JOHNSON ENGINEERING

SINCE 1946

July 19, 2023

Dirk Danley Jr., AICP
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: **DCI2023-00018 – Amendment to Planned Development**
Page Field AOPD Rezone

Dear Mr. Danley:

Attached please find the information requested in your June 19, 2023 sufficiency review letter for the referenced project. The comments issued by staff are restated below, followed by responses in italics.

Zoning Review

1. Staff notes that the schedule of uses references previous administrative approvals as sub-notes for additional conditioning. Because this is a rezoning request, future zoning approval will supersede all previous approvals. Please amend documents and conditions to codify previous zoning approvals into a single unified document.

***Response*: The following approval documents are provided for codification:**

- ***Conditions, including development regulations, assembled in a single document from six prior zoning approvals (Z-11-013, ADD2017-00119, ADD2019-00028, ADD2018-10067, ADD2021-00145 and ADD2022-00177)***
- ***Deviations assembled from two prior zoning approvals (Z-11-013 and ADD2018-10067) and proposed or revised deviations #2, 12, 14, 15, 17, 18 and 19)***
- ***Schedule of Uses with sub-notes removed, and proposed addition of VTOL, freight and cargo handling establishments as permitted in Non-Aviation Parcel 5, and add temporary use of construction trailers in the Page Field Commons Industrial area***
- ***Development Schedule as proposed in this rezoning request***
- ***Master Concept Plan (Sheets 1 thru 3) as proposed in this rezoning request***

2. Please expand Lee Plan Consistency analysis as it pertains to Policy 1.1.7 (Industrial Development), particularly in the context of Policy 2.1.3.

Response: See pages 8 and 10 of the updated narrative to address Policy 1.1.7 and Policy 2.1.3.

Legal Description Review

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing. Please provide the legal description and sketch documentation as specified in comment #1 of the signed waiver (GEN2023-00121), including the legal description and sketch stated as being Exhibit B: 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.

Response: The following documents are provided as requested:

- ***Legal description and sketch signed and sealed 1/6/2023 (Exhibit B) for the entire AOPD boundary***
- ***Separate legal description and sketch of the area being rezoned - 2.5 acre parcel north of Danley Drive and west of Metro Parkway***
- ***Separate legal description of the 1.5 acre area being removed from the Brooks Park Release of Federal Surplus Property Obligations package***

2. Sec. 34-202(a) (6) - The boundary survey submitted does not include all of the sheets associated with the boundary survey.

Response: The complete 22-page survey from 2010 is included in this submittal in addition to the updated 6-page survey from 2014 with revised sheets 1, 2, 3, 4, 7, and 10.

3. Please see comment #2 of the signed waiver (GEN2023-00121): - 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.

Response: Lee County Lands is preparing a title certification and it will be submitted upon completion.

DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

Environmental Review

1. Please indicate how the revised deviation 15 is equal to or better than the required code. LDC 34-377(a)(4)states, "deviations must enhance the achievement of the objectives of the planned development; and must preserve and promote the general intent of this chapter to protect the public health, safety and welfare." Please provide details.

   Response: ***The Deviations and Justifications document is updated to indicate how Deviation 15 justified relative to the criteria in the LDC.***

Natural Resources Review:

1. Please provide a written description of the surface water management plan that complies with LDC 34-373(b)(1).

   Response: ***The surface water management plan is attached.***

I hope this letter and the attached information has adequately addressed staff's comments and the application can now be considered sufficient. If you have any further questions, please let me know.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin, AICP
Senior Planner

cc: Ian Sikonia
Alicia Dixon

20214444-000 Task 67

DCI2023-00018 Lee County ePlan
Additional info dated 07-31-2023

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 LAST FIELD WORK: 5/26/10, FIELD BOOK 294, PAGES 2-24, 27-77, FIELD BOOK 301, PAGES 30-31

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

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

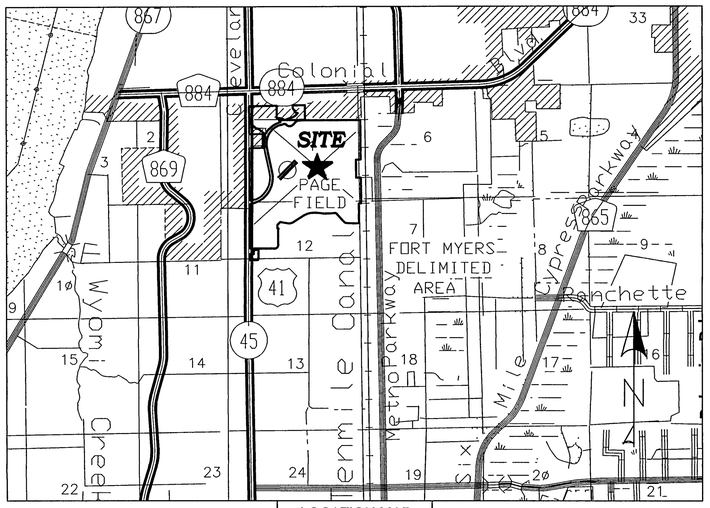
24 THERE IS A DRAINAGE AND UTILITY EASEMENT FORTY FEET IN WIDTH ALONG THE NORTHERLY BOUNDARY OF PARCELS 4 AND 5 THE RECORDING INFORMATION FOR THIS EASEMENT IS UNKNOWN EASEMENT AS SHOW IS BASED ON REFERENCES CONTAINED IN O R 4819, PG 4035; O R 2850, PG 2626 AND AS SHOWN ON THE DENI ASSOCIATES SURVEY

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, 0037941, 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)	513 57 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)	537 42 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)	563 65 ACRES



LOCATION MAP
N.T.S.

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

LEGEND:

AIR RELEASE VALVE; BACKFLOW PREVENTER; BENCH MARK; BOLLARD; CABLE RISER; CABLE TV BOX; CATCH BASIN; CENTERLINE; CLEANOUT; COORDINATE NUMBER; CONCRETE POWER POLE; DRAINAGE MANHOLE; ELECTRICAL BOX; ELECTRIC METER; ELECTRIC MANHOLE; ELECTRIC LINE; EXISTING ELEVATION; FENCE - BARBED WIRE; FENCE - 6' CHAIN LINK WITH 3-STRAND BARBED WIRE ON TOP, U.O N.; FENCE - WOOD; FIBER OPTIC MARKER OR BOX; FIRE HYDRANT; FIRE VALVE

FLAG POLE; FORCE MAIN; GATE ACCESS CARD READER; GAS PIPELINE MARKER; GAS VALVE; GUARD RAIL; GUY POLE; GUY WIRE / ANCHOR; IRRIGATION BOX; IRRIGATION VALVE; LIGHT POLE; MAIL BOX; MITERED END; MONITORING WELL; OVERHEAD UTILITY LINE; PEDESTRIAN CROSSING SIGNAL; POWER POLE; POWER POLE w/RISER; SANITARY SEWER LINE; SEWER MANHOLE; SEWER VALVE; SECURITY SENSOR; SIGN SINGLE POST; SIGN DOUBLE POST

SPRINKLER; STEEL POST; TELEPHONE BOX; TELEPHONE CANISTER; TELEPHONE MANHOLE; TELEPHONE RISER; TELEPHONE VAULT; TOE OF SLOPE; TOP OF BANK; TRAFFIC SIGNAL BOX; UNDERGROUND UTILITIES; WATER MAIN; WATER METER; WATER VALVE; WOOD POST; WOOD SUPPORT POLE; YARD DRAIN; BUSH; CABBAGE PALM; OAK TREE; PALM TREE; PINE TREE; SHADE TREE (VARIOUS TYPE)

FOUND CONCRETE MONUMENT; FOUND DRILL HOLE; FOUND IRON ROD; FOUND IRON ROD & CAP; FOUND NAIL; FOUND NAIL & DISK; FOUND PARKER KALON NAIL; FOUND PARKER KALON NAIL & DISK; SET CONCRETE MONUMENT; SET DRILL HOLE; SET 5/8" IRON ROD & CAP "LB 6773" U O N; SET 5/8" PARKER KALON NAIL & DISK "CONT. PT. LB 6773" U.O N

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

Scott R Urquhart

SCOTT R URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 8773)
SIGNED THIS 6TH DAY OF JULY, 2010

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

FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1	6-7-10
2	5-28-10

DWG. DATE:
SURVEY DATE:
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

1 OF 22

J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

DCI2023-00018 Lee County ePlan

Additional info dated 07-31-2023

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 THE NORTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 990, PAGE 290, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT ALSO BEING **POINT OF BEGINNING**, THENCE CONTINUE ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID PARCEL S 89°46'16" W FOR 113 60 FEET, THENCE RUN S 00°28'14" E ALONG WESTERLY LINE OF SAID PARCEL FOR 933 35 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DANLEY DRIVE ALSO BEING THE NORTHERLY LINE OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 2688 PAGES 1578 THROUGH 1582, PUBLIC RECORDS, LEE COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID PARCEL "A" AND RIGHT-OF-WAY N 89°04'26" W FOR 137 32 FEET TO THE NORTHEAST CORNER OF PAGE PARK AS RECORDED IN PLAT BOOK 8, PAGES 92 THROUGH 97, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE RUNNING ALONG THE NORTH LINE OF SAID PAGE PARK BEING ALSO 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 418 30 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°42'06" 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 90°30'58", SUBTENDED BY A CHORD BEING 237 95 FEET IN LENGTH BEARING S 45°12'36" W, FOR 264 62 FEET TO A POINT OF TANGENCY BEING ON 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 1134.19 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 150 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 493.19 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 ½ 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 88°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 N 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°20'31" 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°08'38" 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) 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

ALSO LESS,

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 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 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 NORT

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Additional info dated 07-31-2023

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
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SURVEYING AND MAPPING
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2351 RADEN DRIVE
LAND O'LAKES, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1	
2	
3	

DWG. DATE:	6-1-10
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

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Additional info dated 07-31-2023

BOUNDARY SURVEY

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

LEE COUNTY, FLORIDA

MATCHLINE - SEE SHEET 5

PARCEL 1

PARCEL 2

BOUNDARY POINT TABLE				
POINT ID	NORTHING	EASTING	LATITUDE	LONGITUDE
BP 500	817532 20	703343 33	26°34'57 9273"	81°51'20 3267"
BP 501	817531 75	703229 73	26°34'57 9241"	81°51'21 5780"
BP502	816598 43	703237 39	26°34'48 6803"	81°51'21 5052"
BP 503	816600 65	703100 99	26°34'48 7038"	81°51'23 0172"
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 28	26°34'49 4091"	81°52'01 9206"
BP 516	816533 19	699419 57	26°34'48 0750"	81°52'03 5600"
BP 517	816382 00	699420 68	26°34'46 3795"	81°52'03 5497"
BP 518	816382 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"

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	816816 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 4295"

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

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	-
C5 (C)	264 62	167 50	S45°12'36"W	237 95	90°30'58"
C5 (P)	264 67	167 50	-	237 98	-

BOUNDARY MAP

COONER & ASSOCIATES, INC.
5670 ZIP DRIVE
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FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1	
2	
3	

DWG. DATE:	5-10-10
SURVEY DATE:	2-8-10
DRAWN BY:	RJO
CHECKED BY:	SU
COUNTY:	LEE
SEC., TWP 45 S, RGE 24 E	1 & 12,
PROJECT NUMBER:	091202.01
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BOUNDARY SURVEY
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

4 OF 22

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

LEE COUNTY, FLORIDA

FOR: LEE COUNTY PORT AUTHORITY

P.O.C. PARCEL 4, 5, 4A & 5A
NW CORNER SECTION 1
CALCULATED AS PER C C R 083253 & 0040271 PHYSICAL CORNER NOT FOUND FALLS UNDER U S 41 OVERPASS BRIDGE (N 822707 74, E 696073 04)

N 88°52'30" E 2641 69'
N LINE OF NW 1/4 SECTION 1-45-24

N 1/4 CORNER SECTION 1
FOUND PK NAIL "BWLK LB 4919" FIELD LOCATED COORDINATES MATCH THOSE AS CALCULATED PER C C R 0037939 (N 822759 61, E 700714 22)

N 88°52'05" E 2642 70'
N LINE OF NE 1/4 SECTION 1-45-24 (BASIS OF BEARINGS)

NE CORNER SECTION 1
FOUND PK NAIL "BWLK LB 4919" AS PER C C R 083249 (N 822811 82, E 703356 40)

P.O.B. PARCEL 4 & PARCEL 4A

P.O.B. PARCEL 5 & PARCEL 5A

SHADED AREA REPRESENTS FLOOD ZONE AE, BASED FLOOD ELEVATION 12,13 & 14 (NAVD 88) SEE NOTE 19

INSTR # 2006000105060

INSTR # 2006000027906

OR 3159, PG 2112

OR 3113, PG 685

OR 908, PG 633

OR 2590, PG 1295

15' WIDE D E (DB 159, PG 130) (AGSC # 23311-1, 2 & 3)

15' WIDE D E (DB 157, PG 311) (AGSC # 23311-1, 2 & 3)

N LINE PER RELEASE OF SHADY REST (OR 4028, PG 4192)

(NOT SET - FALLS IN WATER)

N 88°59'33" E 1288.70' (C)

N 88°59'33" E 741.91' (C)

N 88°59'33" E 870.79' (C)

BOUNDARY CORNER FALLS IN WATER SET 40' O/S S ALONG PROPERTY LINE

BOUNDARY CORNER FALLS IN WATER FOUND POURED IN PLACE C M "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 43A" (39 90'S)

N LINE OF THE S 1/2 OF N 1/2 OF NW 1/4 SECTION 1

N LINE OF SHADY REST PER (OR 4819, PG 4035)

40' D E (SEE NOTE # 24 SHEET 1)

RELEASE OF SHADY REST (NOT INCLUDED IN SURVEY) (OR 4028, PG 4192)

PARCEL 5

PARCEL 4A

PARCEL 4

(SEE DETAIL B-3 SHEET 6)

N 35°59'32" W 28 93'

S 89°06'36" W 1272 52'

HEAVY DASHED LINE IS THE CITY LIMITS (SEE NOTE # 22)

NORTH AIRPORT ROAD (70' R/W - DB 145, PG 270)

S LINE OF THE N 1/2 OF NW 1/4

FOUND 5/8" I R &C LB 1772'

L=541.78' (M) R=1017 93 (M) DELTA=30°29'42" (M) CDB=S56°39'28"W (M) CH=535 41 (M)

W LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1

W LINE OF THE NW 1/4

U.S. 41 (CLEVELAND AVENUE) S.R. 45 (TAMIAMI TRAIL) (WIDTH VARIES)

N 45°19'15" W 465 35' (C)

PARCEL 7
PAGE FIELD MEDICAL VILLAGE (NOT INCLUDED IN SURVEY) (OR 4175, PG 3139)

P O B PAGE FIELD MEDICAL VILLAGE FOUND 5/8" IR&C - NO ID (0 05'S)

N 89°13'54" E 628 74' (R)
N 89°13'38" E 628 71' (C)

N LINE OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4

INSTR #2006000094086

INSTR #2006000097086

INSTR #2006000097086

INSTR #2006000097

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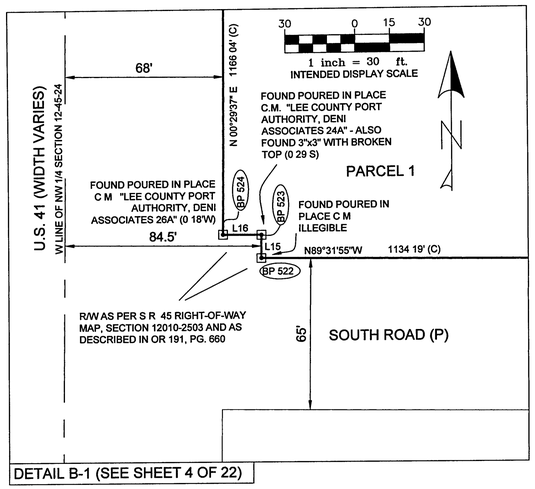
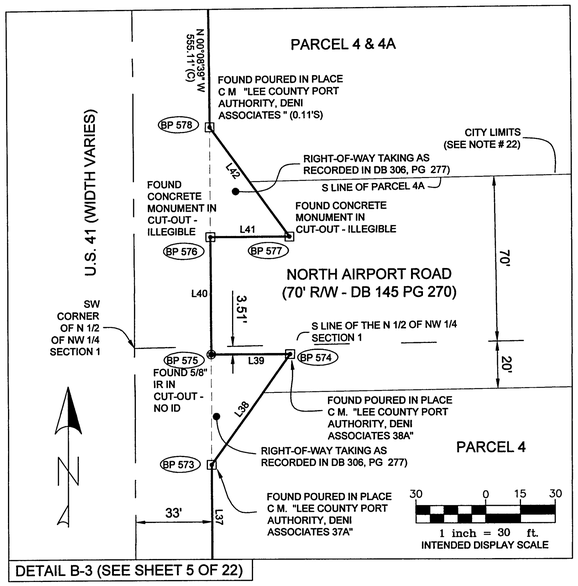
BOUNDARY SURVEY

