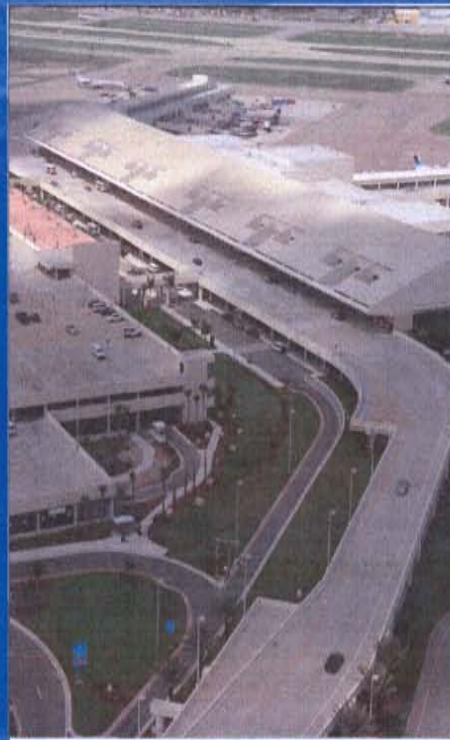


15000-2007

5/10/07

Southwest Florida International Airport Lee County Comprehensive Plan Amendment Animal Kennel / Clinic



December 2007



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Direct Dial: (239) 590-4620

Fax: (239) 590-4688

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

December 19, 2007

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

BOARD OF
PORT COMMISSIONERS

A. BRIAN BIGELOW

TAMMY HALL

BOB JAMES

RAY JUDAH

FRANK MANN

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

Dear Mr. Noble:

Subject: Comprehensive Plan Amendment Application
Southwest Florida International Airport – Animal Kennels and Clinics

Please find attached six paper copies and six CD copies of our Lee Plan Application. The application requests to revise Lee Plan Table 5, "Existing vs. Proposed Development 2005-2020" to add a new non-aviation category, entitled "Commercial Service" and to add the only permitted use in that category of "Animal Kennels and Clinics."

Sincerely,

LEE COUNTY PORT AUTHORITY

Ellen Lindblad
Senior Manager Planning & Environmental Compliance

cc: Mark Fisher
Greg Hagen
Bill Horner

2007-00057

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

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

**Lee County Comprehensive Plan Amendment for Animal Kennel and/or Clinic at
Southwest Florida International Airport**

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Internal Consistency with the Lee Plan	E
Additional Requirements for Specific Future Land Use Amendments	F

December 2007





LEE COUNTY
SOUTHWEST FLORIDA

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COMMUNITY DEVELOPMENT

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8319

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: _____

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

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

12/18/07
DATE

Mark R. Fisher

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

14141

Lee County Comprehensive Plan Amendment
Application Form (06/06)

C:\Documents and Settings\amsalcedo\Local Settings\Temporary Internet Files\OLK34C9\12-18-2007
CompPlanAmendmentApp1.doc

Page 1 of 14

OPA 2007-00057

I. APPLICANT/AGENT/OWNER INFORMATION

Lee County Port Authority

APPLICANT

11000 Terminal Access Road, Suite 8671

ADDRESS

Fort Myers

FL

33913-8899

CITY

STATE

ZIP

(239) 590-4400

(239) 590-4533

TELEPHONE NUMBER

FAX NUMBER

Mark R. Fisher

AGENT*

11000 Terminal Access Road, Suite 8671

ADDRESS

Fort Myers

FL

33913-8899

CITY

STATE

ZIP

(239) 590-4600

(239) 590-4688

TELEPHONE NUMBER

FAX NUMBER

Lee County Board of County Commissioners

OWNER(s) OF RECORD

P.O. Box 398

ADDRESS

Fort Myers

FL

33902-0398

CITY

STATE

ZIP

(239) 533-8585

TELEPHONE NUMBER

FAX NUMBER

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

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

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

A. TYPE: (Check appropriate type)



Text Amendment



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

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

B. SUMMARY OF REQUEST (Brief explanation):

The Southwest Florida International Airport completed a Lee Plan amendment which adopted the Airport Master Plan into the Lee Plan to excuse the Airport from continuing Development of Regional Impact (DRI) requirements. The Lee County Board of County Commissioners adopted amendment CPA2003-02 (Airport Master Plan) which was approved during the County's 2003 special amendment cycle and also approved by Ordinance No. 04-16 on September 4, 2004. Included as part of the Lee Plan amendment was Table 5 which summarizes the existing and proposed development at the Southwest Florida International Airport that was identified within the Airport Master Plan Update Report.

The Port Authority's request is to amend Table 5 to add a general category of use for "Commercial and Service." The only specific use being requested at this time under this new category would be "Animal Kennel and Clinic" intended to board and care for pets of the traveling public using the airport. Allowance for this use would provide a service to the traveling public and would also create an additional source of revenue to support the airport. Through coordination efforts with County staff, it was determined that this additional future use would be considered in the airport's non-aviation as depicted on Lee Plan Map 3F. No change is being proposed to Map 3F.

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

A. Property Location: Please refer to attached Exhibit III.A.1 Location Map

1. Site Address: 11000 Terminal Access Road, Fort Myers, FL 33913-8899

2. STRAP(s): See attached Exhibit III.A.2 - STRAPs

B. Property Information

Total Acreage of Property: 6,366.479± acres (total Airport site)

Total Acreage included in Request: Same as above

Area of each Existing Future Land Use Category: Not Applicable

Total Uplands: Not Applicable

Total Wetlands: Not Applicable

Current Zoning: Airport Operations Planned Development (AOPD)

Current Future Land Use Designation: Airport and Wetlands

Existing Land Use: Aviation-related Uses: including passenger terminal, structured and surface parking, runways, taxiways, navigation aids, and rental car service areas.

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

Lehigh Acres Commercial Overlay: No

Airport Noise Zone 2 or 3: No. Subject property is currently located in the Airport Lands overlay zone

Acquisition Area: No

Joint Planning Agreement Area (adjoining other jurisdictional lands): No

Community Redevelopment Area: No

- D. Proposed change for the Subject Property: In Lee Plan Table 5, under Non-aviation Uses, add the permitted general category of "Commercial and Service" with the single specific permitted use of "Animal Kennel/Clinic."

- E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density Not Applicable

Commercial intensity Not Applicable

Industrial intensity Not Applicable

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>Not Applicable</u>
Commercial intensity	<u>Not Applicable</u>
Industrial intensity	<u>Not Applicable</u>

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. General Information and Maps

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

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

1. Provide any proposed text changes. See revised Table 5, Exhibit IV.A.1
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 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.

For on-airport uses, please refer to attached Airport Layout Plan (ALP) Exhibit IV.A.3 (in both 8½" x 11" and in 11" x 17" formats). All on-airport uses are currently aviation-related. The only on-airport changes to the existing uses depicted on the ALP are The completion and opening on September 9, 2005 of the new midfield terminal and related Phase 1 midfield terminal complex projects.

Off-airport to the northeast, is the Worthington Commerce Park, a mixed-use commercial center along the north side of Daniels Parkway, backed

by residential uses further away from Daniels. Similarly, the Gateway DRI generally provides a mixture of light industrial and commercial uses on the north side of Daniels directly north of the airport, with predominantly residential uses further north, away from the airport. The Lee Plan future land use category of "Tradeport" northwest, west, and southwest of the airport, includes existing hotels, service stations, restaurants, industrial parks, and banks; catering, in large part, to the traveling public. In addition, several large mixed use office, commercial, and industrial developments including, Jetport Commerce Park (Jetpark), Southwest International Commerce Park, Airport Crossings, Airport Technology Center, and Jetway Tradeport, are in various stages of construction.

4. Map and describe existing zoning of the subject property and surrounding properties.

Existing zoning for the Southwest Florida International Airport is "Airport Operations Planned Development (AOPD)" as shown in attached Exhibit IV.A.4 - Zoning. Surrounding properties are generally zoned as mixed-use planned developments, commercial planned developments, and industrial planned developments. East and southeast of the airport, lands remain undeveloped, in the Lee Plan Density Reduction/Groundwater Resource category, and are typically zoned for Agricultural uses.

5. The legal description(s) for the property subject to the requested change.

Please refer to attached legal description and sketch, Exhibit IV.A. 5.

6. A copy of the deed(s) for the property subject to the requested change.

A copy of the deed(s) for the airport property are available at the Southwest Florida International Airport in the office of the Lee County Port Authority.

7. An aerial map showing the subject property and surrounding properties.

See Exhibit IV.A.7

8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

The applicant is the property owner.

B. Public Facilities Impacts

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

14146

1. Traffic Circulation Analysis

Please refer to the attached discussion, Exhibit IV.B.1. for responses to Section IV.B. 1.

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;

The TAZ that represents the SWFIA in the FSUTMS model does not contain social-economic data, as it uses a special trip generation module to generate trips in the model (not socio-economic data). Therefore, trip generation has been used for the purposes of previous analyses. The anticipated animal kennel/clinic traffic will be included in the 52,960± peak season daily traffic for the airport in 2020. As discussed in Exhibit IV.B.1. an ITE trip generation was calculated for the subject uses, showing minimal off-site impacts.

- 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.);

Does not require a change in socio-economic data.

- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;

No modification to forecasts is required by this proposed change.

- 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;

No modifications to the network are required.

- 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.

Impacts of the overall airport plan were addressed in the previous Lee Plan Amendment, CPA2003-02 (Airport Master Plan), approved by Lee County in 2004. The subject amendment to add "Animal Kennel/Clinic" to permitted uses in Table 5 will allow uses with minimal impacts to the off-site roadway since much of the traffic will be captured from existing airport user traffic movements. There will be no significant impacts to the currently adopted Financially Feasible Plan and/or the Official Trafficways Map.

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);

Refer to previous 2004 CPA2003-02 (Airport Master Plan) analysis based on enplanements/traffic generation and attached Exhibit IV.B.1.

- 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.

2. Provide an existing and future conditions analysis for:

a. Sanitary Sewer:

As indicated on Exhibit IV.B.2.a, service is provided by Lee County Utilities. Based on discussions with operators of identical kennel and clinic facilities, there is anticipated to be a buildout sewerage flow of approximately 108,000 gallons per month, or 1,296,000 gallons per year. This represents a small portion of the overall airport sewer demand.

b. Potable Water:

As indicated on Exhibit IV.B.2.b, service is provided by Lee County Utilities. Based on discussions with operators of identical animal Kennels and clinic facilities, there is anticipated to be a buildout potable water demand of approximately 69,000 gallons per month, or 828,000 gallons per year. This represents a small portion of the overall airport potable water demand.

c. Surface Water/Drainage Basins – Please see Exhibit IV.B.2.c.

The South Florida Water Management District Permit for the airport is 36-00080-S. The Midfield Terminal Complex (MTC) Permit Application Number is 000403-6. All permits issued for the airport will be the 36-00080-S number and they are differentiated by their application number. The hotel site (Animal Kennel/Clinic Site #1) is within the boundaries of the MTC permit and has been mitigated in the off-site Mitigation Park, but may need some additional dry or wet detention within the boundaries of the leasehold. Site #2 would be within the approved 100 acres non-aviation parcels along Doherty Parkway in the area now referred to as Skyplex. It has not had any of the drainage accounted for, so the future lessee will have to provide water quality and detention on site. Additionally, any wetland impacts in Skyplex will have to be mitigated for by the lessee, whether it is on-site, through land purchase or via a mitigation bank.

Lessees for Skyplex may also have to obtain an USACOE permit, as well. Wetland impacts on the hotel site were accounted for in the USACOE MTC Permit (199301156(IP-MN)).

d. Parks, Recreation, and Open Space – Please see Exhibit IV.B.2.d. The airport has significant open space, but no existing or planned residential component.

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).

There are no anticipated revisions required due to this project to the Community Facilities and Services Element or Capital Improvements Element.

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
 - e. Schools.

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.

Letters (attached as Exhibits IV.B.3.a-e) have been sent to the agencies above for their evaluation along with Application Sections II and III providing the services to the airport. Outstanding responses from the agencies will be forwarded, when received.

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 attached Exhibit IV.C.1 - FLUCCS taken from the previously approved 2004 CPA2003-02 (Airport Master Plan) amendment.

2. A map and description of the soils found on the property (identify the source of the information).

See attached Exhibit IV.C.2 - Soils taken from the previously approved 2004 CPA2003-02 (Airport Master Plan) amendment.

3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

See attached Exhibit IV. C.3 - Topography, taken from the previously approved 2004 CPA 2003-02 (Airport Master Plan) amendment.

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

See Exhibit IV.C.4, taken from the approved 2004 Lee Plan amendment.

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 Exhibit IV. C.5, taken from the approved 2004 Lee Plan amendment.

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.

Please refer to attached Exhibit IV.D.1

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

Please refer to attached Exhibit IV.D.2

E. Internal Consistency with the Lee Plan

Please refer to attached Exhibit IV.E for responses to Section IV.E.1-4

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

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

F. Additional Requirements for Specific Future Land Use Amendments

Please refer to attached Exhibit IV.F. for responses to Section IV.F.1-4`

1. 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.
 - 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.
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.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

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.

The Port Authority's request is to amend Lee Plan Table 5 to add a general category of use at the Southwest Florida International Airport (SWFIA) for "Commercial and Service." The only specific use being requested at this time under this new category would be "Animal Kennel and Clinic" intended to care for pets of the traveling public using the airport. Public interest has been expressed for such a facility since it would eliminate separate trips to kennels while going to the airport to catch a flight and when returning from the airport after a flight. Allowance for this use would provide a service to the traveling public and would also create an additional source of lease revenue to support the airport. Revenue sources such as this on airport areas not directly needed for aviation are encouraged by the Federal Aviation Administration. Such animal kennel facilities are located at other airports, including Jacksonville International Airport. The addition of the general category of Commercial and Service will also increase the flexibility of Table 5 to accommodate commercial and service uses in future amendments. This and other non-aviation uses on the airport will supplement similar "Tradeport" uses that have been lost to the county through the recent annexations by the City of Fort Myers of the Arborwood and Airside Plaza developments which will be converted to predominantly residential uses.

Through coordination efforts with County staff, it was determined that this additional future use would be considered in the airport's non-aviation area as depicted on Lee Plan Map 3F. No change is being proposed to Map 3F. In addition, the application corrects several omissions and updates several midfield project references in Table 5. It adds certain airport facilities that existed in 2003 but were inadvertently omitted in Table 5 adopted in 2004. These existing facilities which are being added include: 1.) the Airport Maintenance and adjacent Vehicle Maintenance Shop located in the northwest portion of the airport; 2.) the Airport Training & Conference Center and adjacent Gun Range, also located in the airport's northwest; and 3.) the Airline Catering Building, located northeast of the runway. Also not identified previously on Table 5 were two projects connected to the midfield construction; the 12,000-foot parallel Taxiway F south of the runway and the additional fourth airline fuel tank at the existing fuel farm north of the runway. Finally, the application corrects the as-built area of the midfield terminal and the as-built size of the midfield terminal apron.

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

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. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

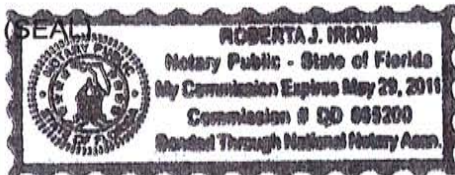
[Signature]
Signature of owner or owner-authorized agent

12/18/07
Date

MARK R FISHER
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 18 day of December, 2007
by Mark R. Fisher, who is personally known to me or who has produced
_____ as identification.



[Signature]
Signature of notary public

ROBERTA J IRION
Printed name of notary public

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Lee County Comprehensive Plan Amendment
Application Form (06/06)

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CompPlanAmendmentApp1.doc

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CPA 2007-00057

Section III Exhibits

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**Exhibit III.A
Location Maps**

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RSW Location Map



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Proposed Animal Kennel / Clinic Site #2
Lee Plan Non-aviation Area
Master Concept Plan Parcels A-G

Proposed Animal Kennel / Clinic Site #1
Lee Plan Hotel Site H
Map III.A - Sheet 2

CONSTRUCTION NOTICE REQUIREMENT

TO PROTECT OPERATIONAL SAFETY AND FUTURE DEVELOPMENT, ALL PROPOSED CONSTRUCTION ON THE AIRPORT MUST BE COORDINATED BY THE AIRPORT DESIGN TEAM (PDC) AND APPROVED BY THE AIRPORT DESIGN TEAM (PDC) PRIOR TO CONSTRUCTION. PDC'S REVIEW SHALL BE APPROXIMATELY 60 DAYS.

NOISE LEVEL	NOISE LEVEL	NOISE LEVEL
100	100	100
100	100	100
100	100	100
100	100	100
100	100	100

LEGEND	LEGEND	LEGEND
100	100	100
100	100	100
100	100	100
100	100	100
100	100	100

LEGEND	LEGEND	LEGEND
100	100	100
100	100	100
100	100	100
100	100	100
100	100	100

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
FORT MYERS, FLORIDA
AIRPORT LAYOUT PLAN

DATE: 12/20/07
PROJECT NO: 00001
FILE NAME: S:\00001-ALP\001.dwg
DESIGNED BY: JLM/PLM
DRAWN BY: JLM
CHECKED BY: S.C.

