



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

ZONING HEARING

And

LEE COUNTY COMPREHENSIVE PLAN
AGENDA

Wednesday, October 5, 2016

9:30AM

CPA2016-00008	DESCHENES CPA – ADOPTION (Continued from 9/21/2016 BoCC Hearing)
CPA2016-00001	AIRPORT DEV. SCHEDULES UPDATE – ADOPTION
CPA2016-00004	RSW NOISE ZONE UPDATE – ADOPTION
CPA2015-00003	DUSTY METRO – ADOPTION (Continued from 9/21/2016 BoCC Hearing)
DRI2015-00009 & DCI2015-00024 Z-16-008	THREE OAKS 106 RPD (Continued from 9/21/2016 BoCC Hearing)
DCI2016-00001 Z-16-017	RACETRAC AT SIX MILE CYPRESS
DCI2016-00002 Z-16-016	BROOKSHIRE CPD (Continued from 9/21/2016 BoCC Hearing)

**NOTICE OF PROPOSED AMENDMENT TO THE
LEE COUNTY COMPREHENSIVE LAND USE PLAN
(ADOPTION HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, October 5, 2016. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2016-00008 – Deschenes CPA: Amend the Lee Plan Future Land Use Map to redesignate the future land use category of approximately 3.09 acres located at 17470, 17446, and 17440 Wells Road from General Interchange to Sub-Outlying Suburban.

CPA2016-00001, Airport Development Schedules Update: Update Table 5(a), for Southwest Florida International Airport, to consolidate future development into a single phase; update Table 5(b), for Page Field Airport, to consolidate future development into a single phase, and add 25,000 square feet for a multi use hanger; and update Lee Plan Future Land Use and Transportation Elements to reflect these changes and make consistent throughout the Lee Plan.

CPA2016-00004, RSW Noise Zone Update: Update Lee Plan Map 1, Page 5 of 8 Titled “Special Treatment Areas” (Airport Noise Zone Map) and related Lee Plan Policy 1.7.1 to be consistent with the latest Southwest Florida International Airport Part 150 Noise Study.

CPA2015-00003 – Dusty Metro: Amend Lee Plan Future Land Use Map to redesignate 299.01 acres from the Industrial Development and Wetlands future land use categories to the Urban Community and Wetlands future land use categories. Amend Table 1(b), Year 2030 Allocations, to accommodate additional residential development for the Urban Community future land use category within the Gateway/Airport Planning Community. The property is located at the Northeast corner of Alico Road and Michael G. Rippe Parkway.

This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing. Persons with disabilities who need an accommodation to participate in the public hearing should contact Janet Miller at 239-533-8583 or jmiller@leegov.com. To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711.

NOTICE OF PUBLIC HEARING

The Lee County Board of County Commissioners will hold public hearings at 9:30 am, on Wednesday, October 5, 2016 in the Board Chambers at 2120 Main Street, Ft. Myers, FL, to review the written recommendation made by the Hearing Examiner and make a final decision on the zoning cases below.

DRI2015-00009 & DCI2015-00024 / THREE OAKS 106 RPD

A request for the Seventh Amendment to Lee County Development of Regional Impact Number DRI 4-8485-54 to eliminate 1,346,000 square feet of retail and office uses and to allow up to a maximum of 400 residential dwelling units (single-family and/or two-family attached).

Rezone 105.5± acres from Commercial Planned Development (CPD) to Residential Planned Development (RPD) to allow up to a maximum of 400 residential dwelling units (single-family and/or two-family attached) with a maximum building height of up to 35 feet. The project will connect to potable water and sanitary sewer service. No development blasting is being requested.

Located on the southwest corner of Alico Rd. and Three Oaks Pkwy., San Carlos Planning Community, Lee County, FL.

DCI2016-00001 / RACETRAC AT SIX MILE CYPRESS

Rezone 1.9± acres from General Commercial (CG) to Commercial Planned Development (CPD) to allow for a 5,500 square foot convenience food and beverage store with 18 fuel dispensing pumps and a maximum building height of 25 feet. The development will connect to public potable water and sanitary sewer. No development blasting is requested.

Located at 14501 Ben C Pratt Six Mile Cypress Pkwy., S. Ft. Myers Planning Community, Lee County, FL.

DCI2016-00002 / BROOKSHIRE CPD

Rezone 16.5± acres from Commercial Planned Development (CPD) and Planned Unit Development (PUD) to Commercial Planned Development (CPD) to permit development of a maximum of 140,000 square feet of commercial uses including commercial retail and restaurants. The maximum building height proposed is 40 feet. No development blasting is requested. The project will connect to public potable water and sanitary sewer service.

Located at 13451 Brookshire Lake Blvd., South Fort Myers Planning Community, Lee County, FL

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Section, 1500 Monroe St., Ft. Myers, FL. Telephone 533-8585 for additional information.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

Statements before the Board of County Commissioners regarding the zoning case will be strictly limited to testimony presented to the Hearing Examiner, testimony concerning the correctness of the findings of fact or conclusions of law contained in the record, or to allege the discovery of new, relevant information which was not available at the time of the hearing before the Hearing Examiner.

If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, a verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Persons with disabilities who need an accommodation to participate in the hearing should contact Jamie Baker at 239-533-8585 or at jlbaker@leegov.com. To ensure availability of services, please request accommodation as soon as possible, but preferably five or more business days prior to event. Persons using a TDD may contact Jamie Baker through the Florida Relay Services, 711.

CPA2016-00001

**AIRPORT
DEVELOPMENT
SCHEDULES
UPDATE**

Summary Sheet

Airport Development Schedules Update, CPA2016-01

Request:

Update Table 5(a), for Southwest Florida International Airport, to consolidate future development into a single phase; update Table 5(b), for Page Field Airport, to consolidate future development into a single phase, and add 25,000 square feet for a multi use hangar; and update Lee Plan Future Land Use and Transportation Elements to reflect these changes and make consistent throughout the Lee Plan.

Transmittal:

The Board of County Commissioners *transmitted* the proposed amendment as recommended by staff and the Local Planning Agency on August 3, 2016.

BRIAN HAMMAN	<u>AYE</u>
LARRY KIKER	<u>AYE</u>
FRANK MANN	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
CECIL L. PENDERGRASS	<u>AYE</u>

Objections, recommendations and comments from state reviewing agencies:

Lee County received responses from the following review agencies addressing the transmitted amendment: Florida Departments of Agriculture and Consumer Services; Education; and Economic Opportunity; the Florida Fish and Wildlife Conservation Commission; the Southwest Florida Regional Planning Council; and the South Florida Water Management District. All correspondence from the state reviewing agencies has been attached to this staff report.

There were no objections to the proposed amendment.

Staff Recommendation:

Staff recommends that the Board of County Commissioners *adopt* the amendment to the Lee Plan as transmitted.

LEE COUNTY ORDINANCE NO. _____
(Airport Development Schedules Update)
(CPA2016-00001)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “LEE PLAN,” ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE AIRPORT DEVELOPMENT SCHEDULES UPDATE (CPA2016-00001) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED TEXT AND TABLES 5(A) AND 5(B); LEGAL EFFECT OF “THE LEE PLAN”; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (“Lee Plan”) Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners (“Board”); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency (“LPA”) held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on June 27, 2016; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on August 3, 2016. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Airport Development Schedules Update (CPA2016-00001) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the August 3, 2016 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies’ written comments; and,

WHEREAS, on October 5, 2016, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt text and table amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "Airport Development Schedules Update Ordinance (CPA2016-00001)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which updates the Lee Plan Future Land Use and Transportation Elements, updates Table 5(a) for Southwest Florida International Airport, and updates Table 5(b) for Page Field Airport known as Airport Development Schedules Update (CPA2016-00001).

