Lee County Community Development

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Page Field AOPD Rezoning

Request: Rezone from: Light Industrial (IL) (±2.5 acres) To: AOPD

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES[1] for: _____ Bonus Units

[1] *If **YES**, submit additional fee required by LDC 2-147(A)(3)*

Summary of Project:

- Incorporate ±2.5 acres located at the southeast corner of the Airport along Danley Drive into the AOPD by rezoning from Light Industrial (IL) to AOPD;
- Remove ±1.5 acres from the AOPD boundary that has been released for the County Brooks Park parking lot;
- Update the MCP, Development Schedule, and List of Uses to recognize future development consistent with existing and proposed conditions; and
- Modify and add deviations.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Lee County Port Authority
Address: 11000 Terminal Access Road
City, State, Zip: Fort Myers, FL 33913
Phone Number: (239) 590-4600
E-mail Address: mrfisher@flylcpa.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☐ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☒ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Johnson Engineering, Inc.
Contact Person: Amanda Martin, AICP
Address: 2122 Johnson Street
City, State, Zip: Fort Myers, FL 33901
Phone Number: (239) 461-2487 Email: amartin@johnsoneng.com

2. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202(a)(4)]** N/A

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Lee County

Address: P.O. Box 398

City, State, Zip: Fort Myers, FL 33902

Phone Number: (239) 590-4600 Email: mrfisher@flylcpa.com

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

☒ Property owners list. **[34-202(a)(8)]** **See attached Exhibit A.**

☒ Property owners map. **[34-202(a)(8)]** **See attached Exhibit A.**

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old. **See attached submittal waiver.**

2. Date property was acquired by present owner(s): **See attached Exhibit A.**

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**

See attached Exhibit A.

B. Street Address of Property: **See attached Exhibit A.**

C. Legal Description (must submit) [34-202(a)(5)]: **See attached submittal waiver.**

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6):

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**

2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**

3. ☒ One set of mailing labels. **[34-202(a)(9)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: Light Industrial (IL) and Airport Operations Planned Development (AOPD)

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.
See attached Exhibit B.

F. Use(s) of Property:

1. Current uses of property are: Vacant, Airport, Commercial, Light Industrial, and Office (medical and non-medical)

2. Intended uses of property are: Airport, Commercial, Light Industrial, and Office (medical and non-medical)

G. Future Land Use Classification (Lee Plan):

Airport Lands	564.6	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1.	Width (average if irregular parcel):	5,775 ±	Feet		
2.	Depth (average if irregular parcel):	5,053 ±	Feet		
3.	Total area:	564.6 ±	Acres or square feet		
4.	Frontage on road or street:	5,775 ±	Feet on	U.S. 41	Street
	2nd Frontage on road or street:	5,053 ±	Feet on	North Airport Road	Street
	3rd Frontage on road or street:	1,350 ±		South Airport Road	Street
	4th Frontage on road or street:	4,600 ±		Danley Drive	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☐ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☐ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-201(c)]** **See attached submittal waiver.**

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			**564.6**	**Acres**
1.	Submerged land subject to tidal influence			0	Acres
2.	**a.** Preserved freshwater wetlands	0	Acres		
	b. Impacted wetlands	0	Acres		
	c. Preserved saltwater wetlands	0	Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			0	Acres
3.	R-O-W providing access to non-residential uses			0	Acres
4.	Non-residential use areas (1) (2)			564.6	Acres
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			**564.6**	**Acres**
C.	**Gross residential acres. (A minus B)** (3) **N/A**			**0**	**Acres**

D. Gross residential acres (by Land Use Category) N/A

1.	**a.** Intensive Development – upland		Acres
	b. Intensive Development – preserved freshwater wetlands		Acres
	c. Intensive Development – impacted wetlands		Acres
2.	**a.** Central Urban – upland		Acres
	b. Central Urban – preserved freshwater wetlands		Acres
	c. Central Urban – impacted wetlands		Acres
3.	**a.** Urban Community or Suburban – upland		Acres
	b. Urban Community or Suburban – preserved freshwater wetlands		Acres
	c. Urban Community or Suburban – impacted wetlands		Acres

4.	**a.**	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	**a.**	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	**a.**	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	**a.**	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	**a.**	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	**a.**	Wetlands	_____	Acres
11.	**a.**	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	**a.**	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	**a.**	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
		TOTAL (should equal "C" above)	**N/A**	**Acres**

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

N/A

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: N/A

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
	a. Total upland acres (from Part 4, D.)	_____ x _____	equals	_____
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	d. Total Allowed Standard Units (1)			_____
2.	**Bonus Units [2-143]**			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			_____
	c. Sub-total			_____
3.	**Total Permitted Units** (1)			_____

Note:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical	No changes	See **Exhibit D**
2.	General Office	to approved	Page Field General
3.	Retail	Property Dev.	Aviation Airport
4.	Other:	Regs. **(Exhibit C)**	Development Schedule
5.	**TOTAL FLOOR AREA**		

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated	n/a	n/a

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units	n/a	n/a
2.	Independent Living Units	n/a	n/a
3.	**TOTAL BEDS/UNITS**		**n/a**

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.	n/a	n/a
2.	426-725 sq. ft.	n/a	n/a
3.	725 < sq. ft.	n/a	n/a
4.	**TOTAL UNITS**		**n/a**

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]** **Attached**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]** **See submittal waiver.**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24”x36” and 11”x17”, and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]** **Attached**

2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]** **Attached**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]** **Attached**

D. Bonus Density: [34-202(a)(11)]

☒ Not Applicable

☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. Topography: Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
See attached USGS topographical map.

B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
There are no environmentally sensitive lands within the project site as demonstrated on the attached FLUCFCS Map.

C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N/A

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A

E. Soils Map: Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
See attached Soils Map.

F. FLUCCS Map: A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]** **Attached.**

G. Rare & Unique Upland Habitat Map: Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**
Attached.

H. Existing and Historic Flow-Ways Map: Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**
Attached.

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES
N/A

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
n/a

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including: **N/A**

1. Method and degree of treatment:
2. Quality of the effluent:
3. Expected life of the facility:
4. Who will operate and maintain the internal collection and treatment facilities:
5. Receiving bodies or other means of effluent disposal:

C. Spray Irrigation: If spray irrigation will be used, specify: **N/A**

1. The location and approximate area of the spray fields:
2. Current water table conditions:
3. Proposed rate of application:
4. Back-up system capacity:

PART 10
ADDITIONAL REQUIREMENTS

A. Major Planned Developments: **N/A**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]** **N/A (AOPD is under single ownership)**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]** **N/A**

D. Private Recreational Facility Planned Developments (PRFPDs): N/A

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)]** **N/A**

G. Flood Hazard:

☒ Not applicable (Zone X)

☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. Excavations/Blasting:

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☐ Not Applicable

☒ Property is located within 0-25' Airport Noise Zone: **[34-1104]**

☒ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**

☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**

☒ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**

☐ A Tall Structures Permit is required. **[34-1108]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
Clearly label your attachments as noted in bold below		
Copies Required		**SUBMITTAL ITEMS**
3	☒	Completed application for Public Hearing [34-202(a)(1)]
1	☒	Filing Fee - [34-201(d)]
1	☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)] **N/A**
3	☒	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]
3	☐	**Additional Agents** [34-202(a)(4)] **N/A**
3	☐	**Multiple Owners List** (if applicable) [34-202(a)(2)] **N/A**
3	☒	**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]
3	☒	**Legal description (must submit)** [34-202(a)(5)]
	☒	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	**Boundary Survey** – not required if platted lot (2 originals required) [34-202(a)(6)]
3	☒	**Property Owners list** (if applicable) [34-202(a)(8)]
3	☐	**Property Owners map** (if applicable) [34-202(a)(8)]
3	☐	Confirmation of **Ownership/Title Certification** [34-202(a)(7)] **See submittal waiver.**
3	☒	**STRAP Numbers** (if additional sheet is required) [34-202(a)(5)]
1	☒	**List of Surrounding Property Owners** [34-202(a)(9)]
1	☒	**Map of Surrounding Property Owners** [34-202(a)(9)]
1	☒	**Mailing labels** [34-202(a)(9)]
3	☒	List of **Zoning Resolutions** and Approvals
3	☐	Summary of **Public Informational Session** (if applicable) **N/A**
3	☒	**Waivers** from Application Submission Requirements (if applicable) [34-201(c)]
3	☐	Preliminary **Density** Calculations (if applicable) **N/A**
3	☒	**Request Statement** [34-373(a)(5)]
3	☐	Traffic Impact Statement (**TIS**) (not required for existing development) [34-373(a)(7)] **See submittal waiver.**
3	☒	Master Concept Plan (**MCP**), **Non-PRFPD** [34-373(a)(6)]
3	☒	**Schedule of Uses** [34-373(a)(8)]
3	☒	Schedule of **Deviations and** Written **Justification** [34-373(a)(9)]
3	☒	**Topography** (if available) [34-373(a)(4)b.iv.]
3	☒	**Soils Map** [34-373(a)(4)b.9.]
3	☐	**FLUCCS Map** [34-373(a)(4)c.] **See submittal waiver.**
3	☒	Rare & Unique **Upland Habitat Map** [34-373(a)(4)b.iii.]
3	☒	Existing and Historic **Flow-Ways Map** [34-373(a)(4)b.v.]
3	☐	**Surface Water Management Plan** (if applicable) [34-373(b)(1)] **N/A**
3	☐	**Phasing Program** (if applicable) [34-373(b)(3)] **N/A**
3	☐	**Protected Species Survey** (if applicable) [34-373(b)(2)] **N/A**

3	☐	**Proof of Notice** (if applicable) [34-373(c)] **N/A**
3	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(9)] **N/A**
3	☐	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)(1)]
3	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)] **N/A**
3	☐	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.] **N/A**
3	☐	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.] **N/A**
3	☐	**Environmental Assessment** (if applicable) [34-941(g)(2)] **N/A**
3	☐	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)] **N/A**
3	☒	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
3	☐	Existing **Agricultural Use Affidavit** (if applicable) [34-202(a)(12)] **N/A**
3	☐	Information Regarding **Proposed Blasting** (if applicable). **N/A**
3	☐	Hazardous Materials **Emergency Plan** (if applicable) **N/A**
3	☐	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-202(b)(4)] **N/A**
3	☐	**Tall Structures Permit** (if applicable) [34-1108] **N/A**

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Emily Underhill, P.E., A.A.E., as Deputy Executive Director – Development of Lee County Port Authority, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature _____ Date 5/11/23

Signature **Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of May, 2023, by Emily Underhill (name of person providing oath or affirmation), who is personally known to me or who has produced DL: S240-516-65-212 (type of identification) as identification.

STAMP/SEAL

ANA MARIA SALCEDO
Notary Public - State of Florida
Commission # GG 951213
My Comm. Expires Mar 20, 2024
Bonded through National Notary Assn.

Ana Maria Salcedo
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Emily Underhill, P.E., A.A.E., who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at the parcels identified on Exhibit A (attached) and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	N/A

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Emily Underhill, P.E., A.A.E.
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on May 11, 2023 (date) by Emily Underhill (name of person providing oath or affirmation), who is personally known to me or who has produced DL. S240-516-65-212-0 (type of identification) as identification.

STAMP/SEAL

ANA MARIA SALCEDO
Notary Public - State of Florida
Commission # GG 951213
My Comm. Expires Mar 20, 2024
Bonded through National Notary Assn.

Signature of Notary Public

EXHIBIT A

Page Field AOPD Administrative Amendment

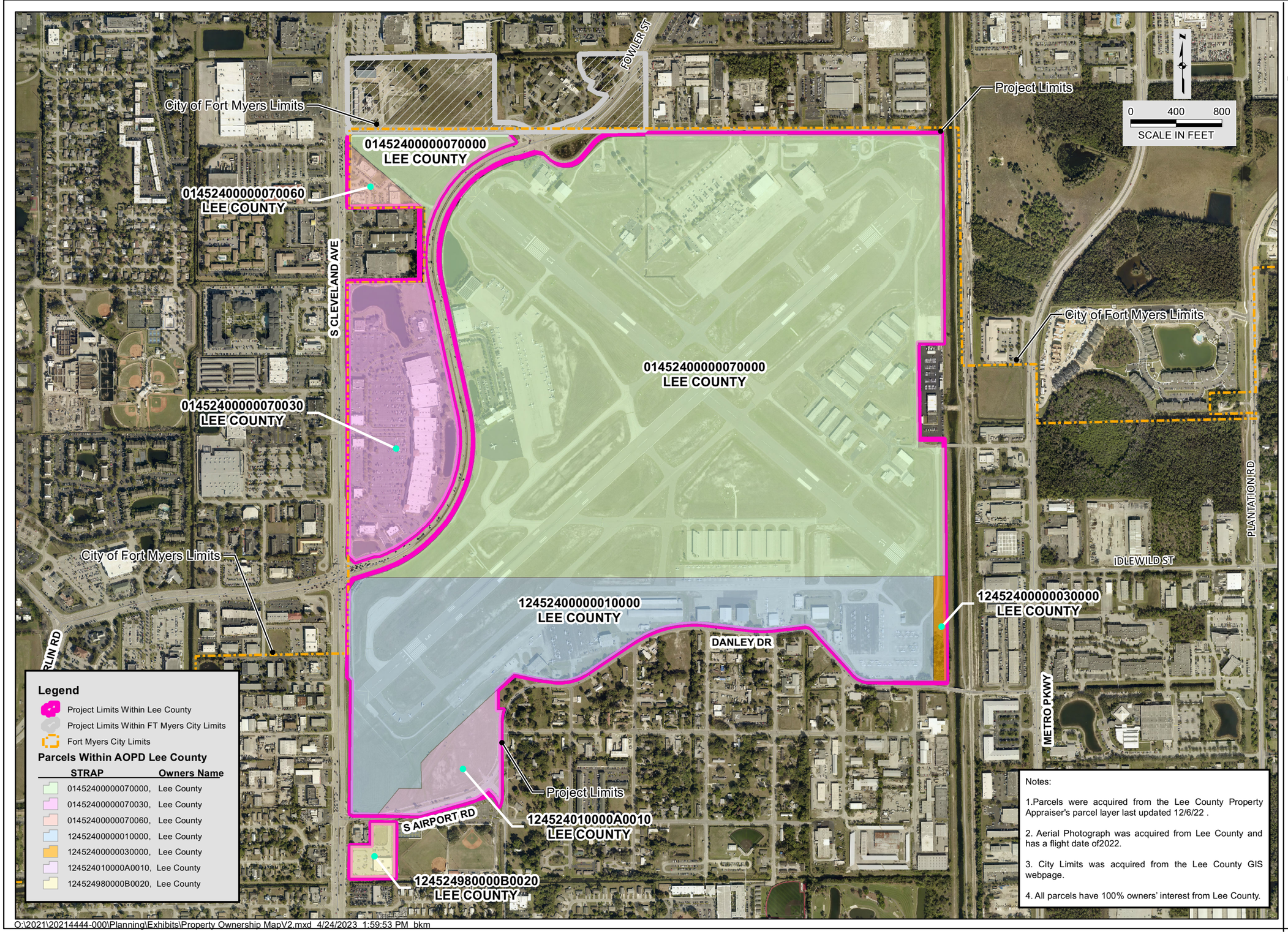
List of STRAP Numbers, Addresses & Ownership

STRAP Number	Area	Site Address	Owner of Record*	Purchase Date
01-45-24-00-00007.0000	Page Field Airfield along Fowler Street	4682-4700 Terminal Drive Fort Myers, FL 33907	LEE COUNTY c/o PORT AUTHORITY PO BOX 2463 FORT MYERS FL 33902	June 01, 1947
01-45-24-00-00007.0030	Page Field Commons	4945-5049 S. Cleveland Ave. Fort Myers, FL 33907	LEE COUNTY RPAI FORT MYERS PAGE FIELD LLC (LEASEHOLD) c/o WINSTANLEY ENTERPRISES 150 BAKER AVE EXTENSION CONCORD MA 01742	December 20, 2017
01-45-24-00-00007.0060	Page Field Medical Village	4741-4771 S. Cleveland Ave. Fort Myers, FL 33907	LEE COUNTY c/o PORT AUTHORITY 11000 TERMINAL ACCESS RD #867 FORT MYERS FL 33913	June 01, 1947
12-45-24-00-00001.0000	Page Field Airfield along Danley Drive	207-605 Danley Drive Fort Myers, FL 33907	LEE COUNTY c/o PORT AUTHORITY PO BOX 2463 FORT MYERS FL 33902	August 01, 1941
12-45-24-01-0000A.0010	Page Field Airfield along S. Airport Road	S Airport Rd Fort Myers, FL 33907	LEE COUNTY PO BOX 398 FORT MYERS FL 33902	February 06, 2018

EXHIBIT A

STRAP Number	Area	Site Address	Owner of Record*	Purchase Date
12-45-24-01-0000B.0010	ALDI	11251 S Cleveland Ave Fort Myers, FL 33907	LEE COUNTY c/o RYAN TAX COMPLIANCE SERVICES (LEASEHOLD) PO BOX 460049 DEPT 501 HOUSTON TX 77056	August 01, 1941
12-45-24-00-00003.0000	Zemel Parcel along Danley Drive	Railroad R/W Fort Myers, FL 33907	LEE COUNTY PO BOX 398 FORT MYERS FL 33902	December 19, 2011

*All parcels have 100% owners' interest from Lee County.



O:\2021\20214444-000\Planning\Exhibits\Property Ownership MapV2.mxd 4/24/2023 1:59:53 PM bkm

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

LEE COUNTY PORT AUTHORITY
Page Field

Page Field
Lee County, Florida

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	April 2023
PROJECT NO.	20214444-000
FILE NO.	00-00-00
SCALE:	As Shown

Property Ownership Map

SHEET NUMBER

1

BOUNDARY SURVEY

PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

NOTES

1. THIS BOUNDARY SURVEY IS INTENDED TO DELINEATE LANDS USED FOR AIRPORT PURPOSES BY THE LEE COUNTY PORT AUTHORITY. THERE ARE ADJACENT PARCELS, ALSO OWNED BY LEE COUNTY, WHICH ARE USED FOR OTHER PURPOSES NOT INCLUDED IN THIS SURVEY.

2. THE CERTIFICATE OF AUTHORIZATION NUMBER OF COONER & ASSOCIATES, INC. IS LB-0006773.

3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF 3 TITLE SEARCH REPORTS INCLUDING 7 TAX PARCELS BY AMERICAN GOVERNMENT SERVICE CORPORATION (AGSC), EFFECTIVE THROUGH FEBRUARY 9TH 2010, AND SUPPLEMENTAL PUBLIC RECORDS RESEARCH. ANY ENCUMBRANCES DISCLOSED BY THESE REPORTS ARE SHOWN AND LABELED ON THE BOUNDARY SURVEY WITH REFERENCE TO THE SPECIFIC REPORT NUMBER FROM WHICH THEY CAME (EXAMPLE: AGSC # 23311-4).

4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE ONLY BEEN LOCATED WITHIN 25 FEET OF THE BOUNDARY AS PER SCOPE OF SURVEYING SERVICES. NO SUB-SURFACE FOUNDATIONS HAVE BEEN LOCATED AS PART OF THIS SURVEY.

5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN ANY SHOWN.

6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.

7. THIS SURVEY DOES NOT REFLECT CHEMICAL CHARACTERISTICS OF THE SURVEYED PARCEL.

8. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

9. THE HORIZONTAL DATUM AND VALUES SHOWN ON THIS SURVEY ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) BASED ON TIES TO NATIONAL GEODETIC SURVEY CONTROL MONUMENTS W 247 AND Z 415. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS BEING N 88°52'05" E.

10. ALL COORDINATE VALUES USED FOR SECTION CORNERS AS PER THE CERTIFIED CORNER RECORDS WERE SHIFTED FROM THE 1990 ADJUSTMENT TO THE 2007 ADJUSTMENT BASED ON THE VALUES AS SHOWN ON THE NATIONAL GEODETIC SURVEY (NGS) CONTROL DATA SHEET FOR W 247.

11. ALL DISTANCES ARE GRID IN U.S. SURVEY FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

12. COORDINATES, ELEVATIONS, BEARINGS AND DISTANCES SHOWN ARE MEASURED OR CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.

13. A 20 CHAIN PROPORTION WAS NOT USED TO ESTABLISH THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, A CLOSING SECTION, DUE TO THE FACT THAT OTHER LEGAL DESCRIPTIONS AND FOUND MONUMENTATION INDICATED THAT THIS AREA WAS NOT BEING DIVIDED USING THIS METHOD. THIS CORNER WAS CALCULATED AS THE MIDPOINT BETWEEN THE NORTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 1.

14. DATE OF ORIGINAL SURVEY FIELD WORK: 5/26/10; FIELD BOOK 294, PAGES 2-24, 27-77; FIELD BOOK 301, PAGES 30-31. PORTIONS REVISED ON 1/27/14: FIELD BOOK 381, PAGE 56.

15. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

16. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

17. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY.

18. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJOINING LANDS.

19. SURVEY PARCEL IS LOCATED IN FLOOD ZONES X AND AE AS SHOWN BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 125106 0426 F, DATED AUGUST 28, 2008.

20. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=200' UNLESS OTHERWISE NOTED.

21. AERIAL PHOTO BASE USED FOR OVERALL SHEET INDEX AND DETAIL PAGES WAS ACQUIRED FROM PHOTO SCIENCE AND WAS FLOWN BETWEEN DECEMBER 17, 2007 AND JANUARY 25, 2008. PHOTOGRAPHY HAS BEEN RECTIFIED UTILIZING GROUND CONTROL AS ESTABLISHED BY COONER & ASSOCIATES, INC. AND E.F. GAINES SURVEYING SERVICES, INC. AND HAS A PIXEL RESOLUTION OF 1 FOOT. IMAGERY WAS VERIFIED WITH FIELD LOCATED IMPROVEMENTS AND FOUND TO BE ACCURATE WITHIN 1 FOOT. PORTIONS OF SURVEY WHICH WERE REVISED ON FEBRUARY 3, 2014 HAVE BEEN UPDATED WITH AERIAL IMAGERY OBTAINED FROM LEE COUNTY WITH A FLIGHT DATE BETWEEN JANUARY 24, 2014 AND MARCH 9, 2014.

22. THE UNITED STATES CENSUS BUREAU TOPOLOGICALLY INTEGRATED GEOGRAPHIC ENCODING AND REFERENCING SYSTEM (T.I.G.E.R.) INDICATES THE CITY LIMIT LINE IS THE NORTH RIGHT-OF-WAY LINE OF AIRPORT ROAD. THIS IS NOT IN COMPLETE AGREEMENT WITH THE LEE COUNTY WEB BASED GEOGRAPHIC INFORMATION SYSTEM. NO ANNEXATION DOCUMENTS OR CITY LIMITS LEGAL DESCRIPTIONS WERE PROVIDED OR REVIEWED..

23. MISCELLANEOUS BOOK 25, PAGE 260 DOES NOT INCLUDE THE SOUTH 25 FEET OF THE WEST 320 FEET, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF U.S. 41, IN SECTION 1 AND REFERS TO THIS STRIP AS THE SECTION LINE ROAD. NO DEED TO LEE COUNTY WAS RECOVERED FOR THIS STRIP OF LAND. ALSO DEED BOOK 142, PAGE 105 AND DEED BOOK 139, PAGE 199 DO NOT INCLUDE THE SOUTH 25 FEET OF SECTION 1 LYING APPROXIMATELY BETWEEN THE EASTERLY RIGHT-OF-WAY OF U.S. 41 AND THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND REFERS TO THIS STRIP AS AIRPORT ROAD. NO DEED TO LEE COUNTY WAS RECOVERED FOR THIS STRIP OF LAND.

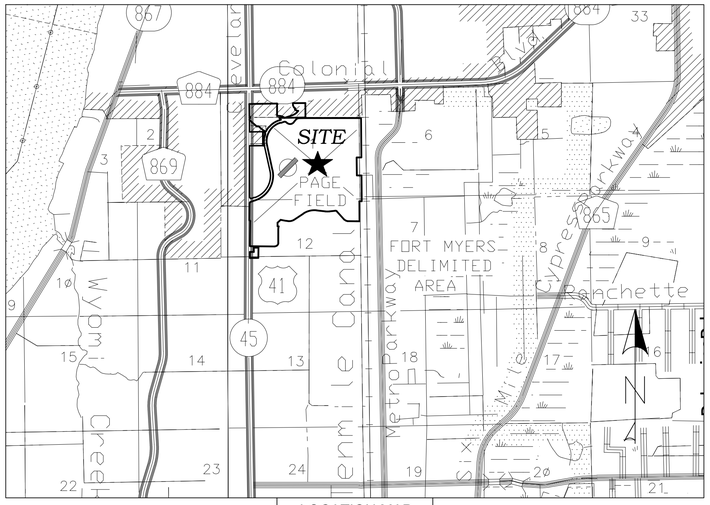
24. THERE IS A DRAINAGE AND UTILITY EASEMENT FORTY FEET IN WIDTH ALONG THE NORTHERLY BOUNDARY OF PARCELS 4 AND 5. THE RECORDING INFORMATION FOR THIS EASEMENT IS UNKNOWN. EASEMENT AS SHOW IS BASED ON REFERENCES CONTAINED IN O.R. 4819, PG. 4035; O.R. 2850, PG. 2626 AND AS SHOWN ON THE DENI ASSOCIATES SURVEY.

25. DETAIL B-2 ON SHEET 6 OF 22 SHOWS AN AREA "AS SURVEYED BY OTHERS". THIS AREA APPEARS DIFFERENTLY ON THE DENI ASSOCIATES PAGE FIELD BOUNDARY SURVEY AND THE SKETCH OF PAGE FIELD BY JOHNSON ENGINEERING (SEE NOTE 26 D AND J).

26. THE FOLLOWING DOCUMENTS WERE UTILIZED FOR THE PURPOSE OF THIS SURVEY:
A. STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, STATE ROAD 45, SECTION 12010-2503.
B. STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, STATE ROAD 45, SECTION 12010-2123.
C. MAP OF THE IONA DRAINAGE DISTRICT BY LEE COUNTY DEPARTMENT OF TRANSPORTATION & ENGINEERING DATED SEPTEMBER, 1989, REVISED THROUGH JULY, 2005.
D. DENI ASSOCIATES PAGE FIELD BOUNDARY SURVEY DATED NOVEMBER 16, 1990.
E. LEE COUNTY PORT AUTHORITY PAGE FIELD REPORT BY DENI ASSOCIATES DATED JULY 6, 1990.
F. AGSC TITLE SEARCH REPORT NUMBER: 23311-1, 2 & 3 (PERTAINING TO SURVEYED PARCELS 4, 4A, 5, AND 5A).
G. AGSC TITLE SEARCH REPORT NUMBER: 23311-4 (PERTAINING TO SURVEYED PARCELS 1 AND 4).
H. AGSC TITLE SEARCH REPORT NUMBER: 23311-5, 6 & 7 (PERTAINING TO SURVEYED PARCELS 1 AND 2).
I. RIGHT-OF-WAY MAP FOR FOWLER STREET EXTENSION BY HOLE MONTES & ASSOCIATES DATED JULY 1995.
J. SKETCH OF PAGE FIELD BY JOHNSON ENGINEERING DATED AUGUST 2007.
K. GENERAL LAND OFFICE PLATS.
L. PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
M. THE DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD DOCUMENT NUMBERS AS FOLLOWS: 083249, 088489, 003794\1, 0038395,0017740, 083250, 059293, 0037942, 083251, 059296, 0037943, 083252, 0037940, 083254, 0037936, 0014400, 0007623, 0006567, 0037935, 083253, 0049271, 0037934, 052772, 0037939, 052774, 0038394, 083259, 0037937, 083261.
N. NATIONAL GEODETIC SURVEY CONTROL POINT DATA SHEETS FOR W 247, Z 415, AP STA A 3 FMY AND GPS RUHE.
O. THERE ARE MULTIPLE LEASES OF PORTIONS OF THE AIRPORT PROPERTY WHICH ARE NOT SHOWN. THESE LEASES INCLUDE IMPLIED OR EXPRESS RIGHTS OF ACCESS (EASEMENTS) ACROSS OTHER PARTS OF THE PROPERTY WHICH ARE ALSO NOT SHOWN ON THIS SURVEY.

ACREAGE:

- UNINCORPORATED LEE COUNTY PORT AUTHORITY LANDS SURVEYED (PARCELS 1 THROUGH 5 LESS PARCELS 4A AND 5A):	514.54 ACRES
-LEE COUNTY PORT AUTHORITY LANDS SURVEYED WITHIN FORT MYERS CITY LIMITS (PARCELS 4A AND 5A):	23.85 ACRES
- TOTAL LEE COUNTY PORT AUTHORITY LANDS SURVEYED (PARCELS 1 THROUGH 5)	538.39 ACRES
- OTHER UNINCORPORATED LEE COUNTY PORT AUTHORITY LANDS (PARCEL 6 - PAGE FIELD COMMONS & PARCEL 7 - PAGE FIELD MEDICAL VILLAGE):	50.08 ACRES
- TOTAL UNINCORPORATED LEE COUNTY PORT AUTHORITY LANDS (PARCELS 1 THROUGH 5 LESS PARCELS 4A AND 5A TOGETHER WITH PARCEL 6 - PAGE FIELD COMMONS AND PARCEL 7 - PAGE FIELD MEDICAL VILLAGE):	564.62 ACRES



LOCATION MAP
N.T.S.

LEGEND:

AIR RELEASE VALVE	FLAG POLE	SPRINKLER	FOUND CONCRETE MONUMENT
BACKFLOW PREVENTER	FORCE MAIN	STEEL POST	FOUND DRILL HOLE
BENCH MARK	GATE ACCESS CARD READER	TELEPHONE BOX	FOUND IRON ROD
BOLLARD	GAS PIPELINE MARKER	TELEPHONE CANISTER	FOUND IRON ROD & CAP
CABLE RISER	GAS VALVE	TELEPHONE MANHOLE	FOUND NAIL
CABLE TV BOX	GUARD RAIL	TELEPHONE RISER	FOUND NAIL & DISK
CATCH BASIN	GUY POLE	TELEPHONE VAULT	FOUND PARKER KALON NAIL
CENTERLINE	GUY WIRE / ANCHOR	TOE OF SLOPE	FOUND PARKER KALON NAIL & DISK
CLEANOUT	IRRIGATION BOX	TOP OF BANK	SET CONCRETE MONUMENT
COORDINATE NUMBER	IRRIGATION VALVE	TRAFFIC SIGNAL BOX	SET DRILL HOLE
CONCRETE POWER POLE	LIGHT POLE	UNDERGROUND UTILITIES	SET 5/8" IRON ROD & CAP "LB 6773" U.O.N.
DRAINAGE MANHOLE	MAIL BOX	WATER MAIN	SET 5/8" PARKER KALON NAIL & DISK "CONT.
ELECTRICAL BOX	MITERED END	WATER METER	PT. LB 6773" U.O.N.
ELECTRIC METER	MONITORING WELL	WATER VALVE	
ELECTRIC MANHOLE	OVERHEAD UTILITY LINE	WOOD POST	
ELECTRIC LINE	PEDESTRIAN CROSSING SIGNAL	WOOD SUPPORT POLE	
EXISTING ELEVATION	POWER POLE	YARD DRAIN	
FENCE - BARBED WIRE	POWER POLE w/RISER	BUSH	
FENCE - 6' CHAIN LINK WITH 3-STRAND BARBED WIRE ON TOP, U.O.N.	SANITARY SEWER LINE	CABBAGE PALM	
FENCE - WOOD	SEWER MANHOLE	OAK TREE	
FIBER OPTIC MARKER OR BOX	SEWER VALVE	PALM TREE	
FIRE HYDRANT	SECURITY SENSOR	PINE TREE	
FIRE VALVE	SIGN SINGLE POST	SHADE TREE (VARIOUS TYPE)	
	SIGN DOUBLE POST		

ABBREVIATIONS:

AC.	= ACRE
A.C.	= AIR CONDITIONER
AGSC	= AMERICAN GOVERNMENT SERVICE CORPORATION
A.K.A.	= ALSO KNOWN AS
ALUM.	= ALUMINUM
APPR.	= APPROXIMATE
ASPH.	= ASPHALT
AVE.	= AVENUE
BCPP	= BLACK CORRUGATED PLASTIC PIPE
BFP	= BACK FLOW PREVENTER
BLDG.	= BUILDING
BLVD.	= BOULEVARD
BM	= BENCHMARK
BOC	= BACK OF CURB
BOW	= BACK OF WALK
BP	= BOUNDARY POINT
BSM	= BUREAU OF SURVEYING AND MAPPING
(C)	= CALCULATED
C&A	= COONER & ASSOCIATES, INC.
CATV	= CABLE TELEVISION
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK STRUCTURE
C.C.R.	= CERTIFIED CORNER RECORD
CDB	= CHORD BEARING
CH	= CHORD
CLF	= CHAIN LINK FENCE
C.M.	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
C.O.	= CLEANOUT
CONC.	= CONCRETE
CONT.	= CONTROL
COR.	= CORNER
CORP.	= CORPORATION
C.P.	= CONTROL POINT
C.R.	= COUNTY ROAD
CT.	= COURT
C.U.E.	= COUNTY UTILITY EASEMENT
(D)	= DEED
D.E.	= DRAINAGE EASEMENT
(DESC.)	= DESCRIPTION
DH	= DRILL HOLE
DIA.	= DIAMETER
DR.	= DRIVE
DWG.	= DRAWING
E	= EAST
EL.	= ELEVATION
ELEC.	= ELECTRIC
EOP	= EDGE OF PAVEMENT
EOS	= EDGE OF PAVED SHOULDER
EOW	= EDGE OF WATER
ESMT.	= EASEMENT
ERCP	= ELLIPTICAL REINFORCED CONCRETE PIPE
EXIST.	= EXISTING
(F)	= FIELD
FDEP	= FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	= FLORIDA EMERGENCY MANAGEMENT AGENCY
F.H.	= FIRE HYDRANT
F.F.	= FINISHED FLOOR
FND	= FOUND
FPL OR FP&L	= FLORIDA POWER & LIGHT
F.S.	= FLORIDA STATUTES
FT.	= FOOT / FEET
GLO	= GENERAL LAND OFFICE
GPS	= GLOBAL POSITIONING SYSTEM
G.W.	= GUY WIRE
H/C	= HANDICAP
HW	= HEADWALL
I.D.	= IDENTIFICATION
I.D.D.	= IONA DRAINAGE DISTRICT
I.N.	= INSTRUMENT NUMBER
INC.	= INCORPORATED
INV.	= INVERT
I.P.	= IRON PIPE
IR	= IRON ROD (5/8" DIA. U.O.N.)
IRC OR IR&C	= IRON ROD & CAP
IRR.	= IRRIGATION
L	= LENGTH
LABINS	= LAND BOUNDARY INFORMATION SYSTEM (STATE OF FLORIDA)
LAT	= LATITUDE
LB	= LICENSED BUSINESS
LCU	= LEE COUNTY UTILITY
LN.	= LANE
LONG	= LONGITUDE
LS	= LICENSED SURVEYOR
LT	= LEFT
(M)	= MEASURED
ME	= MITERED END
MH	= MANHOLE
MHWL	= MEAN HIGH WATER LINE
MISC.	= MISCELLANEOUS
MON	= MONUMENT
N	= NORTH
NAD	= NORTH AMERICAN DATUM
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
NE	= NORTHEAST
NGS	= NATIONAL GEODETIC SURVEY
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM (1929)
No.	= NUMBER
N.T.S.	= NOT TO SCALE
N.T.T.	= NAIL & TIN TAB
NW	= NORTHWEST
O/H	= OVERHANG
O.H.W.L.	= ORDINARY HIGH WATER LINE
O.H.W.M.	= ORDINARY HIGH WATER MARK
O.R.	= OFFICIAL RECORD BOOK / PAGE
(P)	= PLAT
PB	= PLAT BOOK
P.C.	= POINT OF CURVATURE
PCP	= PERMANENT CONTROL POINT
PG (S)	= PAGE(S)
P.I.	= POINT OF INTERSECTION
PKN&D	= PARKER KALON NAIL & DISK
PKWY.	= PARKWAY
PL	= PROPERTY LINE
PLS	= PROFESSIONAL LAND SURVEYOR
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.O.T.	= POINT OF TERMINUS
PP	= POWER POLE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPERTY
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PT.	= POINT
P.T.	= POINT OF TANGENCY
P.U.E.	= PUBLIC UTILITY EASEMENT
PVC	= POLY VINYL CHLORIDE
R	= RADIUS OR RIGHT
(R)	= RECORD
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
RLS	= REGISTERED LAND SURVEYOR
RP	= REFERENCE POINT
R.R.	= RAILROAD
RT	= RIGHT
RTA	= RIGHT ANGLE
R/W	= RIGHT-OF-WAY
S	= SOUTH
SE	= SOUTHEAST
SW	= SOUTHWEST
SEC.	= SECTION
S.F.	= SQUARE FEET
SFWMD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SHT.	= SHEET
S.R.	= STATE ROAD
S.S.	= SANITARY SEWER
STA.	= STATION
ST.	= STREET
SWFWMD	= SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
T	= TANGENT
TELE.	= TELEPHONE
T.R.	= TELEPHONE RISER
TIIF	= TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA
TIITF	= BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
TRANS.	= TRANSITION
TWP	= TOWNSHIP
TYP	= TYPICAL
U.E.	= UTILITY EASEMENT
U.O.N.	= UNLESS OTHERWISE NOTED
USGS	= UNITED STATES GEOLOGICAL SURVEY
W	= WEST
W.M.	= WATER METER
W.P.P.	= WOOD POWER POLE
W.V.	= WATER VALVE
w/	= WITH
Y.D.	= YARD DRAIN
Δ	= DELTA ANGLE
±	= MORE OR LESS
#	= NUMBER
" "	= STAMPING OF CAP OR DISK

INDEX OF SHEETS

1. NOTES, SOURCES, LEGEND, ABBREVIATIONS AND LOCATION MAP
2. LEGAL DESCRIPTIONS
3. SURVEY MAP KEY SHEET
4. THRU 5. BOUNDARY MAPS
6. BOUNDARY DETAILS
7. THRU 22. IMPROVEMENTS DETAILS

* BOUNDARY REVISION NOTE (02/03/14)

THE PURPOSE OF THE UPDATED PORTION OF THIS SURVEY WAS TO INCLUDE A 2.48 ACRE +/- PARCEL AT THE SOUTHEAST CORNER AND REMOVE A 1.52 ACRE +/- PARCEL ALONG SOUTH ROAD. THE ONLY REVISED IMPROVEMENTS SHOWN ARE THE NEW SOUTH AIRPORT ROAD AND IMPROVEMENTS WITHIN 25 FEET OF THE UPDATED BOUNDARY. ONLY SHEETS THAT WERE AFFECTED BY THIS SPECIFIC UPDATE REQUIREMENT WERE MODIFIED. THIS INCLUDES SHEET 1, 2, 3, 4, 7 AND 10 (OF 22 SHEETS).

SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 6773)
SIGNED THIS ____ DAY OF _____, 2014

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POR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1 BOUNDARY UPDATE SHEETS 1, 2, 3, 4, 7, 10	2-03-14
2 UPDATE IMAGERY SHEETS 3, 7, 10	9-24-14
3	

DWG. DATE:	6-7-10
SURVEY DATE:	5-28-10
DRAWN BY:	RJO
CHECKED BY:	SU

COUNTY:	LEE
SEC:	1 & 12, TWP 45 S, RGE 24 E
PROJECT NUMBER:	091202.01
DWG. NUMBER:	091202.01 BNDY

BOUNDARY SURVEY
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

DCI2023-00018 Lee County ePlan

Original application dated 05-18-2023

BOUNDARY SURVEY

PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

UNINCORPORATED LEE COUNTY PORT AUTHORITY LANDS SURVEYED:

ALL THAT LAND LYING WITHIN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND THE NORTH ½ OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST; LEE COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 12 S 89°46'16" W FOR 78.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE TEN MILE CANAL LINEAR PARK (FORMER IONA DRAINAGE DISTRICT CANAL A) AND BEING THE **POINT OF BEGINNING**; THENCE RUN S 00°42'02" E ALONG SAID WESTERLY RIGHT-OF-WAY FOR 935.74 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DANLEY DRIVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DANLEY DRIVE (65 FEET WIDE) FOR THE FOLLOWING TWELVE (12) CALLS: 1). N 89°04'26" W FOR 673.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; 2). THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 205.00 FEET, THROUGH A CENTRAL ANGLE OF 46°45'05", SUBTENDED BY A CHORD 162.67 FEET IN LENGTH BEARING N 65°41'53" W, FOR 167.27 FEET TO A POINT OF TANGENCY; 3). THENCE N 42°19'21" W FOR 525.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; 4). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 53°58'31", SUBTENDED BY A CHORD 77.15 FEET IN LENGTH BEARING N 69°18'36" W, FOR 80.07 FEET TO A POINT OF TANGENCY; 5) THENCE RUN S 83°42'08" W FOR 265.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; 6) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 900.00 FEET, THROUGH A CENTRAL ANGLE OF 12°35'24", SUBTENDED BY A CHORD 197.37 FEET IN LENGTH BEARING S 89°59'50" W, FOR 197.76 FEET TO A POINT OF TANGENCY; 7). THENCE RUN N 83°42'28" W FOR 406.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; 8). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 935.00 FEET, THROUGH A CENTRAL ANGLE OF 39°46'38", SUBTENDED BY A CHORD 636.16 FEET IN LENGTH BEARING S 76°24'13" W, FOR 649.12 FEET TO A POINT OF TANGENCY; 9). THENCE RUN S 56°30'54" W FOR 505.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; 10). THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, THROUGH A CENTRAL ANGLE OF 41°19'00", SUBTENDED BY A CHORD BEING 306.93 FEET IN LENGTH BEARING S 77°10'24" W, FOR 313.68 FEET TO A POINT OF TANGENCY; 11). THENCE RUN N 82°10'06" W FOR 132.78 FEET; 12). THENCE RUN N 78°41'58" W FOR 207.41 FEET TO THE AIRPORT BUILDING RESTRICTION LINE AS PER PAGE PARK PLAT, THENCE RUN S 47 °47'32" W FOR 200.74 ALONG SAID LINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 2, BLOCK A OF SAID PLAT; THENCE RUN S 00°22'18" E ALONG SAID WEST LINE FOR 171.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE RUN N 89°38'23" E ALONG THE SOUTH LINE OF SAID SOUTH LINE FOR 50.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DANLEY DRIVE BEING ALSO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 337.50 FEET, THROUGH A CENTRAL ANGLE OF 18°07'31", SUBTENDED BY A CHORD BEING 106.32 FEET IN LENGTH BEARING S 09°00'43" W, FOR 106.77 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S 00°02'53" E FOR 658.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 167.50 FEET, THROUGH A CENTRAL ANGLE OF 29°08'04", SUBTENDED BY A CHORD BEING 84.26 FEET IN LENGTH BEARING S 14°31'10" W, FOR 85.17 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 34°41'15", SUBTENDED BY A CHORD BEING 119.24 FEET IN LENGTH BEARING N 28°25'16" W, FOR 121.08 FEET TO A POINT OF TANGENCY; THENCE RUN N 45°45'53" W FOR 45.31 TO A POINT ON CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 25°29'26", SUBTENDED BY A CHORD BEING 242.68 FEET IN LENGTH BEARING S 62°11'47" W, FOR 244.69 FEET TO A POINT OF TANGENCY; THENCE RUN S 74°56'30" W FOR 403.73 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH ROAD (65 FEET WIDE PER PLAT); THENCE N 89°31'55" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 588.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (RIGHT-OF-WAY WIDTH VARIES) AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 12010-2503, OFFICIAL RECORDS BOOK 191, PAGE 660 AND DEED BOOK 306, PAGE 277 PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID U.S. 41 RIGHT-OF-WAY FOR THE FOLLOWING SIX (6) COURSES: 1). N 00°29'37" E FOR 10.00 FEET; 2). N 89°31'55" W FOR 16.50 FEET; 3). N 00°29'37" E FOR 1166.04 FEET; 4). N 83°54'37" E FOR 3.77 FEET; 5). N 45°25'06" W FOR 53.94 FEET; 6). N 00°29'37" E FOR 788.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FOWLER STREET EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 2688, PAGE 1578, PUBLIC RECORDS OF LEE COUNTY FLORIDA: THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING FIFTEEN (15) CALLS: 1). N 32°55'14" E FOR 70.49 FEET; 2). N 72°30'47" E FOR 224.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; 3). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1208.92 FEET, THROUGH A CENTRAL ANGLE OF 17°54'26", SUBTENDED BY A CHORD OF LENGTH 376.30 FEET BEARING N 63°33'34" E, FOR 377.84 FEET TO A POINT OF TANGENCY; 4). THENCE N 50°29'36" E FOR 103.19 FEET TO A POINT ON A NON-TANGENTIAL CURVE CONCAVE NORTHWESTERLY; 5). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1205.92 FEET, THROUGH A CENTRAL ANGLE OF 62°03'56", SUBTENDED BY A CHORD BEING 1243.37 FEET IN LENGTH BEARING N 18°40'37" E, FOR 1306.31 FEET TO A POINT OF TANGENCY; 6). THENCE RUN N 12°21'22" W FOR 1182.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; 7). THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 894.93 FEET, THROUGH A CENTRAL ANGLE OF 84°15'40", SUBTENDED BY A CHORD BEING 1200.68 FEET IN LENGTH BEARING N 29°46'28" E, FOR 1316.11 FEET TO A POINT OF TANGENCY; 8). THENCE RUN N 71°54'19" E FOR 21.85 FEET; 9). THENCE RUN N 85°24'03" E FOR 51.42 FEET; 10). THENCE RUN N 71°54'19" E FOR 153.11 FEET; 11). THENCE RUN S 80°26'16" E FOR 63.55 FEET; 12). THENCE RUN S 48°05'41" E FOR 71.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; 13). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 91°30'00", SUBTENDED BY A CHORD BEING 303.71 FEET IN LENGTH BEARING N 86°09'19" E, FOR 338.56 FEET TO A POINT OF TANGENCY; 14). THENCE N 40°24'19" E FOR 149.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; 15). THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 278.00 FEET, THROUGH A CENTRAL ANGLE OF 30°57'44", SUBTENDED BY A CHORD BEING 148.41 FEET IN LENGTH BEARING N 55°53'12" E, FOR 150.23 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE PORTION OF NORTH AIRPORT ROAD RELEASED IN INSTRUMENT NUMBER 2007000241862, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°02'49" E ALONG SAID SOUTH LINE FOR 337.23 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE CONTINUING ALONG SAID SOUTH LINE N 89°58'25" E FOR 2585.68 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TEN MILE CANAL LINEAR PARK (FORMER IONA DRAINAGE DISTRICT CANAL A); THENCE RUN S 00°35'45" E ALONG SAID WEST LINE FOR A DISTANCE OF 1229.82 FEET TO THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 1; THENCE CONTINUING ALONG SAID WEST LINE S 00°30'34" E FOR 600.72 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 1981, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL FOR THE FOLLOWING THREE (3) COURSES: 1). S 89°29'26" W FOR 220.00 FEET; 2). THENCE S 00°30'34" E FOR 840.00 FEET; 3). THENCE N 89°29'26" E FOR 220.00 FEET TO SAID WESTERLY RIGHT OF WAY OF TEN MILE CANAL LINEAR PARK (FORMER IONA DRAINAGE DISTRICT CANAL A); THENCE RUN S 00°30'34" E ALONG SAID WESTERLY LINE FOR 1200.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 1 CONTAINING 494.16 ACRES, MORE OR LESS

AND,

PARCEL 2

A PORTION OF BLOCK 'B', PAGE PARK, AS RECORDED IN PLAT BOOK 8, PAGES 92-97; PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE RUN N 89°32'33" E ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 12 FOR 68.01 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. 41 (S.R. 45) (RIGHT-OF-WAY WIDTH VARIES) AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 12010-2503, OFFICIAL RECORDS BOOK 191, PAGE 660 AND DEED BOOK 306, PAGE 277 PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 00°29'37" E ALONG SAID RIGHT-OF-WAY FOR 50.01 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N 00°29'37" E ALONG SAID RIGHT-OF-WAY FOR 284.60 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 244, PAGE 134, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°31'55" E ALONG THE SOUTH LINE OF SAID PARCEL FOR 182.00 FEET; THENCE N 00°29'37" E ALONG THE WEST LINE OF SAID PARCEL FOR 200.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH ROAD AS PER SAID PLAT OF PAGE PARK; THENCE S 89°31'55" E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 216.86 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND KNOW AS JERRY BROOKS PARK, BEING DESCRIBED IN OFFICIAL RECORDS BOOK 4028, PAGE 4192; THENCE S 00°28'34" W ALONG SAID WESTERLY LINE FOR 478.15 FEET TO THE SOUTH LINE OF SAID BLOCK 'B'; THENCE S 89°32'33" W ALONG SAID SOUTH LINE FOR 399.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 2 CONTAINING 3.57 ACRES, MORE OR LESS

AND,

PARCEL 3

A PIECE OF LAND LYING IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST; LEE COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 1; THENCE RUN N 89°20'40" E ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1 FOR 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 12010-2123) THENCE CONTINUE ALONG SAID SOUTH LINE 629.15 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 1 BEING ALSO THE **POINT OF BEGINNING**; THENCE N 00°11'02" W ALONG SAID WEST LINE FOR 650.07 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006000447599, BEING AN ADDENDUM TO THE PAGE FIELD MEDICAL VILLAGE LEASE AS RECORDED IN OFFICIAL RECORDS BOOK 4125, PAGE 3750, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID PARCEL FOR THE FOLLOWING FOUR (4) COURSES: 1). S 65°41'51" E FOR 95.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; 2). THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 86°28'29", SUBTENDED BY A CHORD BEING 41.10 FEET IN LENGTH BEARING S 22°27'37" E, FOR 45.28 FEET TO THE END OF SAID CURVE; 3). THENCE S 20°31'32" W FOR 9.05 FEET; 4). THENCE S 69°43'35" E FOR 12.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF FOWLER STREET EXTENSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 2688, PAGE 1578, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING ALSO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1017.93 FEET, THROUGH A CENTRAL ANGLE OF 31°58'49", SUBTENDED BY A CHORD BEING 560.82 FEET IN LENGTH BEARING S 04°16'55" W, FOR 568.17 FEET TO THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 1; THENCE S 89°20'40" W FOR 67.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 3 CONTAINING 0.96 ACRES, MORE OR LESS

AND,

PARCEL 4

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST; LEE COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE RUN S 00°08'40" E ALONG THE WEST LINE OF SAID NORTHWEST ¼ FOR 648.72 FEET TO THE NORTH LINE OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 1; THENCE RUN N 88°59'33" E ALONG SAID NORTH LINE FOR 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (RIGHT-OF-WAY WIDTH VARIES AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 12010-2123 AND DEED BOOK 306, PAGE 277, PUBLIC RECORDS OF LEE COUNTY, FLORIDA) TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH LINE N 88°59'33" E FOR 1288.70 FEET TO THE WEST LINE OF THE LANDS RELEASED IN OFFICIAL RECORDS BOOK 4028, PAGE 4192, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S 00°13'24" E ALONG SAID WEST LINE FOR 581.41 FEET TO THE SOUTHERLY LINE OF SAID LANDS AND THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH AIRPORT ROAD, AS RECORDED IN DEED BOOK 145, PAGE 270, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°06'36" E ALONG SAID SOUTHERLY LINE AND NORTH RIGHT-OF-WAY LINE FOR 106.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, THROUGH A CENTRAL ANGLE OF 41°24'34", SUBTENDED BY A CHORD BEING 254.56 FEET IN LENGTH BEARING S 70°11'06" E, FOR 260.18 FEET TO A POINT ON THE NORTHERLY LINE OF THE PORTION OF FOWLER STREET EXTENSION RELEASED IN OFFICIAL RECORDS BOOK 2688, PAGE 1578, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID FOWLER STREET EXTENSION FOR THE FOLLOWING FOUR (4) COURSES: 1). S 89°06'36" W FOR 246.75 FEET; 2). THENCE S 42°46'55" E FOR 119.45 FEET; 3). THENCE S 71°54'19" W FOR 94.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; 4). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1017.93, A CENTRAL ANGLE OF 30°29'42", BEING SUBTENDED BY A CHORD 535.41 FEET IN LENGTH BEARING S 56°39'28" W, FOR 541.78 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006000447599, BEING AN ADDENDUM TO THE PAGE FIELD MEDICAL VILLAGE LEASE AS RECORDED IN OFFICIAL RECORDS BOOK 4125, PAGE 3750, PUBLIC RECORDS OF LEE COUNTY, FLORIDA ; THENCE ALONG SAID PARCEL FOR THE FOLLOWING SEVEN (7) COURSES: 1) S 53°50'15" W FOR 50.35 FEET TO A POINT ON A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST; 2) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1029.93 FEET, THROUGH A CENTRAL ANGLE OF 11°27'24", SUBTENDED BY A CHORD BEING 205.60 FEET IN LENGTH BEARING S 32°57'04" W, FOR A DISTANCE OF 205.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; 3). THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 87°04'47", SUBTENDED BY A CHORD BEING 41.33 FEET IN LENGTH BEARING S 70°45'46" W, FOR 45.59 FEET TO A POINT OF TANGENCY; 4). THENCE RUN N 65°41'51" W FOR 61.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; 5) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 176.00 FEET, THROUGH A CENTRAL ANGLE OF16°22'39", SUBTENDED BY A CHORD BEING 50.14 FEET IN LENGTH BEARING N 57°30'31" W, FOR 50.31 FEET TO A POINT OF TANGENCY; 6) THENCE N 49°19'12" W FOR 258.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; 7). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 74.00 FEET, THROUGH A CENTRAL ANGLE OF 78°18'18", SUBTENDED BY A CHORD OF 93.45 FEET BEARING N 88°28'21" W, FOR 101.13 FEET TO THE NORTHEASTERLY LINE OF PAGE MEDICAL VILLAGE AS DESCRIBED IN OFFICIAL REORDS BOOK 4125, PAGE 3750, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 49°19'15" W ALONG SAID NORTHEASTERLY LINE FOR 465.35 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY FOR THE FOLOWING SEVEN (7) COURSES: 1), N 00°08'36" W FOR 48.46 FEET; 2). THENCE RUN N 35°46'19" E FOR 57.96 FEET; 3). THENCE RUN S 89°57'20" W FOR 34.00 FEET; 4). THENCE RUN N 00°08'40" W FOR 50.00 FEET; 5). THENCE RUN N 89°57'20" E FOR 34.00 FEET; 6). THENCE RUN N 35°59'32" W FOR 58.06 FEET; 7). THENCE RUN N 00°08'39" W FOR 555.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 4 CONTAINING 31.31 ACRES, MORE OR LESS.

AND,

PARCEL 5

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST; LEE COUNTY FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE RUN S 00°08'40" E ALONG THE WEST LINE OF SAID NORTHWEST ¼ FOR 648.72 FEET TO THE NORTH LINE OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 1; THENCE RUN N 88°59'33" E ALONG SAID NORTH LINE FOR 33.00 FEET EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (RIGHT-OF-WAY WIDTH VARIES AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 12010-2123 AND DEED BOOK 306, PAGE 277, PUBLIC RECORDS OF LEE COUNTY, FLORIDA); THENCE CONTINUE ALONG SAID NORTH LINE N 88°59'33" E FOR 2030.61 FEET TO THE NORTHWEST CORNER OF THE LANDS RELEASED IN OFFICIAL RECORDS BOOK 4028, PAGE 4192, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH LINE N 88°59'33" E FOR 579.79 FEET TO THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 1; THENCE RUN S 00°18'06" E ALONG SAID EAST LINE FOR 674.12 FEET TO THE NORTH LINE OF THE PORTION OF FOWLER STREET EXTENSION RELEASED IN OFFICIAL RECORDS BOOK 2688, PAGE 1578, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S89°06'36" W ALONG SAID NORTH LINE FOR 976.49 FEET TO THE SOUTHEASTERLY LINE OF THE LANDS RELEASED IN OFFICIAL RECORDS BOOK 4028, PAGE 4192, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TWELVE (12) COURSES: 1) N 73°14'09" E FOR 238.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; 2). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 862.67 FEET, THROUGH A CENTRAL ANGLE OF 4°45'44", SUBTENTED BY A CHORD 71.68 FEET IN LENGTH BEARING N 69°33'29" E, FOR 71.70 FEET TO THE WESTERLY RIGHT-OF-WAY OF FOWLER STREET EXTENSION (AS PER RIGHT-OF-WAY MAP FOR FOWLER STREET EXTENSION BY HOLE, MONTES & ASSOCIATES DATED JULY, 1995) AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; 3). THENCE ALONG SAID RIGHT-OF-WAY AND CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, THROUGH A CENTRAL ANGLE OF 42°30'18", SUBTENDED BY A CHORD 409.60 FEET IN LENGTH BEARING N 56°26'58" E, FOR 419.15 FEET; 4). THENCE RUN N 78°55'04" W FOR 80.59; 5). THENCE RUN N 60°31'29" W FOR 90.18 FEET; 6). THENCE RUN N 29°03'43" E FOR 62.84 FEET; 7) THENCE RUN N 61°08'21"W FOR 73.35 FEET; 8). THENCE RUN N 26°06'40" W FOR 74.87 FEET; 9). THENCE RUN N 20°47'03" W FOR 13.27 FEET; 10). THENCE RUN N 21°19'47" W FOR 26.02 FEET; 11). THENCE RUN N 18°45'33" W FOR 12.65 FEET; 12). THENCE RUN N 01°00'27" W FOR 92.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 5 CONTAINING 8.39 ACRES, MORE OR LESS.

LESS AND EXCEPT THE LEE COUNTY PORT AUTHORITY LANDS SURVEYED WITHIN THE CITY LIMITS OF FT. MYERS, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL 4A

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST; LEE COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE RUN S 00°08'40" E ALONG THE WEST LINE OF SAID NORTHWEST ¼ FOR 648.72 FEET TO THE NORTH LINE OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 1; THENCE RUN N 88°59'33" E ALONG SAID NORTH LINE FOR 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (RIGHT-OF-WAY WIDTH VARIES AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 12010-2123 AND DEED BOOK 306, PAGE 277, PUBLIC RECORDS OF LEE COUNTY, FLORIDA); THENCE CONTINUE ALONG SAID NORTH LINE N 88°59'33" E FOR 2030.61 FEET TO THE NORTHWEST CORNER OF THE LANDS RELEASED IN OFFICIAL RECORDS BOOK 4028, PAGE 4192, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH LINE N 88°59'33" E FOR 579.79 FEET TO THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 1; THENCE RUN S 00°18'06" E ALONG SAID EAST LINE FOR 584.12 FEET TO THE NORTH LINE OF NORTH AIRPORT ROAD AS DESCRIBED IN DEED BOOK 145, PAGE 270, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN S 89°06'36" W FOR 676.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FOWLER STREET RIGHT-OF-WAY (AS PER RIGHT-OF-WAY MAP FOR FOWLER STREET EXTENSION BY HOLE, MONTES & ASSOCIATES DATED JULY, 1995) ALSO BEING THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4028, PAGE 4192, PUBLIC RECRDS OF LEE COUNTY, FLORIDA, AND A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, THROUGH A CENTRAL ANGLE OF 42°09'57", SUBTENDED BY A CHORD OF 406.48 FEET BEARING N 56°16'48" E, FOR 415.80 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF THE LANDS RELEASED IN OFFICIAL RECORDS BOOK 4028, PAGE 4192, PUBLIC RECORDS OF LEE COUNTY FLORIDA, FOR THE FOLLOWING NINE (9) COURSES; 1). THENCE RUN N 78°55'04" W FOR 80.59; 2). THENCE RUN N 60°31'29" W FOR 90.18 FEET; 3). THENCE RUN N 29°03'43" E FOR 62.84 FEET; 4) THENCE RUN N 61°08'21"W FOR 73.35 FEET; 5). THENCE RUN N 26°06'40" W FOR 74.87 FEET; 6). THENCE RUN N 20°47'03" W FOR 13.27 FEET; 7). THENCE RUN N 21°19'47" W FOR 26.02 FEET; 8). THENCE RUN N 18°45'33" W FOR 12.65 FEET; 9). THENCE RUN N 01°00'27" W FOR 92.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 5A CONTAINING 6.69 ACRES, MORE OR LESS.

TOTAL UNINCORPORATED LEE COUNTY PORT AUTHORITY LANDS SURVEYED CONTAINING 513.57 ACRES, MORE OR LESS .

AND,

THE LEE COUNTY PORT AUTHORITY LANDS SURVEYED WITHIN THE CITY LIMITS OF FT. MYERS, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL 4A

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST; LEE COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE RUN S 00°08'40" E ALONG THE WEST LINE OF SAID NORTHWEST ¼ FOR 648.72 FEET TO THE NORTH LINE OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 1; THENCE RUN N 88°59'33" E ALONG SAID NORTH LINE FOR 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (RIGHT-OF-WAY WIDTH VARIES AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NUMBER 12010-2123 AND DEED BOOK 306, PAGE 277, PUBLIC RECORDS OF LEE COUNTY, FLORIDA) TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH LINE N 88°59'33" E FOR 1288.70 FEET TO THE WEST LINE OF THE LANDS RELEASED IN OFFICIAL RECORDS BOOK 4028, PAGE 4192, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S 00°13'24" E ALONG SAID WEST LINE FOR 581.41 FEET TO THE SOUTHERLY LINE OF SAID LANDS AND THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH AIRPORT ROAD, AS RECORDED IN DEED BOOK 145, PAGE 270, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°06'36" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1272.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 41; THENCE ALONG SAID RIGHT OF WAY N 35°59'32" W FOR 28.93 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 00°08'39" W FOR 555.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 4A CONTAINING 17.16 ACRES, MORE OR LESS

AND,

PARCEL 5A

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST; LEE COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE RUN S 00°08'40" E ALONG THE WEST LINE OF SA

DCI2023-00018 Lee County ePlan
Original application dated 05-18-2023

BOUNDARY SURVEY

PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



400 0 200 400
1 inch = 400 ft.
INTENDED DISPLAY SCALE

= LEE COUNTY PORT AUTHORITY PROPERTY

SURVEY MAP KEY SHEET

COONER & ASSOCIATES, INC.
5670 ZIP DRIVE
FORT MYERS, FLORIDA 33905
TELEPHONE: 239.277.0722
FAX: 239.277.7179
SURVEYING AND MAPPING
WWW.COONER.COM
2351RADEN DRIVE
LAND O'LAKES, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1 BOUNDARY UPDATE	2-03-14
2	
3	

DWG. DATE:	6-1-10		
SURVEY DATE:	5-28-10	RJO	SU
DRAWN BY:			
CHECKED BY:			

COUNTY:	LEE
SEC:	1 & 12, TWP 45 S, RGE 24 E
PROJECT NUMBER:	091202.01
DWG. NUMBER:	091202.01 BNDY

BOUNDARY SURVEY
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

BOUNDARY SURVEY

PAGE FIELD AIRPORT

SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

MATCHLINE - SEE SHEET 5

BOUNDARY POINT TABLE				
POINT ID.	NORTHING	EASTING	LATITUDE	LONGITUDE
BP 500	817532.20	703343.33	26°34'57.9273"	81°51'20.3267"
BP 504	816607.41	702681.84	26°34'48.7754"	81°51'27.6245"
BP 505	816674.35	702533.59	26°34'49.4401"	81°51'29.2568"
BP 506	817063.05	702179.63	26°34'53.2936"	81°51'33.1510"
BP 507	817090.30	702107.46	26°34'53.5643"	81°51'33.9457"
BP 508	817061.14	701843.16	26°34'53.2783"	81°51'36.8573"
BP 509	817061.13	701645.80	26°34'53.2804"	81°51'39.0314"
BP 510	817105.65	701242.03	26°34'53.7256"	81°51'43.4784"
BP 511	816956.10	700623.70	26°34'52.2510"	81°51'50.2913"
BP 512	816677.45	700202.46	26°34'49.4957"	81°51'54.9346"
BP 513	816609.31	699903.19	26°34'48.8239"	81°51'58.2319"
BP 514	816627.40	699771.65	26°34'49.0045"	81°51'59.6807"
BP 515	816668.05	699568.26	26°34'49.4091"	81°52'01.9206"
BP 516	816533.19	699419.57	26°34'48.0750"	81°52'03.5600"
BP 517	816362.00	699420.68	26°34'46.3795"	81°52'03.5497"
BP 518	816362.32	699470.80	26°34'46.3822"	81°52'02.9976"
BP 519	816257.31	699454.15	26°34'45.3423"	81°52'03.1823"
BP 520	815599.09	699454.70	26°34'38.8232"	81°52'03.1837"
BP 700	816596.53	703354.76	26°34'48.6602"	81°51'20.2123"
BP 701	815517.52	699433.58	26°34'38.0156"	81°52'03.4173"
BP 702	815622.39	699376.82	26°34'39.0548"	81°52'04.0412"
BP 703	815654.00	699344.36	26°34'39.3682"	81°52'04.3985"
BP 704	815540.80	699129.70	26°34'38.2493"	81°52'06.7642"
BP 705	815435.91	698739.83	26°34'37.2144"	81°52'11.0598"

BOUNDARY POINT TABLE				
POINT ID.	NORTHING	EASTING	LATITUDE	LONGITUDE
BP 521	815431.45	699285.83	26°34'37.1647"	81°52'05.0457"
BP 522	815440.72	698151.68	26°34'37.2678"	81°52'17.5382"
BP 523	815450.72	698151.76	26°34'37.3669"	81°52'17.5371"
BP 524	815450.85	698135.26	26°34'37.3684"	81°52'17.7188"
BP 525	815374.37	698316.61	26°34'36.6090"	81°52'15.7221"
BP 526	815372.60	698533.46	26°34'36.5893"	81°52'13.3335"
BP 527	814894.46	698529.49	26°34'31.8539"	81°52'13.3826"
BP 528	814891.27	698130.44	26°34'31.8263"	81°52'17.7781"
BP 529	815175.86	698132.89	26°34'34.6448"	81°52'17.7480"
BP 530	815174.37	698314.89	26°34'34.6283"	81°52'15.7433"
BP 531	816616.85	698145.31	26°34'48.9164"	81°52'17.5953"
BP 532	816617.25	698149.05	26°34'48.9203"	81°52'17.5540"
BP 533	816655.11	698110.63	26°34'49.2957"	81°52'17.9768"
BP 534	817443.56	698117.43	26°34'57.1045"	81°52'17.8933"
BP 535	817502.72	698155.73	26°34'57.6901"	81°52'17.4707"
BP 536	817570.12	698369.66	26°34'58.3555"	81°52'15.1134"
BP 537	817737.67	698706.60	26°35'00.0116"	81°52'11.4000"
BP 538	817803.32	698786.21	26°35'00.6609"	81°52'10.5223"
BP 555	818730.20	703112.66	26°35'09.7950"	81°51'22.8527"
BP 556	818732.16	703332.65	26°35'09.8119"	81°51'20.4293"

PARCEL 1

PARCEL 6
PAGE FIELD COMMONS
(NOT INCLUDED IN SURVEY)
(OR 4717, PG 3131)

P.O.B. PAGE FIELD COMMONS

P.O.C. PAGE FIELD COMMONS
SW CORNER SECTION 1
MONUMENT NOT FOUND.
CALCULATED POSITION AS PER C.C.R. 083254 AND 0037936.
(N: 817509.63, E: 698084.99)

W LINE OF THE SW 1/4 SECTION 1
N 00°07'09" W 2650.24' (C)
N 00°07'09" W 2399.82' (C)

FOWLER STREET EXTENSION
(OR 2888, PG 1578) (WIDTH VARIES)

L=1168.17'
R=1082.92
DELTA=61°48'23"
CDB=S18°32'51"W
CH=1112.35

L=1306.31' (C&R)
R=1205.92 (C&R)
DELTA=62°03'56" (C&R)
CDB=N18°40'37"E (C) N18°40'50"E (R)
CH=1243.37 (C&R)

L=273.99'
R=1079.92
DELTA=14°32'13"
CDB=S61°53'54"W
CH=273.26

L=16.92'
R=1067.92
DELTA=0°54'28"
CDB=N72°03'33"E
CH=16.92

FOUND 1/2" I.R. AC. "LB 642" (0.08'N & 0.21'W)

FOUND 1/2" I.R. AC. "LB 642" (0.30'E & 0.07'W)

FOUND 1/2" I.R. AC. "LB 642" (0.10'N & 0.15'W)

FOUND 1/2" I.R. AC. "LB 642" (0.08'N & 0.15'W)

FOUND 5/8" I.R. NO ID. (0.09'N & 0.22'W)

L=377.84' (M) 377.83' (R)
R=1208.92 (M&R)
DELTA=17°54'26" (M&R)
CDB=N63°33'34"E (M) N63°33'47"E (R)
CH=376.30 (M&R)

10' FPL UTILITY EASEMENT OR 1084 PG. 1301 (PORTION VACATED PER OR 2934 PG. 1495)

E LINE OF THE S 25' OF SECTION 1 REFERRED TO AS AIRPORT ROAD IN D.B. 139, PG. 199 & D.B. 142, PG. 105 (SEE NOTE 23 ON SHEET 1)

E LINE OF THE S 25' OF THE W 320' LYING EAST OF R/W IN SECTION 1 AS PER M.B. 25, PG 260 (SEE NOTE 23 ON SHEET 1)

S89°44'14"W 2656.83' (C)
(NE COR TO NE OF NW 1/4)

SECTION 1-45-24
SECTION 12-45-24

W LINE OF THE SE 1/4 SECTION 1
N 00°16'06" W 2621.29'

NE CORNER OF NW 1/4 SECTION 12
FOUND 1 - 1/2" AXLE BENT & LEANING WEST AS PER C.C.R. 083252

S 89°46'16" W 2679.55' (C)
(NE OF NW 1/4 TO NE COR)

10' WIDE FPL EASEMENT INSTRUMENT NO. 2006000267678 (AGSC # 23311-4)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 1'A' - ALSO FOUND 3"x3" C.M. WITH "X" CUT (0.20'W & 0.48'N)

L=649.12' (C & P)
R=935.00 (C & P)
DELTA=39°46'38" (C & P)
CDB=S76°24'13"W (C)
CH=636.16 (C & P)

N83°42'22"W (P)
N83°42'28"W (M)
406.21' (M & P)
349.17'

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 10A"

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 9A"

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 7A"

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 6A"

S 06°17'32" W 65.14'

FOUND 1/2" IR NO ID

N42°19'15"W (P)
N42°19'21"W (M)
925.71' (P&M)
(65' R/W)

P.O.B. PARCEL 1

P.O.C PARCEL 1
NE CORNER SECTION 12
AS PER C.C.R. 083251.
PHYSICAL CORNER NOT FOUND FOUND. FALLS IN CANAL. (N: 817532.52, E: 703421.33)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 56A" (0.14'S & 0.25'W)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 54A" (0.16'S & 0.25'W) - ALSO FOUND 5/8" IR&C - ILLEGIBLE (0.84'S & 1.28'W)

10' WIDE FPL UTILITY EASEMENT OR 3509 PG. 4732

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 54A" (0.17'S & 0.21'E) - ALSO FOUND 5/8" IR NO ID. (0.59'S & 1.29'W)

S 00°30'34"E 1200.00' (C)

S 00°37'05" E 2641.29'

S 89°46'16" W 78.00' (C)

S 00°42'02" E 935.74'

200 0 100 200
1 inch = 200 ft.
INTENDED DISPLAY SCALE

U.S. 41 (CLEVELAND AVENUE)
S.R. 45 (TAMIAMI TRAIL)
(WIDTH VARIES AS PER R/W MAP SECTION 12010-2503)

N00°29'37"E 788.49' (C)

(SEE DETAIL B-2 SHEET 6)

E LINE OF THE W 1/2 OF NW 1/4
N 00°21'39" W 2664.12'

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 11A" (0.02'S & 0.14'W)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 14A" (0.14'E)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 12A" (0.17'N & 0.06'W) - ALSO FOUND 3"x3" C.M. NO ID. (0.69'N & 0.43'W)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 13A" (0.03'S & 0.17'E)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 15A" (0.19'E & 0.04'S)

S65°31'00"W (P)
S66°30'54"W (C)
905.06' (C & P)

S 33°12'42" E 65.07'

FOUND 5/8" IR NO ID.

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 17A" (0.12'N) - ALSO FOUND 3"x3" C.M. WITH "X" CUT (0.16'S & 0.74'W)

LOT 2, BLOCK A (OR 3549, PG. 3094)

50' D.E. (P)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 18A"

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 19A" - ALSO FOUND 3"x3" C.M. WITH "X" CUT (0.09'S & 1.19'W)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 20A"

S 47°47'32" W 608.96' (C)

N 46°47'13" E 709.98' (C)

W LINE OF THE NW 1/4 SECTION 12
N 00°29'37" E 1166.04' (C)

AIRPORT BUILDING RESTRICTION LINE PER PLAT OF PAGE PARK (PB 8, PGS 92-97)

LOT 1
BLOCK 'A'
PAGE PARK
(PB 8, PGS 92-97)

S00°10'253"E 650.22' (C)
S00°10'232"W 658.35' (P)

E LINE OF THE NW 1/4 SECTION 12
2659.94' (C)

S 01°13'19" E

PAGE PARK
(PB 8, PGS 92-97)

(SEE DETAIL B-1 SHEET 6)

S 74°56'30" W 403.73'

FOUND 5/8" I.R. NO ID. (0.09'N & 0.22'W)

LAND RELEASED TO LEE COUNTY AS PER RELEASE OF FEDERAL SURPLUS PROPERTY OBLIGATIONS DOCUMENTS FROM THE FEDERAL AVIATION ADMINISTRATION DATED FEBRUARY 24, 2012.

S 89°31'55" E 588.17'

SOUTH ROAD (P)

S 89°31'55" E 901.64' (C)
S 89°32'03" E 901.64' (R)

SOUTH R/W LINE

FORMER I.D.D. CANAL L-4 (80' R/W)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 5B" (0.15'W)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 4B"

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 3B" (0.07'N & 0.14'W)

10' FPL EASEMENT (OR 1128, PG. 675) (AGSC # 23311-5, 6 & 7)

(DB 244, PG. 134)

BLOCK 'B' PAGE PARK (PB 8, PGS 92-97)

JERRY BROOKS PARK (OR 4028, PG 4192)

PARCEL 2

P.O.B. PARCEL 2

P.O.C. PARCEL 2
WEST 1/4 SECTION 12
MONUMENT NOT FOUND.
CALCULATED AS PER C.C.R. 0037937.
(N: 814840.73, E: 698062.01)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 2B" (0.17'N & 0.13'W) - ALSO FOUND 5/8" IR&C "LB 3397" (1.31'S)

E LINE BLOCK B

S LINE OF BLOCK 'B'

N 89°32'48" E 925.83' (R)
N 89°32'33" E 925.82' (C)

N 89°32'33" E 1368.18' (C)

N 89°32'33" E 2736.36'

FORMER I.D.D. CANAL L (80' R/W)

SE CORNER OF NW 1/4 SECTION 12
POSITION CALCULATED BASED ON PLAT OF PAGE PARK

N 89°32'33" E 1368.18' (C)

N 89°21'29" E 2658.40'

E 1/4 CORNER SECTION 12
AS PER C.C.R. 083259.
PHYSICAL CORNER NOT FOUND FOUND.
FALLS IN CANAL. (N: 814892.36, E: 703456.61)

S 00°49'56" E 2640.40'

DANLEY DRIVE (P)

FIRST STREET

SECOND STREET

THIRD STREET

FOURTH STREET

FIFTH STREET

SIXTH STREET

BLOCK I

BLOCK N

BLOCK O

BLOCK H

BLOCK C

BLOCK D

BLOCK E

BLOCK T

BLOCK U

L=167.27' (P&M)
R=205.00 (P&M)
Δ=46°45'05" (P&M)
CDB=N65°41'53"W (M)
CH=162.67 (P&M)

S89°04'20"E (P)
N89°04'26"W (M)
673.01' (M)
254.71'

NORTHERLY R/W

S 00°28'07" E 80.01'

N 47°40'39" E 65.11'

FOUND 4"x4" C.M. - (TOP BROKEN)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 2A"

PARCEL "A" OR 3509 PG 1578

TEN MILE CANAL LINEAR PARK (FORMER IONA DRAINAGE DISTRICT CANAL A) (R/W WIDTH VARIES)

LINE TABLE					
	AS SURVEYED			AS RECORDED SOURCE	
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1 (C)	S89°46'16"W	113.60	-	-	-
L2 (M)	N89°04'26"W	137.32	-	-	-
L3 (M)	S83°42'08"W	265.90	L3 (P)	S83°42'14"W	265.90
L4 (C)	N82°10'06"W	132.78	L4 (P)	N82°10'00"W	132.78
L5 (C)	N78°41'58"W	207.41	L5 (P)	N78°41'52"W	207.41
L6 (C)	S47°47'32"W	200.74	L6 (P)	S47°47'38"W	206.38
L7 (C)	S00°22'18"E	171.19	L7 (P)	S00°20'32"E	171.05
L8 (M)	N89°38'23"E	50.12	L8 (P)	N89°39'28"E	50.00
L9 (C)	S89°31'55"E	216.86	-	-	-
L10 (C)	S00°28'34"W	478.15	L10 (R)	N00°27'56"E	479.30
L11 (C)	S89°32'33"W	399.06	-	-	-
L12 (C)	N00°29'37"E	284.60	-	-	-
L13 (C)	S89°31'55"E	182.00	L13(D)	EAST	200
L14 (C)	N00°29'37"E	200.00	L14 (D)	NORTH	200
L15 (C)	N00°29'37"E	10.00	-	-	-
L16 (C)	N89°31'55"W	16.50	-	-	-
L17 (C)	N83°54'37"E	3.77	-	-	-
L18 (C)	N45°25'06"W	53.94	-	-	-
L19 (C)	N32°55'14"E	70.49	L19 (R)	N32°55'27"E	70.57
L20 (C)	N72°30'47"E	224.29	L20 (R)	N72°31'00"E	224.29
L21 (M)	N50°29'36"E	103.19	L21 (R)	N50°29'49"E	103.19
L29 (C)	N89°29'26"E	220.00	L29 (R)	N89°29'26"E	220.0
L30 (C)	N89°32'33"E	68.01	-	-	-
L31 (C)	N00°29'37"E	50.01	-	-	-
L32 (C)	N45°59'31"W	81.30	L32 (R)	N45°59'18"W	81.31
L33 (C)	S72°30'47"W	158.58	L33 (R)	S72°31'00"W	158.58
L34 (C)	S85°05'45"W	47.25	L34 (R)	S85°05'58"W	47.25
L35 (C)	S53°47'49"W	97.76	L35 (R)	S53°47'49"W	97.76
L63 (M)	N45°45'53"W	45.31	-	-	-

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1 (P&M)	80.07	85.00	N69°18'36"W	77.15	53°58'31"
C2 (P&M)	197.76	900.00	S89°59'50"W	197.37	12°35'24"
C3 (P&C)	313.68	435.00	S77°10'24"W	306.93	41°19'00"
C4 (C)	106.77	337.50	S09°00'43"W	106.32	18°07'31"
C4 (P)	107.03	337.50		106.58	-
C17	85.17	167.50	N14°31'09"E	84.26	29°08'04"
C18	121.08	200.00	N28°25'16"W	119.24	34°41'15"
C19	244.69	550.00	N62°11'47"E	242.68	25°29'26"

BOUNDARY MAP

COONER & ASSOCIATES, INC.
SURVEYING AND MAPPING
WWW.COONER.COM
5670 ZIP DRIVE
FORT MYERS, FLORIDA 33905
TELEPHONE: 239.277.0722
FAX: 239.277.7179
2351 RADEN DRIVE
LAND O'LAKES, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