SHEET 2 OF 15

III.A
Page 2
2007-00057

**Exhibit III.A.2
STRAP Numbers**

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Southwest Florida International Airport



STRAP Numbers

SC TN RG AR BLOCK LOT	DOR	IMP	MOD	TYP	USE	ACRES
36-45-25-00-00005.0000	86	00	0	0	9910	80.4021
36-45-25-00-00002.0000	86	00	0	0	9910	80.4322
31-45-26-00-00001.1030	99	00	0	0	9905	1.99844
31-45-26-00-00001.1040	99	00	0	0	9905	1.99862
31-45-26-00-00001.1010	00	00	0	0	0000	1.86958
31-45-26-00-00001.1020	63	00	0	0	0000	1.86977
31-45-26-00-00001.1080	63	00	0	0	9905	1.17787
31-45-26-00-00001.2000	86	00	0	0	9905	18.8070
31-45-26-00-00001.1050	99	00	0	0	9905	1.99915
31-45-26-00-00001.1060	99	00	0	0	9905	1.99842
31-45-26-00-00001.1000	80	00	0	0	9905	65.2662
31-45-26-00-00001.1070	86	00	0	0	9905	1.58110
36-45-25-01-0000C.0030	84	00	0	0	9910	3.76320
36-45-25-01-0000B.0010	86	00	0	0	9910	4.64957
36-45-25-01-0000B.0020	86	00	0	0	9910	4.20788
36-45-25-01-0000A.0010	86	00	0	0	9910	4.32015
36-45-25-01-0000A.0060	86	00	0	0	0000	4.27278
36-45-25-01-0000A.0110	86	00	0	0	9910	4.26085
36-45-25-01-0000C.0010	86	00	0	0	9910	3.88970
36-45-25-01-0000C.0020	86	00	0	0	9910	3.56987
36-45-25-01-0000B.0040	00	00	0	0	9910	3.99055
25-45-25-00-00005.0010	90	82	6	0	1800	.303731
36-45-25-01-0000A.0020	86	00	0	0	9910	4.11516
35-45-25-00-00003.0000	101	00	0	0	8600	619.218
19-45-26-00-00002.0000	86	82	6	0	2000	1249.40
36-45-25-00-00001.0000	86	00	0	0	9910	280.889
30-45-26-00-00001.1000	86	00	0	0	9905	25.9933
30-45-26-00-00001.1070	86	00	0	0	0000	2.02158
25-45-25-00-00003.0000	101	01	1	0	8600	1083.31
30-45-26-00-00001.1010	63	00	0	0	0000	2.04309
30-45-26-00-00001.1020	63	00	0	0	0000	1.98977
30-45-26-00-00001.1060	63	00	0	0	0000	2.00952
30-45-26-00-00001.1050	63	00	0	0	0000	1.98587
30-45-26-00-00001.1030	63	00	0	0	0000	1.98778
30-45-26-00-00001.1040	63	00	0	0	0000	1.98567
24-45-25-00-00005.001F	90	65	6	0	2700	2.10903
24-45-25-00-00005.001E	90	65	6	0	2700	2.16248
24-45-25-00-00005.001D	90	65	6	0	2700	1.56156
24-45-25-00-00005.001C	90	65	6	0	2700	1.95788
24-45-25-00-00005.001B	90	65	6	0	2700	2.48094
24-45-25-00-00002.0000	101	00	0	0	8600	365.447
24-45-25-00-00005.001A	90	79	4	0	2700	1.96734
32-45-26-00-00001.0000	86	00	0	0	0000	546.046
30-45-26-00-00003.0000	101	00	0	0	8600	910.379
29-45-26-00-00001.0000	86	00	0	0	0000	37.3531
29-45-26-00-00002.0000	101	00	0	0	8600	685.483
19-45-26-00-00002.0010	46	84	6	0	4800	2.90127
17-45-26-00-00003.0000	101	00	0	0	8600	237.227
20-45-26-00-00003.0000						1.0
32-45-26-00-00001.0010						79.91

Section IV Exhibits

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**Exhibits IV.A.1
Revised Table 5**

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Southwest Florida International Airport

TABLE 5



Southwest Florida International Airport TABLE 5 (Revised 12/2007) Existing vs. Proposed Development 2005-2020				
Development	Existing	2005	2010	2020
Landside				
Midfield Terminal Complex	28 gates 764,193 S.F. 798,000 S.F. as-built	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 & Chamberlin Parkway. Access also from Daniels via Tree Line & 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
Airport Maintenance and Auto Repair Shop ⁽⁵⁾	23,000 S.F.			
Parking	14,399 total existing spaces	No improvements planned	Construct 750 additional employee spaces	Ultimately 5,126 total hourly spaces Ultimately 9,342 total daily spaces Ultimately 200 total Taxi/Limo spaces Ultimately 3,000 total rental car spaces
Passenger	11,461 spaces			
Hourly	2,519 spaces			
Daily	8,942 spaces			
Employee	1,288 spaces			
Taxi/Limo/Toll Booth	150 spaces			
Rental Cars	1,500 spaces			
Airport Training & Conference Center	16,000 S.F.			
Gun Range ⁽⁵⁾	8,500 S.F.			
Airside				
Existing Runway 6-24	12,000 ft. X 150 ft. runway	Rehabilitate 6-24, using taxiway as a temporary runway	No improvements planned	No improvements planned
Parallel Runway 6R-24L	No improvements planned	No improvements planned	Begin construction on 9,100ft. X 150ft. runway (5,385 ft. separation between runways)	No improvements planned
Taxiways	Taxiway A-parallel taxiway to Runway 6-24, 12,000 ft. long X 75 ft. wide; Taxiway B-apron taxiway that runs parallel to terminal for transitioning aircraft going from gates to Taxiway A for approximately 1,580 ft.	12,000' parallel South Taxiway F as-built with Midfield construction	Construct parallel taxiway north of Runway 6R-24L (9,100ft. X 75ft. wide) If NLA, then 100ft. wide. Hold bay & by-pass improvements to Runway 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. at former terminal site	253,700 S.Y. 332,900 S.Y. at Midfield as-built	No improvements planned	No improvements planned
Air Cargo	Total of 39,500 S.F. cargo building 69,000 S.Y. apron area	Rehabilitate existing cargo ramp (69,000 S.F.) New freight forwarding facility 15,000 S.F. Expand cargo facilities to 41,189 S.F.	Expand building cargo facilities to 45,389 S.F.	Expand cargo building facilities to 58,314 S.F.
Belly Cargo	15,000 S.F.	No improvements planned	No improvements planned	No improvements planned
General Aviation	8,000 S.F. FBO and hangar facility 26,180 S.F. hangar space 48,650 S.Y. apron area	Construct multi-use hangars (12,500 S.F.)	Infrastructure for second FBO Construct multi-use hangars (41,000 S.F.)	Construct multi-use hangars (75,500 S.F.) Expand GA apron to 49,700 S.Y.
Aircraft Maintenance General Aviation Large Aircraft	Approximately 13,000 S.F.	Construct one hangar to accommodate aircraft including the Boeing 747. Land to accommodate an additional three hangars should be set aside, should it be needed in the future.	26,000 S.F. (using existing facilities)	Expand to 36,000 S.F. necessary
Air Traffic Control Tower (ATCT)	Height 76.91 ft., 8,600 S.F.9		Relocate to midfield-same S.F. as existing 8,600 ft. or more. New height must be greater than 80 ft.**	No improvements planned

8/15/2003 (Revised 12/2007)

Southwest Florida International Airport

TABLE 5



Table 5 (Continued) (Revised 12/2007) Southwest Florida International Airport Existing vs. Proposed Development 2005-2020				
Development	Existing	2005	2010	2020
Airside (Continued)				
Fuel Farm	Commercial (3) 420,000 gallon tanks Jet A General Aviation (4) 15,000 gallon Jet A tanks (1) 12,000 gallon 100LL tank	Added one 420,000 gallon tank Jet A 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
Airline Catering ⁽²⁾	25,000 S.F.			
Miscellaneous	No improvements planned		Relocate high voltage power lines Upgrade airfield emergency generator Helipad (11,000 S.F.) Develop multi-modal center	
Rental Car Expansion		Rental car fuel farm		
Non-Aviation Related Land Uses Commercial and Service Animal Kennel and Clinic Hotel ⁽³⁾ Light Manufacturing/Assembly Gas Station/Convenience Store Warehouse/Distribution Office ⁽³⁾		Construct 25,000 S.F. Construct 3,500 S.F. w/ 24 pumps Construct 25,000 S.F. Construct 75,000 S.F.	40,000 S.F. Construct 300 Rooms Additional 25,000 S.F. Additional 25,000 S.F. Additional 75,000 S.F.	- Additional 50,000 S.F. - Additional 50,000 S.F. Additional 75,000 S.F.

1. This table is for general phasing and major development items only. More specific detail is available in the annual Capital Improvement Plan (CIP) prepared by the Lee County Port Authority for the Southwest Florida International Airport.
2. All non-aviation related development will meet local land development code requirements such as open space requirements listed in LDC Sec. 10-415 and Wetland Impacts requirements listed in LDC Sec. 14-293. All development will be required to undergo local site and zoning review prior to local development order issuance.
3. This Development includes 10% retail.
4. Development within the "Potential Future Development Area" will require amendment of the Lee Plan prior to development.
5. Existing 2003 Airport facilities inadvertently omitted in the Table 5 adopted in 2004.



**Exhibits IV.A.2
Airport Location on Future Land Use Map**

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**Exhibits IV.A.3
Airport Land Uses**

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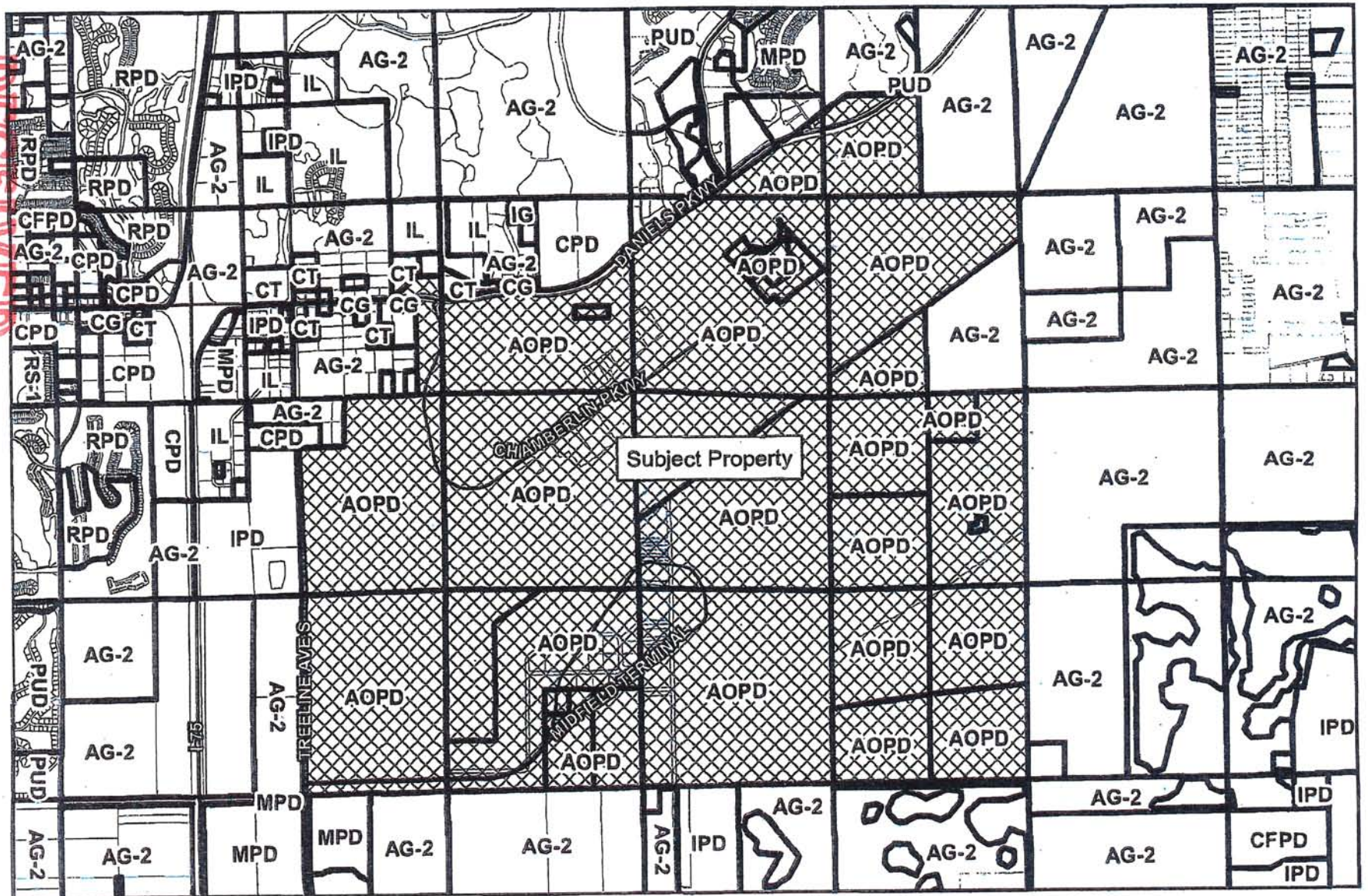
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**Exhibits IV.A.4
Zoning**

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Zoning Map



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IV.A.4
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**Exhibits IV.A.5
Legal Description and Sketch**

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JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

FORT MYERS
NAPLES
PORT CHARLOTTE

2158 JOHNSON STREET
TELEPHONE (841) 334-0048
FAX (841) 334-3661
POST OFFICE BOX 1350
FORT MYERS, FLORIDA
33902-1550

March 14, 2000

LEGAL DESCRIPTION

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PARCELS A, B, C AND D SECTIONS 23, 24, 25, 26, 35 AND 36 TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32 TOWNSHIP 45 SOUTH, RANGE 26 EAST ALL IN LEE COUNTY, FLORIDA

CARL E. JOHNSON
(811-1988)

PARCELA

A tract or parcel of land lying in Sections 23, 24, 25, 26, 35 and 36 in Township 45 South, Range 25 East, and in Sections 17, 18, 19, 20, 29, 30, 31 and 32 in Township 45 South, Range 26 East, all in Lee County, Florida, and being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter (SW-1/4) of Section 35, Township 45 South, Range 25 East, thence run N 89° 20' 16" W a distance of 1321.80 feet to the Point of Beginning. From said Point of Beginning run N 00° 34' 17" W a distance of 2654.20 feet; thence run N 00° 21' 15" E a distance of 2654.86 feet to a point lying along the north line of the Northwest Quarter (NW-1/4) of Section 35, Township 45 South, Range 25 East; thence run N 02° 05' 25" W along the west line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of Section 26, Township 45 South, Range 25 East a distance of 2655.48 feet; thence run N 00° 49' 34" W along the west line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1320.31 feet; thence run N 87° 59' 48" E along the north line of the Southeast Quarter (SE-1/4) of the Northwest Quarter (NW-1/4) of the aforementioned Section 26 a distance of 1356.41 feet; thence run N 01° 04' 03" W along the west line of the Northeast Quarter (NE-1/4) of the aforementioned Section 26 a distance of 1317.08 feet to the northwest corner of the Northeast Quarter (NE-1/4) of the aforementioned Section 26; thence run N 88° 04' 46" E along the south line of the Southeast Quarter (SE-1/4) of Section 23, Township 45 South, Range 25 East a distance of 2027.84 feet; thence run N 01° 04' 08" W along the west line of the East Half (E-1/2) of the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the aforementioned Section 23 for 2542.82 feet to a point on a non-tangent curve on the southerly line of Daniels Parkway (transitioning from 200 feet to 270 feet wide); thence run along said southerly line through said Sections 23 and 24 in Township 45 South, Range 25 East and Sections 19, 18 and 17 in Township 45 South, Range 26 East for the following courses: southeasterly along the arc of a curve to the right of radius 2191.83 feet (delta 09° 36' 28") (chord 367.11 feet) (chord bearing S 85° 27' 02" E) for 367.54 feet to a point of tangency; thence S 80° 38' 48" E for 435.96 feet to a point of curvature; thence southeasterly and easterly along the arc of a curve to the left of radius 2391.83 feet (delta 18° 04' 40")

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ASSOCIATES
LONNIE V. HOWARD
MICHAEL L. LOHR
MICHAEL W. NORMAN
CHURCH L. ROBERTS, IV
BARRY E. SYREN

CA 2007-00057

thence run S 89° 25' 27" W along the south line of the Southeast Quarter (SE-1/4) of said Section 32 a distance of 2645.47 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 32; thence run S 89° 31' 23" W along the south line of the Southwest Quarter (SW-1/4) of said Section 32 a distance of 2649.58 feet to the southwest corner of said Section 32; thence run S 89° 17' 39" W along the south line of the Southeast Quarter of Section 31, Township 45 South, Range 26 East a distance of 2638.68 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 31; thence run S 89° 22' 14" W along the south line of the Southwest Quarter (SW-1/4) of said Section 31 a distance of 2506.33 feet to the southwest corner of said Section 31; thence run S 89° 08' 03" W along the south line of the Southeast Quarter (SE-1/4) of Section 36, Township 45 South, Range 25 East a distance of 2643.51 feet to the southwest corner of the Southeast Quarter of said Section 36; thence run S 89° 08' 03" W along the south line of the Southwest Quarter (SW-1/4) of said Section 36 a distance of 2643.52 feet to the southwest corner of said Section 36; thence run S 89° 20' 02" W along the south line of the Southeast Quarter (SE-1/4) of Section 35, Township 45 South, Range 25 East a distance of 2645.02 feet to the southwest corner of the Southeast Quarter (SE-1/4) of said Section 35; thence run S 89° 20' 16" W along the south line of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 35 a distance of 1321.83 feet to the Point of Beginning.

LESS AND EXCEPT the following described parcels (all from Parcel A):

In Section 36, Township 45 South, Range 25 East:

A tract or parcel of land (parcel 8C, Lee County I.D., 36-45-25-01-0000B.0040) as recorded and described in Official Record Book 2946 at page 1329 of the official records of Lee County, Florida.

Said parcel contains 4.040 acres, more or less.

In Section 30, Township 45 South, Range 26 East:

A tract or parcel of land (Lee County I.D. 30-45-26-00-00001.1010) as recorded and described in Official Record Book 2933 at page 1268 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 30-45-26-00-00001.1020) as recorded and described in Official Record Book 1958 at page 4414 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 30-45-26-00-00001.1030) as recorded and described in Official Record Book 1958 at page 4404 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 30-45-26-00-00001.1040) as recorded and described in Official Record Book 1958 at page 4394 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 30-45-26-00-00001.1050) as recorded and described in Official Record Book 1958 at page 4552 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 30-45-26-00-00001.1060) as recorded and described in Official Record Book 1990 at page 2561 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

In Section 31, Township 45 South, Range 26 East:

A tract or parcel of land (Lee County I.D. 31-45-26-00-00001.1030) as recorded and described in Official Record Book 3181 at page 323 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 31-45-26-00-00001.1040) as recorded and described in Official Record Book 3181 at page 451 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 31-45-26-00-00001.1010) as recorded and described in Official Record Book 2885 at page 1274 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 31-45-26-00-00001.1020) as recorded and described in Official Record Book 1960 at page 1533 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 31-45-26-00-00001.1080) as recorded and described in Official Record Book 2601 at page 2503 of the official records of Lee County, Florida. Said parcel contains 1.185 acres, more or less.

A tract or parcel of land (Lee County I.D. 31-45-26-00-00001.1050) as recorded and described in Official Record Book 2091 at page 927 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

A tract or parcel of land (Lee County I.D. 31-45-26-00-00001.1060) as recorded and described in Official Record Book 2091 at page 922 of the official records of Lee County, Florida. Said parcel contains 2.000 acres, more or less.