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A and Exhibit B.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____. The vote was as follows:

John E. Manning	_____
Cecil L Pendergrass	_____
Larry Kiker	_____
Brian Hamman	_____
Frank Mann	_____

DONE AND ADOPTED this 5th day of October 2016.

ATTEST:
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: _____
Deputy Clerk

BY: _____
Franklin B. Mann, Chair

DATE: _____

Approved as to Form for the
Reliance of Lee County Only

County Attorney's Office

Exhibit A: Adopted revisions to text (Adopted by BOCC October 5, 2016)
Exhibit B: Adopted revisions to Tables 5(a) and 5(b) (Adopted by BOCC October 5, 2016)

**CPA2016-01 Airport Development Schedules Update
Proposed Lee Plan Text Amendments**

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)

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~~ Federal Aviation Administration 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 ~~L~~ands 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)

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)

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 t~~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)

POLICY 1.9.2: The Page Field Airport Layout Plan (Map 3G) identifies ~~d~~ 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)

POLICY 1.9.4: The Page Field Airport Master Plan and Airport Layout Plan (Map 3G) will be updated in accordance with Federal Aviation Administration requirements no less than every 5-8 years, with the next amendment anticipated to be approved by the Federal Aviation Administration in 2010. A with a corresponding comprehensive plan amendment ~~will be~~ submitted by the Port Authority to update Map 3G and Table 5(b) prior to obtaining local development approval. ~~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)

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 obtaining local development order 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 3(G) will be comprehensively updated in accordance with Federal Aviation Administration requirements. at least once every 5 to 8 years. (Amended by Ordinance No. 99-15, 04-16, 09-14)

POLICY 47.3.4: The proposed development schedule for the Southwest Florida International Airport ~~through the year 2020 for landside and airside uses and through the year 2030 for nonaviation uses~~ is depicted in Table 5(a) ~~of the Lee Plan.~~ The proposed development schedule for the Page Field General Aviation Airport ~~through the year 2025~~ is depicted in Table 5(b) ~~of the Lee Plan.~~ These Tables include both aviation and non-aviation related development. If the FAA-Federal Aviation Administration/~~FDOT~~Florida Department of Transportation mandate navigational improvements (NAVAIDS) or require improvements related to Airport security or safety at Southwest Florida International Airport or Page Field General Aviation Airport, then the Port Authority may pursue installation of the improvement even though the improvement is not specifically identified on Table 5(a) or Table 5(b). However, the Port Authority must obtain all appropriate approvals and permits prior to installation, including approval from Lee

County. If these improvements precipitate a substantive change to Table 5(a), Table 5(b), Map 3F, or Map 3G, then the Port Authority must pursue a Lee Plan amendment incorporating the changes ~~in the next available amendment cycle.~~ (Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14, 11-16, xx-xx)

GLOSSARY

PAGE FIELD GENERAL AVIATION AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(b)) - This Table depicts the proposed development schedule for the Page Field General Aviation Airport ~~through the year 2025~~. The Table will be updated by Lee Plan amendment based on future Airport Master Plan and Airport Layout Plan updates. (Added by Ordinance No. 09-14)

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(a)) - This Table depicts the proposed development schedule for the Southwest Florida International Airport ~~through the year 2020~~. (Added by Ordinance No. 04-16, Amended by Ordinance No. 07-12, 09-14)

TABLE 5(a)
Southwest Florida International Airport Development Schedule

Development	Existing (2015)	2020 Through 2030	2030
LANDSIDE			
Midfield Terminal Complex	28 gates; 798,000 SF as-built	Expand from 28 gates to 47 gates; 1,278,900 SF (Total 2020 area)	
Auto Access	Entrances at the intersections of Daniels Parkway at Chamberlin Parkway, Paul J. Doherty Parkway, and Fuel Farm Road (located east of Doherty Parkway). Access also from Daniels via Treeline Ave. & Alico Road via Ben Hill Griffin Parkway to Terminal Access Road & I-75 Connector. Air Cargo Lane improvements from Chamberlin Pkwy. - including a realigned Perimeter Road segment allowing freight transfer within the security fenced, airside/aviation area.	Rehab perimeter service and fuel farm roads. Expand Terminal Access Road entrance to 6 lanes. Construct I-75 access Connector road for maintenance facilities. New perimeter roads and midfield ATCT and ARFF access roads as part of parallel runway project. <u>Construct Skyplex Boulevard</u> . Miscellaneous roadway improvements.	
Airport maintenance and Vehicle Maintenance Shop	23,000 SF	Add 6,800 SF to vehicle shop (Total maintenance area 29,800 SF)	
Parking	14,399 total existing spaces		
Passenger	11,481 spaces		
- Hourly	2,519 spaces	Ultimately 5,126 total hourly spaces	
- Daily	8,942 spaces	Ultimately 9,342 total daily spaces	
Employee	1,288 spaces	Total 2,088 employee spaces in 2020	
Taxi/Limo/Toll Booth	150 spaces	Ultimately 200 total Taxi/Limo/spaces	
Rental Cars	1,500 spaces in midfield	Ultimately 3,000 total rental car spaces	
Cell Phone Lot	100 spaces		
Airport Training & Conference Center	16,000 SF		
Gun Range	8,500 SF		
Rental Car North Side Service Areas	39,000 SF	Relocate R-A-C service areas to midfield	
AIRSIDE			
Existing Runway 6-24	12,000 ft. x 150 ft. runway	No improvements planned	
Parallel Runway 6R-24L	Under design	Construct 9,100 x 150 ft. Parallel Runway 6R-24L	
Taxiways	Taxiway A-parallel taxiway to Runway 6-24; 12,000 ft. long x 75 ft. wide. Taxiway B-apron taxiway that runs parallel to former terminal ramp for transitioning aircraft going from ramp to Taxiway A for approximately 1,580 ft. 12,000' parallel S. Taxiway F as-built with midfield construction.	Construct parallel taxiway north of Runway 6R-24L (9,100 ft. x 75 ft. wide). If new large Aircraft (NLA), then 100 ft. wide. Hold bay & bypass improvements to Runway 6L-24R parallel taxiway. Construct dual cross-field connector taxiways. (Approx. 4,215 ft. long x 75 ft. wide). If NLA, then 100 ft. wide. Construct a portion of south dual parallel taxiways with new parallel runway.	
Terminal Apron	165,000 S.Y. at former terminal site; 332,900 S.Y. at midfield as-built	Add 130,000 S.Y. at midfield for total midfield 462,900 S.Y.	
Air Cargo	Total 39,500 SF cargo buildings; 69,000 S.Y. apron area	Expand cargo building facilities to 58,314 SF	
Airline Freight Forwarding (Belly Cargo)	15,000 SF	New freight forwarding (belly cargo) facility of 15,000 SF in midfield	
General Aviation	8,000 SF FBO and hangar facility; 26,180 SF hangar space; 48,650 S.Y. apron area	Infrastructure for second FBO. Construct multi-use hangars (129,000 SF). Expand GA apron to 49,700 S.Y.	
Aircraft Maintenance - General Aviation & Large Aircraft	Approximately 13,000 SF	Expand to 36,000 SF as necessary. Construct one hangar to accommodate aircraft including the Boeing 747. Land to accommodate an additional three hangars should be set aside, should it be needed in the future.	
Air Traffic Control Tower (ATCT)	Height 76.91 ft., 8,600 SF	Relocate to midfield - same SF as existing 8,600 ft. or more. New height must be greater than 80 ft. AGL	
Aircraft Rescue and Fire Fighting (ARFF)	14,000 SF, plus Midfield ARFF facility	Add midfield ARFF Station	