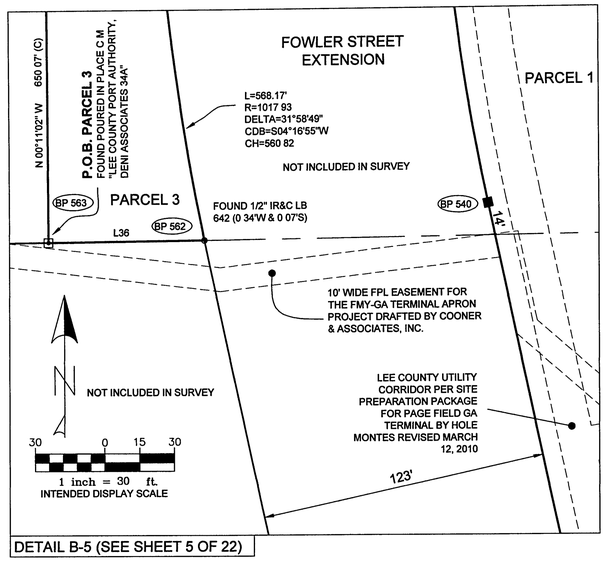
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



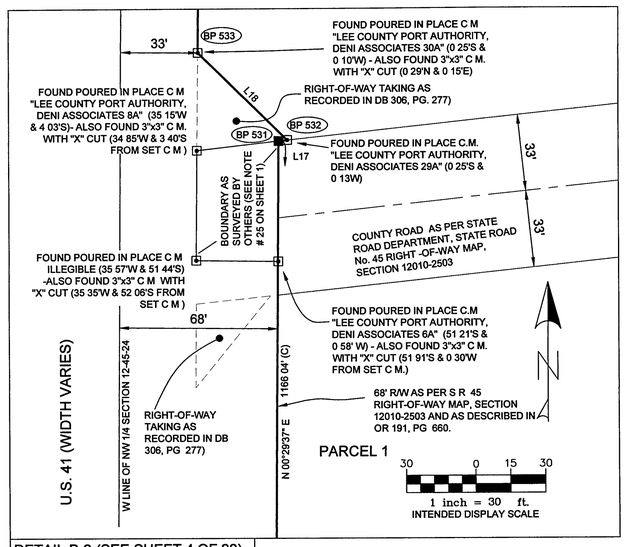
DETAIL B-1 (SEE SHEET 4 OF 22)



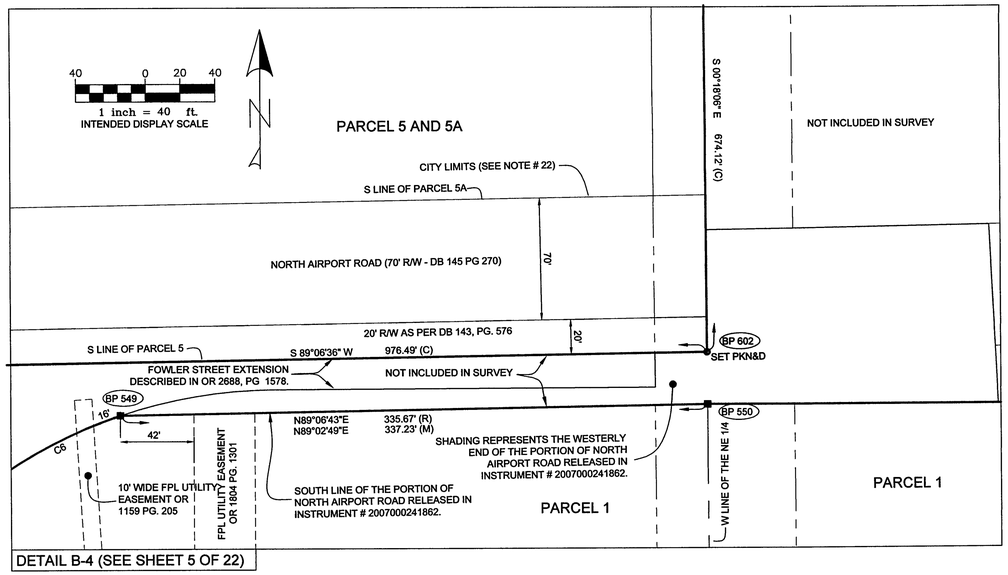
DETAIL B-3 (SEE SHEET 5 OF 22)



DETAIL B-5 (SEE SHEET 5 OF 22)



DETAIL B-2 (SEE SHEET 4 OF 22)



DETAIL B-4 (SEE SHEET 5 OF 22)

LINE TABLE		
LINE	BEARING	DISTANCE
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
L37 (C)	N00°08'38"W	48 46
L38 (C)	N35°46'19"E	57 96
L39 (C)	S89°57'20"W	34 00
L40 (C)	N00°08'40"W	50 00
L41 (C)	N89°57'20"E	34 00
L42 (C)	N35°59'32"W	58 06

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C6 (M)	150 23	278 00	N55°53'12"E	148.41	30°57'44"

BOUNDARY DETAILS

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FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
3	
2	
1	

DWG. DATE:	5-10-10
SURVEY DATE:	2-8-10
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

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BOUNDARY SURVEY

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

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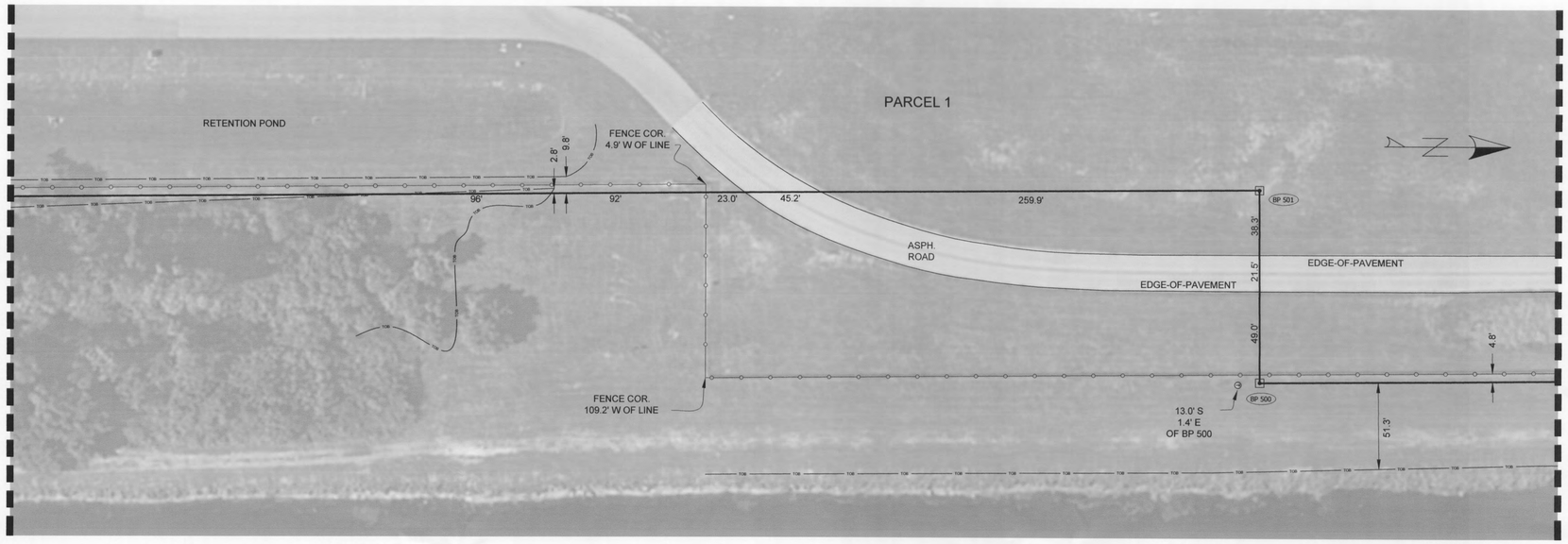
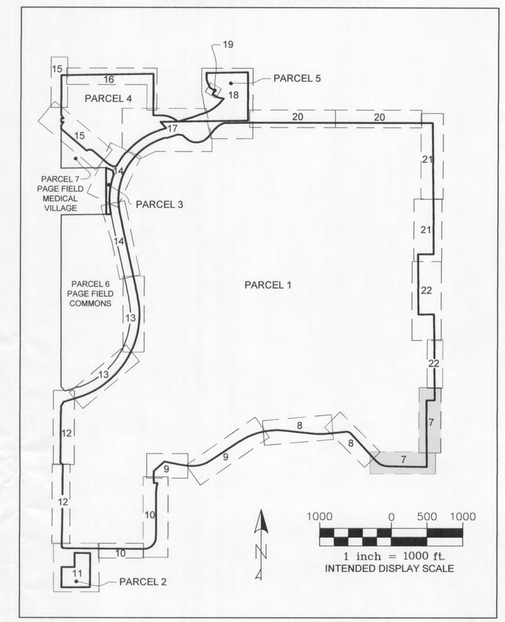
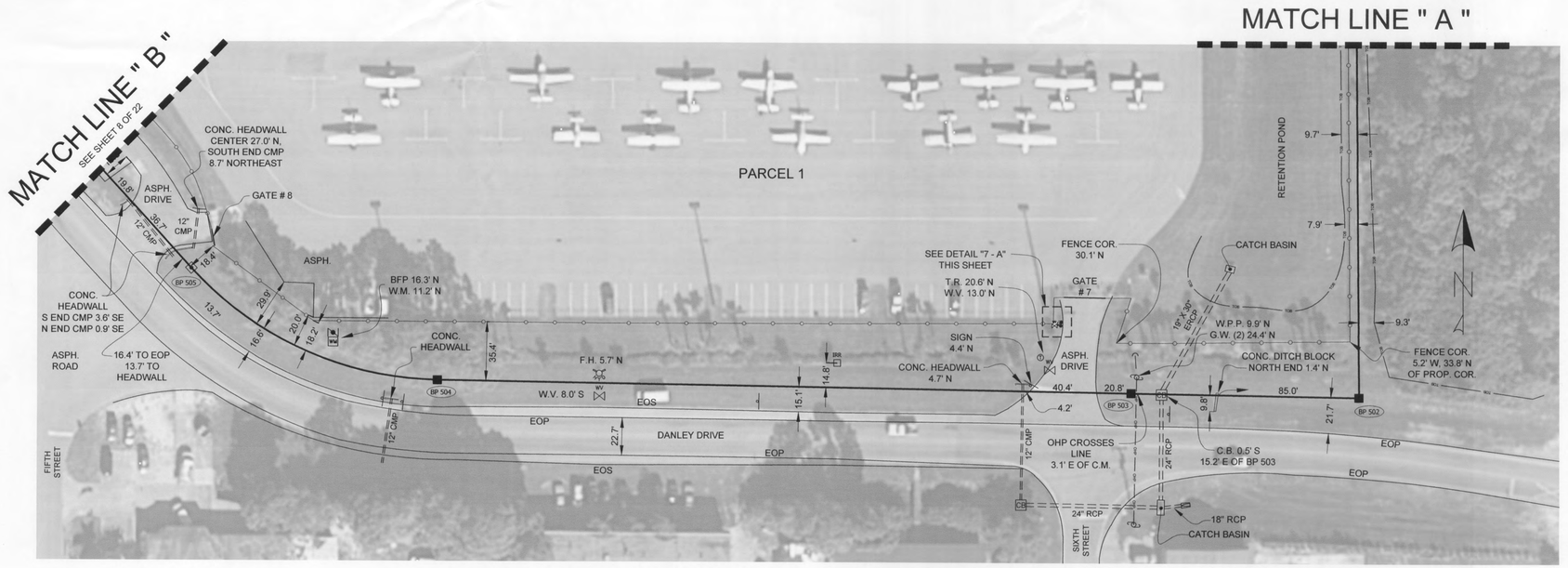
1 inch = 40 ft.
INTENDED DISPLAY SCALE

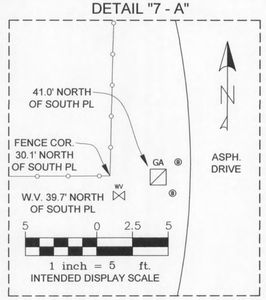


IMPROVEMENT SHEET INDEX





DETAIL "7 - A"



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FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1	6-7-10
2	5-28-10
3	R/O
	SU

COUNTY:	LEE
SEC.	1 & 12, TWP 45 S, RGE 24 E
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DRAWN BY:	R/O
CHECKED BY:	SU

BOUNDARY SURVEY
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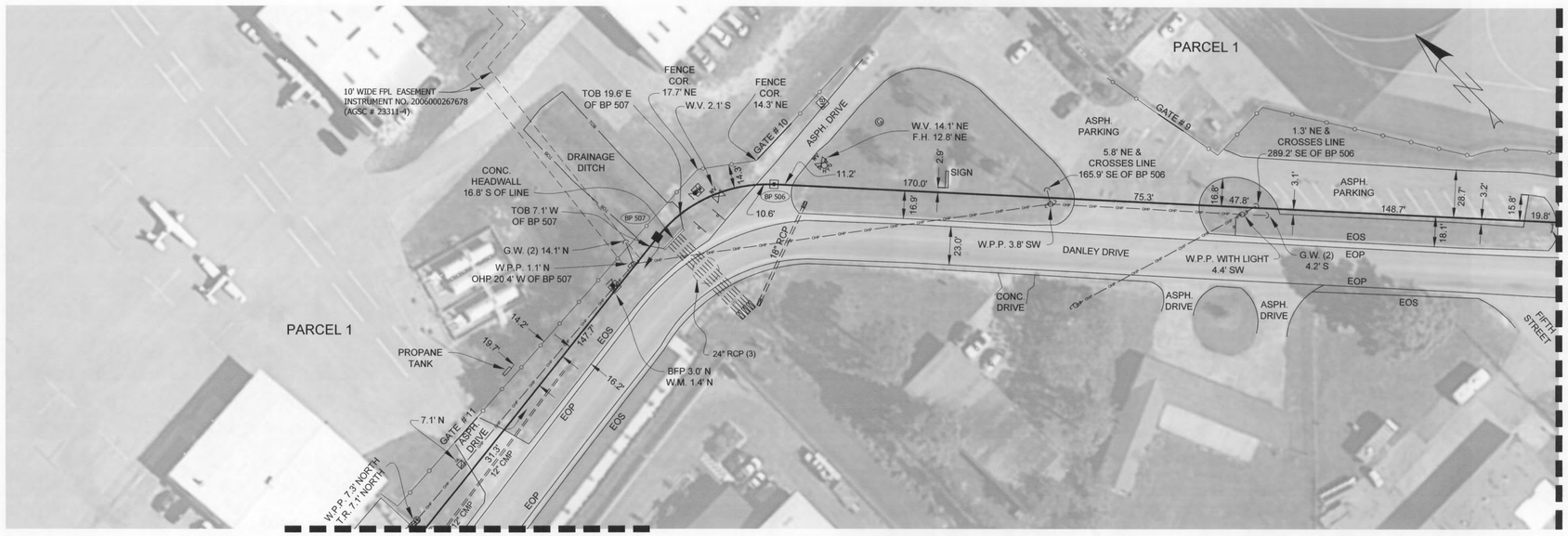
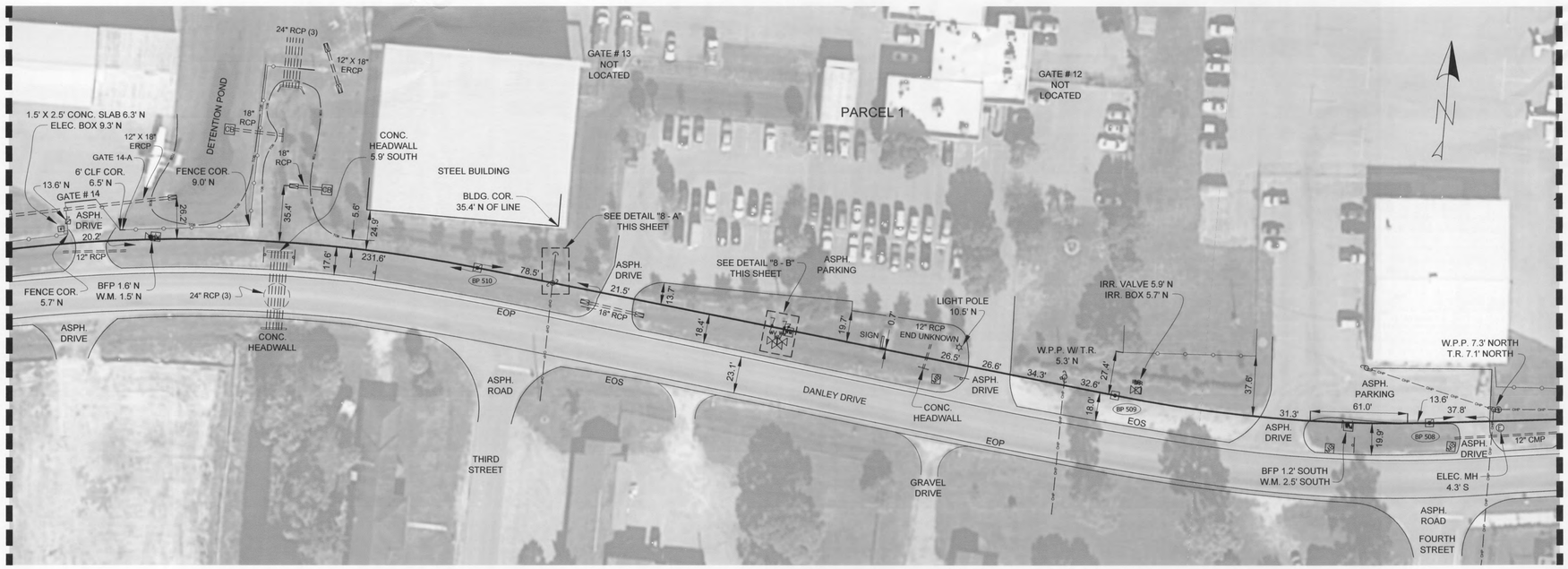
LEE COUNTY, FLORIDA

