Adoption Date: March 3, 2010
Effective Date: June 2, 2010
Adopted by Ordinance No. 10-16

EXISTING

Lee Plan Map 1
Page 8 of 8





SPECIAL TREATMENT AREAS

Lehigh Acres Community Plan Overlays

PROPOSED

Legend




Commercial Overlay Zones

-  Commercial
-  Lot Assembly

Lehigh Acres Tiers

-  Tier 1
-  Tier 2
-  Tier 3

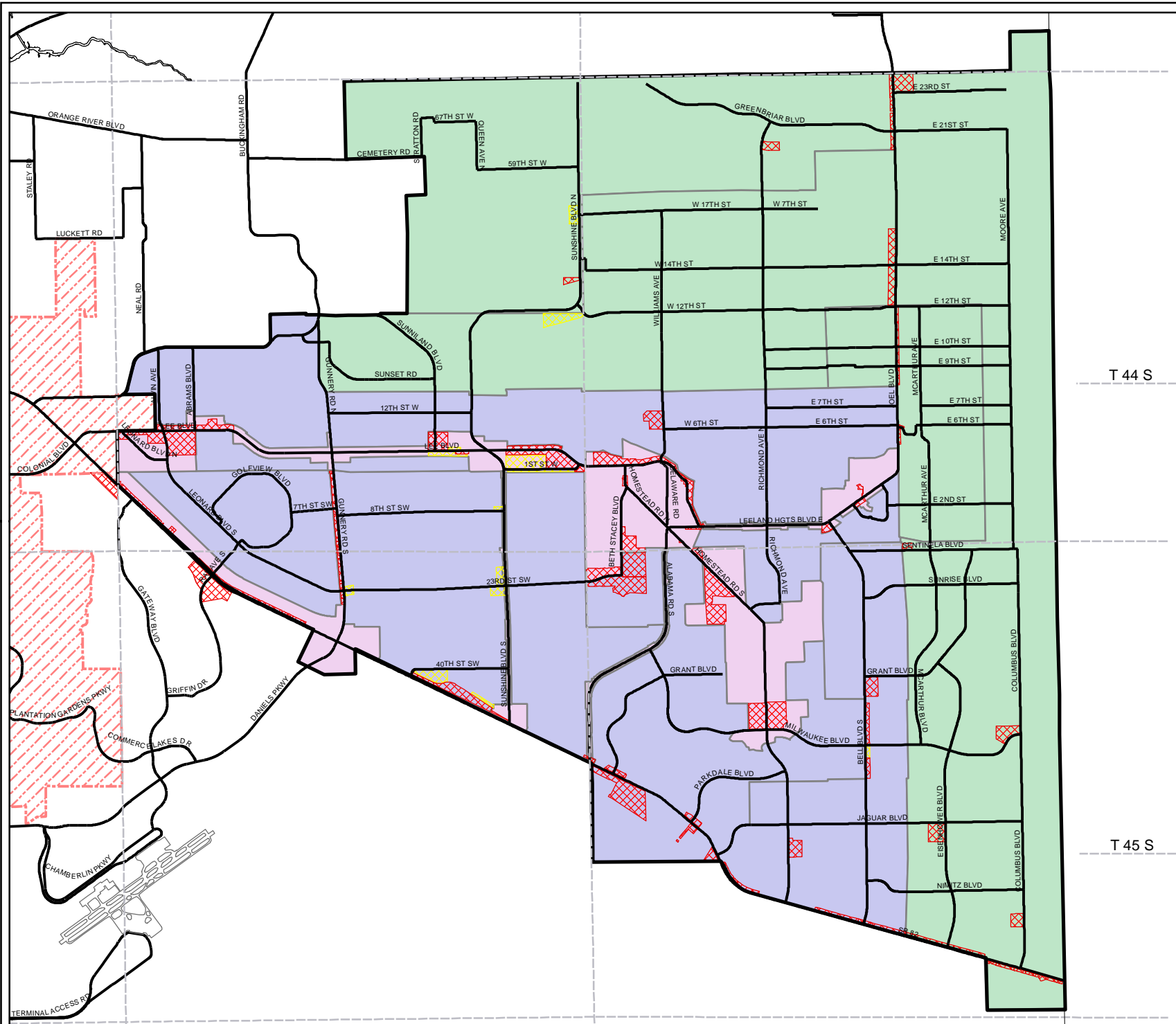
Additional Information

-  Lehigh Acres Planning Community
-  Major Roads
-  City Limits






Map Generated: April 2014
City Limits current to date of map generation

Adoption Date: March 3, 2010
Effective Date: June 2, 2010
Adopted by Ordinance No. 10-16
Amended by Ordinance ###



2030 FINANCIALLY FEASIBLE TRANSIT NETWORK

Legend

-  Regular Routes *
-  Thursday Operation
-  City Limits

DELETED













Map Generated: July 2010
City Limits current to date of map generation

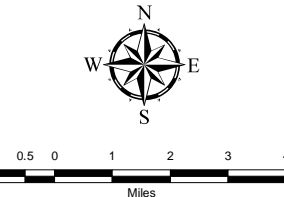
Last Amended: March 3, 2010
Effective Date: June 2, 2010
Adopted by Ordinance 98-09 - June 3, 1998
Amended by Ordinances 02-02, 10-09

Lee Plan Map 3C

2021 TRANSIT NEEDS PLAN

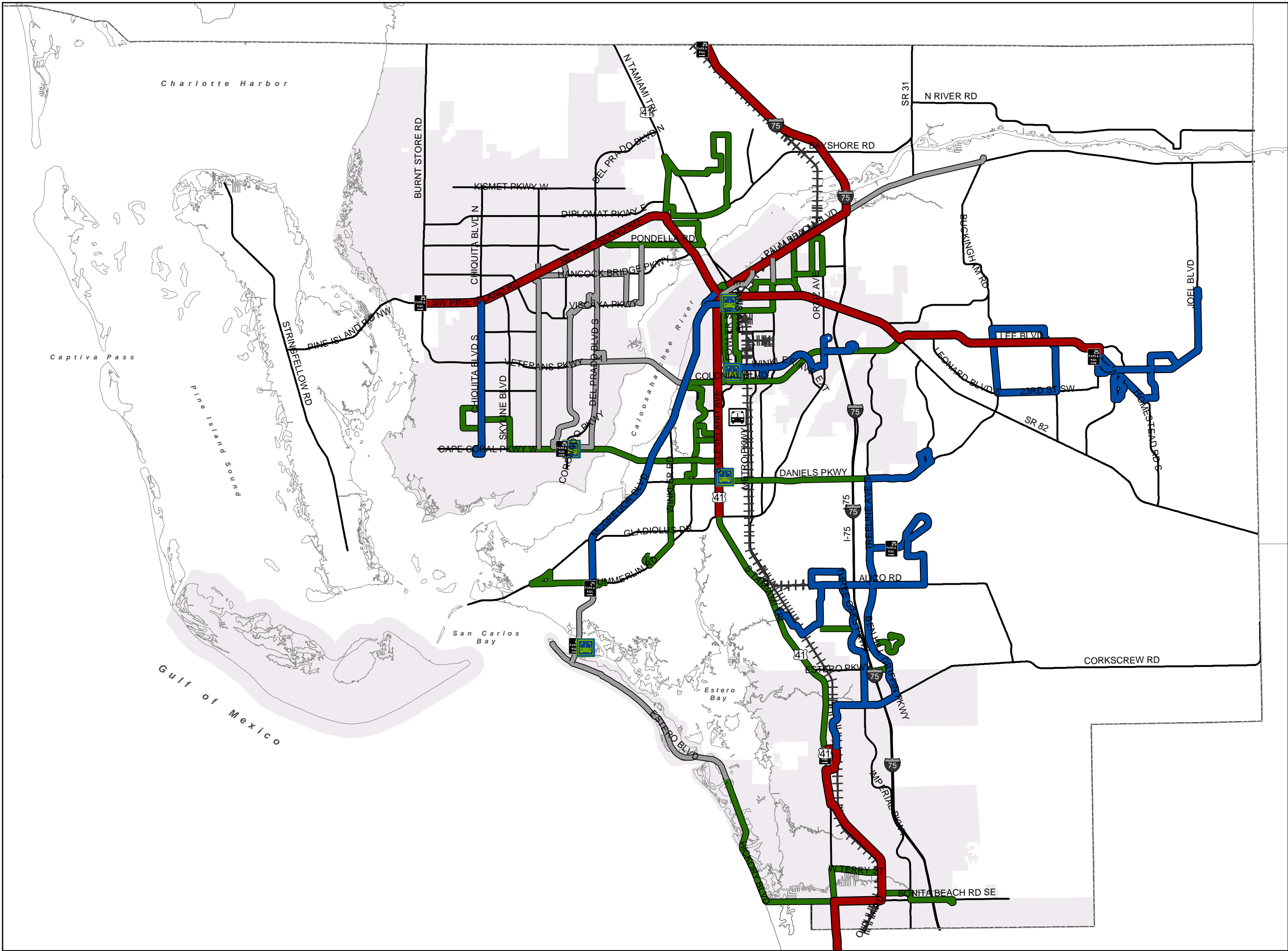
LEGEND

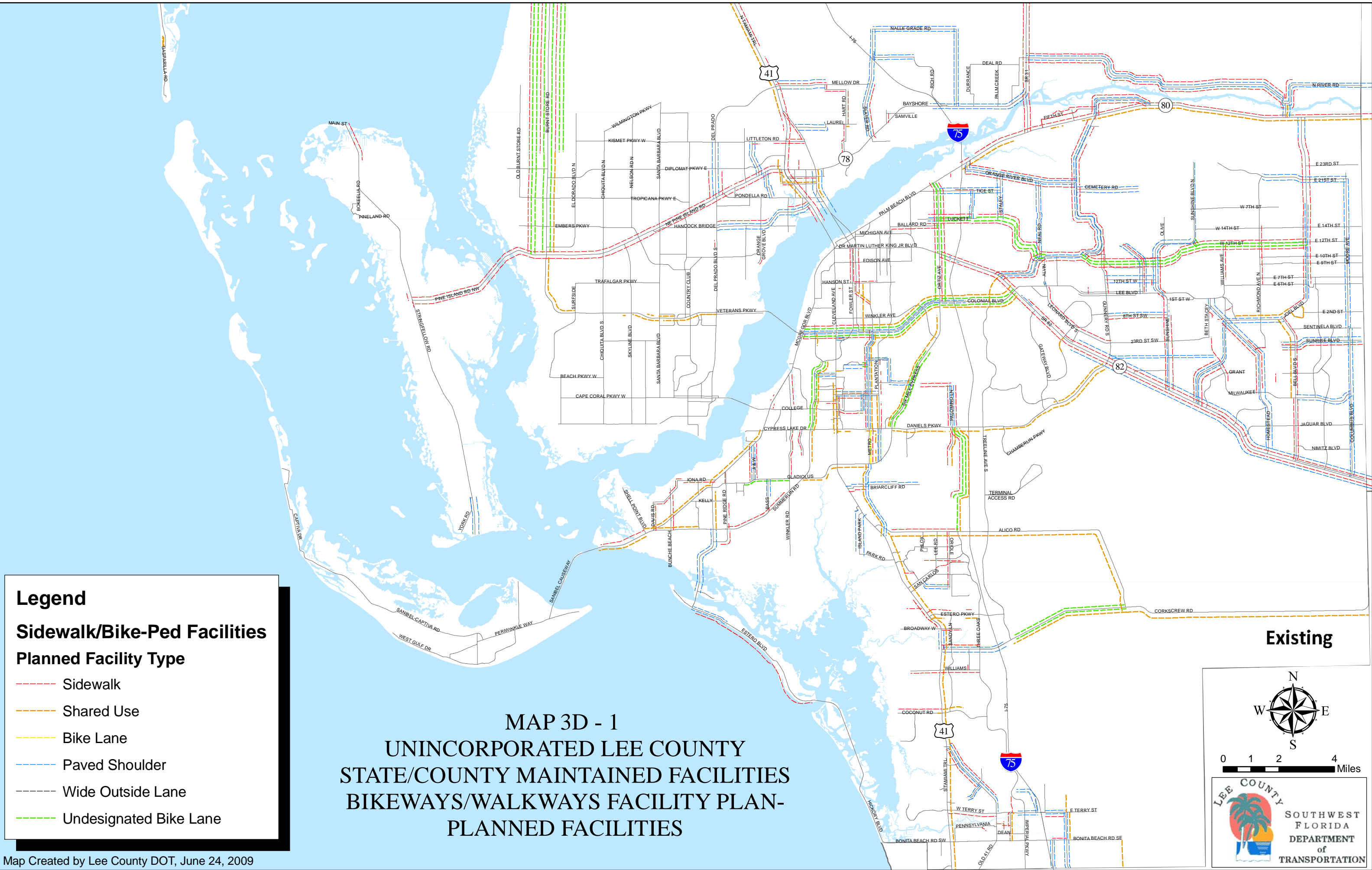
-  LeeTran Hubs
-  Administrative Office
-  Park-and-Ride Facility
-  Premium Services
-  New Local Service
-  Existing Route with Changes
-  Existing Route without Changes
-  RAILWAYS
-  County Line
-  Major Roads
-  Incorporated Areas