EXHIBIT B

Development	Existing (204915)	2020 Through 2030		2030
Fuel Farm	Commercial: Four (4) 420,000 gallon tanks Jet A. Fuel pumped from existing fuel farm area by a hydrant fueling system to the midfield area. General Aviation: Four (4) 15,000 gallon Jet A tanks. One (1) 12,000 gallon 100LL tank.			
Airline Catering	25,000 SF			
Miscellaneous		Relocate high voltage power lines. Upgrade airfield emergency generator. Helipad (11,000 SF). Develop multi-modal center.		
Rental Car Expansion		Rental car fuel farm.		
Non-Aviation Related Land Uses				
		Option 1	Option 2	
North of Runway 6-24				
Commercial Retail, Restaurant and Service		27,000 SF 248,750 SF	27,000 SF 248,750 SF	224,750 SF
Gas station/convenience store		5,000 SF w/ 24 pumps	5,000 SF w/ 24 pumps	5,000 SF w/ 24 pumps
Hotel		187 rooms	187 rooms	187 rooms
Light Manufacturing/Assembly		44,300 SF 191,800 SF	400,000 SF 247,500 SF	147,500 SF
Warehouse/Distribution		100,000 SF 429,200 SF	60,000 SF 390,000 SF	329,200 SF
Office (This development includes 10% retail.)		275,000 SF 437,500 SF	275,000 SF 437,500 SF	162,500 SF
Midfield Area				
Commercial Retail, Restaurant and Service		40,000 SF	40,000 SF	
Hotel		Construct 300 Rooms	Construct 300 Rooms	
Gas Station/Convenience Store	3,500 SF w/ 24 pumps	Construct 3,500 SF w/24 pumps	Construct 3,500 SF w/24 pumps	

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

TABLE 5(b)
Page Field General Aviation Airport

Existing vs. Proposed Development 2020-2025⁽⁴⁾ Development Schedule⁽¹⁾

Development	Existing (2015)	Thru 2020 2025^{(2), (3)}	Thru 2025⁽³⁾
Landside Intensity (Terminal and Access Facilities)⁽⁴⁾			
Total Landside Intensity (including Terminal) (See below for facilities by quadrant)	88,400± sq. ft. 123,100 s.f.		20,000± sq. ft.
Vehicular Parking ⁽⁵⁾	675 spaces		
Terminal	25,000 s.f.		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.		20,000± sq. ft.
Vehicular Parking	15 spaces		
South Quadrant			
Buildings & Structures	11,200± sq. ft.		
Vehicular Parking	115 spaces		
West Quadrant			
Buildings & Structures	—		
Auto Access	Main terminal entrance from Danley Drive; Terminal Drive; Airport facilities accessways from Danley Drive; Airport facility access from Landingview Way Airport Perimeter Road; Base Ops GA facility access; Fuel farm access; South Road/Danley Drive realignment	Airport Perimeter Road; New General Aviation facility access; North quadrant hangar access roads; Terminal Drive realignment; Fuel farm access; South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities)⁽⁶⁾			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps	217,100± sq. yds.		62,200± sq. yds.
Primary Taxiways			
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway D	2,897± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		1,052± ft. Taxiway
Future Aviation-Support Facilities Identified in Airport Master Plan			4,000 sq. Yds. 163 Total Based Hangars 18-20 Multi-Use Itinerant Hangars

Development	Existing (2015)	Thru 2020 2025 ^{(2), (3)}	Thru 2025 ⁽³⁾
Aviation Support Facilities (See below for facilities by quadrant)	332,991± sq. ft.	400,660± sq. ft.	
Aviation Support Facilities by Quadrant			
North Quadrant			
Hangars, Accessory Office	332,991± sq. ft.	136,788 ± sq. ft. -34,658± sq. ft.	
Accessory Office		1,470± sq. ft.	
East Quadrant			
Hangars	435,923± sq. ft.	40,850± sq. ft.	
Accessory Office		4,682± sq. ft.	
South Quadrant			
Hangars	487,068± sq. ft.	34,658± sq. ft.	
Accessory Office		1,470± sq. ft.	
West Quadrant			
Terminals		25,000± sq. ft.	
Hangars		24,000± sq. ft.	

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

Source: Page Field General Aviation Airport, Master Plan Update, 2002; Page Field Airport Layout Plan 2006 adopted as Map 3G of the Lee Plan; Lee County Port Authority

Notes:

- (1) The adopted Page Field Master Plan (May 2002) was developed with a 2020 planning horizon. The adopted Airport Layout Plan (February 2006) ~~is amended~~, has a 2025 planning horizon. ~~As of May 2008, LCRA has initiated a process to update the Airport Master Plan through the 2030 planning horizon. Upon completion of the an airport master plan update, LCRA will submit an appropriate Lee Plan amendment application to update the Airport Master Plan to reflect an updated 2030 planning horizon.~~
- (2) Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.
- (3) Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan 2006 ~~adopted as Map 3G of the Lee Plan~~.
- (4) Landside facilities ~~are the portion of an airport that provides the facilities necessary for the processing of passengers, cargo, freight, and ground transportation vehicles. Landside facilities in this table consist of the terminal, non-aviation-related structures on the airport property and the access system, which includes vehicular parking.~~
- (5) Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.
- (6) Airside facilities are those required for aviation operations, including runways and ramps. Airside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.
- (7) Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels through the 2025 planning horizon.



**COMPREHENSIVE PLAN
AMENDMENT**

**CPA2016-01
AIRPORT DEVELOPMENT
SCHEDULES UPDATE**

Port Authority Initiated Amendment

**Board of County Commissioners
Adoption Hearing Staff Report**

10/5/2016

**LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING SECTION**

**STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2016-01**

Text Amendment

Map Amendment

This Document Contains the Following Reviews	
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to Review Agencies' Comments
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PUBLICATION DATE: June 17, 2016

**PART I
APPLICATION SUMMARY**

A. Project Name:

Airport Development Schedules Update

B. Applicant/Representative:

Lee County Port Authority represented by Laura DeJohn of Johnson Engineering.

C. Proposed Lee Plan Amendments:

Update Table 5(a), for Southwest Florida International Airport, to consolidate future development into a single phase; update Table 5(b), for Page Field Airport, to consolidate future development into a single phase, and add 25,000 square feet for a multi use hangar; and update Lee Plan Future Land Use and Transportation Elements to reflect these changes and make consistent throughout the Lee Plan.

PART II RECOMMENDATION AND FINDINGS OF FACT

A. Recommendation:

Staff recommends that the Board of County Commissioners *transmit* the proposed amendments.

B. Basis and Recommended Findings of Fact:

- The Board of County Commissioners as the Board of Port Commissioners endorsed submittal of this amendment on January 7, 2016.
- The applicant submitted an application to update Table 5(a), Table 5(b), and Lee Plan Future Land Use and Transportation Elements on January 14, 2016.
- Lee Plan Policy 1.2.1 requires “all development on Airport Lands comprising Southwest Florida International Airport must be consistent with Map 3F and Table 5(a).”
- Lee Plan Policy 1.2.1 requires “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).”
- The proposed amendments to Lee Plan Objective 1.2, Policy 1.2.1, Objective 1.9, Policy 1.9.1, Policy 1.9.2, Policy 1.9.4, Policy 47.2.5, Policy 47.3.4, Table 5(a), and Table 5(b) are consistent with the Airport future land use category and the remainder of the Lee Plan.
- The uses and intensities proposed with these amendments are consistent with the surrounding land uses.