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





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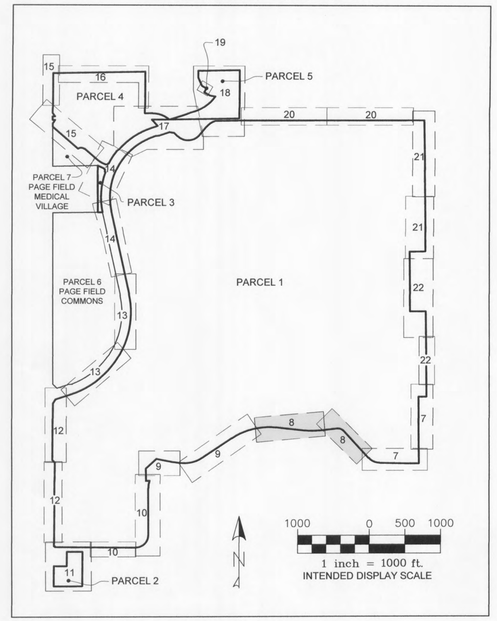

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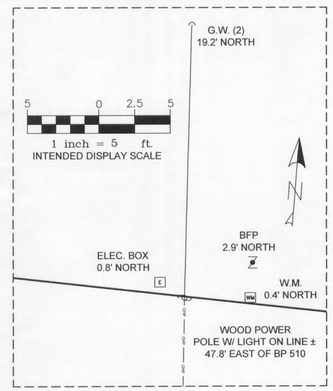

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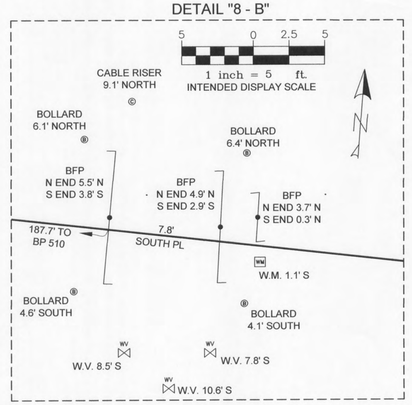

IMPROVEMENT DETAILS

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2351 RADEN DRIVE
LAND O'LAKES, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

FOR: LEE COUNTY PORT AUTHORITY

DATE	REVISION
6-7-10	1
5-28-10	2
RJO	3
SU	

DWG. DATE:
SURVEY DATE:
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

8 OF 22

J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

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Additional info dated 07-31-2023

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LEE COUNTY, FLORIDA

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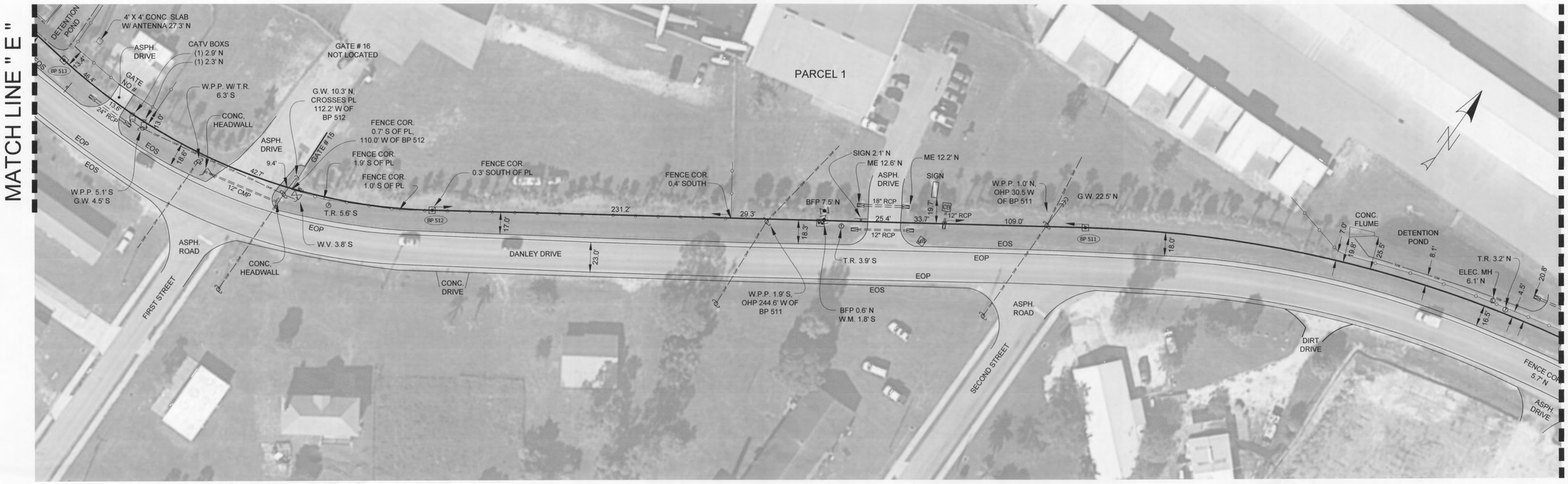
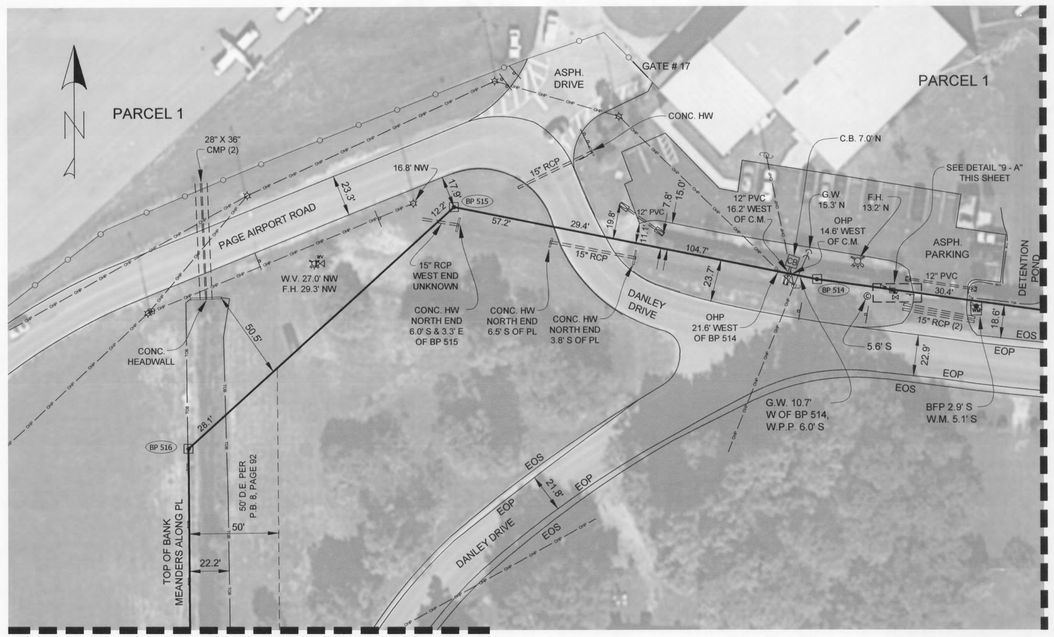
1 inch = 40 ft.
INTENDED DISPLAY SCALE

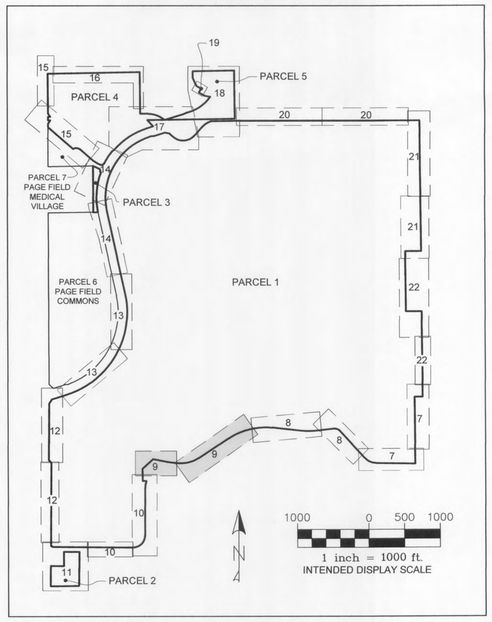




MATCH LINE " F "
SEE SHEET 10 OF 22

MATCH LINE " E "

IMPROVEMENT SHEET INDEX



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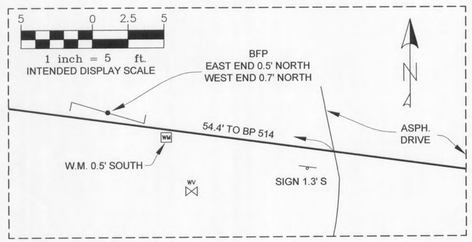

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FOR: LEE COUNTY PORT AUTHORITY

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

9 OF 22

J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

DCI2023-00018 Lee County ePlan
Additional info dated 07-31-2023

BOUNDARY SURVEY

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LEE COUNTY, FLORIDA

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

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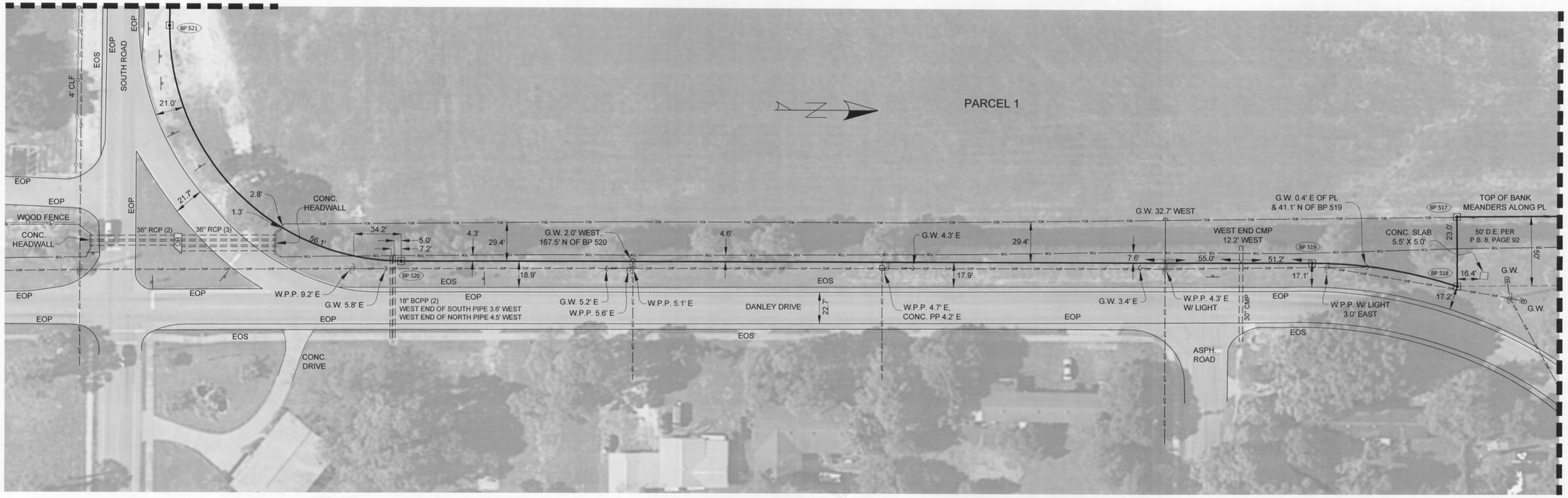

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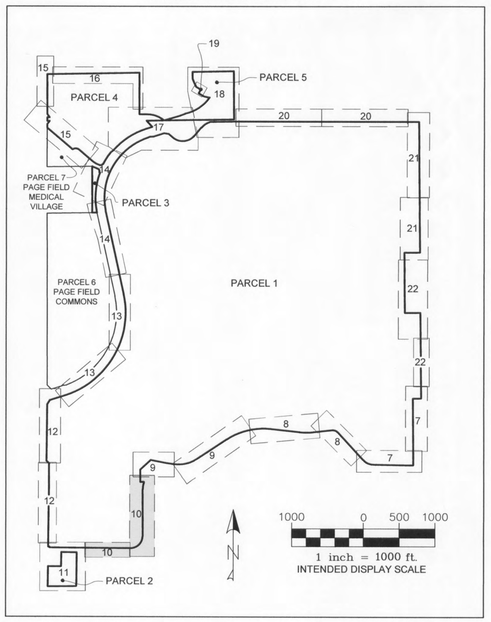
IMPROVEMENT SHEET INDEX



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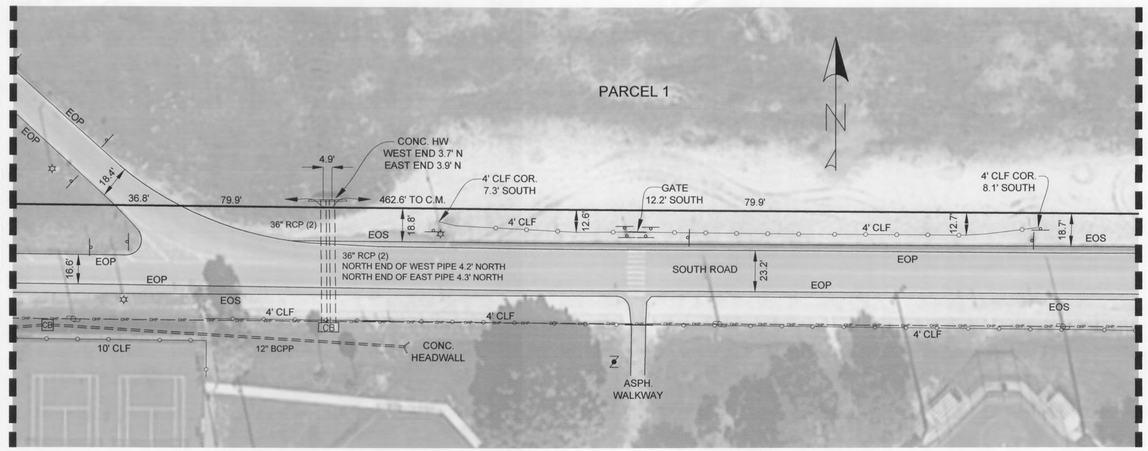

MATCH LINE " G "

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DWG. NUMBER:	091202.01 BNDY

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

10 OF 22

J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

DCI2023-00018 Lee County ePlan
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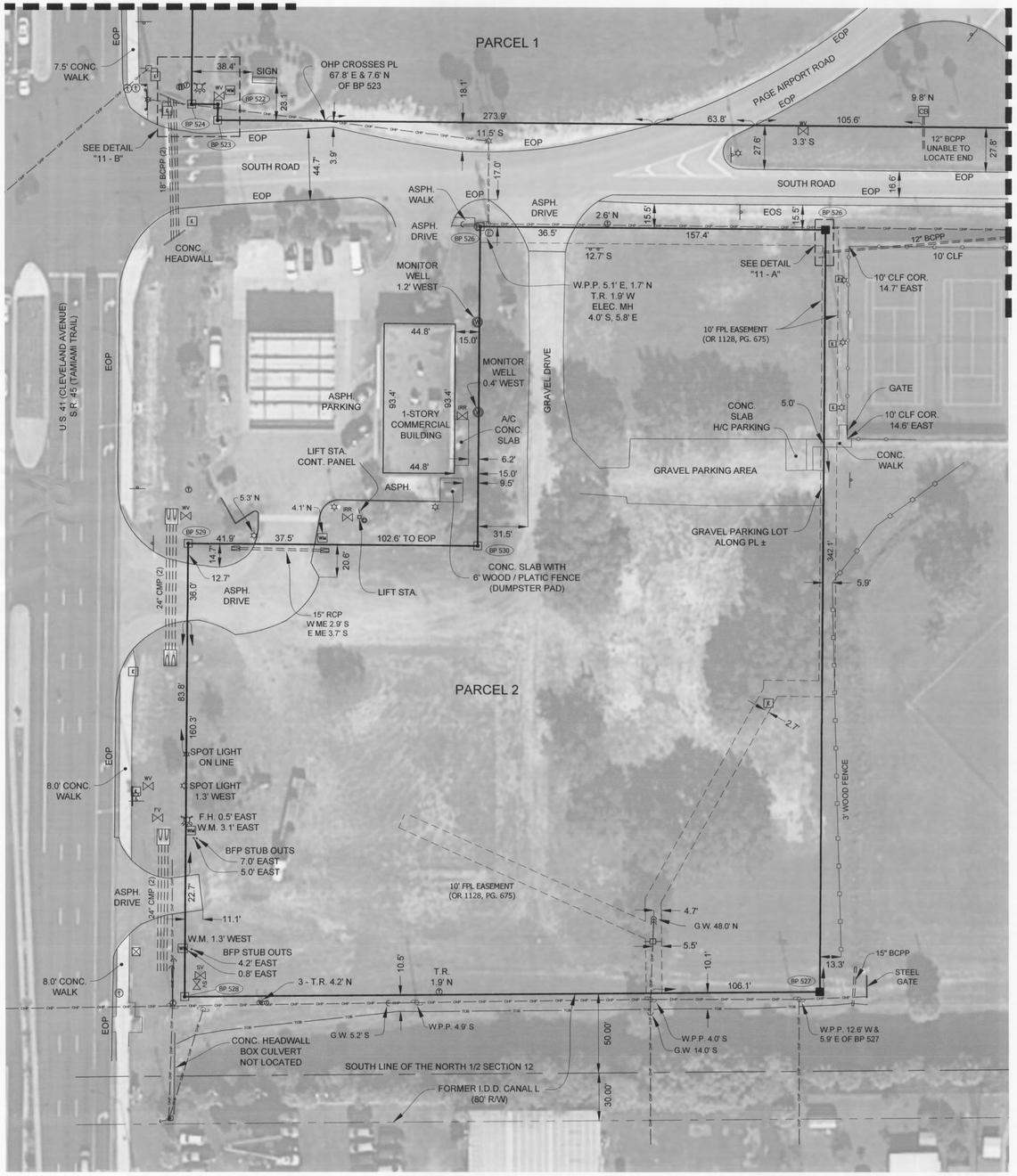

