

1 THE VICE CHAIRMAN: Next item is CPA2007 triple
2 zero 57, Southwest Florida International Airport, for
3 discussion purposes only.

4 MR. HORNER: For the record, my name is Bill
5 Horner. I'm with Lee County Port Authority planning
6 department. Ellen Lindblad is here to assist me if I
7 can't answer some questions.

8 Just a brief overview.

9 We are proposing to amend our project and phasing
10 schedule for the Southwest Florida International
11 Airport to add under our nonaviation category a use
12 called -- well, service commercial and service overall
13 district and to add a single use, animal kennels and
14 clinics, to that; and then the second part of our
15 request is to clear up quite basically some mistakes
16 that I and our consultants made in 2003 and 2004 when
17 we had a Lee Plan amendment to add 100 acres of
18 nonaviation uses at the airport.

19 First, just a brief overview. This is the
20 regional airport. This is the new terminal. Daniels
21 Parkway, I-75 on the edge, terminal access road coming
22 in. Later on I'll discuss the two sites for the animal
23 kennels and clinics being proposed is on the hotel
24 site. It's a 40-acre site just where the inbound and
25 outbound lanes to the terminals split. Forty acres --

1 a hotel is not planned to take up near that size, so
2 there will be plenty of space for this animal kennel.
3 Then there's another location somewhere in the parcels
4 that have been approved as part of the 100 acres up
5 here along Dougherty Parkway.

6 Moving along, the designation on the ALP is
7 airport, it will remain airport. This change impacts
8 the 100 acres I discussed earlier of nonaviation use.
9 FAA encourages nonaviation uses at airports for those
10 areas that are going to be surplus aviation; and FAA
11 encourages that because it supplies revenue to airports
12 which in many cases is alternative revenue when there's
13 a downturn in airplane revenue and general -- periodic
14 downturns that go on in air travel.

15 This particular use will not be, because I'm sure
16 it has a fairly high correlation with airport users
17 dropping their pets off; but our phasing schedule was
18 labeled Table 5. I have given you the location maps
19 for the kennels, which is taken directly from the
20 application and also Table 5. That map that I have
21 handed out is also what is referred to as Map 3-F of
22 the future land use map series.

23 For the animal kennel, as I have alluded to
24 before, there's been both public and developer interest
25 in adding such uses. It was an oversight that was not

1 considered in the long list of uses that we got early
2 on. We provide a service to the public that's coming
3 to the airport, rushing, who have pets. It would be a
4 convenient location for them to drop their pets off and
5 a convenient location for them to pick their pets up
6 once they return from their trip.

7 One of the specific proposals was for a fairly
8 deluxe location that would have an outdoor fenced pool
9 for dogs and might well have doctor on staff
10 permanently to take care. I suspect he would probably
11 pay for it, but it was considered fairly deluxe. This
12 is not unusual, such a clinic or animal kennel. There
13 is one located on the Jacksonville International
14 Airport site.

15 We spoke with the staff and they indicated that
16 both of these sites might be appropriate and might well
17 be considered, the hotel site and the acreage on the
18 north side might be appropriate for this; but it would
19 require a review and a change; and that's what we're
20 here for.

21 In addition, the second purpose for the amendment
22 is to change our Table 5, the phasing schedule.

23 If you note on the bottom, it was originally done
24 in 2003 for our late 2004 approval for our previous Lee
25 Plan amendment. At that time the terminal square

1 footage that was given to me was 761,000 plus. As it
2 was built following -- okay, 9-11 occurred before this
3 period; but FAA finally developed regulations requiring
4 scanning of checked baggage and so forth. We had to
5 have -- add considerable space on the air side of the
6 terminal to account for this additional baggage process
7 and scanning, so it brought the total square footage up
8 to 798,000.

9 We also had neglected to mention our airport
10 maintenance and auto maintenance shops at 23,000. We
11 had left out, somewhat embarrassing to say, the airport
12 training and conference center and an adjacent gun
13 range. Probably some of you have been at meetings at
14 that conference center.

15 MR. INGE: I thought I was, but it didn't exist
16 until now.

17 MR. HORNER: But in fact it was there.

18 There's a parallel taxiway that accompanied the --
19 excuse me -- parallel taxiway there that accompanied
20 the midfield project, and that's equal in length to the
21 runway. And we clarified that the 165,000 square yards
22 that are indicated for existing is actually the ramp at
23 the old terminal, which has now been torn down and
24 grassed. The as-built ramp for the terminal was just
25 under 333,000 square yards.