PART III BACKGROUND

A. Project Summary Discussion:

The Airport Development Schedules Update was filed by the Lee County Port Authority on January 14, 2016. The applicant proposes to amend Table 5(a), for Southwest Florida International Airport (RSW), to consolidate future development into a single phase; update Table 5(b), for Page Field Airport (FMY), to consolidate future development into a single phase, and add 25,000 square feet for a multi use hangar; and update Lee Plan Future Land Use and Transportation Elements to reflect these changes and make consistent throughout the Lee Plan. Additional information about these changes can be found in Part IV of this staff report. The applicant is not proposing any map amendments.

B. Background Information:

Size of Properties: RSW total acreage is +/-6,366.48 acres.
FMY total acreage is +/-563.65 acres.

Existing Land Use: (RSW) Southwest Florida International Airport, including aviation and non-aviation support facilities.

(FMY) General Aviation Airport, including aviation and non-aviation support facilities.

Current Zoning: (RSW) Southwest Florida International Airport AOPD
(FMY) Page Field AOPD

Current FLUC: (RSW) Airport and Wetlands
(FMY) Airport

PART IV STAFF ANALYSIS

In 2002, the Florida Legislature adopted language that allowed incorporation of an Airport Master Plan into the Lee County Comprehensive Plan in lieu of the application of state DRI requirements on Florida airports. As a result, in September 2004 the Southwest Florida International Airport (RSW) Airport Master Plan was incorporated into the Lee Plan and in February 2009 the Page Field (FMY) Master Plan was added into the Lee Plan. As part of the inclusion into the Lee Plan, Lee County requires a Development Schedule Table which breaks down the type, intensity, and timing of development for each airport. Table 5(a) outlines development for RSW and Table 5(b) portrays the development schedule for FMY.

Tables 5(a) and 5(b) layout the Development Schedules for landside, airside, and non-aviation support facilities associated with RSW and FMY. Landside facilities include the terminals and access system, which includes vehicular parking. Airside facilities are required for aviation operations, including runways, ramps, maintenance facilities, air traffic control, etc. Non-aviation support facilities include retail shops, restaurants, hotels, gas stations, etc. that are used to support airport activities and users. Tables 5(a) and 5(b) are consistent with Florida Statute 163.3177 and incorporated in the Lee Plan to facilitate coordination of airport planning efforts that are conducted pursuant to federal regulation with the local jurisdiction comprehensive plan. Updates are occasionally required to accurately reflect the status and ongoing planning efforts for these facilities. The proposed table and text updates are minor and corrective in nature, as further described below.

Table 5(a) Update:

The updates proposed to Table 5(a) for RSW are for the following purposes:

- Update the “existing” development information to reflect 2016 conditions.
- Consolidate future development identified in two phases through 2020 and through 2030 into a single phase through 2030.

These changes address the status of anticipated development and allows for more streamlined planning through a single horizon year. No changes to current or future development potential or intensities are proposed. These updates to Table 5(a) can be found highlighted in Attachment 1.

Table 5(a) was last updated in 2011 (CPA2010-00008) to allow for additional development between the existing runway (Runway 6-24) and Daniels Road.

Table 5(b) Update:

The updates proposed to Table 5(b) for FMY are for the following purposes:

- Replace the “existing” development information (current in 2008) to reflect 2016 conditions.
- Consolidate future development scheduled for two phases through 2020 and through 2025 into a single phase through 2025.
- Change the table to accurately reflect the intensity associated with the General Aviation Terminal as Landside Intensity instead of Airside Intensity.
- Change the footnotes to define landside facilities per the Federal Aviation Administration definition.
- Consolidate the listing of square footage, occurring by quadrant, to reflect total square footage for the airport.
- Revise the future Aviation Support Facilities total to include a proposed 25,000 square foot multi use hangar.

These updates show the status of anticipated development and again allows for more streamlined planning through a single horizon year. The proposed 25,000 square foot multi use hangar will be used to support the economic feasibility and maximization of uses at the airport. Updates to Table 5(b) can be found highlighted in Attachment 1.

Text Update:

The updates proposed to Lee Plan Objective 1.2, Policy 1.2.1, Objective 1.9, Policy 1.9.1, Policy 1.9.2, Policy 1.9.4, Policy 47.2.5, and Policy 47.3.4 are intended to resolve inconsistencies in date references between Lee Plan text and Tables 5(a) and 5(b). The Airport Master Plans, Airport Layout Plans, and Development Schedule Tables are updated occasionally per Federal Aviation Administration policies and procedures. These amendments allow for continuity within the Lee Plan in anticipation of future updates. The proposed Objective/Policy text amendments can be found in strikethrough and underline format text in Attachment 1.

PART V INTERDEPARTMENTAL REVIEW

Transportation:

Due to the nature of the proposed amendment, Lee County staff did not require a Traffic Circulation Analysis. In an email dated September 29, 2015, Lee County DCD staff states:

I've considered your question relating to whether we should require some sort of traffic analysis from the Port Authority for their proposed Lee Plan amendment with respect to adding an additional 25,000 square foot hangar to their site. In consultation with Lee County Department of Transportation staff, I don't believe that a traffic study is necessary at this time due to the fact the vehicular traffic generated from the additional hangar, when distributed throughout the entire road network, will likely not be significant.

Natural Resources:

The Division of Natural Resources reviewed the proposed amendment and provided that there are no issues with the proposed amendment.

Environmental:

Lee County Environmental staff reviewed the proposal and stated that there are no issues with the proposed amendments.

Transit:

There is no transit demand associated with the proposed amendments.

Law Enforcement:

In a letter dated December 8, 2015, the Lee County Port Authority Chief of Police states that the department anticipates providing adequate law enforcement services to accommodate the proposed development.

Fire:

Fire service will be provided by the Lee County Port Authority Aircraft and Fire Fighting. A letter dated November 20, 2015 states that the proposed amendment to the Lee Plan which includes changes to Table 5(a) and Table 5(b) will not impede the ability to continue providing emergency response service to the airports.

Emergency Medical Services (EMS):

Emergency Medical Service is provided by the Lee County Emergency Medical Service. A letter dated November 18, 2015 states that the service availability for the proposed amendments is adequate at this time.

School District:

In a letter dated November 23, 2015, School District of Lee County staff states that the proposed amendment does not impact classroom needs.

Solid Waste:

In a letter dated November 18, 2015, Solid Waste staff states that the division is capable of providing service to the subject site. Solid waste generated at the site will be disposed of at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Utilities:

There is no water or sewer demand associated with the proposed amendments.

**PART VI
CONCLUSION**

Lee County staff has reviewed the proposed amendments and finds that they are consistent with the adopted Airport Layout Plans, Maps 3F and 3G, and the Airport future land use category. The uses and intensities proposed are consistent with the surrounding land uses and there will be no level of service issues. There is adequate water and sewer capacity to serve the increased development that will be permitted by the proposed amendment.

The proposed amendments will keep the Lee Plan up to date by incorporating the latest development schedule data into Table 5(a) and Table 5(b), and by maintaining consistency with the Lee Plan Future Land Use and Transportation Elements.

Staff recommends that the Board of County Commissioners *transmit* the proposed amendment based on the findings of fact provided in Part II of this staff report.