Said Parcel A contains 6308.002 acres (net), more or less.

TOGETHER WITH (added to Parcel A):

PARCEL B

A tract or parcel of land lying in the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of Section 23, Township 45 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Northeast Quarter (NE-1/4) run N 00° 17' 41" W along the east line of said fraction for 94.00 feet to the north line of Daniels Parkway; thence run S 88° 39' 26" W along said north line for 49.46 feet to the Point of Beginning.

From said Point of Beginning continue along said north line S 88° 39' 26" W for 572.96 feet and S 88° 07' 09" W for 727.86 feet to the west line of the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of said Section; thence run N 00° 43' 22" E along said west line for 25.51 feet; thence departing said west line and running through the Northeast Quarter (NE-1/4) of said Section 23 the following courses: thence N 88° 06' 12" E for 165.23 feet; thence N 54° 36' 12" E for 729.30 feet; thence N 88° 10' 25" E for 219.31 feet; S 40° 25' 15" E for 494.87 feet; thence S 00° 17' 50" E parallel with the east line of the Northeast Quarter (NE-1/4) of said Section for 46.34 feet to the Point of Beginning.

Containing 7.114 acres, more or less.

TOGETHER WITH (to be added to Parcels A and B):

PARCEL C

A tract or parcel of land lying in the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said fraction run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to an intersection with the northerly right-of-way line of Daniels Parkway; (the following two courses being along and coincident with said northerly right-of-way line) thence S 78° 00' 00" W a distance of 233.32 feet to a point of curvature with a tangent circular curve, concave to the south; thence along said curve, having for its elements a radius of 4743.66 feet, a central angle of 01° 12' 20", a chord distance of 99.81 feet, a chord bearing of S 77° 23' 50" W, and an arc distance of 99.81 feet to the Point of Beginning.

From said Point of Beginning; thence continue along said northerly right-of-way line along a tangent circular curve, concave to the south, having for its elements a radius of 4743.66 feet, a central angle of 07° 46' 39", a chord distance of 643.42 feet, a chord bearing of S 72° 54' 20" W, and an arc distance of 643.92 feet; thence N 54° 00' 00" E a distance of 655.83 feet; thence S 36° 00' 00" E a distance of 62.75 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 180.00 feet, a central angle of 23° 31' 09", a chord distance of 73.37 feet, a chord bearing of S 24° 14' 26" E, and an arc distance of 73.89 feet; thence S 12° 28' 51" E a distance of 80.59 feet to the Point of Beginning.
Containing 1.514 acres, more or less.

TOGETHER WITH (to be added to Parcels A, B and C):

PARCEL D

A tract or parcel of land lying in the Southwest Quarter (SW-1/4) of Section 17 and the Southeast Quarter (SE-1/4) of Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of said Southeast Quarter (SE-1/4) of said Section 18 run N 00° 58' 41" W along the east line of said fraction for 1870.26 feet to the Point of Beginning, said point also lying along the northerly right-of-way line of Daniels parkway.

From said Point of Beginning; thence S 78° 00' 00" W along said north right-of-way line a distance of 213.12 feet; thence N 12° 28' 51" W a distance of 80.55 feet to a point of curvature with a tangent circular curve, concave to the west; thence along said curve, having for its elements a radius of 300.00 feet, a central angle of 23° 31' 07", a chord distance of 122.28 feet, a chord bearing of N 24° 14' 40" W, and an arc distance of 123.15 feet; thence N 36° 00' 00" W a distance of 62.75 feet; thence N 54° 00' 00" E a distance of 1026.83 feet; thence N 89° 30' 50" E a distance of 1301.13 feet to an intersection with the northerly right-of-way line of Daniels Parkway; thence S 54° 00' 00" W a distance of 359.16 feet to a point of curvature with a tangent circular curve, concave to the northwest; thence along said curve, having for its elements a radius of 3114.04 feet, a central angle of 24° 00' 00", a chord

distance of 1294.89 feet, a chord bearing of S 66° 00' 00" W, and an arc
distance of 1304.41 feet, to said Point of Beginning.
Containing 20.625 acres, more or less.

Said Southwest Florida International Airport (Parcels A, B, C and D) contains 6337.255
acres, more or less.



Michael A. Ward (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 5301

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**Exhibits IV.A.7
Aerial Map**

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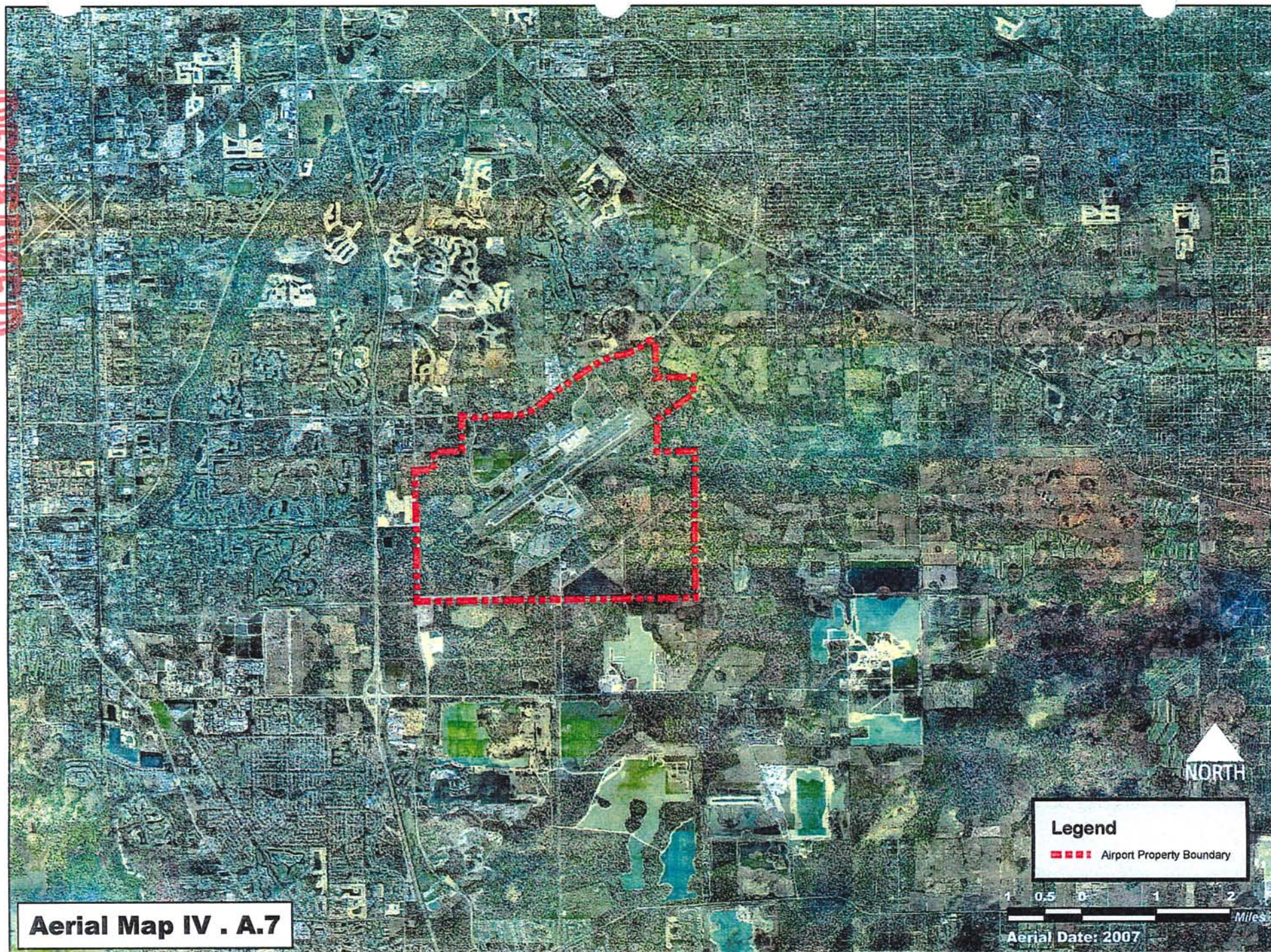
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**Exhibits IV.B.1
Traffic Circulation Analysis**

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Traffic Analysis for Two RSW Animal Kennels/Clinics:

CPA 2003-02 was approved in 2004 incorporating the Southwest Florida International Airport Master Plan Update into the Lee Plan. In that application, vehicle trip generation for the Airport in 2020 was forecasted to be 52,960± for peak season daily traffic conditions. That forecast was based on the relationship between forecasted 2020 enplaned passengers and airport vehicle trips. The ratio was derived from studies performed around the country and included anticipated trips from the proposed non-aviation uses. This request is for up to two animal kennels/clinics on the airport. If this request is approved, the airport's non-aviation uses would include an animal kennel and clinic proposed for the hotel site (Parcel "H" on our adopted Master Concept Plan) and a similar facility on the airport's north side adjacent to Paul J. Doherty Parkway (either Parcels A, B, C, D, E, F, and G on the Airport's adopted Master Concept Plan).

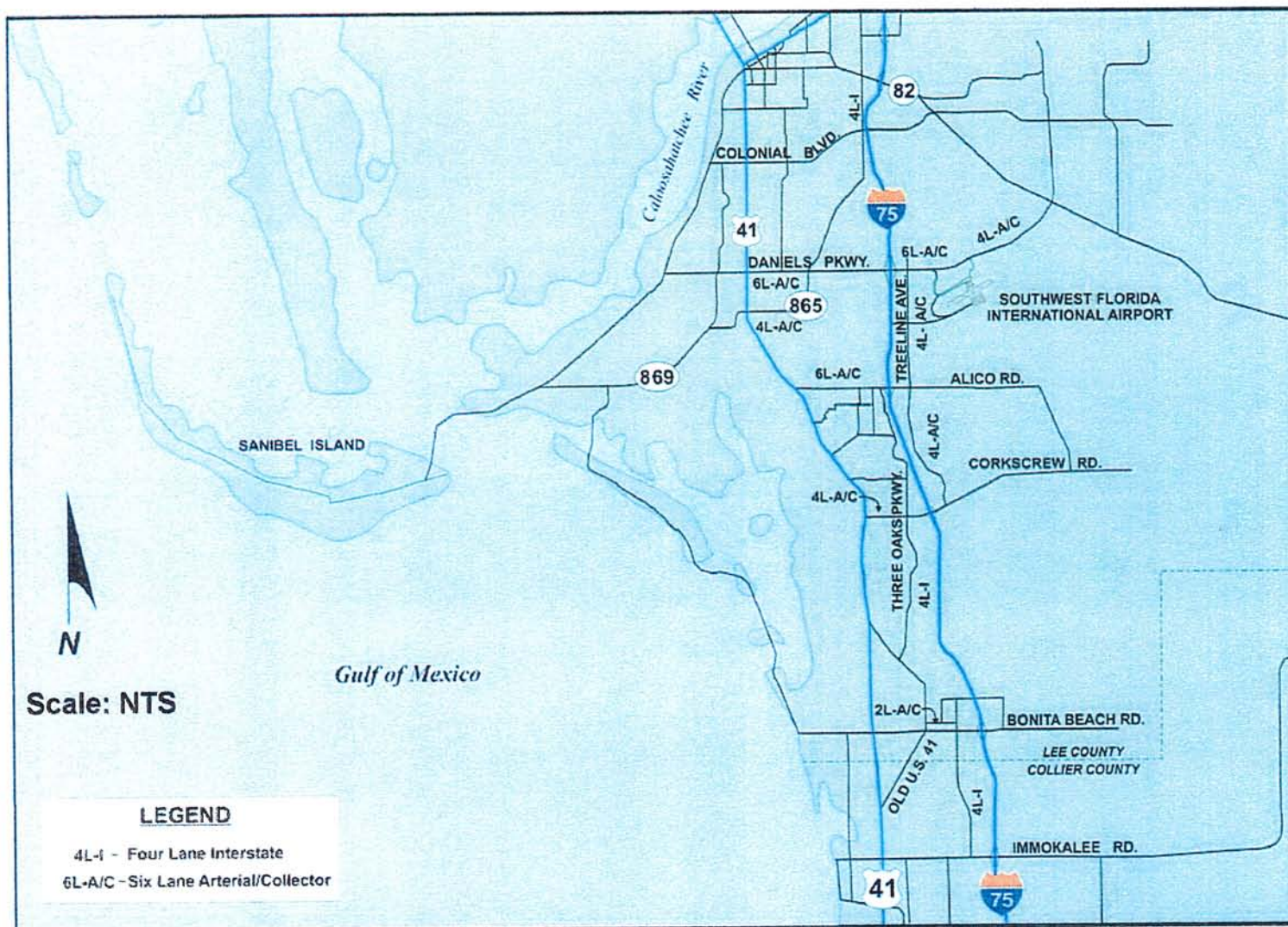
Each of the two kennels has an anticipated not-to-exceed building square footage of 20,000 S.F. and each site is anticipated to be between two and one half acres and five acres in area. Each will have approximately ten employees working in shifts. In addition, the two kennels will both receive periodic deliveries of supplies and services and nearly all of the two groups above will typically originate from and be destined to off-site locations. Approximately 90 percent of the anticipated customers/users of the hotel site kennel and clinic will be existing travelers using the airport and boarding their pets at the airport while they are away from home on business or pleasure trips. It was assumed that perhaps 60 percent of the traffic generated by the Doherty site would be on-site airport travelers. Traffic from the two subject kennel parcels is anticipated to be a very small percentage of the total airport trip generation.

From the Institute of Transportation Engineers "Trip Generation," ITE Category 130 "Industrial Park," was used to generate traffic from the facilities since there is no animal clinic category and kennels are often located in light industrial areas. ITE studies indicate that the trip generation rate per employee for these facilities on an average weekday is 3.34. If this rate is multiplied by the number of employees, the result is 33.4 trips per average weekday (or 67 trips for the two sites). The ITE peak hour trip generation rate is 0.46 trips resulting in 4.6 total peak hour trips for a single facility and 9-10 trips for the combined north and midfield facilities. External project traffic from the hotel site is anticipated to enter and exit the airport via Terminal Access Road to Ben Hill Griffin/Treeline. External trips from the Doherty Parkway site would enter/exit the airport on Doherty to Daniels Parkway and Gateway Boulevard.

For this analysis, it was assumed that no more than 50 new off-site daily trips would result from the addition of these two animal kennels and clinics on the airport. In the peak hour, 9-10 new trips would be created. In the 2006 Lee County "Traffic Count Report," annual average daily traffic on the Terminal Access Road totaled 23,900, on Treeline Avenue to the north 27,100, and on Ben Hill Griffin Parkway south of Terminal access Road 20,900. Traffic on Paul J. Doherty on the airport's north side totaled 800 daily trips, on Daniels east of Doherty 22,300, and on Daniels east of Chamberlin Parkway 37,200 trips. Traffic from the two subject kennel parcels is, once again, anticipated to be a very small percentage of the total airport trip generation and the

existing off-site non-airport traffic. This would result in very minimal new impacts to off-site roadways extending three miles from the project.

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Source: RS&H Traffic Analysis, 2003



RS&H
Reynolds, Smith and Hills, Inc.
Architectural, Engineering Planning
and Environmental Services
Jacksonville, Florida

**Southwest Florida International Airport
Lee County Comprehensive Plan Amendment**

Attachment B - 1
Transportation Network

CPH
2007-00057

**Exhibits IV.B.2.a
Sanitary Sewer Service**

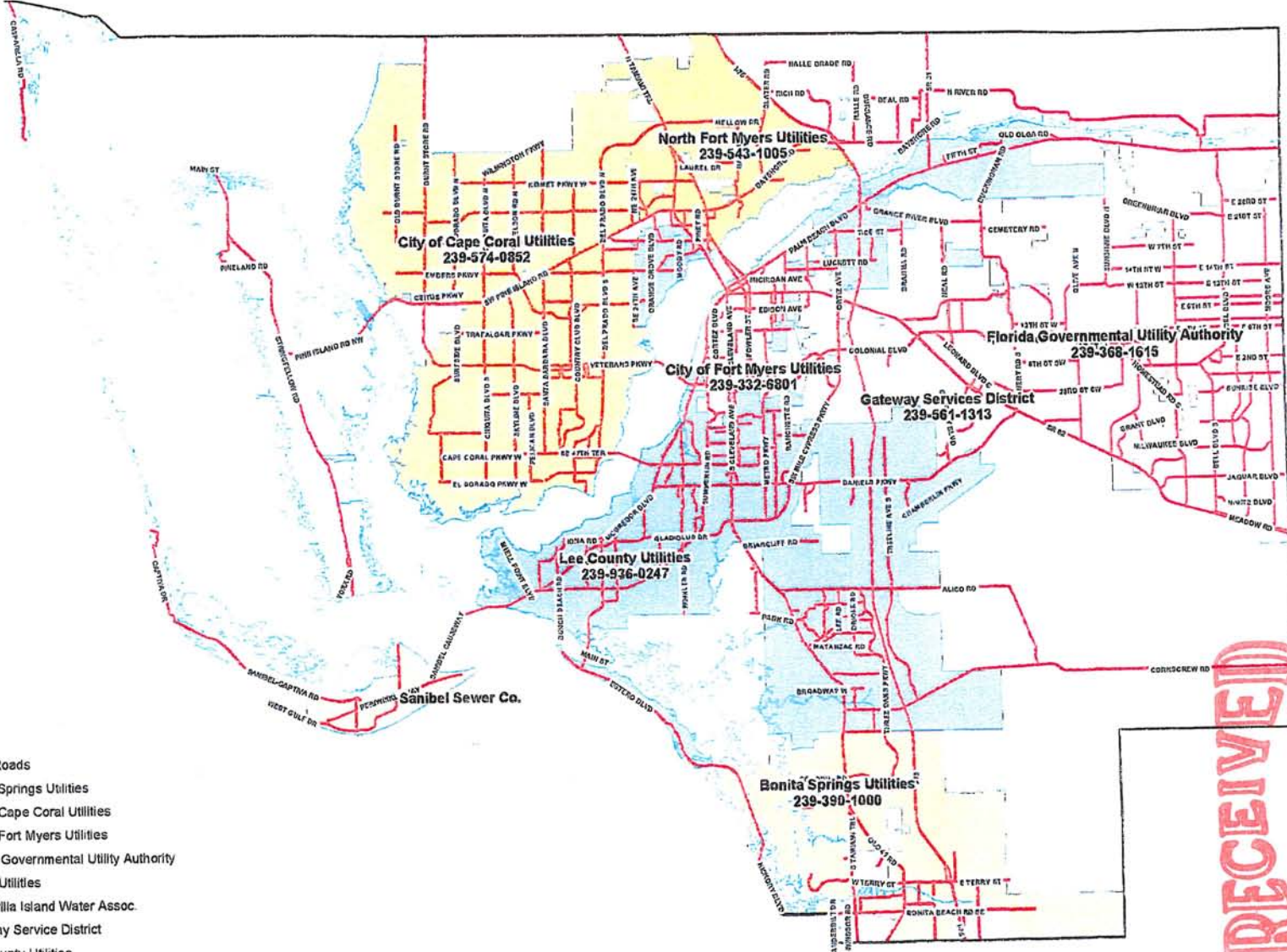
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COMMUNITY DEVELOPMENT

Legend

-  Major Roads
-  Bonita Springs Utilities
-  City of Cape Coral Utilities
-  City of Fort Myers Utilities
-  Florida Governmental Utility Authority
-  Forest Utilities
-  Gasparilla Island Water Assoc.
-  Gateway Service District
-  Lee County Utilities
-  North Fort Myers Utilities
-  Sanibel Sewer Co.