REVISION	DATE
1	2-03-14
2	
3	

DWG. DATE:	5-10-10
SURVEY DATE:	2-8-10
DRAWN BY:	RJO
CHECKED BY:	SU
LEE	
COUNTY:	
SEC.	1 & 12, TWP 45 S, RGE 24 E
PROJECT NUMBER:	091202.01
DWG. NUMBER:	091202.01 BNDY

FOR: LEE COUNTY PORT AUTHORITY

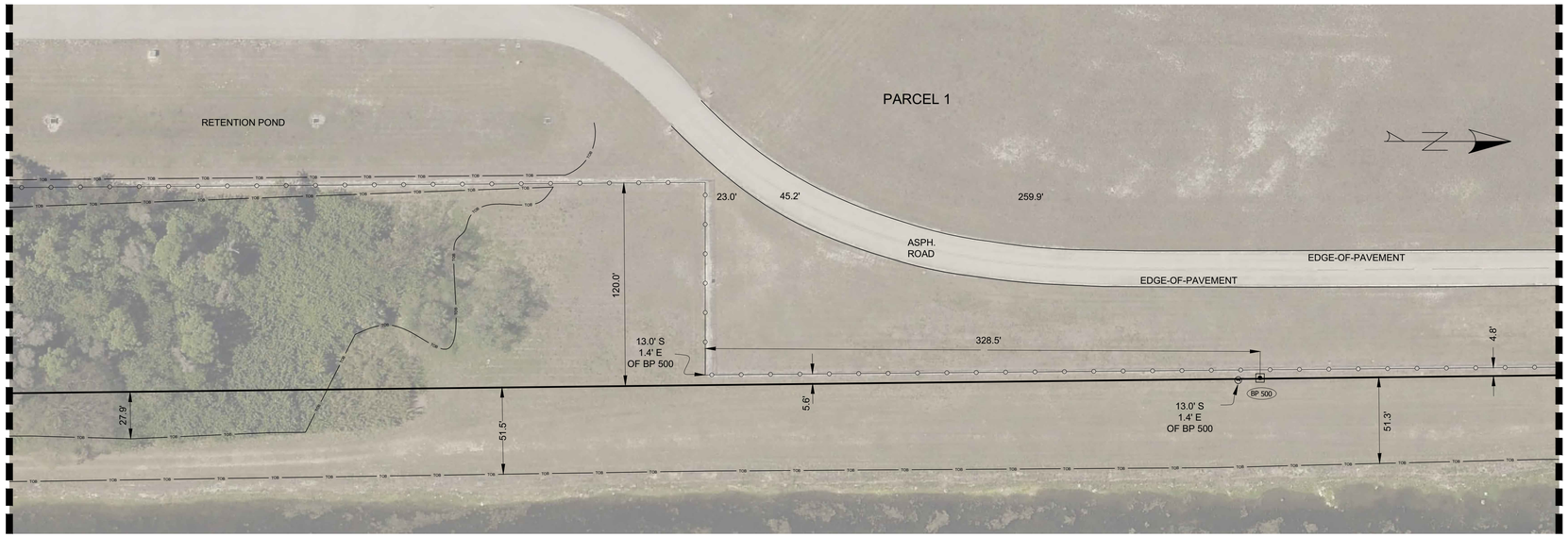
BOUNDARY SURVEY
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

J:\2013\131202\091202.01-BNDRY UPDATE.dwg, 2/13/2014 8:30:06 AM

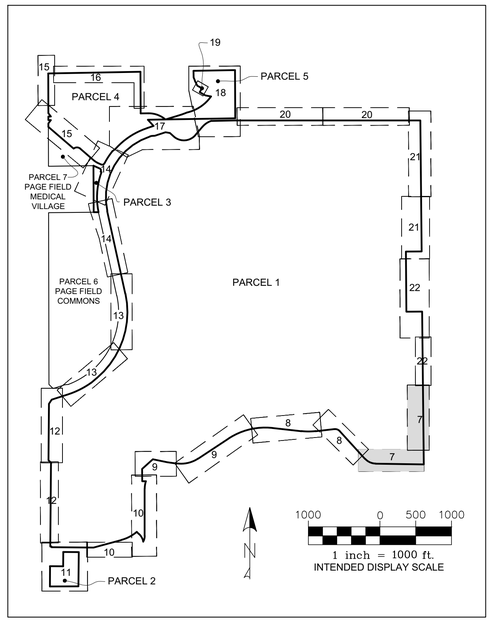
BOUNDARY SURVEY

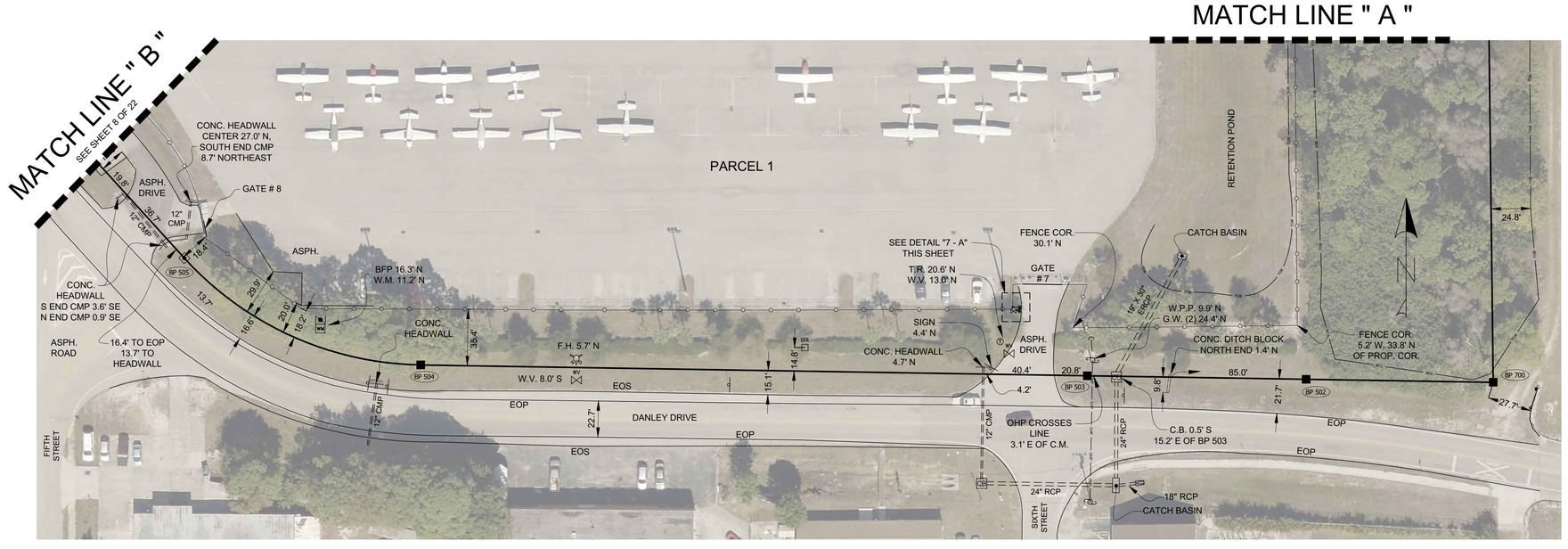
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

40 0 20 40
1 inch = 40 ft.
INTENDED DISPLAY SCALE

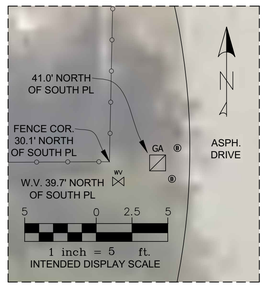


IMPROVEMENT SHEET INDEX





DETAIL "7 - A"



IMPROVEMENT DETAILS

COONER & ASSOCIATES, INC.
5670 ZIP DRIVE
FORT MYERS, FLORIDA 33905
TELEPHONE: 239.277.0722
FAX: 239.277.7179
SURVEYING AND MAPPING
WWW.COONER.COM
2351RADEN DRIVE
LAND O'LAKES, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1 BOUNDARY UPDATE	2-03-14
2	
3	

DWG. DATE:	6-7-10
SURVEY DATE:	5-28-10
DRAWN BY:	RJO
CHECKED BY:	SU
COUNTY:	LEE
SEC.	1 & 12, TWP 45 S, RGE 24 E
PROJECT NUMBER:	091202.01
DWG. NUMBER:	091202.01 BNDY

BOUNDARY SURVEY
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

DCI2023-00018 Lee County ePlan
Original application dated 05-18-2023

BOUNDARY SURVEY

PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

40 0 20 40
1 inch = 40 ft.
INTENDED DISPLAY SCALE

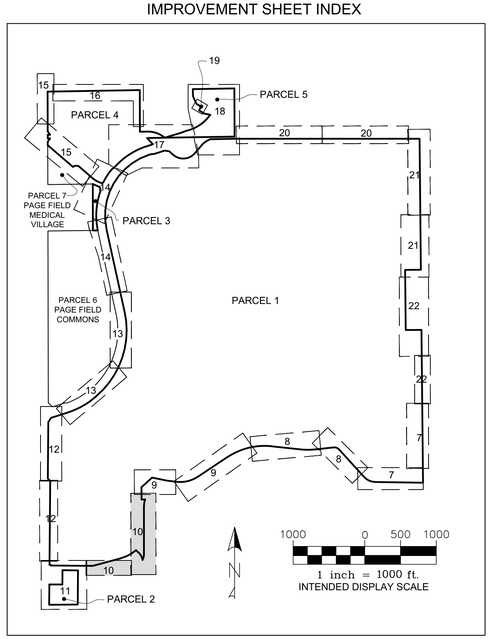
MATCH LINE " G "



MATCH LINE " F "
SEE SHEET 9 OF 22

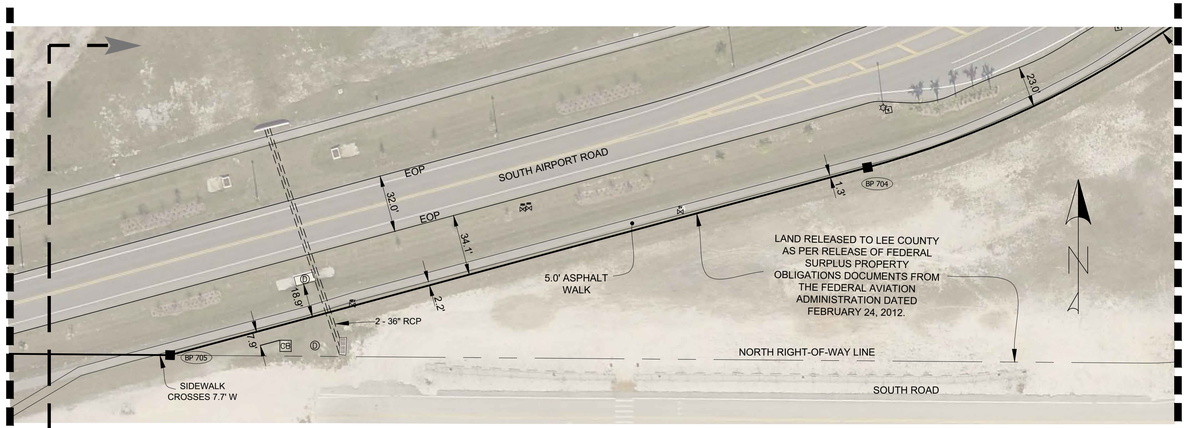
EXISTING IMPROVEMENTS AT TIME OF ORIGINAL SURVEY AS OF 5/26/10 (SHEET 9 OF 22)

IMPROVEMENT SHEET INDEX



EXISTING IMPROVEMENTS AT TIME OF ORIGINAL SURVEY AS OF 5/26/10 (SHEET 11 OF 22)

MATCH LINE " H "
SEE SHEET 11 OF 22



MATCH LINE " G "

IMPROVEMENT DETAILS

COONER & ASSOCIATES, INC.
5670 ZIP DRIVE
FORT MYERS, FLORIDA 33905
TELEPHONE: 239.277.0722
FAX: 239.277.7179
SURVEYING AND MAPPING
WWW.COONER.COM
2351RADEN DRIVE
LAND O'LAKES, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1	2-03-14
2	
3	

DWG. DATE:	6-7-10
SURVEY DATE:	5-28-10
DRAWN BY:	RJO
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COUNTY:	LEE
SEC:	1 & 12, TWP 45 S, RGE 24 E
PROJECT NUMBER:	091202.01
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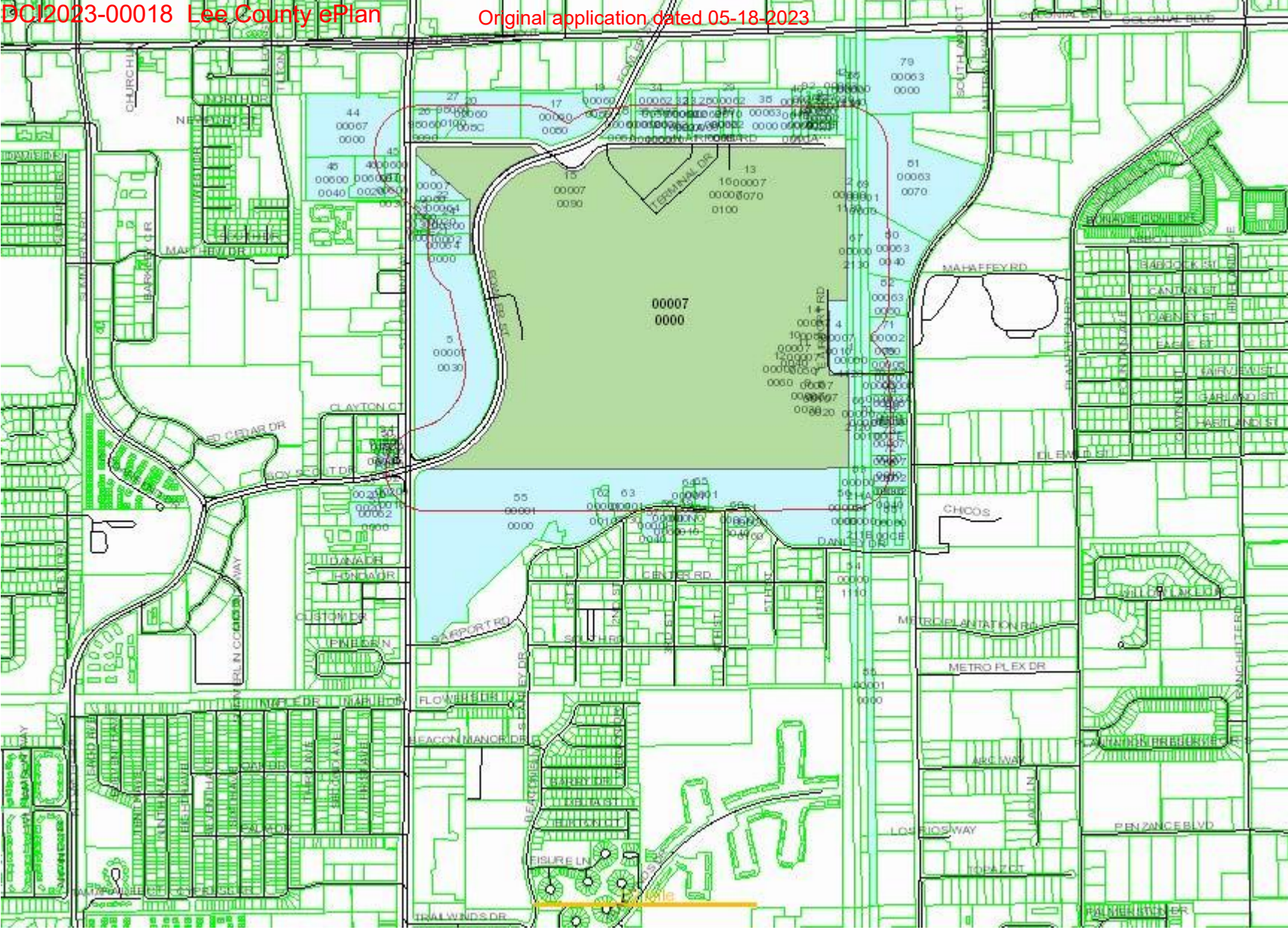
BOUNDARY SURVEY
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST


00007
0000
TERMINAL DR
MAHAFFEY RD
CLAYTON CT
CHICOS
METRO PLEX DR
PENZANCE BLVD
LOS RIOS WAY
ARC WAY
TOPAZ CT
FLOWER DR
BEACON MANOR DR
LEISURE LN
TRAILWINDS DR
AIRPORT RD
CENTER RD
DANA DR
HONDA DR
CUSTOMER
PINE RUN CCDS
CHURCH LN
NORTH DR
MAPLEWOOD DR
BARKLEY CIR
BOY SCOUT DR
RED CEDAR DR
DLEWOOD ST
CANTON ST
DAENY ST
EAGLE ST
FAIRVIEW ST
GARLAND ST
EASTLAND ST
BABCOCK ST
SOUTH AIRPORT
COLONIAL BLVD

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY PORT AUTHORITY
WINSTANLEY ACQUISITIONS LLC
150 BAKER AVENUE EXT STE 303
CONCORD MA 01742

LEE COUNTY
PORT AUTHORITY
11000 TERMINAL ACCESS RD #867
FORT MYERS FL 33913

LEE COUNTY
PORT AUTHORITY
PO BOX 2463
FORT MYERS FL 33902

KEYSTONE DEVELOPMENT GROUP INC
10130 BERTRAM LANE
FORT MYERS FL 33919

REALMARK OVATION TWO LLC
5793 CAPE HARBOUR DR STE 116
CAPE CORAL FL 33914

AIRLEASECO INC
2104 WEST FIRST ST #2601
FORT MYERS FL 33901

KAISER AVIATION LLC
JEFFERY A KAISER
4811 CONOVER CT
FORT MYERS FL 33908

DEAN STEEL BUILDINGS INC
2929 INDUSTRIAL AV
FORT MYERS FL 33901

DSS HANGER LLC
THERESA MONTERO
13500 POWERS CT STE 200
FORT MYERS FL 33912

FLYING SEAS AVIATION LLC
2543 ROCKFILL ROAD
FORT MYERS FL 33916

JCP LEASING INC
202 NELTOM DR
PIERRE SD 57501

FMY HOLDINGS LLC
1555 THE GREENS WAY
JACKSONVILLE BEACH FL 32250

2310 N AIRPORT RD LLC
199 COMMUNITY DR
GREAT NECK NY 11021

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

Page Break

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KANES FURNITURE LLC
5700 70TH AVE N
PINELLAS PARK FL 33781

MCDONALD DAVID TR
15555 SW 67TH CT
MIAMI FL 33157

M+J YANG PROPERTYS LLC
5680 AUTUMN OAKS LANE
NAPLES FL 34119

FORTY-ONE HOSPITALITY LLC
1941 TAMIAMI TRL
PORT CHARLOTTE FL 33948

SOUTH CLEVELAND AVE LAND CONDO

RACETRAC INC
PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA GA 30339

MORALEZ REAL ESTATE LLC
1441 SE 13TH TER
CAPE CORAL FL 33990

NORTH AIRPORT ROAD HOLDINGS
4651 GULF SHORE BLVD N #1107
NAPLES FL 34103

BALLANTINE DEAN TR
5877 KEY LIME WAY
FORT MYERS FL 33919

KBC LLC
2565 N AIRPORT RD
FORT MYERS FL 33907

PERFORMANCE AUTOS OF SW FL INC
6911 HIGHLAND PARK CIR
FORT MYERS FL 33966

CONECO REALTY LLC
4 FIRST ST
BRIDGEWATER MA 02324

CONECO REALTY LLC
4 FIRST ST
BRIDGEWATER MA 02324

4599 FOWLER LLC
5030 IVORY DR
WIMAUMA FL 33598

HERTZ EQUIPMENT RENTAL CORP
27500 RIVERVIEW CENTER BLVD
BONITA SPRINGS FL 34134

HAMILTON GARY LEE
2400 MABRY DR
CLOVIS NM 88101

434 43 STREET LLC
4500 CARMICHAEL AVE
SARASOTA FL 34234

UNITED STATES POSTAL SERVICE
2655 N AIRPORT RD
FORT MYERS FL 33907

BIG LITTLE BUILDINGS LLC
6300 TECHESTER BLVD #1
FORT MYERS FL 33966

BIG LITTLE BUILDINGS LLC
6300 TECHESTER BLVD #1
FORT MYERS FL 33966

PageBreak

J & D THOMPSON LLC
2691 N AIRPORT RD
FORT MYERS FL 33907

PAGE FIELD COMMERCIAL PARK

DEKALB WESTRIDGE APARTMENTS LL
6 ARROWHEAD LN
DEKALB IL 60115

4770 GM PROPERTY LLC
21121 NE 24TH CT
AVENTURA FL 33180

5275 RAMSEY WAY LLC
T DREW DRAKE
15 WINEWOOD CT
FORT MYERS FL 33919

DRAGONFLY FTM LLC
11540 E US HIGHWAY 92
SEFFNER FL 33584

FOLKS PLAZA FM LLC
RANDY L KRISE
16 WINEWOOD CT
FORT MYERS FL 33919

LEE COUNTY
PORT AUTHORITY
PO BOX 2463
FORT MYERS FL 33902

MOTORCOURT AT PAGE FIELD LLC
12801 RENAISSANCE WAY
FORT MYERS FL 33912

L B G O LLP
4851 GRIFFIN BLVD
FORT MYERS FL 33908

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

B & B SOUTH PLAZA HOLDINGS LLC
2120 DREW ST
CLEARWATER FL 33765

RUBBLES HOSPITALITY LLC
1296 UPSALA ROAD
SANFORD FL 32771

EL FAMILY PROPERTY OWNER LLC +
248-22 BROOKVILLE BLVD
ROSEDALE NY 11422

WALKER SQUARE CONDO
BARRON INVESTMENT GROUP
15250 S US HWY 41 SUITE 11
FORT MYERS FL 33908

MIAMI CASUAL WEAR INC
3207 CLEVELAND AVE
FORT MYERS FL 33901

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33901

WISNIEWSKI STANLEY STEPHEN
211 3RD ST
FORT MYERS FL 33907

MAZZOLA FAMILY PARTNERSHIP LLC
4806 GRIFFIN BLVD
FORT MYERS FL 33908

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MAZZOLA FAMILY PARTNERSHIP LLC
4806 GRIFFIN BLVD
FORT MYERS FL 33908

THREE MAYHOODS LLC
SUE MAYHOOD
24051 PRODUCTION CIR
BONITA SPRINGS FL 34135

ACCENT STRIPE LLC
3273 BENZING RD
ORCHARD PARK NY 14127

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

10720 STORAGE LLC
323 COLUMBIA ST #300
LAFAYETTE IN 47901

EBENHOEH US REAL ESTATE
CRE CONSULTANTS
12140 CARISSA COMMERCE CT #102
FORT MYERS FL 33966

ESECEOGLU LLC
6005 ANDERSON RD
TAMPA FL 33634

LEHIGH GAS WHOLESALE SERVICES
PO BOX 385
ALLENTOWN PA 18105

FORT MYERS S AUTOMOTIVE MANAGE
3031 N ROCKY POINT DR STE 770
TAMPA FL 33607

ALH AVIATION LLC
325 DANLEY DR
FORT MYERS FL 33907

WINGS ON DANLEY LLC
3350 OLD METRO PKWY
FORT MYERS FL 33916

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

10990 METRO LLC
3441 COLONIAL BLVD STE 1
FORT MYERS FL 33966

TROPICAL LODGE NO 56 FREE AND
10868 METRO PKWY
FORT MYERS FL 33966

BDJ LANDING LLC
6040 LANDING VIEW RD
FORT MYERS FL 33966

TEN EIGHT EIGHTY METRO CONDO
C COURTENAY DICKINSON
10880 METRO PKWY STE A
FORT MYERS FL 33966

PISGA TWO LLC
1500 COLONIAL BLVD STE 200
FORT MYERS FL 33907

PageBreak PageBreak

TOADER VIOREL
6688 HUNTERS RD
NAPLES FL 34109

FLORIDA BROTHERS LLC
10650 METRO PARKWAY UN 107
FORT MYERS FL 33966

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

BROEDELL PROPERTIES V LLC
1601 COMMERCE LN #100
JUPITER FL 33458

K + E INVESTMENTS LLC
10996 METRO PKWY
FORT MYERS FL 33966

METRO PLACE COMMERCIAL
12853 BANYAN CREEK DR
FORT MYERS FL 33908

2775 NORTH AIRPORT ROAD LLC
3900 ARNOLD AVE
NAPLES FL 34104

WRIGHT ALAN D
6628 WILLOW LAKE CIR
FORT MYERS FL 33966

WRIGHT ALAN D
6628 WILLOW LAKE CIR
FORT MYERS FL 33966

MASCARI PROPERTIES INC
3949 EVANS AVE STE 403
FORT MYERS FL 33901

MASCARI PROPERTIES INC
3949 EVANS AVE STE 403
FORT MYERS FL 33901

BARTHOLOMEW BLAKE
1560 MATTHEW DR STE H
FORT MYERS FL 33907

SCHAFFT JUDITH A TR
14341 HARBOUR LINKS CT UNIT C
FORT MYERS FL 33908

COHEN DEAN M & SHAREENA
APT 2214
13990 LAKE MAHOGANY BLVD
FORT MYERS FL 33907

COHEN DEAN M & SHAREENA
APT 2214
13990 LAKE MAHOGANY BLVD
FORT MYERS FL 33907

COHEN DEAN & SHAREENA
13990 LAKE MAHOGANY BLVD #2214
FORT MYERS FL 33907

COHEN DEAN & SHAREENA
APT 2214
13990 LAKE MAHOGANY BLVD
FORT MYERS FL 33907

ROCHELEAU DANNY PATRICK TR
8281 CASA DEL RIO LN
FORT MYERS FL 33919

ROCHELEAU DANNY PATRICK TR
8281 CASA DEL RIO LN
FORT MYERS FL 33919

MCCLOUD AMY LYNNE TR
10021 OAKHURST WAY
FORT MYERS FL 33913

STEVENS DEVELOPMENT LLC
14541 HOPE CENTER LOOP STE 200
FORT MYERS FL 33912

WRIGHT ALAN
6628 WILLOW LAKE CIR
FORT MYERS FL 33912

MAZZOLA FAMILY PARTNERSHIP LLC
4806 GRIFFIN BLVD
FORT MYERS FL 33908

READ JOHN SHAW
13921 AVON PARK CIR # 104
FORT MYERS FL 33912

METHENY MARVIN L +
31675 CANNON RUSH DR
SAN ANTONIO FL 33576

WEEZIE HOLDINGS LLC
7820 REFLECTION POND CT #1312
FORT MYERS FL 33907

C-KAT HOLDINGS LLC
555 BAYSIDE DR
FORT MYERS FL 33919

FORT MYERS TRACK CLUB INC
PO BOX 60131
FORT MYERS FL 33906

TEMPLETON PAMELA A TR
PO BOX 428
FORT MYERS FL 33902

BULL DOG PROPERTIES LLC
2400 MABRY DR
CLOVIS NM 88101

UNKNOWN HEIRS OF
2449 CORTEZ BLVD
FORT MYERS FL 33901

INFINITY SW PROPERTIES LLC
MARC MILITAO
2783 N AIRPORT RD UNIT 304
FORT MYERS FL 33907

MIKOLAK DENISE
12321 WHITE PINE LN
FORT MYERS FL 33913

MIKOLAK BRIAN L
11700 CLARKE RD
COLUMBIA STATION OH 44028

BNR LLC
PO BOX 61902
FORT MYERS FL 33906

MITCHELL RAY C JR TR
PO BOX 1911
FORT MYERS FL 33902

GRIGIO & GODOY SERVICES INC
8943 WATER TUPELO ROAD
FORT MYERS FL 33912

REMO CLAIRE
11390 MCGREGOR BLVD
FORT MYERS FL 33919

YEATTER TAD M
12950 TREELINE CT
NORTH FORT MYERS FL 33903

SCOLA GINO & THERESA
9742 BLUE STONE CIR
FORT MYERS FL 33913

HORVATH GERDA
FELDSTRASSE 26
EISENSTADT 7000
AUSTRIA

BULL DOG PROPERTIES LLC
2400 MABRY DR
CLOVIS NM 88101

UNKNOWN HEIRS OF
2449 CORTEZ BLVD
FORT MYERS FL 33901

TOLLISON BRIAN L &
3008 SE 22ND PL
CAPE CORAL FL 33904

ESSREG ALAN + BARBARA L/E
15281 SAM SNEAD LANE
NORTH FORT MYERS FL 33917

ESSREG ALAN + BARBARA L/E
15281 SAM SNEAD LANE
NORTH FORT MYERS FL 33917

HAMILTON GARY
2400 MABRY DR
CLOVIS NM 88101

YEATTER TAD M
12950 TREELINE CT
NORTH FORT MYERS FL 33903

YEATTER TAD M
12950 TREELINE CT
NORTH FORT MYERS FL 33903

GRANT CHARLES E JR &
1861 CARBONATA DR
ALVA FL 33920

CMH GROUP LLC
2832 S LOWE AVE
CHICAGO IL 60616

CMH GROUP LLC
2832 S LOWE AVE
CHICAGO IL 60616

CMH GROUP LLC
2832 S LOWE AVE
CHICAGO IL 60616

CMH GROUP LLC
2832 S LOWE AVE
CHICAGO IL 60616

CMH GROUP LLC
2832 S LOWE AVE
CHICAGO IL 60616

CMH GROUP LLC
2832 S LOWE AVE
CHICAGO IL 60616

CMH GROUP LLC
2832 S LOWE AVE
CHICAGO IL 60616

CMH GROUP LLC
2832 S LOWE AVE
CHICAGO IL 60616

DCI2023-00018 Lee County eFlan Original application dated 05-18-2023

CMH GROUP LLC
2832 S LOWE AVE
CHICAGO IL 60616

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DICKINSON HOWARD P
9704 CASA LINDA CT
FORT MYERS FL 33919

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FPR LLC
1620 ALACA PL
TUSCALOOSA AL 35401