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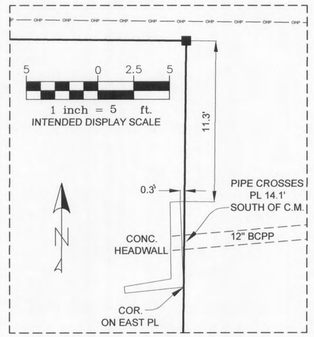
SEE SHEET 10 OF 22

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

DETAIL "11 - A"



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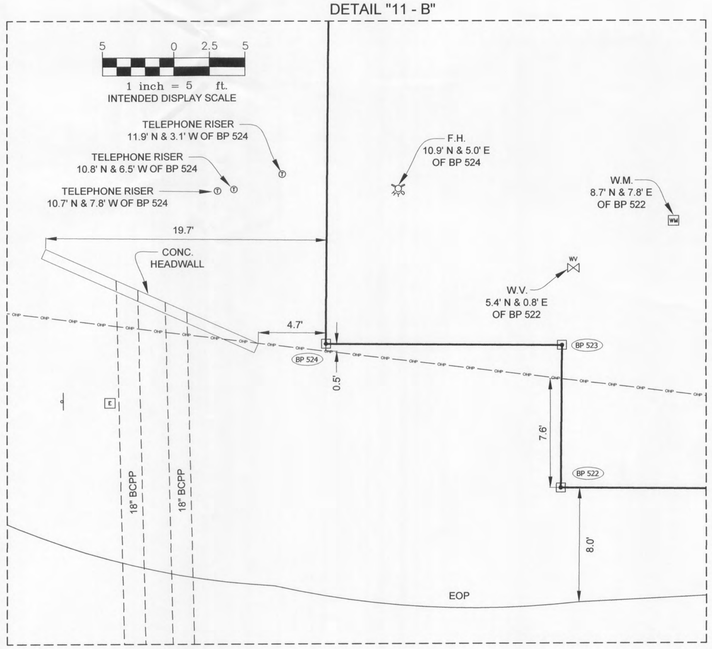

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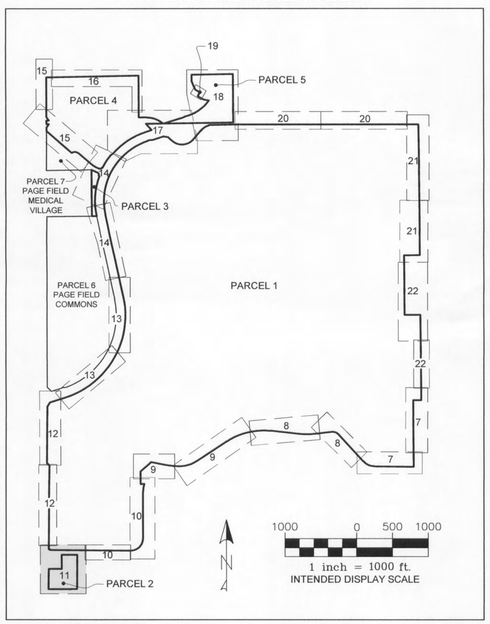

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FOR: LEE COUNTY PORT AUTHORITY

DATE	REVISION
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	3

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

11 OF 22

J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

DCI2023-00018 Lee County ePlan
Additional info dated 07-31-2023

BOUNDARY SURVEY

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LEE COUNTY, FLORIDA

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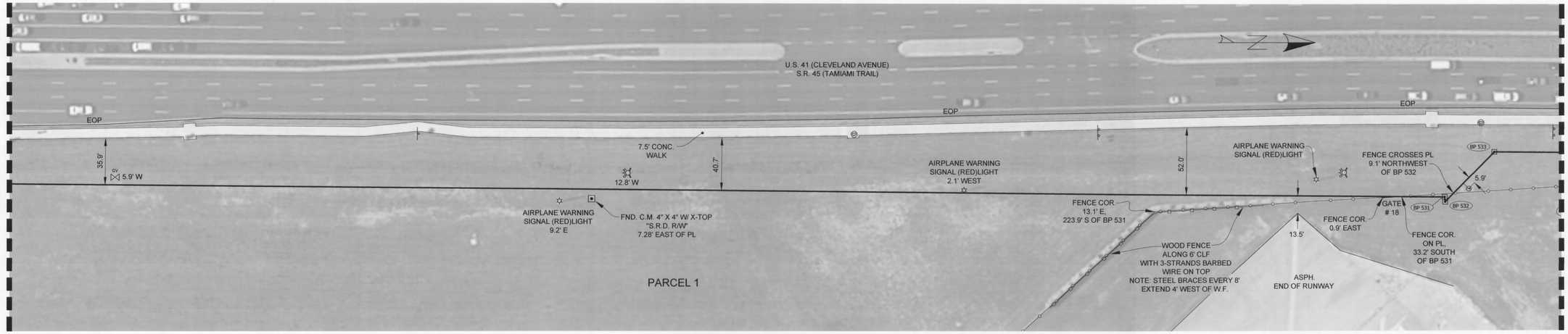

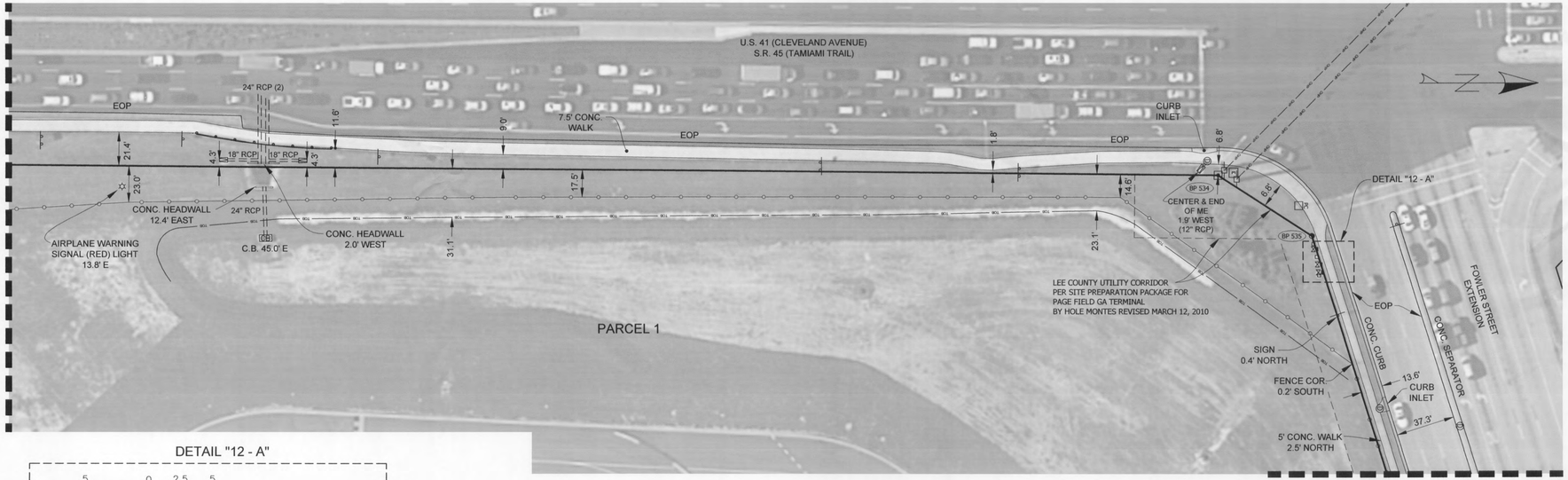

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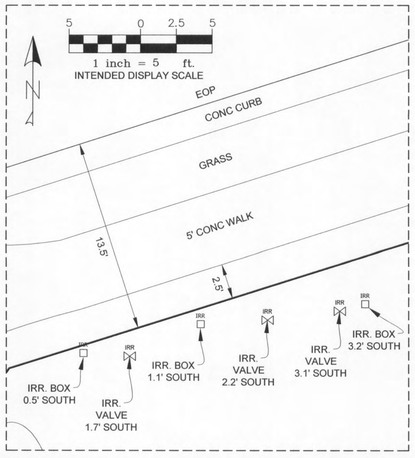

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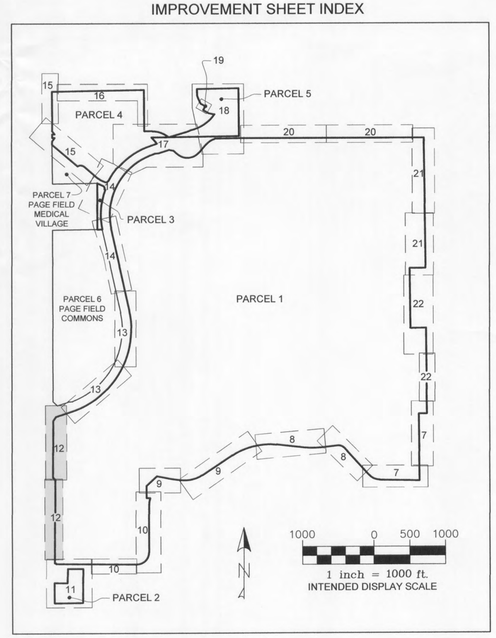

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FOR: LEE COUNTY PORT AUTHORITY
LEE COUNTY PORT AUTHORITY

	DATE	REVISION
		3
		2
		1

DWG. DATE:	6-7-10
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DWG. NUMBER:	091202.01 BNDY

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

12 OF 22

J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

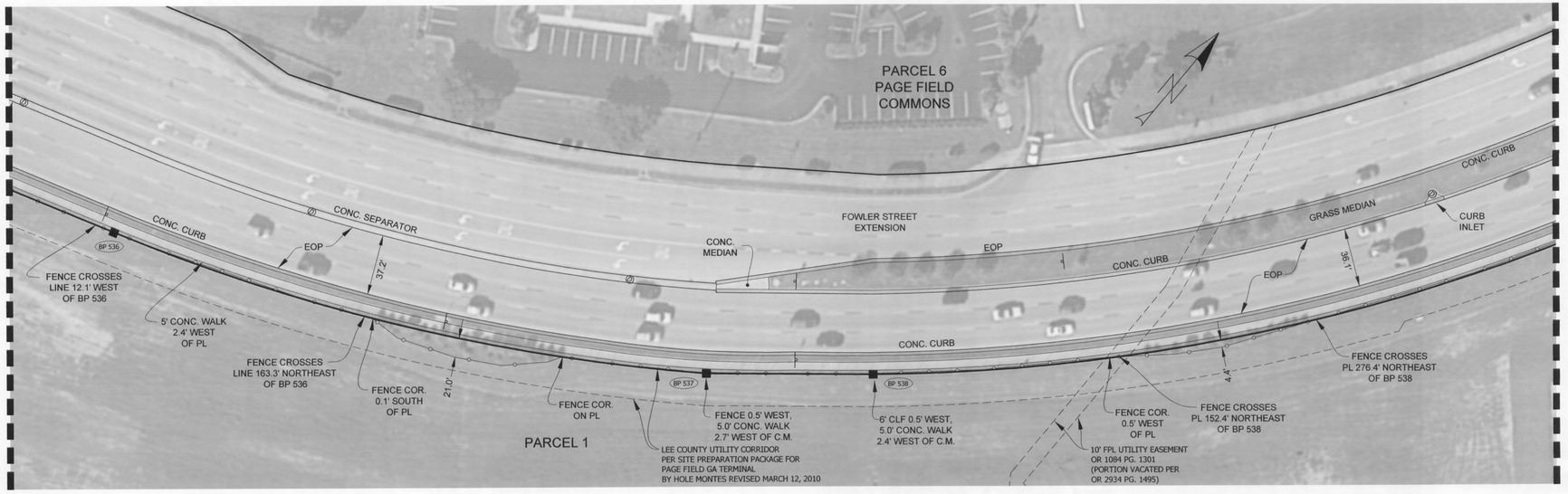
DCI2023-00018 Lee County ePlan

Additional info dated 07-31-2023

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



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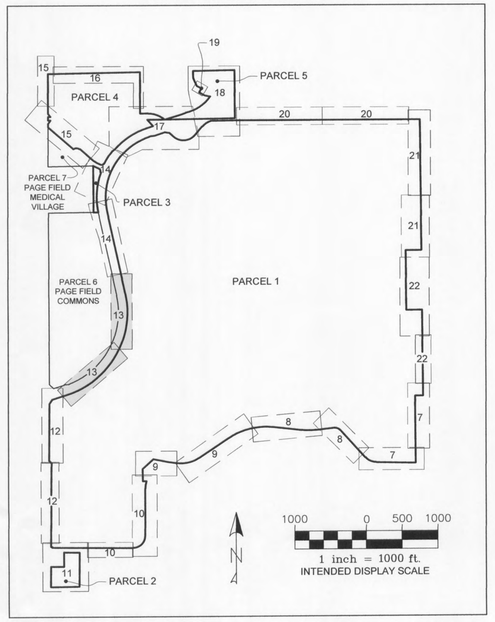

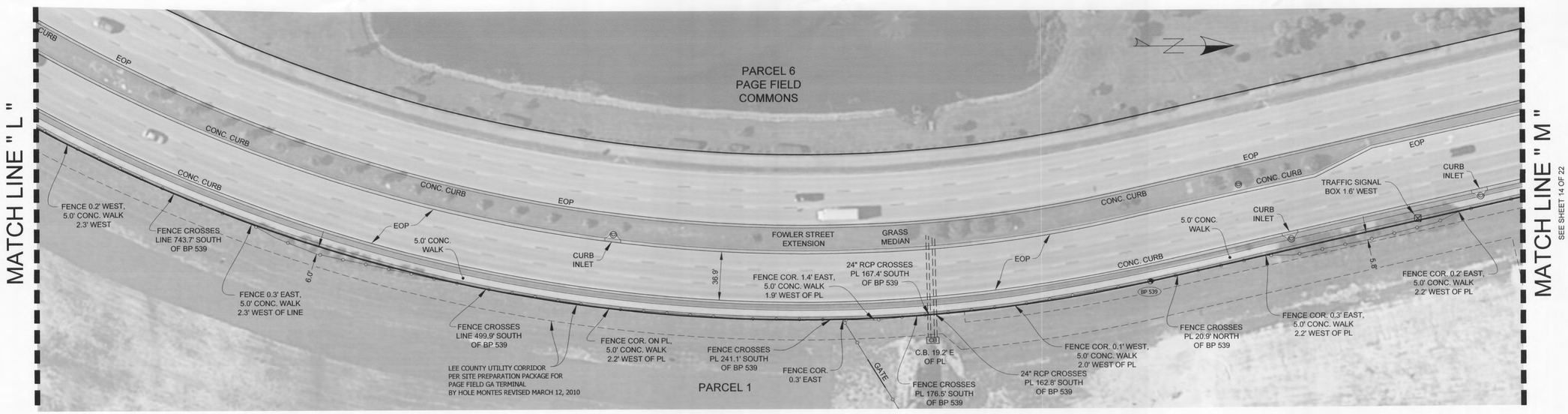

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PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