**PART VII
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: June 27, 2016

A. LOCAL PLANNING AGENCY REVIEW:

The applicant's representative gave a brief presentation regarding the proposed amendment's history and consistency with the Lee Plan. This was followed by a presentation from staff, which highlighted the basis and findings of fact. No members of the public spoke on this amendment.

LPA members did not have questions or discussion on the proposed amendment.

A motion was made to recommend that the Board of County Commissioners transmit the amendment. The motion was passed by a 5 to 0 vote.

B. SUMMARY OF LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT:

1. RECOMMENDATION:

The LPA recommended that the Board of County Commissioners *transmit* the proposed amendment.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The LPA accepted the basis and recommended findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
JOHN CASSANI	<u>AYE</u>
DENNIS CHURCH	<u>AYE</u>
JIM GREEN	<u>ABSENT</u>
STAN STOUDE	<u>AYE</u>
ROGER STRELOW	<u>AYE</u>
GARY TASMAN	<u>ABSENT</u>

**PART VIII
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING**

DATE OF TRANSMITTAL HEARING: August 3, 2016

A. BOARD REVIEW:

Staff gave a brief presentation and made a recommendation that the BoCC transmit the proposed amendment. Staff pointed out that there were members of the consultant team available for questions should the Board have any. There were no questions.

No members of the public provided public comment.

A motion was made that the BoCC transmit staff's recommendation. The motion was called and passed 5-0.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

The Board of County Commissioners *transmitted* the proposed amendment as recommended by staff and the Local Planning Agency.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the findings of fact as advanced by staff and the Local Planning Agency.

C. VOTE:

BRIAN HAMMAN	<u> AYE </u>
LARRY KIKER	<u> AYE </u>
FRANK MANN	<u> AYE </u>
JOHN MANNING	<u> AYE </u>
CECIL L. PENDERGRASS	<u> AYE </u>

**PART IX
OBJECTIONS, RECOMMENDATIONS AND COMMENTS
FROM STATE REVIEWING AGENCIES**

DATE OF REVIEWING AGENCY COMMENTS: Due by September 14, 2016

A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:

Lee County received responses from the following review agencies addressing the transmitted amendment: Florida Departments of Agriculture and Consumer Services; Education; and Economic Opportunity; the Florida Fish and Wildlife Conservation Commission; the Southwest Florida Regional Planning Council; and the South Florida Water Management District. All correspondence from the state reviewing agencies has been attached to this staff report.

There were no objections to the proposed amendment.

B. STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners ***adopt*** the amendment to the Lee Plan as transmitted.

CPA2016-01 Airport Development Schedules Update Proposed Lee Plan Text Amendments

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)

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~~ Federal Aviation Administration 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 ~~L~~ands 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)

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)

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)

POLICY 1.9.2: The Page Field Airport Layout Plan (Map 3G) identifies ~~d~~ 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)

POLICY 1.9.4: The Page Field Airport Master Plan and Airport Layout Plan (Map 3G) will be updated in accordance with Federal Aviation Administration requirements ~~no less than every 5-8 years, with the next amendment anticipated to be approved by the Federal Aviation Administration in 2010. A~~ with a corresponding comprehensive plan amendment ~~will be~~ submitted by the Port Authority to update Map 3G and Table 5(b) prior to obtaining local development approval. ~~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)

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 obtaining local development order ~~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 Federal Aviation Administration requirements, at least once every 5 to 8 years.~~ (Amended by Ordinance No. 99-15, 04-16, 09-14)

POLICY 47.3.4: The proposed development schedule for the Southwest Florida International Airport ~~through the year 2020 for landside and airside uses and through the year 2030 for nonaviation uses is depicted in Table 5(a) of the Lee Plan.~~ The proposed development schedule for the Page Field General Aviation Airport ~~through the year 2025 is depicted in Table 5(b) of the Lee Plan.~~ These Tables include both aviation and non-aviation related development. If the FAA-Federal Aviation Administration/FDOT Florida Department of Transportation mandate navigational improvements (NAVAIDS) or require improvements related to Airport security or safety at Southwest Florida International Airport or Page Field General Aviation Airport, then the Port Authority may pursue installation of the improvement even though the improvement is not specifically identified on Table 5(a) or Table 5(b). However, the Port Authority must obtain all appropriate approvals and permits prior to installation, including approval from Lee

County. If these improvements precipitate a substantive change to Table 5(a), Table 5(b), Map 3F, or Map 3G, then the Port Authority must pursue a Lee Plan amendment incorporating the changes ~~in the next available amendment cycle.~~ (Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14, 11-16, xx-xx)

GLOSSARY

PAGE FIELD GENERAL AVIATION AIRPORT PROPOSED DEVELOPMENT

SCHEDULE (TABLE 5(b)) - This Table depicts the proposed development schedule for the Page Field General Aviation Airport ~~through the year 2025~~. The Table will be updated by Lee Plan amendment based on future Airport Master Plan and Airport Layout Plan updates. (Added by Ordinance No. 09-14)

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PROPOSED

DEVELOPMENT SCHEDULE (TABLE 5(a)) - This Table depicts the proposed development schedule for the Southwest Florida International Airport ~~through the year 2020~~. (Added by Ordinance No. 04-16, Amended by Ordinance No. 07-12, 09-14)

TABLE 5(a)
Southwest Florida International Airport Development Schedule

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

Development	Existing (2015)	2020 Through 2030	2030
Fuel Farm	Commercial: Four (4) 420,000 gallon tanks Jet A. Fuel pumped from existing fuel farm area by a hydrant fueling system to the midfield area, General Aviation; Four (4) 15,000 gallon Jet A tanks. One (1) 12,000 gallon 100LL tank.		
Airline Catering	25,000 SF		
Miscellaneous		Relocate high voltage power lines. Upgrade airfield emergency generator. Helipad (11,000 SF). Develop multi-modal center.	
Rental Car Expansion		Rental car fuel farm.	
Non-Aviation Related Land Uses			
		Option 1	Option 2
North of Runway 6-24			
Commercial Retail, Restaurant and Service		27,000 SF 248,750 SF	27,000 SF 248,750 SF
Gas station/convenience store		5,000 SF w/ 24 pumps	5,000 SF w/ 24 pumps
Hotel		187 rooms	187 rooms
Light Manufacturing/Assembly		44,390 SF 191,800 SF	400,000 SF 247,500 SF
Warehouse/Distribution		100,000 SF 429,200 SF	60,800 SF 390,000 SF
Office (This development includes 10% retail.)		275,000 SF 437,500 SF	275,000 SF 437,500 SF
			221,750 SF
			5,000 SF w/ 24 pumps
			187 rooms
			147,500 SF
			329,200 SF
			462,500 SF
Midfield Area			
Commercial Retail, Restaurant and Service		40,000 SF	40,000 SF
Hotel		Construct 300 Rooms	Construct 300 Rooms
Gas Station/Convenience Store	3,500 SF w/ 24 pumps	Construct 3,500 SF w/24 pumps	Construct 3,500 SF w/24 pumps