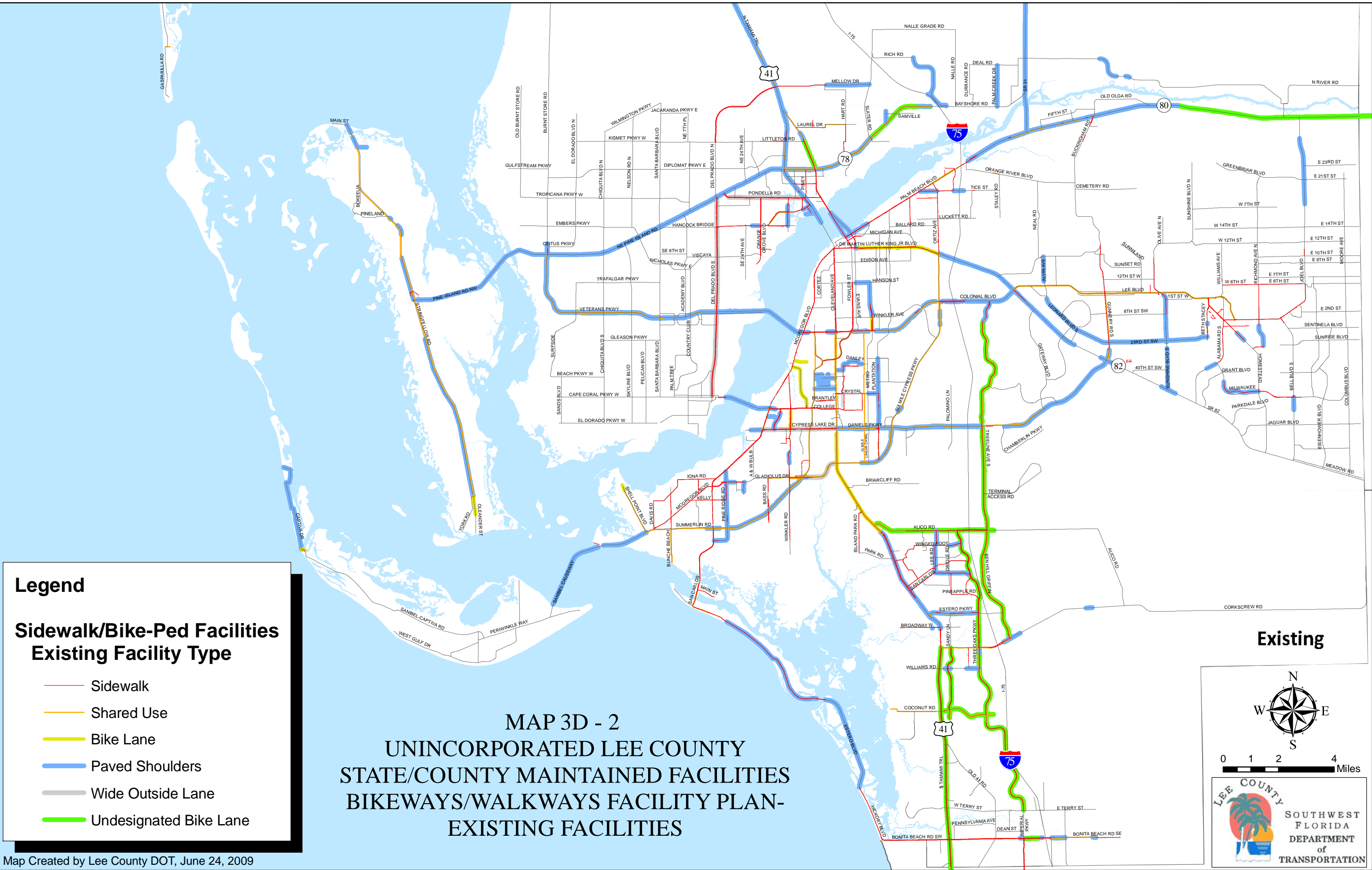


Map Generated: November 2014
City Limits current to date of map generation

Lee Plan Map 3C
PROPOSED







Legend

Sidewalk/Bike-Ped Facilities

Existing Facility Type

Sidewalk

Shared Use

Bike Lane

Paved Shoulders

Wide Outside Lane

Undesignated Bike Lane

MAP 3D - 2
UNINCORPORATED LEE COUNTY
STATE/COUNTY MAINTAINED FACILITIES
BIKEWAYS/WALKWAYS FACILITY PLAN-
EXISTING FACILITIES

Existing

N

W

E

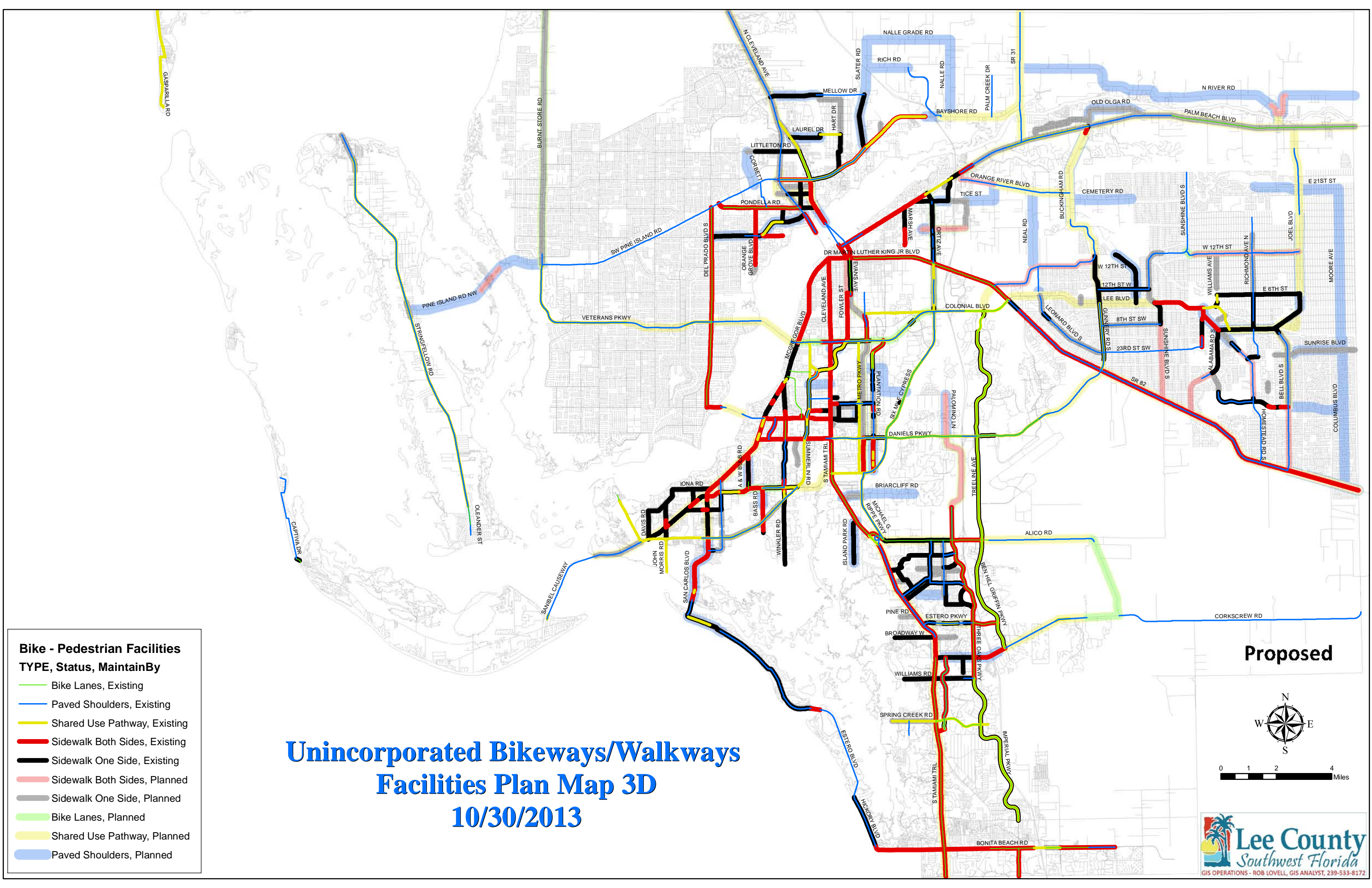
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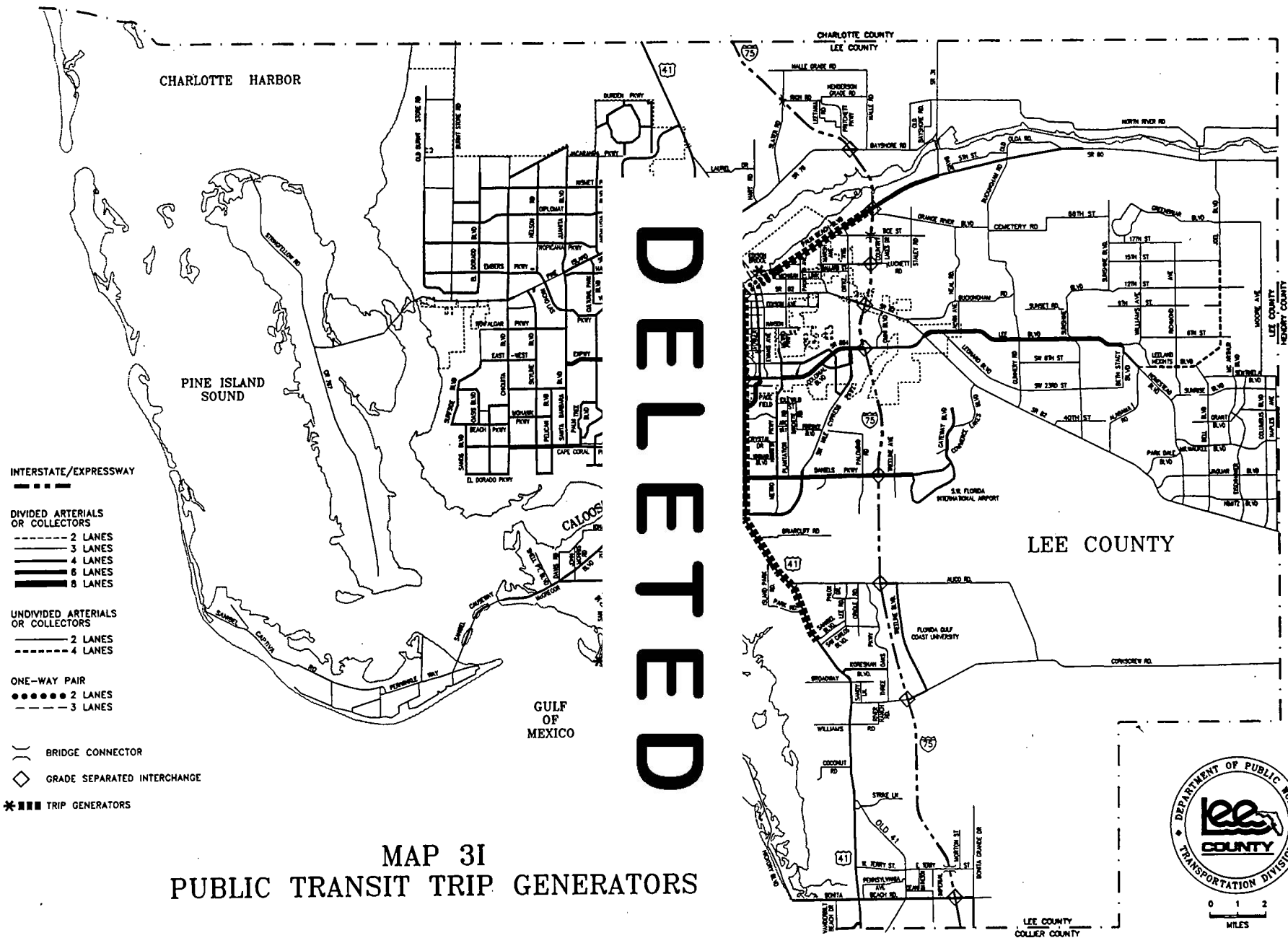
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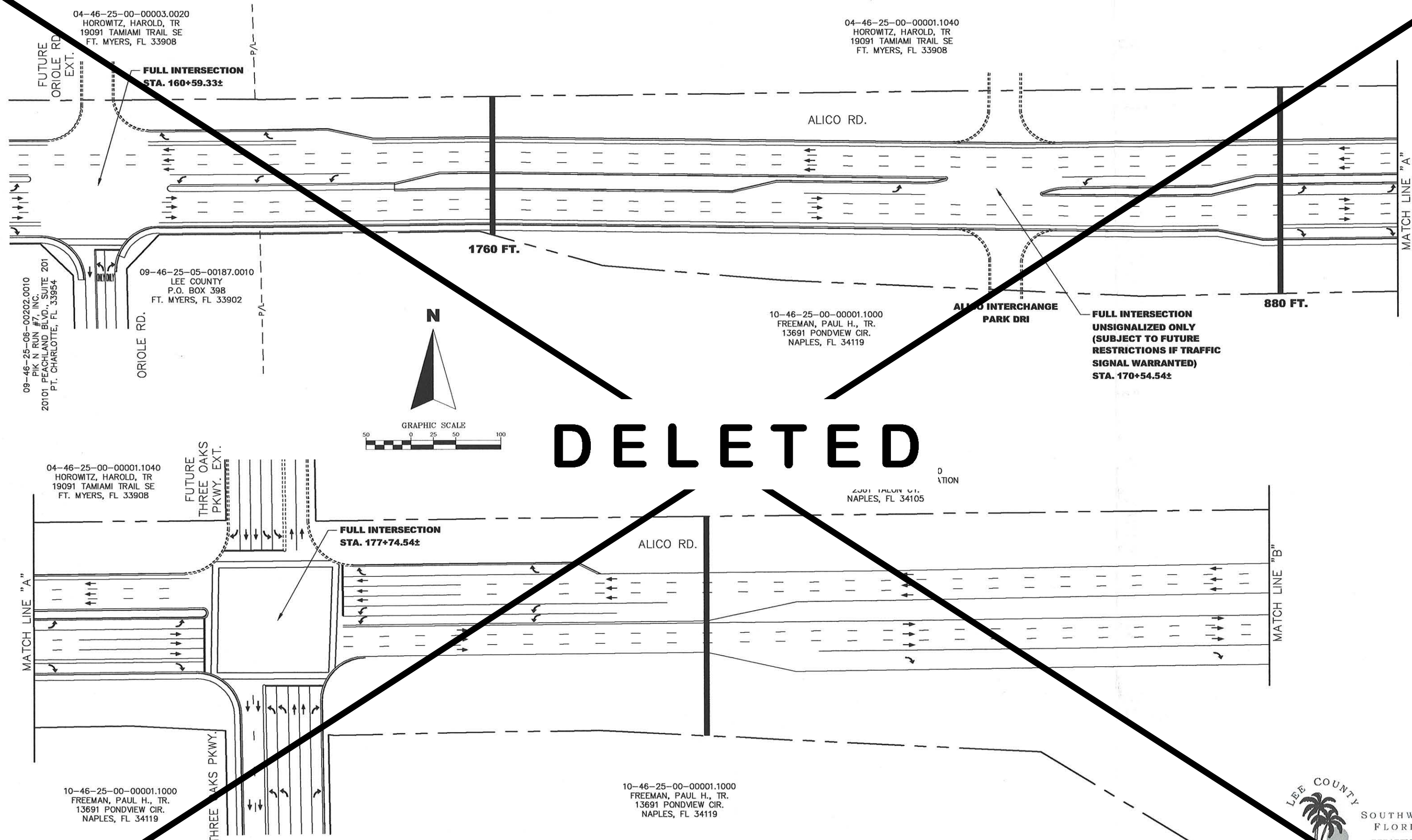
LEE COUNTY