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2007-00057

COMMUNITY DEVELOPMENT

<p>Lee County Utilities Wastewater Franchise Areas</p>	<p>Public Works Utilities Division</p>	<p>Lee County COMMUNITY DEVELOPMENT</p>	<p>Scale: 1" = 18,000' Date: 01/29/2005 Drawn By: DCR Designed By: DCR Checked By: THO Approved By: THO</p>
<p>IV.B.2.a Page 1</p>	<p>Lee County, Florida</p>	<p>1500 Monroe St., Fort Myers, FL 33901 Phone (239) 475-1817 Fax (239) 475-1878</p>	<p>Revision Date</p>

Southwest Florida International Airport



ATTACHMENT B – 2a SANITARY SEWER ANALYSIS

According to a letter from the Lee County Port Authority to the Lee County Utilities Department, a list of total water meters was tabulated within the boundary of Southwest Florida International Airport.

The following lists the water meters belonging to the Port Authority and available Airport tenants:

Water/Sewage Usage at Existing Facilities

Owner	Location	Meter #	Generation (Gal)/Year
LCPA	16000 Chamberlin Parkway	0034744898	377,000
LCPA	Maintenance Bldg.	0031832327	258,000
LCPA	Sewer Plant	0039154456	802,000
LCPA	Main Terminal	0031945250	12,794,000
LCPA	E. End Dump	0039159493	42,000
LCPA	Fuel Farm A11091	0029704586	6,000
LCPA	Fuel Farm A70189	0002184051	223,000
LCPA	Cargo	0041744989	107,000
LCPA	Sewer Lift Station	0039021056	109,000
LCPA	Chiller Bldg.	0031897352	6,412,000
Total LCPA			21,130,000
Other Airport Tenants			
Budget RAC	16020 Chamberlin Parkway	0087128750	902,000
National RAC	16060 Chamberlin Parkway	0087128752	1,566,000
Jet South, Inc/FedEx	11854 Regional Lane	0088615227	221,000
Jet South, Inc/UPS	15960 Chamberlin Parkway	0037348475	264,000
Dollar/Hertz RAC	16050 Chamberlin Parkway	0087128749	952,000
Alamo RAC	16040 Chamberlin Parkway	0039021046	26,000
Avis RAC	16030 Chamberlin Parkway	0039159484	1,049,000
APCOA, Inc	Parking Tollbooth	0087101391	95,000
Airborne Express	10089 Amberwood Road	0037981809	90,000
Caterair/LSG/Sky Chefs	12420 Fuel Farm Road	0031832331	1,029,000
Total Other Airport Tenants			6,194,000
Total All Existing Facilities			27,324,000
Total Average Gal/Day for LCPA			58,900 (Gal/Day)
Total Average Gal/Day for Other Airport Tenants			17,000 (Gal/Day)
Total Average Gal/Day for All Existing Facilities			75,900 (Gal/Day)

Based on FY 2001 Data as recorded from Lee County Utilities Billing Department.

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Comprehensive Plan Amendment

**Exhibits IV.B.2.b
Potable Water Service**

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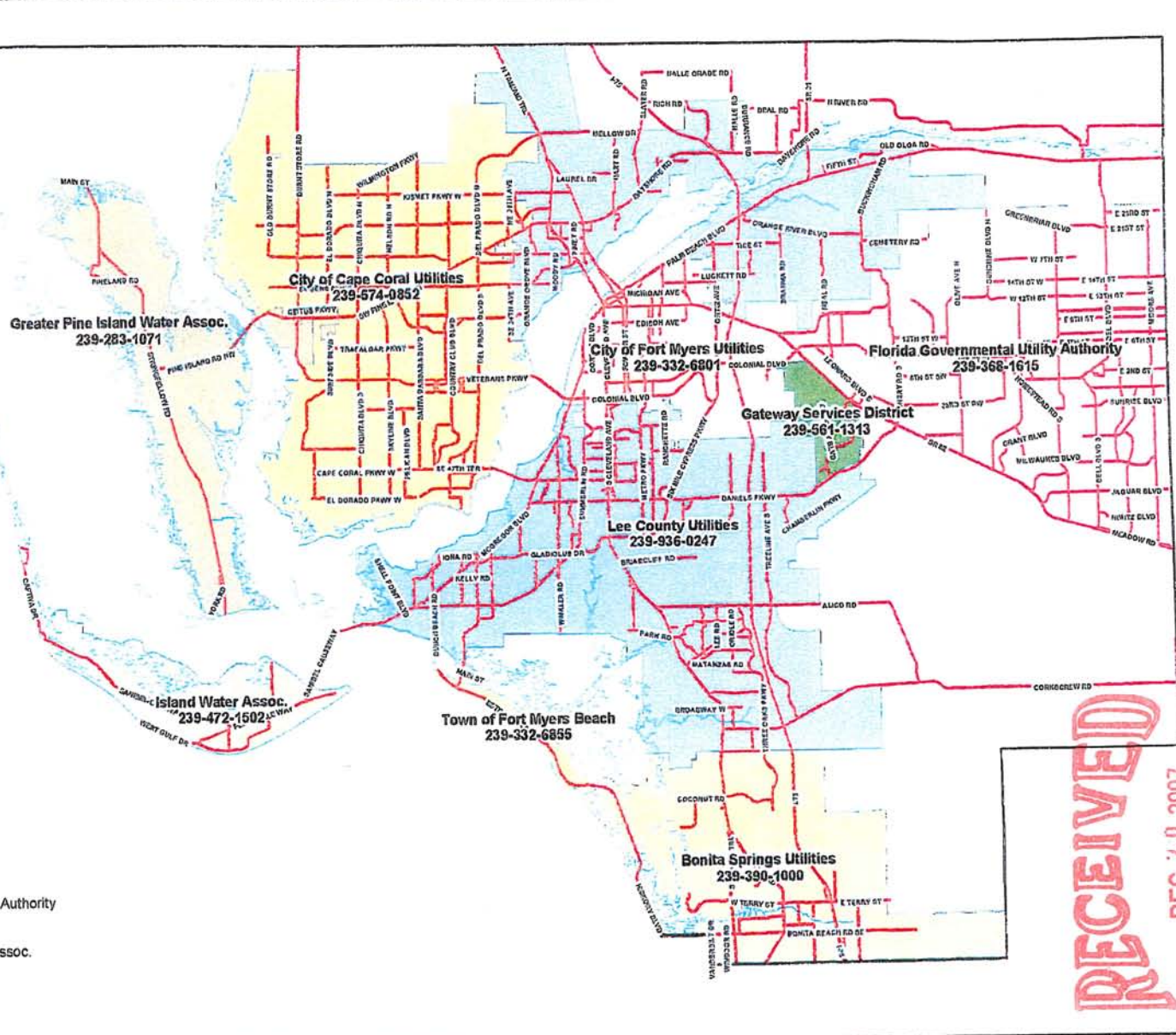
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COMMUNITY DEVELOPMENT

 2007-00057

Legend

-  Major Roads
-  Bonita Springs Utilities
-  City of Cape Coral Utilities
-  City of Fort Myers Utilities
-  Florida Governmental Utility Authority
-  Gateway Services District
-  Greater Pine Island Water Assoc.
-  Island Water Assoc.
-  Lee County Utilities
-  Town of Fort Myers Beach



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Lee County Utilities
Water Franchise Areas

Lee County, Florida

Public Works
Utilities Division

Lee County
Multi-Functional

Scale: 1" = 10,000'	Date: 01/28/2005	Drawn By: DCR	Designed By: DCR
		Checked By: THO	Approved By: THO
		Rev: 0.0	Editor

IV.B.2.b

Page 1

14500 W. 2nd St., Fort Myers, FL 33901
Phone: (239) 475-9181 Fax: (239) 475-9176



ATTACHMENT B – 2b POTABLE WATER ANALYSIS

It is estimated the potable water demand for the Midfield Terminal project will be 120,000 gallons per day. Potable water service is provided from Lee County Utilities Corkscrew water treatment plant. Lee County Utilities owns and maintains a 30-inch potable water line on the project site.

Projected water demand is listed in the chart below for the project planning period and each phase of development.

Southwest Florida International Airport Total Water Demand Projections

Phase	Total Water Demand (MGD)
Existing	0.055257
2005	0.077183
2010	0.093228
2020	0.131850

Source: RS&H 2002, Lee County Port Authority 1999

Traditionally the airport has experienced peak season traffic from January to April, with March being the peak month. In addition to the usual peak season, the airport has been experiencing a healthy increase in enplanements through the summer months (May-August). Historical data suggests variations in water usage are not expected to exceed 0.015867 MGD on average between months.

The estimated water needs through the project planning period were determined by finding the correlation between water usage and passenger enplanements from historical data and using that ratio to predict future use. The total passenger enplanements for 1998 were 2,358,258 and total gallons of water used in 1998 were 20,168,792. Therefore, each passenger enplanement represents approximately 8.6 gallons of water used. This number was projected for the life of the project by applying it to the 2000 Master Plan Update enplanement forecast through 2020.

Water use generated by Airport Support Area Land Use. See text from the Sanitary Sewer Analysis.

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Comprehensive Plan Amendment

Southwest Florida International Airport



Non Aviation Related Land Use Analysis

The calculation of water usage within the non-aviation land use was based on the development square footage listed in the Existing vs. Proposed Development Table prepared for the current Airport Master Plan Update. The development table shows 100,000 square feet of office space will be constructed during the 2005, 2010, and 2020 year per period. A 300-room hotel will be constructed in the year 2020. A 200,000-sq. ft. warehouse distribution center is planned during 2020.

Water and Sewer usage guidelines listed in Section 64E-6.008 in the Florida Administrative Code was used to calculate the potential usage. The F.A.C. the following water and sewage flows:

Office Space 15 gallons per 100 sq. ft.
Hotel/Motel 100 gallons per room
Warehouse Distribution 1 gallon per 20 sq. ft.

Non-Aviation Land Use Water Usage (Gal/day)

Year	Hotel	Office	Warehouse/ Intermodal	Build-Out Total
2005	-	15,000	-	15,000
2010	30,000	30,000	-	60,000
2020	30,000	45,000	10,000	85,000

Source: RS&H Analysis

Total Land Use (Gal/day)

Year	Aviation Land Use	Non-Aviation Land Use	Total
2005	135,600	15,000	150,600
2010	147,200	60,000	207,200
2020	157,700	85,000	242,700

Source: RS&H Analysis

Southwest Florida International Airport



Future Demand Analysis for Aviation Related Activities

Beginning in 2005, the Midfield Terminal will become operational resulting in an increase of terminal building square footage from 380,915 square feet to 761,193 square feet. Current water/sewer usage for water meters billed to Lee County Port Authority for the existing terminal building is calculated at 33.5 gallons per square foot.

For analysis purposes, the similar usage was assumed for the new mid field terminal building. The data was then combined with the other airport tenants shown in the previous table titled Water/Sewer Usage at Existing Facilities. The enplanement average annual growth rate was then applied to project future demand.

The demand for water and sewer from the airport terminal facility compares favorably to the water and sewer demand listed in section 64E-6.008 of the Florida Administrative Code.

Aviation Land Use Water Usage

Year	Enplanements	Water Usage (Gal/Year)	Growth Rate	Total (Gal/day)
2000	2,632,088	27,324,000		74,900
2005	3,294,000	49,201,400	(2000-2005) 4.6%	135,600
2010	3,978,800	51,464,664	(2005-2010) 3.9%	147,200
2020	5,627,100	55,236,355	(2010-2020) 3.7%	157,700

Source: RS&H Analysis and Southwest Florida International Airport Master Plan Update, 2002.

**Exhibits IV.B.2.c
Surface Water Drainage**

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 **2007-00057**



ATTACHMENT B – 2C SURFACE WATER/DRAINAGE BASINS ANALYSIS

Hydrologically, the SWFIA is predominantly located within the Six Mile Cypress Watershed Basin. Generally, all surface water within this basin travels in a westerly direction toward the Six Mile Cypress Strand, the Ten Mile Canal, and then out into the Gulf of Mexico.

Historically, the flow of stormwater runoff within the area of the Airport has been predominantly dispersed over the land surface. With the construction of I-75 directly west of the Airport property, this flow was channeled through two separate box culverts (one north and one south of the northerly section line for Section 34, Range 25 E, Township 45S) and underneath a 145-foot-long bridge on the south end of Section 34. Flow from the interstate box culverts then runs west under Fiddlesticks Boulevard and, ultimately, into the Six Mile Cypress Strand. Flow from the 145-foot-long bridge runs both west to Ten Mile Canal and northwest into Six Mile Cypress Strand, the Ten Mile Canal, and then out into the Gulf of Mexico.

The SFWMD and the Lee County Commissioners have each adopted regulations that limit the surface water outfall for developed properties in the Six Mile Cypress Watershed to 37 cubic feet per second per square mile (csm). Outfalls of greater than 37 csm may result in downstream flooding and create a drought effect for onsite ecological systems. A 37 csm outfall would also result in a beneficial hydroperiod for the downstream Six Mile Cypress Strand.

Lee County includes the 37 csm requirement in its Development Standards Ordinance (DSO). The DSO allow the use of a variety of mitigative efforts, such as onsite water detention in swales and basins, and other structural methods of regulating flow, to reduce the overall discharge into the Ten Mile Canal.

Summary of Airport Stormwater System

Implementation of the midfield terminal relocation added approximately 623.5 acres of additional impervious surfaces and required an expanded surface water management system at SWFIA. This additional impervious surface also includes the future parallel runway.

The basic concept is a self-contained watershed system for the Airport. The watershed boundary is generally Daniels Parkway and its proposed Northeast extension on the North; FPL easement on the east and south; the south line of sections 31,34,35 and 36 on the south; and future Treeline Avenue on the

Southwest Florida International Airport



west. Since sheetflow is predominantly from northeast to southwest, the future Treeline Avenue acts as the control for surface flow coming off the westside of the Airport Property. From Treeline Avenue, it will be routed through two conveyances to positive outfalls.

The plan for surface water runoff near the south side of the existing runway is to perpetuate existing flow to the west. The existing perimeter road will separate the surface water runoff of the existing facilities from that of the proposed facilities. There will be two primary detention areas. The northwesterly detention area will serve the existing terminal facilities and the proposed taxiway and will provide pretreatment and water quality treatment. The southerly detention area will provide pretreatment, water quality and water quantity control for the Midfield Terminal facilities currently under construction. The facilities will discharge to the southerly detention area then over a weir to the westerly flowway. The entire area is and will be held to the 37csm allowable discharge for 25-year storm event by the system design. Control at Treeline Avenue is provided by weirs. Weir gates are used to preempt stormwater runoff or hold water back to protect previously flooded downstream areas.

All future development will be designed similarly to the Midfield Terminal project with a self contained watershed system and will be designed for the 37 csm requirement outlines by the South Florida Water Management District.



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

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PARKS, RECREATION AND OPEN SPACE ANALYSIS

The proposed improvements outlined in the Airport Master Plan Update for the Southwest Florida International Airport are not included. The list of specific uses are defined in Section 2-306 of the Land Development Code for Lee County for Regional Parks and Section 2-346 in the Land Development Code for Community Parks. The Lee County Port Authority has committed in providing the necessary open space requirements outlined in the Land Development Code. This requirement is easily met due to the large amount of open space required for the runway environment by the Federal Aviation Administration. Also included and allowed by the Land Development Code is the inclusion of the storm water management ponds located on site.



**Exhibit IV.B.3.a-f
Letters To and From Service Providers**

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2007-00057



Direct Dial: 239-590-4618
Fax: 239-590-4688

December 13, 2007

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

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

Chief Ed Howell
Lee County Port Authority Aircraft Rescue and Fire Fighting
11000 Terminal Access Road
Suite 8671
Fort Myers, FL 33913

BOARD OF
PORT COMMISSIONERS

A. BRIAN BIGELOW

TAMMY HALL

BOB JAMES

RAY JUDAH

FRANK MANN

Re: Southwest Florida International Airport Comprehensive Plan Amendment

Dear Chief Howell:

We are in the process of preparing an application for a Lee County Comprehensive Plan Text Amendment for Southwest Florida International Airport. The Amendment will add 2 sites for proposed animal kennels and clinics at the future hotel site and non-aviation site along Paul J. Doherty Parkway.

As described in the attached Sections II and III of the Lee County Comprehensive Plan Amendment application, the proposed amendment is to incorporate two animal kennels and clinics totaling a maximum of 10 acres at the locations indicated on the attached map. The Comprehensive Plan Amendment application requires that we provide letters from various providers of service to this area, establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by December 21, 2007; therefore we are requesting your assistance in providing such a letter detailing Lee County Port Authority Aircraft Rescue and Fire Fighting's ability to provide adequate emergency response services as soon as possible in order for us to meet this deadline.

We appreciate your attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4618.

Sincerely,

LEE COUNTY PORT AUTHORITY

William B. Horner, AICP
Planning Manager

WBH/ams
Attachment

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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
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www.flylcpa.com

2007-00057

IV.B.3.a
Page 1

MEMO TO: Bill Horner
Planning and Environmental Compliance

FROM: Ed Howell
ARFF 



DATE: December 17, 2007

SUBJECT: Comprehensive Plan Amendment—Proposed Animal Kennels And Clinics


The Aircraft Rescue and Fire Fighting Department provides all fire protection and nonambulance medical services to the Southwest Florida International Airport. Station 2, located on airport property, is fully staffed and equipped 24 hours per day, 7 days per week. The construction and eventual operation of the proposed 10-acre maximum animal kennels and clinics on airport property will not hamper or impede our ability to continue providing excellent response service to the Southwest Florida International Airport.