Subjects: 1 Date: 2/1· List Size: 154

Index	STRAP	OwnerNam	OwnerNam	MailAddre:	MailAddre:	MailCity	MailState	MailZip	MailCountr	SiteNumbe	SiteStreet	SiteUnit	SiteCity	SiteZip	Legal
0	01-45-24-0	LEE COUNT	PORT AUTH	PO BOX 2463		FORT MYEI	FL	33902		4682-4720	TERMINAL DR		FORT MYEI	33907	ALL SEC 1 DESC MB 25 PG260<CR>PAGE FIELD LESS R/W OR<CR>2688/1578 AND LESS PAGE FIELD <CR>COMMONS + LESS PAGE FIELD<CR>MEDICAL VILLAGE
1	01-45-24-0	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902			CANAL		FORT MYEI	33912	PORT OF TEN MILE LINEAR PARK<CR>LOC IN E 1/2 OF SECT
2	01-45-24-0	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902			CANAL		FORT MYEI	33912	PORT OF TEN MILE LINEAR PARK<CR>LOC IN E 1/2 OF SECT
3	01-45-24-0	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902			COLONIAL BLVD		FORT MYEI	33907	PORT OF TEN MILE LINEAR PARK<CR>LOC IN E 1/2 OF SECT
4	01-45-24-0	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902		6035	LANDING VIEW RD		FORT MYEI	33907	PARL IN S E 1/4<CR>DESC IN OR 1348 PG 1981
5	01-45-24-0	LEE COUNT	WINSTANL	150 BAKER AVENUE E)		CONCORD	MA	1742		4945-5049	S CLEVELAND AVE		FORT MYEI	33907	PARL LYING W OF FOWLER + EAST OF US 41 AKA PAGE FIELDS COMMONS
6	01-45-24-0	LEE COUNT	PORT AUTH	11000 TERMINAL ACC		FORT MYEI	FL	33913		4741-4771	S CLEVELAND AVE		FORT MYEI	33907	PORTION OF PARCEL DESC IN <CR>MB 25 PG 260 PAGE FIELD <CR>FR SW COR OF NW 1/4 E 33 FT<CR>N 648.81 FT TO POB
7	01-45-24-9	LEE COUNT	PORT AUTH	PO BOX 2463		FORT MYEI	FL	33902			UNDEFINED ON MAP		FORT MYEI	33907	LEASED BUILDING IN PAGE<CR>FIELD
8	01-45-24-9	KEYSTONE	DEVELOPM	10130 BERTRAM LANE		FORT MYEI	FL	33919			UNDEFINED ON MAP		FORT MYEI	33907	LEASED BUILDING IN PAGE<CR>FIELD
9	01-45-24-9	REALMARK	OVATION `	5793 CAPE HARBOUR		CAPE COR/	FL	33914			UNDEFINED ON MAP		FORT MYEI	33907	LEASED BUILDING IN PAGE<CR>FIELD
10	01-45-24-9	AIRLEASECO	INC	2104 WEST FIRST ST #		FORT MYEI	FL	33901			UNDEFINED ON MAP		FORT MYEI	33907	LEASED BUILDING IN PAGE<CR>FIELD
11	01-45-24-9	KAISER AVI	JEFFERY A	4811 CONOVER CT		FORT MYEI	FL	33908			UNDEFINED ON MAP		FORT MYEI	33907	LEASED BUILDING IN PAGE<CR>FIELD
12	01-45-24-9	DEAN STEEL	BUILDING	2929 INDUSTRIAL AV		FORT MYEI	FL	33901			UNDEFINED ON MAP		FORT MYEI	33907	LEASED BUILDING IN PAGE<CR>FIELD
13	01-45-24-9	DSS HANGI	THERESA N	13500 POWERS CT ST		FORT MYEI	FL	33912			UNDEFINED ON MAP		FORT MYEI	33907	LEASED BUILDING IN PAGE<CR>FIELD
14	01-45-24-9	FLYING SEAS	AVIATIOI	2543 ROCKFILL ROAD		FORT MYEI	FL	33916			UNDEFINED ON MAP		FORT MYEI	33907	LEASED BUILDING IN PAGE<CR>FIELD
15	01-45-24-9	JCP LEASING	INC	202 NELTOM DR		PIERRE	SD	57501		2394	N AIRPORT RD		FORT MYEI	33907	LEASED BUILDING IN PAGE FIELD<CR>JCP LEASING HANGAR
16	01-45-24-9	FMY HOLDINGS	LLC	1555 THE GREENS WA		JACKSONV	FL	32250		4720	TERMINAL DR		FORT MYEI	33907	BLDG ONLY - LEASED LAND IN PAGE FIELD<CR>FOR CONSTRUCTION AND OPERATION OF A FLIGHT SCHOOL AT PAGE FIELD
17	01-45-24-P	2310 N AIRPORT RD LL		199 COMMUNITY DR		GREAT NEC	NY	11021		2310	N AIRPORT RD		FORT MYEI	33907	THAT PT OF S 1/2 OF N 1/2<CR>OF NW 1/4 W OF FOWLER ST +<CR>N AIRPORT RD DESC IN <CR>OR 4819 PG 4035
18	01-45-24-P	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902			FOWLER ST		FORT MYEI	33907	THAT PART OF THE SE 1/4 OF<CR>NE 1/4 OF NW 1/4 S + E OF<CR>HAYMAN BLVD.
19	01-45-24-P	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902		4650	FOWLER ST		FORT MYEI	33907	FM NW COR SEC 01 S 648.61 FT <CR>E 1749 FT POB THEN E 773 FT TO<CR>ROW FOWLER THEN SWLY 375
20	01-45-24-P	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902		4531/4541	S CLEVELAND AVE		FORT MYEI	33907	THAT PT OF S 1/2 OF N 1/2 <CR>OF NW 1/4 N OF N AIRPORT RD <CR>LESS PARCELS A-C
21	01-45-24-P	KANES FURNITURE LL(		5700 70TH AVE N		PINELLAS F	FL	33781		4871	S CLEVELAND AVE		FORT MYEI	33907	SW 1/4 OF SW 1/4 OF NW<CR>1/4 LESS W 50 FT + LESS N<CR>412 FT
22	01-45-24-P	MCDONALD	DAVID TR	15555 SW 67TH CT		MIAMI	FL	33157		4797	S CLEVELAND AVE		FORT MYEI	33907	THE N 192 FT OF THE SW 1/4<CR>OF THE SW 1/4 OF THE NW<CR>1/4 LESS THE W 50 FT
23	01-45-24-P	M+J YANG	PROPERTY!	5680 AUTUMN OAKS I		NAPLES	FL	34119		4805	S CLEVELAND AVE		FORT MYEI	33907	SOUTH CLEVELAND AVE LAND CONDO<CR>DESC IN INST#2005-183514<CR>UNIT 1
24	01-45-24-P	FORTY-ONE	HOSPITAL	1941 TAMIAMI TRL		PORT CHAI	FL	33948		4811	S CLEVELAND AVE		FORT MYEI	33907	SOUTH CLEVELAND AVE LAND CONDO<CR>DESC IN INST#2005-183514<CR>UNIT 2
25	01-45-24-P	SOUTH CLEVELAND AVE		LAND CONDO							SOUTH CLEVELAND AV		FORT MYEI	33907	SOUTH CLEVELAND AVE LAND CONDO<CR>DESC IN INST#2005-183514<CR>COMMON ELEMENTS
26	01-45-24-P	RACETRAC	INC	PROPERTY 200 GALLE		ATLANTA	GA	30339		4551	S CLEVELAND AVE		FORT MYEI	33907	GROUND LEASE AS DESC IN 20160000981 47<CR>IMPROVEMENTS ONLY
27	01-45-24-P	MORALEZ	REAL ESTAT	1441 SE 13TH TER		CAPE COR/	FL	33990			ACCESS UNDETERMIN		FORT MYEI	33907	GROUND LAND LEASE<CR>IMPROVEMENTS ONLY
28	01-45-24-P	NORTH AIRPORT ROA(		4651 GULF SHORE BL\		NAPLES	FL	34103		2529	N AIRPORT RD		FORT MYEI	33907	PARL IN NE 1/4 DESC IN<CR>ORS 1204 PG 1074 + 1136<CR>PG 1328
29	01-45-24-P	BALLANTINE	DEAN TR	5877 KEY LIME WAY		FORT MYEI	FL	33919		2575	N AIRPORT RD		FORT MYEI	33907	PARL IN NE 1/4 SEC 1<CR>TWP 45 R 24 OC DESC IN<CR>OR 1089 PG 149
30	01-45-24-P	KBC	LLC	2565 N AIRPORT RD		FORT MYEI	FL	33907		2565	N AIRPORT RD		FORT MYEI	33907	PARL IN NE 1/4 SEC 1<CR>TWP 45 R 24 OC DESC IN<CR>OR 801 PG 91
31	01-45-24-P	PERFORMANCE	AUTO	6911 HIGHLAND PARK		FORT MYEI	FL	33966		2557	N AIRPORT RD		FORT MYEI	33907	FR SW COR OF NW 1/4 OF NE<CR>1/4 RUN E 1083.75 N 50<CR>TO POB CONT N 300.03 ETC
32	01-45-24-P	CONECO	REALTY LLC	4 FIRST ST		BRIDGEWA	MA	2324		2485/2487	N AIRPORT RD		FORT MYEI	33907	PARL IN NE 1/4 SEC 1<CR>TWP 45 R 24 OC DESC IN<CR>OR 1209 PG 1452
33	01-45-24-P	CONECO	REALTY LLC	4 FIRST ST		BRIDGEWA	MA	2324		2505	N AIRPORT RD		FORT MYEI	33907	PARL IN NE 1/4 SEC 1<CR>TWP 45 R 24 OC DESC IN<CR>OR 1185 PG 919
34	01-45-24-P	4599 FOWLER	LLC	5030 IVORY DR		WIMAUM/	FL	33598		4599-4607	FOWLER ST		FORT MYEI	33907	PARL IN NW 1/4 OF NW 1/4<CR>SEC 1 TWP 45 R 24 0C DESC<CR>IN OR 1052 PG 1579
35	01-45-24-P	HERTZ	EQUIPMENT RE	27500 RIVERVIEW CEN		BONITA SP	FL	34134		2401	N AIRPORT RD		FORT MYEI	33907	PARL IN SW COR OF NW 1/4<CR>OF NE 1/4 SEC 1 TWP 45 R24<CR>0C DESC IN OR 1105 PG 246
36	01-45-24-P	HAMILTON	GARY LEE	2400 MABRY DR		CLOVIS	NM	88101		2441	N AIRPORT RD		FORT MYEI	33907	PARL IN NW 1/4 OF NE 1/4<CR>SEC 1 TWP 45 R 24 0C DESC<CR>IN OR 394 PG 340
37	01-45-24-P	434 43 STREET	LLC	4500 CARMICHAEL AV		SARASOTA	FL	34234		2461	N AIRPORT RD		FORT MYEI	33907	PARL IN NW 1/4 OF NE 1/4<CR>SEC 1 TWP 45 R 24 0C DESC<CR>IN OR 813 PG 521
38	01-45-24-P	UNITED STATES POST/		2655 N AIRPORT RD		FORT MYEI	FL	33907		2625/2655	N AIRPORT RD		FORT MYEI	33907	PARL IN NE 1/4 SEC 1<CR>TWP 45 R 24 OC DESC IN<CR>OR 901 PG 100
39	01-45-24-P	BIG LITTLE	BUILDINGS	6300 TECHESTER BLVI		FORT MYEI	FL	33966		2699	N AIRPORT RD		FORT MYEI	33907	PARL IN NE 1/4 OF NE 1/4<CR>SEC 1 TWP 45 R 24 0C DESC<CR>IN OR 1307 PG 189
40	01-45-24-P	BIG LITTLE	BUILDINGS	6300 TECHESTER BLVI		FORT MYEI	FL	33966			ACCESS UNDETERMIN		FORT MYERS		PARL IN N E 1/4 SEC 1<CR>TWP 45 R 24 OC<CR>DESC IN OR 1400 PG 2133
41	01-45-24-P	J & D THOMPSON	LLC	2691 N AIRPORT RD		FORT MYEI	FL	33907		2691	N AIRPORT RD		FORT MYEI	33907	PARL IN NE 1/4 SEC 1<CR>TWP 45 R 24 OC DESC IN<CR>OR 705 PG 432
42	01-45-24-P	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902		2760	COLONIAL BLVD		FORT MYEI	33907	THAT PART OF OLD SAL R/W<CR>IN N 1/2 OF NE 1/4
43	01-45-24-P	PAGE FIELD	COMMERCIAL	PARK							PAGE FIELD COMMER		FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693 + 2006-392681 + 2007-50553 + 2007-50554<CR>COMMON ELEMENTS
44	02-45-24-P	B & B SOUTH PLAZA H		2120 DREW ST		CLEARWAT	FL	33765		4606-4666	S CLEVELAND AVE		FORT MYEI	33907	PAR IN NE1/4 OF NE1/4<CR>OR 1466/820 + 3449/1306 +<CR>LEASE OR 1076/364 LESS R/W<CR>OR 2755/3679 + 2771/3312
45	02-45-24-P	DEKALB	WESTRIDGE A	6 ARROWHEAD LN		DEKALB	IL	60115		4724/4726	S CLEVELAND AVE		FORT MYEI	33907	FT MYERS HOUSE + HOME CNTR<CR>PB 34 PG 49<CR>LOT 1
46	02-45-24-P	RUBBLES	HOSPITALITY	1296 UPSALA ROAD		SANFORD	FL	32771		4760	S CLEVELAND AVE		FORT MYEI	33907	FT MYERS HOUSE + HOME CNTR<CR>PB 34 PG 49 LOT 2 +<CR>E 25 FT OF N 18 FT LOT 3
47	02-45-24-P	4770 GM	PROPERTY L	21121 NE 24TH CT		AVENTURA	FL	33180		4770	S CLEVELAND AVE		FORT MYEI	33907	FT MYERS HOUSE + HOME CNTR<CR>PB 34 PG 49 LOT 3 LESS<CR>E 25 FT OF N 18 FT
48	02-45-24-P	EL FAMILY	PROPERTY	248-22 BROOKVILLE B		ROSEDALE	NY	11422		4740	S CLEVELAND AVE		FORT MYEI	33907	FT MYERS HOUSE + HOME CNTR<CR>PB 34 PG 49<CR>LOT 4
49	02-45-24-P	5275 RAM	T DREW DF	15 WINEWOOD CT		FORT MYEI	FL	33919		5280	BANK ST		FORT MYEI	33907	PAR IN SE 1/4 SEC 2+NE1/4<CR>SEC 11 OR 1212/1086 LES OC<CR>08157.101A + LES R/W
50	02-45-24-P	WALKER SC	BARRON IN	15250 S US HWY 41 SI		FORT MYEI	FL	33908			WALKER SQUARE C/E		FORT MYEI	33907	WALKER SQUARE CONDO<CR>COMMON AREA<CR>DESC IN OR 1787 PG 1445
51	11-45-24-P	DRAGONFLY FTM	LLC	11540 E US HIGHWAY		SEFFNER	FL	33584		5370	S CLEVELAND AVE		FORT MYEI	33907	PARL IN N 1/2 OF N E 1/4<CR>OF N E 1/4 S 11 T 45 R 29<CR>OC DESC IN OR 1313 PG 1424
52	11-45-24-P	MIAMI CASUAL WEAR		3207 CLEVELAND AVE		FORT MYEI	FL	33901		5324	S CLEVELAND AVE		FORT MYEI	33907	KATIES PARK<CR>PB 39 PG 28<CR>LOT 1
53	11-45-24-P	FOLKS PLA	RANDY L KI	16 WINEWOOD CT		FORT MYEI	FL	33919		1902-1920	BOY SCOUT DR		FORT MYEI	33907	KATIES PARK<CR>PB39/28 LTS 2 THRU<CR>4 LES R/W 2606/4049
54	12-45-24-0	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902			CANAL		FORT MYEI	33912	PORT OF TEN MILE LINEAR PARK<CR>LOC IN E 1/2 OF SECT
55	12-45-24-0	LEE COUNT	PORT AUTH	PO BOX 2463		FORT MYEI	FL	33902		207-647	DANLEY DR		FORT MYEI	33907	PARL IN N1/2 DESC ORS 143/<CR>577 + 146/591 (PAGE FIELD)<CR>LES R/W OR 2688/1578
56	12-45-24-0	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33901			RAILROAD R/W		FORT MYEI	33907	A STRIP OF LAND ON E SIDE<CR>OF SE1/4 W OF CANAL OR 990<CR>/290 LYING N OF DANLEY RD <CR>LES R/W OR 2662/2180
57	12-45-24-0	MOTORCOURT AT PAC		12801 RENAISSANCE \		FORT MYEI	FL	33912		406	DANLEY DR		FORT MYEI	33907	PAGE PARK<CR>BLK I PB 8 PG 92<CR>LOTS 4 + 5 + 3 + 7 + <CR>LOT 8 W OF DITCH
58	12-45-24-0	WISNIEWSKI	STANLEY	211 3RD ST		FORT MYEI	FL	33907		211	3RD ST		FORT MYEI	33907	PAGE PARK<CR>BLK I PB 8 PG 92<CR>LOT 6.
59	12-45-24-0	L B G O LLP		4851 GRIFFIN BLVD		FORT MYEI	FL	33908		214	3RD ST		FORT MYEI	33907	PAGE PARK<CR>BLK N PB 8 PG 92<CR>LOTS 1 + 2.
60	12-45-24-0	MAZZOLA FAMILY PAF		4806 GRIFFIN BLVD		FORT MYEI	FL	33908		600	DANLEY DR		FORT MYEI	33907	PAGE PARK<CR>BLK O PB 8 PG 92<CR>LOTS 1 + 2
61	12-45-24-0	MAZZOLA FAMILY PAF		4806 GRIFFIN BLVD		FORT MYEI	FL	33908		604	DANLEY DR		FORT MYEI	33907	PAGE PARK<CR>BLK O PB 8 PG 92<CR>LOT 16
62	12-45-24-9	ALH AVIATION	LLC	325 DANLEY DR		FORT MYEI	FL	33907			ACCESS UNDETERMIN		FORT MYERS		GROUND LEASE AS DESC IN<CR>OR 3820 PG 110<CR>IMPROVENTS ONLY
63	12-45-24-9	THREE MA	SUE MAYH	24051 PRODUCTION C		BONITA SP	FL	34135			DANLEY DR		FORT MYEI	33907	LEASED BUILDING IN PAGE FIELD<CR>THREE MAYHOODS LLC
64	12-45-24-9	WINGS ON DANLEY LL		3350 OLD METRO PKV		FORT MYEI	FL	33916		451	DANLEY DR		FORT MYEI	33907	GROUND LEASE FROM PAIGE FIELD AIRPORT
65	12-45-24-9	ACCENT STRIPE	LLC	3273 BENZING RD		ORCHARD	NY	14127		501	DANLEY DR		FORT MYEI	33907	LAND LEASE WITHIN PAIGE FIELD AIRPORT
66	06-45-25-0	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902			RIGHT OF WAY		FORT MYERS		POR OF TEN MILE LINEAR PARK<CR>LOC IN W 1/2 OF SECT
67	06-45-25-0	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902			RIGHT OF WAY		FORT MYERS		POR OF TEN MILE LINEAR PARK<CR>LOC IN W 1/2 OF SECT
68	06-45-25-0	LEE COUNTY		PO BOX 398		FORT MYEI	FL	33902		2790	COLONIAL BLVD		FORT MYEI	33907	POR OF TEN MILE LINEAR PARK<CR>LOC IN W 1/2 OF SECT
69	06-45-25-0	SEMINOLE GULF RAIL\		4110 CENTER POINTE		FORT MYEI	FL	33916			RAILROAD R/W		FORT MYEI	33966	STRIP OF LAND THRU SEC.6<CR>FOR RR. R/W LYING N OF R/W
70	06-45-25-0	SEMINOLE GULF RAIL\		4110 CENTER POINTE		FORT MYEI	FL	33916			RAILROAD R/W		FORT MYERS		STRIP OF LAND THRU SEC.6<CR>FOR RR. R/W LYING S OF R/W
71	06-45-25-0	10720 STORAGE	LLC	323 COLUMBIA ST #3(		LAFAYETTE	IN	47901		10720	METRO PKWY		FORT MYEI	33966	PARL IN W 1/2<CR>SEC 06 TWP 45 RGE 25<CR>DESC OR 1467 PG 374
72	06-45-25-0	10990 METRO	LLC	3441 COLONIAL BLVD		FORT MYEI	FL	33966		10990	METRO PKWY		FORT MYEI	33966	BEG AT INTERSEC OF S LI<CR>SEC 6 + WLY R/W LI CANAL<CR>RD 62.5 FT FR CEN LI SD RD
73	06-45-25-0	EBENHOEH	CRE CONSL	12140 CARISSA COMM		FORT MYEI	FL	33966		10898	METRO PKWY		FORT MYEI	33966	PAR E OF CANAL+RR FR SW<CR>1/4 COR N 150FT TO POB LES<CR>7.0120 + LES OR 2730/2474
74	06-45-25-0	TROPICAL LODGE NO !		10868 METRO PKWY		FORT MYEI	FL	33966		10868	METRO PKWY		FORT MYEI	33966	PARL IN SEC 06 TWP 45 R 25<CR>DESC IN OR 1500 PG 0228

75	06-45-25-0	ESECEOGLU LLC	6005 ANDERSON RD	TAMPA	FL	33634		10760	METRO PKWY	FORT MYEI	33966	PARL IN NW 1/4 OF SW 1/4<CR>DESC IN OR 1765 PG 2535<CR>+ OR 1850 PG 4216
76	06-45-25-0	BDJ LANDING LLC	6040 LANDING VIEW F	FORT MYEI	FL	33966		6040	LANDING VIEW RD	FORT MYEI	33966	PARL IN N 1/2 OF S 1/2 OF<CR>SW 1/4 DESC IN OR 1634<CR>PG 1169 LESS PAR 8.003A
77	06-45-25-0	LEHIGH GAS WHOLES/	PO BOX 385	ALLENTOW PA		18105		10800	METRO PKWY	FORT MYEI	33966	PAR IN N 1/2 OF S 1/2 OF<CR>SW 1/4 W OF METRO PKWY<CR>DESC OR 1843 PG 700
78	06-45-25-0	TEN EIGHT C COURTE	10880 METRO PKWY S	FORT MYEI	FL	33966			TEN EIGHT EIGHTY ME	FORT MYEI	33966	TEN EIGHT EIGHTY METRO CONDO<CR>DESC IN INST#2006-215075<CR>COMMON ELEMENTS
79	06-45-25-P	FORT MYERS S AUTON	3031 N ROCKY POINT	TAMPA	FL	33607		2850-2900	COLONIAL BLVD	FORT MYEI	33966	FR INTERSECTION OF E LI OF<CR>FT MYERS SOUTHERN RR R/W<CR>+ S LI OF SR 82B SD <CR>+ PARCEL DESC 3787/3690
80	06-45-25-P	ISGA TWO LLC	1500 COLONIAL BLVD	FORT MYEI	FL	33907		10540	METRO PKWY	FORT MYEI	33966	PAR IN W 1/2 OF W 1/2<CR>DESC OR 1469 PG 1311
81	06-45-25-P	TOADER VIOREL	6688 HUNTERS RD	NAPLES	FL	34109		10500	METRO PKWY	FORT MYEI	33966	FR NW COR E 1679.74 FT S<CR>1335FT W 50FT S 8.05FT<CR>SWLY 321.74FT TO POB
82	06-45-25-P	FLORIDA BROTHERS LI	10650 METRO PARKW	FORT MYEI	FL	33966		10650	METRO PKWY	FORT MYEI	33966	PARL IN W 1/2 SEC 06<CR>TWP 45 RGE 25 DESC<CR>OR 1469 PG 1321
83	07-45-25-0	LEE COUNTY	PO BOX 398	FORT MYEI	FL	33902			ACCESS UNDETERMIN	FORT MYERS		POR OF TEN MILE LINEAR PARK <CR>DESC IN OR 1009 PG 1898
84	07-45-25-0	LEE COUNTY	PO BOX 398	FORT MYEI	FL	33902			ACCESS UNDETERMIN	FORT MYERS		POR OF TEN MILE LINEAR PARK <CR>DESC IN OR 1032 PG 355
85	07-45-25-0	SEMINOLE GULF RAIL\	4110 CENTER POINTE	FORT MYEI	FL	33916			RAILROAD R/W	FORT MYEI	33966	STRIP OF LAND THRU SEC. 7<CR>45 25 FOR RR.R/W.
86	07-45-25-0	BROEDELL PROPERTIE	1601 COMMERCE LN #	JUPITER	FL	33458		10994	METRO PKWY	FORT MYEI	33966	N 230 FT OF N 1/2 OF N 1/2<CR>OF N 1/2 OF NW 1/4 E OF<CR>RR
87	07-45-25-0	K + E INVESTMENTS LL	10996 METRO PKWY	FORT MYEI	FL	33966		10996	METRO PKWY	FORT MYEI	33966	PARL IN NW 1/4 DES IN<CR>OR 2085 PG 112
88	07-45-25-0	METRO PLACE COMM	12853 BANYAN CREEK	FORT MYEI	FL	33908			METRO PLACE COMM	FORT MYEI	33966	METRO PLACE COMMERCIAL<CR>CONDO DESC OR1762 PG0015<CR>COMMON ELEMENTS
89	01-45-24-P	2775 NORTH AIRPORT	3900 ARNOLD AVE	NAPLES	FL	34104		2775	N AIRPORT	101 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 101
89	01-45-24-P	WRIGHT ALAN D	6628 WILLOW LAKE CI	FORT MYEI	FL	33966		2775	N AIRPORT	102 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 102
89	01-45-24-P	WRIGHT ALAN D	6628 WILLOW LAKE CI	FORT MYEI	FL	33966		2775	N AIRPORT	103 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 103
89	01-45-24-P	MASCARI PROPERTIES	3949 EVANS AVE STE 4	FORT MYEI	FL	33901		2775	N AIRPORT	104 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 104
89	01-45-24-P	MASCARI PROPERTIES	3949 EVANS AVE STE 4	FORT MYEI	FL	33901		2775	N AIRPORT	105 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 105
89	01-45-24-P	BARTHOLOMEW BLAK	1560 MATTHEW DR ST	FORT MYEI	FL	33907		2775	N AIRPORT	106 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 106
89	01-45-24-P	SCHAFFT JUDITH A TR	14341 HARBOUR LINK	FORT MYEI	FL	33908		2775	N AIRPORT	107 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 107
89	01-45-24-P	COHEN DEAN M & SH/	APT 2214 13990 LAK	FORT MYEI	FL	33907		2775	N AIRPORT	108 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 108
89	01-45-24-P	COHEN DEAN M & SH/	APT 2214 13990 LAK	FORT MYEI	FL	33907		2775	N AIRPORT	109 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 109
89	01-45-24-P	COHEN DEAN & SHARI	13990 LAKE MAHOGA	FORT MYEI	FL	33907		2775	N AIRPORT	110 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 110
89	01-45-24-P	COHEN DEAN & SHARI	APT 2214 13990 LAK	FORT MYEI	FL	33907		2775	N AIRPORT	111 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2007-50553 + 2007-50554<CR>PH V BLDG 1 UNIT 111
90	01-45-24-P	ROCHELEAU DANNY P	8281 CASA DEL RIO LN	FORT MYEI	FL	33919		2779	N AIRPORT	201 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 201
90	01-45-24-P	ROCHELEAU DANNY P	8281 CASA DEL RIO LN	FORT MYEI	FL	33919		2779	N AIRPORT	202 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 202
90	01-45-24-P	MCCLOUD AMY LYNNI	10021 OAKHURST WA	FORT MYEI	FL	33913		2779	N AIRPORT	203 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 203
90	01-45-24-P	STEVENS DEVELOPME	14541 HOPE CENTER L	FORT MYEI	FL	33912		2779	N AIRPORT	204 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 204
90	01-45-24-P	WRIGHT ALAN	6628 WILLOW LAKE CI	FORT MYEI	FL	33912		2779	N AIRPORT	205 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 205
90	01-45-24-P	MAZZOLA FAMILY PAF	4806 GRIFFIN BLVD	FORT MYEI	FL	33908		2779	N AIRPORT	206 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 206
90	01-45-24-P	READ JOHN SHAW	13921 AVON PARK CIF	FORT MYEI	FL	33912		2779	N AIRPORT	207 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 207
90	01-45-24-P	METHENY MARVIN L +	31675 CANNON RUSH	SAN ANTO FL		33576		2779	N AIRPORT	208 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 208
90	01-45-24-P	WEEZIE HOLDINGS LL(	7820 REFLECTION POI	FORT MYEI	FL	33907		2779	N AIRPORT	209 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 209
90	01-45-24-P	C-KAT HOLDINGS LLC	555 BAYSIDE DR	FORT MYEI	FL	33919		2779	N AIRPORT	210 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 210
90	01-45-24-P	FORT MYERS TRACK C	PO BOX 60131	FORT MYEI	FL	33906		2779	N AIRPORT	211 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2006-392681<CR>PH IV BLDG 200 UNIT 211
91	01-45-24-P	TEMPLETON PAMELA	PO BOX 428	FORT MYEI	FL	33902		2783	N AIRPORT	301 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 301
91	01-45-24-P	BULL DOG PROPERTIE	2400 MABRY DR	CLOVIS NM		88101		2783	N AIRPORT	302 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 302
91	01-45-24-P	UNKNOWN HEIRS OF	2449 CORTEZ BLVD	FORT MYEI	FL	33901		2783	N AIRPORT	303 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 303
91	01-45-24-P	INFINITY S\MARC MILI	2783 N AIRPORT RD U	FORT MYEI	FL	33907		2783	N AIRPORT	304 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 304
91	01-45-24-P	MIKOLAK DENISE	12321 WHITE PINE LN	FORT MYEI	FL	33913		2783	N AIRPORT	305 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 305
91	01-45-24-P	MIKOLAK BRIAN L	11700 CLARKE RD	COLUMBIA OH		44028		2783	N AIRPORT	306 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 306
91	01-45-24-P	BNR LLC	PO BOX 61902	FORT MYEI	FL	33906		2783	N AIRPORT	307 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 307
91	01-45-24-P	MITCHELL RAY C JR TR	PO BOX 1911	FORT MYEI	FL	33902		2783	N AIRPORT	308 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 308
91	01-45-24-P	GRIGIO & GODOY SER'	8943 WATER TUPELO	FORT MYEI	FL	33912		2783	N AIRPORT	309 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 309
91	01-45-24-P	REMO CLAIRE	11390 MCGREGOR BL'	FORT MYEI	FL	33919		2783	N AIRPORT	310 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 310
91	01-45-24-P	YEATTER TAD M	12950 TREELINE CT	NORTH FO FL		33903		2783	N AIRPORT	311 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 300 UNIT 311
92	01-45-24-P	SCOLA GINO & THERE!	9742 BLUE STONE CIR	FORT MYEI	FL	33913		2791	N AIRPORT	501 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 501
92	01-45-24-P	HORVATH GERDA	FELDSTRASSE 26	EISENSTADT		7000 AUSTRIA		2791	N AIRPORT	502 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 502
92	01-45-24-P	BULL DOG PROPERTIE	2400 MABRY DR	CLOVIS NM		88101		2791	N AIRPORT	503 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 503
92	01-45-24-P	UNKNOWN HEIRS OF	2449 CORTEZ BLVD	FORT MYEI	FL	33901		2791	N AIRPORT	504 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 504
92	01-45-24-P	TOLLISON BRIAN L &	3008 SE 22ND PL	CAPE COR/ FL		33904		2791	N AIRPORT	505 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 505
92	01-45-24-P	ESSREG ALAN + BARB/	15281 SAM SNEAD LA	NORTH FO FL		33917		2791	N AIRPORT	506 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 506
92	01-45-24-P	ESSREG ALAN + BARB/	15281 SAM SNEAD LA	NORTH FO FL		33917		2791	N AIRPORT	507 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 507
92	01-45-24-P	HAMILTON GARY	2400 MABRY DR	CLOVIS NM		88101		2791	N AIRPORT	508 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 508
92	01-45-24-P	YEATTER TAD M	12950 TREELINE CT	NORTH FO FL		33903		2791	N AIRPORT	509 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 509
92	01-45-24-P	YEATTER TAD M	12950 TREELINE CT	NORTH FO FL		33903		2791	N AIRPORT	510 FORT MYEI	33907	PAGE FIELD COMMERCIAL PARK<CR>DESC IN INST#2005-181693<CR>BLDG 500 UNIT 510
93	02-45-24-P	GRANT CHARLES E JR /	1861 CARBONATA DR	ALVA FL		33920		5248	BANK ST	FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 1 BLDG A
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	1 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 1 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	2 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 2 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	3 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 3 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	4 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 4 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	5 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 5 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	6 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 6 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	7 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 7 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	8 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 8 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	9 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 9 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	10 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 10 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	11 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 11 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	12 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 12 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	13 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 13 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	14 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 14 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	15 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 15 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	16 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 16 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	17 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 17 BLDG B
94	02-45-24-P	CMH GROUP LLC	2832 S LOWE AVE	CHICAGO IL		60616		5240	BANK ST	18 FORT MYEI	33907	WALKER SQUARE CONDO<CR>OR 1789 PG 1445<CR>UNIT 18 BLDG B
95	06-45-25-0	DICKINSON HOWARD	9704 CASA LINDA CT	FORT MYEI	FL	33919		10880	METRO PK'	1 FORT MYEI	33966	TEN EIGHT EIGHTY METRO CONDO<CR>DESC IN INST#2006-215075<CR>UNIT 1

95	06-45-25-0	DICKINSON HOWARD	9704 CASA LINDA CT	FORT MYEI	FL	33919	10880	METRO PK	2	FORT MYEI	33966	TEN EIGHT EIGHTY METRO CONDO<CR>DESC IN INST#2006-215075<CR>UNIT 2
95	06-45-25-0	FPR LLC	1620 ALACA PL	TUSCALOO	AL	35401	10880	METRO PK	3	FORT MYEI	33966	TEN EIGHT EIGHTY METRO CONDO<CR>DESC IN INST#2006-215075<CR>UNIT 3

EXHIBIT B

Page Field

Airport Operations Planned Development

List of Zoning Resolutions and Approvals

Resolution #	Case Number	Hearing/ Signature Date	Description
Z-97-080 (replaced by Z-11-013)	97-07-183.03Z 01.01	02/02/1998	Rezone Page Field Commons from Light Industrial (IL) to Mixed Use Planned Development (MPD).
Z-98-068 (replaced by Z-11-013)	97-07-183.03Z 02.01	10/19/1998	Amend the Page Field Commons Mixed Use Development (MPD) Sign Plan.
ADD2000-00072 (replaced by Z-11-013)	ADD2000-0072	07/03/2000	Adjust the amount of land devoted to Retail, Office and Light Industrial in Page Field Commons MPD. Amend the total gross floor area devoted to each retail, office, and light industrial uses.
Z-01-007	DCI2000-00083	03/19/2001	Amend the Sign Plan for Page Field Commons MPD and allow Drive Thru Facility for Restaurant along the Fowler Street extension.
SEZ2002-00026	SEZ2002-00026	12/30/2003	Allow 10,400 sf Healthcare Facility on 1.26 acres of land.
Z-04-022 (replaced by Z-11-013)	DCI2003-00074	04/19/2004	Rezone 3.97 acres from Light Industrial (IL) to Medical Village Commercial Planned Development (CPD).
ADD2006-00214 (replaced by Z-11-013)	ADD2006-00214	11/28/2006	Reduce setbacks for Medical Village CPD buildings #2 and #3 to 14.9 feet.
ADD2007-00133 (replaced by Z-11-013)	ADD2007-00133	08/06/2007	Add Restaurants, Group II to the schedule of uses for the Medical Village CPD.
ADD2008-00101 (replaced by Z-11-013)	ADD2008-00101	08/07/2008	Allow additional overflow parking for the Medical Village CPD.
VAR2009-00018 (replaced by Z-11-013)	VAR2009-00018	10/27/2010	Allow a vertical slope of 4:1 from the top of bank to the control elevation with a 2:1 slope below the control elevation. Allow upland vegetation in lieu of littoral plantings. Allow rip-rap material around 100% of shoreline.

EXHIBIT B

Page Field

Airport Operations Planned Development

List of Zoning Resolutions and Approvals

Resolution #	Case Number	Hearing/ Signature Date	Description
Z-11-013	DCI2010-00019	10/03/2011	Rezone 563.65 acres from Light Industrial (IL), Mixed-Use Planned development (MPD) and Commercial Planned Development (CPD) to Airport Operations Planned development (AOPD).
ADD2017-00119	ADD2017-00119	09/28/2017	Permit the relocation and development of a multi-use aircraft hanger in Non-Aviation Area #3.
ADD2018-10067	ADD2018-10067	10/26/2018	Deviation 16 granted for relief from lighting standards to permit FAA consistent lighting within the Airport Operations Area.
ADD2019-00028	ADD2019-00028	05/10/2019	Incorporate Table 5(b)-Development Schedule from the Lee Plan to allow approval of development on Airport Lands through the AOPD zoning process. Add Microbrewery and micro-distillery as permitted uses in non-aviation areas.
ADD2021-00145	ADD2021-00145	10/06/2021	Amend the schedule of uses to include Medical Office as a permitted use within the Page Field Commons Retail Subarea.
ADD2022-00177	ADD2022-00177	12/20/2022	Allow for the South Quad hangars, amend the Development Schedule to convert 80,000 square yards of apron area to 81 hangars, and clarify temporary uses to allow construction trailers.

ADD2023-00145 Lee County ePlan
DCI2023-00018 Lee County ePlan
Original application dated 05-18-2023

EXHIBIT C

b. Site Development Regulations

Aviation Area and Non-aviation Parcels 3 - 6

Minimum Lot Area and Dimensions:

Area:	20,000 square feet
Width:	100 feet
Depth:	100 feet

ADD2023-00145 Lee County ePlan Original application dated 05-18-2023

Minimum Setbacks:

AOPD Perimeter:	25 feet or one-half the height of the building or structure (per §34-935(b)(1)d & e)
Front:	25 feet
Side:	10 feet
Rear:	20 feet

Minimum Building Separation: 20 feet

Maximum Lot Coverage: 55 percent

Maximum Building Height: 50 feet for buildings height
100 feet for aviation facility towers

Minimum Parking: Per LDC Chapter 34

PAGE FIELD MEDICAL VILLAGE

Minimum Lot Area and Dimensions:

Area:	10,000 square feet
Width:	100 feet
Depth:	100 feet

Minimum Setbacks:

Street, U.S. 41	25 feet
Street, access easement	25 feet
Side:	20 feet
Rear:	15 feet
Rear: Buildings 2 & 3	14.9 feet
Water body:	25 feet

Minimum Building Separation: 20 feet

Maximum Lot Coverage: 40 percent

Maximum Building Height: 35 feet or two stories

Minimum Parking: Per LDC Chapter 34

ADD2023-00145 Lee County ePlan Original application dated 05-18-2023

PAGE FIELD COMMONS

Retail and Office Tracts

Minimum Lot Area and Dimensions:

Area:	20,000 square feet
Width:	100 feet
Depth:	100 feet

Minimum Setbacks:

Street:	25 feet
Side:	10 feet
Rear:	25 feet
Water body:	25 feet

Minimum Building Separation:	20 feet
Maximum Lot Coverage:	55 percent
Maximum Building Height:	50 feet (for any building exceeding 35 feet, an additional one-half-foot of setback and building separation for every foot exceeding 35 feet must be provided)
Minimum Parking :	Per LDC Chapter 34

Industrial Tract

Minium Lot Area and Dimensions:

Area:	20,000 square feet
Width:	100 feet
Depth:	100 feet

Minimum Setbacks:

Street:	25 feet
Side:	20 feet
Rear:	15 feet
Water body:	25 feet

Minimum Building Separation:	40 feet
Maximum Lot Coverage:	55 percent

EXHIBIT D

Page Field General Aviation Airport
Development Schedule[1]

Development	Existing (2015)	Thru 2025[2], [3]
Landside Intensity (Terminal and Access Facilities)[4]		
Total Landside Intensity (including Terminal)	123,100 sq. ft.	additional 20,000± sq. ft.
Vehicular Parking[5]	675 spaces	
Terminal	25,000 sq. ft.	
Auto Access	Airport Perimeter Road; Base Ops GA facility access; Fuel farm access; South Road/Danley Drive realignment	North quadrant hangar access roads; Terminal Drive realignment
Aviation Development 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	177,100± sq. yds.	additional 66,200± 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	additional 1,052± ft. Taxiway
Aviation-Support Facilities	332,991± sq. ft.	additional 136,788± sq. ft.
Hangars and Accessory Office		244 Total Based Hangars
		18-20 Multi-Use Itinerant Hangars
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)		additional 80,000± sq. ft.
Office (Medical & Non-Medical)		additional 33,000± sq. ft.
Light Industrial		additional 40,000± sq. ft.

Source: Page Field General Aviation Airport, Master Plan Update, 2002; Page Field Airport Layout Plan Lee County Port Authority.

Notes:

(1) Upon completion of an airport master plan update, LCPA will submit an appropriate amendment application.

(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.

(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 are the terminal 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.

PROPOSED CHANGES

Explanations added to clarify relationship between this Dev. Schedule, Schedule of Uses & MCP

Page Field General Aviation Airport Development Schedule[1]

This Development Schedule identifies maximum aviation development intensities specific to anticipated development projects based on the Airport Master Plan and Capital Improvement Plan for FMY.

In addition to the intensities identified for the development projects listed below, aviation development and support facilities shall be allowed in conformance with the approved Schedule of Uses and applicable development standards and conditions of AOPD approval.

For a comprehensive list of allowable aviation and non-aviation uses, see the Schedule of Uses.

For the land areas designated for development of the aviation and non-aviation uses, see the Master Concept Plan.

Change to "Maximum" intensity to align with conventional zoning terms

Development	Existing (~~2015~~ 2023)	~~Thru 2025~~ MAXIMUM[2], [3]
~~**Landside Intensity (Terminal and Access Facilities)**~~[4]		
Aviation Development Intensity (Aviation Operations and Support Facilities)[6]		
Total Landside Intensity (including Terminal)	~~123,100~~ 88,020 sq. ft.	~~additional 20,000± sq. ft.~~ 143,100 sq. ft.
~~Vehicular Parking~~[5]	~~675 spaces~~	
Terminal	25,000 sq. ft.	25,000 sq. ft.
Auto Access	Airport Perimeter Road; Base Ops GA facility access; Fuel farm access; South Road/ Danley Drive realignment	North quadrant hangar access roads; Terminal Drive realignment
Airfield Facilities		
Runways ~~05-23~~	Two runways (05-23 and 13-31) ~~6,401 ft. x 150 ft. Runway~~	Two runways (05-23 and 13-31)
~~Runway 13-31~~	~~4,997 ft. x 150 ft. Runway~~	
Aprons/Ramps	~~177,100~~171,861 ± sq. yds.	~~additional 66,200~~ 250,000 ± sq. yds.
~~Primary Taxiways~~		
~~**[listing of Taxiway A – E deleted]**~~	~~**[linear feet specified for Taxiway A – E deleted]**~~	~~additional 1,052± ft. Taxiway~~
Aviation-Support Facilities[7]	~~332,991+ sq. ft.~~	~~additional 136,788± sq. ft~~
Hangars and Accessory Office		~~244 Total Based~~ 297 Hangars
		~~18-20 Multi-Use Itinerant Hangars~~
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~~8]		
Commercial (Retail & Service)	18,889 sq. ft. (ALDI)	~~additional~~ 80,000± sq. ft. total
Office (Medical & Non-Medical)		~~additional~~ 33,000± sq. ft. total
Light Industrial		~~additional~~ 40,000± sq. ft. total

Source: Page Field General Aviation Airport, Master Plan Update, 2002; Page Field Airport Layout Plan Lee County Port Authority.

Sq. ft. reconciled. Maximum 143,100 sq. ft. is no net change (sum of 123,100 + 20,000 = 143,100)

Detail of runway and taxiway dimensions removed (not relevant to zoning); Apron/ramps sq. yds. reconciled. Maximum 250,000 sq. yds. is rounded up from sum of 177,100 + 66,200 = 243,300

Detail of building sq. ft. removed, quantify the most common support facility - hangars. Maximum 297 hangars is 12.5% increase from prior total 264 (sum of 244 based + 20 multi use)

Notes:

(1) Upon completion of an airport master plan update, LCPA will submit an appropriate amendment application.

(2) The sources for ~~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.

(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 are the terminal and the access system, which includes vehicular parking.~~ Reserved.

(5) Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

(6) Aviation Development ~~Airside facilities are those~~ includes facilities for the processing of passengers, cargo, freight, and ground transportation vehicles, including terminal and access system and vehicle parking, and also includes facilities required for aviation operations, including runways and ramps, and. ~~Airside~~ aviation-support facilities.

(7) Aviation-support facilities are permitted at intensities necessary to support aeronautical activity. Aviation-support facilities will be developed as a component of Aviation Development Areas. Aviation-support facilities include storage of aircraft, ~~include~~ aircraft hangars, aviation manufacturing, repair/maintenance facilities, sales/leasing/rentals of aircraft and ground transportation vehicles, aircraft charter services, flight instruction, catering services and offices ~~facilities~~ that are accessory uses to the primary aviation-related or aviation-support use.

(~~7~~8) Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels and include Non-Aviation Parcels #1 & 2 in City of Fort Myers and #3-6 in Lee County.

PROPOSED (CLEAN)

Page Field General Aviation Airport Development Schedule[1]

This Development Schedule identifies maximum aviation development intensities specific to anticipated development projects based on the Airport Master Plan and Capital Improvement Plan for FMY.

In addition to the intensities identified for the development projects listed below, aviation development and support facilities shall be allowed in conformance with the approved Schedule of Uses and applicable development standards and conditions of AOPD approval.

For a comprehensive list of allowable aviation and non-aviation uses, see the Schedule of Uses.

For the land areas designated for development of the aviation and non-aviation uses, see the Master Concept Plan.

Development	Existing (2023)	MAXIMUM[2], [3]
Aviation Development Intensity (Aviation Operations and Support Facilities)[6]		
Total Landside Intensity (including Terminal)	88,020 sq. ft.	143,100 sq. ft.
Terminal	25,000 sq. ft.	25,000 sq. ft.
Auto Access	Airport Perimeter Road; Base Ops GA facility access; Fuel farm access; South Road/ Danley Drive realignment	North quadrant hangar access roads; Terminal Drive realignment
Airfield Facilities		
Runways	Two runways (05-23 and 13-31)	Two runways (05-23 and 13-31)
Aprons/Ramps	171,861 ± sq. yds.	250,000 ± sq. yds.
Aviation-Support Facilities[7]		
Hangars and Accessory Office		297 Hangars
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[8]		
Commercial (Retail & Service)	18,889 sq. ft. (ALDI)	80,000± sq. ft. total
Office (Medical & Non-Medical)		33,000± sq. ft. total
Light Industrial		40,000± sq. ft. total

Source: Page Field General Aviation Airport, Master Plan Update, 2002; Page Field Airport Layout Plan Lee County Port Authority.

Notes:

(1) Upon completion of an airport master plan update, LCPA will submit an appropriate amendment application.

(2) The sources 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.

(4) Reserved.

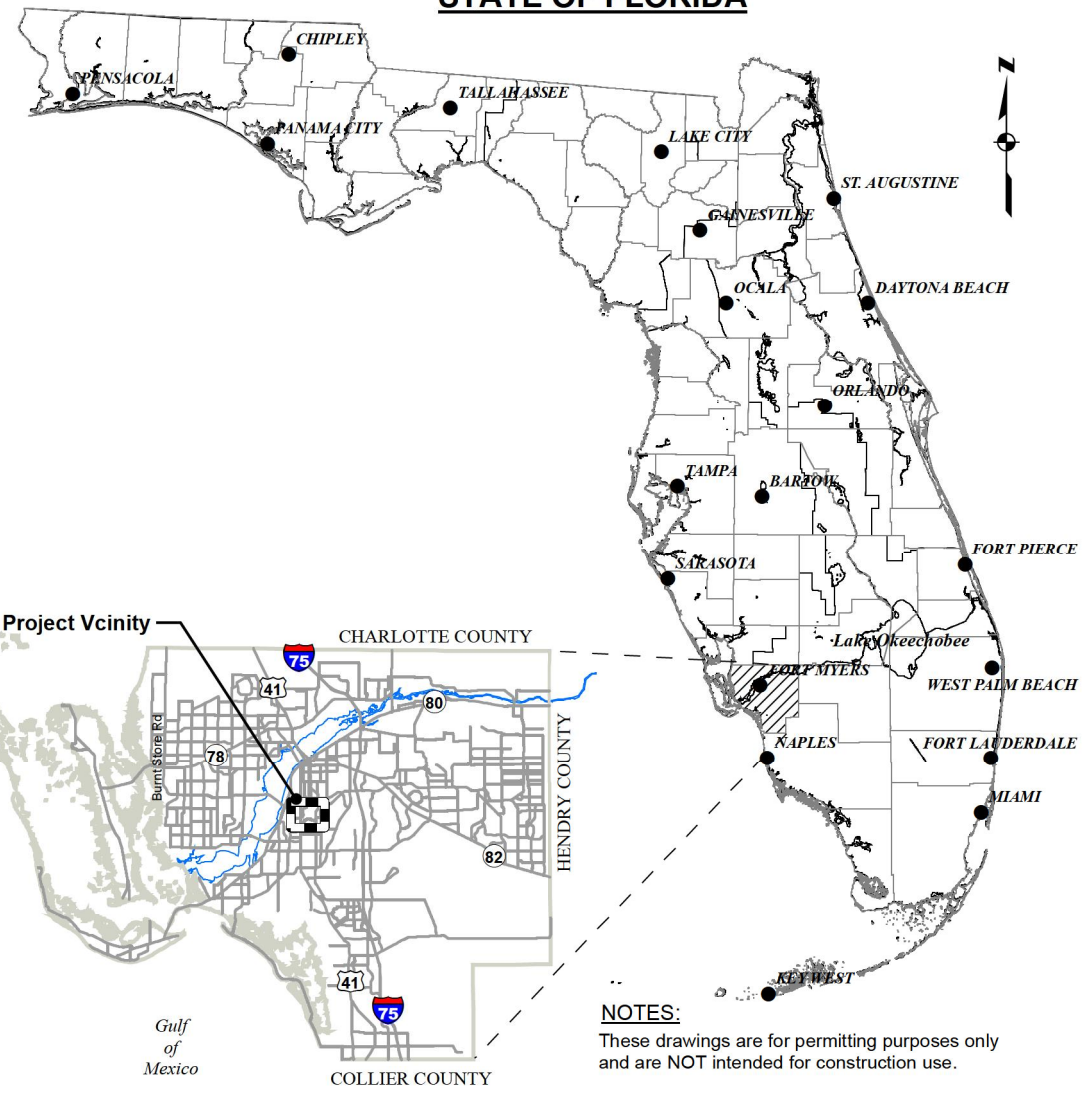
(5) Future aviation and non-aviation development at Page Field will comply with the parking requirements of the Lee County Land Development Code.