SOUTHWEST FLORIDA

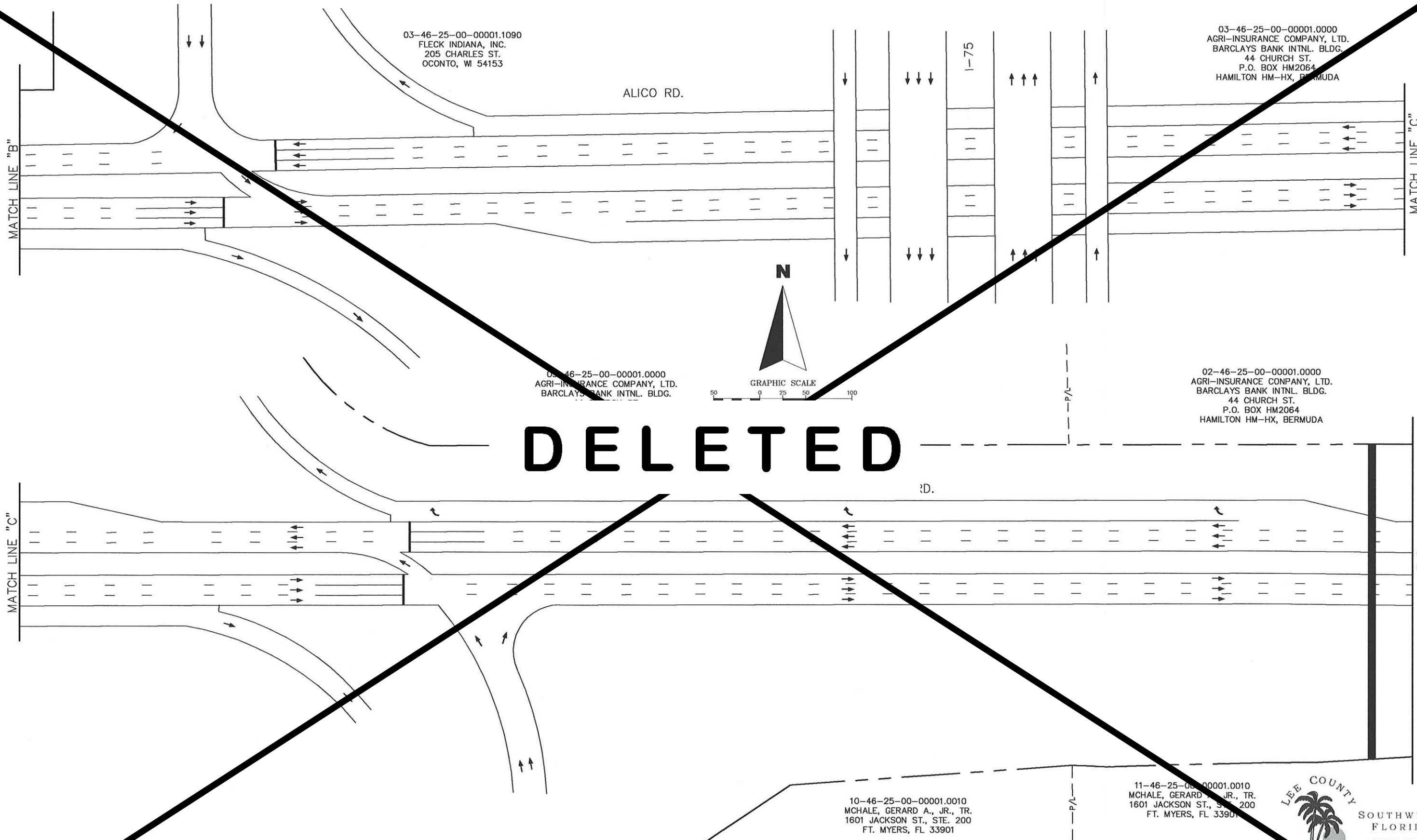
DEPARTMENT of TRANSPORTATION



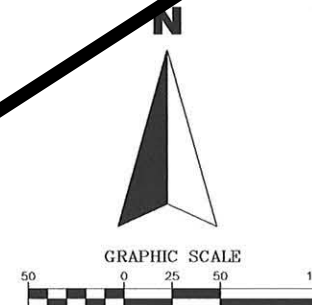
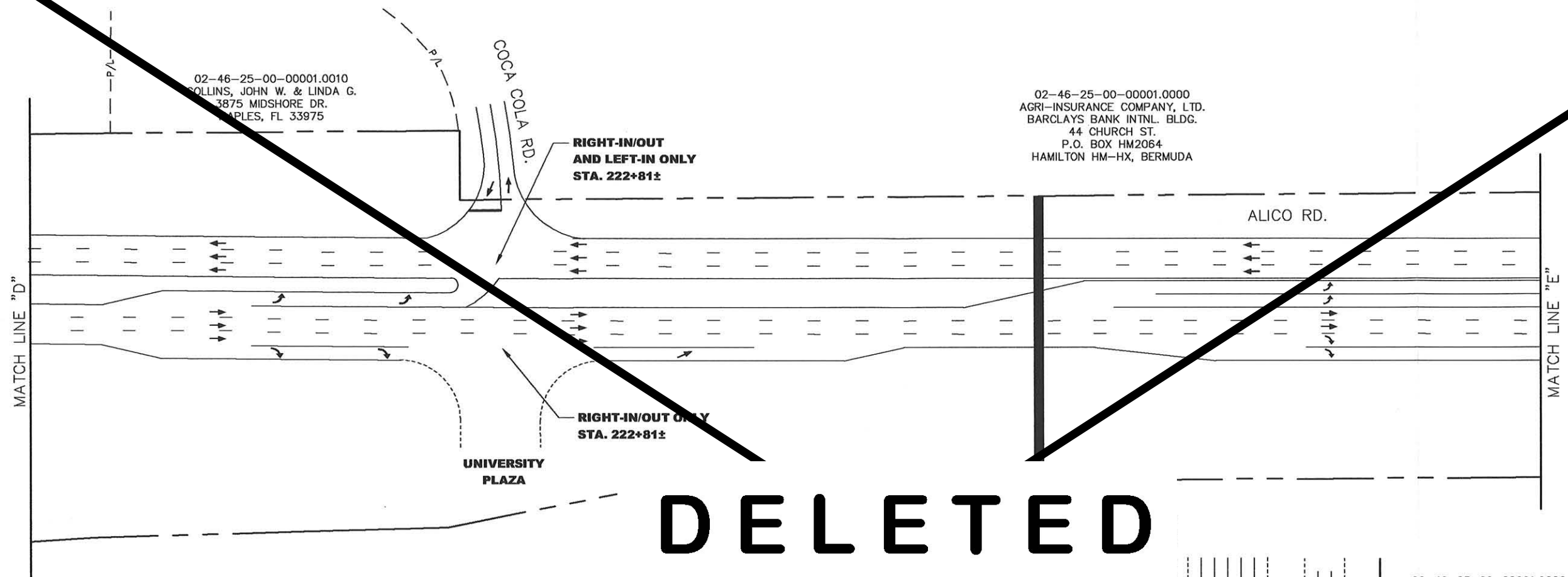




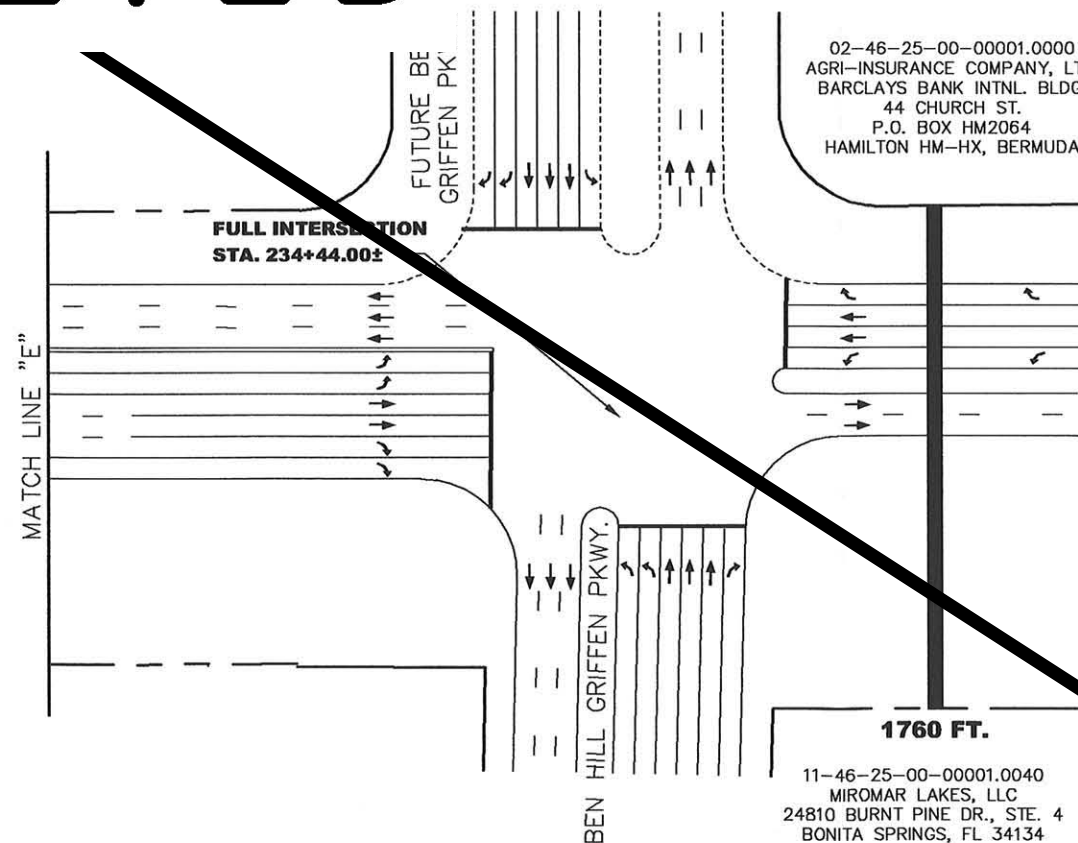
MAP 3K
ALICO ROAD ACCESS PLAN
ORIOLE ROAD TO BEN HILL GRIFFIN PARKWAY



MAP 3K
ALICO ROAD ACCESS PLAN
ORIOLE ROAD TO BEN HILL GRIFFIN PARKWAY



DELETED



MAP 3K
ALICO ROAD ACCESS PLAN
ORIOLE ROAD TO BEN HILL GRIFFIN PARKWAY

11-46-25-00-00001.0040
MIROMAR LAKES, LLC
24810 BURNT PINE DR., STE. 4
BONITA SPRINGS, FL 34134

LEE COUNTY
SOUTHWEST
FLORIDA
DEPARTMENT
of
TRANSPORTATION
Director: Scott M. Robertson P.E.

MAP 3K - PAGE 3 OF 3
(ADDED BY ORDINANCE #03-05)
020792903.DWG

DELETED

CORKSCREW CROSSING

PIK - N - RUN

THREE OAKS PARKWAY

TRAFFIC SIGNAL
(STA. 172+84)

FUTURE
THREE OAKS PARKWAY
EXTENSION

DWIGHT BAIRD

PROPERTY LINE
APPROXIMATE LOCATION

DWIGHT BAIRD

CORKSCREW CROSSINGS
(STA. 187+20)

CORKSCREW ROAD

MICHAEL ABDALLA

MATCH LINE "A"

