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April 22, 2019

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PORT AUTHORITY ATTORNEY

Sharon Jenkins-Owen
Principal Planner
Lee County Community Development Department
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

**BOARD OF
PORT COMMISSIONERS**

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Re: Vintage Commerce Center
CPA2018-10013 &
CPA2018-10012

Dear Ms. Jenkins-Owen:

The Lee County Port Authority (LCPA) has reviewed the proposed Vintage Commerce Center Comprehensive Plan Amendments (map and text) and provides the following substantive comments:

- The project is located along the extended centerline of the future parallel runway, and in very close proximity to the arrival and departure paths of the existing Runway 06/24, at RSW. As such, the property will be subject to numerous daily aircraft overflights at low altitudes. The southeast corner of the project is located in a noise sensitive area, specifically Airport Noise Zone C, as described in Sec. 34-1004 of the Land Development Code. As such, the project is subject to the noise notification policy in Sec. 34-1004(c) of the Land Development Code (LDC).
- Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any Southwest Florida International Airport (SWFIA) runway and/or Page Field runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above mean sea level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in sections 34-1009 and 34-1010 of the Land Development Code. Additionally any proposed object or structure at a height greater than an imaginary surface extending outward and upward from any point of any SWFIA runway and/or Page Field runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level will require the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

- If lighting in the project is angled upward, it may be a distraction to pilots flying into the airport. It is requested that the developer angle all lighting in the development downward to mitigate this potential hazard per Section 34-1012(a)(1) of the LDC.

We appreciate the opportunity to comment on this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4603.

Sincerely,

LEE COUNTY PORT AUTHORITY



Mike Fiigon II
Planner, Planning & Environmental Compliance

cc: Alicia Dixon, Director, Planning & Environmental Compliance, LCPA