(6) Aviation Development includes facilities for the processing of passengers, cargo, freight, and ground transportation vehicles, including terminal and access system and vehicle parking, and also includes facilities required for aviation operations, including runways and ramps, and aviation-support facilities.

(7) Aviation-support facilities are permitted at intensities necessary to support aeronautical activity. Aviation-support facilities will be developed as a component of Aviation Development Areas. Aviation-support facilities include storage of aircraft, aircraft hangars, aviation manufacturing, repair/maintenance facilities, sales/leasing/rentals of aircraft and ground transportation vehicles, aircraft charter services, flight instruction, catering services and offices that are accessory uses to the primary aviation-related or aviation-support use.

(8) Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels and include Non-Aviation Parcels #1 & 2 in City of Fort Myers and #3-6 in Lee County.

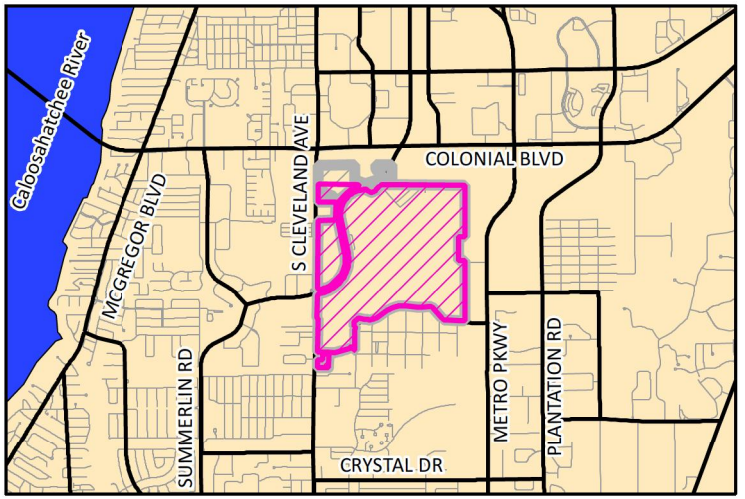
STATE OF FLORIDA



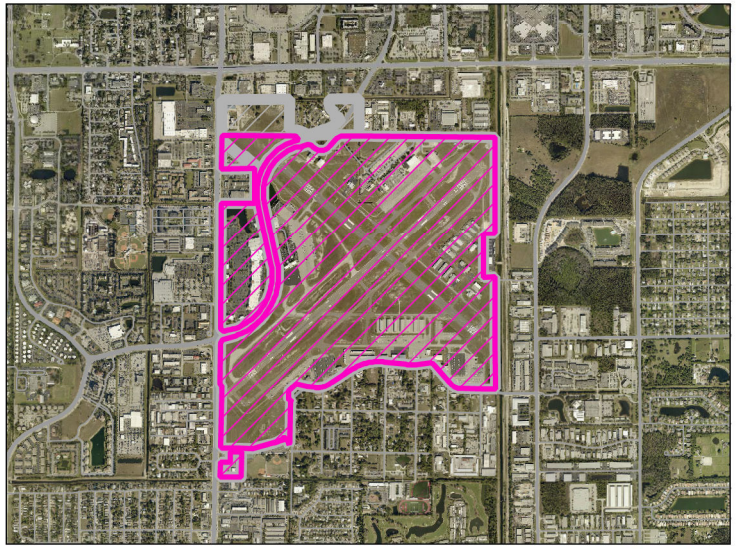
LEE COUNTY
N.T.S.

NOTES:
These drawings are for permitting purposes only and are NOT intended for construction use.

Section 1, Township 45 South, Range 24 East
Latitude: 26° 35' 18" N, Longitude: 81° 51' 47" W



STREET MAP
N.T.S.



VICINITY AERIAL
N.T.S.

Notes: Aerial Photo 2022

O:\2021\20214444-000\Planning\ExhibitsLocMap.mxd

Page Field
Lee County, Florida

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
April 2023	20214444-000		Not to Scale	1

Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. ***[34-373(a)(5)]***

Request

Lee County Port Authority requests rezoning to update the FMY AOPD boundary from 563.65 acres to 564.6 acres and revise the development schedule, uses, Master Concept Plan, and list of deviations. This includes:

- AOPD Boundary Update: Incorporate ±2.5 acres located at the southeast corner of the Airport along Danley Drive into the AOPD by rezoning from Light Industrial (IL) to AOPD, and remove ±1.5 acres from the AOPD boundary that has been released for the County Brooks Park parking lot;
- MCP Update, Development Schedule Update, and Schedule of Uses Update to recognize future development consistent with existing and proposed conditions; and
- Modify and add deviations.

This rezoning is intended to be a replacement and recodification of Zoning Resolution Z-11-013, ADD2017-00119, ADD2018-10067, ADD2019-00028, ADD2021-00145, and ADD2022-00177. No change is proposed to previously approved Site Development Regulations, and no change is proposed to previously approved conditions of zoning approval, except to remove the expired requirements in Condition 8 for buffer planting within two and five years after approval of Z-11-013.

The rezoning will promote the continued success of Page Field as a general aviation reliever airport and as an important economic resource for the region. Specifically, the rezoning updates the AOPD boundary and aligns the Development Schedule with the current Page Field Airport Layout Plan. The requested revisions to the Master Concept Plan, development schedule, schedule of uses, and deviations are to ensure compatibility of airport operations, accommodate aviation development, minimize airspace conflicts, and mitigate hazards to aviation operations caused by wildlife attractants.

AOPD Boundary Update

Page Field General Aviation Airport lies within both the City of Fort Myers and unincorporated Lee County. The majority of the property lies in unincorporated Lee County and is zoned AOPD. An update to the AOPD boundary within unincorporated Lee County is required due to two different land transactions:

(1) LCPA acquired ±2.5 acres north of Danley Drive and west of Metro Parkway (formerly known as the Zemel Parcel) directly adjacent to the Airport's southeast corner in 2011; and

(2) LCPA released ±1.5 acres located south of South Airport Road to Lee County for the parking lot associated with Brooks Park in 2012.

These two actions result in a change of the AOPD acreage from 563.65 acres to 564.6 acres.

The acquired 2.5 acres is designed as part of the Southeast Quad Hangar development project (Development Order DOS2022-00111) to accommodate a water management detention area. This property is currently zoned IL (Light Industrial) and is required to be rezoned to AOPD consistent with the provisions of LDC Sec. 34-173.

The 2014 Boundary Survey and the Master Concept Plan submitted with this application reflect the updated AOPD boundary.

Master Concept Plan Update

The following updates are proposed to the AOPD Master Concept Plan associated with this rezoning:

- Eliminate Sheet 2 (Detail Sheet), reducing from four sheet set to three sheets: Sheet 1 - Master Concept Plan; Sheet 2 – Deviations and Details; Sheet 3 – Open Space Exhibit.
- Adjust AOPD boundary on all sheets for the acquired ±2.5 acres at the southeast corner and the released ±1.5 acres near the southwest corner, resulting in total acreage increase from 563.65 to 564.6 acres.
- Simplify plan to display three sub-areas based on the June 2020 FMY Airport Layout Plan: Building Restriction Line/Runway Visibility Zone (BRL/RVZ) and Runway Protection Zone (RPZ); Aviation Development Areas; and Non-Aviation Development Areas.
- Update Deviation labels on Sheets 1 & 2 to correspond to proposed changed Deviations #2, 12, 14, and 15 and the added deviations #17, 18, and 19 applicable to the Aviation Development Areas.
- Update open space calculations on Sheet 3 per the adjusted AOPD boundary and acreage.
- Update open space diagram on Sheet 3 based on the current FMY Airport Layout Plan and simplify illustration of the open space areas of the site.
- Add a buffer typical on Sheet 3 for the proposed modified buffer abutting the South Airport Road per Deviation #14.

The three-sheet Master Concept Plan submitted with this application reflects these MCP updates.

Development Schedule Update

The proposed revisions to development schedule intensities are specific to projects identified through ongoing Airport Master Planning, Capital Improvement Planning, and concept refinements for development projects at Page Field Airport. The following updates are proposed to the Development Schedule:

- Add explanations clarifying the relationship between the Development Schedule, Schedule of Uses, and Master Concept Plan.
- Replace reference to "thru 2025" for the timeframe for development to occur with reference to "maximum" intensities to align with conventional zoning terminology.
- Revise the existing (2015) square footages and areas to reflect current 2023 data.
- Remove detail of runway dimensions and detailed listing of taxiways and dimensions that are not relevant to zoning and development parameters.
- Adjust maximum square yards of aprons/ramps from 243,000 to 250,000 square yards based on the current FMY Airport Layout Plan and West Ramp plans.
- Remove detail of building area for hangars and support facilities to simplify implementation based on maximum number of hangars. Maximum hangars adjusted to 297 total, instead of 264 (sum of 244 based hangars and 20 multi use itinerant hangars) based on the current Airport Layout Plan.
- Add definition of aviation-support facilities to be permitted at intensities necessary to support aeronautical activity.

A copy of the Development Schedule approved per ADD2022-00177 is provided with this application. *Also, the proposed updates are reflected in a strikethrough/underline version and a clean version of the Development Schedule submitted with this application.*

Schedule of Uses Update

Minor revisions are proposed to the Schedule of Uses as follow:

- Revise the Aviation Use Area category to the Aviation Development Area to correspond with this sub-area delineated on the MCP.
- Add cross reference to LDC Section 34-1105 for Runway Protection Zone standards to correspond with the RPZ sub-area delineated on the MCP.
- Page 1 – include Vertical Takeoff and Landing (VTOL) as a type of airport operations facility
- Page 6 – add freight and cargo handling establishments as permitted in Non-Aviation Parcel 5.
- Page 14 – correct reference to previously approved sign deviation #10 for Page Field Commons (scrivener's error).
- Page 15 – add temporary uses, including construction trailers as permitted in the Page Field Commons Industrial area.

A copy of the Schedule of Uses in a strikethrough/underline version and a clean version is submitted with this application.

Modify and Add Deviations

Sixteen deviations have been approved for the AOPD through the Rezoning and ADD process.

Four approved deviations are requested to be revised (Deviations #2, 12, 14, and 15) and three deviations are requested to be added (new Deviations #17, 18, and 19), as summarized below:

- Revise Deviation 2 Excavation Setback to allow a 20-foot setback for the pond at the eastern property line associated with the South Quad Hangar development project.
- Revise Deviation 12 Buffer Plantings Within Runway Protection Zones to remove compensating planting requirements.
- Revise Deviation 14 No Buffers in Certain Areas to reduce the buffer abutting the South Airport Road right of way to 7.5 feet wide with double hedge row and 2 trees per 100 linear feet. The approved deviation allows no buffers abutting Brooks Park, however this no longer applies within the AOPD due to LCPA's release of the property abutting Brooks Park.
- Revise Deviation 15 No Buffers May be a Hazard to Aviation or Public Safety to remove the requirement for replacement, compensating, or enhanced plantings.
- New Deviation 17 Building Perimeter Plantings (Aviation Development Area) is proposed to reduce building perimeter planting requirements from 10% to 2.5% of the building gross ground floor area. This deviation request has also been applied to RSW.
- New Deviation 18 Buffering between Individual Uses (Aviation Development Area) is proposed to allow no buffering between individual development sites within the Aviation Development Area. This deviation request has also been applied to RSW.
- New Deviation 19 Parking Area Trees (Aviation Development Area) is proposed to reduce plantings from 1 tree per 250 s.f. to 1 tree per 1,000 s.f. of internal planting area within or adjacent to the Aviation Development Area. This deviation request has also been applied to RSW.

These revised and additional deviations are requested to accommodate unique site conditions and reduce wildlife attractants on airport property pursuant to Lee Plan Policies 1.2.7 and 1.9.8 and LDC Section 34-1110(a)(8), which states that any use of land or developments that attract birds and other wildlife that are hazardous to aircraft or airport operations, greater than the existing conditions, are prohibited pursuant to F.S. Chapter 333 and FAA Advisory Circular (AC) 150/5200-33B.

A complete list of deviations and adopting actions is provided in the enclosed table titled "List of Adopted and Proposed Deviations." A Schedule of Deviations and Justifications is also provided specific to the requested revisions and additions.

Land Development Code Compliance

This rezoning action is compliant with the applicable findings/review criteria set forth in LDC section 34-145(d)(4)a. as described below.

1. Rezonings. The Hearing Examiner must find the request:

a) Complies with the Lee Plan;

See page 8 of this narrative document for the explanation of Lee Plan compliance.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

The Schedule of Deviations and Justifications submitted with this application demonstrates that the requested deviations enhance the achievement of the objectives of the planned development, which are to minimize hazards and provide for safety of aircraft and the public. The justifications also demonstrate that the requested deviations preserve and promote the general intent of this Code to protect the public health, safety and welfare.

c) Is compatible with existing and planned uses in the surrounding area;

Page Field has been operating in the capacity of an airfield since it was built in 1927 as a civil airport. Compatibility is ensured through the applicable standards of the Airport Compatibility District adopted in Lee County Land Development Code. The proposed boundary adjustments are the result of land transactions that further promote compatibility in the southwest and southeast areas of the property. Rezoning the acquired 2.5 acres that is currently zoned IL (Light Industrial) will render the property more compatible with existing and planned uses onsite and nearby by incorporating this remnant parcel to accommodate a water management detention area as part of the Southeast Quad Hangar development project (Development Order DOS2022-00111). Removing the 1.5 acres that has been released to Lee County for parking associated with Brooks Park will properly remove that public park and recreation facility from the airport operations planned development, rendering a compatible outcome both onsite and for surrounding property.

d) Will provide access sufficient to support the proposed development intensity;

Access points are not proposed to change as a result of this rezoning action. The Master Concept Plan reflects access points that have been consolidated for increased spacing and access control along Danley Drive associated with the Southeast Quad Hangar development project (Development Order DOS2022-00111). The Master Concept Plan also reflects the access improvements associated with the construction of South Airport Road, which results in better definition and arrangement of access along the southern edge of airport property and the northern edge of the Lee County Brooks Park property.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

This rezoning action does not result in any operational impacts to transportation facilities. At the time of development order permitting for a specific development project, operational impacts to transportation facilities are evaluated and necessary improvements are identified.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

This rezoning action does not result impacts to environmentally critical or sensitive areas or natural resources.

Environmental documentation and Protected Species Surveys have been previously provided to document the environmental conditions and the FAA governing regulations that control wildlife attractants as part of DCI2010-00019 and DOS2022-00111. The future development of Page Field AOPD will be consistent with the Lee Plan, and all relevant local, state and federal statutes, rules, and regulations relating to environmental standards. Deviations are requested based on the Port Authority's need to limit the habitat that attracts hazardous wildlife species that threaten air traffic safety per the Federal Aviation Administration (FAA). Management activities at Page Field are focused on the safety of aircraft and aircraft passengers to minimize threats to public health, safety and welfare.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

Urban services are available to the property and indicated in the Service Availability Letters submitted with this application.

2. Planned Development Rezonings. The Hearing Examiner must also find:

a) The proposed use or mix of uses is appropriate at the proposed location;

Page Field General Aviation Airport is an existing facility surrounded by light industrial, commercial, office uses, and residential uses in the Page Park community to the south. The Airport includes existing aviation and non-aviation (commercial, office and light industrial) uses. The addition of the 2.5 acres (Zemel parcel) and removal of the 1.5-acre Brook Park parcel from the AOPD boundary will be compatible with the existing land uses within the subject property and in the surrounding area. The proposed rezoning also will be consistent with the adopted Page Field Airport Layout Plan, which has been adopted by reference into the Lee Plan.

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

The Master Concept Plan is consistent with the Page Field Airport Layout Plan (adopted by reference into the Lee Plan) which complies with FAA regulations intended to safeguard the public interest. Safeguards to the public interest are also provided through the conformance of the Master Concept Plan with development standards of the LDC, with deviations granted as warranted for unique conditions with the intent to minimize hazards and provide for safety of aircraft and the public.

c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:

1) Enhances the achievement of the objectives of the planned development; and

2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The Schedule of Deviations and Justifications submitted with this application demonstrates that the requested deviations enhance the achievement of the objectives of the planned development, which are to minimize hazards and provide for safety of aircraft and the public. The justifications also demonstrate that the requested deviations preserve and promote the general intent of this Code to protect the public health, safety and welfare.

Lee Plan Consistency

Page Field is located in the South Fort Myers Planning District, which generally lies south of the City of Fort Myers, east of the Caloosahatchee River, west of the Six Mile Cypress Slough, and north of Gladiolus Drive. The Lee Plan outlines the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. The use of the subject property currently drives economic growth and meets general aviation demands for this planning community, the county, and surrounding region. The request will ensure the continued provision of these benefits while ensuring consistency with the goals, objectives and policies of the Lee Plan as shown below.

Page Field is designated Airport on the Future Land Use Map. The 2.5 acres to be rezoned from IL to AOPD is designated Industrial Development on the Future Land Use Map.

GOAL 1: FUTURE LAND USE MAP. To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl. (Ord. No. 94-30).

POLICY 1.1.7: The Industrial Development future land use category plays an important role in strengthening the County's economic base and will become increasingly important as the County grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. The Industrial Development future land use category is reserved mainly for industrial uses and land use mixtures including industrial, manufacturing, research, recreational, and office (if specifically related to adjoining industrial uses). These uses have special locational requirements that are more stringent than those for residential areas, including: transportation needs (e.g., air, rail, highway); water, sewer, fire protection, and other public service needs; and employee needs, such as being conveniently located. Retail, recreational and service uses are allowed as follows:

1. Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises; or,
2. Recreational, service and retail uses may not exceed 20% of the total acreage within the Industrial Development future land use categories of each Planning District.

(Ord. No. 94-30, 98-09, 99-15, 02-02, 09-06, 09-12, 10-14, 10-16, 10-20, 17-13, 21-09)

POLICY 1.1.12: The Airport Lands future land use category accommodates the Port Authority's airports and its projected growth needed, as economic engines, to meet the region's demands for air travel and for the non-aviation related uses necessary to continue viable airport operations. Allowable land uses and intensities within the Airport Lands future land use category are according to the plans for the airport properties outlined in the Southwest Florida International Airport Master Plan Update dated March 2004 by DMJM Aviation, Inc. on behalf of Lee County Port Authority and the Page Field General Aviation Airport Master Plan Update dated May 2002 by Birk Hillman Consultants, Inc. on behalf of Lee County Port Authority. Development will include aviation related facilities such as hangars, terminals, and runways and non-

residential, non-aviation related uses as approved through the Airport Operations Planned Development (AOPD) zoning process. Compatible non-aviation related uses support the continued development of airports by providing a supplementary revenue source and economic growth for the community. In cooperation with local, state, and federal regulatory agencies, the Port Authority will work to minimize and correct any wildlife hazards arising from existing wetlands or water bodies located on properties designated Airport Lands in accordance with FAA directives. Site improvements on properties designated Airport Lands will be designed to minimize attractiveness to wildlife of natural areas and man-made features such as detention/retention ponds, landscaping, and wetlands, which can provide wildlife with ideal locations for feeding, loafing, reproduction, and escape. Specific to Southwest Florida International Airport, any future expansion or development of aviation-related facilities and non-aviation uses will offset environmental impacts through the Airport Mitigation Lands Overlay, depicted on Map 1-D, or other appropriate mitigation. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. All non-aviation land use development will meet the indigenous vegetation requirements set forth in the Land Development Code (LDC). If the airport master planning process precipitates a change to the airport boundaries, or a substantive change to development intensities, the Port Authority will initiate the appropriate amendment to reflect such changes. (Ord. No. 94-30, 00-22, 04-16, 07-12, 09-14, 11-16, 13-12, 16- 15, 19-02)

RESPONSE: The proposed rezoning request complies with the Airport Lands designation by rezoning airport property to the AOPD zoning district and by establishing permitted uses and deviations aimed to minimize attractiveness to wildlife. The Page Field Airport Layout Plan is adopted by reference in the Lee Plan, identifying the land uses for the current and future development of the Airport. Lands uses defined in the Page Field Airport Layout Plan and the AOPD Master Concept Plan are consistent with the applicable Future Land Use designations of the Lee Plan.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.
(Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)

RESPONSE: The rezoning request maintains consistency with Table 1(b) which allocates public land area of 5,883 acres to the South Fort Myers planning community. Rezoning the acquired 2.5 acres from IL (Light Industrial) to AOPD will bring the land into conformity with its intended use as a water management detention area supporting the Southeast Quad Hangar development project (Development Order DOS2022-00111). Removing the 1.5 acres that has been released to Lee County for parking associated with Brooks Park will properly remove that property from the AOPD so it may function as a public park and recreation facility.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ord. No. 94-30, 00-22)

> **RESPONSE:** The rezoning request promotes contiguous and compact growth and use of land at the location of the existing airport.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.
(Ord. No. 94-30, 00-22, 17-19)

> **RESPONSE:** The rezoning request directs the use of land where adequate public facilities exist, resulting in contiguous and compact growth and use of land at the location of the existing airport.

POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ord. No. 94-30, 00-22)

> **RESPONSE:** The rezoning request directs the use of land where adequate public facilities exist, resulting in contiguous and compact growth and use of land at the location of the existing airport. Adequate services are available to support the AOPD. The addition of the 2.5 acres for use as a water management area and removal of the 1.5-acre Brook Park parcel from the AOPD boundary will be compatible with the existing land uses within the subject property and in the surrounding area.

POLICY 2.2.2: The Future Land Use Map indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the County's growth beyond the 2045 planning horizon. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and

3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Ord. No. 94-30, 98-09, 10-20, 21-09)

RESPONSE: The rezoning request directs the use of land where adequate public facilities exist. The operation of Page Field General Aviation Airport provides the public service by meeting general aviation demands while relieving RSW for enhanced commercial operations at that facility. The request is consistent with acreages allocated in Table 1(b).

GOAL 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ord. No. 94-30, 07-15, 17-13)

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ord. No. 17-13)

RESPONSE: Urban services are available to the property and indicated in the Service Availability Letters submitted with this application.

Environmental documentation and Protected Species Surveys have been previously provided to document the environmental conditions and the FAA governing regulations that control wildlife attractants as part of DCI2010-00019 and DOS2022-00111. The future development of Page Field AOPD will be consistent with the Lee Plan, and all relevant local, state and federal statutes, rules, and regulations relating to water, sewer, and environmental standards. Deviations are requested based on the Port Authority's need to limit the habitat that attracts hazardous wildlife species that threaten air traffic safety per the Federal Aviation Administration (FAA). Management activities at Page Field are focused on the safety of aircraft and aircraft passengers to minimize threats to public health, safety and welfare.

GOAL 46: COORDINATED SYSTEM OF RAILWAYS, AVIATION, PORTS, AND ROADS. Develop and maintain a coordinated system of railways, aviation, ports, roads, and related facilities to facilitate the safe and efficient movement of commerce, consistent with community values and economic objectives. (Ord. No. 99-15)

RESPONSE: This rezoning request is consistent with Goal 46 and supporting Objective and Policies. Page Field has been designated by the FAA as a general aviation reliever airport for Southwest Florida International Airport. The development of both facilities will

proceed in a coordinated manner facilitated by the Lee County Port Authority (LCPA) in coordination with Lee County staff to promote the safe, cost effective, and efficient movement of commerce. As an established, publicly owned airport, Page Field continues to operate and grow in alignment with the adopted Airport Master Plan and the Lee Plan.

Page Field is included in the Florida Aviation System Plan (which is updated on a continuous basis) and the National Plan of Integrated Airport Systems. The Page Field Airport Master Plan and Airport Layout Plan have been adopted by reference into the Lee Plan. This coordination facilitates the development of an aviation system that promotes the safe and efficient movement of commerce, consistent with community values and economic objectives.

GOAL 47: COORDINATED SYSTEM OF AVIATION FACILITIES. Develop and maintain a coordinated system of aviation facilities to facilitate the safe, cost-effective, and efficient movement of commerce consistent with community values and economic objectives. (Ord. No. 99-15)

OBJECTIVE 47.1: ECONOMIC GROWTH. The capacity and long term development of the Southwest Florida International Airport and Page Field Airport will be expanded consistent with the currently adopted Airport Master Plans and Airport Layout Plans maintained by the Port Authority in accordance with the FAA to aid in the diversification of the County's economic growth. Expansions will be funded through user fees, airline contributions, and other funding sources not involving general County tax dollars. The Port Authority will strive to minimize impacts to surrounding land uses while maintaining a safe and efficient facility for airport operations. (Ord. No. 98-09, 99-15, 04- 16, 09-14, 19-02)

POLICY 47.1.1: The development potential of Port Authority facilities will continue to be protected by the acquisition of additional land for runway and taxiway, road access, stormwater management, and environmental mitigation use, consistent with the adopted Airport Master Plans and the Port Authority's Capital Improvement Programs. (Ord. No. 98-09, 99-15, 07-09, 19-02)

POLICY 47.1.2: The Port Authority will continue to expand existing and proposed aviation facilities such as terminals, airport aprons, cargo facilities, roadways and parking in order to meet the forecasted demand at its facilities. (Ord. No. 98-09, 99-15, 04-16, 19-02) POLICY 47.1.3: The Port Authority will continue to investigate commercial and industrial potentials at Page Field Airport and at Southwest Florida International Airport through market surveys and the solicitation and receipt of acceptable proposals for land lease at fair market value as well as efforts to cultivate appropriate public/private partnerships in pursuing this potential. (Ord. No. 98-09, 07-09, 19-02)

POLICY 47.1.3: The Port Authority will continue to investigate commercial and industrial potentials at Page Field Airport and at Southwest Florida International Airport through market surveys and the solicitation and receipt of acceptable proposals for land lease at fair market value as well as efforts to cultivate appropriate public/private partnerships in pursuing this potential. (Ord. No. 98-09, 07-09, 19-02)

POLICY 47.1.4: The Port Authority will capitalize on its Port of Entry and Foreign Trade Zone status to encourage economic diversification. This will be accomplished by actively: (1) seeking to increase international commerce movement; (2) implementing an international marketing program designed to increase tourist activity; (3) continuing planning efforts to ensure availability of adequate airport facilities to accommodate increases in international air traffic; and, (4) pursing development of international corporate activity. (Ord. No. 99-15, 04-16, 19-02)

POLICY 47.1.5: The Port Authority will maintain guidelines for the location, development, and operation of private aviation facilities that would add to Lee County's overall tax base. (Ord. No. 99-15, 19-02)

RESPONSE: Page Field offers critical services that contribute to the vitality of Lee County. The Airport provides well-integrated, efficient, and direct general aviation services that commercial aviation cannot or will not provide. General aviation plays a vital role in the economic and transportation systems, offering opportunities for training new pilots, sightseeing, the transportation of heavy loads by helicopter, and flying for business or personal reasons. Accordingly, aviation activity forecasts reflect growth in the demand for aviation services provided at Page Field. The projected growth and demand will be accommodated by the new hangars, aprons and taxiways as identified in the Airport Layout Plan, Airport Master Plan, Development Schedule and Master Concept Plan.

In addition to the general aviation uses, the LCPA has developed some of the property within the Airport lands for non-aviation uses, including Page Field Commons and Page Field Medical Village. This development of non-aviation facilities promotes the financial independence of Page Field Airport and the LCPA, consistent with the policies contained in the Lee Plan.

OBJECTIVE 47.2: DEVELOPMENT COMPATIBILITY IN VICINITY OF AIRPORTS. Evaluate development proposals for property located within the vicinity of existing or planned aviation facilities to ensure land use compatibility, to preclude hazards to aircraft operations, and to protect airport capacities and facilities. (Ord. No. 99-15, 07-09, 19-02)

POLICY 47.2.1: Land use compatibility will be considered when reviewing development proposals within the vicinity of existing or planned aviation facilities. (Ord. No. 99-15, 19-02) POLICY 47.2.2: Maintain regulations in the LDC which restrict land uses in areas covered by the Airport Noise Zones to uses that are compatible with the operation of the airport. (Ord. No. 99-15, 19-02)

POLICY 47.2.3: Utilize the currently adopted Airport Master Plans, rules of Ch. 333, Fla. Stat., and the Southwest Florida International Airport FAR Part 150 Study, including updates, as a basis to amend the Lee Plan and the LDC to prohibit development that is incompatible with the Southwest Florida International Airport or Page Field Airport; and, to ensure future economic enhancement consistent with Objective 47.1. (Ord. No. 99-15, 04-16, 09-14, 16-15, 19-02)

POLICY 47.2.4: In the interest of the safety of air commerce, the County will not approve a temporary or permanent structure which is an obstruction to air navigation and affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities; or, does not comply with placement, lighting and marking standards established by the Port Authority, Florida Statutes, or FAA rules and regulations. (Ord. No. 99-15, 07-09, 19-02)

POLICY 47.2.5: The safety of aircraft operators, aircraft passengers, and persons on the ground will guide the Port Authority's airports operations. Hazardous wildlife attractants within 10,000 feet of a Port Authority airport's Air Operations Area (AOA) will be avoided by minimizing and correcting any wildlife hazards arising from wetlands or water bodies in accordance with FAA AC 150/5200-33B, or as otherwise amended. Site improvements on or near the Port Authority's airports must be designed to minimize attractiveness to wildlife of natural areas and man-made features such as detention/retention ponds, landscaping, and wetlands, which can provide wildlife with ideal locations for feeding, loafing, reproduction and escape. (Ord. No. 99-15, 19-02)

> **RESPONSE:** This rezoning request is consistent with Objective 47.2 and supporting Policies. As an established, publicly owned airport, Page Field continues to operate and grow in alignment with the adopted Airport Master Plan and Airport Layout Plan. The updates to the AOPD boundary, development schedule, and deviations and the addition of the 2.5 acres (Zemel parcel) and removal of the 1.5 acre Brooks Park parcel from the AOPD is in the public interest.

OBJECTIVE 47.4: ACCESS. The Southwest Florida International Airport is an intermodal facility of significant value to the regional, state and federal transportation systems. Page Field Airport plays a vital role as a reliever airport facility to Southwest Florida International Airport. Protecting these resources is vital to maintaining adequate landside and airside capacity. (Ord. No. 99-15, 19-02)

POLICY 47.4.1: The Port Authority will coordinate surface transportation planning for Page Field Airport and Southwest Florida International Airport with the Lee County MPO, the Lee County Department of Transportation, Lee Tran, and FDOT to ensure adequate access to the airports. (Ord. No. 98-09, 99-15, 07-09, 19-02)

POLICY 47.4.2: The Port Authority will aggressively pursue federal and state funding for access roadway improvements as identified on the Airport Layout Plans. (Ord. No. 04-16, 19-02)

POLICY 47.4.3: Development of non-aviation related uses on airport property will be required to meet applicable concurrency standards set forth in the LDC. (Ord. No. 04-16, 19-02)

> **RESPONSE:** This rezoning request is consistent with Objective 47.4 and supporting Policies. Access points are not proposed to change as a result of this rezoning action. The Master Concept Plan reflects access points that have been consolidated for increased spacing and access control along Danley Drive associated with the Southeast Quad Hangar

development project (Development Order DOS2022-00111). The Master Concept Plan also reflects the access improvements associated with the construction of South Airport Road, which results in better definition and arrangement of access along the southern edge of airport property and the northern edge of the Lee County Brooks Park property.

In addition to the general aviation uses, the LCPA has developed some of the property within the Airport lands for non-aviation uses, including Page Field Commons, Page Field Medical Village and vacant non-aviation parcels #4 and 5. This development of non-aviation facilities promotes the financial independence of Page Field Airport and the LCPA, consistent with the policies contained in the Lee Plan.

OBJECTIVE 47.5: COORDINATED COMMERCE MOVEMENT. Encourage the provision of facilities that meet the needs of commerce movement enterprises that are also economically feasible and compatible with adjacent land uses, environmental standards, and public safety. (Ord. No. 99-15, 19-02)

POLICY 47.5.2: Encourage the development of warehouses, cargo handling facilities, and transfer points at or near the Port Authority's aviation facilities. The study of future needs and implementation of strategies to address movement of commerce by local industries, trade and commercial enterprises may be coordinated with the Horizon Council, Industrial Development Authority and the Port Authority. (Ord. No. 99-15, 19-02)

RESPONSE: This rezoning request is consistent with Objective 47.5 and supporting Policies. The proposed revision to the Schedule of Use includes addition of freight and cargo handling establishments as permitted in Non-Aviation Parcel #5 considering the opportunity for such use being afforded by the location of the parcel near the airfield and South Airport Road.

OBJECTIVE 151.4: COORDINATION OF AIRPORT DEVELOPMENT AND IMPROVEMENTS AT THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT WITH ALL PERMITTING AGENCIES. Coordinate with applicable local, state, and federal permitting agencies to ensure development of the Southwest Florida International Airport and the Page Field Airport is consistent with the Lee Plan. (Ord. No. 04-16, 09-14, 19-02)

RESPONSE: This rezoning request is consistent with this Objective and supporting Policies. The rezoning request is consistent with the Page Field Airport Master Plan and Airport Layout Plan that are developed according to FAA guidelines and that have been incorporated into the Lee Plan, thereby assuring consistency. No aspects of this rezoning request necessitate amendments to the Airport Master Plan and Airport Layout Plan. Coordination of any future updates to the Page Field Airport Master Plan and Airport Layout Plan shall be accomplished in accordance with applicable policies of the Lee Plan.

Project History

The entirety of Page Field Airport consists of 588.47± acres located on the east side of U.S. 41 approximately four miles south of downtown Fort Myers. The overall acreage includes 564.62± acres in unincorporated Lee County, and 23.85± acres within the jurisdictional limits of the City of Fort Myers.

The Lee County portion of the airport originally received AOPD zoning approval on October 3, 2011 pursuant to Zoning Resolution Z-11-013.

The approved Master Concept Plan indicated that three separate development areas were identified on the Lee County property as follow:

Development Area	**STRAP Number**
Airport Facilities	01-45-24-00-00007.0000 12-45-24-00-00001.0000 12-45-24-01-0000A.0010 12-45-24-01-0000B.0010 12-45-24-00-00003.0000 12-45-24-98-00001.0020 12-45-24-98-00001.0010 12-45-24-98-00001.0040 12-45-24-98-00001.0050
Page Field Commons	01-45-24-00-00007.0030
Page Field Medical Village	01-45-24-00-00007.0060

Page Field Commons and Page Field Medical Village are two large non-aviation development areas within the AOPD. The remaining portion of the subject property was designated for aviation related uses except for four areas which are labeled as Non-Aviation Parcels #3, 4, 5 and 6.

The zoning approval was amended pursuant to ADD2017-00119 to revise sheets 2 and 3 of the Master Concept Plan to allow a multi-use hangar on Non-Aviation Parcel #3 and to revise the Schedule of Uses to add the use of “Airport Operations Facilities” on Non-Aviation Parcels #3, 4 and 6.

ADD2018-10067 granted a deviation from the outdoor lighting standards of the LDC to permit installation of lights consistent with Federal Aviation Administration (FAA) guidance for the majority of the airfield.

ADD2019-00028 made modifications to the conditions of the zoning approval and Schedule of Uses, and incorporated Table 5(b) as an attachment to the zoning resolution. Clerical edits were made to the notes at the end of the Schedule of Uses table, inconsistent references to the Lee Plan were removed, and modifications to the Schedule of Uses allowed microbrewery or microdistillery in the non-aviation designated areas.

ADD2021-00145 allowed for the addition of Medical office as a permitted use within the Page Field Commons Retail Subarea.

ADD2022-00177 was approved on December 20, 2022 to allow for the South Quad hangar development by: amending the Master Concept Plan, amending the Development Schedule to convert 40,000 square yards of apron area to allow 81 hangars (converted from tie downs), and clarifying that permitted temporary uses include construction trailers.