MAP 3L

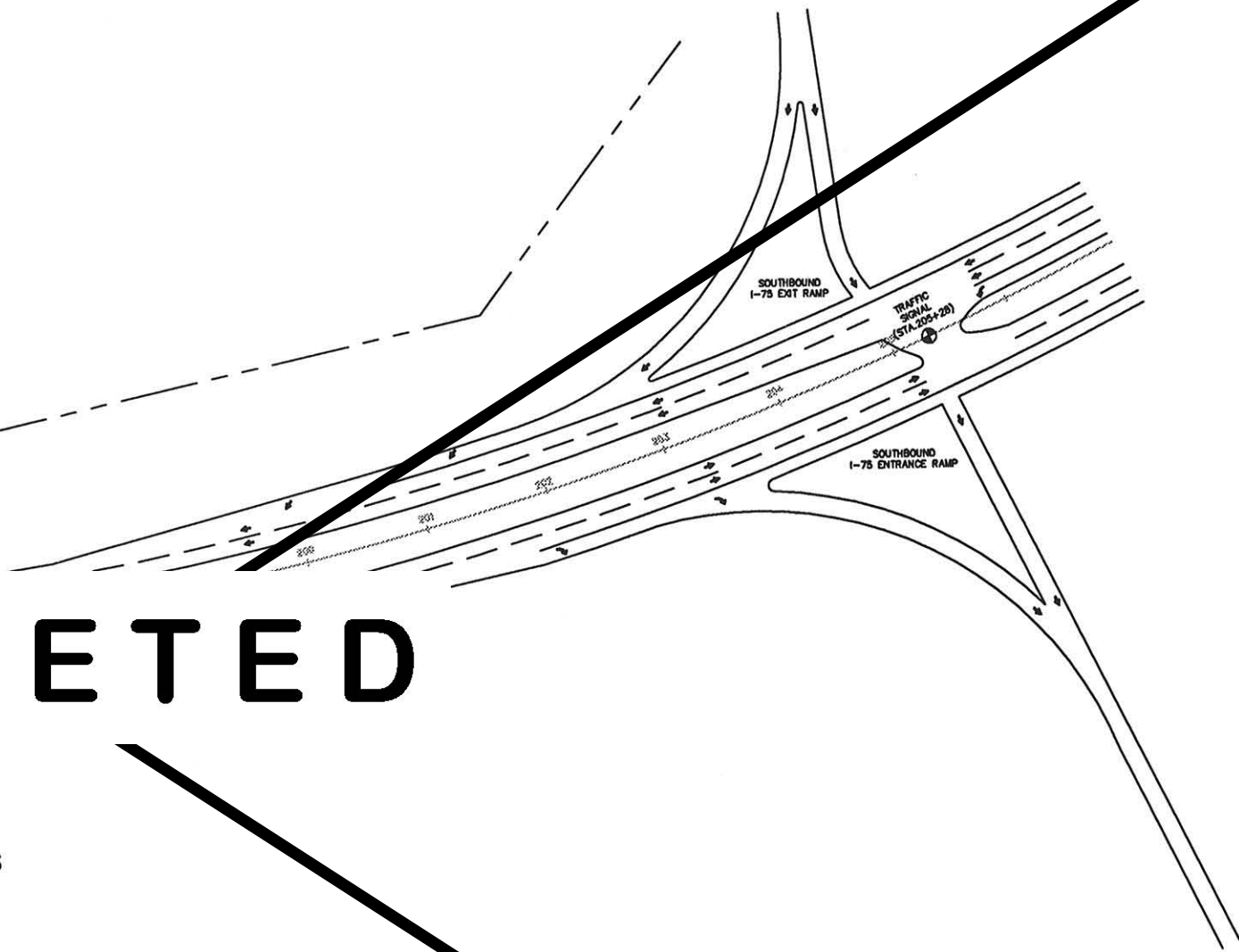
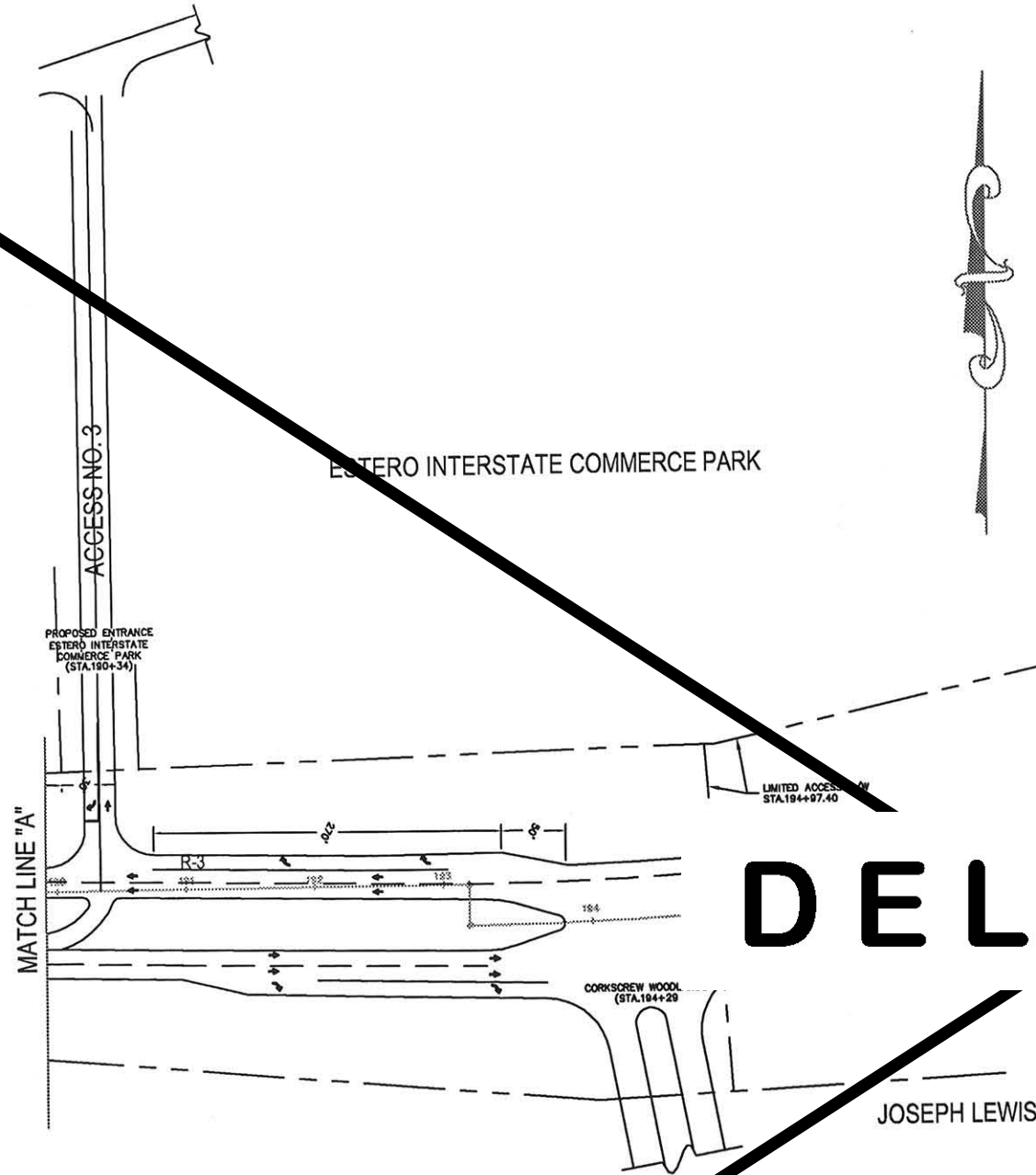
CORKSCREW ROAD-ACCESS PLAN

THREE OAKS PKWY. TO BEN HILL GRIFFIN PKWY.



Director: Scott M. Gilbertson P.E.

MAP 3L - PAGE 1 OF 3
(ADDED BY ORDINANCE # 03 - 05)
020801.DWG



DELETED

MAP 3L
CORKSCREW ROAD-ACCESS PLAN
THREE OAKS PKWY. TO BEN HILL GRIFFIN PKWY.

MIROMAR OUTLET MALL

FROM
BEAM RAMP
RD

230+14

R/W

1760' FROM
UPSTREAM RAMP
235+10

11+00

CORKSCREW RD.
STA. 236+73

R/W

LIMITED ACCESS R/W
STA. 221+00

DELETED

230+65

R/W

MIROMAR SQUARES LLC

MIROMAR SQUARES LLC

MAP 3L

CORKSCREW ROAD-ACCESS PLAN
THREE OAKS PKWY. TO BEN HILL GRIFFIN PKWY.





Director: Scott M. Gilbertson P.E.

MAP 3L - PAGE 3 OF 3
(ADDED BY ORDINANCE # 03 - 05)

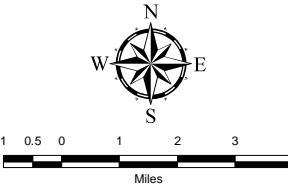
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LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

