

March 14, 2016

Ms. Marissa C. Fewell, Planner
Lee County Department of Community Development
Planning Division
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
MAR 14 2016
COMMUNITY DEVELOPMENT

Re: **RSW AND FMY AIRPORTS**
CPA2016-00001
Text Amendment Application

CPA 2016-00001

Dear Ms. Fewell:

This letter is provided on behalf of the applicant, Lee County Port Authority, in response to your February 16, 2016 correspondence regarding the above-referenced application. The comments and responses are listed below are in the same order as your correspondence.

IV A.1. General Information and Maps, Provide any proposed text changes

COMMENT 1: The proposed text and table changes will affect additional policies and text throughout the Lee Plan. Please provide this updated text as part of the application.

RESPONSE 1: As discussed in our 2/17/16 phone call and subsequent discussion with County Planning staff, proposed updates are provided attached to address potential for inconsistencies with the horizon years and timeframes in Lee Plan text, as updates to Airport Master Plans, Layout Plans, and Development Schedules may be updated per FAA policies and procedures from time to time. This proposed text change is in addition to the originally submitted update to Policy 47.3.4. We understand that any edits needed to List of Tables or Glossary will be determined by County staff.

Miscellaneous Comments

COMMENT 2: Please provide all correspondence to each responding agency contacted to evaluate information for this application, as part of section IV. B. 3. These agencies include Lee County Port Authority Aircraft Rescue and Fire Fighting, Lee County Division of Emergency Medical Services, Lee County Port Authority Law Enforcement, Lee County Solid Waste Division, and the School District of Lee County.

RESPONSE 2: All correspondence to the responding agencies identified is attached as requested.

Thank you for the opportunity to provide additional information to support this application. If you have any further questions or comments, please feel free to contact me.

Sincerely,

JOHNSON ENGINEERING, INC.



Laura DeJohn, AICP
Director of Planning & Landscape Architecture

cc: Ellen Lindblad
Ian McKay
20150100 task 21

LCPA Updates to Tables 5(a) and 5(b) for RSW and FMY Airports
Proposed Text Changes

In addition to amendments to Policy 47.3.4 proposed in the applicant's original application submittal, amendments to Objective 1.2, Policy 1.2.1, Objective 1.9, Policy 1.9.1, Policy 1.9.2, Policy 1.9.4, and Policy 47.2.5 are proposed in response to staff's insufficiency comments. These amendments are intended to resolve inconsistencies between date references in Lee Plan text and dates referenced in Tables 5(a) and 5(b). These amendments allow more continuity within the Lee Plan for future updating as the Tables and Airport Master Plans, Airport Layout Plans, and Development Schedule Table 5(a) and Table 5(b) are updated from time to time per Federal aviation Administration policies and procedures. Underline indicates additions and strikethrough indicates deletions.

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT AREAS. Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it, as well as research and development activities and other non-aviation related development that is not necessarily related to the airport, ~~through the year 2030~~. Designate on the Future Land Use Map existing and proposed development areas for Page Field General Aviation Airport. The Lee County Port Authority desires to establish non-aviation related uses to provide a supplementary revenue source as well as providing an opportunity for businesses that desire a location on airport property. Designate on the respective Airport Layout Plans suitable areas to accommodate these desired uses and provide general policy guidance as to how these uses will be developed. These categories are also considered Future Urban Areas. (Amended by Ordinance No. 94-30, 02-02, 04-16, 07-12, 09-14, ~~xx-xx~~)

POLICY 1.2.1: Airport Lands includes the existing facility and projected growth areas for the Southwest Florida International Airport and Page Field General Aviation Airport ~~through the year 2030~~. The Airport Lands comprising the Southwest Florida International Airport includes airport and airport-related development as well as non-aviation land uses as proposed in the ~~approved 2003~~ currently adopted Airport Master Plan ~~update~~ and as depicted on the Airport Layout Plan ~~sheet~~ (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)). This mix of uses is intended to support the continued development of the Southwest Florida International Airport. Future development at the Southwest Florida International Airport will also include non-aviation related land uses such as hotels/motels, light industrial, service stations, retail/shopping, and office development. Any future airport expansion or development of aviation-related and non-aviation uses at Southwest Florida International Airport will offset environmental impacts through the Airport Mitigation Lands Overlay (Map 3M) or other appropriate mitigation. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. Wetland mitigation for any future expansion or development of aviation and non-aviation uses on Airport Lands must be designed so it does not create a wildlife hazard. Development and land management practices on airport property will be in accordance with FAA directives and other required agency approvals. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan.

All development on Airport Lands comprising Southwest Florida International Airport must be consistent with Map 3F and Table 5(a). ~~Map 3F depicts the planned expansion of the Southwest Florida International Airport through 2020.~~

Future development on Airport Lands comprising Page Field General Aviation Airport must be consistent with Objective 1.9 and related policies as well as Map 3G and Table 5(b).