13 OF 22

J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

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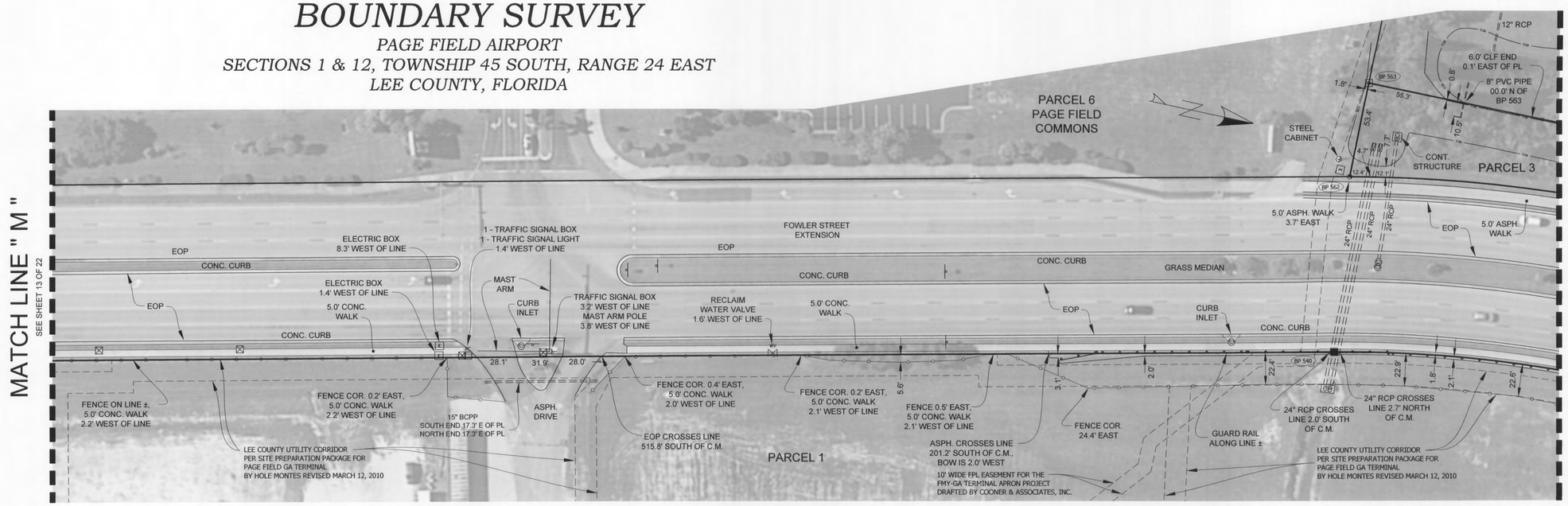
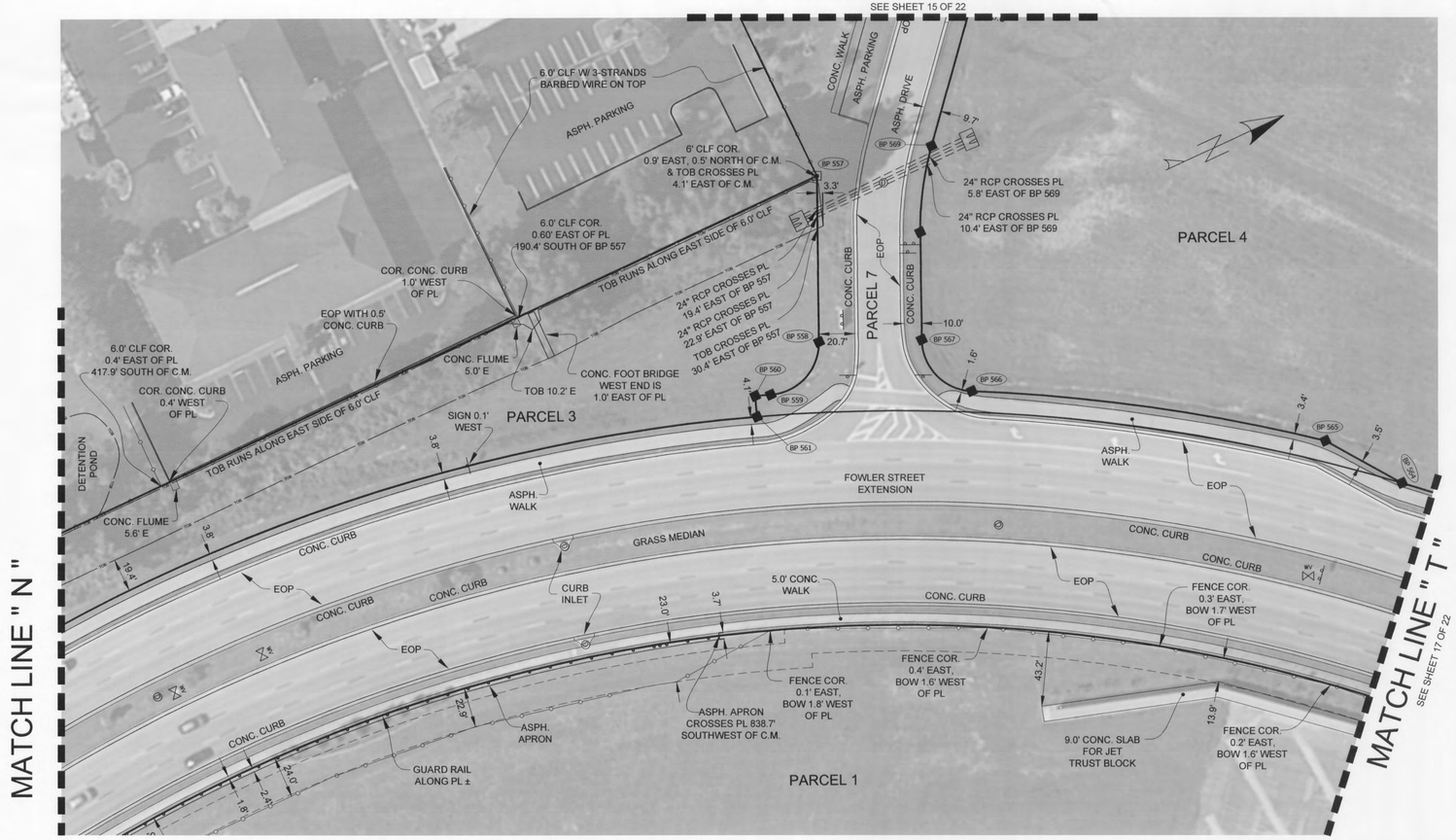


40 0 20 40
1 inch = 40 ft.
INTENDED DISPLAY SCALE

MATCH LINE " O "

SEE SHEET 15 OF 22



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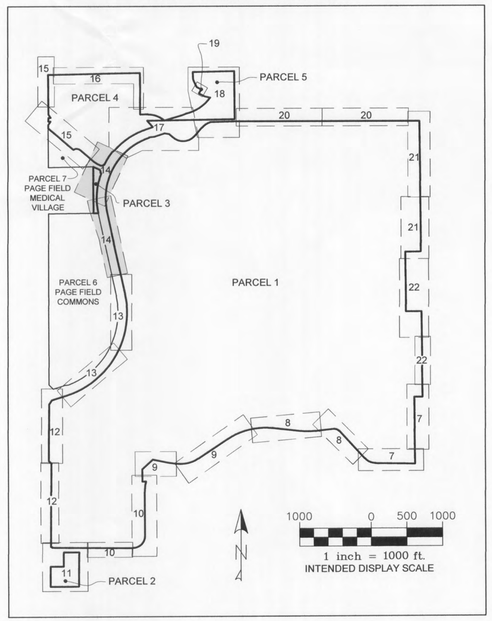

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BOUNDARY SURVEY
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SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

14 OF 22

J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

DCI2023-00018 Lee County ePlan

Additional info dated 07-31-2023

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BOUNDARY SURVEY

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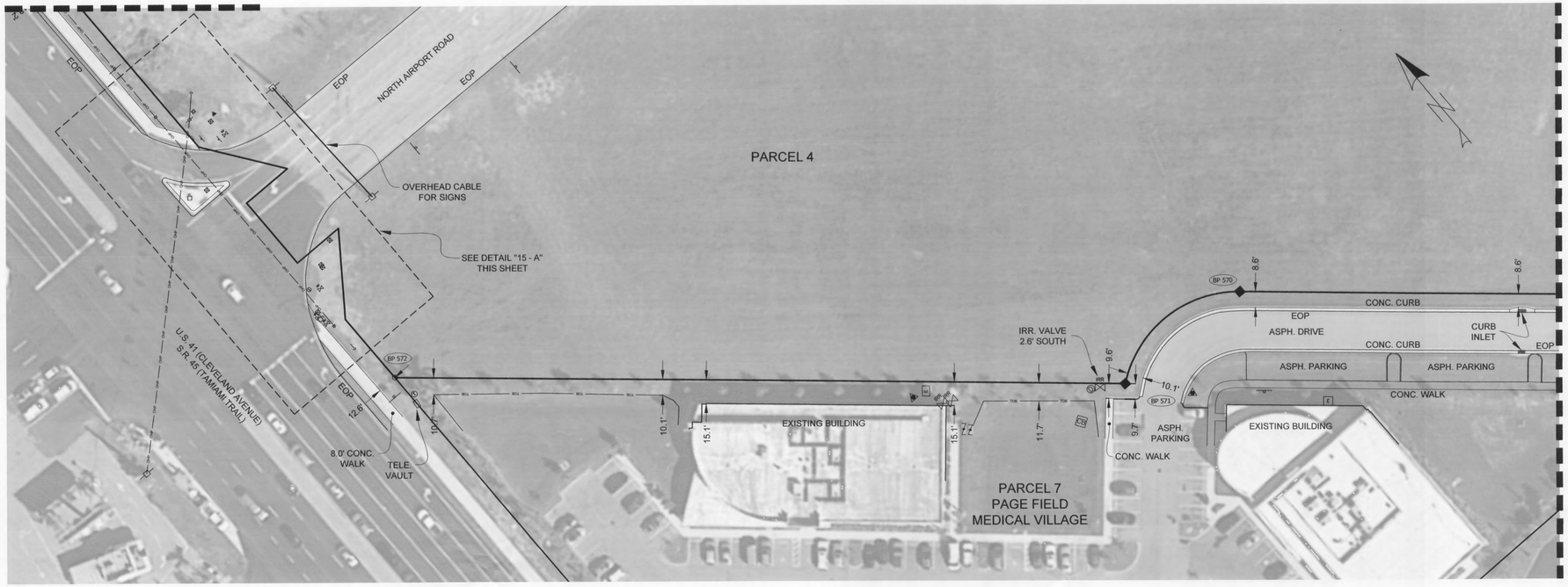
LEE COUNTY, FLORIDA

MATCH LINE " Q "



MATCH LINE " O "
SEE SHEET 14 OF 22

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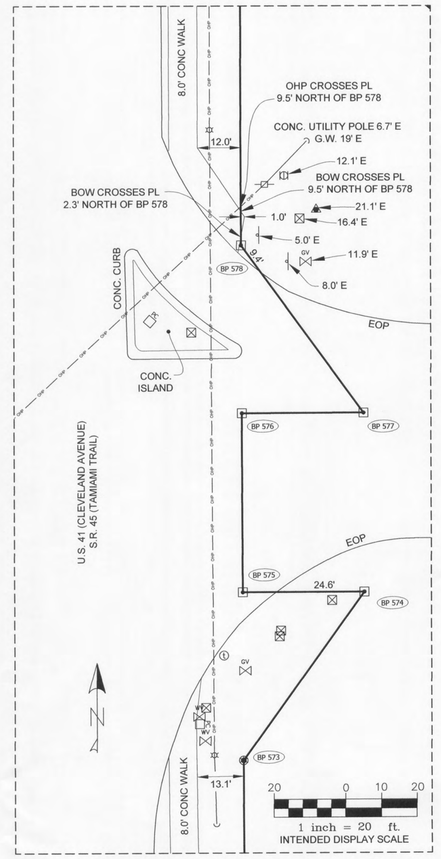

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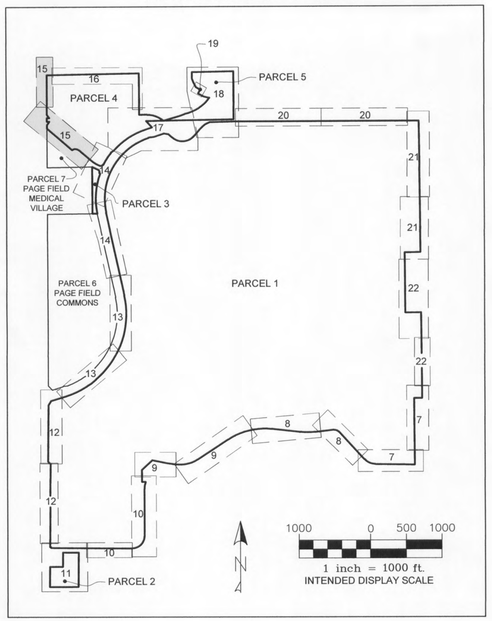
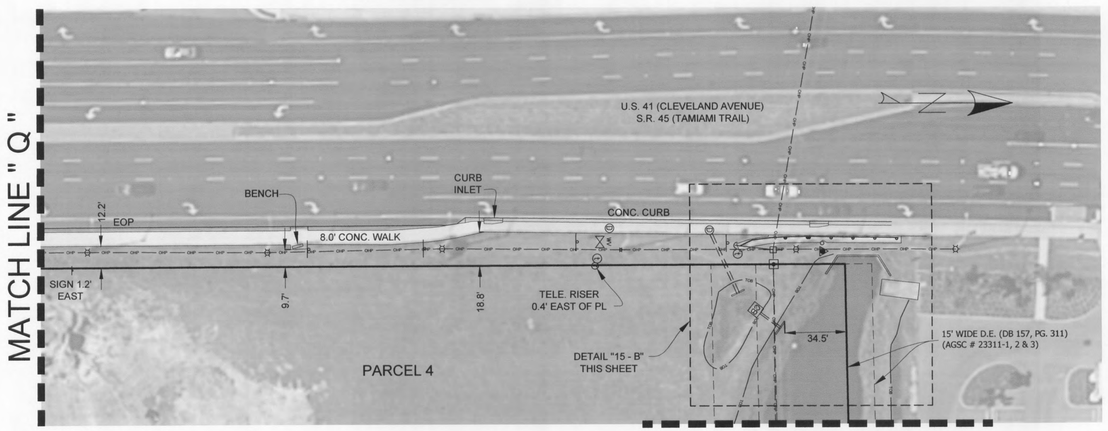
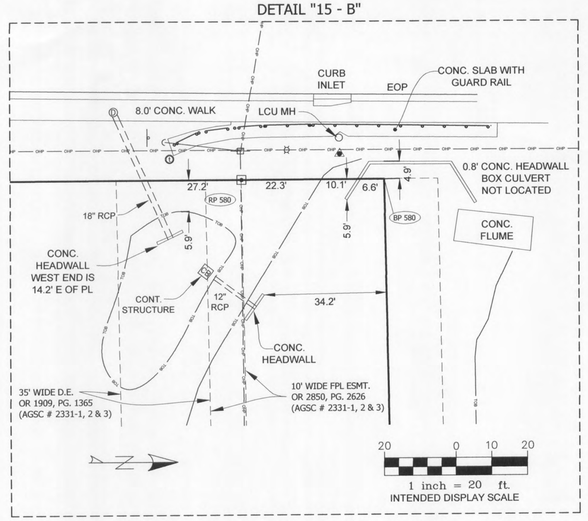




MATCH LINE " R "
SEE SHEET 16 OF 22

DETAIL "15 - B"



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J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

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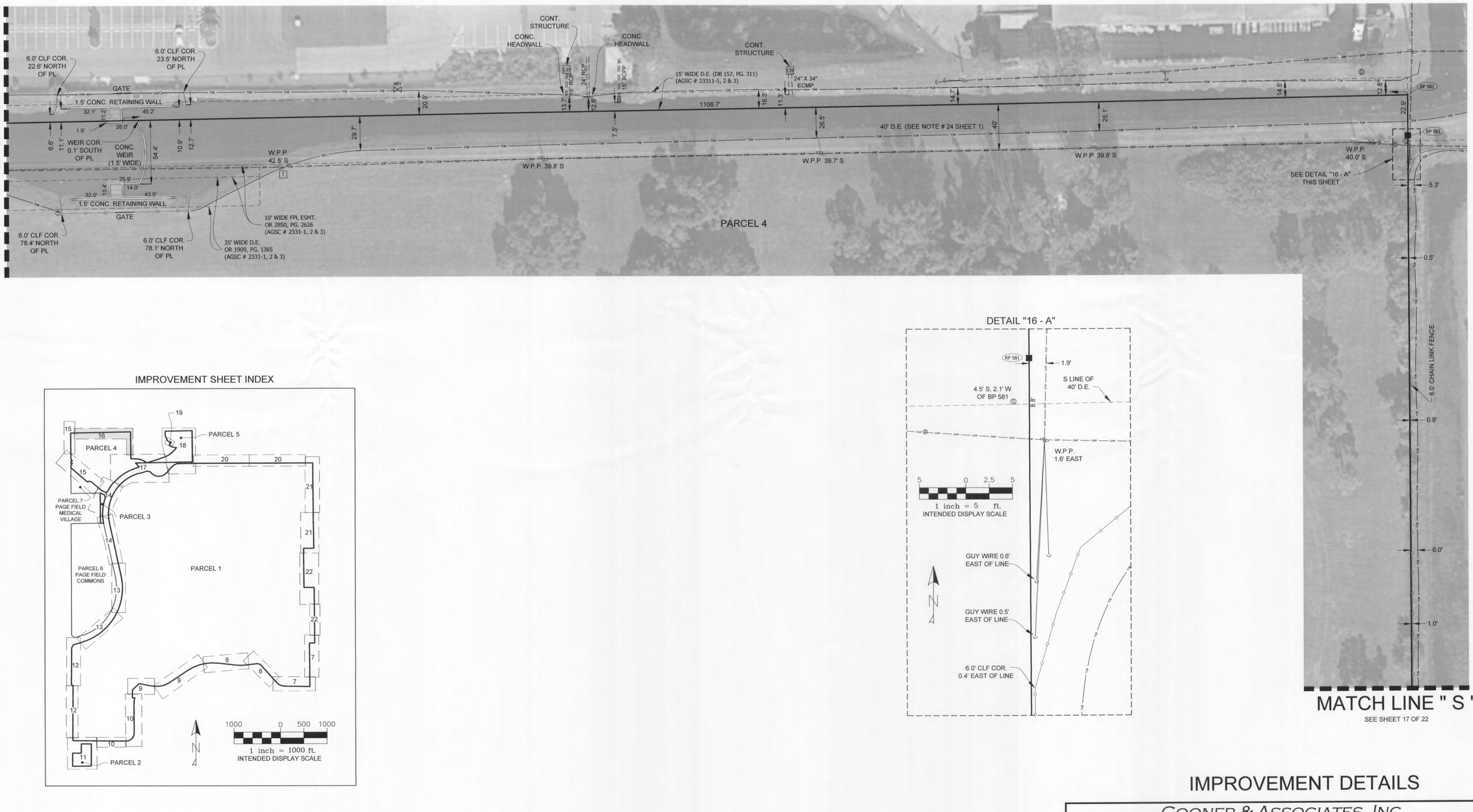

IMPROVEMENT SHEET INDEX

DETAIL "16 - A"

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3	

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

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

16 OF 22

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Additional info dated 07-31-2023