Legend

-  City Limits
-  Future Water Service Areas

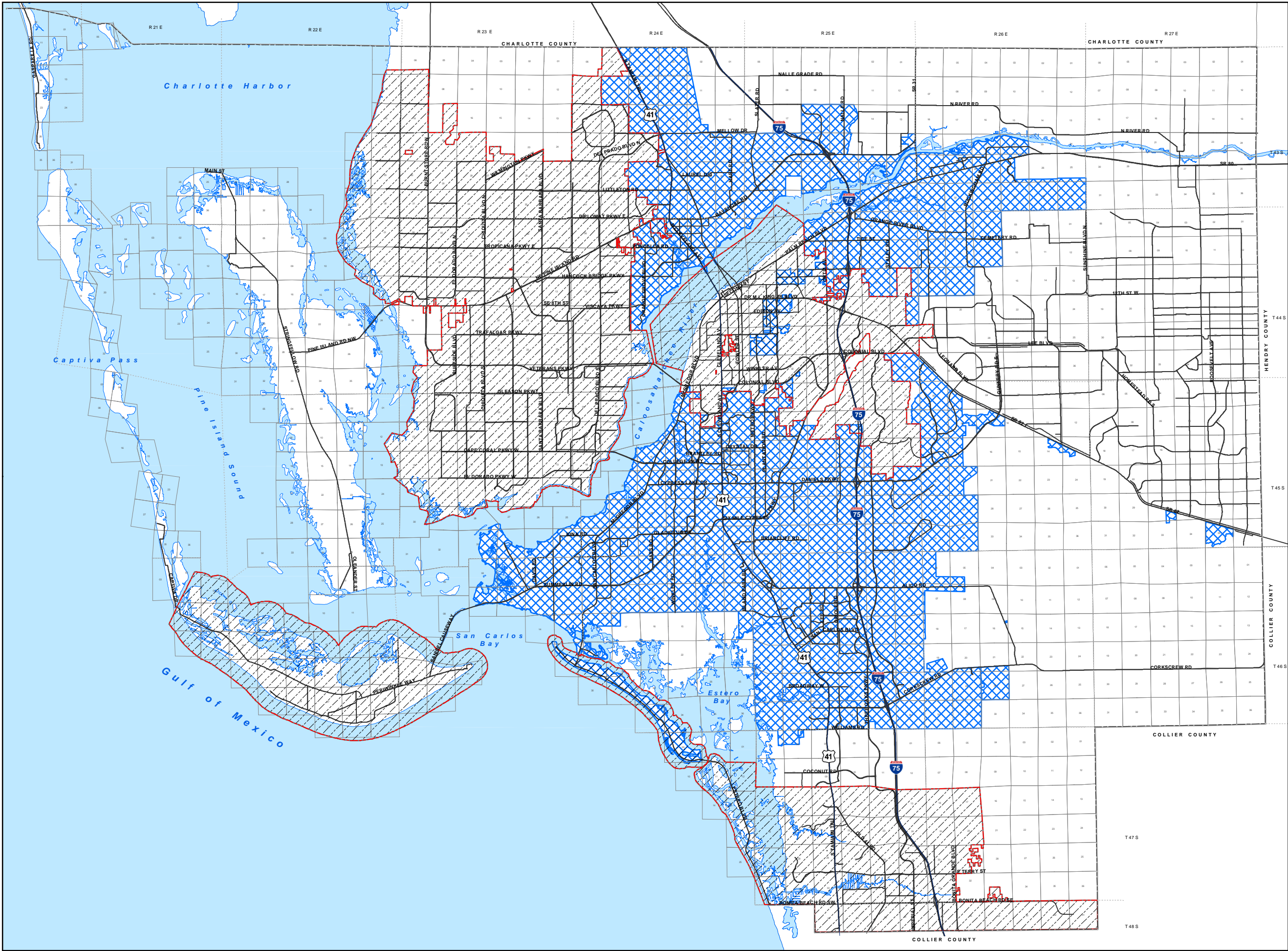
EXISTING



Map Generated: September 2013
City Limits current to date of map generation



Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43
12-24, 13-16

Lee Plan Map 6

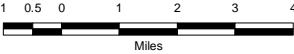


LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

Legend

-  City Limits
-  Future Water Service Areas

PROPOSED

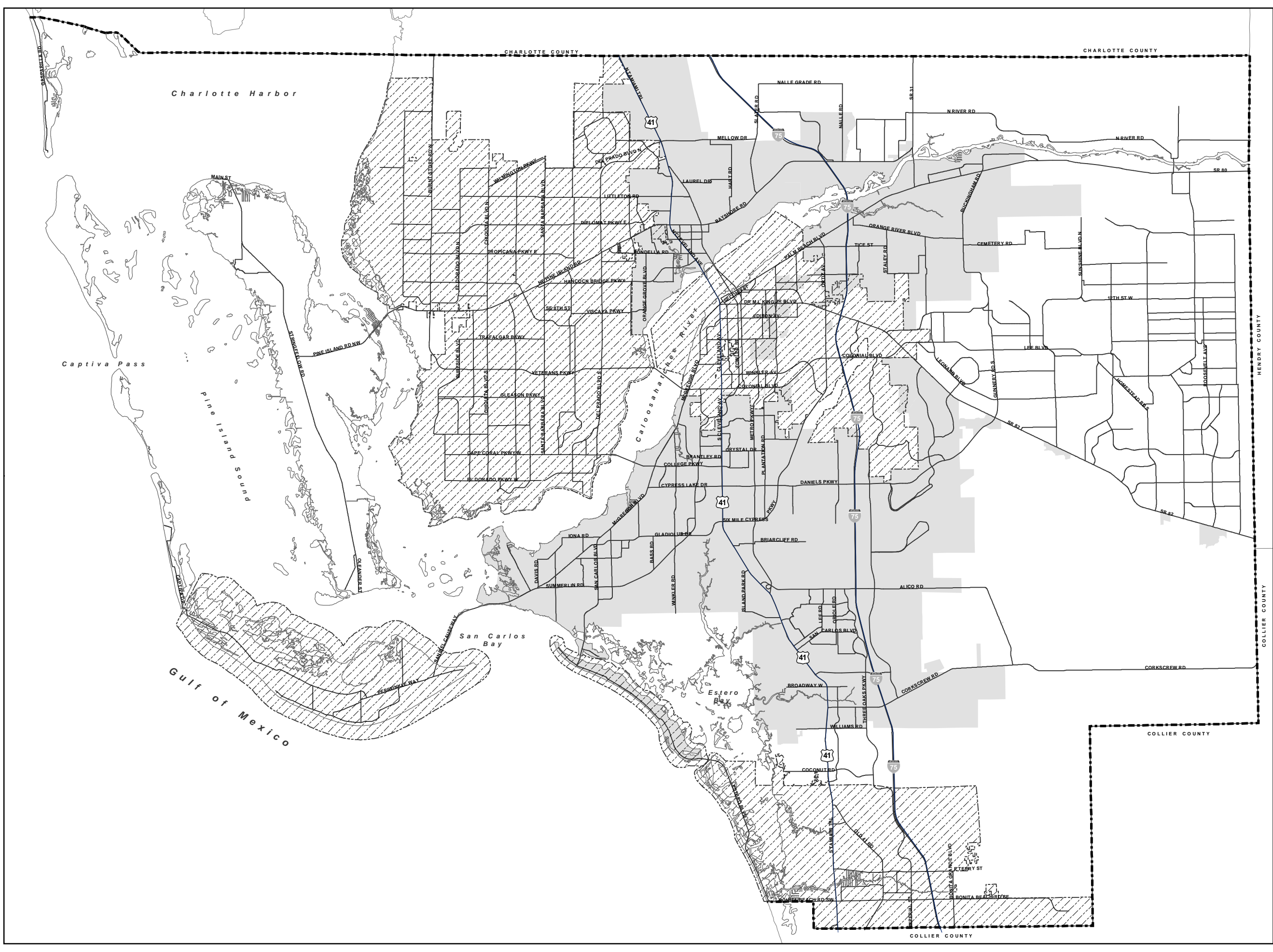


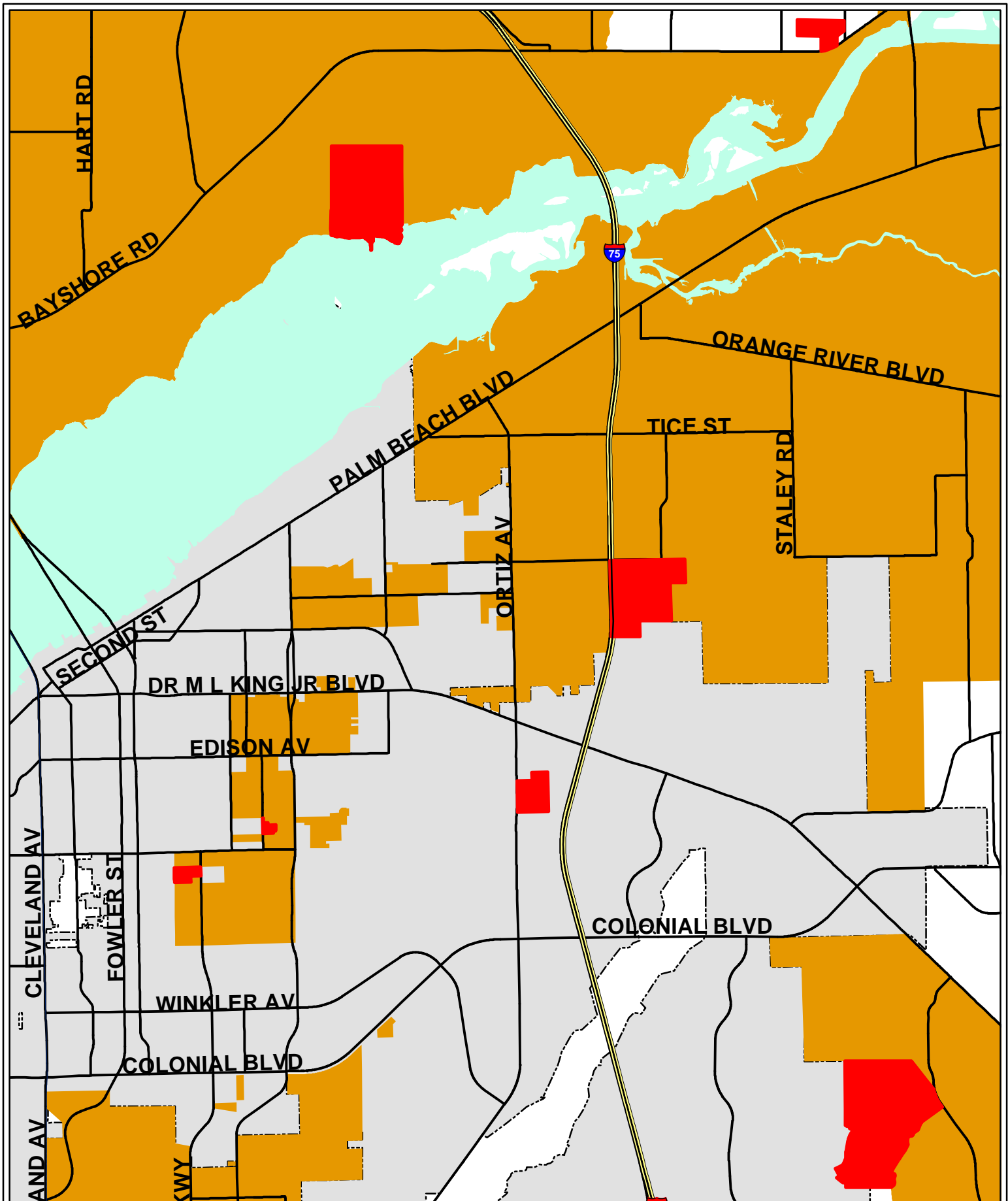
Map Generated: November 2014
City Limits current to date of map generation

Note: Lee County Utilities has an agreement to provide potable water to the "Harper McNew Development" located in Charlotte County north of the county line east of US 41.

Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16

Lee Plan Map 6







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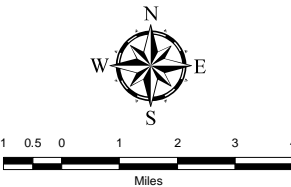
- Future Water Service Area
- Additions to Service Area
- City Limits

LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

Legend

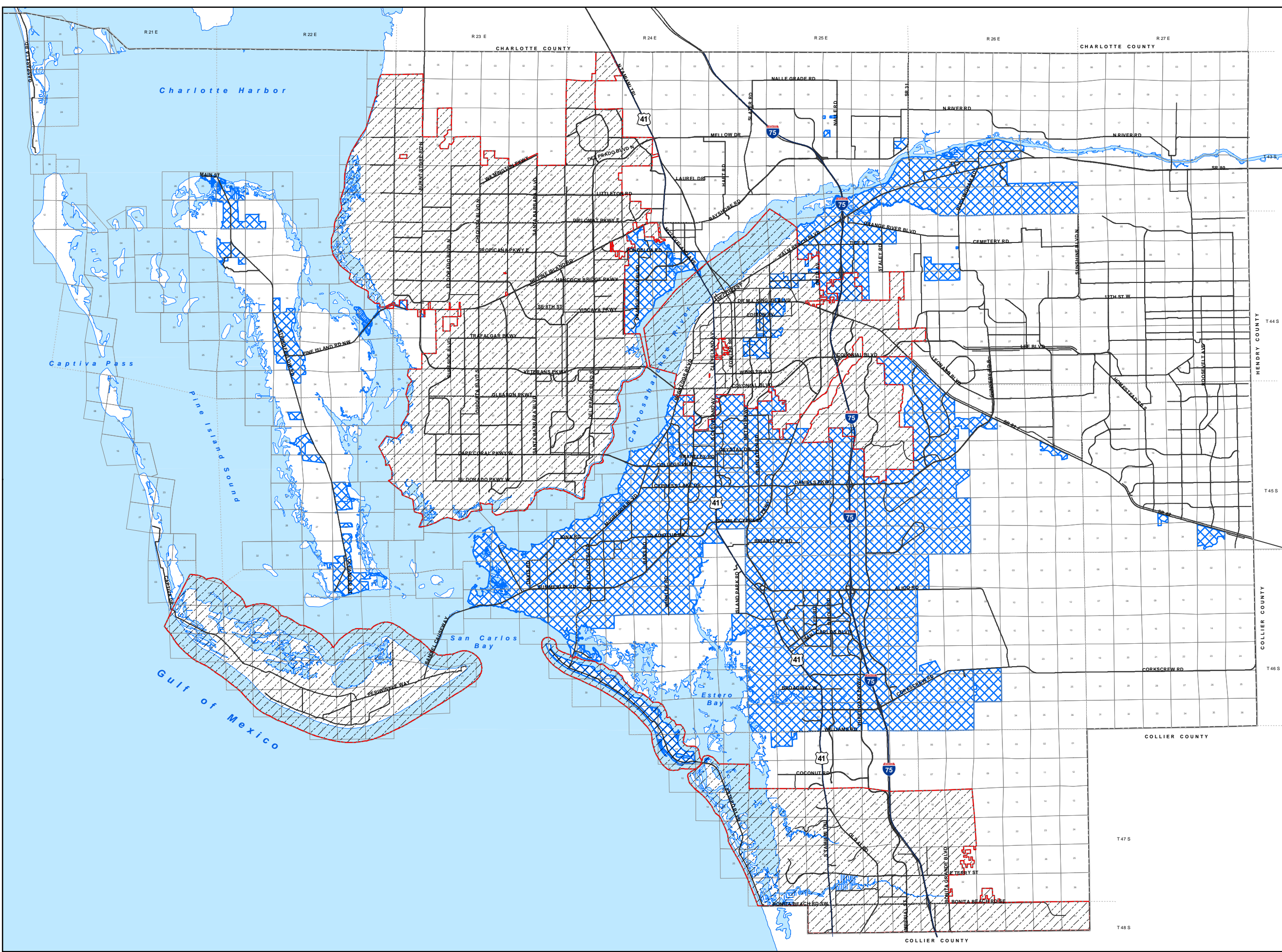
-  City Limits
-  Future Sewer Service Areas

EXISTING





Map Generated: December 2012
City Limits current to date of map generation
Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-07, 10-40, 10-43
11-13, 12-24

Lee Plan Map 7

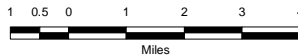
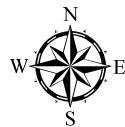


LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

Legend

-  City Limits
-  Future Sewer Service Areas

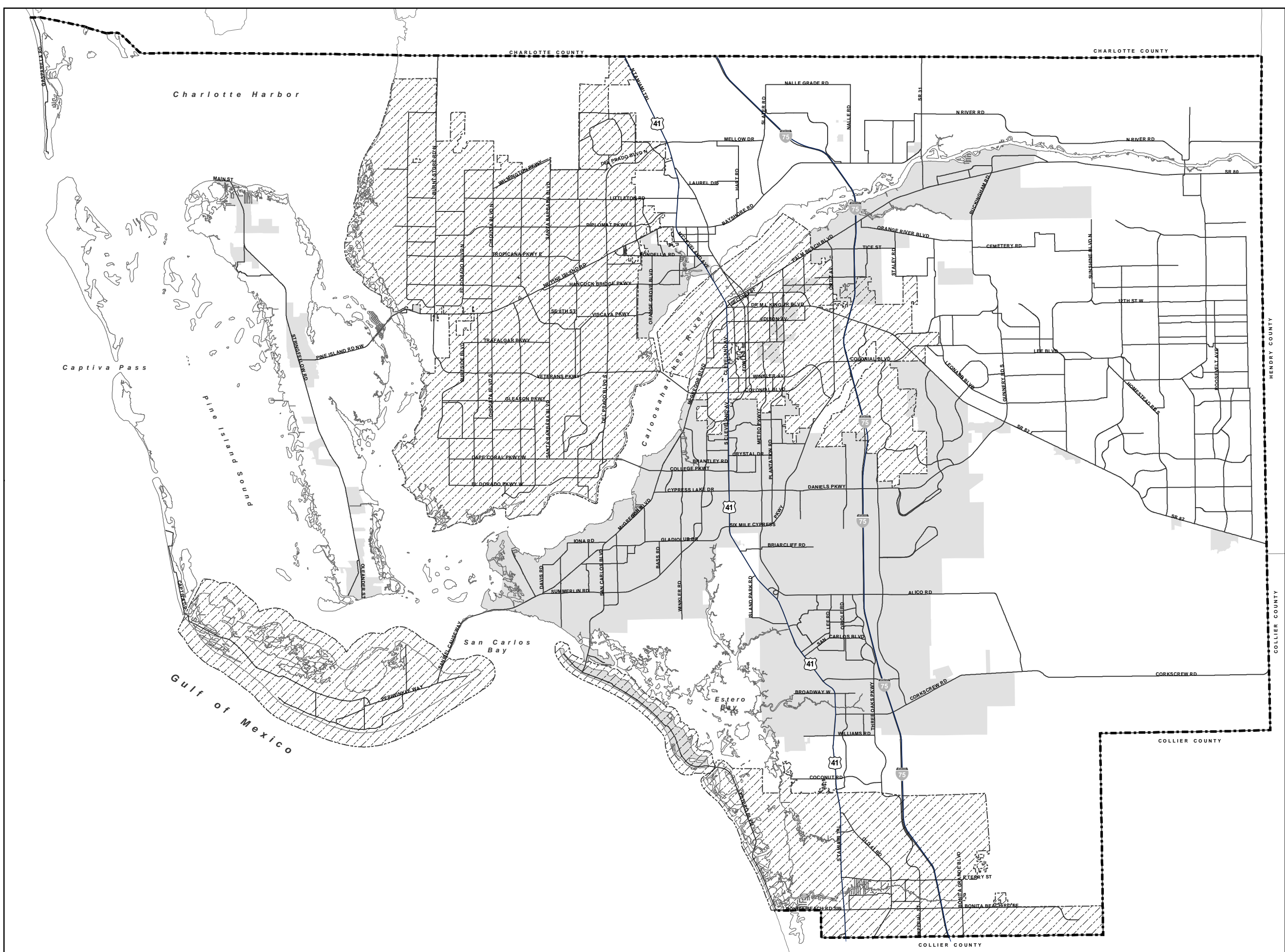
PROPOSED

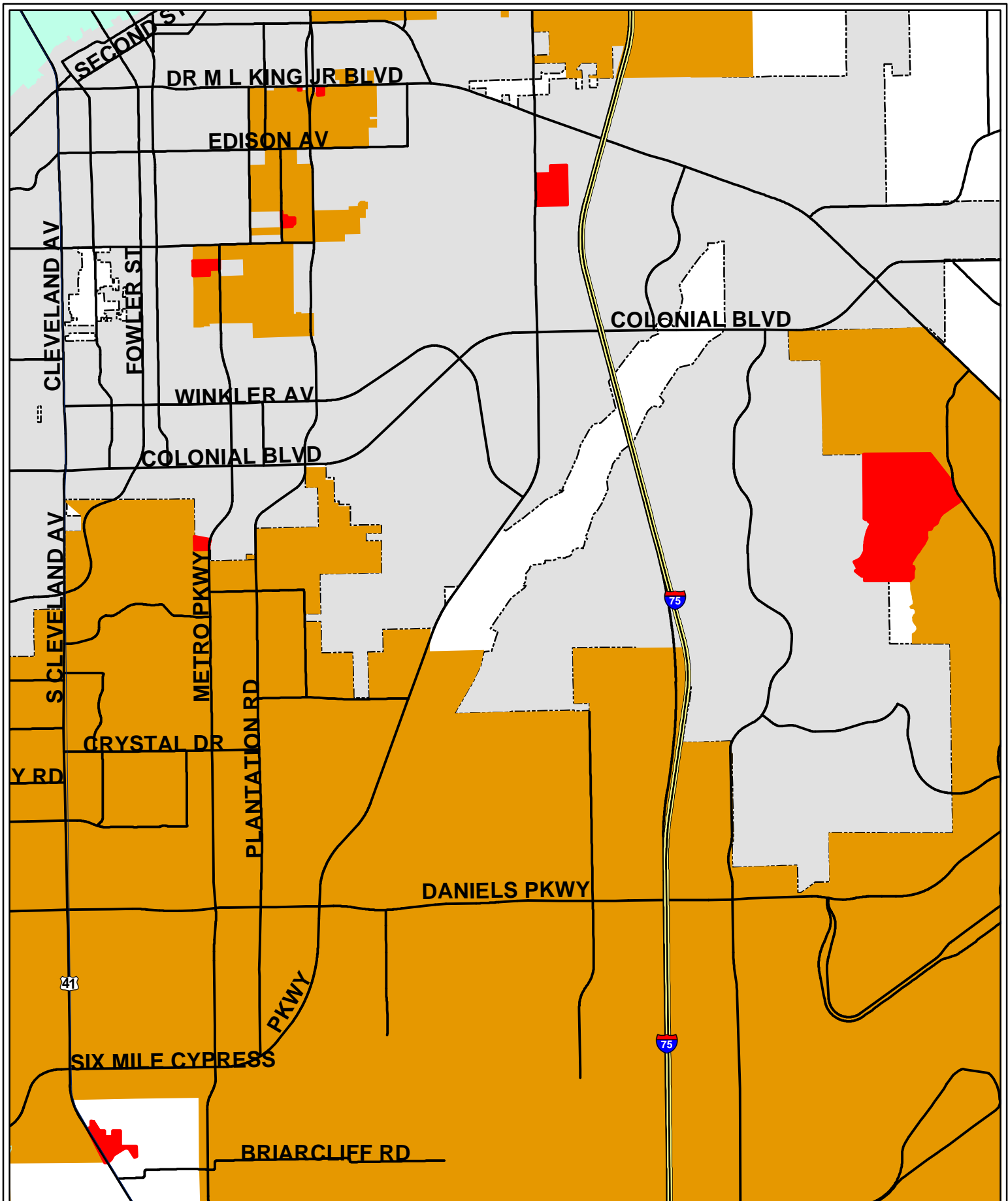


Map Generated: November 2014
City Limits current to date of map generation

Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43,
12-24, 13-16

Lee Plan Map 7





Legend

- Future Sewer Service Area
- Additions to Service Area
- City Limits

CPA2011-00023 - LEE PLAN MAP UPDATES
PROPOSED LEE PLAN MAP 7

LEE COUNTY UTILITIES
FUTURE SEWER SERVICE AREAS

Existing

MAP 10
GENERAL SOIL MAP

- | | | | |
|---|---------------------------|----|--------------------------|
| 1 | IMNOKALEE-POMPANO | 6 | ISLES-BOCA-POMPANO |
| 2 | HALLANDALE-BOCA | 7 | TULFERT-KESSON-CAPTIVA |
| 3 | IMNOKALEE-MYAKKA | 8 | PECKISH-ESTERO-ISLES |
| 4 | OLDSMAR-HALADAR-IMNOKALEE | 9 | CANAVARAL-CAPTIVA-KESSON |
| 5 | PINEDA-BOCA-YARASSO | 10 | MATLACHIA |

NOTE-EACH AREA OUTLINED ON THIS MAP CONSISTS OF MORE THAN ONE KIND OF SOIL. THE MAP IS THIS MEANT FOR GENERAL USE.

SOURCE: U.S.D.A. SOIL CONSERVATION SERVICE

AS ADAPTED BY
JANUARY 31, 1966

GENERAL SOILS MAP

Lee Plan Map 10



Map Generated: November 2014

Adopted By Ord. No. ??????

Proposed

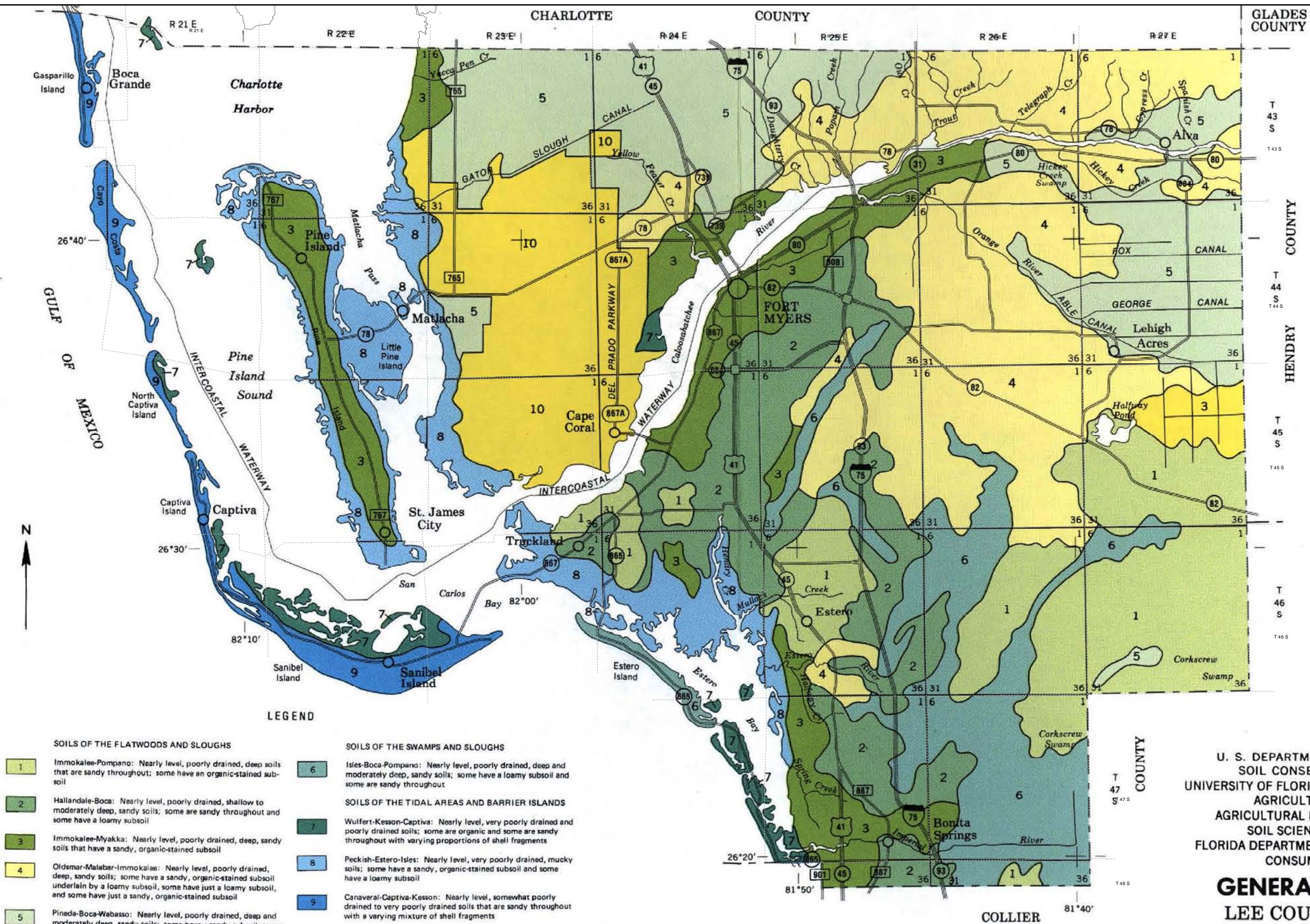
U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND
AGRICULTURAL SCIENCES
AGRICULTURAL EXPERIMENT STATIONS
SOIL SCIENCE DEPARTMENT
FLORIDA DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES

GENERAL SOIL MAP LEE COUNTY, FLORIDA

Scale 1:253,440

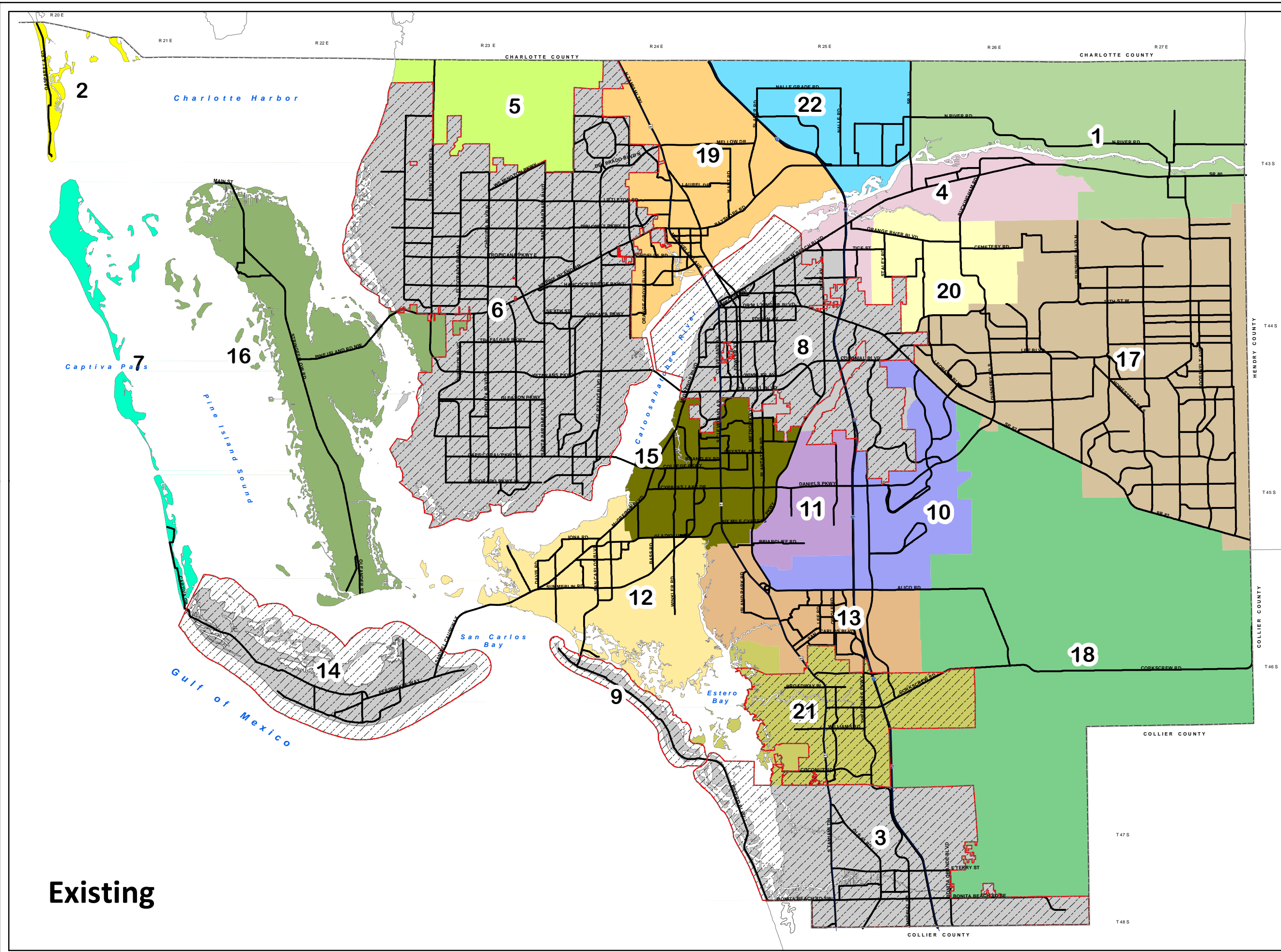
1 0 1 2 3 4 Miles

1 0 4 8 Km



Compiled 1983

Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.