LAND USE

NON – AVIATION DEVELOPMENT AREAS

AVIATION DEVELOPMENT AREAS

BRL/RVZ (BUILDING RESTRICTION LINE/ RUNWAY VISIBILLITY ZONE)

RUNWAY PROTECTION ZONE (RPZ)

LEGEND

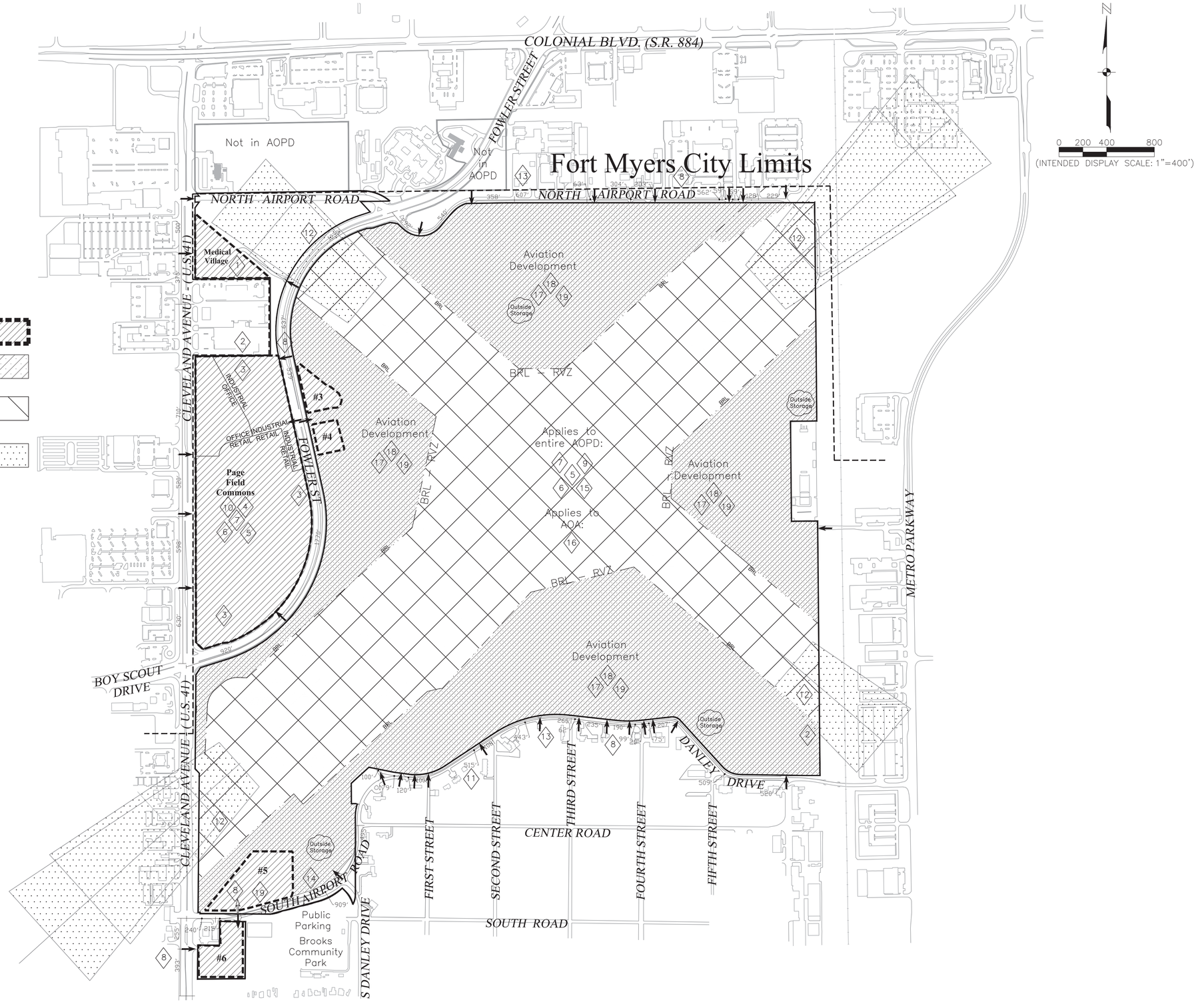
1 DEVIATION

EXISTING VEHICULAR ACCESS

PROPOSED VEHICULAR ACCESS

BUILDING RESTRCITION LINE (BRL)

FORT MYERS CITY LIMIT



Note: Base file is from June 2020 ALP (revision 11) by Ricondo

\\ftms01\Drawings\2021\20214444-000\Planning\DWG\AOPD MCP.dwg (1 MASTER CONCEPT PLAN) ktz Apr 17, 2023 – 4:42pm

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LEE COUNTY PORT AUTHORITY
Page Field

PAGE FIELD AIRPORT MASTER CONCEPT PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	LEE COUNTY ADD SUBMITTAL	09/22

DATE:	MARCH 2023
PROJECT NO.	20214444-000
FILE NO.	01-45-24
SCALE:	AS SHOWN

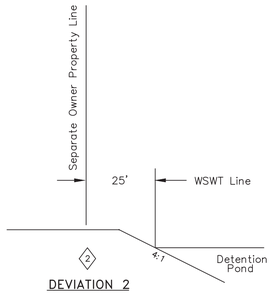
MASTER CONCEPT PLAN

SHEET NUMBER

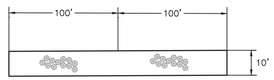
1 OF 3

LEGEND

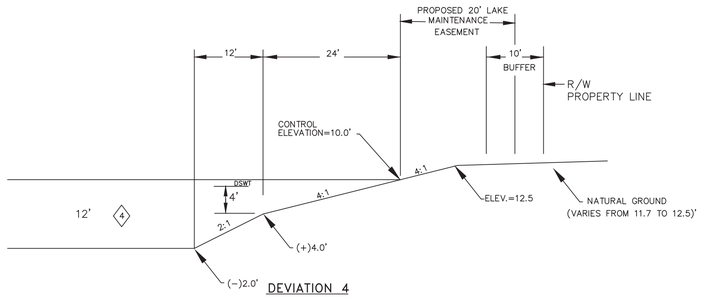
DEVIATION – ◇10



◇2 DEVIATION 2
NTS

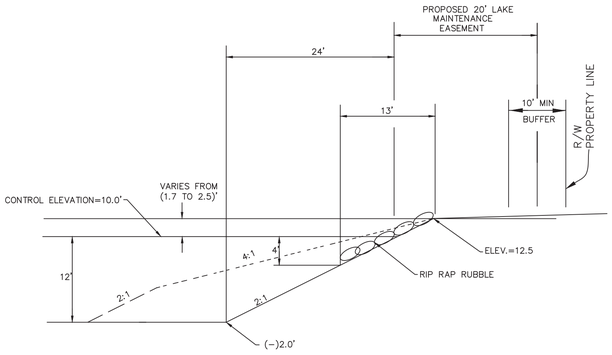


◇3 DEVIATION 3
10' WIDE LANDSCAPE STRIP
12 SHRUBS / 100 LF OF LANDSCAPE STRIP

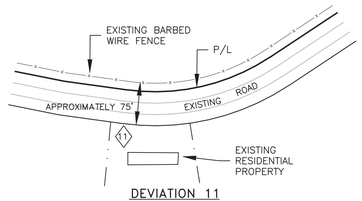


DEVIATION 4
TYPICAL LAKE CROSS SECTION
NTS

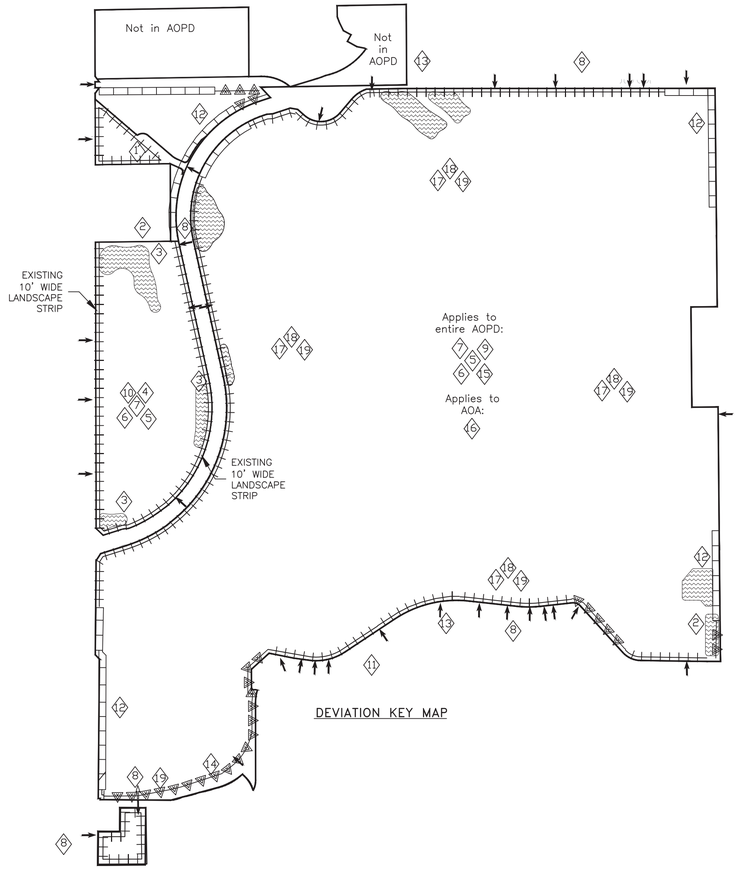
NOTE: IN THE EVENT THAT A LAKE EXCAVATION IS LESS THAN 50' BUT MORE THAN 25' FROM FOWLER STREET EXTENSION OR U.S. 41, THE APPLICANT WILL PROVIDE PROTECTION IN ACCORDANCE WITH SECTION 10.329(e)(1)2. OF THE LAND DEVELOPMENT CODE.



DEVIATIONS 5, 6 & 7
PROPOSED LAKE SECTION
W/STEEP SLOPES & RIP RAP
NTS



◇11 DEVIATION 11
BARBED WIRE FENCE TO RESDIENTIAL
NTS



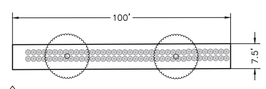
DEVIATION KEY MAP



NORTH SIDE OF DANLEY DRIVE WITH NO EXISTING BUFFER. A BUFFER WILL BE PROVIDED IN ASSOCIATION WITH FUTURE DEVELOPMENT ORDER APPROVAL.



NORTH SIDE OF DANLEY DRIVE WITH TYPE D BUFFER INSIDE THE FENCELINE.



◇14 DEVIATION 14
7.5' WIDE LANDSCAPE BUFFER
2 TREES / 100 LF PLUS DOUBLE HEDGE

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LEE COUNTY PORT AUTHORITY
Page Field

PAGE FIELD AIRPORT
MASTER CONCEPT PLAN
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	MARCH 2023
PROJECT NO.	20214444-000
FILE NO.	01-45-24
SCALE:	AS SHOWN

DEVIATIONS AND DETAILS

SHEET NUMBER
2 OF 3

LEGEND

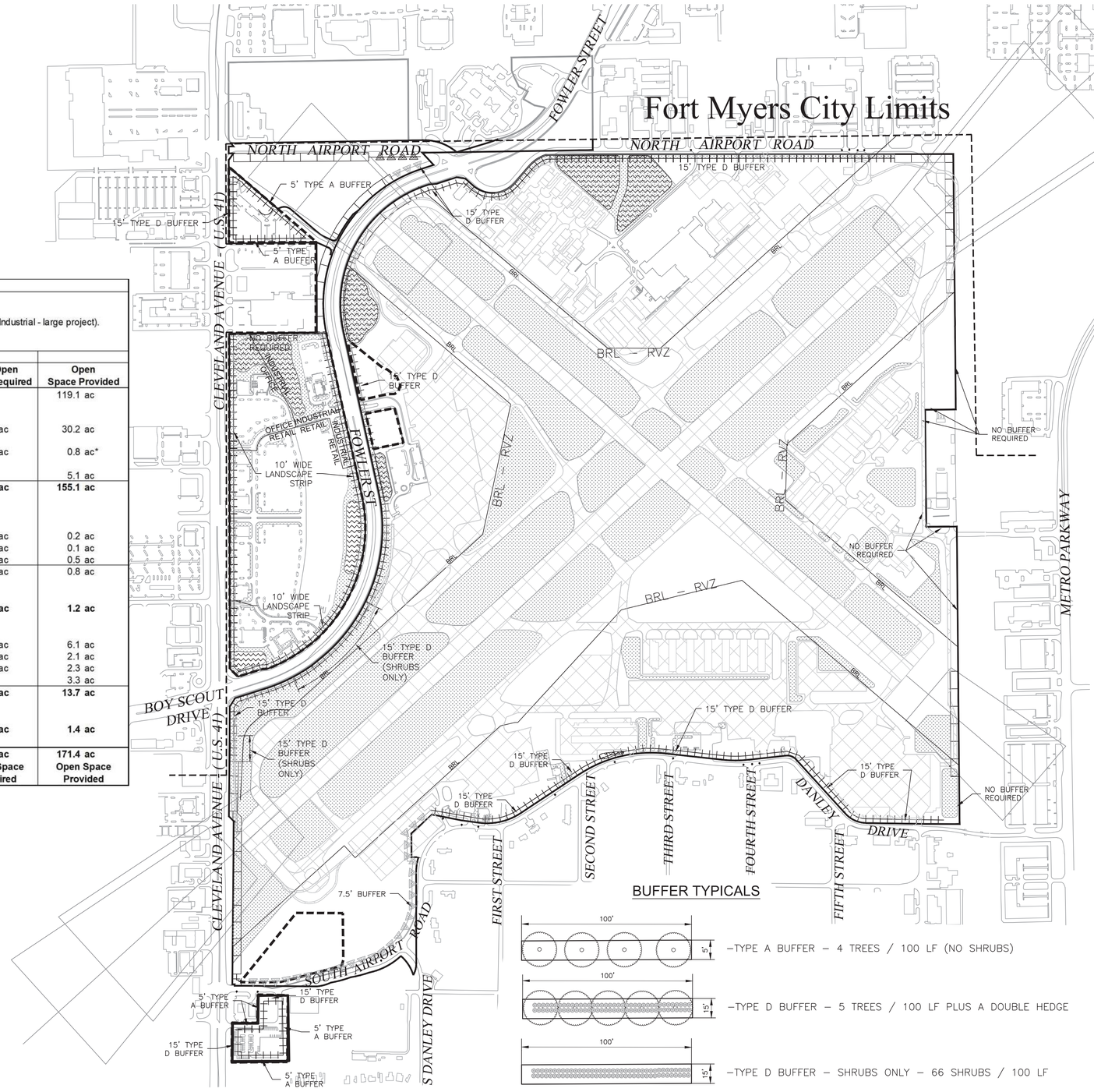
- OPEN SPACE
- LAKES
- AIRCRAFT MOVEMENT AREAS (RUNWAYS, TAXIWAYS, TAXI LANES & APRONS)
- FUTURE BUFFER
- EXISTING OR PREVIOUSLY APPROVED BUFFER
- BUILDING RESTRICTIONL LINE/RUNWAY VISIBILITY ZONE
- RPZ BUFFER

MINIMUM OPEN SPACE

Total Site: 564.6 acres

Open Space for Aviation Development Areas east of Fowler: Open Space requirement is 20% (Industrial - large project).
The area calcluated for open space does not include BRL-RVZ and Aprons/Ramps.

	Acres		Open Space Requirement		Min. Open Space Required	Open Space Provided
Building Restriction Line-Runway Visability Zone (BRL-RVZ)	317.5 ac		n/a		n/a	119.1 ac
Aviation Development Area	185.0 ac	@	20%	=	37.0 ac	30.2 ac
Non-Aviation Sites #3, 4, 5 (Outparcels)	8.4 ac	@	30%	=	2.5 ac	0.8 ac*
Lakes (4)						5.1 ac
Airfield Area Subtotal	**511.0 ac**				**39.5 ac**	**155.1 ac**
*Non-Aviation Sites #3, 4, 5 are Outparcels and shall provide 10% open space per LDC Section 34-414(c), as follows:						
Non-Aviation Site #3 (Outparcel)	1.8 ac	@	10%	=	0.2 ac	0.2 ac
Non-Aviation Site #4 (Outparcel)	1.2 ac	@	10%	=	0.1 ac	0.1 ac
Non-Aviation Site #5 (Outparcel)	5.4 ac	@	10%	=	0.5 ac	0.5 ac
Airfield Non-Aviation Outparcels	8.4 ac	@	10%	=	0.8 ac	0.8 ac
Non-Aviation Site #6 Subtotal	**3.6 ac**	**@**	**30%**	**=**	**1.1 ac**	**1.2 ac**
PFC Retail Area	32.0 ac	@	30%	=	9.6 ac	6.1 ac
PFC Office Area	7.0 ac	@	30%	=	2.1 ac	2.1 ac
PFC Light Industrial Area	6.4 ac	@	20%	=	1.3 ac	2.3 ac
PFC Lake Area (25% of 13.0 ac)						3.3 ac
Page Field Commons Subtotal	**45.4 ac**				**13.0 ac**	**13.7 ac**
Page Field Medical Village Subtotal	**4.7 ac**	**@**	**30%**	**=**	**1.4 ac**	**1.4 ac**
PAGE FIELD AOPD TOTAL	**564.6 ac Site Area**				**55.0 ac Open Space Required**	**171.4 ac Open Space Provided**



BUFFER TYPICALS

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LEE COUNTY PORT AUTHORITY
Page Field

PAGE FIELD AIRPORT
MASTER CONCEPT PLAN
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	APRIL 2023
PROJECT NO.	20214444-000
FILE NO.	01-45-24
SCALE:	AS SHOWN

OPEN SPACE EXHIBIT

SHEET NUMBER

3 OF 3

Page Field General Aviation Airport AOPD ~~List~~ Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	Page Field Commons Retail	Page Field Commons Office	Page Field Commons Industrial	Page Field Medical Village	Aviation ~~Use~~ Development Area	Non Aviation Parcels 3, 4, & 6	Non Aviation Parcel 5
Accessory uses and structures	Note (1), 34-1171 et seq., 34-2441 et seq. 34-1863, 34-2141 et	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Administrative offices	Note (1)	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Aircraft food services and catering		**P**	**--**	**P**	**--**	**P**	**P**	**P**
Aircraft landing facilities, private		**--**	**--**	**--**	**--**	**P**	**--**	**--**
Airport operations facilities, including Vertical Takeoff and Landing (VTOL) facilities		**--**	**--**	**--**	**--**	**P**	**P**	**P**
Amateur radio antennas and satellite earth stations	Refer to 34-1 for regulations							
Animals:								
Clinic or kennel		**--**	**--**	**P**	**P**	**P**	**P**	**P**
ATM (automatic teller machine)		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Auto parts store	34-1353	**P - With or without install service**	**--**	**--**	**--**	**--**	**P**	**P**
Automobile repair and service (34-622(c)(2)), all groups	34-1351, 34-1353 Note (41)	**--**	**--**	**--**	**--**	**--**	**--**	**P**
Automobile service station	Note (41), 34-1351, 34-1353	**--**	**--**	**--**	**--**	**--**	**--**	**P**

ADD2022-00177 added construction trailers as temporary use; removed End Notes (13) and (27)
ADD2021-00145 added medical office in Page Field Commons Retail; refined or removed End Notes (16) (18) (38) (40) (46)
ADD2019-00028 added microbrewery & microdistillery, refined End Notes
ADD2017-00119 added Airport Operations Facilities in Non-Av parcels 3, 5, and 6

May 2023 Update

Page Field General Aviation Airport AOPD ~~List~~ Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	Page Field Commons Retail	Page Field Commons Office	Page Field Commons Industrial	Page Field Medical Village	Aviation ~~Use~~ Development Area	Non Aviation Parcels 3, 4, & 6	Non Aviation Parcel 5
Bait and tackle shop		--	--	--	--	--	P	P
Banks and financial establishments (34-622(c)(3)								
Group I		P	P	--	P	P	P	P
Group II		P	P	--	P	--	P	P
Bar or cocktail lounge	34-1261 et seq.	P(18)	--	--	--	P(18)	P(18)	P(18)
Boats:								
Boat parts store		P	--	--	--	--	--	--
Boat rental		P	--	--	--			
Boat repair and service	34-1352, 34-3001 et seq.	--	--	P	--	--	--	--
Boat sales		P	--	--	--	--	--	--
Broadcast studio, commercial radio and television	34-1441 et seq.	P	--	P	P	--	--	--
Building material sales (34-622 (c) (4))	34-3001 et seq.	P	--	P	--	--	--	--
Business services (34-622(c)(5)):								
Group I		P	P	P	P	P	P	P
Group II		P	P	P	P	--	P	P
Bus station/depot	34-1381 et seq.	--	--	--	--	P	--	--
Car wash	34-1353	--	--	--	--	P	--	--

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Cleaning and maintenance services (34-622(c)(7))		--	P	P	P	P	--	P
Clothing stores, general (34-622(c)(8))		P	--	--	--	--	P	P
Clubs:								
Commercial		P	P	--	P	--	P	P
Fraternal, membership organization	34-2111	P	P	--	P	--	P	P
Private	34-2111	P	P	--	P	--	P	P
Cold storage, pre-cooling, warehouse and processing plant		--	--	P	--	P	--	P
Communication facility, wireless	34-1441 et seq. Note (22) Refer to 34-1441 et seq. for regulations							
Computer and data processing services		P	P	P	P	--	P	P
Consumption on premises	34-1261 et seq.	P(18)	--	--	--	P(18)	P(18)	P(18)
Contractors and builders (34-622 (c)(9)), all groups	34-1352, 34-3001 et seq.	P	--	P	--	--	P	P

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Convenience food and beverage store	34-1353	--	--	--	--	--	P(40)	P(40)
Cultural facilities (34-622(c)(10))		P	P	--	P	--	P	P
Day care center, child, adult	Note (28)	--	P	P	P	--	--	--
Department store		P	--	--	--	--	--	--
Drive-through facility for any permitted use		P Bank, pharmacy, & (1) restaurant at southwest corner of property only	P	P restaurant along Fowler only	P	P	P	P
Drugstore, pharmacy		P	P	--	P	P	P	P
Entrance gates and gatehouse	34-1741 et seq.	P	P	P	P	P	P	P
Emergency operations center		--	P	P	P	P	P	P
EMS, fire or sheriff's station		P	P	P	P	P	P	P
Essential services	Note (1), 34-1611 et seq. 34-1741 et seq.	P	P	P	P	P	P	P
Essential service facilities (34-622(c)(13)):								

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Group I	Note (1) 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Group II	Note (1) & (45) 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Excavation:								
Water retention	34-1651	**P**	**P**	**P**	**--**	**P**	**P**	**P**
Excess spoil removal	Note (42), 10-329	**--**	**--**	**--**	**--**	**--**	**--**	**--**
Factory outlets (point of manufacture only)		**--**	**--**	**P**	**--**	**--**	**--**	**P**
Fences, walls	Note (1), 34-1741 et seq.	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Food and beverage service, limited	Note (1)	**P(18)**	**--**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**
Food stores (34-622(c)(16)):								
Group I		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Group II		**--**	**--**	**--**	**--**	**--**	**P**	**P**

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Freight and cargo handling establishments (34-622(c)(17))		--	--	P(12)	--	P(12)	--	P(12)
Gasoline dispensing system, special		--	--	P	--	P	--	--
Gift and souvenir shop		P(18)	--	-	-	P(18)	P(18)	P(18)
Hardware store		P	--	--	--	--	P	P
Health care facilities (34-622(c)(20)):								
Group I	Note (28) & (47)	--	--	--	P	--	--	--
Group II	Note (28) & (47)	--	--	--	P	--	--	--
Group III		--	P	P	P	P	--	--
Heliport or helistop		--	--	--	--	P	--	--
Hobby, toy and game shops (34-622(c)(21))		P(18)	--		--	P(18)	P(18)	P(18)
Hotel/motel	34-1801 et seq., Note (36)	--	--	--	--	--	--	--
Household and office furnishings (34-622(c)(22)), all groups		P	--	--	--	--	P	P
Impound yard	34-1831 et seq., 34-2443	--	--	--	--	--	--	--

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Insurance companies (34-622(c)(23))		--	P	--	P	--	P	P
Laundry or dry cleaning (34-622(c)(24)):								
Group I		--	--	--	--	--	P	P
Group II		--	--	P	--	--	P	P
Lawn and garden supply stores	34-2081	P	--	--	--	--	P	P
Library	Note (28)	--	P	--	--	--	--	--
Maintenance facility (Government)		--	--	P	--	P	--	P
Manufacturing of:								
Apparel products (34-622(c)(1))	Note (5)	--	--	P	--	--	--	P
Chemical and allied products (34-622(c)(6))					--			
Group I	Note (5)	--	--	P	--	--	--	P
Group II	Note (5)	--	--	P	--	--	--	P
Electrical machinery and equipment (34-622(c)(11))	Note (5)	--	--	P	--	--	--	P

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Fabricated metal products (34-622(c)(14)):								
Group I	Note (5)	--	--	--	--	--	--	--
Group II	Note (5)	--	--	--	--	--	--	--
Food and kindred products (34-622(c)(15)):								
Group II (limited to microbreweries or microdistilleries)	Note (5)	**P**	**P**	**P**	--	--	**P**	**P**
Group III	Note (5)	--	--	--	--	--	--	--
Furniture and fixtures (34-622(c)(18))	Note (5)	--	--	**P**	--	--	--	**P**
Leather products (34-622(c)(25)):								
Group I	Note (5)	--	--	**P**	--	--	--	**P**
Group II	Note (5)	--	--	**P**	--	--	--	**P**
Lumber and wood products (34-622(c)(26)):								
Group II	Note (5)	--	--	--	--	--	--	--
Machinery (34-622(c)(27)), all groups	Note (5)	--	--	**P**	--	**P Group III**	--	**P**

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Measuring, analyzing and controlling instruments (34-622(c)(28))	Note (5)	--	--	**P**	--	--	--	**P**
Novelties, jewelry, toys and signs (34-622(c)(29)), all groups	Note (5)	--	--	**P**	--	--	--	**P**
Paper and allied products (34-622(c)(31))								
Group II	Note (5)	--	--	**P**	--	--	--	**P**
Group III	Note (5)	--	--	**P**	--	--	--	**P**
Rubber and plastic products (340622(c)(44))								
Group II	Note (5)	--	--	--	--	--	--	--
Stone, clay, glass and concrete products (34-622(c)(48))								
Group I	Note (5)	--	--	**P**	--	--	--	**P**
Group IV	Note (5)	--	--	**P**	--	--	--	**P**
Transportation equipment (34-622(c)(52)):								
Group I	Note (5)	--	--	--	--	**P**	--	--

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Medical office		**P**	**P**	**--**	**P**	**P**	**P**	**P**
Mobile home dealers	34-1352	**P**	**--**	**P**	**--**	**--**	**--**	**--**
Motion picture production studio		**--**	**P**	**P**	**--**	**--**	**--**	**P**
Nightclubs	34-1261 et seq.	**P(18)**	**--**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**
Non-store retailers (34-622(c)(30)), all groups		**P**	**P**	**P**	**P**	**--**	**P**	**P**
Parcel and express services		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Package store	34-1261 et seq.	**P**	**--**	**--**	**--**	**--**	**P**	**P**
Paint, glass and wallpaper		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Parks (34-622(c)(32)):								
Group I		**--**	**--**	**--**	**--**	**--**	**--**	**--**
Group II		**--**	**--**	**--**	**--**	**--**	**--**	**--**
Parking lot:								
Accessory		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Commercial		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Garage, public parking		**P**	**--**	**--**	**--**	**P**	**--**	**--**
Temporary	34-2022	**P**	**--**	**--**	**--**	**P**	**P**	**P**

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Personal services (34-622(c)(33)):								
Group I	34-3021	**P(18)**	**P(18)**	**P(18)**	**P(18)**	**P(18)**	**P(18)**	**P(18)**
Group II		**P(18)**	**P(18)**	**--**	**P(18)**	**P(18)**	**P(18)**	**P(18)**
Group III		**P**	**P**	**P**	**P**	**--**	**--**	**P**
Group IV		**P**	**P**	**--**	**P**	**--**	**P**	**P**
Pet services		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Pet shop		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Pharmacy		**P**	**--**	**--**	**P**	**P**	**P**	**P**
Photofinishing laboratory	Note (5)	**--**	**--**	**P**	**--**	**--**	**--**	**P**
Place of worship	Note (28), 34-2051 et seq.	**--**	**--**	**P**	**--**	**P**	**--**	**--**
Post office		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Printing and publishing (34-622(c)(36))	Note (5)	**P**	**--**	**P**	**--**	**--**	**P**	**P**
Processing or packaging of agricultural or fish products	Note (5)	**--**	**--**	**P**	**--**	**--**	**--**	**P**
Processing and warehousing		**--**	**--**	**P**	**--**	**P**	**--**	**P**
Real estate sales office	Note (23), 34-1951 et seq., 34-3021	**P**	**P**	**--**	**P**	**P**	**P**	**P**

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Recreation facilities:								
Commercial (34-622(c)(38)) Groups I, III		**P(18)**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**	**P(18)**
Commercial (34-622(c)(38)) Group IV		**P**	**P**	**--**	**--**	**--**	**P**	**P**
Group V		**P**	**--**	**--**	**--**	**--**	**--**	**--**
Recycling facility		**--**	**--**	**P**	**--**		**--**	**--**
Religious facilities	Note (28), 34-2051 et seq.	**--**	**--**	**P**	**--**	**--**	**--**	**--**
Rental or leasing establishment (34-622(c)(39)):								
Group I	34-1352, 34-3001 et seq.	**P**	**--**	**--**	**--**	**--**	**P**	**P**
Group II	34-1201 et seq., 34-1352, 34-3001 et seq.	**P**	**--**	**P**	**--**	**--**	**P**	**P**
Group III	34-1352, 34-3001 et seq.	**P**	**--**	**P**	**--**	**P**	**P**	**P**

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Group IV	34-1201 et seq., 34-1352, 34-3001 et seq.	--	--	P	--	--	--	P
Repair shops (34-622(c)(40)):								
Group I		P	--	P	--	--	P	P
Groups II, III, IV		P.II only	--	P II & III	--	--	P. II only	P. II&III
Research and development laboratories (34-622(c)(41))								
Group II		--	--	P	P	--	--	P
Group IV		--	--	P	P	--	--	P
Restaurant, fast food	34-1353	--	--		--	P(18)	P(18)	P(18)
Restaurants (34-622(c)(43)):								
Groups I and III		P	--	P	--	P	P	P
Group II		P	--	P	P Limited to 750 sf in Bldg 3, signage conditions	P	P	P
Group IV		P	--	--	--	--	P	P

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Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises		**P**	**--**	**P**	**--**	**P**	**P**	**P**
Schools:								
Commercial (34-622(c)(45))	34-2381	**P(38)**	**P(38)**	**P(38)**	**P(38)**	**--**	**P(38)**	**P(38)**
Self-service fuel pumps	Note (24)	**--**	**--**	**P**	**--**	**P**	**--**	**P**
Signs in accordance with chapter 30	Note (1)	**P dev. #~~12~~10**	**P dev. #~~12~~10**	**P dev. #~~12~~10**	**P**	**P**	**P**	**P**
Social services (34-622(c)(46)):								
Group I		**P**	**P**	**--**	**P**	**--**	**P**	**P**
Group II		**--**	**P**	**P**	**P**	**--**	**--**	**P**
Group III	Note (28) & (47)	**--**	**--**	**--**	**--**	**--**	**--**	**--**
Group IV	Note (28) & (47)	**--**	**--**	**--**	**--**	**--**	**--**	**--**

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Specialty retail shops (34-622(c)(47)):								
Group I		**P(18)**	**--**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**
Group II		**P**	**--**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**
Group III		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Group IV		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Storage:								
Indoor only	Note (1), 34-3001 et seq.	**P**	**--**	**P**	**--**	**P**	**P**	**P**
Storage, open	Note (5), 34-3001 et seq. 34-1352	**P**	**--**	**P**	**--**	**P**	**--**	**P**
Large-scale storage of noxious or hazardous materials (flammable, toxic, explosive, corrosive, etc.), including liquid petroleum, fractions and distillates thereof, and fuel gases	Note (5), 34-3001 et seq.	**--**	**--**	**--**	**--**	**P**	**--**	**--**
Studios (34-622(c)(49))		**P**	**P**	**--**	**P**	**--**	**P**	**P**
Temporary uses, including construction trailer per LDC 34-3044	Note (1), 34-3041 et seq	**P**	**P**	**P**	**P**	**P**	**P**	**P**

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Theater, indoor or outdoor (drive-in)	Note (32), 34-2471 et seq.	**P indoor**	--	--	--	--	--	--
Transportation services (34-622(c)(53):								
Group II		--	--	**P**	--	--	--	**P**
Group III		--	--	**P**	--	**P**	--	**P**
Group IV		--	--	**P**	--	--	--	**P**
Truck stop, trucking terminal		--	--	--	--	**P**	--	--
Used merchandise stores (34-622(c)(54))								
Group I		**P**	--	--	--	--	**P**	**P**
Groups II, III and IV		--	--	--	--	--	--	--
Variety store		**P**	--	--	--	--	**P**	**P**
Vehicle and equipment dealers(34-622(c)(55)):								
Groups I, II and III		**P I & II**	--	**P**	--	--	--	**P**
Group IV		--	--	**P**	--	--	--	**P**
Group V		--	--	**P(25)**	--	**P(25)**	--	**P(25)**

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May 2023 Update

Page Field General Aviation Airport AOPD ~~List~~ Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	Page Field Commons Retail	Page Field Commons Office	Page Field Commons Industrial	Page Field Medical Village	Aviation ~~Use~~ Development Area	Non Aviation Parcels 3, 4, & 6	Non Aviation Parcel 5
Warehouse:								
Mini warehouse		--	--	P	--	--	P	P
Private		--	--	P	--	--	--	P
Public		--	--	P	--	P	--	P
Cold storage only		--	--	P	--	--	--	P
Wholesale establishments (34-622(c)(56)):								
Groups I, III and IV		--	--	P	--	--	--	P

Notes:
(1) If use or structure is customarily accessory to an approved permitted use it does not need to be shown on the master concept plan.
(5) If the use or activity does not conform to the criteria set-forth in section 34-938, then it is subject to the setback requirements set forth in sections 34-935(b)(4) and 34-2441 et seq.
(12) Serving air transportation or improving intermodal capabilities.
(18) Permitted in accord with AOPD approval for Page Field General Aviation Airport within an airport terminal facility or non-aviation development area as depicted on the MCP.
(22) Wireless communication facilities must be listed on the approved schedule of uses for the planned development; however, approval of a specific facility must be in accordance with section 34-1441, et seq.
(23) Real estate sales offices in residential areas are limited to sales of lots, homes or units within the development, except as may be permitted in section 34-1951 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension at the same location.
(24) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
(25) For aircraft sales only.
(28) Not permitted in Airport Noise Zone B.
(32) Indoor theater only in Airport Noise Zone B.

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May 2023 Update

DCI2023-00018 Lee County ePlan Original application dated 05-18-2023

(36) Sound attenuating insulation should be considered for hotels and motels in Airport Noise Zone B.
(38) Schools permitted within the Page Field General Aviation Airport AOPD are limited to those set forth in section 34-622(c)(45) provided they are located in the non-aviation area as depicted on the MCP.
(40) Only one convenience food and beverage store use is permitted at Page Field General Aviation Airport. This store must be located within the non-aviation development area as depicted on the MCP.
(41) Limited to four pumps, unless a greater number is approved as part of a planned development.
(42) In an existing planned development, the director has the discretion to require removal of excess spoil to be reviewed through the public hearing process.
(45) All new or expanded essential services group II uses must be approved as a planned development.
(47) Not permitted in Coastal High Hazard areas unless in compliance with section 2-485(b)(5)a.

Page Field General Aviation Airport AOPD Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	**Page Field Commons Retail**	**Page Field Commons Office**	**Page Field Commons Industrial**	**Page Field Medical Village**	**Aviation Development Area**	**Non Aviation Parcels 3, 4, & 6**	**Non Aviation Parcel 5**
Accessory uses and structures	Note (1), 34-1171 et seq., 34-2441 et seq. 34-1863, 34-2141 et	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Administrative offices	Note (1)	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Aircraft food services and catering		**P**	**--**	**P**	**--**	**P**	**P**	**P**
Aircraft landing facilities, private		**--**	**--**	**--**	**--**	**P**	**--**	**--**
Airport operations facilities, including Vertical Takeoff and Landing (VTOL) facilities		**--**	**--**	**--**	**--**	**P**	**P**	**P**
Amateur radio antennas and satellite earth stations	Refer to 34-1 for regulations							
Animals:								
Clinic or kennel		**--**	**--**	**P**	**P**	**P**	**P**	**P**
ATM (automatic teller machine)		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Auto parts store	34-1353	**P - with or without install service**	**--**	**--**	**--**	**--**	**P**	**P**
Automobile repair and service (34-622(c)(2)), all groups	34-1351, 34-1353 Note (41)	**--**	**--**	**--**	**--**	**--**	**--**	**P**
Automobile service station	Note (41), 34-1351, 34-1353	**--**	**--**	**--**	**--**	**--**	**--**	**P**

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Bait and tackle shop		--	--	--	--	--	P	P
Banks and financial establishments (34-622(c)(3)								
Group I		P	P	--	P	P	P	P
Group II		P	P	--	P	--	P	P
Bar or cocktail lounge	34-1261 et seq.	P(18)	--	--	--	P(18)	P(18)	P(18)
Boats:								
Boat parts store		P	--	--	--	--	--	--
Boat rental		P	--	--	--			
Boat repair and service	34-1352, 34-3001 et seq.	--	--	P	--	--	--	--
Boat sales		P	--	--	--	--	--	--
Broadcast studio, commercial radio and television	34-1441 et seq.	P	--	P	P	--	--	--
Building material sales (34-622 (c) (4))	34-3001 et seq.	P	--	P	--	--	--	--
Business services (34-622(c)(5)):								
Group I		P	P	P	P	P	P	P
Group II		P	P	P	P	--	P	P
Bus station/depot	34-1381 et seq.	--	--	--	--	P	--	--
Car wash	34-1353	--	--	--	--	P	--	--

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	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	Page Field Commons Retail	Page Field Commons Office	Page Field Commons Industrial	Page Field Medical Village	Aviation Development Area	Non Aviation Parcels 3, 4, & 6	Non Aviation Parcel 5
Cleaning and maintenance services (34-622(c)(7))		--	P	P	P	P	--	P
Clothing stores, general (34-622(c)(8))		P	--	--	--	--	P	P
Clubs:								
Commercial		P	P	--	P	--	P	P
Fraternal, membership organization	34-2111	P	P	--	P	--	P	P
Private	34-2111	P	P	--	P	--	P	P
Cold storage, pre-cooling, warehouse and processing plant		--	--	P	--	P	--	P
Communication facility, wireless	34-1441 et seq. Note (22) Refer to 34-1441 et seq. for regulations							
Computer and data processing services		P	P	P	P	--	P	P
Consumption on premises	34-1261 et seq.	P(18)	--	--	--	P(18)	P(18)	P(18)
Contractors and builders (34-622 (c)(9)), all groups	34-1352, 34-3001 et seq.	P	--	P	--	--	P	P

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Page Field General Aviation Airport AOPD Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	**Page Field Commons Retail**	**Page Field Commons Office**	**Page Field Commons Industrial**	**Page Field Medical Village**	**Aviation Development Area**	**Non Aviation Parcels 3, 4, & 6**	**Non Aviation Parcel 5**
Convenience food and beverage store	34-1353	--	--	--	--	--	P(40)	P(40)
Cultural facilities (34-622(c)(10))		P	P	--	P	--	P	P
Day care center, child, adult	Note (28)	--	P	P	P	--	--	--
Department store		P	--	--	--	--	--	--
Drive-through facility for any permitted use		P Bank, pharmacy, & (1) restaurant at southwest corner of property only	P	P restaurant along Fowler only	P	P	P	P
Drugstore, pharmacy		P	P	--	P	P	P	P
Entrance gates and gatehouse	34-1741 et seq.	P	P	P	P	P	P	P
Emergency operations center		--	P	P	P	P	P	P
EMS, fire or sheriff's station		P	P	P	P	P	P	P
Essential services	Note (1), 34-1611 et seq. 34-1741 et seq.	P	P	P	P	P	P	P
Essential service facilities (34-622(c)(13)):								

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	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	**Page Field Commons Retail**	**Page Field Commons Office**	**Page Field Commons Industrial**	**Page Field Medical Village**	**Aviation Development Area**	**Non Aviation Parcels 3, 4, & 6**	**Non Aviation Parcel 5**
Group I	Note (1) 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Group II	Note (1) & (45) 34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Excavation:								
Water retention	34-1651	**P**	**P**	**P**	**--**	**P**	**P**	**P**
Excess spoil removal	Note (42), 10-329	**--**	**--**	**--**	**--**	**--**	**--**	**--**
Factory outlets (point of manufacture only)		**--**	**--**	**P**	**--**	**--**	**--**	**P**
Fences, walls	Note (1), 34-1741 et seq.	**P**	**P**	**P**	**P**	**P**	**P**	**P**
Food and beverage service, limited	Note (1)	**P(18)**	**--**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**
Food stores (34-622(c)(16)):								
Group I		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Group II		**--**	**--**	**--**	**--**	**--**	**P**	**P**

Page Field General Aviation Airport AOPD Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	**Page Field Commons Retail**	**Page Field Commons Office**	**Page Field Commons Industrial**	**Page Field Medical Village**	**Aviation ~~Use~~ Development Area**	**Non Aviation Parcels 3, 4, & 6**	**Non Aviation Parcel 5**
Freight and cargo handling establishments (34-622(c)(17))		--	--	P(12)	--	P(12)	--	P(12)
Gasoline dispensing system, special		--	--	P	--	P	--	--
Gift and souvenir shop		P(18)	--	-	-	P(18)	P(18)	P(18)
Hardware store		P	--	--	--	--	P	P
Health care facilities (34-622(c)(20)):								
Group I	Note (28) & (47)	--	--	--	P	--	--	--
Group II	Note (28) & (47)	--	--	--	P	--	--	--
Group III		--	P	P	P	P	--	--
Heliport or helistop		--	--	--	--	P	--	--
Hobby, toy and game shops (34-622(c)(21))		P(18)	--		--	P(18)	P(18)	P(18)
Hotel/motel	34-1801 et seq., Note (36)	--	--	--	--	--	--	--
Household and office furnishings (34-622(c)(22)), all groups		P	--	--	--	--	P	P
Impound yard	34-1831 et seq., 34-2443	--	--	--	--	--	--	--

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Insurance companies (34-622(c)(23))		--	**P**	--	**P**	--	**P**	**P**
Laundry or dry cleaning (34-622(c)(24)):								
Group I		--	--	--	--	--	**P**	**P**
Group II		--	--	**P**	--	--	**P**	**P**
Lawn and garden supply stores	34-2081	**P**	--	--	--	--	**P**	**P**
Library	Note (28)	--	**P**	--	--	--	--	--
Maintenance facility (Government)		--	--	**P**	--	**P**	--	**P**
Manufacturing of:								
Apparel products (34-622(c)(1))	Note (5)	--	--	**P**	--	--	--	**P**
Chemical and allied products (34-622(c)(6))					--			
Group I	Note (5)	--	--	**P**	--	--	--	**P**
Group II	Note (5)	--	--	**P**	--	--	--	**P**
Electrical machinery and equipment (34-622(c)(11))	Note (5)	--	--	**P**	--	--	--	**P**