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

TABLE 5(b)
Page Field General Aviation Airport

Existing vs. Proposed Development 2020-2025⁽⁴⁾ Development Schedule⁽¹⁾

Development	Existing (2015)	Thru 2020-2025^{(2), (3)}	Thru 2025⁽⁴⁾
Landside Intensity (Terminal and Access Facilities)⁽⁴⁾			
Total Landside Intensity (including Terminal) (See below for facilities by quadrant)	98,400± sq. ft. 123,100 s.f.		20,000± sq. ft.
Vehicular Parking ⁽⁵⁾	675 spaces		
Terminal	25,000 s.f.		
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.		20,000± sq. ft.
Vehicular Parking	15 spaces		
South Quadrant			
Buildings & Structures	11,200± sq. ft.		
Vehicular Parking	115 spaces		
West Quadrant			
Buildings & Structures	—		
Auto Access	Main terminal entrance from Danley Drive; Terminal Drive; Airport facilities accessways from Danley Drive; Airport facility access from Landingview Way Airport Perimeter Road; Base Ops GA facility access; Fuel farm access; South Road/Danley Drive realignment	Airport Perimeter Road; New General Aviation facility access; North quadrant hangar access roads; Terminal Drive realignment; Fuel farm access; South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities)⁽⁶⁾			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft. Runway		
Runway 13-31	4,997 ft. x 150 ft. Runway		
Aprons/Ramps	217,100± sq. yds.		62,200± sq. yds.
Primary Taxiways			
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway D	2,897± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway		1,052± ft. Taxiway
Future Aviation-Support Facilities Identified in Airport Master Plan			4,000 sq. Yds. 163 Total Based Hangars 18-20 Multi-Use Itinerant Hangars

Development	Existing (2015)	Thru 2020 2025 ^{(2), (3)}	Thru 2025 ⁽³⁾
Aviation Support Facilities (See below for facilities by quadrant)	332,991± sq. ft.	400,660± sq. ft.	
Aviation Support Facilities by Quadrant			
North Quadrant			
Hangars, Accessory Office	332,991± sq. ft.	136,788 ± sq. ft., 34,658± sq. ft.	
Accessory Office		1,470± sq. ft.	
East Quadrant			
Hangars	135,923± sq. ft.	40,850± sq. ft.	
Accessory Office		4,682± sq. ft.	
South Quadrant			
Hangars	107,068± sq. ft.	34,658± sq. ft.	
Accessory Office		1,470± sq. ft.	
West Quadrant			
Terminals		25,000± sq. ft.	
Hangars		24,000± sq. ft.	

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

Source: Page Field General Aviation Airport, Master Plan Update, 2002; Page Field Airport Layout Plan 2006 adopted as Map 3G of the Lee Plan, Lee County Port Authority

Notes:

- (1) The adopted Page Field Master Plan (May 2002) was developed with a 2020 planning horizon. The adopted Airport Layout Plan (February 2006) ~~is amended~~, has a 2025 planning horizon ~~As of May 2008, LCRA has initiated a process to update the Airport Master Plan through the 2030 planning horizon. Upon completion of the airport master plan update, LCRA will submit an appropriate Lee Plan amendment application to update the Airport Master Plan to reflect an updated 2030 planning horizon.~~
- (2) Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field General Aviation Airport, Master Plan Update, 2002.
- (3) Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan 2006 ~~adopted as Map 3G of the Lee Plan.~~
- (4) Landside facilities ~~are the portion of an airport that provides the facilities necessary for the processing of passengers, cargo, freight, and ground transportation vehicles.~~ Landside facilities in this table consist of ~~the terminal, non-aviation related structures on the airport property~~ and the access system, which includes vehicular parking.
- (5) Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.
- (6) Airside facilities are those required for aviation operations, including runways and ramps. Airside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.
- (7) Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels through the 2025 planning horizon.

**STATE REVIEW
AGENCY
COMMENTS**

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

August 16, 2016

RECEIVED
AUG 19 2016
COMMUNITY DEVELOPMENT

Mr. Mikki Rozdolski, Planning Manager
Lee County Department of Community
Development
Planning Section
Post Office Box 398
Fort Myers, Florida 33902-0398

Dear Mr. Rozdolski:

Thank you for submitting Lee County's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Lee County 16-4ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **September 14, 2016**.

If you have any questions please contact Anita Franklin, Senior Plan Processor at (850) 717-8486 or Brenda Winningham, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8516.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/af

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

MEMORANDUM

TO: Suzanne Ray, DEP
Deena Woodward, DOS
Tracy Suber, DOE
Terry Manning, South Florida WMD
Chesna/Catala FDOT1
Margaret Wuerstle, Southwest Florida RPC
Wendy Evans, AG
Scott Sanders, FWC

DATE: August 16, 2016

SUBJECT: EXPEDITED STATE REVIEW PROCESS

COMMENTS FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #:

Lee County 16-4ESR

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:

Brenda Winningham/850-717-8516

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and ALSO to the Department of Economic Opportunity to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: DCPexternalagencycomments@deo.myflorida.com

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7100 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



August 10, 2016

John Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL. 32399-0800

Re: Amendment to the Lee Plan
Transmittal Submission Package
August 3, 2016 Transmittal Hearing

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, please find attached the proposed Comprehensive Plan Amendments, known locally as CPA2016-00001 (Airport Development Schedule Update), and CPA2016-00004 (RSW Noise Zone Update). The proposed amendments are being submitted through the expedited state review process as described in Chapter 163.3184. The amendments are as follows:

CPA2016-00001, Airport Development Schedule Update: Update Table 5(a), for Southwest Florida International Airport, to consolidate future development into a single phase; update Table 5(b), for Page Field Airport, to consolidate future development into a single phase, and add 25,000 square feet for a multi use hanger; and update Lee Plan Future Land Use and Transportation Elements to reflect these changes and make consistent throughout the Lee Plan.

CPA2016-00004, RSW Noise Zone Update: Update Lee Plan Map 1, Page 5 of 8 titled "Special Treatment Areas" (Airport Noise Zone Map) and related policy 1.7.1 to be consistent with the 2013 Southwest Florida International Airport Part 150 Noise Study.

The Local Planning Agency held a public hearing for these plan amendments on June 27, 2016. The Board of County Commissioners transmittal hearing was held on August 3, 2016. At the transmittal hearing, the Board of County Commissioners voted to transmit the attached Lee Plan amendments. The proposed amendments are not applicable to an area of critical state concern. The Board of County Commissioners has stated its intent to hold an adoption hearing following the receipt of the review agencies' comments.

The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Brandon Dunn, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8809
Fax (239) 485-8319
Email: bdunn@leegov.com


RECEIVED
Bureau of Community Planning

AUG 15 2016

Div. of Community Development
Dept. of Economic Opportunity

Included with this package are one paper copy and two CD ROM copies, in PDF format, of the proposed amendment and supporting data and analysis. By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,



Mikki Rozdolski, Planning Manager
Department of Community Development
Planning Section

All documents and reports attendant to this transmittal are also being sent, by copy of this cover in a CD ROM format, to:

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Tracy D. Suber
Department of Education

Plan Review
Department of Environmental Protection

Deena Woodward
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Sarah Catala
FDOT District One

Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, A.I.C.P., Senior Planner, Intergovernmental Coordination Section
South Florida Water Management District

Dunn, Brandon

From: Suber, Tracy [Tracy.Suber@fldoe.org]
Sent: Thursday, August 18, 2016 8:47 AM
To: Rozdolski, Mikki; Dunn, Brandon
Cc: ext-Huff, Dawn (leeschools.net); DCPexternalagencycomments; Winningham, Brenda
Subject: Lee County 16-4ESR

Dear Ms. Rozdolski and Mr. Dunn –

Thank you for the opportunity to review Lee County's proposed 16-4ESR amendment package, which the Florida Department of Education (FDOE) received on August 16, 2016. According to the department's responsibilities under Section 163.3184(3), Florida Statutes, I reviewed the amendment considering provisions of Chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The proposal would amend the comprehensive plan to update the airport development schedule for the Southwest Florida International Airport, the airport noise zone map and related policy for consistency with the 2013 noise study. Because the proposal does not appear to have the potential to create adverse effects on public school facilities, I offer no comment.