Existing

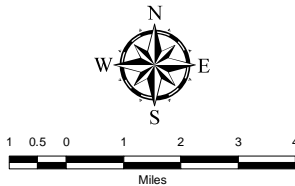
LEE COUNTY PLANNING COMMUNITIES

Year 2030
Planning Communities

- 1. Northeast Lee County
- 2. Boca Grande
- 3. Bonita Springs
- 4. Fort Myers Shores
- 5. Burnt Store
- 6. Cape Coral
- 7. Captiva
- 8. Fort Myers
- 9. Fort Myers Beach
- 10. Gateway/Airport
- 11. Daniels Parkway
- 12. Iona/McGregor
- 13. San Carlos
- 14. Sanibel
- 15. South Fort Myers
- 16. Pine Island
- 17. Lehigh Acres
- 18. Southeast Lee County
- 19. North Fort Myers
- 20. Buckingham
- 21. Estero
- 22. Bayshore

City Limits

The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



Map Generated: November 2014
City Limits current to date of map generation

Adopted by Ord. No. 98-09, 6/3/1998
Amended by Ord. Nos. 02-02, 07-09, 07-13, 10-15, 10-16, 10-40, 11-14

Lee Plan Map 16

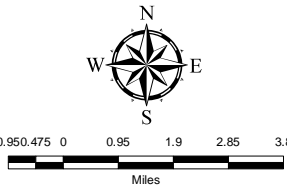
LEE COUNTY PLANNING DISTRICTS

Year 2035 Planning Districts

- 1. Northeast Lee County
- 2. Boca Grande
- 3. Bonita Springs
- 4. Fort Myers Shores
- 5. Burnt Store
- 6. Cape Coral
- 7. Captiva
- 8. Fort Myers
- 9. Fort Myers Beach
- 10. Gateway/Airport
- 11. Daniels Parkway
- 12. Iona/McGregor
- 13. San Carlos
- 14. Sanibel
- 15. South Fort Myers
- 16. Pine Island
- 17. Lehigh Acres
- 18. Southeast Lee County
- 19. North Fort Myers
- 20. Buckingham
- 21. Estero
- 22. Bayshore

 City Limits

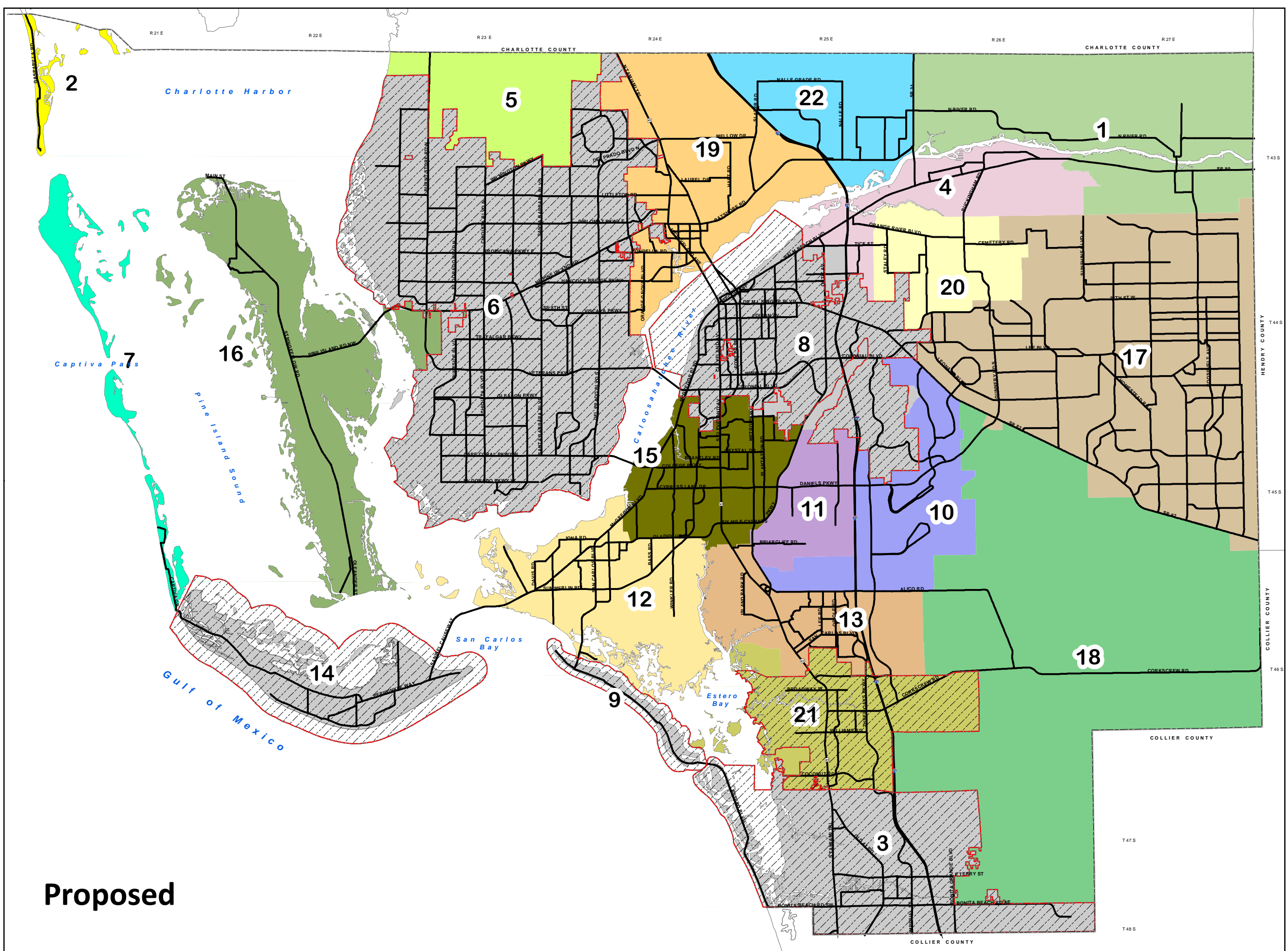
The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



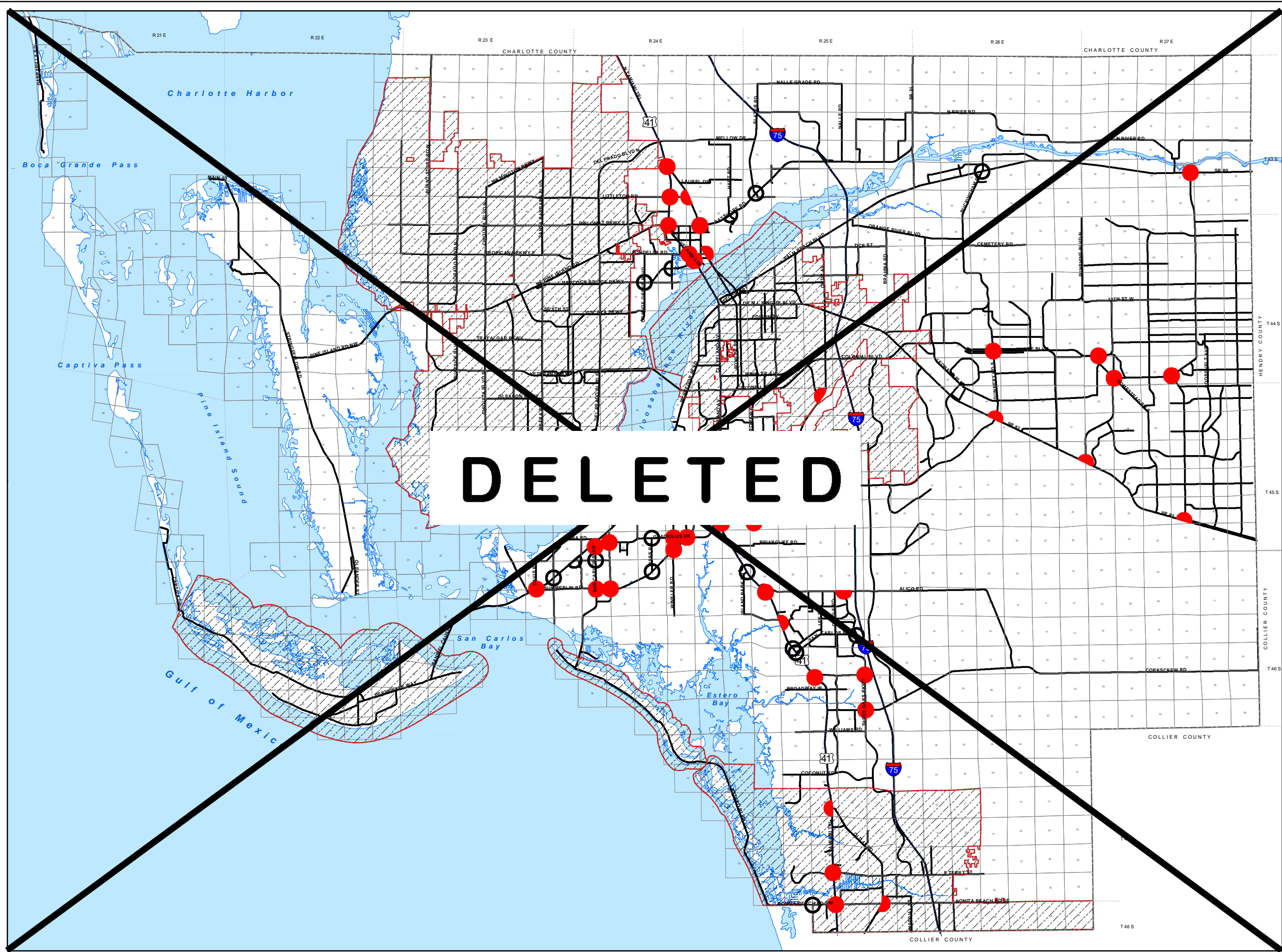
Map Generated: November 2014
City Limits current to date of map generation

Adopted by Ord. No. 98-09, 6/3/1998
Amended by Ord. Nos. 02-02, 07-09, 07-13, 10-15,
10-16, 10-40, 11-14

Lee Plan Map 16



Proposed



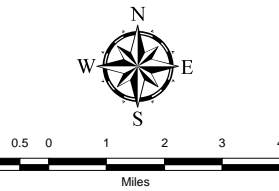

COMMERCIAL SITE LOCATION STANDARDS

LEGEND

- Intersection meets Neighborhood Commercial Center Standards (Policy 6.1.2.2)
- Intersection meets Neighborhood and Community Commercial Center Standards (Policy 6.1.2.2 and 6.1.2.3)
- ▨ City Limits

Notes:

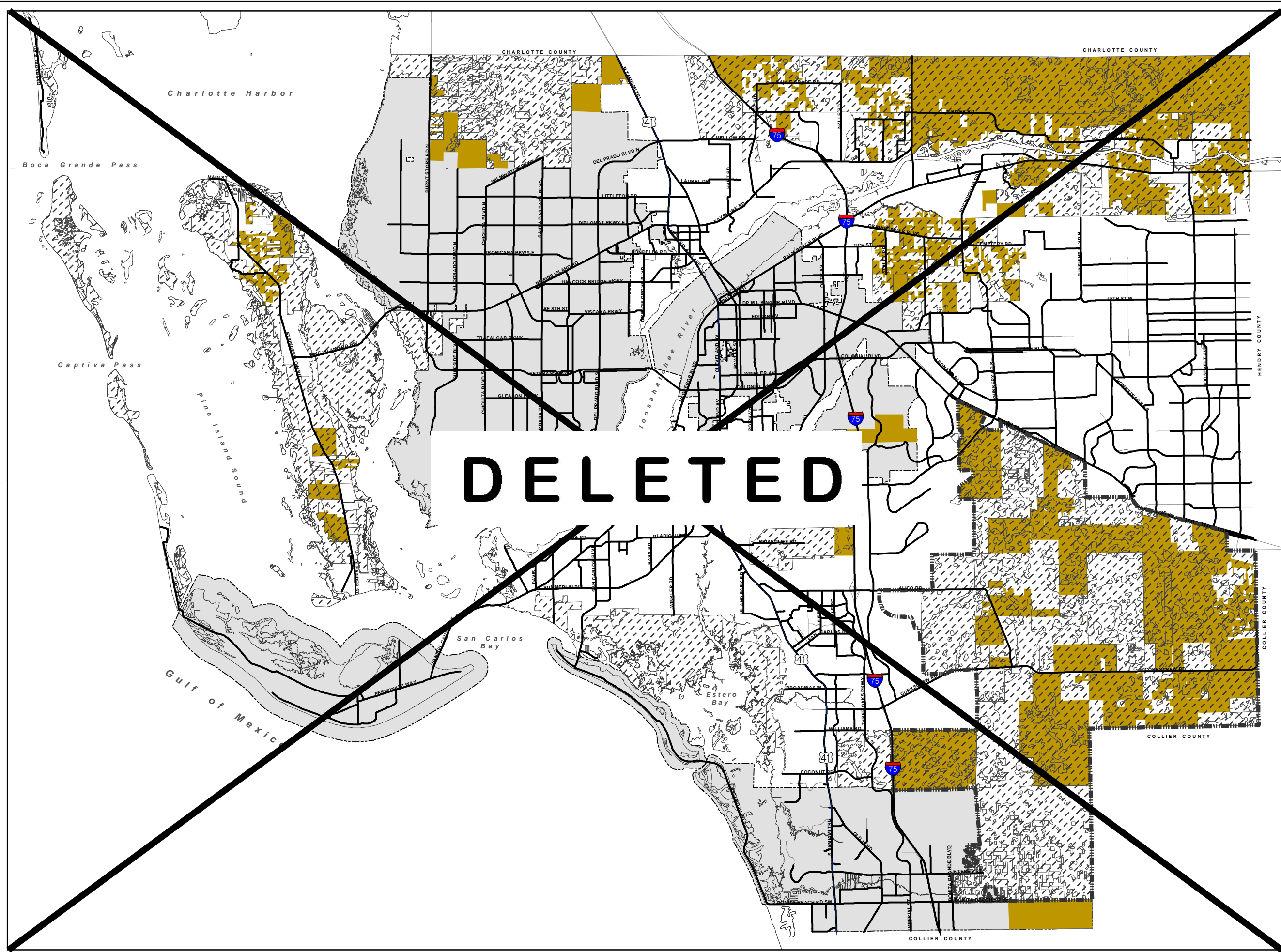
- 1) Circles designating intersections are not shown at any set scale.
- 2) This map implements policies 6.1.2.2 and 6.1.2.3. It is not an assurance that commercial zoning will be approved for any particular parcel within the designated intersections. Nor does it supersede the various exceptions to the standards within the plan.
- 3) All development within the designated intersections must be consistent with the Lee Plan, including the direct access requirements in policies 6.1.2.2 and 6.1.2.3.
- 4) Commercial development within interchange areas is regulated by policy 6.1.2.9.



Map Generated: January 2008
City Limits current to date of map generation

October 28, 1994

Lee Plan Map 19



CONTIGUOUS AGRICULTURAL PARCELS OVER 100 ACRES IN NON-URBAN FUTURE LAND USE CATEGORIES

LEGEND

- City Limits
- Southeast Lee County
- Major Roads
- Minor Roads
- Agricultural Overlay**
 - Agricultural Areas
 - Non-Urban Area

Map Generated: February 2012
City Limits current to date of map generation.