If additional information is required, please call me at 590-4566.

JEH:kh
Attachment
M07 BH Kennels
c: Read File
Gary Duncan

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Direct Dial: 239-590-4618
Fax: 239-590-4688

December 13, 2007

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

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

Chief Chris Hansen
Deputy Chief, Public Safety/EMS Manager
Lee County Emergency Medical Services
P.O. Box 398
Ft. Myers, FL 33902-0398
Re: Southwest Florida International Airport Comprehensive Plan Amendment

BOARD OF
PORT COMMISSIONERS

Dear Chief Hansen:

A. BRIAN BIGELOW

TAMMY HALL

BOB JAMES

RAY JUDAH

FRANK MANN

We are in the process of preparing an application for a Lee County Comprehensive Plan Text Amendment for Southwest Florida International Airport. The Amendment will add 2 sites for proposed animal kennels and clinics at the future hotel site and non-aviation site along Paul J. Doherty Parkway.

As described in the attached Sections II and III of the Lee County Comprehensive Plan Amendment application, the proposed amendment is to incorporate two animal kennels and clinics totaling a maximum of 10 acres at the locations indicated on the attached map. The Comprehensive Plan Amendment application requires that we provide letters from various providers of service to this area, establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by December 21, 2007; therefore we are requesting your assistance in providing such a letter detailing Lee County Emergency Medical Services' ability to provide adequate emergency services as soon as possible in order for us to meet this deadline.

We appreciate your attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4618.

Sincerely,

LEE COUNTY PORT AUTHORITY

William B. Horner, AICP
Planning Manager

WBH/ams
Attachment

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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

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LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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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

December 20, 2007

Mr. William Horner
Lee County Port Authority
Southwest Florida International Airport
11000 Terminal Access Road, Suite 8671
Fort Myers, FL 33913-8899

Dear Mr. Horner:

EMS has performed a preliminary assessment of the Comprehensive Plan Amendment for the two sites for proposed animal kennels and clinics at the future hotel site and non-aviation site along Paul J. Doherty Parkway as referenced in your December 13, 2007 letter. Based on the information provided, EMS has no initial concerns with the ability to provide EMS ambulance service to these projects.

Sincerely,

DIVISION OF PUBLIC SAFETY

Chief Chris Hansen
Deputy Director

CH/tm

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2007-00057



Direct Dial: 239-590-4618
Fax: 239-590-4688

December 13, 2007

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

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

Chief Richard Severson
Lee County Port Authority Police
11000 Terminal Access Road
Suite 8671
Fort Myers, FL 33913

BOARD OF
PORT COMMISSIONERS

A. BRIAN BIGELOW

TAMMY HALL

BOB JAMES

RAY JUDAH

FRANK MANN

Re: Southwest Florida International Airport Comprehensive Plan Amendment

Dear Chief Severson:

We are in the process of preparing an application for a Lee County Comprehensive Plan Text Amendment for Southwest Florida International Airport. The Amendment will add 2 sites for proposed animal kennels and clinics at the future hotel site and non-aviation site along Paul J. Doherty Parkway.

As described in the attached Sections II and III of the Lee County Comprehensive Plan Amendment application, the proposed amendment is to incorporate two animal kennels and clinics totaling a maximum of 10 acres at the locations indicated on the attached map. The Comprehensive Plan Amendment application requires that we provide letters from various providers of service to this area, establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by December 21, 2007; therefore we are requesting your assistance in providing such a letter detailing Lee County Port Authority Police's ability to provide adequate police and emergency response services as soon as possible in order for us to meet this deadline.

We appreciate your attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4618.

Sincerely,

LEE COUNTY PORT AUTHORITY

William B. Horner, AICP
Planning Manager

WBH/ams
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COMMUNITY DEVELOPMENT

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
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IV.B.3.c
Page 1

2007-00057

MEMO TO: William B. Horner, AICP
Planning

FROM: Richard H. Severson, Chief
Airport Police & Security

DATE: December 13, 2007

SUBJECT: Comprehensive Plan Amendment



The Lee County Port Authority provides its own law enforcement at both the Southwest Florida International Airport and the Page Field Airport. It is anticipated that we will continue to provide law enforcement services without interruption.

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

RHS:hec
0036m-07/GC.150.a

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2007-00057



Direct Dial: 239-590-4618
Fax: 239-590-4688

December 13, 2007

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

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

Mr. Lindsey Sampson
Lee County Solid Waste Department
10500 Buckingham Road
Fort Myers, FL 33905

Re: Southwest Florida International Airport Comprehensive Plan Amendment

BOARD OF
PORT COMMISSIONERS

Dear Mr. Sampson:

A. BRIAN BIGELOW

TAMMY HALL

BOB JAMES

RAY JUDAH

FRANK WANN


We are in the process of preparing an application for a Lee County Comprehensive Plan Text Amendment for Southwest Florida International Airport. The Amendment will add 2 sites for proposed animal kennels and clinics at the future hotel site and non-aviation site along Paul J. Doherty Parkway.

As described in the attached Sections II and III of the Lee County Comprehensive Plan Amendment application, the proposed amendment is to incorporate two animal kennels and clinics totaling a maximum of 10 acres at the locations indicated on the attached map. The Comprehensive Plan Amendment application requires that we provide letters from various providers of service to this area, establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by December 21, 2007; therefore we are requesting your assistance in providing such a letter detailing Lee County Solid Waste Department's ability to provide adequate waste management services as soon as possible in order for us to meet this deadline.

We appreciate your attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4618.

Sincerely,

LEE COUNTY PORT AUTHORITY


William B. Horner, AICP
Planning Manager

WBH/ams
Attachment

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COMMUNITY DEVELOPMENT

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IV.B.3.d
Page 1

2007-00057



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Jones
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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

December 19, 2007

Mr. William B. Horner
Lee County Port Authority
11000 Terminal Road, Suite 8671
Fort Myers, FL 33913-8899

SUBJECT: Southwest Florida International Airport Comp Plan Amendment

Dear Mr. Horner:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the subject site located along Paul J. Doherty Parkway 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

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2007-00057

COMMUNITY DEVELOPMENT



Direct Dial: 239-590-4618
Fax: 239-590-4688

December 13, 2007

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

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

Mike Horsting
Transportation Planner
LeeTran
6035 Landing View Rd.
Ft. Myers, FL 33907

BOARD OF
PORT COMMISSIONERS

A. BRIAN BIGELOW

TAMMY HALL

BOB JAMES

RAY JUDAH

FRANK WANN

Re: Southwest Florida International Airport Comprehensive Plan Amendment

Dear Mr. Horsting:

We are in the process of preparing an application for a Lee County Comprehensive Plan Text Amendment for Southwest Florida International Airport. The Amendment will add 2 sites for proposed animal kennels and clinics at the future hotel site and non-aviation site along Paul J. Doherty Parkway.

As described in the attached Sections II and III of the Lee County Comprehensive Plan Amendment application, the proposed amendment is to incorporate two animal kennels and clinics totaling a maximum of 10 acres at the locations indicated on the attached map. The Comprehensive Plan Amendment application requires that we provide letters from various providers of service to this area, establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by December 21, 2007; therefore we are requesting your assistance in providing such a letter detailing LeeTran's ability to provide adequate transportation services as soon as possible in order for us to meet this deadline.

We appreciate your attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4618.

Sincerely,

LEE COUNTY PORT AUTHORITY

William B. Horner, AICP
Planning Manager

WBH/ams
Attachment

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COMMUNITY DEVELOPMENT

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

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www.flylcpa.com



Direct Dial: 239-590-4618
Fax: 239-590-4688

December 13, 2007

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

DAVID M. OWEN
PORT AUTHORITY ATTORNEY

Michael Smith
Director, Planning, Growth, and School Capacity
The School District of Lee County
3308 Canal Street
Fort Myers, FL 33916

BOARD OF
PORT COMMISSIONERS

A. BRIAN BIGELOW

TAMMY HALL

BOB JAMES

RAY JUDAH

FRANK WANN

Re: Southwest Florida International Airport Comprehensive Plan Amendment

Dear Mr. Smith:

We are in the process of preparing an application for a Lee County Comprehensive Plan Text Amendment for Southwest Florida International Airport. The Amendment will add 2 sites for proposed animal kennels and clinics at the future hotel site and non-aviation site along Paul J. Doherty Parkway.

As described in the attached Sections II and III of the Lee County Comprehensive Plan Amendment application, the proposed amendment is to incorporate two animal kennels and clinics totaling a maximum of 10 acres at the locations indicated on the attached map. The Comprehensive Plan Amendment application requires that we provide letters from various providers of service to this area, establishing the adequacy/provision of existing and proposed support facilities to this site. The application must be filed by December 21, 2007; therefore we are requesting your assistance in providing such a letter detailing The School District of Lee County's ability to provide adequate services as soon as possible in order for us to meet this deadline.

We appreciate your attention to this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4618.

Sincerely,

LEE COUNTY PORT AUTHORITY

William B. Horner, AICP
Planning Manager

WBH/ams
Attachment

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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

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2007-00057

IV.B.3.f
Page 1



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33956-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

JEANNE S. DOZIER
CHAIRMAN, DISTRICT 2

JANE E. KUCKEL, PH.D.
VICE CHAIRMAN, DISTRICT 3

ROBERT D. CHILMONIK
DISTRICT 1

STEVEN K. TEUBER, J.D.
DISTRICT 4

ELINOR C. SCRICCA, PH.D.
DISTRICT 5

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

December 14, 2007

Mr. William B. Horner, AICP
Southwest Florida International Airport
Lee County Port Authority
1000 Terminal Access Road, Suite 8671
Fort Myers, FL 33913-8899

Re: Southwest Florida International Airport Comprehensive Plan

Dear Mr. Horner,

We have received and reviewed your material on the proposed animal kennel/clinic to be developed and operated on airport property. We find that this non-residential use would have no impact on classroom needs in the school district.

Please contact me if I can be of further assistance.

Sincerely,

Michael R. Smith, Director
Planning, Growth & School Capacity
MikerS@leeschools.net
239.479.5665

MRS/plj

cc: Jim Halley
Project Coordinator, Noise and Airspace

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Page 2

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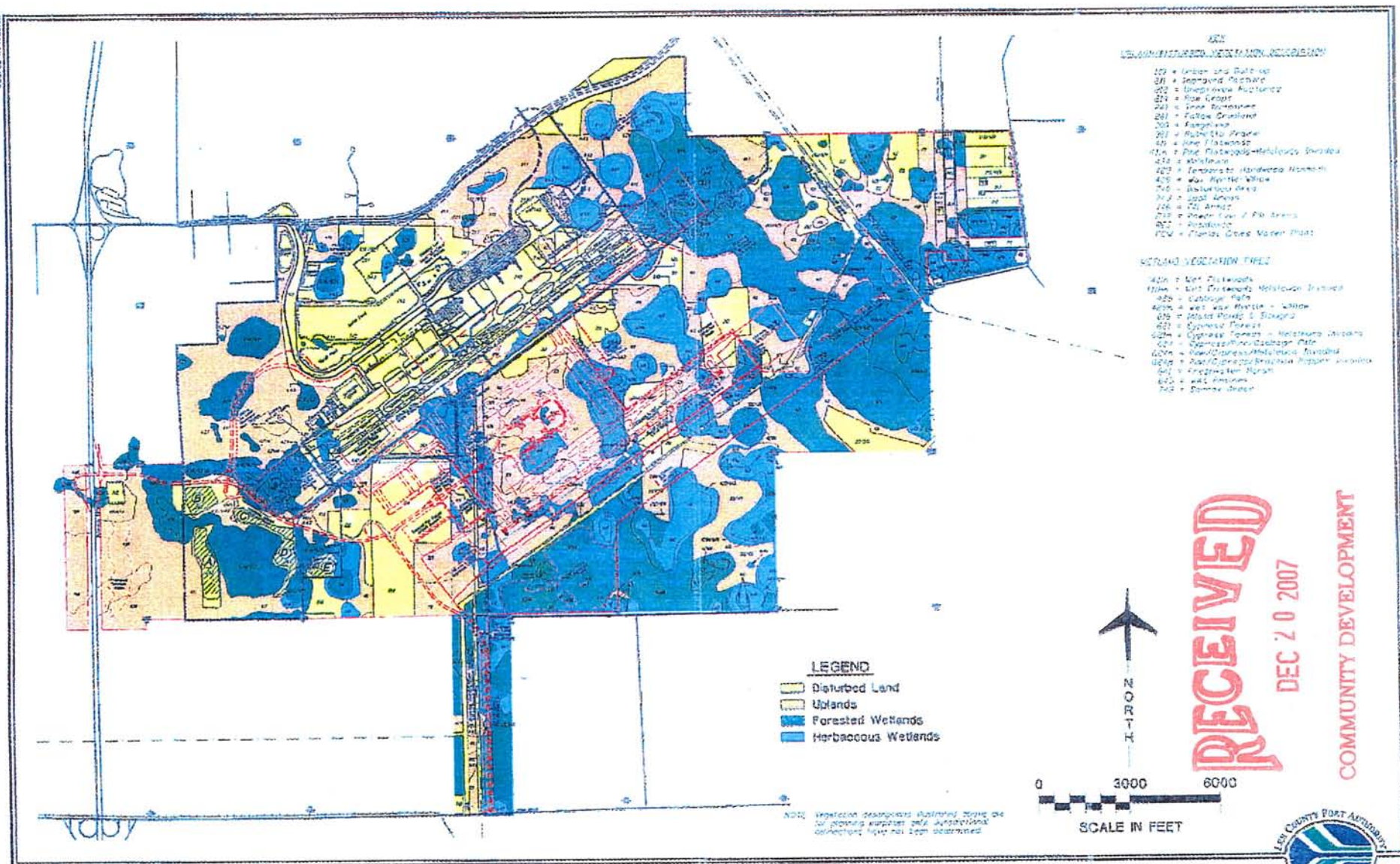
**Exhibits IV.C.1
FLUCCS Map**

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**Exhibits IV.C.2
Soils Map**

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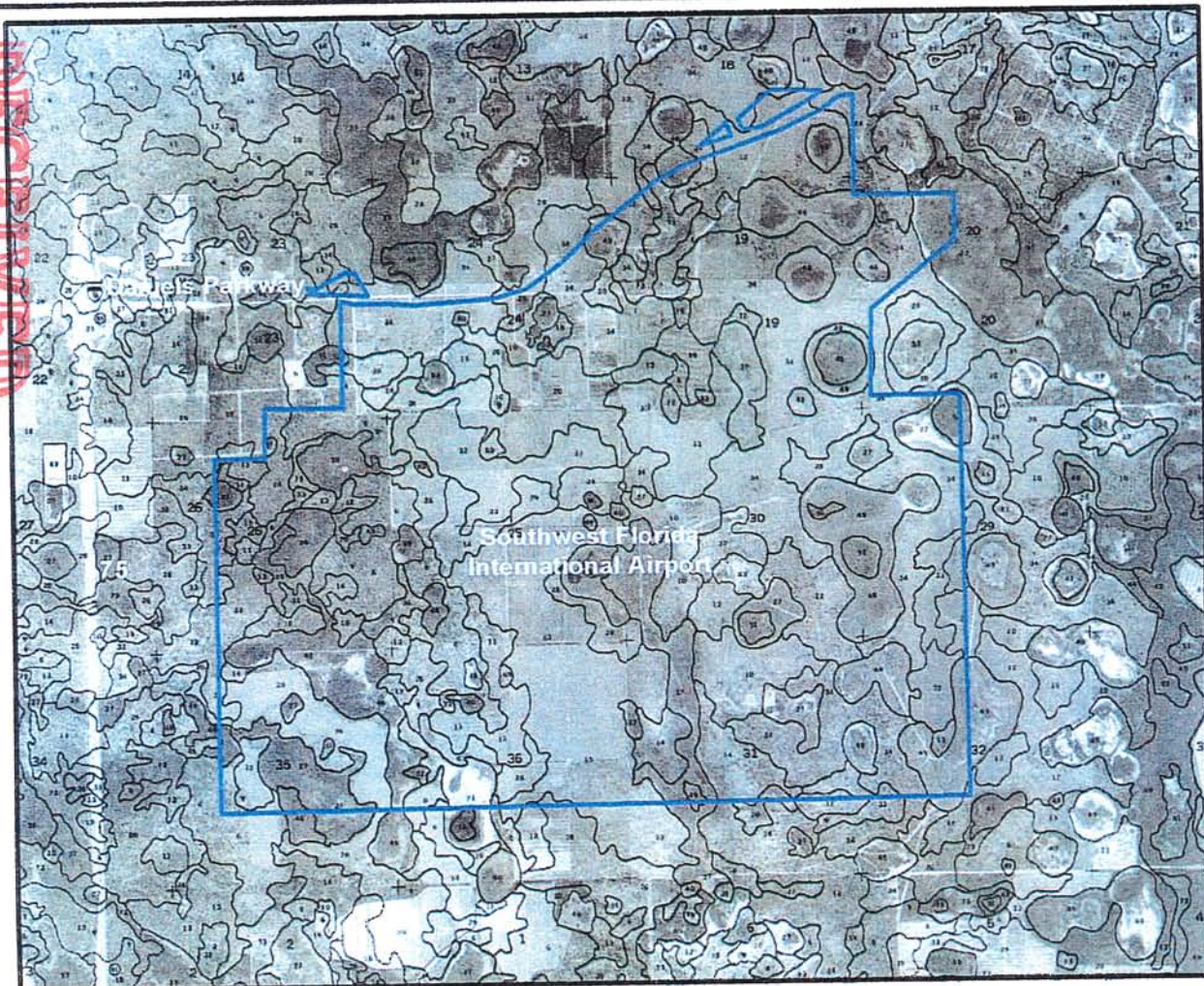
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Source: Kevin L. Erwin Consulting Ecologist, Inc. 2001