BOUNDARY SURVEY

PAGE FIELD AIRPORT
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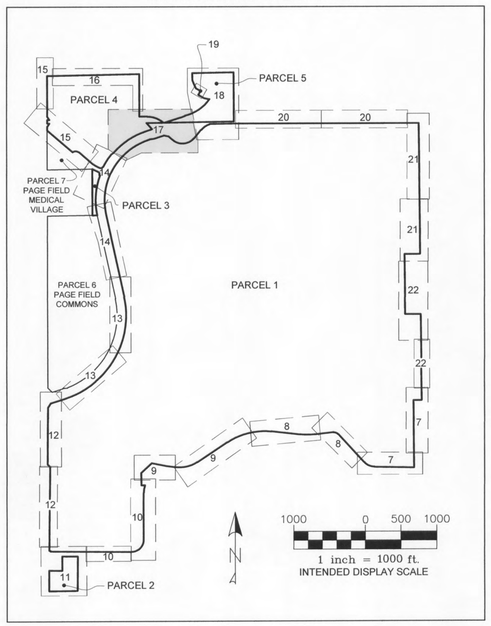
LEE COUNTY, FLORIDA

IMPROVEMENT SHEET INDEX



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

MATCH LINE " S "

SEE SHEET 16 OF 22

MATCH LINE " T "

SEE SHEET 14 OF 22

MATCH LINE " U "

SEE SHEET 16 OF 22

IMPROVEMENT DETAILS

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

FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1	6-7-10
2	5-28-10
3	R/O
	SU

COUNTY:	LEE
SEC.	1 & 12, TWP 45 S, RGE 24 E
PROJECT NUMBER:	091202.01
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CHECKED BY:	SU

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

17 OF 22

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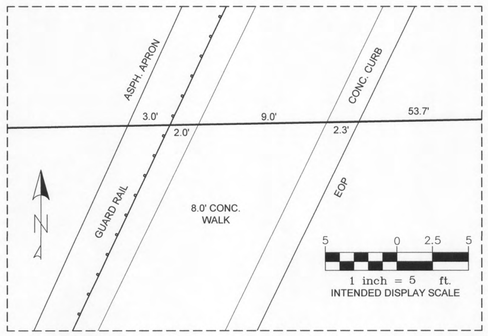
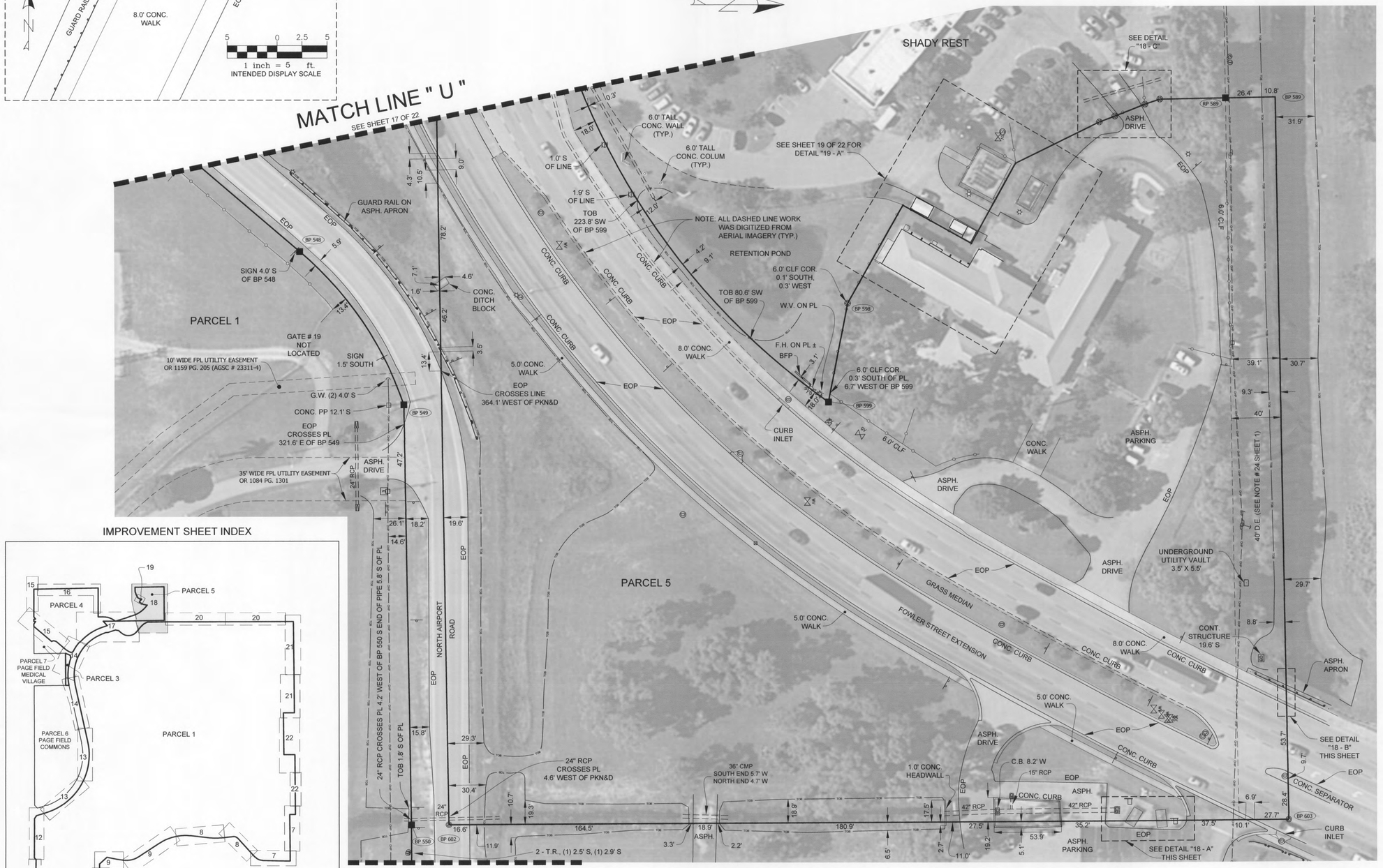
BOUNDARY SURVEY

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

DETAIL "18 - B"







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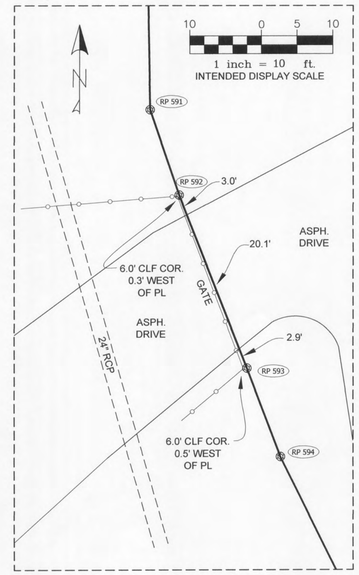

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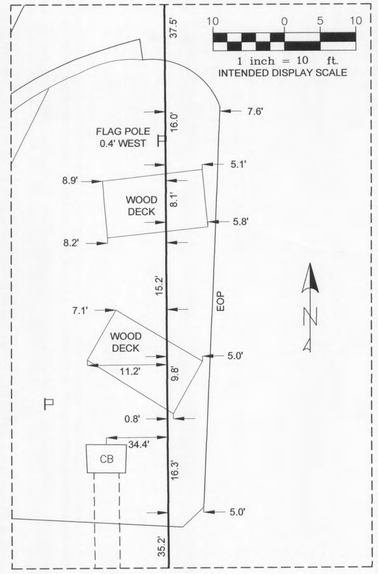

IMPROVEMENT SHEET INDEX

MATCH LINE " V "
SEE SHEET 20 OF 22

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FOR: LEE COUNTY PORT AUTHORITY

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

18 OF 22

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BOUNDARY SURVEY

PAGE FIELD AIRPORT
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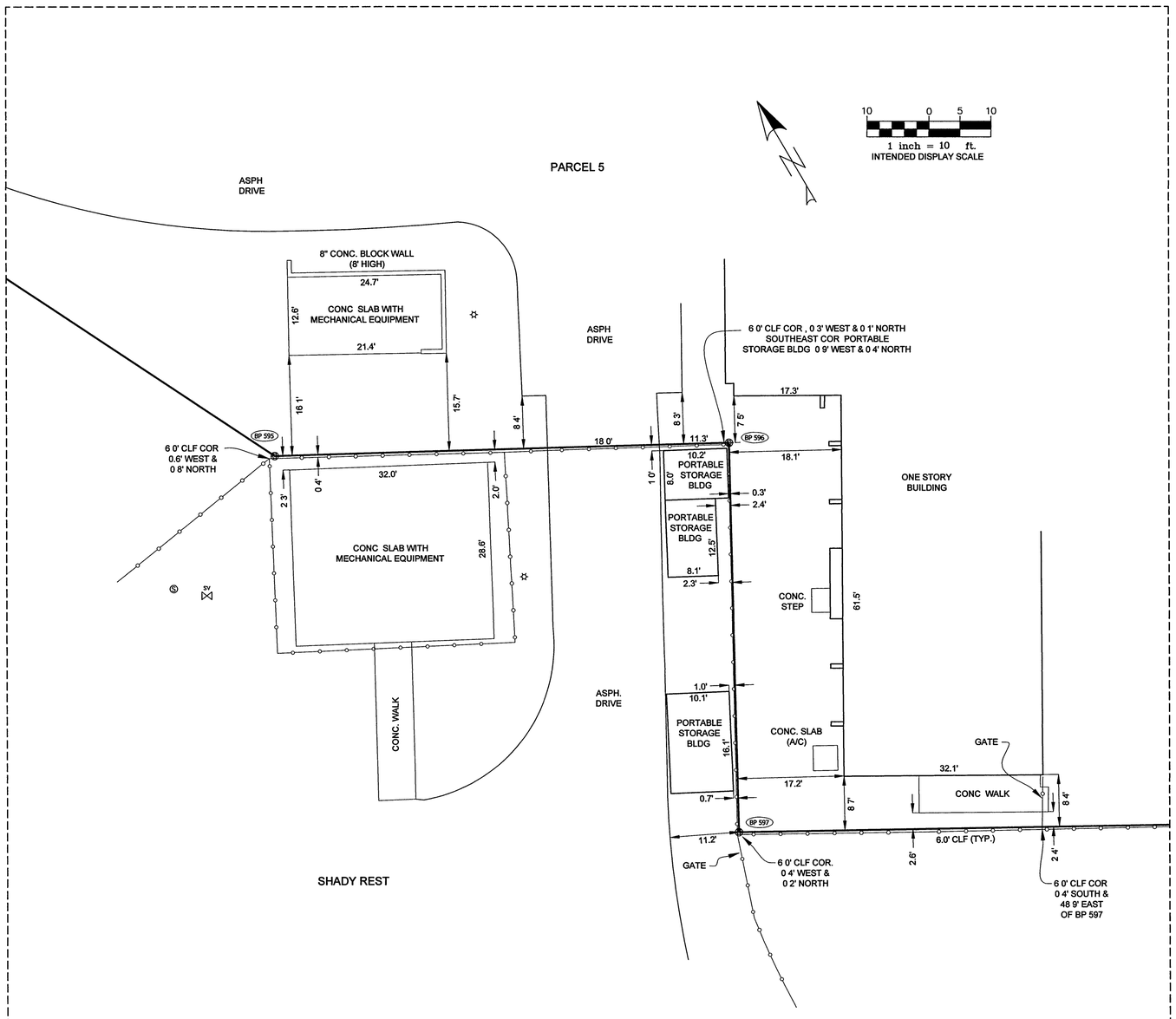
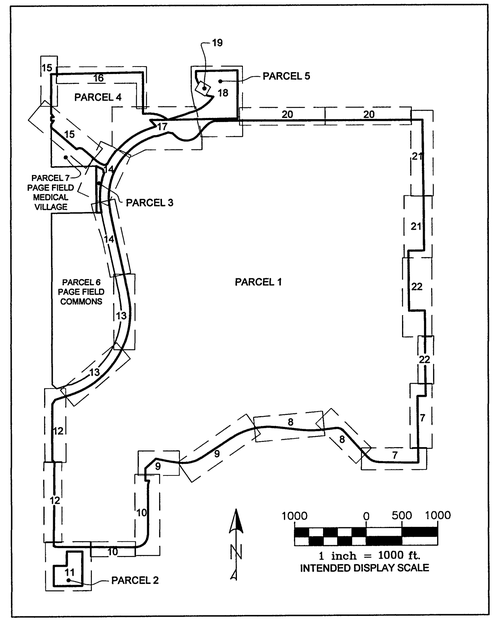
LEE COUNTY, FLORIDA

DETAIL "19 - A"



IMPROVEMENT SHEET INDEX



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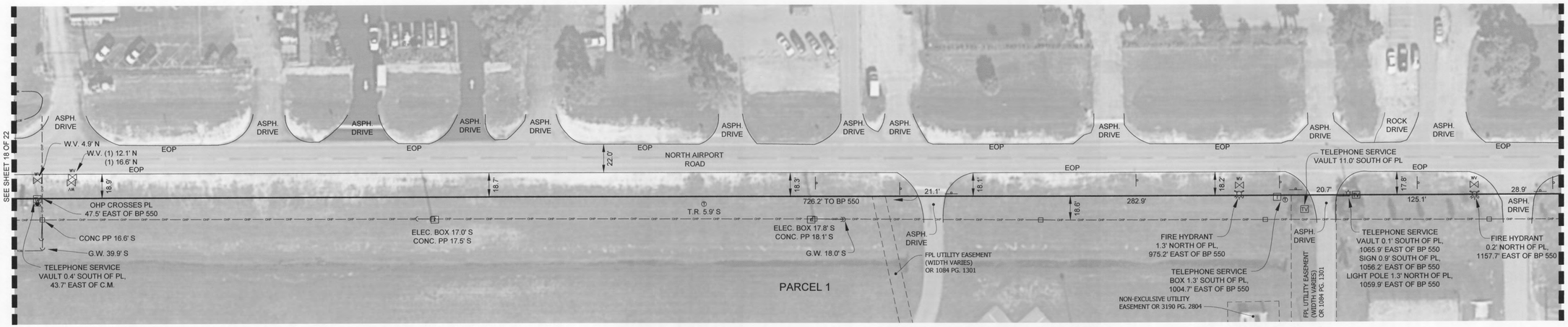
DCI2023-00018 Lee County ePlan

Additional info dated 07-31-2023

MATCH LINE " V "

SEE SHEET 18 OF 22



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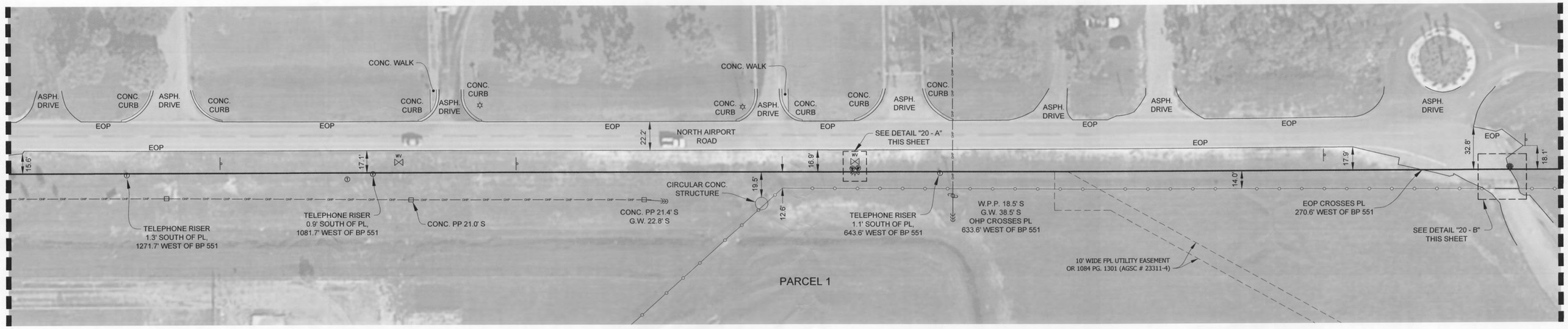
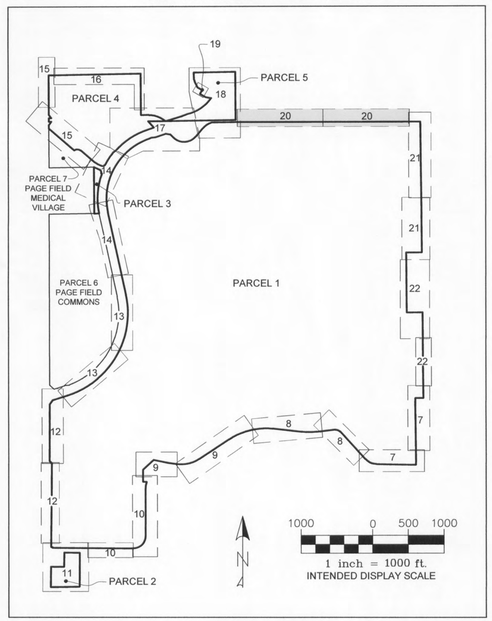
MATCH LINE " Z "



MATCH LINE " AA "

SEE SHEET 21 OF 22

IMPROVEMENT SHEET INDEX



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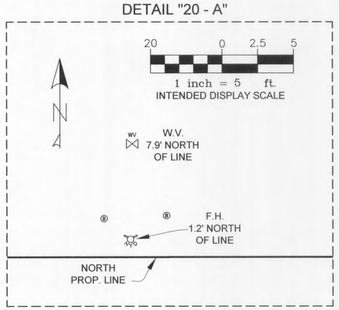