Adopted By Ord. No. 94-30, 11/1/94
Amended By Ord. Nos. 03-04, 10-20, 10-43

Lee Plan Map 20

TABLE 5(a)
Southwest Florida International Airport Development Schedule

Development	Existing (2010)	2020	2030
LANDSIDE			
Midfield Terminal Complex	28 gates; 798,000 SF as-built	Expand from 28 gates to 47 gates; 1,278,900 SF (Total 2020 area)	
Auto Access	Entrances at the intersections of Daniels Parkway at Chamberlin Parkway, Paul J. Doherty Parkway, and Fuel Farm Road (located east of Doherty Parkway). Access also from Daniels via Treeline Ave. & Alico Road via Ben Hill Griffin Parkway to Terminal Access Road. Air Cargo Lane improvements from Chamberlin Pkwy. - including a realigned Perimeter Road segment allowing freight transfer within the security fenced, airside/aviation area.	Rehab perimeter service and fuel farm roads. Expand Terminal Access Road entrance to 6 lanes. Construct I-75 access. Connector road for maintenance facilities. New perimeter roads and midfield ATCT and ARFF access roads as part of parallel runway project. Miscellaneous roadway improvements.	
Airport maintenance and Vehicle Maintenance Shop	23,000 SF	Add 6,800 SF to vehicle shop (Total maintenance area 29,800 SF)	
Parking	14,399 total existing spaces		
Passenger	11,461 spaces		
- Hourly	2,519 spaces	Ultimately 5,126 total hourly spaces	
- Daily	8,942 spaces	Ultimately 9,342 total daily spaces	
Employee	1,288 spaces	Total 2,088 employee spaces in 2020	
Taxi/Limo/Toll Booth	150 spaces	Ultimately 200 total Taxi/Limo spaces	
Rental Cars	1,500 spaces in midfield	Ultimately 3,000 total rental car spaces	
Cell Phone Lot	100 spaces		
Airport Training & Conference Center	16,000 SF		
Gun Range	8,500 SF		
Rental Car North Side Service Areas	39,000 SF	Relocate R-A-C service areas to midfield.	
AIRSIDE			
Existing Runway 6-24	12,000 ft. x 150 ft. runway	No improvements planned	
Parallel Runway 6R-24L	Under design	Construct 9,100 x 150 ft. Parallel Runway 6R-24L	
Taxiways	Taxiway A-parallel taxiway to Runway 6-24; 12,000 ft. long x 75 ft. wide. Taxilane B-apron taxilane that runs parallel to former terminal ramp for transitioning aircraft going from ramp to Taxiway A for approximately 1,580 ft. 12,000' parallel S. Taxiway F as-built with midfield construction.	Construct parallel taxiway north of Runway 6R-24L (9,100 ft. x 75 ft. wide). If new large Aircraft (NLA), then 100 ft. wide. Hold bay & bypass improvements to Runway 6L-24R parallel taxiway. Construct dual cross-field connector taxiways. (Approx. 4,215 ft. long x 75 ft. wide). If NLA, then 100 ft. wide. Construct a portion of south dual parallel taxiways with new parallel runway.	
Terminal Apron	165,000 S.Y. at former terminal site; 332,900 S.Y. at midfield as-built	Add 130,000 S.Y. at midfield for total midfield 462,900 S.Y.	
Air Cargo	Total 39,500 SF cargo buildings; 69,000 S.Y. apron area	Expand cargo building facilities to 58,314 SF	
Airline Freight Forwarding (Belly Cargo)	15,000 SF	New freight forwarding (belly cargo) facility of 15,000 SF in midfield	
General Aviation	8,000 SF FBO and hangar facility; 26,180 SF hangar space; 48,650 S.Y. apron area	Infrastructure for second FBO. Construct multi-use hangars (129,000 SF). Expand GA apron to 49,700 S.Y.	
Aircraft Maintenance - General Aviation & Large Aircraft	Approximately 13,000 SF	Expand to 36,000 SF as necessary. Construct one hangar to accommodate aircraft including the Boeing 747. Land to accommodate an additional three hangars should be set aside, should it be needed in the future.	
Air Traffic Control Tower (ATCT)	Height 76.91 ft., 8,600 SF	Relocate to midfield - same SF as existing 8,600 ft. or more. New height must be greater than 80 ft. AGL	
Aircraft Rescue and Fire Fighting (ARFF)	14,000 SF	Add midfield ARFF Station	
Fuel Farm	Commercial: Four (4) 420,000 gallon tanks Jet A. Fuel pumped from existing fuel farm area by a hydrant fueling system to the midfield area. General Aviation: Four (4) 15,000 gallon Jet A tanks. One (1) 12,000 gallon 100LL tank.		

Development	Existing (2010)	2020	2030
Airline Catering	25,000 SF		
Miscellaneous		Relocate high voltage power lines. Upgrade airfield emergency generator. Helipad (11,000 SF). Develop multi-modal center.	
Rental Car Expansion		Rental car fuel farm.	
NON-AVIATION RELATED LAND USES			
		Option 1	Option 2
North of Runway 6-24			
Commercial Retail, Restaurant and Service		27,000 SF	27,000 SF
Gas Station/Convenience Store			5,000 SF w/24 pumps
Hotel			187 Rooms
Light Manufacturing/Assembly		44,300 SF	100,000 SF
Warehouse/Distribution		100,000 SF	60,800 SF
Office (This development includes 10 % retail.)		275,000 SF	275,000 SF
Midfield Area			
Commercial Retail, Restaurant and Service		40,000 SF	40,000 SF
Hotel		Construct 300 Rooms	Construct 300 Rooms
Gas Station/Convenience Store		Construct 3,500 SF w/24 pumps	Construct 3,500 SF w/24 pumps

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

PROPOSED

TABLE 5(a)

Southwest Florida International Airport Development Schedule

Development	Existing (2014)	Thru 2030	
LANDSIDE			
Midfield Terminal Complex	28 gates; 798,000 SF as-built	Expand from 28 gates to 47 gates; 1,278,900 SF (Total 2020 area)	
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Airport maintenance and Vehicle Maintenance Shop	23,000 SF	Add 6,800 SF to vehicle shop (Total maintenance area 29,800 SF)	
Parking	14,399 total existing spaces		
Passenger	11,461 spaces		
- Hourly	2,519 spaces	Ultimately 5,126 total hourly spaces	
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Taxi/Limo/Toll Booth	150 spaces	Ultimately 200 total Taxi/Limo spaces	
Rental Cars	1,500 spaces in midfield	Ultimately 3,000 total rental car spaces	
Cell Phone Lot	100 spaces		
Airport Training & Conference Center	16,000 SF		
Gun Range	8,500 SF		
Rental Car North Side Service Areas	39,000 SF	Relocate R-A-C service areas to midfield.	
AIRSIDE			
Existing Runway 6-24	12,000 ft. x 150 ft. runway	No improvements planned	
Parallel Runway 6R-24L	Under design	Construct 9,100 x 150 ft. Parallel Runway 6R-24L	
Taxiways	Taxiway A-parallel taxiway to Runway 6-24; 12,000 ft. long x 75 ft. wide. Taxilane B-apron taxilane that runs parallel to former terminal ramp for transitioning aircraft going from ramp to Taxiway A for approximately 1,580 ft. 12,000' parallel S. Taxiway F as-built with midfield construction.	Construct parallel taxiway north of Runway 6R-24L (9,100 ft. x 75 ft. wide). If new large Aircraft (NLA), then 100 ft. wide. Hold bay & by-pass improvements to Runway 6L-24R parallel taxiway. Construct dual cross-field connector taxiways. (Approx. 4,215 ft. long x 75 ft. wide). If NLA, then 100 ft. wide. Construct a portion of south dual parallel taxiways with new parallel runway.	
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General Aviation	8,000 SF FBO and hangar facility; 26,180 SF hangar space; 48,650 S.Y. apron area	Infrastructure for second FBO. Construct multi-use hangars (129,000 SF). Expand GA apron to 49,700 S.Y.	
Aircraft Maintenance - General Aviation & Large Aircraft	Approximately 13,000 SF	Expand to 36,000 SF as necessary. Construct one hangar to accommodate aircraft including the Boeing 747. Land to accommodate an additional three hangars should be set aside, should it be needed in the future.	
Air Traffic Control Tower (ATCT)	Height 76.91 ft., 8,600 SF	Relocate to midfield - same SF as existing 8,600 ft. or more. New height must be greater than 80 ft. AGL	
Aircraft Rescue and Fire Fighting (ARFF)	14,000 SF	Add midfield ARFF Station	
Fuel Farm	Commercial: Four (4) 420,000 gallon tanks Jet A. Fuel pumped from existing fuel farm area by a hydrant fueling system to the midfield area. General Aviation: Four (4) 15,000 gallon Jet A tanks. One (1) 12,000 gallon 100LL tank.		
Airline Catering	25,000 SF		
Miscellaneous		Relocate high voltage power lines. Upgrade airfield emergency generator. Helipad (11,000 SF). Develop multi-modal center.	
Rental Car Expansion		Rental car fuel farm.	
NON-AVIATION RELATED LAND USES			
		Option 1	Option 2
North of Runway 6-24			
Commercial Retail, Restaurant and Service		248,750 SF	248,750 SF
Gas Station/Convenience Store		5,000 SF w/24 pumps	5,000 SF w/24 pumps
Hotel		187 Rooms	187 Rooms
Light Manufacturing/Assembly		191800 SF	247,500 SF
Warehouse/Distribution		429,200 SF	390,000 SF
Office (This development includes 10 % retail.)		437,500 SF	437,500 SF
Midfield Area			
Commercial Retail, Restaurant and Service		40,000 SF	40,000 SF
Hotel		Construct 300 Rooms	Construct 300 Rooms
Gas Station/Convenience Store	3,500 SF w/24 pumps		

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

TABLE 5(b)
Page Field General Aviation Airport
Existing vs. Proposed Development 2020-2025⁽¹⁾

Development	Existing	Thru 2020 ⁽²⁾	Thru 2025 ⁽³⁾
Landside Intensity (Terminal and Access Facilities)⁽⁴⁾			
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.	
Vehicular Parking ⁽⁵⁾	675 spaces		
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 Danley Drive; Terminal Drive; Airport facilities accessways from Danley Drive; Airport facility access from Landingview Way	Airport Perimeter Road; New General Aviation facility access; North quadrant hangar access roads; Terminal Drive realignment; Fuel farm access; South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities)⁽⁶⁾			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps	217,100± sq. yds.	62,200± sq. yds.	
Primary Taxiways			
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway D	2,897± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway	1,052± Taxiway	
Future Aviation-Support Facilities Identified in Airport Master Plan		4,000 sq. yds. 163 Total Based Hangars 18-20 Multi-Use Itinerant Hangars	

Development	Existing	Thru 2020 ⁽²⁾	Thru 2025 ⁽³⁾
Aviation-Support Facilities (See below for facilities by quadrant)	332,991± sq. ft.	100,660± sq. ft.	
Aviation-Support Facilities by Quadrant			
North Quadrant			
Hangars		34,658± sq. ft.	
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.	34,658± sq. ft.	
Accessory Office		1,470± sq. ft.	
West Quadrant			
Terminals		25,000± sq. ft.	
Hangars		24,000± sq. ft.	

Non-Aviation Intensity			
Existing Facilities			
Commercial			
Retail	304,622± sq. ft.		
Service	108,465± sq. ft.		
Office			
Medical	35,490± sq. ft.		
Non-Medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use - Vacant Non-Aviation Parcels ⁽⁷⁾			
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-Medical)			33,000± sq. ft.
Light Industrial			40,000± sq. ft.

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

Notes:

- (1) The adopted Page Field 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.

PORPOSED

TABLE 5(b)
Page Field General Aviation Airport
Development Schedule⁽¹⁾

Development	Existing 2014	Thru 2025 ^(2,3)
Landside Intensity (Terminal and Access Facilities)⁽⁴⁾		
Total Landside Intensity (See below for facilities by quadrant)	98,100± sq. ft.	20,000± sq. ft.
Vehicular Parking ⁽⁵⁾	675 spaces	
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; Fuel farm access; South Road/Danley Drive realignment	North quadrant hangar access roads; Terminal Drive realignment;
Airside Intensity (Aviation Operations and Support Facilities)⁽⁶⁾		
Airfield Facilities		
Runway 05-23	6,401 ft. x 150 ft. Runway	
Runway 13-31	4,997 ft. x 150 ft. Runway	
Aprons/Ramps	217,100± sq. yds.	62,200± sq. yds.
Primary Taxiways		
Taxiway A	6,401± ft. Taxiway	
Taxiway B	4,997± ft. Taxiway	
Taxiway C	6,547± ft. Taxiway	
Taxiway D	2,897± ft. Taxiway	
Taxiway E	1,860± ft. Taxiway	1,052± Taxiway
Future Aviation-Support Facilities Identified in Airport Master Plan		4,000 sq. yds. 163 Total Based Hangars 18-20 Multi-Use Itinerant Hangars
Aviation-Support Facilities (See below for facilities by quadrant)	332,991± sq. ft.	100,660± sq. ft.
Aviation-Support Facilities by Quadrant		
North Quadrant		
Hangars		34,658± sq. ft.
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.	34,658± sq. ft.
Accessory Office		1,470± sq. ft.
West Quadrant		
Terminals		25,000± sq. ft.
Hangars		24,000± sq. ft.
Non-Aviation Intensity		
Existing Facilities		
Commercial		
Retail	304,622± sq. ft.	
Service	108,465± sq. ft.	
Office		
Medical	35,490± sq. ft.	
Non-Medical	7,056± sq. ft.	
Light Industrial	211,658± sq. ft.	
Intensity by Use - Vacant Non-Aviation Parcels ⁽⁷⁾		
Commercial (Retail & Service)		80,000± sq. ft.
Office (Medical & Non-Medical)		33,000± sq. ft.
Light Industrial		40,000± sq. ft.

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

Notes:

⁽¹⁾ The adopted Page Field 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.