Again, thank you for the opportunity to review and comment. If you have questions about this letter, or if I may be of assistance, please contact me at 850-245-9312 or Tracy.Suber@fldoe.org.

Sincerely,
Tracy Suber

Tracy D. Suber
Growth Management and Facilities Policy Liaison
Office of Educational Facilities
325 West Gaines Street, Suite 1014, Tallahassee, Florida 32399-0400
850-245-9312 Office



OFFICE OF THE COMMISSIONER
(850) 617-7700



THE CAPITOL
400 SOUTH MONROE STREET
TALLAHASSEE, FLORIDA 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER ADAM H. PUTNAM

August 24, 2016

VIA EMAIL (bdunn@leegov.com)

Lee County Planning Section
Mr. Brandon Dunn
P.O. Box 398
Fort Myers, Florida 33902-0398

Re: DACS Docket # -- 20160816-798
Lee County CPA 2016-00001 and CPA 2016-00004
Submission dated August 10, 2016

Dear Mr. Dunn:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on August 16, 2016 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,

A handwritten signature in blue ink that reads "Stormie Knight".

Stormie Knight
Sr. Management Analyst I
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Lee County 16-4 ESR)

Dunn, Brandon

From: Hight, Jason [Jason.Hight@MyFWC.com]
Sent: Wednesday, August 24, 2016 11:53 AM
To: DCPexternalagencycomments@deo.myflorida.com; Dunn, Brandon
Cc: Cucinella, Josh; Wallace, Traci; Chabre, Jane
Subject: Lee County 16-4 ESR [CPA2016-00001 and CPA2016-00004]

Dear Mr. Dunn,

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendments in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to fish and wildlife species and their habitat to offer on this amendment.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367, or by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Josh Cucinella at (386) 754-6245 or by email at Josh.Cucinella@MyFWC.com.

Sincerely,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 228-2055



September 7, 2016

Ms. Mikki Rozdolski
Planning Manager
Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

Re: Lee County CPA2016-00001 and CPA2016-00001 / DEO 16-4ESR

Dear Ms. Rozdolski:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 16-4ESR) to the Lee County Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment and the staff recommendations at its September 15, 2016 meeting. Council staff is recommending that the request be found not regionally significant. Council staff is also recommending that the proposed changes are consistent with the SRPP and do not produce extra-jurisdictional impacts that are inconsistent with the Comprehensive Plans of other local governments.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,
Southwest Florida Regional Planning Council

A handwritten signature in blue ink that reads 'Margaret Wuerstle'. The signature is fluid and cursive.

Margaret Wuerstle, AICP
Executive Director

MW/DEC
Attachment

Cc: Mr. Eubanks, Administrator, Plan Review and Processing, Department of Economic Development



**LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS
LEE COUNTY**

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee County Comprehensive Plan (DEO 16-4ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

<u>Proposed Amendment</u>	<u>Factors of Regional Significance</u>			<u>Consistent</u>
	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	
DEO 16-4ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

Regional Planning Council Review

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 16-4ESR)

RECEIVED: AUGUST 18, 2016

Summary of Proposed Amendment

Lee County DEO 16-4ESR consists of two amendments, CPA2016-00001 and CPA2016-00004:

CPA2016-00001, Airport Development Schedule Update: Update Table 5(a), for the Southwest Florida International Airport, to consolidate future development into a single phase. Update Table 5(b), for the Page Field Airport, to consolidate future development into a single phase and add 25,000 square feet for a multi-use hanger. Update the Lee Plan FLU and Transportation Elements to reflect these changes and make consistent throughout the Lee Plan.

The changes replace the existing development information to reflect 2016 conditions, consolidate each airport's two phase schedule into one phase each. The proposed 25,000 square foot multi-use hangar will be used to support the economic feasibility and maximization of uses at the airport. The proposed amendments will keep the Lee Plan up to date by incorporating the latest development schedule data into Table 5(a) and Table 5(b), and by maintaining consistency with the Lee Plan Future Land Use and Transportation Elements.

CPA2016-00004, RSW Noise Zone Update: Update Lee Plan Map 1, Page 5 of 8 titles "Special Treatment Areas" (Airport Noise Zone Map) and related Policy 1.7.1 to be consistent with the 2013 Southwest Florida International Airport Part 150 Noise Study.

The changes in the proposed noise zones are the result of data gathered during the 2013 Part 150 Noise Study required by Title 14 of the Code of Federal Regulations. The existing noise zone map uses data from the Part 150 Study completed in 2006. The expansion of Noise Zone B, which does not permit any residential development, will not impact land designated for residential uses per the Lee Plan Future Land Use Map (FLUM).

Regional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-Jurisdictional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.