- 2 Canaveral fine sand
- 4 Canaveral-Urban Land complex
- 5 Captiva fine sand
- 6 Hallandale fine sand
- 7 Matlacha-Urban Land complex
- 8 Hallandale fine sand, tidal
- 9 Bua Gallei sand
- 10 Pompano fine sand
- 11 Myakka fine sand
- 12 Felda fine sand
- 13 Boca fine sand
- 14 Valkaria fine sand
- 15 Estero muck
- 16 Peckish mucky fine sand
- 17 Daytona sand
- 18 Matlacha gravelly fine sand, limestone substratum
- 19 Gator muck
- 20 Terra Ceia muck
- 22 Besches
- 23 Wulfert muck
- 24 Kesson fine sand
- 25 St. Augustine sand, organic substratum-Urban land complex
- 26 Pineda fine sand
- 27 Pompano fine sand, depressional
- 28 Immokalee sand
- 29 Punta fine sand
- 33 Oldimar sand
- 34 Malabar fine sand
- 35 Webasso sand
- 36 Immokalee-Urban land complex
- 37 Satellite fine sand
- 38 Isles fine sand, slough
- 39 Isles fine sand, depressional
- 40 Ancloste sand, depressional
- 41 Valkaria fine sand, depressional
- 42 Webasso sand, limestone substratum
- 43 Smyrna fine sand
- 44 Malabar fine sand, depressional
- 45 Copeland sandy loam, depressional
- 48 St. Augustine sand
- 49 Felda fine sand, depressional
- 50 Oldimar fine sand, limestone substratum
- 51 Floridana sand, depressional
- 53 Myakka fine sand, depressional
- 55 Cocoa fine sand
- 56 Isles muck
- 57 Boca fine sand, tidal
- 59 Urban land
- 61 Oraino fine sand
- 62 Winder sand, depressional
- 63 Malabar fine sand, high
- 64 Hallandale-Urban land complex
- 66 Caloosa fine sand
- 67 Smyrna-Urban land complex
- 69 Matlacha gravelly fine sand
- 70 Heights fine sand
- 72 Bradenton fine sand
- 73 Pineda fine sand, depressional
- 74 Boca fine sand, slough
- 75 Hallandale fine sand, slough
- 76 Electro fine sand
- 77 Pineda fine sand, limestone substratum
- 78 Chocoe muck



RS&H
Reynolds, Smith and Hills, Inc.
Architectural, Engineering Planning
and Environmental Services
Jacksonville, Florida

Southwest Florida International Airport
Lee County Comprehensive Plan Amendment

Soils Map

**Exhibits IV.C.4
Wetlands Map**

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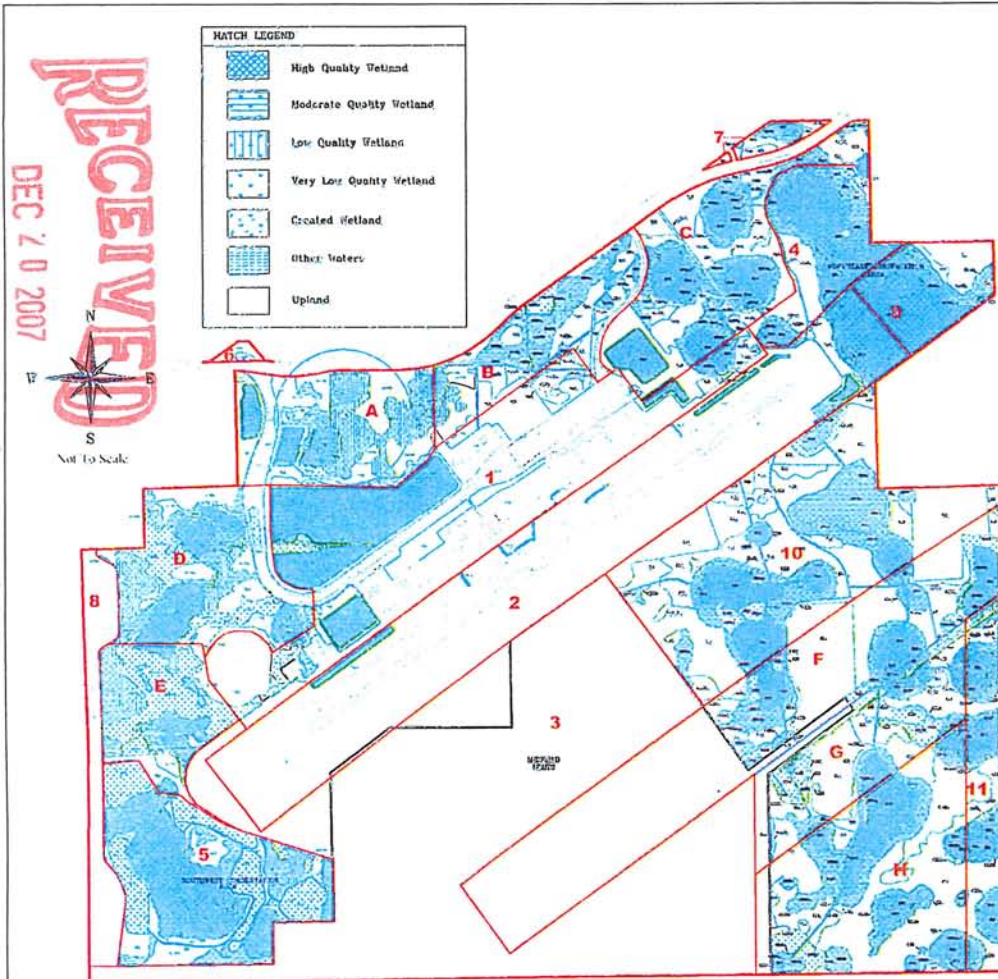
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WETLANDS GRID MAP

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IV.C.4
2007-00057



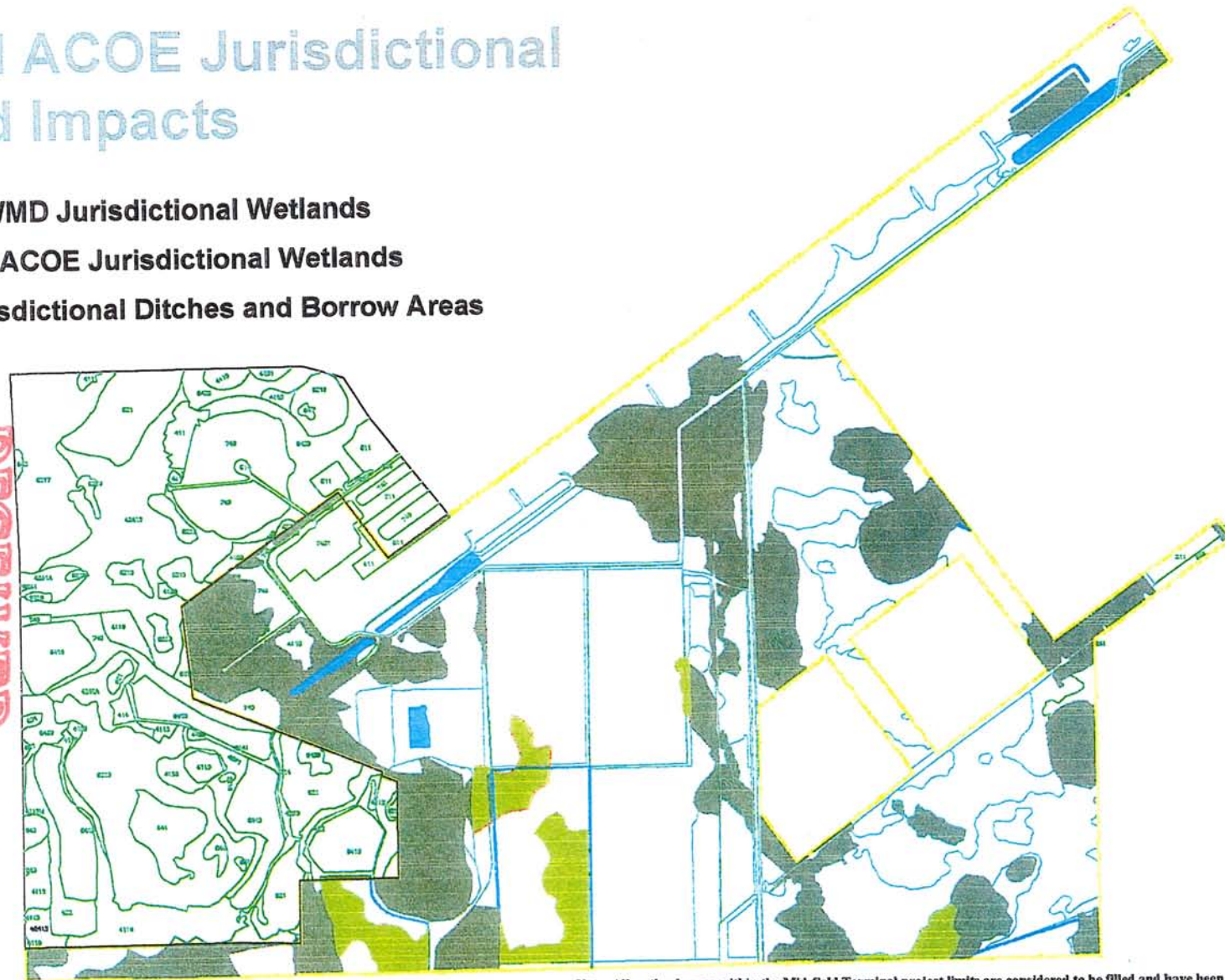
Wetland and Upland Acreage Summary by Identified Development Area

Development Areas (A-H)	Wetland					Other Surface Waters	Uplands	Area Total
	High Quality	Moderate Quality	Low Quality	Very Low Quality	Total			
A-Airport Support Area	25.3	4.2	66.4	3.5	99.4	20.4	121.6	241.4
B-Airport Support Area	13.5	43.2	14.6	7.4	79.1	1.6	102.1	182.8
C-Recreational	55.0	47.5	2.2	2.3	135.9	25.0	137.6	299.5
D-Multi-Modal Facility	62.6	31.2	45.2	41.6	180.6	0.2	87.1	257.9
E-Rental Car Expansion	23.3	30.3	14.7	65.3	133.6	0.0	21.0	154.6
F-Future Parallel Runway & Taxiway	60.8	26.1	8.5	25.3	120.7	2.5	435.2	559.4
G-Future Aviation-Related Development	30.8	18.0	2.8	35.8	87.2	2.4	134.6	224.4
H-Airport Support Area	95.2	61.1	4.6	17.3	179.2	2.0	210.5	391.7
Existing Facilities Areas (1-3)								
1-Existing Land Side Development	10.4	5.4	6.7	17.4	39.9	157.1	465.6	652.6
2-Existing Runway 6-24	47.7	4.3	1.1	0.1	53.2	21.1	655.0	739.3
3-Midfield Terminal Area	0.0	0.0	0.0	0.0	0.0	0.0	1212.5	1212.5
Conservation Easement Areas (4-5)								
4-Northeast Conservation Area	57.2	29.7	0.0	0.0	116.9	0.5	38.1	155.5
5-Southwest Conservation Area	221.9	28.8	2.1	5.4	259.2	0.0	61.3	319.9
Future Development Areas (6-11)								
6-Airport Support Area	1.6	0.0	0.0	0.0	1.6	0.0	5.6	7.2
7-Airport Support Area	3.3	0.0	5.0	0.0	9.4	0.4	12.4	22.2
8-Treeline Water Management System	0.0	0.0	0.0	0.0	0.0	0.0	102.4	102.4
9-Airport Support Area	76.0	7.5	2.2	0.0	85.7	0.0	27.6	113.3
10-Area Between Runways	65.6	120.3	7.0	18.8	211.7	4.7	345.8	562.2
11-Wellfield Site	61.6	16.2	5.3	2.4	85.5	0.0	53.4	138.4
Total	973.7	473.8	189.0	242.3	1878.8	237.9	4241.0	6357.7

Source: Kevin L. Erwin Consulting Ecologist, Inc. and RS&H, 2002

Midfield ACOE Jurisdictional Wetland Impacts

- ACOE/SFWMD Jurisdictional Wetlands
- Additional ACOE Jurisdictional Wetlands
- ACOE Jurisdictional Ditches and Borrow Areas



Note: All wetland areas within the Mid-field Terminal project limits are considered to be filled and have been mitigated.

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Southwest Florida International Airport
MIDFIELD TERMINAL COMPLEX





**Exhibits IV.C.3
Topography Map**

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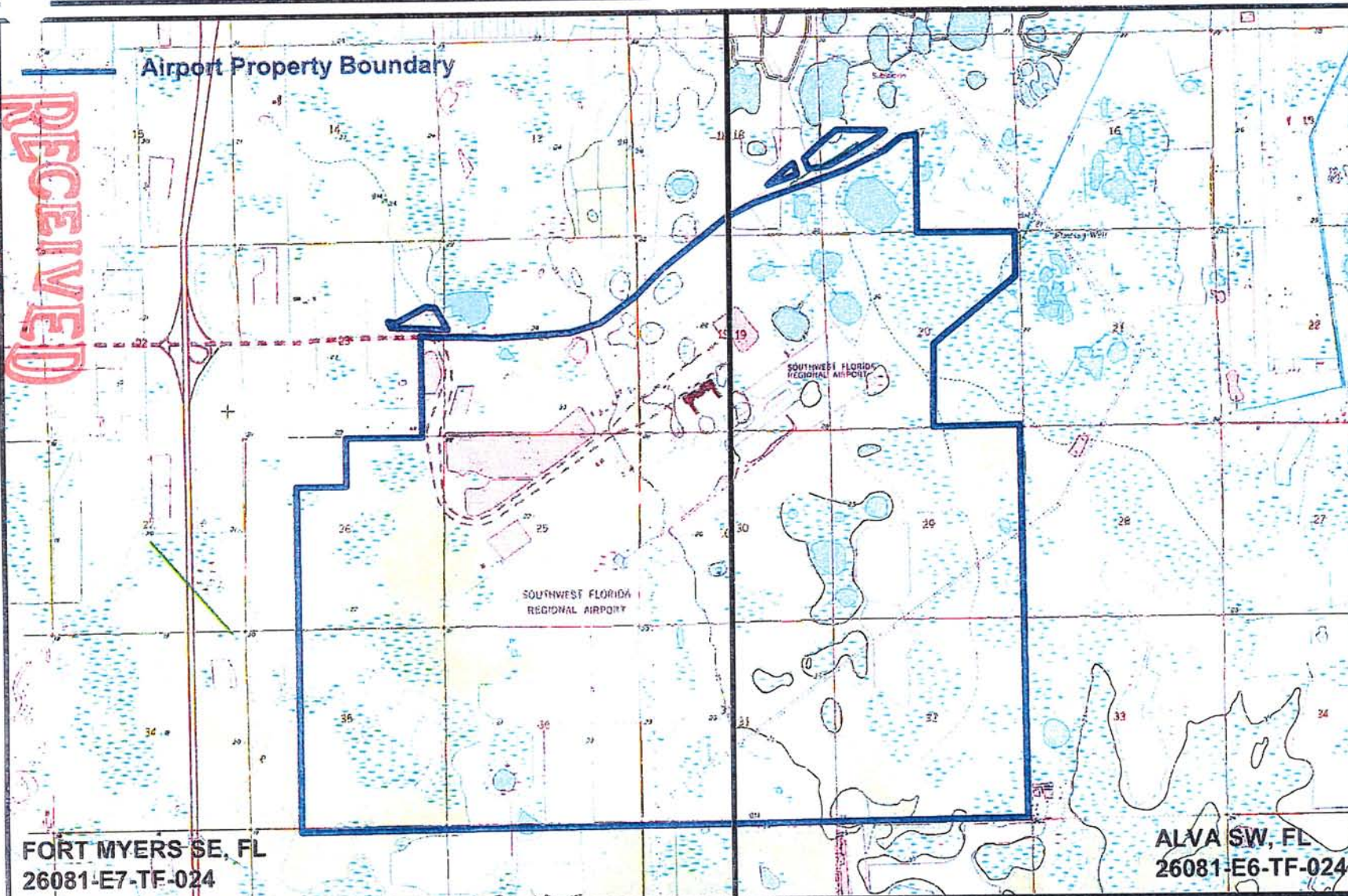
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Source: US Geological Survey

Note: Map shows two Quad sheets as noted above.
Additionally, the airport is not located in a 100-year flood zone.



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**Southwest Florida International Airport
Lee County Comprehensive Plan Amendment**

Topographic Map

**Exhibits IV.C.5
Table of Plant Communities**

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ATTACHMENT C – 1 FLUCFCS INFORMATION AND MAP

Kevin L. Erwin Consulting Ecologist, Inc. (KLECE) mapped the major plant communities on recent rectified digital aerial photography using the January 1999 edition of the Florida Land Use, Forms and Cover Classification System (FLUCFCS), Level III Map F. A fourth digit (Level IV) was included where appropriate to further identify specific habitat types. Any standard three digit FLUCFCS code which has a 9 added to the end indicates that the habitat was disturbed. Disturbances on this property were due primarily to the presence of exotic vegetation. Extensive ground verification was conducted from August through October 2001 to insure the accuracy of this mapping effort. As part of the mapping process, the approximate level of exotic/nuisance plant species infestations within each plant community were delineated. Plant communities were broken down into four potential categories of exotic/nuisance infestation:

- a = 5 – 24 percent cover by exotic/nuisance species,
- b = 25 – 49 percent cover by exotic/nuisance species,
- c = 50 – 75 percent cover by exotic/nuisance species, or
- d = greater than 75 percent cover by exotic/nuisance species.

These exotic species designators (a, b, c, or d) were then added to the standard FLUCFCS Codes to provide additional information on the character and quality of each mapped polygon. Areas without an exotic species designator contained less than five percent cover by exotic or nuisance species. These disturbance designators were not added to FLUCFCS Codes of areas such as improved pasture, fallow cropland, and roadways that are, by definition, highly disturbed habitats. Notes on water levels were also recorded for each wetland system. At the time of the vegetation mapping, evidence of cattle were observed in both conservation areas and all of the site south of the existing runway.

During the habitat mapping and subsequent listed species survey notes on the vegetation characteristic of each habitat type were recorded. This includes the dominant species as well as species that are present in lesser densities. Descriptions of the FLUCFCS Codes delineated on-site are presented below. These descriptions are based on areas of the particular habitat that contained relatively low levels of exotic or nuisance plants. For example, the description of the freshwater marsh community was based on conditions observed in the areas delineated as FLUCFCS Codes 641 (marsh with less than five percent exotics) and 6419a (marsh with 5 – 24 percent exotics). Plant species diversity in habitats assigned as category "a" had similar species diversities to the same habitats with less than five percent

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exotic/nuisance species infestation. Species diversity in habitats assigned as categories "b" and "c" contained fewer species, and each species constituted a smaller percentage of the total vegetative cover than the same habitats with less than five percent cover by exotic/nuisance species. Category "d" was nearly devoid of all native vegetative cover, and species present comprised a low percentage of the total area. Areas mapped as exotics (i.e. FLUCFCS Code 6193 for melaleuca wetlands) typically contained less than five percent remnant native vegetation.