If the airport master planning process precipitates a substantive change to the Airport Layout Plan (Map 3F or Map 3G), then the Port Authority must amend Map 3F or Map 3G, as appropriate, prior to obtaining local development approval.

The non-aviation related development areas have been depicted on the approved Airport Layout Plan sheets (Maps 3F and 3G). These uses will be constructed upon Airport lands with long term leases. All development within the non-aviation land use areas will be subject to mitigation requirements for wetland impacts. Mitigation of wetland impacts will be in accordance with the U.S. Army Corps of Engineers and South Florida Water Management District requirements. All non-aviation land use development will meet the indigenous vegetation requirements set forth in the Lee County Land Development Code. (Amended by Ordinance No. 94-30, 00-22, 04-16, 07-12, 09-14, 11-16, 13-12, ~~xx-xx~~)

OBJECTIVE 1.9: PAGE FIELD GENERAL AVIATION AIRPORT. Page Field General Aviation Airport plays a vital role as a reliever airport facility to Southwest Florida International Airport. In its role as a reliever airport, Page Field reduces general aviation traffic from Southwest Florida International Airport, thereby increasing the capacity and efficiency of the International Airport. Therefore, it is important to designate the land comprising the Page Field General Aviation Airport as Airport Lands on the Future Land Use Map. This designation should include adequate land to accommodate the projected growth needs of Page Field General Aviation Airport in its continued role as an airport reliever, including the industrial, commercial and office uses necessary to continue viable aviation activity ~~through 2025~~. (Added by Ordinance No. 09-14, ~~xx-xx~~)

POLICY 1.9.1: In order to create the revenue source necessary to maintain Page Field General Aviation Airport as a viable aviation operation and reliever to Southwest Florida International Airport, the Port Authority seeks to establish non-aviation uses on the Page Field General Aviation Airport property. Suitable locations for these non-aviation uses are designated on the Page Field Airport Layout Plan adopted as Lee Plan Map 3G. The Page Field Airport Layout Plan sheet (Map 3G) was adopted by the Federal Aviation Administration as part of the ~~2002~~ Page Field Airport Master Plan Update. ~~This update and documents comprising the 2002 currently adopted Airport Master Plan approval are~~ is incorporated into the Lee Plan by reference as support for ~~adoption of~~ Map 3G and Table 5(b). (Added by Ordinance No. 09-14, ~~xx-xx~~)

POLICY 1.9.2: The Page Field Airport Layout Plan (Map 3G) identified existing facilities and projected growth areas for both aviation and non-aviation uses ~~through 2025~~. The mix of uses is identified on Table 5(b). This mix of uses is intended to support the continued future development of Page Field General Aviation Airport and includes aviation and non-aviation related land uses such as light industrial and office development and expands the non-aviation uses to include retail development. Development of the aviation and non-aviation uses on Page Field General Aviation Airport property must be consistent with Map 3G and Table 5(b) and will be required to comply with the Lee County Land Development Code regulations, including, but not limited to, the impact fee regulations. Any environmental mitigation deemed necessary to support development of Page Field General Aviation Airport property will be addressed separately by each development project and is not entitled to claim a benefit from the Airport Mitigation Lands Overlay area (Map 3M). (Added by Ordinance No. 09-14, ~~xx-xx~~)

...

POLICY 1.9.4: The Page Field Airport Master Plan and Airport Layout Plan (Map 3G) will be updated in accordance with FAA requirements, no less than every 5-8 years, with the next amendment anticipated to be approved by the Federal Aviation Administration in 2010. A and a corresponding comprehensive plan amendment will be submitted by the Port Authority to update Map 3G and Table 5(b), to reflect the updated Page Field Master Plan as approved. The planning horizon used for the master plan update should be consistent with the Lee Plan Horizon, which can be verified by Lee County as part of the Master Plan Update process. Lee County staff will be included in the Master plan update process as required under the terms of the existing memorandum of understanding regarding airport development. (Added by Ordinance No. 09-14, xx-xx)

...

POLICY 47.2.5: The county will utilize the approved Airport Master Plans and FAR Part 150 Study, including updates, as a basis to amend the comprehensive land use plan and the land development code to prohibit development that is incompatible with the Southwest Florida International Airport or Page Field General Aviation Airport; and, to ensure future economic enhancement consistent with Objective 46.2. Future updates of the Southwest Florida International Airport Master Plan and Page Field General Aviation Airport Master Plan that precipitate substantive changes to the Airport Layout Plans (Map 3F and Map 3G, respectively) will require a Lee Plan Amendment prior to local permitting approval for the affected airport. In accordance with FAA requirements, the Southwest Florida International Airport Master Plans and corresponding Airport Layout Plans (Maps 3F and 3G) will be comprehensively updated in accordance with FAA requirements, at least once every 5 to 8 years. (Amended by Ordinance No. 99-15, 04-16, 09-14, xx-xx)



November 18, 2015

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

Re: FMY & RSW Comprehensive Plan Amendment
Request for Letter of Service Availability

Dear Chief Howell:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Lee County Port Authority for Page Field General Aviation Airport. The Page Field property comprises approximately 378 acres in the South Fort Myers Planning Community. Although the request includes both Page Field and Southwest Florida International Airport Properties, the amendments to sections of the Comprehensive Plan pertaining to Southwest Florida International Airport are of a "housekeeping" nature only and do not include changes to the currently permitted development activity on that site.