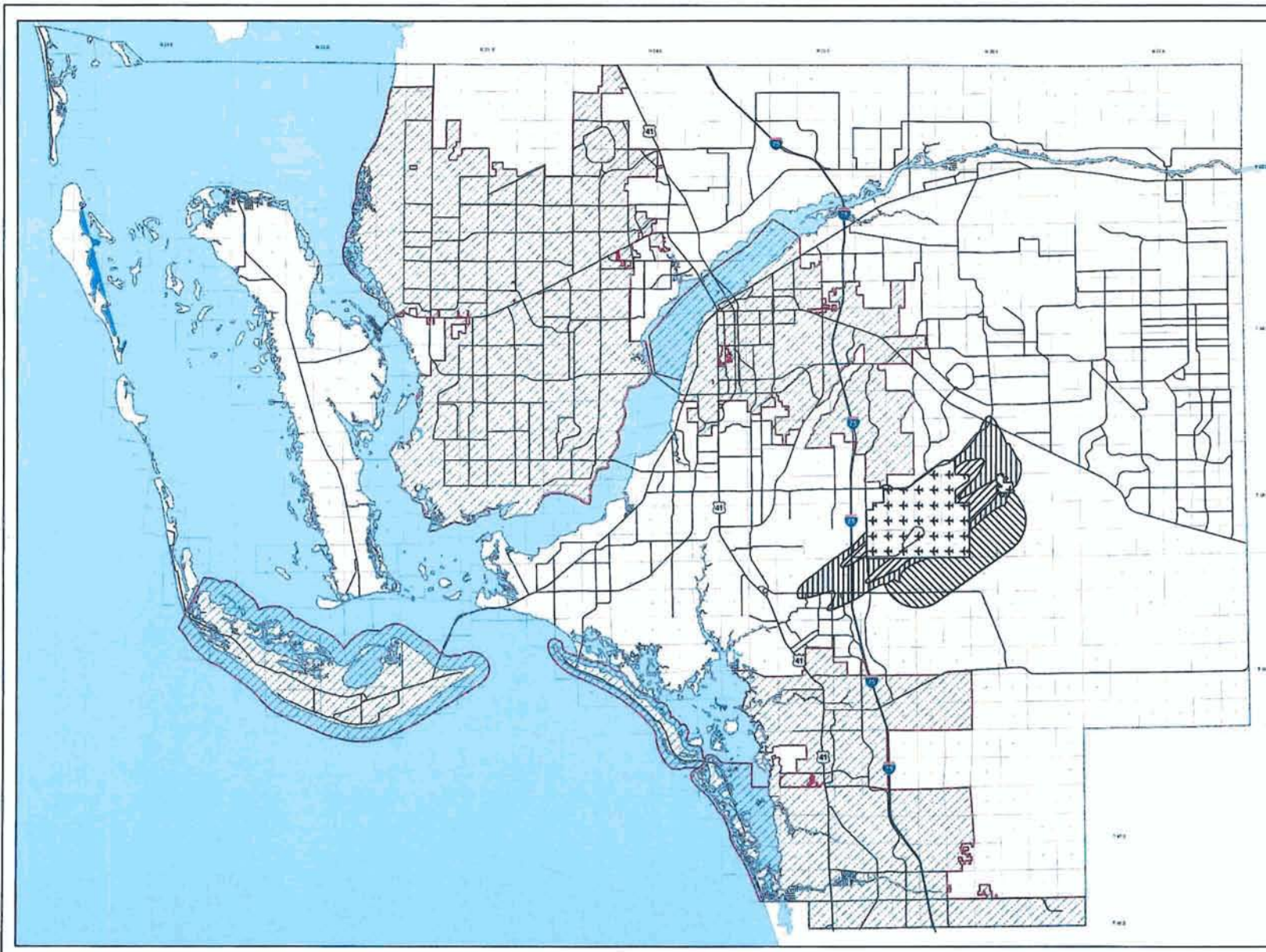
MAPS

Lee County

DEO 16-4ESR




Growth Management Plan

Comprehensive Plan Amendment



SPECIAL TREATMENT AREAS

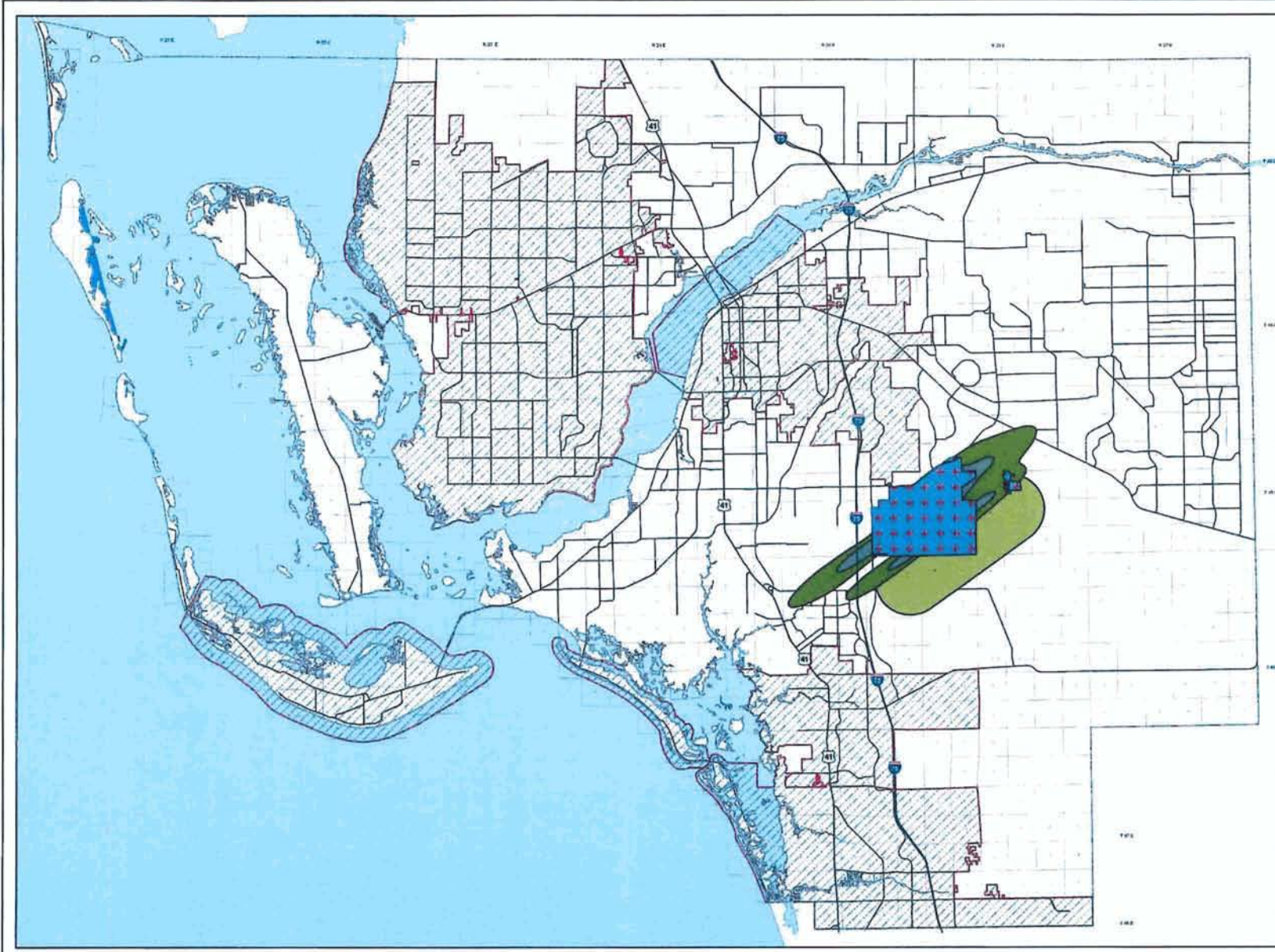
Legend

-  Airport Noise Zone A
-  Airport Noise Zone B
-  Airport Noise Zone C
-  Airport Noise Zone D
-  City Limits

CPA2016-00004
EXISTING








Map Generated May 2016
City Limits current to date of map generation
Last Amended: August 13, 2007
Amended by Ordinance No. 00-22, 03-15, & 07-09



SPECIAL TREATMENT AREAS

Legend

-  City Limits
- NOISE_ZONE**
-  Airport Noise Zone A
-  Airport Noise Zone B
-  Airport Noise Zone C
-  Airport Noise Zone D

CPA2016-00004
PROPOSED



Map Generated: June 2016
City Limits current to date of map generation
Last Amended: August 13, 2007
Amended by Ordinance No. 00-22, 03-15, & 07-09

Dunn, Brandon

From: Oblaczynski, Deborah [doblaczy@sfwmd.gov]
Sent: Thursday, September 08, 2016 9:46 AM
To: Rozdolski, Mikki
Cc: Dunn, Brandon; Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com); Brenda Winningham (brenda.winningham@deo.myflorida.com); ext-Wuerstle, Margaret (swfrpc.org)
Subject: Lee County, DEO #16-4ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Rozdolski:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Lee County (County). The package includes two amendments updating objectives and policies related to the Southwest Florida International Airport. The proposed changes do not appear to adversely impact the water resources in this area; therefore, the District has no comments on the proposed amendment package.

The District offers technical assistance to the County in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or doblaczy@sfwmd.gov

Dunn, Brandon

From: Ray, Suzanne E. [Suzanne.E.Ray@dep.state.fl.us]
Sent: Thursday, September 15, 2016 10:42 AM
To: Dunn, Brandon; DCPexternalagencycomments
Subject: Lee County 16-4ESR Proposed

To: Brandon Dunn, Principal Planner

Re: Lee County 16-4ESR – Expedited Review of Proposed Comprehensive Plan Amendment

***Please note the new contact information below.**

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at Suzanne.e.ray@dep.state.fl.us or (850) 717-9037 for assistance or additional information. Please send all amendments, both proposed and adopted, to plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
2600 Blair Stone Rd. MS 47
Tallahassee, Florida 32399-2400