In order to gain a historical prospective of the lands within the study area a series of old aerial photographs have been reviewed. These include black and white 1944 and 1953 1" = 1,320' aerials available from the Natural Resource Conservation Service and the 1977 aerials in the Soil Survey of Lee County, Florida. In the 1944 aerials the study area consists of a mosaic of flatwoods (both upland and wetland) with very sparse tree cover, numerous large freshwater marshes, and scattered areas of cypress. No major farm fields or ditches are apparent. However, the land was likely being used as rangeland for cattle. In the 1953 aerials several farm fields off-site to the north are present. Ditching between several of the large marshes is also in place. The transitional zones of one group of marshes appear to have been cleared and cultivated for the production of row crops. By 1977 (prior to any airport development) farm fields are the dominant feature on the overall site. Extensive agricultural ditching is evident. Evidence of row cropping in transitional zones of additional large freshwater marshes is apparent. Secondary growth of slash pines within the remaining pine flatwoods is also apparent.

A description of current site conditions by FLUCFCS Code (vegetation association) is provided below. The water depths in these descriptions refer to water levels at the time of the January – March listed species surveys. The acreage of each habitat type, by percent cover of exotic species, is provided in Table 4.

Urban and Built-Up (FLUCFCS Code 100)

This land use designation was used to map existing non-aviation development features RSW property. This consists primarily of the car rental facilities. Typically, all native vegetation has been removed and replaced by impervious surfaces, water management areas, and landscaping.

Improved Pasture (FLUCFCS Code 211)

This upland community is dominated by grass and sedge species. Dominant species include bahia grass (*Paspalum notatum*), common carpet grass (*Axonopus fissifolius*), crab grass (*Digitaria* sp.), flat sedges (*Cyperus* spp.), and dog fennel (*Eupatorium capillifolium*). Regular agricultural management activities

Southwest Florida International Airport



have limited the growth of woody plants to widely scattered shrubs. Improved pasture plant communities are dominated by exotic/nuisance species and provide minimal habitat for listed species. These areas were dry at the soil surface during surveying.

Southwest Florida International Airport



Southwest Florida International Airport Summary of Existing Conditions

FLUCFCS CODE	Habitat	Percent Cover By Exotic/Nuisance Species					Total
		>5%	(a) 24%	(b) 25-49%	(c) 50-75%	(d) >75%	
100	Urban and Build-up					44.9	44.9
211	Improved Pasture					147.2	147.2
261	Fallow Cropland					196.0	196.0
*262	Low Pasture					16.0	16.0
321	Palmetto Prairie	30.7					30.7
3219	Palmetto Prairie, Disturbed		40.0				40.0
411	Pine Flatwoods	556.0					556.0
4119	Pine Flatwoods, Disturbed		186.8	67.1	9.6	5.7	269.2
414	Pine/Mesic Oak	5.9					5.9
422	Brazilian Pepper	10.4					10.4
427	Live Oak	0.5					0.5
4289	Cabbage Palm, Disturbed		1.1		0.9		2.0
*4291	Wax-myrtle/Willow, Hydric	78.7	152.7	81.4	11.3	8.8	332.9
4299	Wax-myrtle/Willow, Disturbed	10.2		21.6	23.4		55.2
**514	Drainage Canal					20.9	20.9
*600	Created Wetland	91.5					91.5
*6179	Mixed Wetland Hardwood, Disturbed		4.1	1.0			5.1
*6189	Willow and Elderberry, Disturbed		0.8	1.8			2.6
*619	Exotic Wetland Hardwoods					7.3	7.3
*6192	Exotic Wetland Hardwoods, Brazilian Pepper					1.0	1.0
*6193	Exotic Wetland Hardwoods, Melaleuca					45.5	45.5
*621	Cypress	276.5					276.5
*621c	Cypress, Cut					1.2	1.2
*6219	Cypress, Disturbed		96.0	27.9	7.1	4.3	135.3
*6249	Cypress-Pine-Cabbage Palm Disturbed		8.3	10.2	5.8	1.2	25.5
*625	Hydric Pine Flatwoods	43.0					43.0
*6259	Hydric Pine Flatwoods, Disturbed		142.2	68.5	33.9	94.7	339.3
*641	Freshwater Marsh	445.6					445.6
*6419	Freshwater Marsh, Disturbed		56.0	14.5	1.8	4.0	76.3
*643	Wet Prairie	8.7					8.7
*6439	Wet Prairie, Disturbed		9.9	3.1	12.5		25.5
**742	Borrow Areas					217.0	217.0
743	Spoil Areas					7.0	7.0
748	Cleared Areas					229.8	229.8
811	Airport					2407.4	2407.4
814	Roads and Highways					187.6	187.6
818	Airport Parking					51.2	51.2
Totals							
	Upland Sub-Totals	613.7	227.9	88.7	33.9	3276.8	4241.0
	*Wetland Sub-Totals	944.0	470.0	208.4	72.4	184.0	1878.8
	** Other Surface Waters Sub-Totals	0.0	0.0	0.0	0.0	237.9	237.9

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FLUCFCS CODE	Habitat	Percent Cover By Exotic/Nuisance Species					Total
		>5%	(a) 24%	(b) 25-49%	(c) 50-75%	(d) >75%	
	Project Totals	1557.7	697.9	297.1	106.3	3698.7	6357.7

Fallow Cropland (FLUCFCS Code 261)

Fallow cropland is characterized by a mosaic of open areas with thick patches of Brazilian pepper (*Schinus terebinthifolius*) and wax-myrtle (*Myrica cerifera*). Ground vegetation consists of pasture grasses and invasive species such as bahia grass, broom sedge (*Andropogon virginicus*), common carpet grass, crab grass, dog fennel, and flat sedges. The prevalence of shrubs and sapling trees, which is indicative of a lack of routine agricultural management, differentiates this habitat type from the improved pasture described above. Fallow croplands are dominated by exotic/nuisance plant species and provide minimal habitat for listed species. These communities were dry at the soil surface during surveying.

Low Pasture (FLUCFCS Code 262)

Low pasture, a disturbed transitional wetland community, is dominated by exotic/nuisance species such as bahia grass, dog fennel, melaleuca (*Melaleuca quinquenervia*), and torpedo grass (*Panicum repens*). Additional species found in these areas include common carpet grass, coinwort (*Centella asiatica*), frog-fruit (*Phyllanthus nodiflorus*), wax-myrtle, and Brazilian pepper. Leaf damage caused by the melaleuca weevil (*Oxyops vitiosa*), an insect recently released as a biological control agent for melaleuca, was observed on many of the melaleuca plants within this and other habitats on-site. Low pastures provide minimal habitat, such as periodic foraging habitat for wading birds, for listed species. These areas were dry during the survey period but are typically inundated by less than three inches of water during portions of the wet season.

Palmetto Prairie (FLUCFCS Code 321)

This upland community is dominated by saw palmetto (*Serenoa repens*) with minor amounts of broom sedge and beak rushes (*Rhynchospora* spp.). Scattered gallberry (*Ilex glabra*), pawpaw (*Asimina* sp.), staggerbush (*Lyonia fruticosa*), and running oak (*Quercus pumila*) are also present in this habitat. The diversity of the ground cover stratum is dictated by the density of saw palmetto. In areas of low fire frequency, the saw palmetto forms dense stands and the overall diversity is low.



Pine Flatwoods (FLUCFCS Code 411)

Pine flatwoods, an upland community, is dominated by an overstory of slash pine (*Pinus elliottii*) with scattered cabbage palm (*Sabal palmetto*) and wax-myrtle. The understory is dominated by saw palmetto, ranging from 3 to 7 feet in height, with scattered Caesar-weed (*Urena lobata*), pawpaw, running oak, beak rushes, and sunbonnet (*Chaptalia tomentosa*). Several isolated areas of flatwoods have burned in the last 1 – 2 years. In these areas the saw palmetto is shorter and there is a greater variety of ground cover species. All the pine flatwoods on-site appear to have been logged and are comprised of several age classes of pines. The majority of the flatwoods are dominated by relatively small pine trees (DBH of less than six inches) with scattered larger trees. The lack of significant numbers of larger and older pine trees limits the potential use of these flatwoods for nesting by species such as the red-cockaded woodpecker and American bald eagle.

Pine/Mesic Oak (FLUCFCS Code 414)

This upland habitat occurs in limited quantities within the Runway 6/24 conservation areas adjacent to wetlands. The primary distinguishing characteristic of these areas is the tall (greater than six feet) saw palmetto and presence of oaks and cabbage palms.

Brazilian Pepper (FLUCFCS Code 422)

This FLUCFCS Code was used to identify upland areas dominated by Brazilian pepper. Due to the thick growth exotics, few native species are present. This habitat type is typically associated with human disturbances such as the perimeter berms of farm fields.

Live Oak (FLUCFCS Code 427)

A single small island of this upland habitat type is present in the northeast Runway 6/24 conservation area. Live oak (*Quercus virginiana*) dominates the canopy while swamp fern (*Blechnum serrulatum*), Boston fern (*Nephrolepis exaltata*), and small cabbage palm are the prevalent ground cover species. Vines, such as grape vine (*Vitis* sp.) and wild balsam apple (*Momordica charantia*), are also common.

Cabbage Palm, Disturbed (FLUCFCS Code 4289)

The area mapped as cabbage palm is located in the northeast Runway 6/24 conservation area. This upland habitat is dominated by a dense growth of cabbage palm in the mid story and canopy. Scattered slash pines also occur in the canopy. Ground cover consists primarily of grasses.



Wax-myrtle/Willow, Hydric (FLUCFCS Code 4291)

This wetland community occurs as two forms on the property. A majority of these areas consist of the fringes of large seasonal ponds. These areas were historically wet prairies. Based on a review of historic aerials and observations in the field, it is apparent that many of these transitional zones were cultivated for row crops such as tomatoes, peppers, or melons in the past. During the winter growing season for row crops in southwest Florida these transitional zones would retain sufficient moisture to grow crops without the need of supplemental irrigation. The furrows created by the farming can be seen on historical aerial photographs and are still noticeable on the ground today. This disturbance, reduced hydroperiod caused by the agricultural canals, and reduced fire frequency has facilitated the establishment of wax-myrtle as the dominant vegetation. Ground cover species consist of beak rushes, common carpet grass, crab grass, flat sedges, flat-topped goldenrod (*Euthamia minor*), and little blue maidencane (*Amphicarpum muhlenbergianum*). The second type of this habitat is found in limited quantity west of Chamberlin Parkway. In these areas a dense growth of wax-myrtle, primrose willow (*Ludwigia peruviana*), and Brazilian pepper has overgrown an area that was historically hydric pine flatwoods. Areas mapped as FLUCFCS Code 4291 were dry during the survey period but are typically inundated by 2 – 6 inches of water during the wet season.

Wax-myrtle/Willow, Disturbed (FLUCFCS Code 4299)

The 4299 FLUCFCS Code was used to describe an area of abandon farm field located south of the Daniels Parkway primarily in Section 24. This area was cleared prior to 1966 and, based on a review of aerial photography, had already been fallow for several years by 1986. Currently the field is dominated by wax-myrtle. Additional species commonly occurring in this habitat type include bahia grass, flat-topped goldenrod, little blue maidencane, grape vine, and torpedo grass. Widely scattered slash pine and live oaks are also present.

Drainage Canal (FLUCFCS Code 514)

Previous agricultural operations created a network of drainage canals on the property. These canals typically interconnect the large and other wise isolated seasonal ponds and have altered the hydrology of these areas. The berms adjacent to these drainage ditches are typically densely vegetated by opportunistic species such as melaleuca, Brazilian pepper, willow (*Salix caroliniana*), or wax-myrtle. Vegetation within the ditches varies depending on adjacent land use. However, pickerel weed (*Pontederia cordata*), primrose willow, water lettuce (*Pistia stratiotes*), and torpedo grass, were consistently found in the canals. These waterways ranged from being dry during the survey period to containing water two feet deep. During the wet season, the ditches north of the existing airport facilities



typically flowed north under Daniels Parkway and the ditches south of the existing runway typically flowed south and west.

Created Wetland (FLUCFCS Code 600)

Wetland creation areas were required as mitigation for unavoidable wetland impacts associated with previous airport facility expansions such as the Runway 6/24 extension. Five wetlands were created in the farm fields within the Southwest Conservation Area. These areas were graded, planted and have revegetated as freshwater marshes. The dominant vegetation includes pickerelweed, arrowhead, spikerush, fire flag, and torpedo grass. Dog fennel and bahia grass have become established along the wetland perimeters. A wetland was also created adjacent to Chamberlin Parkway. In this area trees such as cypress, slash pine, and sweet bay (*Magnolia virginiana*) have been planted. Midstory species such as wax-myrtle are also common. The understory is vegetated by species such as torpedo grass, spikerush (*Eleocharis* sp.), marsh pennywort (*Hydrocotyle umbellata*), climbing hempvine (*Mikania scadens*), beak rushes, and flat sedges. Created wetland habitats ranged from dry to holding one foot of water during the survey period. During the wet season these areas are typically inundated by 12 – 48 inches of standing water.

Mixed Wetland Hardwoods, Disturbed (FLUCFCS Code 6179)

This wetland type occurs only in the Northeastern Conservation Area. The habitat is dominated by laurel oak (*Quercus laurifolia*) and cabbage palm. Ground cover is sparse and consists of greenbrier, swamp fern and little blue maidencane. This habitat type is a transitional zone between the upland pine flatwoods and cypress swamp and is typically inundated by less than 2 – 4 inches of water in the summer.

Willow and Elderberry, Disturbed (FLUCFCS Code 6189)

This wetland type was found adjacent to a created lake and in several other disturbed areas on-site. Willow was the dominant species.

Exotic Wetland Hardwoods (FLUCFCS Code 619)

Limited portions of the property consist of highly disturbed wetlands that are completely dominated by exotics. This consists of melaleuca and Brazilian pepper. Scattered patches of swamp fern are also present.



Melaleuca, Hydric (FLUCFCS Code 6193)

This FLUCFCS Code was used to designate disturbed wetlands that consist of near monocultures of melaleuca. It includes transitional fringes of seasonal ponds where the dense growth of melaleuca has virtually eliminated native ground cover species and remnant cypress or pine/cypress wetlands that have become completely overgrown by this exotic. In both cases, native wetland species typically comprise less than ten percent cover. Areas mapped as FLUCFCS Code 6193 were dry during the survey period but are typically inundated by 4 – 12 inches of water during the wet season.

Cypress (FLUCFCS Code 621)

This wetland community is dominated by pond cypress (*Taxodium ascendens*) with minor amounts of bald cypress (*Taxodium distichum*), cabbage palm, slash pine, and melaleuca. Wax-myrtle was the dominant mid-story species with scattered willow and Brazilian pepper. Dominant understory species include swamp fern, bald-rush (*Psilocarya nitens*), poison ivy (*Toxicodendron radicans*), and bladderworts (*Utricularia* spp.). Several species of airplants including, common wild pine (*Tillandsia fasciculata*), needle-leaf airplant (*Tillandsia setacea*), inflated wild pine (*Tillandsia balbisiana*), Spanish moss (*Tillandsia usneoides*), and ball-moss (*Tillandsia recurvata*) were found in cypress plant communities. Cypress swamps provide suitable potential habitat for listed species such as wading bird rookery and roosting sites and Big Cypress fox squirrel nesting habitat. Water depths in cypress habitats ranged from dry at the surface to over two feet of water at the time of the survey. Water marks and adventitious roots on trees indicate that water depths of up to 36 – 48 inches deep occur in some portions of this habitat during the wet season.

Cypress, cut (FLUCFCS Code 621c)

A small area of cut cypress occurs in the eastern portion of the property along the north side of the existing FPL power line. In this area the cypress trees have been cut and are laying on the ground. Ground cover in the area consists of frog fruit, stinkweed (*Pluchea* sp.), dog fennel, and day flower (*Commelina diffusa*). The area was dry during the survey period but is typically inundated by 6 – 8 inches of water during the wet season.

Cypress-Pine-Cabbage Palm, Disturbed (FLUCFCS Code 6249)

This wetland community represents a transitional zone from cypress to pine flatwoods and contains many species present in both community types. The canopy is dominated by pond cypress, cabbage palm, and slash pine, with varying amounts of bald cypress and melaleuca. The mid-story is dominated by young pond cypress and cabbage palm with lesser densities of Brazilian pepper and dahoon holly (*Ilex cassine*). Dominant plants in the understory were typical of both cypress and hydric pine plant communities.



Swamp fern was the dominant understory plant, however, gulfdune paspalum (*Paspalum monostachyum*), little blue maidencane, and pink sundew (*Drosera capillaris*) made up a large proportion of the ground cover. Islands of saw palmetto were also present. These areas were dry during the survey period. Water depths of 6 – 10 inches are common during the wet season.

Hydric Pine Flatwoods (FLUCFCS Code 625)

This wetland plant community is dominated by slash pine, with minor amounts of melaleuca and cabbage palm. The mid-story consists of myrsine (*Myrsine guianensis*) and lesser densities of wax-myrtle and dahoon holly. The understory consists of little blue maidencane, red root (*Lachnanthes caroliniana*), yellow-eyed grass (*Xyris* sp.), maidencane (*Panicum hemitomon*), pink sundew, wire grass (*Aristida stricta*), and inundated beak rush (*Rhynchospora inundata*). Fire suppression and periodic logging have resulted in a dense stand of thin pine trees unsuitable for many listed species. These areas were dry during the survey period and are typically inundated by 1 – 4 inches of water during portions of the wet season.

Freshwater Marsh (FLUCFCS Code 641)

Freshwater marshes occur as large depressions (also known as seasonal ponds) in the landscape and within the center, deepest, portions of cypress swamps. Dominant plant species include arrowhead (*Sagittaria lancifolia*), beak rushes, blue hyssop (*Bacopa caroliniana*), corkwood (*Stillingia aquatica*), maidencane, pickerel weed, and spikerush (*Eleocharis cellulosa*). Several of the freshwater marshes on-site contain small shrub islands. These areas are vegetated by short willow and buttonbush (*Cephalanthus occidentalis*) with sawgrass (*Cladium jamaicense*), primrose willow, and white vine (*Sarcostemma clausum*). Freshwater marshes provide suitable habitat for many listed species, especially wading birds. Water levels at the time of surveying ranged from dry at the soil surface to over two feet deep. Water levels during the wet season, as estimated from water marks and adventitious roots, were as deep as 48 inches in several locations.