The following is a summary of the requested changes requested within the subject application:

This request seeks to amend the Lee Plan to implement changes to Table 5(a) titled "Southwest Florida International Airport Development Schedule" to consolidate the phased horizon years of 2020 and 2030 into one horizon year of 2030. Changes to Table 5(b) titled "Page Field General Aviation Airport Existing vs. Proposed Development 2020-2025" include consolidating the square footages that are listed by quadrant into one total for "Aviation Support Facilities" and consolidating the phased horizon years of 2020 and 2025 into one horizon year of 2025.

The application requires we obtain a Letter of Service Availability from all providers, which must be filed with the application package. If you could please provide us with a letter of availability for your service at your earliest convenience, we would greatly appreciate it.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (954) 626-0123 or rmodys@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Robert E. Modys
Planner

Rem/20150100-CA21.1



November 18, 2015

Scott Tuttle
Public Safety Deputy Director, Chief of EMS
14752 Six Mile Cypress
Fort Myers, FL 33912

Re: FMY & RSW Comprehensive Plan Amendment
Request for Letter of Service Availability

Dear Chief Tuttle:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Lee County Port Authority for Page Field General Aviation Airport. The Page Field property comprises approximately 378 acres in the South Fort Myers Planning Community. Although the request includes both Page Field and Southwest Florida International Airport Properties, the amendments to sections of the Comprehensive Plan pertaining to Southwest Florida International Airport are of a "housekeeping" nature only and do not include changes to the currently permitted development activity on that site.

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Sincerely,

JOHNSON ENGINEERING, INC.

Robert E. Modys
Planner

Rem/20150100-CA21.1



November 18, 2015

Chief John T. Cavanaugh
Lee County Port Authority Police
11000 Terminal Access Road
Suite 8671
Fort Myers, Florida 33913

Re: FMY & RSW Comprehensive Plan Amendment
Request for Letter of Service Availability

Dear Chief Cavanaugh:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Lee County Port Authority for Page Field General Aviation Airport. The Page Field property comprises approximately 378 acres in the South Fort Myers Planning Community. Although the request includes both Page Field and Southwest Florida International Airport Properties, the amendments to sections of the Comprehensive Plan pertaining to Southwest Florida International Airport are of a "housekeeping" nature only and do not include changes to the currently permitted development activity on that site.

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We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (954) 626-0123 or rmodys@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Robert E. Modys
Planner

Rem/20150100-CA21.1



November 18, 2015

Mr. Keith Howard
Acting Director
Lee County Solid Waste Department
10500 Buckingham Road
Fort Myers, Florida 33905

Re: FMY & RSW Comprehensive Plan Amendment
Request for Letter of Service Availability

Dear Mr. Howard:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Lee County Port Authority for Page Field General Aviation Airport. The Page Field property comprises approximately 378 acres in the South Fort Myers Planning Community. Although the request includes both Page Field and Southwest Florida International Airport Properties, the amendments to sections of the Comprehensive Plan pertaining to Southwest Florida International Airport are of a "housekeeping" nature only and do not include changes to the currently permitted development activity on that site.

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Sincerely,

JOHNSON ENGINEERING, INC.

Robert E. Modys
Planner

Rem/20150100-CA21.1



November 18, 2015

Ms. Dawn Huff
Long Range Planner
Division of Operations
School District of Lee County
2855 Colonial Boulevard
Fort Myers, Florida 33966

Re: FMY & RSW Comprehensive Plan Amendment
Request for Letter of Service Availability

Dear Ms. Huff:

We are in the process of preparing an application for a Comprehensive Plan Amendment for Lee County Port Authority for Page Field General Aviation Airport. The Page Field property comprises approximately 378 acres in the South Fort Myers Planning Community. Although the request includes both Page Field and Southwest Florida International Airport Properties, the amendments to sections of the Comprehensive Plan pertaining to Southwest Florida International Airport are of a "housekeeping" nature only and do not include changes to the currently permitted development activity on that site.

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The application requires we obtain a Letter of Service Availability from all providers, which must be filed with the application package. This particular amendment application will have no effect on the Lee County public school system, because there is no new residential associated with the request. We are still required to request a letter from you indicating this, rather than a letter stating the availability of local classrooms. If you could please provide us with this letter at your earliest convenience, we would greatly appreciate it.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (954) 626-0123 or rmodys@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Robert E. Modys
Planner

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