1 During this period we were in design in 2003, we
2 actually constructed in 2004 and 2005 a fourth fuel
3 tank for the jets in our tank farm. We also added the
4 airline catering facility, which since there are fewer
5 and fewer meals being prepared for travelers nowadays,
6 it's sort of a static operation. And then, of course,
7 down at the bottom we have added our commercial service
8 category; and the only use under that is animal kennels
9 and clinics.

10 And I'm prepared to answer any questions.

11 MR. INGE: Mr. Chairman.

12 THE VICE CHAIRMAN: Yes.

13 MR. INGE: Bill, I guess thank you very much for
14 going over that table.

15 What it seems like is if you look at Table 5, the
16 overall majority of the highlighted items just reflect
17 what is on the ground.

18 MR. HORNUNG: Absolutely.

19 MR. INGE: The real change is the addition of the
20 kennel.

21 MR. HORVATH: Absolutely true. And they are all
22 aviation related in one way or another; and when this
23 was prepared in 2003, 2004, it was felt by me and my
24 consultant -- my consultant and I that this would be
25 more generalized. It has since evolved to having to be

1 quite specific on what our existing and planned uses
2 are.

3 MR. INGE: Thank you.

4 Are you also looking at -- I know recently it was
5 in the press about the agreement that the Port
6 Authority has reached with the Madden company or group,
7 whatever the particular name is; and there is big plans
8 for that to be a big driver of economic development and
9 diversification of our economy in the airport area
10 because of the acreages we have there.

11 Do we have sufficient uses and square footage? I
12 know that's not the subject of your presentation today,
13 but we just need to think about that we have sufficient
14 square footage and uses provided for under that master
15 approval or whatever we have for the airport to allow
16 what the Madden company anticipates occurring and what
17 you guys anticipate occurring. I'm worried that we're
18 going to bump up against the limits real quick out
19 there, and the process takes some time to go through.
20 I know you have to deal with the FAA and you've got to
21 go through the Lee County process as well.

22 Just a word of encouragement -- I know you are
23 probably already doing this, but put on those long-view
24 glasses. We've got to make sure that that happens as
25 envisioned because that is a great opportunity for Lee

1 County as a whole to diversify our economy, especially
2 with some of the things I have heard the Madden group
3 is considering. Please make sure that you take that
4 into consideration.

5 MR. HORVATH: We certainly are. A lease has been
6 signed with the Madden company and there are
7 negotiations back and forth on are they going to back
8 down a little bit for the time being on the square
9 footage they are asking for to comply with the square
10 footage we already have approved or are we going to
11 have to make some slight changes? It's all being
12 discussed.

13 MR. INGE: Thank you.

14 MR. O'CONNOR: And, Ron, I fully expect that when
15 you see this again, you will probably see some numbers
16 changed in that last row of the table because we have
17 been looking at that.

18 Fortunately, the issue we had with the Department
19 of Community Affairs when we originally adopted this
20 into the plan dealt with the number of acres; and I
21 think we're talking about a hundred acres of approved
22 nonaviation use and a hundred acres of use can carry a
23 million square feet easily; and so I think we've got
24 room to move these numbers around in order to make sure
25 that we can accommodate the Madden venture, plus

1 anything else that may spring up from that in the very
2 near future and we are looking at that.

3 MR. INGE: Thank you very much. I know that I'm
4 glad you're on it.

5 MS. WESSEL: I just wanted to make sure. So
6 existing is 2008, the column?

7 MR. HORNUNG: Well, that's going to be a subject
8 of a future amendment. This sort of emergency to get
9 the animal kennel in the plan took precedence; but,
10 yes, we're going to in a future Lee Plan amendment sort
11 of reorganize the table to merge 2003, 2005 into the
12 uses that are there and --

13 MS. WESSEL: But the way you're showing it here
14 with the strike out and highlights, that's really
15 existing as of today?

16 MR. HORNUNG: Absolutely.

17 MS. WESSEL: And so you don't anticipate the
18 kennels if approved to be there before 2010, or they
19 would be constructed in 2010?