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Fabricated metal products (34-622(c)(14)):								
Group I	Note (5)	--	--	--	--	--	--	--
Group II	Note (5)	--	--	--	--	--	--	--
Food and kindred products (34-622(c)(15)):								
Group II (limited to microbreweries or microdistilleries)	Note (5)	**P**	**P**	**P**	--	--	**P**	**P**
Group III	Note (5)	--	--	--	--	--	--	--
Furniture and fixtures (34-622(c)(18))	Note (5)	--	--	**P**	--	--	--	**P**
Leather products (34-622(c)(25)):								
Group I	Note (5)	--	--	**P**	--	--	--	**P**
Group II	Note (5)	--	--	**P**	--	--	--	**P**
Lumber and wood products (34-622(c)(26)):								
Group II	Note (5)	--	--	--	--	--	--	--
Machinery (34-622(c)(27)), all groups	Note (5)	--	--	**P**	--	**P Group III**	--	**P**

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Measuring, analyzing and controlling instruments (34-622(c)(28))	Note (5)	--	--	**P**	--	--	--	**P**
Novelties, jewelry, toys and signs (34-622(c)(29)), all groups	Note (5)	--	--	**P**	--	--	--	**P**
Paper and allied products (34-622(c)(31))								
Group II	Note (5)	--	--	**P**	--	--	--	**P**
Group III	Note (5)	--	--	**P**	--	--	--	**P**
Rubber and plastic products (340622(c)(44))								
Group II	Note (5)	--	--	--	--	--	--	--
Stone, clay, glass and concrete products (34-622(c)(48))								
Group I	Note (5)	--	--	**P**	--	--	--	**P**
Group IV	Note (5)	--	--	**P**	--	--	--	**P**
Transportation equipment (34-622(c)(52)):								
Group I	Note (5)	--	--	--	--	**P**	--	--

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Medical office		**P**	**P**	**--**	**P**	**P**	**P**	**P**
Mobile home dealers	34-1352	**P**	**--**	**P**	**--**	**--**	**--**	**--**
Motion picture production studio		**--**	**P**	**P**	**--**	**--**	**--**	**P**
Nightclubs	34-1261 et seq.	**P(18)**	**--**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**
Non-store retailers (34-622(c)(30)), all groups		**P**	**P**	**P**	**P**	**--**	**P**	**P**
Parcel and express services		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Package store	34-1261 et seq.	**P**	**--**	**--**	**--**	**--**	**P**	**P**
Paint, glass and wallpaper		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Parks (34-622(c)(32)):								
Group I		**--**	**--**	**--**	**--**	**--**	**--**	**--**
Group II		**--**	**--**	**--**	**--**	**--**	**--**	**--**
Parking lot:								
Accessory		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Commercial		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Garage, public parking		**P**	**--**	**--**	**--**	**P**	**--**	**--**
Temporary	34-2022	**P**	**--**	**--**	**--**	**P**	**P**	**P**

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Personal services (34-622(c)(33)):								
Group I	34-3021	**P(18)**	**P(18)**	**P(18)**	**P(18)**	**P(18)**	**P(18)**	**P(18)**
Group II		**P(18)**	**P(18)**	**--**	**P(18)**	**P(18)**	**P(18)**	**P(18)**
Group III		**P**	**P**	**P**	**P**	**--**	**--**	**P**
Group IV		**P**	**P**	**--**	**P**	**--**	**P**	**P**
Pet services		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Pet shop		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Pharmacy		**P**	**--**	**--**	**P**	**P**	**P**	**P**
Photofinishing laboratory	Note (5)	**--**	**--**	**P**	**--**	**--**	**--**	**P**
Place of worship	Note (28), 34-2051 et seq.	**--**	**--**	**P**	**--**	**P**	**--**	**--**
Post office		**P**	**P**	**P**	**P**	**P**	**P**	**P**
Printing and publishing (34-622(c)(36))	Note (5)	**P**	**--**	**P**	**--**	**--**	**P**	**P**
Processing or packaging of agricultural or fish products	Note (5)	**--**	**--**	**P**	**--**	**--**	**--**	**P**
Processing and warehousing		**--**	**--**	**P**	**--**	**P**	**--**	**P**
Real estate sales office	Note (23), 34-1951 et seq., 34-3021	**P**	**P**	**--**	**P**	**P**	**P**	**P**

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Recreation facilities:								
Commercial (34-622(c)(38)) Groups I, III		**P(18)**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**	**P(18)**
Commercial (34-622(c)(38)) Group IV		**P**	**P**	**--**	**--**	**--**	**P**	**P**
Group V		**P**	**--**	**--**	**--**	**--**	**--**	**--**
Recycling facility		**--**	**--**	**P**	**--**		**--**	**--**
Religious facilities	Note (28), 34-2051 et seq.	**--**	**--**	**P**	**--**	**--**	**--**	**--**
Rental or leasing establishment (34-622(c)(39)):								
Group I	34-1352, 34-3001 et seq.	**P**	**--**	**--**	**--**	**--**	**P**	**P**
Group II	34-1201 et seq., 34-1352, 34-3001 et seq.	**P**	**--**	**P**	**--**	**--**	**P**	**P**
Group III	34-1352, 34-3001 et seq.	**P**	**--**	**P**	**--**	**P**	**P**	**P**

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Group IV	34-1201 et seq., 34-1352, 34-3001 et seq.	--	--	**P**	--	--	--	**P**
Repair shops (34-622(c)(40)):								
Group I		**P**	--	**P**	--	--	**P**	**P**
Groups II, III, IV		**P.II only**	--	**P II & III**	--	--	**P. II only**	**P. II&III**
Research and development laboratories (34-622(c)(41))								
Group II		--	--	**P**	**P**	--	--	**P**
Group IV		--	--	**P**	**P**	--	--	**P**
Restaurant, fast food	34-1353	--	--		--	**P(18)**	**P(18)**	**P(18)**
Restaurants (34-622(c)(43)):								
Groups I and III		**P**	--	**P**	--	**P**	**P**	**P**
Group II		**P**	--	**P**	**P Limited to 750 sf in Bldg 3, signage conditions**	**P**	**P**	**P**
Group IV		**P**	--	--	--	--	**P**	**P**

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Page Field General Aviation Airport AOPD Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	**Page Field Commons Retail**	**Page Field Commons Office**	**Page Field Commons Industrial**	**Page Field Medical Village**	**Aviation Development Area**	**Non Aviation Parcels 3, 4, & 6**	**Non Aviation Parcel 5**
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises		**P**	**--**	**P**	**--**	**P**	**P**	**P**
Schools:								
Commercial (34-622(c)(45))	34-2381	**P(38)**	**P(38)**	**P(38)**	**P(38)**	**--**	**P(38)**	**P(38)**
Self-service fuel pumps	Note (24)	**--**	**--**	**P**	**--**	**P**	**--**	**P**
Signs in accordance with chapter 30	Note (1)	**P dev. #10**	**P dev. #10**	**P dev. #10**	**P**	**P**	**P**	**P**
Social services (34-622(c)(46)):								
Group I		**P**	**P**	**--**	**P**	**--**	**P**	**P**
Group II		**--**	**P**	**P**	**P**	**--**	**--**	**P**
Group III	Note (28) & (47)	**--**	**--**	**--**	**--**	**--**	**--**	**--**
Group IV	Note (28) & (47)	**--**	**--**	**--**	**--**	**--**	**--**	**--**

ADD2022-00177 added construction trailers as temporary use; removed End Notes (13) and (27)
ADD2021-00145 added medical office in Page Field Commons Retail; refined or removed End Notes (16) (18) (38) (40) (46)
ADD2019-00028 added microbrewery & microdistillery, refined End Notes
ADD2017-00119 added Airport Operations Facilities in Non-Av parcels 3, 5, and 6

Page Field General Aviation Airport AOPD Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	**Page Field Commons Retail**	**Page Field Commons Office**	**Page Field Commons Industrial**	**Page Field Medical Village**	**Aviation Development Area**	**Non Aviation Parcels 3, 4, & 6**	**Non Aviation Parcel 5**
Specialty retail shops (34-622(c)(47)):								
Group I		**P(18)**	**--**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**
Group II		**P**	**--**	**--**	**--**	**P(18)**	**P(18)**	**P(18)**
Group III		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Group IV		**P**	**--**	**--**	**--**	**--**	**P**	**P**
Storage:								
Indoor only	Note (1), 34-3001 et seq.	**P**	**--**	**P**	**--**	**P**	**P**	**P**
Storage, open	Note (5), 34-3001 et seq. 34-1352	**P**	**--**	**P**	**--**	**P**	**--**	**P**
Large-scale storage of noxious or hazardous materials (flammable, toxic, explosive, corrosive, etc.), including liquid petroleum, fractions and distillates thereof, and fuel gases	Note (5), 34-3001 et seq.	**--**	**--**	**--**	**--**	**P**	**--**	**--**
Studios (34-622(c)(49))		**P**	**P**	**--**	**P**	**--**	**P**	**P**
Temporary uses, including construction trailer per LDC 34-3044	Note (1), 34-3041 et seq	**P**	**P**	**P**	**P**	**P**	**P**	**P**

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ADD2021-00145 added medical office in Page Field Commons Retail; refined or removed End Notes (16) (18) (38) (40) (46)
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Page Field General Aviation Airport AOPD Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	**Page Field Commons Retail**	**Page Field Commons Office**	**Page Field Commons Industrial**	**Page Field Medical Village**	**Aviation Development Area**	**Non Aviation Parcels 3, 4, & 6**	**Non Aviation Parcel 5**
Theater, indoor or outdoor (drive-in)	Note (32), 34-2471 et seq.	**P indoor**	--	--	--	--	--	--
Transportation services (34-622(c)(53):								
Group II		--	--	**P**	--	--	--	**P**
Group III		--	--	**P**	--	**P**	--	**P**
Group IV		--	--	**P**	--	--	--	**P**
Truck stop, trucking terminal		--	--	--	--	**P**	--	--
Used merchandise stores (34-622(c)(54))								
Group I		**P**	--	--	--	--	**P**	**P**
Groups II, III and IV		--	--	--	--	--	--	--
Variety store		**P**	--	--	--	--	**P**	**P**
Vehicle and equipment dealers(34-622(c)(55)):								
Groups I, II and III		**P I & II**	--	**P**	--	--	--	**P**
Group IV		--	--	**P**	--	--	--	**P**
Group V		--	--	**P(25)**	--	**P(25)**	--	**P(25)**

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ADD2021-00145 added medical office in Page Field Commons Retail; refined or removed End Notes (16) (18) (38) (40) (46)
ADD2019-00028 added microbrewery & microdistillery, refined End Notes
ADD2017-00119 added Airport Operations Facilities in Non-Av parcels 3, 5, and 6

Page Field General Aviation Airport AOPD Schedule of Uses

	Special Notes or Regulations (see Sec. 34-1105 for Runway Protection Zone standards)	**Page Field Commons Retail**	**Page Field Commons Office**	**Page Field Commons Industrial**	**Page Field Medical Village**	**Aviation Development Area**	**Non Aviation Parcels 3, 4, & 6**	**Non Aviation Parcel 5**
Warehouse:								
Mini warehouse		--	--	**P**	--	--	**P**	**P**
Private		--	--	**P**	--	--	--	**P**
Public		--	--	**P**	--	**P**	--	**P**
Cold storage only		--	--	**P**	--	--	--	**P**
Wholesale establishments (34-622(c)(56)):								
Groups I, III and IV		--	--	**P**	--	--	--	**P**

Notes:
(1) If use or structure is customarily accessory to an approved permitted use it does not need to be shown on the master concept plan.
(5) If the use or activity does not conform to the criteria set-forth in section 34-938, then it is subject to the setback requirements set forth in sections 34-935(b)(4) and 34-2441 et seq.
(12) Serving air transportation or improving intermodal capabilities.
(18) Permitted in accord with AOPD approval for Page Field General Aviation Airport within an airport terminal facility or non-aviation development area as depicted on the MCP.
(22) Wireless communication facilities must be listed on the approved schedule of uses for the planned development; however, approval of a specific facility must be in accordance with section 34-1441, et seq.
(23) Real estate sales offices in residential areas are limited to sales of lots, homes or units within the development, except as may be permitted in section 34-1951 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension at the same location.
(24) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
(25) For aircraft sales only.
(28) Not permitted in Airport Noise Zone B.
(32) Indoor theater only in Airport Noise Zone B.
(36) Sound attenuating insulation should be considered for hotels and motels in Airport Noise Zone B.

ADD2022-00177 added construction trailers as temporary use; removed End Notes (13) and (27)
ADD2021-00145 added medical office in Page Field Commons Retail; refined or removed End Notes (16) (18) (38) (40) (46)
ADD2019-00028 added microbrewery & microdistillery, refined End Notes
ADD2017-00119 added Airport Operations Facilities in Non-Av parcels 3, 5, and 6

(38) Schools permitted within the Page Field General Aviation Airport AOPD are limited to those set forth in section 34-622(c)(45) provided they are located in the non-aviation area as depicted on the MCP.
(40) Only one convenience food and beverage store use is permitted at Page Field General Aviation Airport. This store must be located within the non-aviation development area as depicted on the MCP.
(41) Limited to four pumps, unless a greater number is approved as part of a planned development.
(42) In an existing planned development, the director has the discretion to require removal of excess spoil to be reviewed through the public hearing process.
(45) All new or expanded essential services group II uses must be approved as a planned development.
(47) Not permitted in Coastal High Hazard areas unless in compliance with section 2-485(b)(5)a.

PAGE FIELD AIRPORT AOPD REZONING

List of Adopted and Proposed Deviations

Approval	Category	Deviation #	FMY - AOPD Language
Z-11-013	Architectural Design	1	Architectural Design of Building #1 in Page Field Medical Village – This deviation seeks relief from the 10-600, et seq., the building standards, requirement to allow the architectural design of the southwestern most building located in Page Field Medical Village (known as Building #1) to remain as constructed and depicted on the MCP.
Z-11-013 *Proposed for revision*	Excavation Setback	2	Excavation Setback – This deviation seeks relief from the 10-329(d)(l).a.3 requirement to provide a 50-foot setback from a property line under separate ownership for excavations for water retention, to allow a 25-foot setback for the lake abutting the northern property line of Page Field Commons, and to allow a 20-foot setback for the pond at the eastern property line associated with the South Quad Hangar development project.
Z-11-013	Landscape	3	Existing Landscape Strip to Remain - This deviation seeks relief from the 416(d)(3) requirement to provide a 15-foot Type D buffer adjacent to existing rights-of-way along the east, west, and south property lines at Page Field Commons, to allow the existing 10-foot wide landscape strip.
Z-11-013	Water Retention Depth	4	Maximum Depth for Water Retention Excavation – This deviation seeks relief from the 10-329(d)3 requirement to provide a maximum depth for water retention excavation of 12 feet measured from grade to allow a maximum depth of 12 feet for the control elevation at Page Field Commons.
Z-11-013	Storm Pond Plantings	5	Reduction in Number of Planting Around Stormwater Ponds – This deviation seeks relief from the 10-418(2) requirement to provide certain plantings around stormwater ponds including littoral plantings, to allow for fewer planting in accordance with the U.S. Department of Transportation Federal Aviation Administration Advisory Circular (AC No. 15015200-33B) dated 8/28/2007, or as subsequently numbered and dated by the FAA, which addresses hazardous wildlife attractants on or near airports.
Z-11-013	Shoreline & Slopes	6	Linear-shaped Shorelines and Steeper Lake Slopes – This deviation seeks relief from the 10-329(d)(4)a. requirement that lake shorelines be sinuous and which requires lake slopes to be excavated at a 6:1 slope, to allow lake slopes of 2:1, to allow linearly-shaped lake shorelines and excavation bank slopes no greater than 2:1, SUBJECT To the submittal of a written request from the Federal Aviation Administration (FAA) or the Lee County Port Authority, at time of local development order, that lake slopes, configuration and lake plantings will be in compliance with FAA Advisory Circular No. 150/5200-33B (or numbered by subsequent FAA amendment). This deviation is APPROVED for all existing lakes and, upon application by the Lee County Port Authority (LCPA), for any subsequent lakes requested to be constructed.

Approval	Category	Deviation #	FMY - AOPD Language
Z-11-013	Bulkheads, Rip-rap, Hardened Shorelines	7	Increased Amount of Bulkheads, Rip-rap Revetments or other Hardened Shoreline Structures – This deviation seeks relief from the 10-418(3) requirement which allows bulkheads, rip-rap revetments or other hardened shoreline structures to comprise up to 20 percent of an individual lake shoreline, to allow for rip-rap to comprise 100 percent of the lake shorelines in accordance with the U.S. Department of Transportation, Federal Aviation Administration (FAA) Advisory Circular (AC No. 150/5200-33B) dated 8/28/2007, or as subsequently numbered and dated by the FAA which addresses hazardous wildlife attractants on or near airports.
Z-11-013	Intersection Separation	8	Intersection Separation – This deviation seeks relief from the 10-285(a), Table1, requirements as follows: Seeks relief from the standard 660-foot connection separation on arterials, to allow: a. A 539-foot connection separation for the right-in/right-out only access point for the industrial parcel of Page Field Commons along Fowler Street; b. The two existing driveways for Non Aviation Site #6 along Cleveland Avenue/U.S. 41; the first being 255 feet from South Road, and the second being an existing driveway with 205-separation. (All access onto U.S. 41 is SUBJECT TO Florida Department of Transportation (FDOT) approval). c. Also seeks relief from the standard 330-foot connection separation on collectors, to allow the existing driveway locations along North Airport Road and Danley Drive with connections ranging from 20 feet to 300 feet apart, as well as the reduced separations for a proposed relocated South Road driveway at the easternmost feasible location on Non Aviation Site #6, as indicated on the MCP.
Z-11-013	Development Area Calculation	9	Runways, Taxiways, Taxi Lanes and Aprons Removed from Development Area Calculation – This deviation seeks relief from the 10-416(a)(4) requirement that one tree be planted per each 3,500 square feet of development area and from 10-415, which established open space requirements of 20 percent of industrial development area, in order to eliminate runways, taxiways, taxi lanes, and aprons form the development area calculation.
Z-11-013	Signage Plan	10	Signage Plan – This deviation seeks relief from the 30-153 requirement, regarding permitted signs in commercial areas, to allow signs to remain consistent with the approved Signage Plan for Page Field Commons, dated November 2000. Future changes to the Signage Plan for Page Field will be made administratively, if such changes are internal to the site and do not increase the total square footage of signage allowed for the project.
Z-11-013	Barbed Wire Fences	11	Existing Barbed Wire Fences to Remain – This deviation seeks relief from the 34-1742(f) requirement which states that no barbed wire, spire tips, sharp objects or electrically charged fences be erected within 100 feet of any residential area or residential zoning district under separate ownership, to allow the existing fence with barbed wire located around the perimeter of the aviation portion of the Page Field General Aviation Airport to remain adjacent to Danley Drive, facing residential property.

Approval	Category	Deviation #	FMY - AOPD Language
Z-11-013	Buffer Plantings (RPZ)	12	Buffer Plantings Within Runway Protection Zones – This deviation seeks relief from the 10-416(d)(3) requirement which provides for 15-foot Type D buffers abutting rights-of-way, to allow right-of-way buffer areas within Runway Protection Zones, to be limited to 15-feet wide with plantings limited to low-lying shrubs, grasses and groundcover consistent with the LCPA "Compatible Native Landscape List for RSW and FMY," as it may be amended, at the rate of 33 shrubs per 100 linear feet. No planting zones and reduced planting density may be allowed in Runway Protection Zones if deemed to be a hazard to aviation or public safety by the LCPA. ~~if it is demonstrated that the equivalent to the required 33 shrubs per 100 linear feet is provided in a compensating buffer elsewhere on the property, as proposed and depicted on the Open Space Exhibit of the MCP. This deviation is approved, subject to Condition 8 herein:~~ ~~Condition 8. RPZ Buffers:~~ ~~a. The buffers will be calculated at 33 shrubs per 100 linear feet and may be planted in clusters. All shrub material must be a minimum 3-gallon container size and 24 inches in height at time of planting.~~ ~~b. All plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and FMY Projects" as maintained by the Lee County Port Authority.~~ ~~c. Within two years of the approval of this zoning, the Applicant must obtain a Development Order to install the runway protection zone buffers along the west side of the Airfield.~~ ~~d. Within five years of the approval of this zoning, the Applicant must obtain a Development Order to install the runway protection zone buffers along the east side of the AOPD. In those areas where adequate pervious space is not available, the buffer plantings may be planted in the compensating buffer areas, as shown on Sheet 10 of the MCP.~~
Z-11-013	Buffer Plantings (Interior Security Fence)	13	Location of Buffer Planting on Interior Side of Security Fence Areas – This seeks relief from the 10-421(a)(8) requirement that the buffer material must be placed on the exterior side of the fence, to allow existing and future plantings on the interior side of a fence in locations where the Airport Security fence is on the property line, or is within a distance to the line that does not allow planting on the exterior side.
Z-11-013 *Proposed for revision*	Buffers	14	No Buffers in Certain Areas – This deviation seeks relief from the 10-416(d)(3) requirement of 15-foot Type D buffers abutting rights-of-way, to allow a reduced 7.5-foot wide buffer planted with a double row of hedges and 2 trees per 100 linear feet abutting the South Airport Road right-of-way. ~~no buffers abutting rights-of-way where the future public parking associated with Brooks Park is proposed between the South Road Realignment and the existing South Road.~~

Approval	Category	Deviation #	FMY - AOPD Language
Z-11-013 *Proposed for revision*	Buffers	15	No Buffers May be a Hazard to Aviation or Public Safety – This deviation seeks relief from the 10-416 requirement which contains site landscape standards, to allow any buffers or plantings to be removed or altered when deemed to be a hazard to aviation or public safety by the LCPA, SUBJECT TO the following condition: The LCPA will notify the Lee County Division of Environmental Sciences within 7 days of the removal or alteration of any buffer or planting. ~~Within 30 days thereafter, the LCPA will submit appropriate permit application information of such buffer or planting changes to compensate for the removal or alteration in the form of replacement alternative species, other enhancement(s) to remaining buffers or new planting elsewhere on the site.~~
ADD2018-10067	Lighting Standards	16	Seeks relief form the illuminance, lamp standards, luminaire standards, and luminaire mount standards of Section 34-625(d) of the LDC to permit the installation of lighting consistent with standards established in Federal Aviation Administration (FAA) Advisory Circular AC 150/5300-13A Airport Design – Appendix 5 General Aviation Aprons and Hangars, is APPROVED subject to the following condition: a. The deviation applies only to the Airport Operations Area as depicted on the exhibit entitled Page Field General Aviation Airport, Airport Operations Area Exhibit, prepared by Hole Montes, dated October 4, 2018, attached hereto as Exhibit "B". Lighting outside the Airport Operations Area must comply with the applicable provisions of the Land Development Code.
New proposed deviation (also at RSW)	Building Perimeter Plantings (Aviation Development Area)	17	Deviation 17 seeks relief from the Section 10-416(b) requirement that all new development in commercial components of planned development districts must provide building perimeter plantings equal to ten percent of the proposed building gross ground level floor area located abutting three sides of the building, to allow all new, redeveloped, or expanded buildings in the Aviation Development Area to provide building perimeter plantings equal to 2.5% of the building gross ground floor area, limited to locations on sides of the building adjacent to motor vehicle parking, with no building perimeter plantings required for buildings that do not abut motor vehicular parking areas.
New proposed deviation (also at RSW)	No buffering between Aviation Development Sites	18	Deviation 18 seeks relief from the Section 10-416(d) requirements that all new development be buffered and that existing landscapes that do not comply must be brought into conformity to the maximum extent possible, to exempt new development or redevelopment from buffering between individual development sites within the Aviation Development Area.
New proposed deviation (also at RSW)	Parking Area Trees (Aviation Development Area)	19	Proposed Deviation 19 seeks relief from the Section 10-416(c)(2)a. requirement that all parking areas must be internally landscaped with at least one canopy tree or a cluster of three sabal palms planted for every 250 square feet of required internal planting area, and no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median, to allow one canopy tree or cluster of three sabal palms planted for every 1,000 square feet of required internal planting area for development or redevelopment projects located within or adjacent to the Aviation Development Area.

PAGE FIELD AIRPORT AOPD Rezoning

Schedule of Deviations and Justifications

Deviations 1-15 related to shoreline structure, intersection separation, development area calculation, signage plan, barbed wire fences, and buffers were adopted in Zoning Resolution Z-11-013. Deviation 16 related to lighting standards within the Airport Operations Area was approved with ADD2018-10067.

Below is an explanation of deviations to be revised (2, 12, 14, and 15) and added (17, 18, and 19) to accommodate unique site conditions and reduce wildlife attractants on airport property pursuant to Lee Plan Policies 1.2.7 and 1.9.8 and LDC Section 34-1110(a)(8), which states that any use of land or developments that attract birds and other wildlife that are hazardous to aircraft or airport operations, greater than the existing conditions, are prohibited pursuant to F.S. Chapter 333 and FAA Advisory Circular (AC) 150/5200-33B.

Revise Deviation (2) - Excavation Setback, adopted by Z-11-013. Revise as follows (underline indicates addition):

This deviation seeks relief from the §10-329(d)(l).a.3 requirement to provide a 50-foot setback from a property line under separate ownership for excavations for water retention, to allow a 25-foot setback for the lake abutting the northern property line of Page Field Commons, and to allow a 20-foot setback for the pond at the eastern property line associated with the South Quad Hangar development project.

Justification:

The South Quad Hangar development order plans include excavation for a water management area abutting the eastern property line with a 20-foot setback. The pond area is required to meet water management standards. Required water management areas must be positioned at the perimeter of the site for safety and functionality of the hangars in proximity to the airfield. This deviation is requested to allow the pond to remain as proposed in DOS2022-00111.

Revise Deviation (12) - Buffer Plantings Within Runway Protection Zones, adopted by Z-11-013. Revise as follows (underline indicates addition; strikethrough indicates deletion):

This deviation seeks relief from the §10-416(d)(3) requirement which provides for 15-foot Type D buffers abutting rights-of-way, to allow right-of-way buffer areas within Runway Protection Zones, to be limited to 15-feet wide with plantings limited to low-lying shrubs, grasses and groundcover consistent with the LCPA "Compatible Native Landscape List for RSW and FMY," as

it may be amended, at the rate of 33 shrubs per 100 linear feet. No planting zones and reduced planting density may be allowed in Runway Protection Zones if deemed to be a hazard to aviation or public safety by the LCPA. ~~it is demonstrated that the equivalent to the required 33 shrubs per 100 linear feet is provided in a compensating buffer elsewhere on the property, as proposed and depicted on the Open Space Exhibit of the MCP. This deviation is approved subject to Condition 8 herein:~~ [*Condition 8 of Z-11-013 describes RPZ Buffer planting requirements for two and five years from approval of Z-11-013, thus is expired and is requested to be deleted.*]

Justification:

Runway Protection Zones (RPZ) are defined in LDC Section 34-1103 as an area at ground level beyond the runway end established to enhance the safety and protection of people and property on the ground. RPZs underlie a portion of the approach closest to the airport and they are intended to be clear of any obstruction or hazard.

Buffers have been installed along the west side of the Airfield as contemplated at the time of approval of Z-11-013. Where the perimeters of the property are encumbered by RPZs, the enhanced appearance through buffering and the critical aspects of aviation and public safety must be balanced. The deviation as approved by Z-11-013 recognized the need for relief from standard buffer planting requirements in RPZs due to constraints that limit the feasibility of plantings due to the location of protective barriers, aviation equipment, and runway lights. Relief from the buffer requirements in RPZs is warranted given the unique characteristics of airport operations subject to FAA guidance for airport operators to provide security, visibility, and safety in proximity to aircraft movement areas, and to minimize wildlife hazards that can be generated by bird attracting vegetation.

The requirement included in Z-11-013 for compensating planting to be provided elsewhere on airport property has been difficult to implement due to site constraints and limitations on airport property. There are no areas for planting additional or compensating plantings, considering the needs to provide security, visibility, and safety in proximity to aircraft movement areas, and to minimize wildlife hazards.

This deviation as proposed protects public health, safety, and welfare by minimizing wildlife attractants and safety and security risks within the Aviation Area. Buffering along AOPD perimeters that are not RPZs and within the Non-Aviation development areas will continue to be provided to meet the intent of the LDC.

Revise Deviation (14) - No Buffers in Certain Areas, adopted by Z-11-013. Revise as follows (underline indicates addition; strikethrough indicates deletion):

This deviation seeks relief from the §10-416(d)(3) requirement of 15-foot Type D buffers abutting rights-of-way, to allow a reduced 7.5-foot wide buffer planted with a double row of hedges and

2 trees per 100 linear feet abutting the South Airport Road right-of-way. ~~no buffers abutting rights-of-way where the future public parking associated with Brooks Park is proposed between the South Road Realignment and the existing South Road.~~

Justification:

The deviation approved in Z-11-013 applied to property that has been released from the airport's land area, and it no longer applies within the AOPD. The revision is requested to apply where South Airport Road has been constructed. The construction of South Airport Road essentially split roughly 1.5 acres of airport property off to be released and operated as the Brooks Park parking lot on the south side, and creating a new frontage condition on the north side with a reduced area on FMY property for non-aviation and aviation development. The reduced buffer is needed to accommodate the design of a future tenant development on Non Aviation Parcel #5 and on the future aviation development area. These development areas are located near Runway 5, which is the main runway that handles the majority of departures/arrivals. Non Aviation Parcel #5 is adjacent to the Runway Protection Zone of Runway 5, which further limits the allowable building area of a potential tenant. The buffer as proposed meets the intent of the code with plantings along the right-of-way, and will allow location of development and buffers in such a way that minimizes airspace impact.

Revise Deviation (15) - No Buffers May be a Hazard to Aviation or Public Safety, adopted by Z-11-013. Revise as follows (strikethrough indicates deletion):

This deviation seeks relief from the §10-416 requirement which contains site landscape standards, to allow any buffers or planting to be removed or altered when deemed to be a hazard to aviation or public safety by the LCPA, SUBJECT TO the following Condition:

The LCPA will notify the Lee County Division of Environmental Sciences within 7 days of the removal or alteration of any buffer or planting. ~~Within 30 days thereafter, the LCPA will submit appropriate permit application information of such buffer or planting changes to compensate for the removal or alteration in the form of replacement alternative species, other enhancement(s) to remaining buffers or new planting elsewhere on the site.~~

Justification:

This deviation protects public health, safety, and welfare by minimizing wildlife attractants and safety and security risks within the AOPD.

The requirement included in Z-11-013 for replacement, compensation or enhancement plantings to be provided has been difficult to implement. In the twelve years since adoption, the instances of removal or alteration of landscape deemed to be a hazard have been rare. In the rare instance of an identified safety hazard, it is essential to eliminate the hazard; replacements, compensation or enhancements are not always feasible. Airport property is

restricted in capacity for planting additional or compensating plantings, considering the needs to provide security, visibility, and safety in proximity to aircraft movement areas, and to minimize wildlife hazards.

The proposed revision recognizes the unique characteristics and conditions on FMY property. Maintaining the requirement for notification to Lee County staff will ensure cooperation between agencies when a hazard to aviation or public safety is identified, thus maintaining the protection of the public's health, safety and welfare interests.

New Deviation (17) Building Perimeter Plantings (Aviation Development Area) - This deviation seeks relief from the Section 10-416(b) requirement that all new development in commercial components of planned development districts must provide building perimeter plantings equal to ten percent of the proposed building gross ground level floor area located abutting three sides of the building, to allow all new, redeveloped, or expanded buildings in the Aviation Development Area to provide building perimeter plantings equal to 2.5% of the building gross ground floor area, limited to locations on sides of the building adjacent to motor vehicle parking, with no building perimeter plantings required for buildings that do not abut motor vehicular parking areas.

Justification:

This deviation protects public health, safety, and welfare by providing security, visibility, and safety in proximity to aircraft movement areas, and minimizing wildlife attractants on airport property. Plantings around buildings within the Aviation Development Area that are considered commercial components of the AOPD are very challenging to accommodate and can be infeasible where the building is in proximity to aircraft movement areas. The deviation request does accommodate a proportionate amount of building perimeter planting area where buildings are accessible to motor vehicle parking, helping meet the intent of this LDC provision. This deviation request has also been applied to RSW.

New Deviation (18) Buffering between Individual Uses (Aviation Development Area) – This deviation seeks relief from the Section 10-416(d) requirements that all new development be buffered and that existing landscapes that do not comply must be brought into conformity to the maximum extent possible, to exempt new development or redevelopment from buffering between individual development sites within the Aviation Development Area.

Justification:

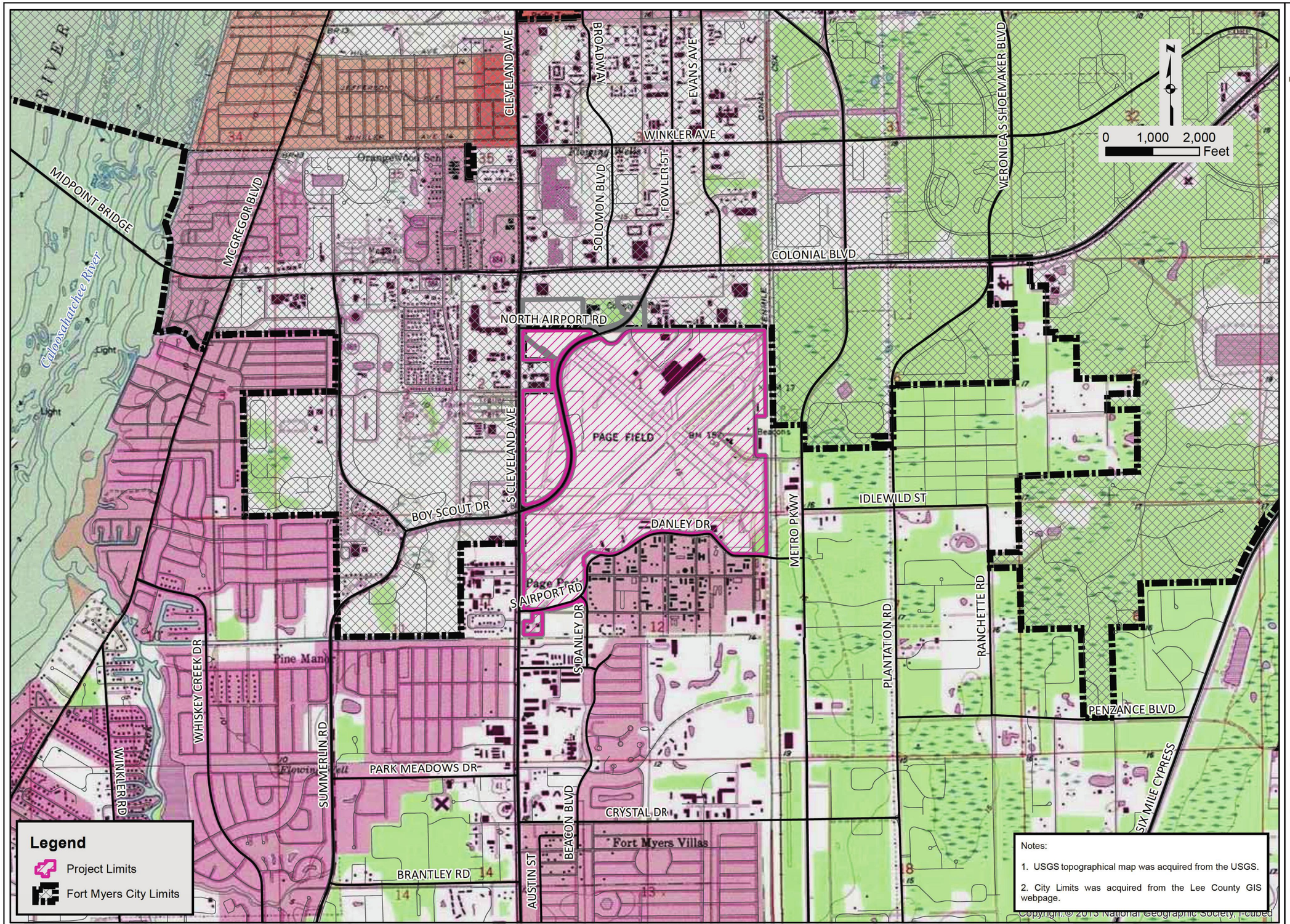
This deviation protects public health, safety, and welfare by minimizing wildlife attractants and safety and security risks within the Aviation Development Area of the airport. The installation of landscape buffers between individual development sites within the Aviation

Area is infeasible considering the needs to provide security, visibility, and safety in proximity to aircraft movement areas, and to minimize wildlife hazards. External buffering at the AOPD perimeters where feasible and within the Non-Aviation development areas will continue to be provided to meet the intent of the LDC. This deviation request has also been applied to RSW.

Proposed Deviation (19) Parking Area Trees (Aviation Development Area). This deviation seeks relief from the Section 10-416(c)(2)a. requirement that all parking areas must be internally landscaped with at least one canopy tree or a cluster of three sabal palms planted for every 250 square feet of required internal planting area, and no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median, to allow one canopy tree or cluster of three sabal palms planted for every 1,000 square feet of required internal planting area for development or redevelopment projects located within or adjacent to the Aviation Development Area.

Justification:

The purpose of this deviation is to decrease hazardous wildlife attractants near and on airport property by reducing potential attractants such as trees. The safety of aircraft is of critical importance to the Lee County Port Authority and lessening wildlife attracts will help reduce the potential for conflicts between birds and aircraft. This deviation protects public health, safety, and welfare by minimizing wildlife attractants on airport property. By reducing the density of trees planted located within and adjacent to the Aviation Development Area, this deviation request accommodates the intent of the LDC while balancing health, safety, welfare protections that are unique to airfield-adjacent areas. This deviation request has also been applied to RSW.