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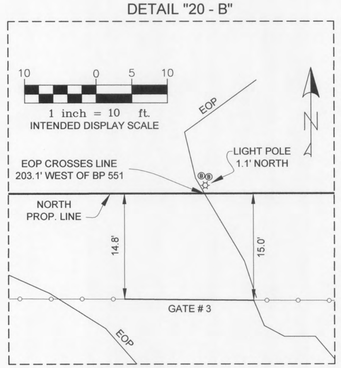

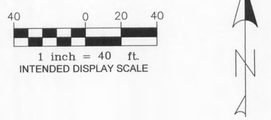

BOUNDARY SURVEY

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LEE COUNTY, FLORIDA

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FOR: LEE COUNTY PORT AUTHORITY

DATE	REVISION
	1
	2
	3

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20 OF 22

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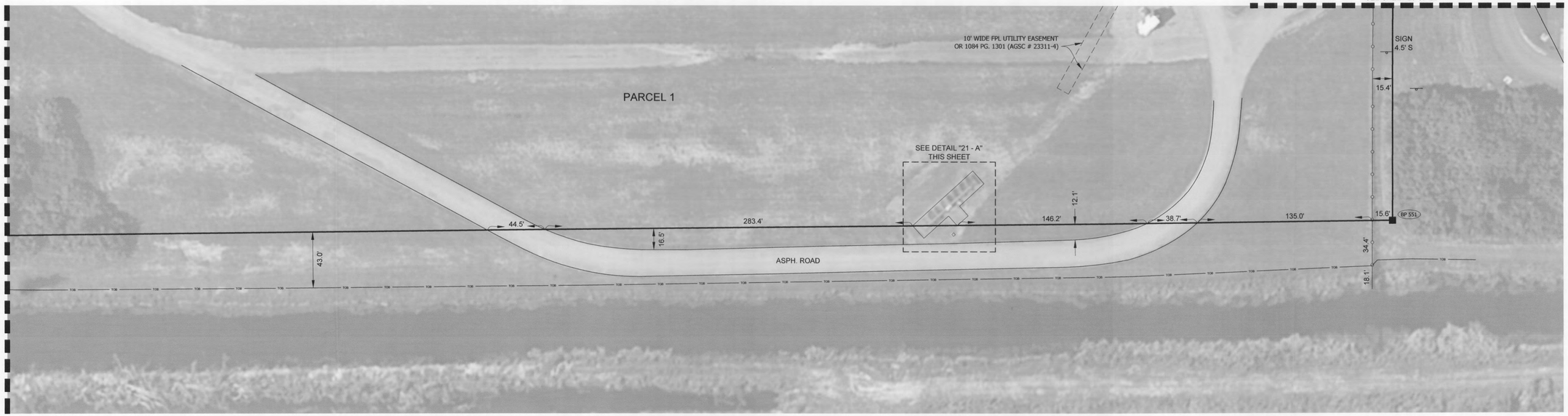

BOUNDARY SURVEY

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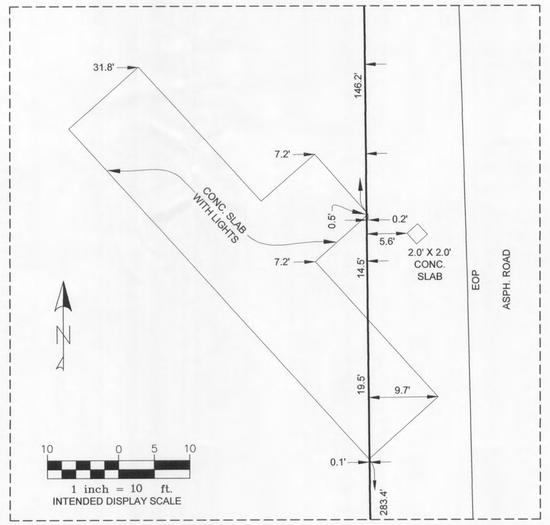
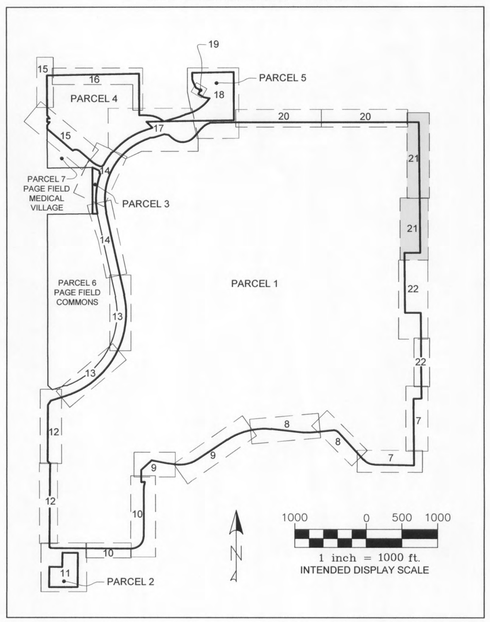
LEE COUNTY, FLORIDA

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

DETAIL "21 - A"



IMPROVEMENT SHEET INDEX



MATCH LINE " AC "

SEE SHEET 22 OF 22

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40 0 20 40
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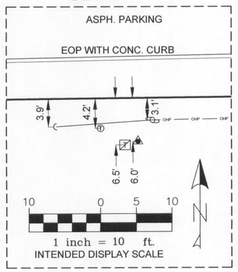

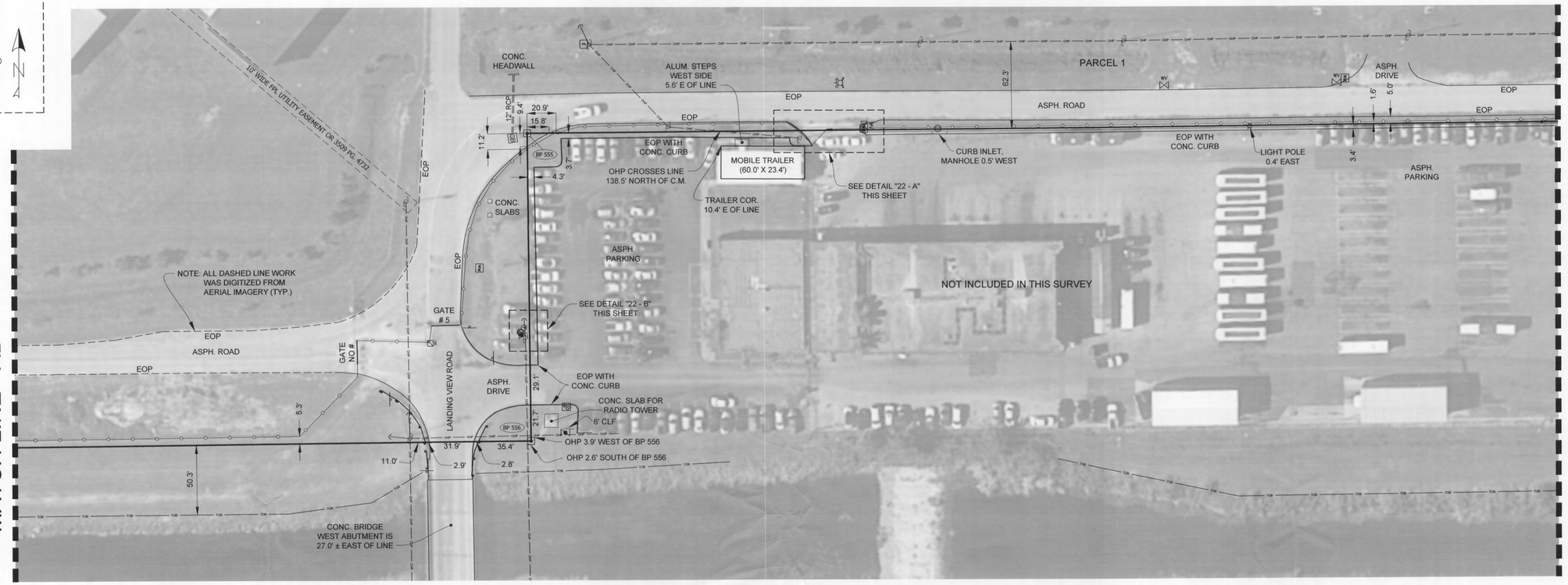

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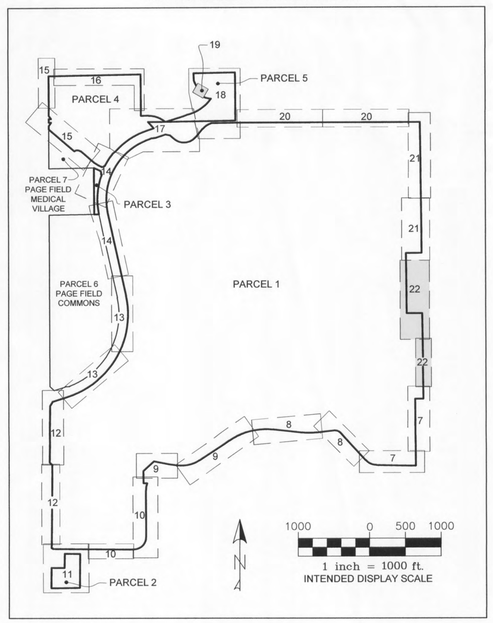

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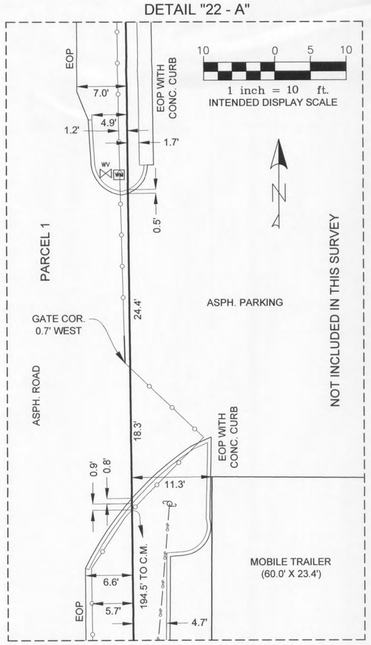

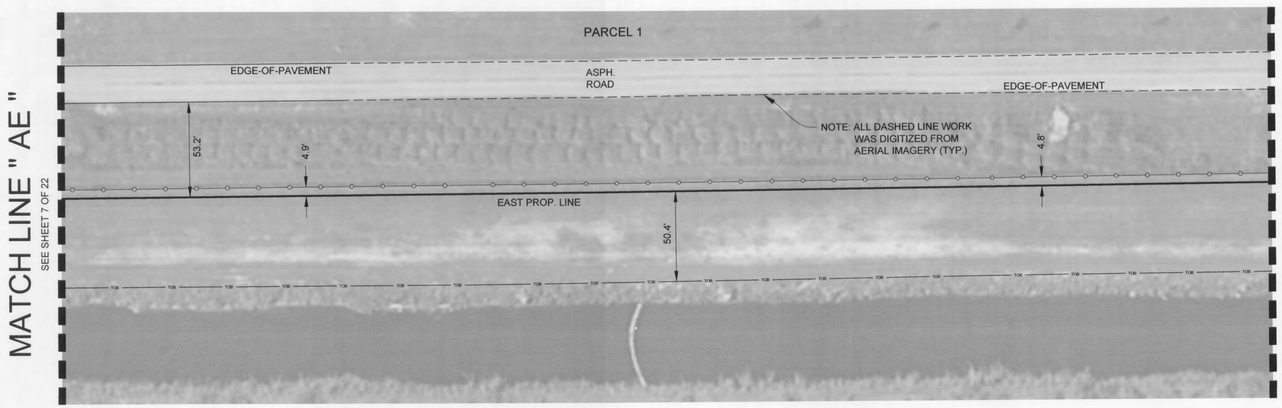

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BOUNDARY SURVEY
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SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

22 OF 22

J:\2009\091202.01\dwg\091202.01-BNDRY DETAIL SHEETS.dwg 6/30/2010 1:58:39 PM EDT

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 FEBROUARY 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.

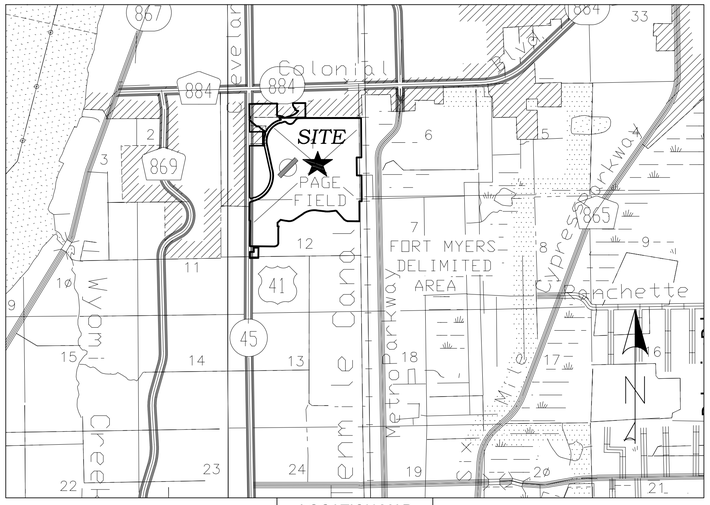
24. THERE IS A DRAINAGE AND UTILITY EASEMENT FORTY FEET IN WIDTH ALONG THE NORTHERLY BOUNDARY OF PARCELS 4 AND 5. THE RECORDING INFORMATION FOR THIS EASEMENT IS UNKNOWN. EASEMENT AS SHOW IS BASED ON REFERENCES CONTAINED IN O.R. 4819, PG. 4035; O.R. 2850, PG. 2626 AND AS SHOWN ON THE DENI ASSOCIATES SURVEY.

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, 0037941, 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

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

POR: LEE COUNTY PORT AUTHORITY

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

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

Additional info dated 07-31-2023

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°39'23" 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" W 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 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 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" 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

ALSO LESS,

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 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 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 SEC

DCI2023-00018 Lee County ePlan

Additional info dated 07-31-2023

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.
SURVEYING AND MAPPING
WWW.COONER.COM

■ 5670 ZIP DRIVE
FORT MYERS, FLORIDA 33905
TELEPHONE: 239.277.0722
FAX: 239.277.7179

□ 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)

W LINE OF THE SW 1/4 SECTION 1
N 00°07'09" W 2653.24' (C)
N 00°07'09" W 2389.82' (C)

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

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

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

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

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

LEE COUNTY UTILITY CORRIDOR PER SITE PREPARATION PACKAGE FOR PAGE FIELD GA TERMINAL BY HOLE MONTES REVISED MARCH 12, 2010

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°03'37"E
CH=16.92

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

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

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

FOUND 1/2" I.R.&C. "LB 642" (0.09'N & 0.44'E)

FOUND 5/8" I.R. (0.05'N & 0.09'E)

FOUND 1/2" I.R.&C. "LB 642" (0.04'N & 0.15'W)

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)

N 89°44'44" E 30.00' 203.67'

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)

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)

E LINE OF THE S 25' OF SECTION 1 REFERRED TO AS AIRPORT ROAD IN O.B. 139, PG. 199 & O.B. 142, PG. 105 (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

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)

10' WIDE FPL UTILITY EASEMENT OR 3509 PG. 4732

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

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 55A" (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)

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)

S 00°42'02" E 935.74'

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

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)

N 00°29'37" E 788.49' (C)

(SEE DETAIL B-2 SHEET 6)

(SEE DETAIL B-1 SHEET 6)

FOUND 1/2" I.R. NO ID. (0.38'S & 0.07'W)

FOUND POURED IN PLACE C.M. WITH 1/2 I.R. NO ID. (0.51' S & 1.16' W)

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

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 6B"

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'

S 06°17'32" W 65.14'

FOUND 1/2" IR NO ID

N42°19'16"W (P)
N42°19'21"W (M)
925.71' (P&M)
(65' R/W)

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)

N 47°40'39" E 65.11'

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

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'

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

PARCEL "A" OR 3509 PG 1578

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)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 12A" (0.17N & 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 14A" (0.19'E & 0.04'S)

FOUND POURED IN PLACE C.M. "LEE COUNTY PORT AUTHORITY, DENI ASSOCIATES 15A" (0.02'S & 0.14'W)

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

DANLEY DRIVE (P)

S 33°12'42" E 65.07'

FOUND 5/8" IR NO ID.