20 MR. HORVATH: They'll be in place by 2010, yes.

21 MS. WESSEL: Does it still include the spa
22 services?

23 MR. HORNUNG: One proposal did previously. I'm
24 not sure what his current proposal is, but it did
25 take --

1 MS. WESSEL: Would that involve new staff? That
2 would not be animal services?

3 MR. HORVATH: No. This will be a private
4 organization, a tenant that will be operating. They'll
5 have their own staff. We accounted for that in our
6 traffic analysis that was submitted here.

7 But most of that traffic also for the kennel, I
8 should add, is going to be already captured by going to
9 and from the terminal. There will be employee trips
10 and delivery trips of supplies; but most of the people
11 using the kennel we're envisioning are going to be
12 users flying into or out of the airport terminal.

13 MS. WESSEL: So that wouldn't be a restriction?

14 MR. HORVATH: No. If people want to drive in from
15 San Carlos Park and leave their dog or cat or whatever
16 at the terminal and then drive back to San Carlos Park,
17 they would be welcome. There would be even more
18 revenue for the Port Authority.

19 THE VICE CHAIRMAN: That's part of the point I was
20 going to ask. You don't really need a cost benefit
21 analysis because you're just building the space? We're
22 getting the authorization and building the space and
23 we're going to lease it to these individuals. There
24 will be no county employees involved in this?

25 MR. HORNUNG: No, other than me doing the plan

1 work. But we are -- we will lease them the site. They
2 actually will be responsible for construction and it
3 will be a long-term lease. The airport in general
4 doesn't -- FAA doesn't allow us to sell the property
5 because it's either useful as an open space, it's
6 useful for revenue for nonaviation stuff or it has an
7 aviation-related use, so it has to be quite special for
8 us to sell the property at the airport, like a road
9 right-of-way for the county or something that was
10 essential.

11 THE VICE CHAIRMAN: Other questions?

12 Thank you.

13 Paul, I have a question and it's I guess more of
14 procedure.

15 This really clarifies and makes sense out of what
16 is before us and maybe the first 14 pages here, but in
17 our procedures for discussion purposes do we need to
18 kill this many trees to have an open discussion?

19 MR. O'CONNOR: What we shared with you was the
20 application that the Port Authority had given to us
21 just so that you have all the information; and you will
22 be receiving a staff report and then the final numbers
23 for the table the next time you see this and then we'll
24 ask you to act on it. We're not good at saving trees.

25 MR. ANDRESS: You're not looking for any --

1 MR. O'CONNOR: I'm not looking for any action
2 today from your board.

3 MS. COLLINS: We encourage you to save the packet
4 of materials that you received today because you won't
5 be getting an additional one when it comes back for
6 your consideration.

7 THE VICE CHAIRMAN: In the future, Paul, once this
8 commercial service designation is created, whatever
9 things come under that, do they still have to come
10 through the process for approval; or is that just
11 given?

12 MR. O'CONNOR: There were some statutory changes
13 made several years ago now that the Port Authority took
14 advantage of. Normally an airport is a development of
15 regional impact and the statutory change said that if
16 through a comprehensive plan amendment process you get
17 your airport master plan included in your comprehensive
18 plan, you no longer have to be a development of
19 regional impact; and so a few years ago we went through
20 that process. We have got that established now within
21 the comprehensive plan and for the most part this is
22 cleaning up what we did at that time. But like I did
23 mention, we do have these nonaviation-related uses,
24 there's now a contract has been signed to use some of
25 that property; and we will be looking at those numbers,

1 making sure that they'll accommodate the nonaviation
2 use for the research and development that is expected
3 to boost and help our economy.

4 THE VICE CHAIRMAN: Any other questions?

5 Thank you very much.

6 (Proceedings concluded.)
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4 I, John F. Martina, Jr., Notary Public and
5 Contract Court Reporter for the Circuit Court of the 20th
6 Judicial Circuit of the State of Florida, do hereby certify
7 that I was authorized to and did stenographically report the
8 foregoing proceedings and that the typewritten transcript,
9 consisting of pages numbered 1 through 93, inclusive, is a
10 true record.

11 IN WITNESS WHEREOF, I have hereunto set my hand
12 this 14th day of May, 2008.

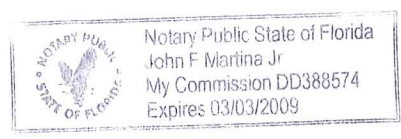
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16 John F. Martina, Jr., Notary
Public, State of Florida at
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