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JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

LEE COUNTY PORT AUTHORITY
Page Field

Page Field
Lee County, Florida

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	April 2023
PROJECT NO.	20214444-000
FILE NO.	00-00-00
SCALE:	As Shown

Fort Myers SE 2115
USGS Topographical Map

SHEET NUMBER
1

BATHYMETRIC FEATURES
- Area exposed at mean low tide; sounding datum line***
- Channel***
- Sunken rock***

BOUNDARIES
- National
- State or territorial
- County or equivalent
- Civil township or equivalent
- Incorporated city or equivalent
- Federally administered park, reservation, or monument (external)
- Federally administered park, reservation, or monument (internal)
- State forest, park, reservation, or monument and large county park
- Forest Service administrative area*
- Forest Service ranger district*
- National Forest System land status, Forest Service lands*
- National Forest System land status, non-Forest Service lands*
- Small park (county or city)

BUILDINGS AND RELATED FEATURES
- Building
- School; house of worship
- Athletic field
- Built-up area
- Forest headquarters*
- Ranger district office*
- Guard station or work center*
- Racetrack or raceway
- Airport, paved landing strip, runway, taxiway, or apron
- Unpaved landing strip
- Well (other than water), windmill or wind generator
- Tanks
- Covered reservoir
- Gaging station
- Located or landmark object (feature as labeled)
- Boat ramp or boat access*
- Roadside park or rest area
- Picnic area
- Campground
- Winter recreation area*
- Cemetery (Cem)

COASTAL FEATURES
- Foreshore flat (Mud)
- Coral or rock reef (Reef)
- Rock, bare or awash; dangerous to navigation
- Group of rocks, bare or awash
- Exposed wreck
- Depth curve; sounding (18, 23)
- Breakwater, pier, jetty, or wharf
- Seawall
- Oil or gas well; platform

CONTOURS
Topographic
- Index (6000)
- Approximate or indefinite
- Intermediate
- Approximate or indefinite
- Supplementary
- Depression
- Cut
- Fill
- Continental divide

Bathymetric
- Index***
- Intermediate***
- Index primary***
- Primary***
- Supplementary***

CONTROL DATA AND MONUMENTS
- Principal point** (3-20)
- U.S. mineral or location monument (USMM 438)
- River mileage marker (Mile 69)

Boundary monument
- Third-order or better elevation, with tablet (BM 9134; BM 277)
- Third-order or better elevation, recoverable mark, no tablet (5628)
- With number and elevation (67 4567)

Horizontal control
- Third-order or better, permanent mark (Neace; Neace)
- With third-order or better elevation (BM 62; Pike BM393)
- With checked spot elevation (1012)
- Coincident with found section corner (Cactus; Cactus)
- Unmonumented**

CONTROL DATA AND MONUMENTS – *continued*
Vertical control
- Third-order or better elevation, with tablet (BM 5280)
- Third-order or better elevation, recoverable mark, no tablet (528)
- Bench mark coincident with found section corner (BM 5280)
- Spot elevation (7523)

GLACIERS AND PERMANENT SNOWFIELDS
- Contours and limits
- Formlines
- Glacial advance
- Glacial retreat

LAND SURVEYS
Public land survey system
- Range or Township line
- Location approximate
- Location doubtful
- Protracted
- Protracted (AK 1:63,360-scale)
- Range or Township labels (R1E T2N R3W T4S)
- Section line
- Location approximate
- Location doubtful
- Protracted
- Protracted (AK 1:63,360-scale)
- Section numbers (1 - 36)
- Found section corner
- Found closing corner
- Witness corner (WC)
- Meander corner (MC)
- Weak corner*

Other land surveys
- Range or Township line
- Section line
- Land grant, mining claim, donation land claim, or tract
- Land grant, homestead, mineral, or other special survey monument
- Fence or field lines

MARINE SHORELINES
- Shoreline
- Apparent (edge of vegetation)***
- Indefinite or unsurveyed

MINES AND CAVES
- Quarry or open pit mine
- Gravel, sand, clay, or borrow pit
- Mine tunnel or cave entrance
- Mine shaft
- Prospect
- Tailings
- Mine dump
- Former disposal site or mine

PROJECTION AND GRIDS
- Neatline (39°15′ 90°37′30″)
- Graticule tick (55′)
- Graticule intersection
- Datum shift tick

State plane coordinate systems
- Primary zone tick (640 000 FEET)
- Secondary zone tick (247 500 METERS)
- Tertiary zone tick (260 000 FEET)
- Quaternary zone tick (98 500 METERS)
- Quintary zone tick (320 000 FEET)

Universal transverse metcator grid
- UTM grid (full grid) (73)
- UTM grid ticks* (69)

RAILROADS AND RELATED FEATURES
- Standard guage railroad, single track
- Standard guage railroad, multiple track
- Narrow guage railroad, single track
- Narrow guage railroad, multiple track
- Railroad siding
- Railroad in highway
- Railroad in road
- Railroad in light duty road*
- Railroad underpass; overpass
- Railroad bridge; drawbridge
- Railroad tunnel
- Railroad yard
- Railroad turntable; roundhouse

RIVERS, LAKES, AND CANALS
- Perennial stream
- Perennial river
- Intermittent stream
- Intermittent river
- Disappearing stream
- Falls, small
- Falls, large
- Rapids, small
- Rapids, large
- Masonry dam
- Dam with lock
- Dam carrying road

RIVERS, LAKES, AND CANALS – *continued*
- Perennial lake/pond
- Intermittent lake/pond
- Dry lake/pond (Dry Lake)
- Narrow wash
- Wide wash (Wash)
- Canal, flume, or aqueduct with lock
- Elevated aqueduct, flume, or conduit
- Aqueduct tunnel
- Water well, geyser, fumarole, or mud pot
- Spring or seep

ROADS AND RELATED FEATURES
Please note: Roads on Provisional-edition maps are not classified as primary, secondary, or light duty. These roads are all classified as improved roads and are symbolized the same as light duty roads.
- Primary highway
- Secondary highway
- Light duty road
- Light duty road, paved*
- Light duty road, gravel*
- Light duty road, dirt*
- Light duty road, unspecified*
- Unimproved road
- Unimproved road*
- 4WD road
- 4WD road*
- Trail
- Highway or road with median strip
- Highway or road under construction (Under Const)
- Highway or road underpass; overpass
- Highway or road bridge; drawbridge
- Highway or road tunnel
- Road block, berm, or barrier*
- Gate on road*
- Trailhead*

SUBMERGED AREAS AND BOGS
- Marsh or swamp
- Submerged marsh or swamp
- Wooded marsh or swamp
- Submerged wooded marsh or swamp
- Land subject to inundation (Max Pool 13.1)

SURFACE FEATURES
- Levee (Levee)
- Sand or mud (Sand)
- Disturbed surface
- Gravel beach or glacial moraine (Gravel)
- Tailings pond (Tailings Pond)

TRANSMISSION LINES AND PIPELINES
- Power transmission line; pole; tower
- Telephone line (Telephone)
- Aboveground pipeline
- Underground pipeline (Pipeline)

VEGETATION
- Woodland
- Shrubland
- Orchard
- Vineyard
- Mangrove (Mangrove)

JOHNSON ENGINEERING
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FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

LEE COUNTY PORT AUTHORITY
Page Field

Page Field
Lee County, Florida

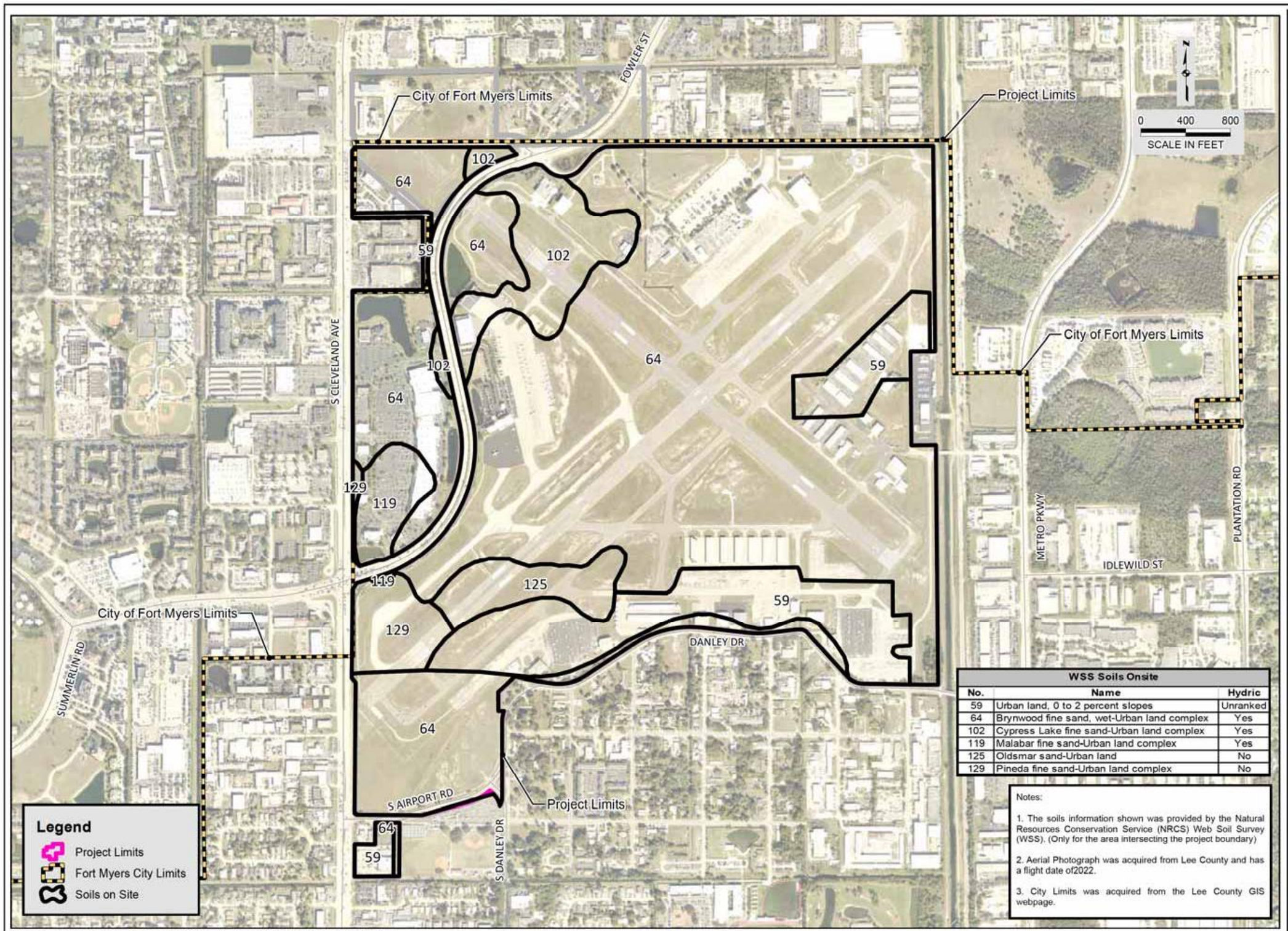
REVISIONS

NO.	DESCRIPTION	DATE

DATE:	April 2023
PROJECT NO.	20214444-000
FILE NO.	01-45-24
SCALE:	NTS

USGS Topographical Map Legend

SHEET NUMBER
2



WSS Soils Onsite		
No.	Name	Hydric
59	Urban land, 0 to 2 percent slopes	Unranked
64	Brynwood fine sand, wet-Urban land complex	Yes
102	Cypress Lake fine sand-Urban land complex	Yes
119	Malabar fine sand-Urban land complex	Yes
125	Oldsmar sand-Urban land	No
129	Pineda fine sand-Urban land complex	No

Notes:

1. The soils information shown was provided by the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). (Only for the area intersecting the project boundary)

2. Aerial Photograph was acquired from Lee County and has a flight date of2022.

3. City Limits was acquired from the Lee County GIS webpage.

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LEE COUNTY PORT AUTHORITY
Page Field

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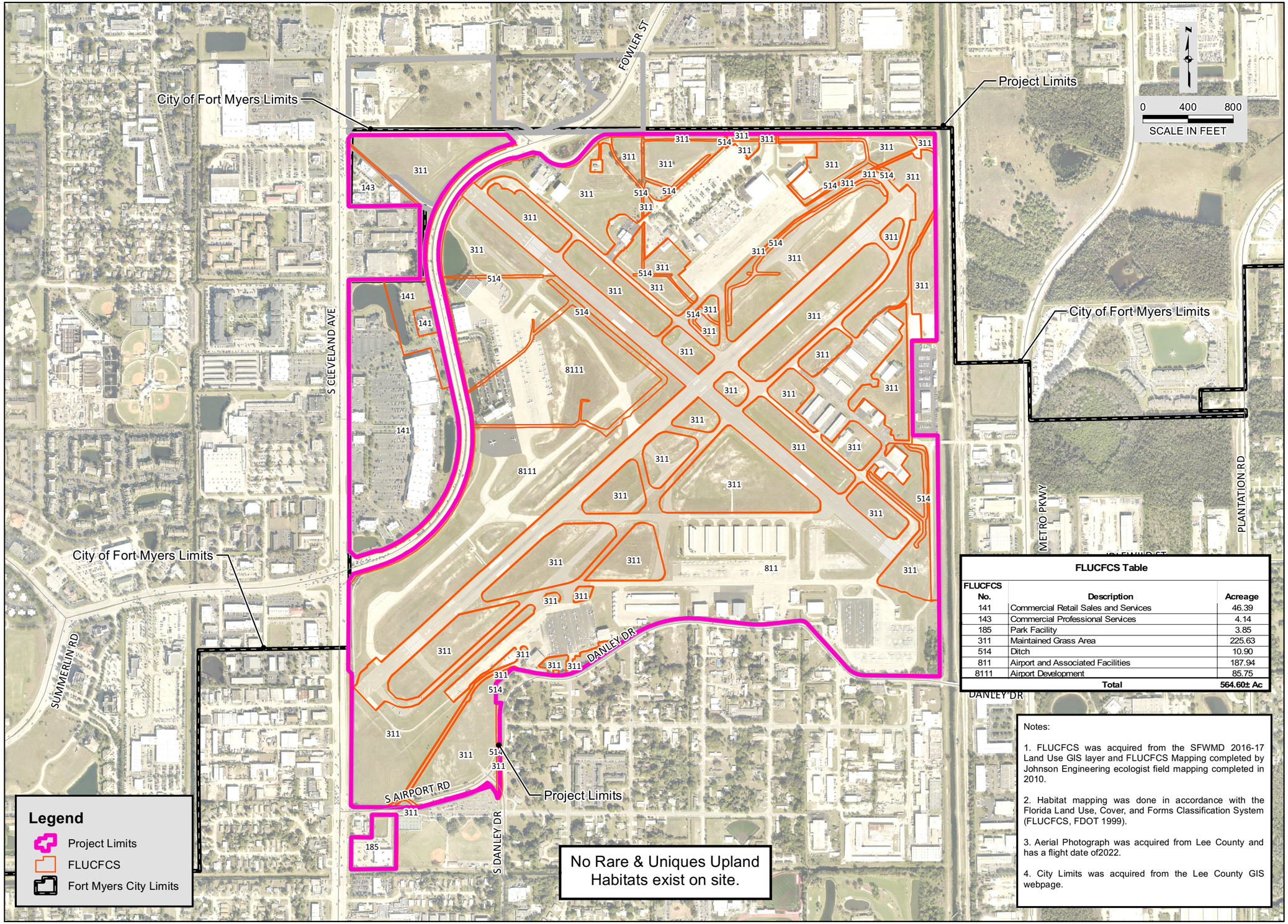
Lee County, Florida

REVISIONS
NO. DESCRIPTION DATE

DATE: April 2023
PROJECT NO. 20214444-000
FILE NO. 00-00-00
SCALE: As Shown

Soils Map

SHEET NUMBER
1



FLUCFCS Table

FLUCFCS No.	Description	Acreage
141	Commercial Retail Sales and Services	46.39
143	Commercial Professional Services	4.14
185	Park Facility	3.85
311	Maintained Grass Area	225.63
514	Ditch	10.90
811	Airport and Associated Facilities	187.94
8111	Airport Development	85.75
	Total	**564.60± Ac**

Notes:

1. FLUCFCS was acquired from the SFWMD 2016-17 Land Use GIS layer and FLUCFCS Mapping completed by Johnson Engineering ecologist field mapping completed in 2010.

2. Habitat mapping was done in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, FDOT 1999).

3. Aerial Photograph was acquired from Lee County and has a flight date of2022.

4. City Limits was acquired from the Lee County GIS webpage.

JOHNSON ENGINEERING

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LEE COUNTY PORT AUTHORITY
Page Field

Page Field
Lee County, Florida

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	April 2023
PROJECT NO.	20214444-000
FILE NO.	00-00-00
SCALE:	As Shown

FLUCFCS Map and Rare & Unique Upland Habitat Map

SHEET NUMBER

1

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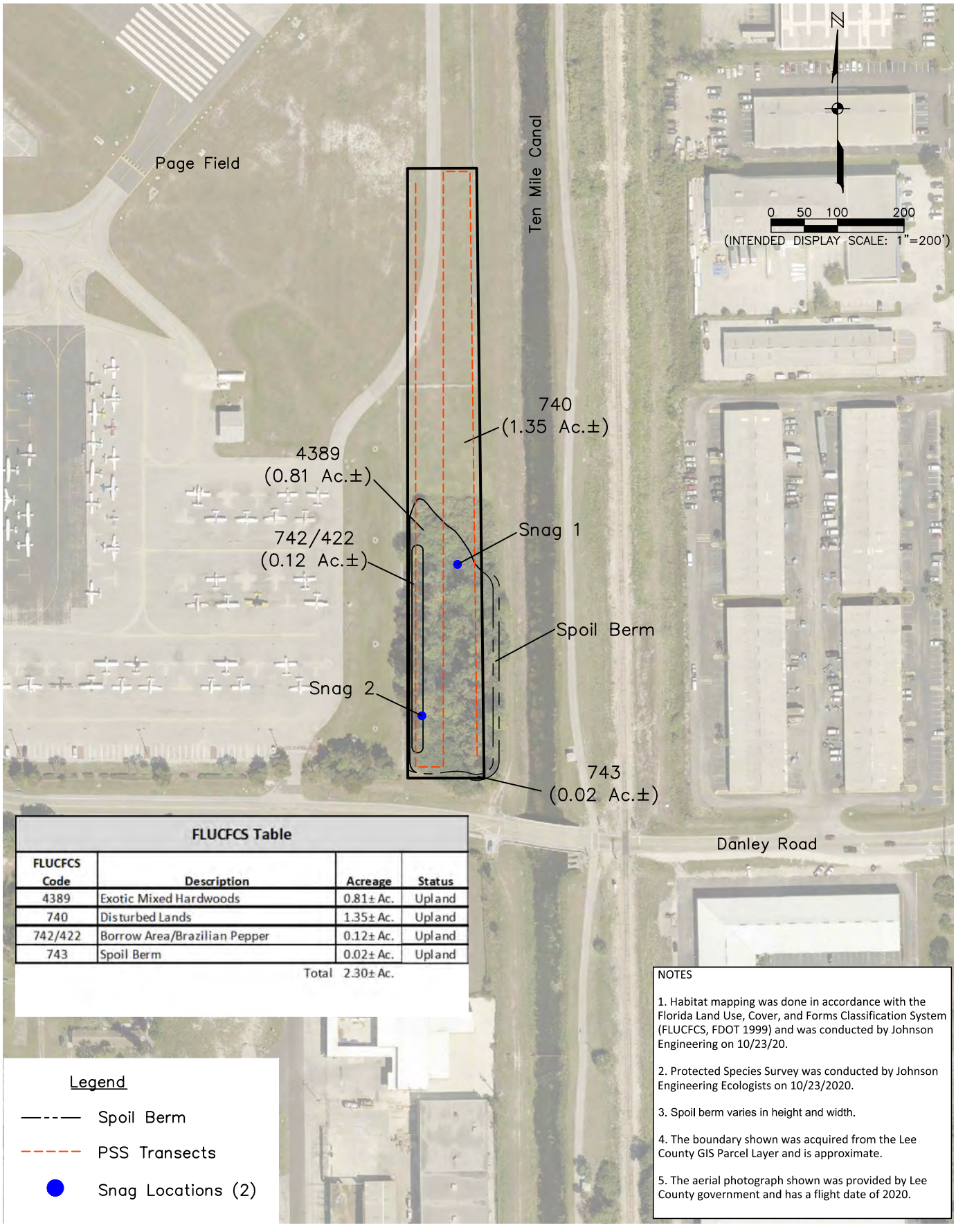

FLUCFCS Table

FLUCFCS Code	Description	Acreage	Status
4389	Exotic Mixed Hardwoods	0.81± Ac.	Upland
740	Disturbed Lands	1.35± Ac.	Upland
742/422	Borrow Area/Brazilian Pepper	0.12± Ac.	Upland
743	Spoil Berm	0.02± Ac.	Upland
	Total	2.30± Ac.	

Legend

- Spoil Berm
- PSS Transects
- Snag Locations (2)

NOTES

1. Habitat mapping was done in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCFCS, FDOT 1999) and was conducted by Johnson Engineering on 10/23/20.
2. Protected Species Survey was conducted by Johnson Engineering Ecologists on 10/23/2020.
3. Spoil berm varies in height and width.
4. The boundary shown was acquired from the Lee County GIS Parcel Layer and is approximate.
5. The aerial photograph shown was provided by Lee County government and has a flight date of 2020.

\\FTMS01\Drawings\2018\20181005-005\Environmental\Drawings\FLUCFCS and PSS.dwg (FLUCFCS & PSS) BKM Nov 05, 2020 - 1:51pm

JOHNSON ENGINEERING

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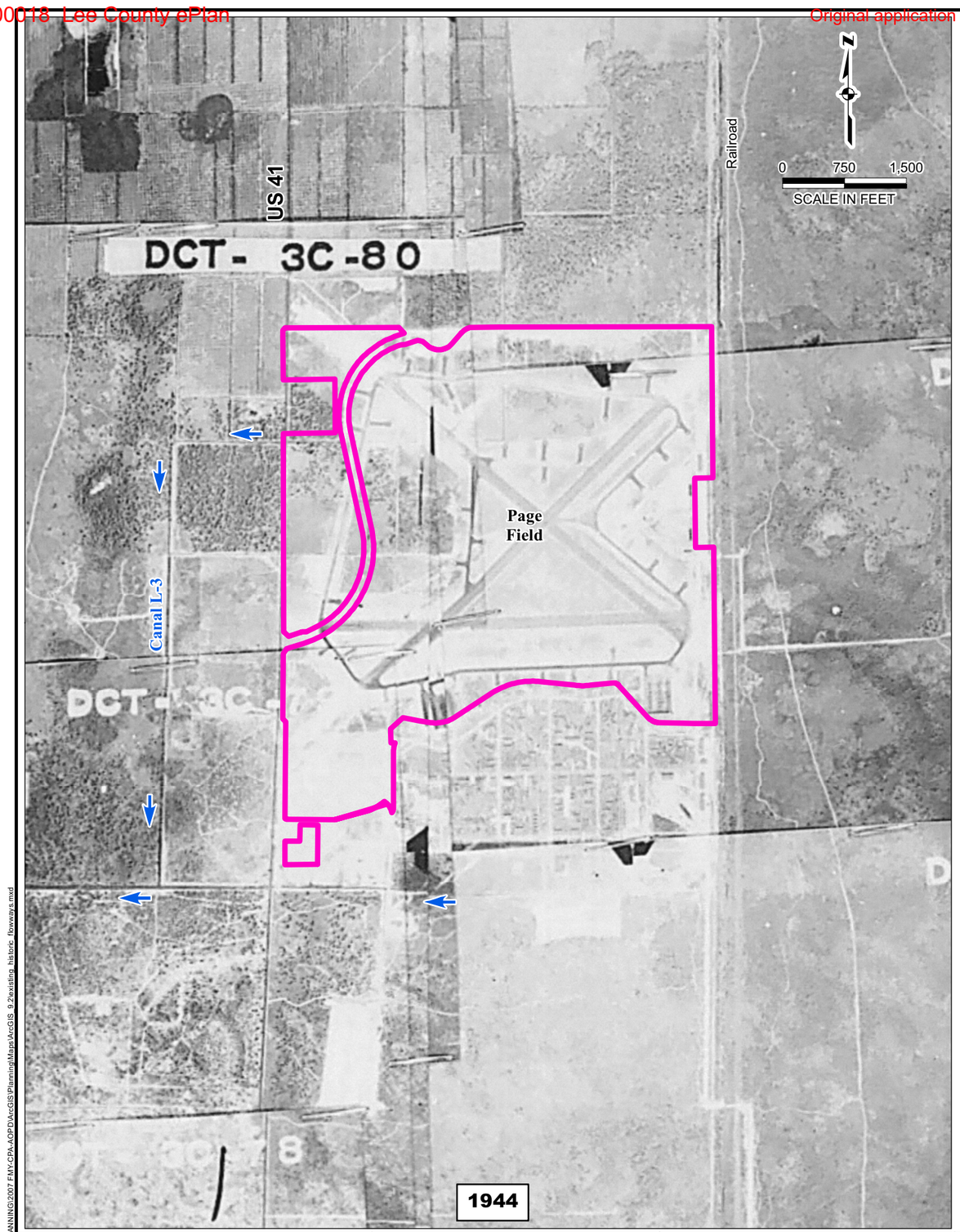
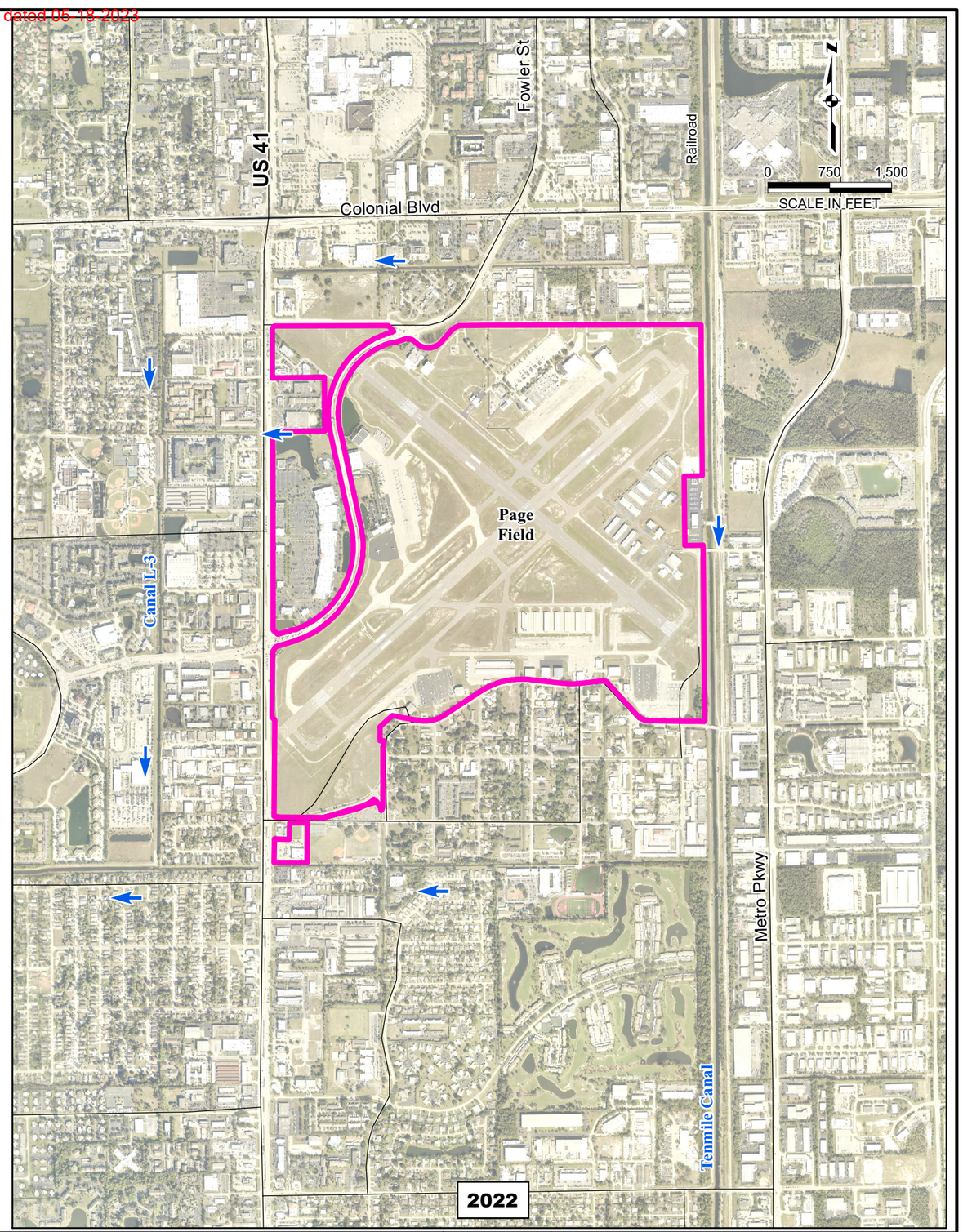
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

Fort Myers South Quadrant Hangars and Ramp
FLUCFCS and Protected Species Survey Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
October 2020	20181005-005	12-45-24	As Shown	

DCI2023-00018 Lee County ePlan
Original application dated 05-18-2023





REVISIONS		

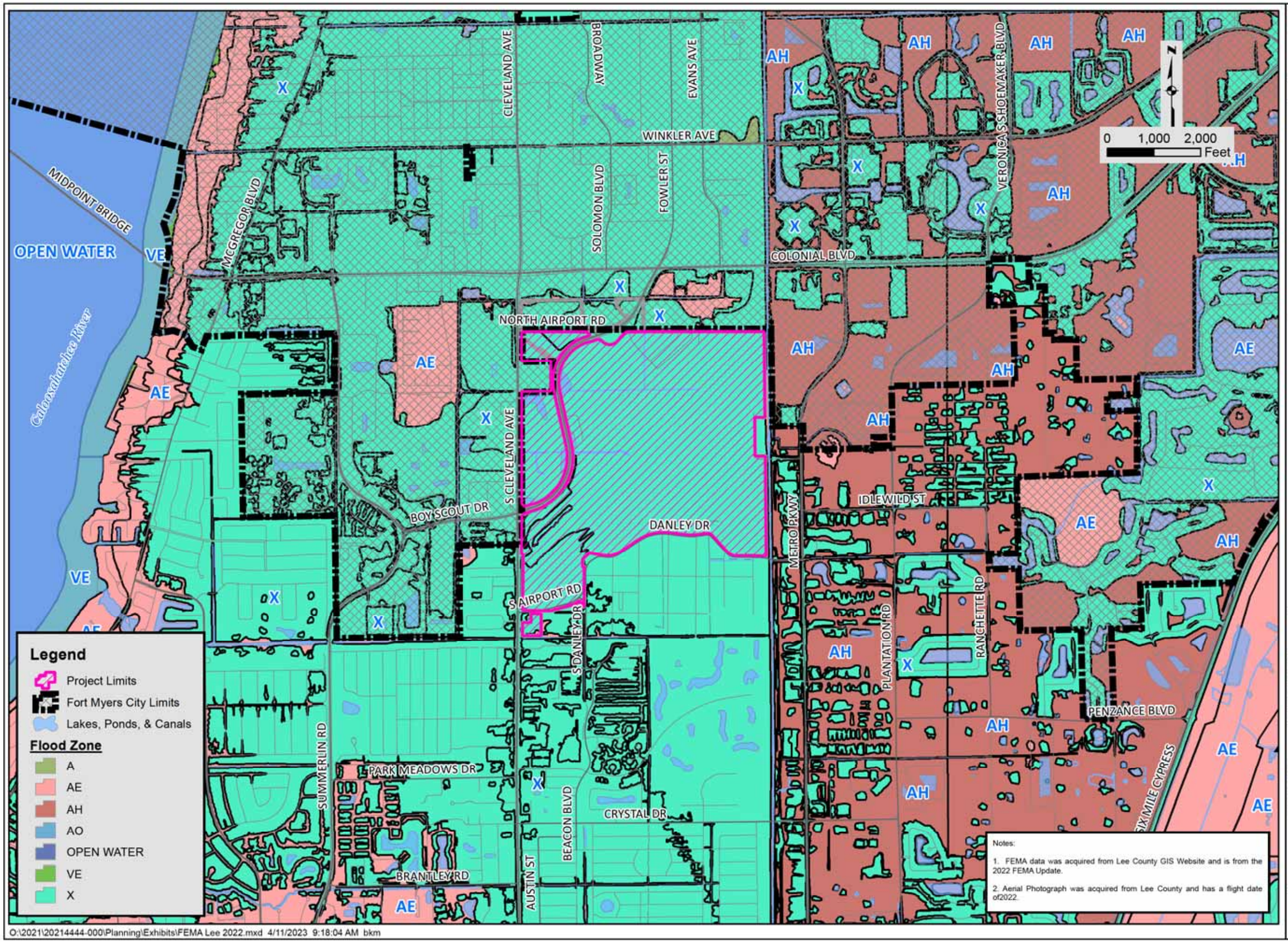
Page Field
AOPD Rezone
Lee County, Florida

JOHNSON ENGINEERING
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Existing and Historic Flowways

DATE	PROJECT	FILE NO.	SCALE	SHEET
April 2023	20214444-000	--	As Shown	1

\\fmsd1\projects\20033734\PLANNING\2007 FMY-CPA-AOPD\ArcGIS\Planning\Maps\ArcGIS_9.2\existing_historic_flowways.mxd



JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

LEE COUNTY PORT AUTHORITY
Page Field

Page Field
Lee County, Florida

REVISIONS
NO. | DESCRIPTION | DATE

DATE:	April 2023
PROJECT NO.	20000000-000
FILE NO.	00-00-00
SCALE:	As Shown

2022 FEMA Map

SHEET NUMBER
1

City of Fort Myers, Florida

City of Palms

Public Utilities Department
Engineering Division
Jason Sciandra, P.E., City Utilities Engineer
2200 Second Street
Ft. Myers, FL 33902-2217
Telephone (239) 321-7445

May 1, 2023 Via E-mail

Amanda Martin, AICP.
Johnson Engineering, Inc.
2122 Johnson St.
Fort Myers, FL 33901

Re: Water and Sewer Availability
Page Field General Aviation Airport AOPD
Strap Numbers: 01-45-24-00-00007.0000, 01-45-24-00-00007.0030, 01-45-24-00-00007.0060, 12-45-24-00-00001.0000, 12-45-24-00-0000A.0010, 12-45-24-00-0000B.0010, & 12-45-24-00-00003.0000

Dear Amanda Martin:

The subject property is located adjacent the City of Fort Myers Utilities Service Area. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 33 Airport Hangers with an estimated flow demand of approximately 49.5 gallons per day. The City of Fort Myers anticipates having sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided by our City of Fort Myers Water Treatment Plant.

Sanitary sewer service will be provided by the City of Fort Myers South Water Reclamation Plant.

There are no reuse mains in the vicinity of this parcel. Potable water can be used by owner for irrigation purposes.

This letter should not be construed as a commitment to serve, but only an availability of service. The City of Fort Myers will commit to serve only upon receipt of all appropriate connection fees, a signed request for service, and the approval of all State and local regulatory agencies.

Further, this letter of availability for potable water and sanitary sewer service is to be utilized for rezoning Application Request. Individual letters of availability will be required for the purpose of obtaining building permits

Sincerely,

Jason Sciandra, P.E
City Utility Engineer

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief Hearing Examiner

May 1, 2023 Via E-Mail

Amanda Martin, AICP
Johnson Engineering
2122 Johnson Street
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
4682-4700 Terminal Drive; 4741-4771 S. Cleveland Avenue;
4945-5049 S. Cleveland Ave.; 207-605 Danley Drive;
and 11251 S Cleveland Ave
STRAP # 01-45-24-00-00007.0000; 01-45-24-00-00007.0030;
01-45-24-00-00007.0060; 12-45-24-00-00001.0000;
12-45-24-01-0000A.0010; 12-45-24-01-0000B.0010

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 33 commercial units with an estimated flow demand of approximately 495 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by the City of Fort Myers North Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar
Plan Reviewer
239-533-8531
UTILITIES ENGINEERING

GEN2023-00121(A)

Lee County Community Development

REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS
(indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
  - ☐ Development of Regional Impact **(34-202(b)(1))**
  - ☒ Planned Developments **(34-202(b)(2))**
  - ☐ Planned Development Amendment **(34-202(b)(2))**
  - ☐ Rezonings other than Planned Developments **(34-202(b)(3))**
  - ☐ Special Exceptions **(34-202(b)(5))**
  - ☐ Variances **(34-202(b)(6))**
  - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
  - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
  - ☐ Application Form and Contents **(10-153)**
  - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
  - ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: See attached Exhibit A.
Name of Project: Page Field General Aviation Airport AOPD

Name of Agent: Amanda Martin, AICP
Street Address: 2122 Johnson Street
City, State, Zip: Fort Myers, FL 33901
Phone Number: (239) 334-0046 Email Address: amartin@johnsoneng.com

Name of Applicant*: Lee County Port Authority
Street Address: 11000 Terminal Access Road
City, State, Zip: Fort Myers, FL 33913
Phone Number: (239) 590-4600 Email Address: mrfisher@flylcpa.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-202(a)(5)	Sketch and Description
#2	34-202(a)(7)	Certification of title and encumbrances
#3	34-373(a)(4)c	FLUCCS Map
#4	34-373(a)(7)	Traffic Impact Statement

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

Lee County Port Authority seeks rezoning to incorporate additional land and update the boundary, development schedule, uses, and Master Concept Plan for the FMY AOPD. This includes:

- rezoning ±2.3 acres north of Danley Drive and west of Metro Parkway (Zemel Parcel) from Light Industrial (IL) to AOPD;
- removing ±1.5 acres from the AOPD boundary for the Lee County Brooks Park parking area;
- modifying/adding deviations;
- and updating the Master Concept Plan (MCP) and the Development Schedule to recognize potential for future development consistent with existing and proposed conditions.

The applicant requests the following waivers:
#1 - Relief requested from LDC Section 34-202(a)(5) which requires a sketch and description for the property subject to the zoning action to allow previously prepared legal descriptions to describe the subject property, including the legal description of the full FMY property on Sheet 2 of the 2014 boundary survey (**Exhibit D** attached) in conjunction with the sketch and description of the airfield signed and sealed 1/6/2023 (**Exhibit B** attached) which encompasses the areas relevant to this zoning action: addition of the ±2.3 acres (known as Zemel Parcel) and removal of the ±1.5 acre Brooks Park parking area.

#2 - Relief requested from LDC Section 34-202(a)(7) which requires certification of title for the property subject to the zoning action to be no greater than 90 days old, to allow the March 2010 title documentation (**Exhibit C** attached) along with the updated boundary survey completed in 2014 (**Exhibit D** attached) to be accepted in lieu of a new Title Certification.

A title search dated March 2010 was submitted and accepted for previous AOPD zoning actions. This title search provided chain of title records and did include a list of property owners. An updated survey was completed in 2014 using the 2010 title documentation along with a supplemental public records search. Any encumbrance disclosed by those reports are shown and labeled on the boundary survey with reference to the specific report number from which it came.

This application proposes to incorporate an additional ±2.3 acres known as the Zemel Parcel. This parcel was purchased in 2011 and title documentation was previously accepted by the Board of County Commissioners at the time of sale as attached in the Lee County Board of County Commissioners Agenda Item Summary (**Exhibit E** attached). The property has not changed ownership since 2011, thus the preparation of new title documentation is not warranted for the review of the proposed rezoning and the applicant hereby requests that this submittal item be waived.

#3 - Waiver from LDC Section 34-373(a)(4)c which require submittal of a Florida Land Use, Cover and Classification System (FLUCCS) map. A FLUCCS map has been previously provided and demonstrates no federal or state jurisdictional wetlands are within the exiting AOPD Boundary (**Exhibit F** attached). A FLUCCS map for the ±2.3 acre Zemel Parcel was recently provided for the review of DOS2022-00111 (**Exhibit G** attached) and demonstrates no federal or state jurisdictional wetlands are on the parcel being added to the AOPD boundary through this proposed zoning action. The preparation of a new FLUCCS map is therefore not warranted for the review of the proposed rezoning and the applicant hereby requests

that this submittal item be waived.

#4 - Waiver from LDC Section 34-373(a)(7) which requires a Traffic Impact Study. Airports are exempt from concurrency per Florida Statute 163.3180(5)(h)1.b. Any potential site specific improvements will be verified through a TIS reviewed at time of Development Order. The preparation of a new Traffic Impact Statement is therefore not warranted for the review of the rezoning.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Signature of Applicant

March 23, 2023
Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

- [X] **Request Denied** #2, #3
- [ ] **Request Approved**
- [X] **Request Approved Per Attached Comments** #1, #4

Director Signature

Date

Electronically signed on 5/8/2023 by
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Lee County Department of Community Development

Comments – GEN2023-00121

Staff recommends approval of the zoning traffic study submittal requirement if the proposed changes to the "Page Field General Aviation Airport" planned development do not result in an increase in development intensity from that currently approved. If the applicant contemplates increasing the development intensity of the aviation and/or non-aviation portion of the planned development, a traffic study meeting the requirements of Lee County Administrative Code AC-13-17 must be included as part of the application package. Based upon the current submittal requirement waiver request, staff cannot clearly discern if an increase in development intensity will be contemplated with the forthcoming rezoning application. (4/20/2023 ME)

Environmental Sciences

According to the submittal Exhibit G, a FLUCCS map was completed on the IL portion that the applicant will be rezoning to AOPD. This FLUCCS may be submitted as part of the zoning application.

The parking lot at the park facility does not require a FLUCCS map because the site does not have indigenous species that would warrant the requirement for a FLUCCS map.

Legal

#1 - The provided legal description and sketch signed and sealed 1/6/2023 (Exhibit B) will be accepted. A separate legal description and sketch of the 2.3 acre area being rezoned and a separate legal description and sketch of the 1.5 acre area being removed must be provided as well.

#2 - A title search is not one of the acceptable forms of title documentation. Document submitted needs to be one of the forms listed in LDC §34-202(a)(7)(a) with required content included. Updated title certification for the 2.3 acre area being rezoned must be provided. For future rezoning cases, updated title certification for the entire subject property will be required.