Wet Prairie (FLUCFCS Code 643)

Many of the areas on-site that were historically wet prairie have become over grown by either wax-myrtle or melaleuca and, therefore, have been mapped as FLUCFCS Codes 4291 or 6193, respectively. The remaining areas of this wetland plant community type are dominated by species such as little blue maidencane, mild water-pepper (*Polygonum hydropiperoides*), blue hyssop, climbing hempvine, corkwood, frog-fruit, hatpin (*Eriocaulon decagulare*), inundated beak rush, red ludwigia (*Ludwigia repens*), sand cordgrass (*Spartina bakeri*), St. John's wort (*Hypericum* sp.), umbrella grass (*Fuirena* sp.), and yellow-eyed grass. These areas were dry at the soil surface during the survey period and are inundated

Southwest Florida International Airport



by 3 – 8 inches of water during the wet season. Wet prairies provide periodic foraging habitat opportunities for wading birds as water levels recede at the end of the wet season.

Borrow Areas (FLUCFCS Code 742)

Borrow areas were excavated during the construction of the existing airport facilities. They were used both to provide fill material and surface water management. Few patches of emergent vegetation exist in the center of these areas. The littoral zones of the borrow areas, ranging from approximately 3 – 20 feet in width, are dominated by, spikerush and torpedo grass. Wading birds were frequently found around the edge of this habitat type.

Spoil Areas (FLUCFCS Code 743)

This FLUCFCS Code was used to delineate the existing FPL power line maintenance road. This filled road is 2 – 4 feet above grade and bisects several wetlands. Culverts are present at intervals under the road.

Cleared Areas (FLUCFCS Code 748)

The cleared areas category was used to delineate those areas of the site that have been previously cleared of the majority of the native vegetation and are periodically mowed. These areas are vegetated primarily by ground cover species such as bahia grass, Caesar-weed, common carpet grass, coinwort, and marsh pennywort. Scattered clumps of pines, Brazilian pepper, and wax-myrtle are also present. The shrub layer becomes more predominant in areas that are not frequently mowed. The cleared areas were dry during the survey period.

Airport (FLUCFCS Code 811)

This FLUCFCS Code was used to delineate the existing airport facilities (including the runway/taxiway, terminal, support facilities, and all areas within the Aircraft Operations Area) and the Midfield Terminal Complex which is currently under construction.

Roads and Highways (FLUCFCS Code 814)

This FLUCFCS Code consists of paved roads (Chamberlin Parkway, Paul J. Doherty Parkway, and Fuel Farm Road) and dirt roads filled above natural grade. For paved roads, the mapping unit consists of the actual road, the fill side slope, and the maintained median. Dominant species include bahia grass, Bermuda grass (*Cynodon dactylon*), common carpet grass, and marsh pennywort. Even though these roadside shoulders and medians were dry during the survey period, portions of this mapping unit are inundated during the wet season.

Southwest Florida International Airport



Airport Parking (FLUCFCS Code 818)

The existing public parking (short term, long term, and economy) is delineated by this FLUCFCS Code. Little native vegetation is present in these areas.


The conditions observed within the project boundary are typical for this part of Lee County. No unusual or unique features of the plant communities have been observed.

**Exhibits IV.D.1
Historic**

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FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building

500 South Bronough

Tallahassee, Florida 32399-0250

Director's Office

(904) 488-1400

Telecopier Number (FAX)

(904) 488-3353

January 14, 1994

Ms. Janice L. Hatter, Director
State Clearinghouse
Executive Office of the Governor
Room 1603, The Capitol
Tallahassee, Florida 32399-0001

In Reply Refer To:
Denise M. Brait
Historic Sites
Specialist
(904) 487-2333
Project File No. 940023

RE: Cultural Resource Assessment Request
SAI/ FL9104021349CR
Southwest Florida International Airport Parallel Runway
Length and Separation Refinement
Lee County, Florida

Dear Ms. Hatter:

In accordance with the provisions of Florida's Coastal Zone Management Act and Chapter 267, Florida Statutes, as well as the procedures contained in 36 C.F.R., Part 800 ("Protection of Historic Properties"), we have reviewed the referenced project(s) for possible impact to historic properties listed, or eligible for listing, in the National Register of Historic Places, or otherwise of historical or architectural value.

A review of the Florida Site File indicates that no significant archaeological or historical sites are recorded for or likely to be present within the project area. Furthermore, because of the project location and/or nature it is unlikely that any such sites will be affected. Therefore, it is the opinion of this office that the proposed project will have no effect on historic properties listed, or eligible for listing, in the National Register of Historic Places, or otherwise of historical or architectural value. The project is also consistent with the historic preservation laws of Florida's Coastal Management Program.

Ms. Hatter
January 14, 1994
Page 2

If you have any questions concerning our comments, please do not hesitate to contact us. Your interest in protecting Florida's historic properties is appreciated.

Sincerely,

for *Laura A. Kammerer*
George W. Percy, Director
Division of Historical Resources

and
State Historic Preservation Officer

GWP/Bdb

xc: Jasmine Raffington, PCMP-DCA

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FLORIDA DEPARTMENT OF STATE
DIVISION OF HISTORICAL RESOURCES

January 28, 2000

Ms. Jennifer Rice
Reynolds, Smith and Hills, Inc.
4651 Salisbury Road, Suite 400
Jacksonville, FL 32256
Fax (904)279-2491

Dear Ms. Rice:

In response to your inquiry of January 28th, 2000, the Florida Master Site File lists no archaeological sites, historical standing structures, or field surveys in the following parcels of Lee County:

T45S, R25E, Sections 23-26, 35, and 36; T45S, R26E, Sections 17-20, and 30-32.

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.
- As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-487-2333 or at this address.

Sincerely,

Dawn M. Creamer
Dawn M. Creamer, 850-487-2299

Senior Historical Data Analyst, Florida Master Site File
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

State SunCom: 277-2299

Fax line: 850-921-0372

Email: fmsfile@mail.dos.state.fl.us

Web: <http://www.dos.state.fl.us/dhr/msf/>

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DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • (850)488-1480

FAK: (850) 488-3353 • WWW Address <http://www.dos.state.fl.us>

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☐ HISTORIC PRESERVATION

☐ HISTORICAL MUSEUMS

Document#

January 28, 2000

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
Division of Library & Information Services
Division of Historical Resources
Ringling Museum of Art
Division of Licensing
Division of Elections



FLORIDA DEPARTMENT OF STATE
DIVISION OF HISTORICAL RESOURCES

April 6, 2001

Ms. Jennifer Rice
Reynolds, Smith and Hills, Inc.
4651 Salisbury Road
Suite 400
Jacksonville, FL 32256
FAX#: 904-279-2491

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COMMUNITY DEVELOPMENT

Dear Ms. Rice:

In response to your inquiry of April 6, 2001, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

T45S, R25E, Sections 23-26, 35 and 36; T45S, R26E, Sections 17-20, 30-32

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.
- As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-487-2333 or at this address.

Sincerely,

Dawn M. Creamer

Dawn M. Creamer, 850-487-2299
Senior Historical Data Analyst, Florida Master Site File
Division of Historical Resources
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500 South Bronough Street
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FAX: (850) 488-3353 • WWW Address <http://www.dos.state.fl.us>

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April 6, 2001

**Exhibits IV.D.2
Map of Archeological Sensitivity**

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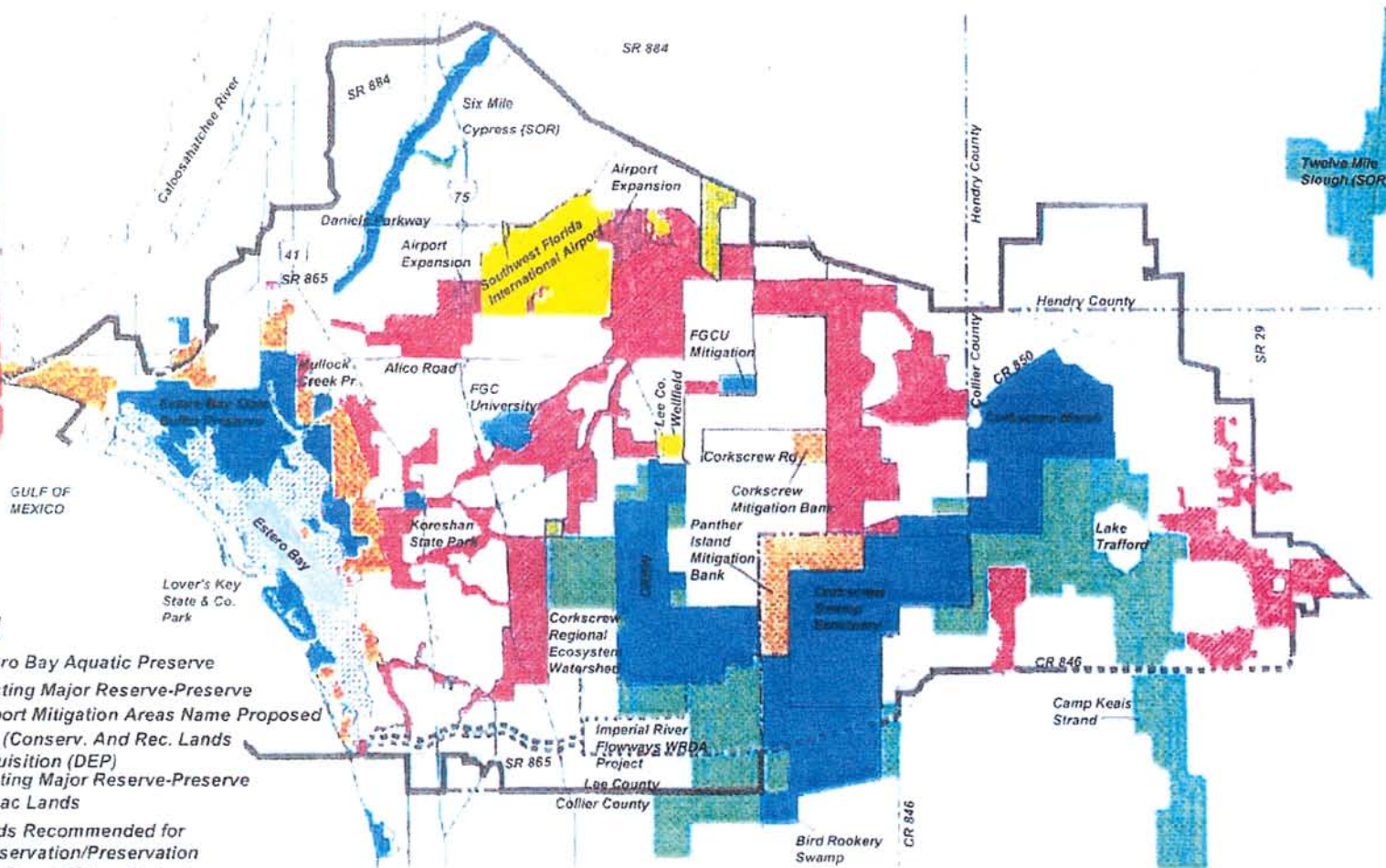
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Legend

-  Estero Bay Aquatic Preserve
-  Existing Major Reserve-Preserve
-  Airport Mitigation Areas Name Proposed
-  Carl (Conserv. And Rec. Lands Acquisition (DEP)
-  Existing Major Reserve-Preserve
-  Clasac Lands
-  Lands Recommended for Conservation/Preservation
-  Lee County/Other Projects



Source: Florida Department of State, 1999



RS&H
Reynolds, Smith and Hills, Inc.
Architectural, Engineering Planning
and Environmental Services
Jacksonville, Florida

**Southwest Florida International Airport
Lee County Comprehensive Plan Amendment**

Attachment D - 2
Archeological/Environmental Sensitivity Map

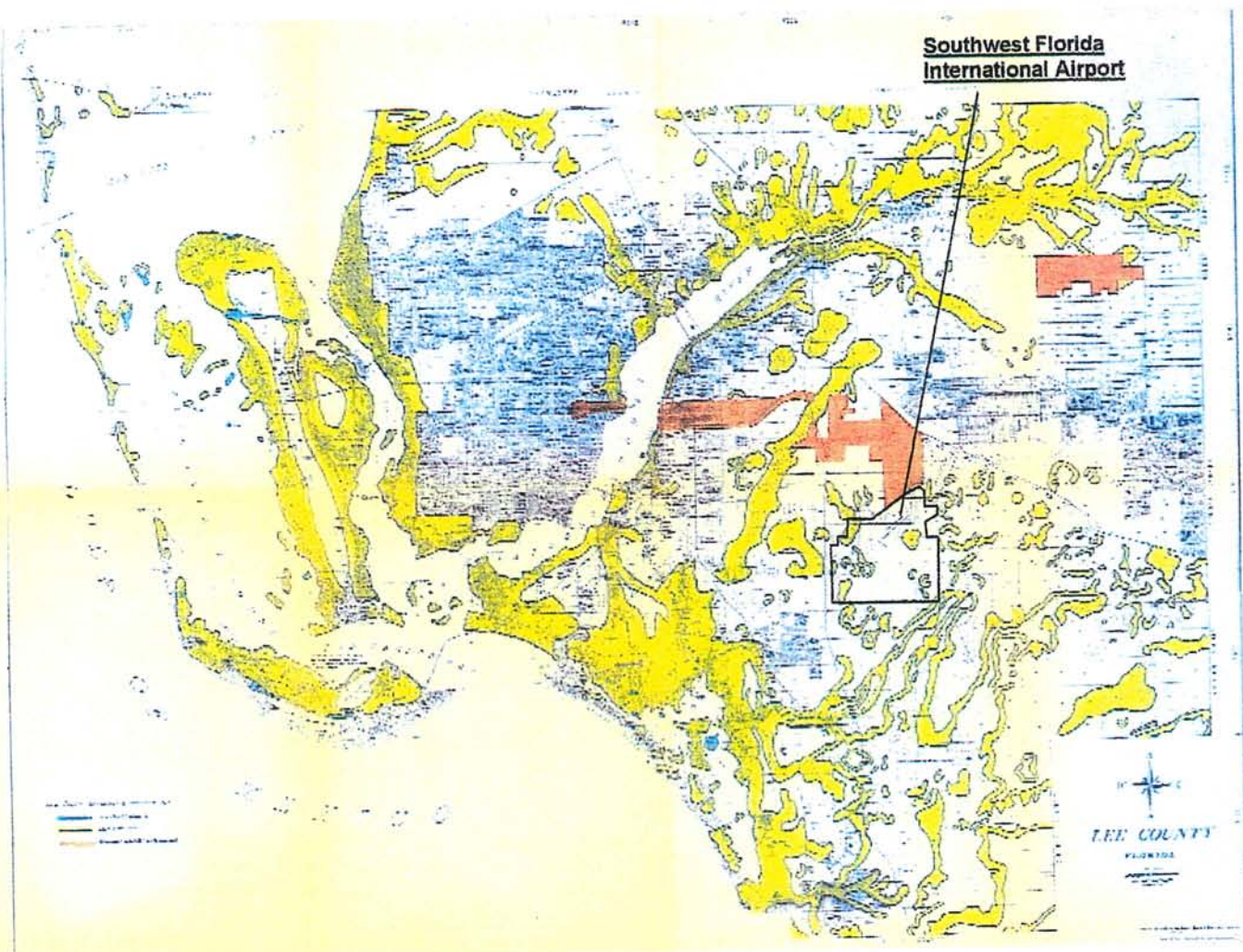
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IV.D.2
Page 2



Source: Florida Department of State, 1999



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Jacksonville, Florida

**Southwest Florida International Airport
Lee County Comprehensive Plan Amendment**

Attachment D - 2
Archeological Sensitivity Map

**Exhibits IV.E
Consistency with Lee Plan**

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EXHIBIT IV.E

INTERNAL CONSISTENCY WITH THE LEE PLAN

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

The proposed development of two animal kennels and clinics at the Southwest Florida International Airport through the year 2020 will not affect the Lee County population projections. The project is to provide a service to existing users of the airport. Users of the airport will be those residing in and visiting the area that use air travel as a primary mode of transportation. The amendment will not require any revisions to Table 1(b) (Planning community Year 2020 Allocations), or the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

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

The subject Lee Plan amendment to add a "Commercial Service – Animal Kennel/Clinic" as a service to the public and additional revenue source is consistent with this objective and will be accommodated in the non-aviation areas previously approved in CPA2003-02 (Airport Master Plan) and will not require a Future Land Use Map amendment.

Policy 1.2.1 references the non-aviation uses in Southwest Florida International Airport Proposed Development Schedule (Table 5). The subject amendment proposes to amend Table 5 to add this additional land use in support of Objective 1.2.

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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 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 (Map 3F). 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)

The proposed amendment to Lee Plan Table 5 will be a tenant leasehold project, which is consistent with the Airport Layout Plan (Map 3F), and will provide a service to airport users and a supplemental source of revenue to support the airport.

POLICY 47.1.4: The Port Authority will continue to investigate commercial and industrial potentials at Page Field and at Southwest Florida International Airport through market surveys and the solicitation and receipt of acceptable proposals for land lease at fair market value as well as efforts to cultivate appropriate public/private partnerships in pursuing this potential. (Amended by Ordinance No. 98-09, 07-09)

The proposed amendment to Lee Plan Table 5 complies with this policy.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

The proposed amendment to Lee Plan Table 5 will be internal to the airport and will not affect adjacent local governments and their comprehensive plans.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

The Southwest Florida Strategic Regional Policy Plan and the Florida State Comprehensive Plan listed in F.S. 187.201 were reviewed. The proposed amendment is in compliance with the following policies of the State Comprehensive Plan:

(11) ENERGY

Policy 1 – Ensure energy efficiency in transportation design and planning and increase the availability of more efficient modes of transportation.

The proposed Lee Plan Amendment of Table 5 will provide a convenience service to the traveling public on-airport by capturing existing airport user traffic and without adding significant new off-airport surface traffic.

(17) PUBLIC FACILITIES

Policy 5 -- Encourage local government financial self-sufficiency in providing public facilities.


The proposed Lee Plan Amendment of Table 5 will allow continued development of the Southwest Florida International Airport with supplemental leasehold revenue from the additional animal kennel and/or clinic use.

**Exhibits IV.F
Additional Requirements for Specific Future Land Use
Amendments**

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ATTACHMENT 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)

Not Applicable

- a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals.

Not Applicable

- b. Provide data and analysis required by Policy 2.4.4.

Not Applicable

- c. The affect of the proposed changes on county's industrial employment goal specifically policy 7.1.4.

Not Applicable

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

Not Applicable

- 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.

Not Applicable

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

Not Applicable

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

Not Applicable