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)

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)

S 00°10'53" E 2659.94' (C)

E LINE OF THE NW 1/4 SECTION 12

PAGE PARK
(PB 8, PGS 92-97)

BLOCK I

BLOCK N

BLOCK O

BLOCK H

BLOCK C

BLOCK D

BLOCK T

BLOCK U

BLOCK E

FIRST STREET

SECOND STREET

THIRD STREET

FOURTH STREET

FIFTH STREET

SIXTH STREET

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

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

S 74°56'30" W 403.73'

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

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"

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

JERRY BROOKS PARK (OR 4028, PG 4192)

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

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

E LINE BLOCK B

S LINE OF BLOCK 'B'

PARCEL 2

P.O.B. PARCEL 2

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'

N 89°32'33" E 1368.18' (C)

N 89°21'29" E 2658.40'

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)

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

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'

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

FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
1	2-03-14
2	
3	

DWG. DATE: 5-10-10
SURVEY DATE: 2-8-10
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

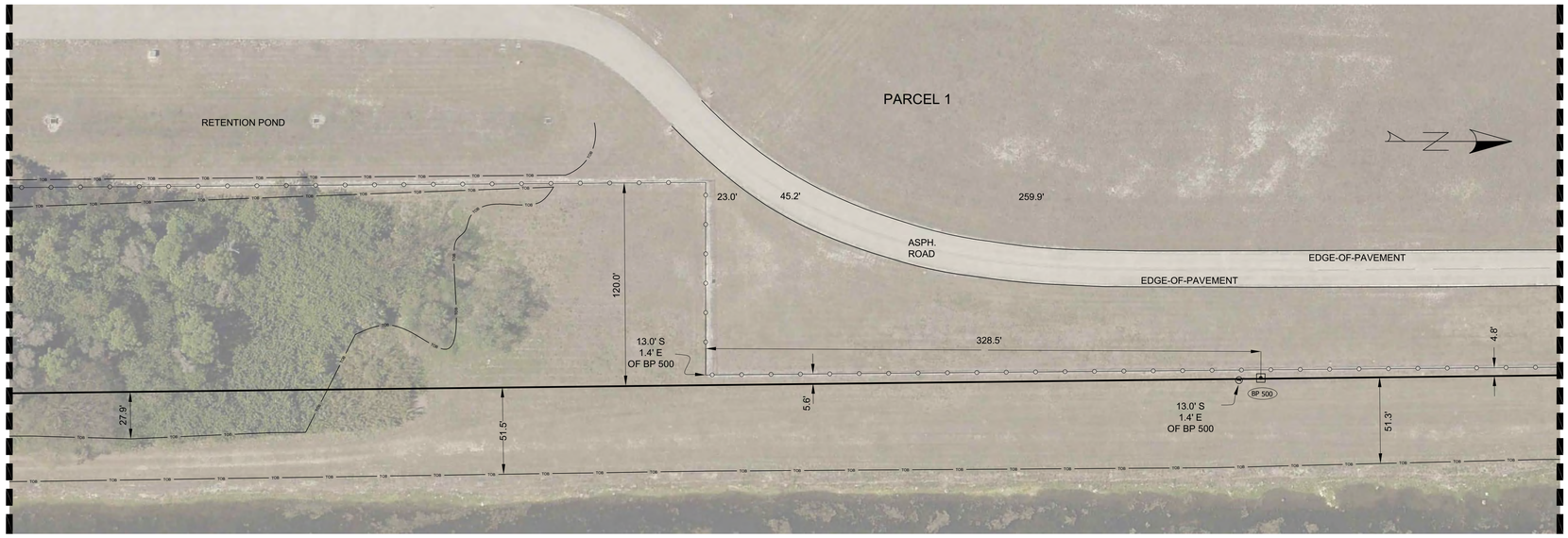
BOUNDARY SURVEY
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

J:\2013\13120\2\091202.01-BNDRY UPDATE.dwg, 2/13/2014 8:30:06 AM

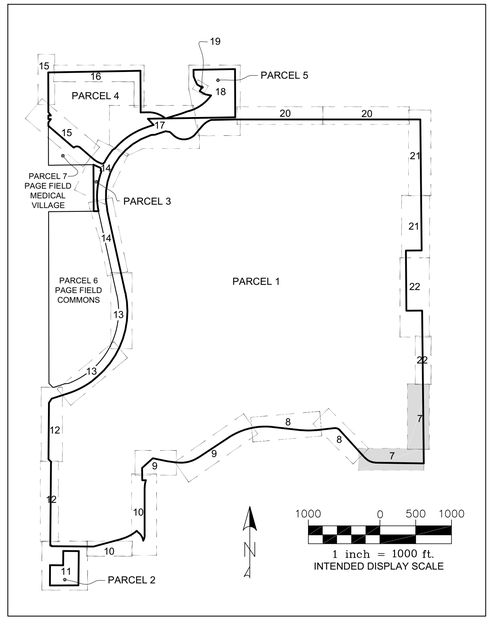
BOUNDARY SURVEY

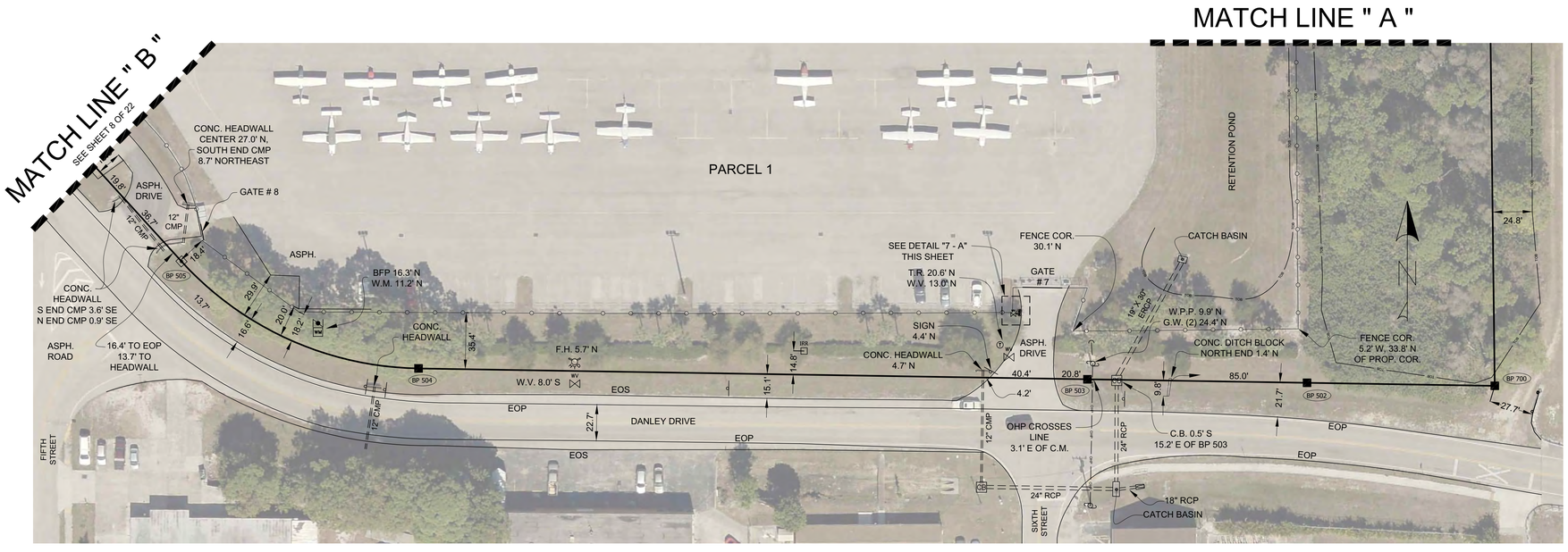
PAGE FIELD AIRPORT
SECTIONS 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

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

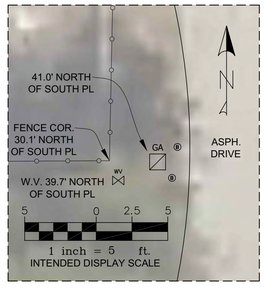


IMPROVEMENT SHEET INDEX





DETAIL "7 - A"



IMPROVEMENT DETAILS

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

FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE	DWG. DATE:	6-7-10
	2-03-14	SURVEY DATE:	5-28-10
BOUNDARY UPDATE		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
Additional info dated 07-31-2023

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

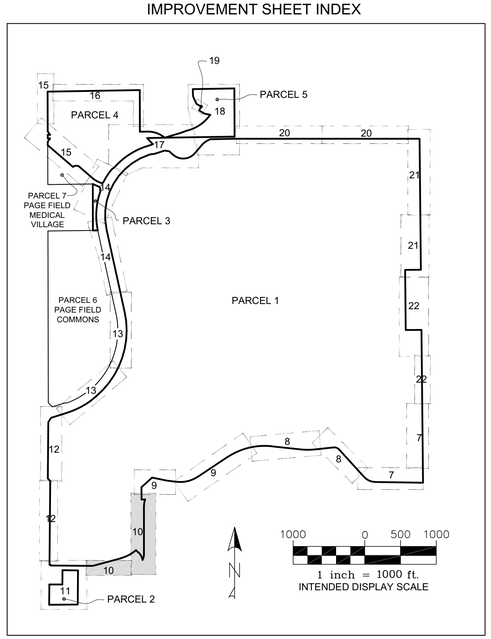
MATCH LINE " G "



MATCH LINE " F "
SEE SHEET 9 OF 22

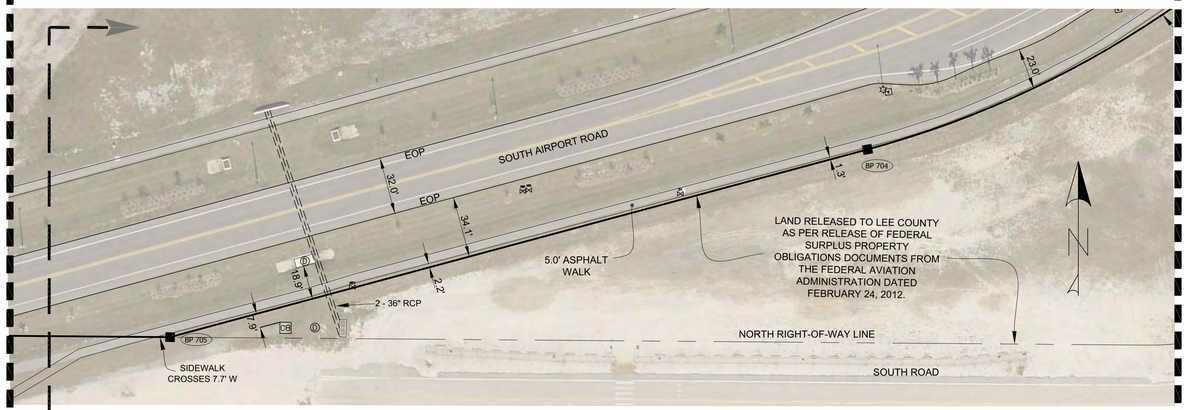
EXISTING IMPROVEMENTS AT TIME OF ORIGINAL SURVEY AS OF 5/26/10 (SHEET 9 OF 22)

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 "

LIMITS OF FIELD LOCATED IMPROVEMENTS AS OF 1/27/14

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
2351 RADEN DRIVE
LAND O'LAKES, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

FOR: LEE COUNTY PORT AUTHORITY

REVISION	DATE
BOUNDARY UPDATE	2-03-14

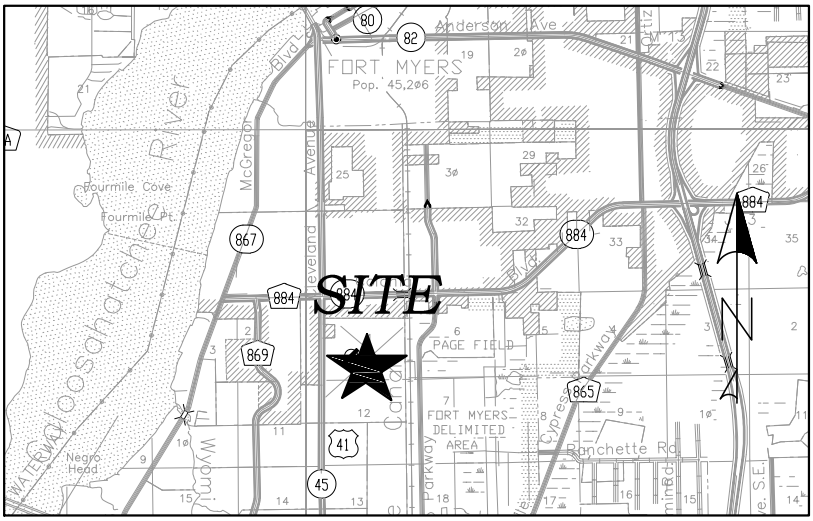
DWG. DATE:	6-7-10
SURVEY DATE:	5-28-10
DRAWN BY:	RJO
CHECKED BY:	SU

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

SKETCH & DESCRIPTION

PAGE FIELD AIRPORT
PARCEL 1
LYING WITHIN
SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

ABBREVIATIONS:

B.O.B. = BASIS OF BEARING
BRG. = BEARING
COR. = CORNER
D.B. = DEED BOOK
DIST. = DISTANCE
DWG. = DRAWING
FT. = FOOT / FEET
I.D.D. = IONA DRAINAGE DISTRICT
INC. = INCORPORATED
INST. = INSTRUMENT
LB = LICENSED BUSINESS
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.R. = OFFICIAL RECORD BOOK / PAGE
PG (S). = PAGE(S)
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SEC. = SECTION
S.F. = SQUARE FEET
S.R. = STATE ROAD

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C-1	167.27'	205.00'	46°45'05"	N 65°41'53" W	162.67'
C-2	80.07'	85.00'	53°58'31"	N 69°18'36" W	77.15'
C-3	197.76'	900.00'	12°35'24"	S 89°59'50" W	197.37'
C-4	649.12'	935.00'	39°46'38"	S 76°24'13" W	636.16'
C-5	313.68'	435.00'	41°19'00"	S 77°10'24" W	306.93'
C-6	106.77'	337.50'	18°07'31"	S 09°00'43" W	106.32'
C-7	85.17'	167.50'	29°08'04"	S 14°31'09" W	84.26'
C-8	121.08'	200.00'	34°41'06"	N 28°25'18" W	119.24'
C-9	244.69'	550.00'	25°29'26"	S 62°11'47" W	242.68'
C-10	377.84'	1208.92'	17°54'26"	N 63°33'34" E	376.30'
C-11	1306.31'	1205.92'	62°03'56"	N 18°40'37" E	1243.37'
C-12	1316.11'	894.93'	84°15'40"	N 29°46'28" E	1200.68'
C-13	338.56'	212.00'	91°30'00"	N 86°09'19" E	303.71'
C-14	150.23'	278.00'	30°57'41"	N 55°53'11" E	148.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 42°19'21" W	525.71'
L-2	S 83°42'08" W	265.90'
L-3	N 83°42'28" W	406.21'
L-4	N 82°10'06" W	132.78'
L-5	N 78°41'58" W	207.41'
L-6	S 47°47'32" W	200.74'
L-7	S 00°22'18" E	171.19'
L-8	N 89°38'23" E	50.12'
L-9	N 45°45'53" W	45.31'
L-10	S 74°56'30" W	403.73'
L-11	N 89°31'56" W	588.17'
L-12	N 00°29'37" E	10.00'
L-13	N 89°31'55" W	16.50'
L-14	N 00°29'37" E	1166.04'
L-15	N 83°54'37" E	3.77'
L-16	N 45°25'06" W	53.94'
L-17	N 00°29'37" E	788.48'
L-18	N 32°55'14" E	70.49'
L-19	N 72°30'47" E	224.29'
L-20	N 50°29'36" E	103.19'
L-21	N 71°54'19" E	21.85'
L-22	N 85°24'03" E	51.42'
L-23	N 71°54'19" E	153.11'
L-24	S 80°26'16" E	63.55'
L-25	S 48°05'41" E	71.92'
L-26	N 40°24'19" E	149.53'
L-27	N 89°02'49" E	337.23'
L-28	N 89°58'25" E	2585.68'
L-29	S 89°29'26" W	220.00'
L-30	N 89°29'26" E	220.00'

NOTES:
1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2UES, INC. IS LB-8336.
2. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF SECTION 12-45-24, BEING S 89°46'16" W.
3. LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NOT VALID WITHOUT ALL SHEETS.
6. SKETCH AND DESCRIPTION ARE BASED ON A BOUNDARY SURVEY BY COONER AND ASSOCIATES, INC., DATED 9-24-2014.

SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 8336)
SIGNED THIS ___ DAY OF _____, 2023

FOR: LEE COUNTY PORT AUTHORITY

DWG DATE:	12-28-2022		
DRAWN BY:	R.J.O.	CHECKED BY:	S.U.
REV. DATE:			

COUNTY:	LEE		
PROJECT NO.:	221204		
DRAWING NO.:	221204-SKD		
REVISION:			

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

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DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

SKETCH & DESCRIPTION

PAGE FIELD AIRPORT
PARCEL 1
LYING WITHIN
SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL 1:

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:

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°31'09" 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°41'06", SUBTENDED BY A CHORD BEING 119.24 FEET IN LENGTH BEARING N 28°25'18" W, FOR 121.08 FEET TO A POINT OF TANGENCY; THENCE RUN N 45°45'53" W FOR 45.31 FEET 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 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH ROAD (65 FEET WIDE PER PLAT); THENCE N 89°31'56" 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;

CONTINUED ON SHEET 3 OF 8

SEE SHEET 4 THRU 8 OF 8 FOR SKETCH

COUNTY:	LEE	DWG DATE:	12-28-2022
PROJECT NO.:	221204	DRAWN BY:	R.J.O.
DRAWING NO.:	221204-SKD	CHECKED BY:	S.U.
REVISION:		REV. DATE:	

FOR: LEE COUNTY PORT AUTHORITY

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

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DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

SKETCH & DESCRIPTION

PAGE FIELD AIRPORT
PARCEL 1
LYING WITHIN
SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

CONTINUED FROM SHEET 2 OF 8

5). N 45°25'06" W FOR 53.94 FEET; 6). N 00°29'37" E FOR 788.48 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°21'21" 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°57'41", SUBTENDED BY A CHORD BEING 148.41 FEET IN LENGTH BEARING N 55°53'11" 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

SEE SHEET 4 THRU 8 OF 8 FOR SKETCH

COUNTY:	LEE
PROJECT NO.:	221204
DRAWING NO.:	221204-SKD
REVISION:	
DWG DATE:	12-28-2022
DRAWN BY:	R.J.O.
CHECKED BY:	S.U.
REV. DATE:	

FOR: LEE COUNTY PORT AUTHORITY

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
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SKETCH & DESCRIPTION

PAGE FIELD AIRPORT
PARCEL 1
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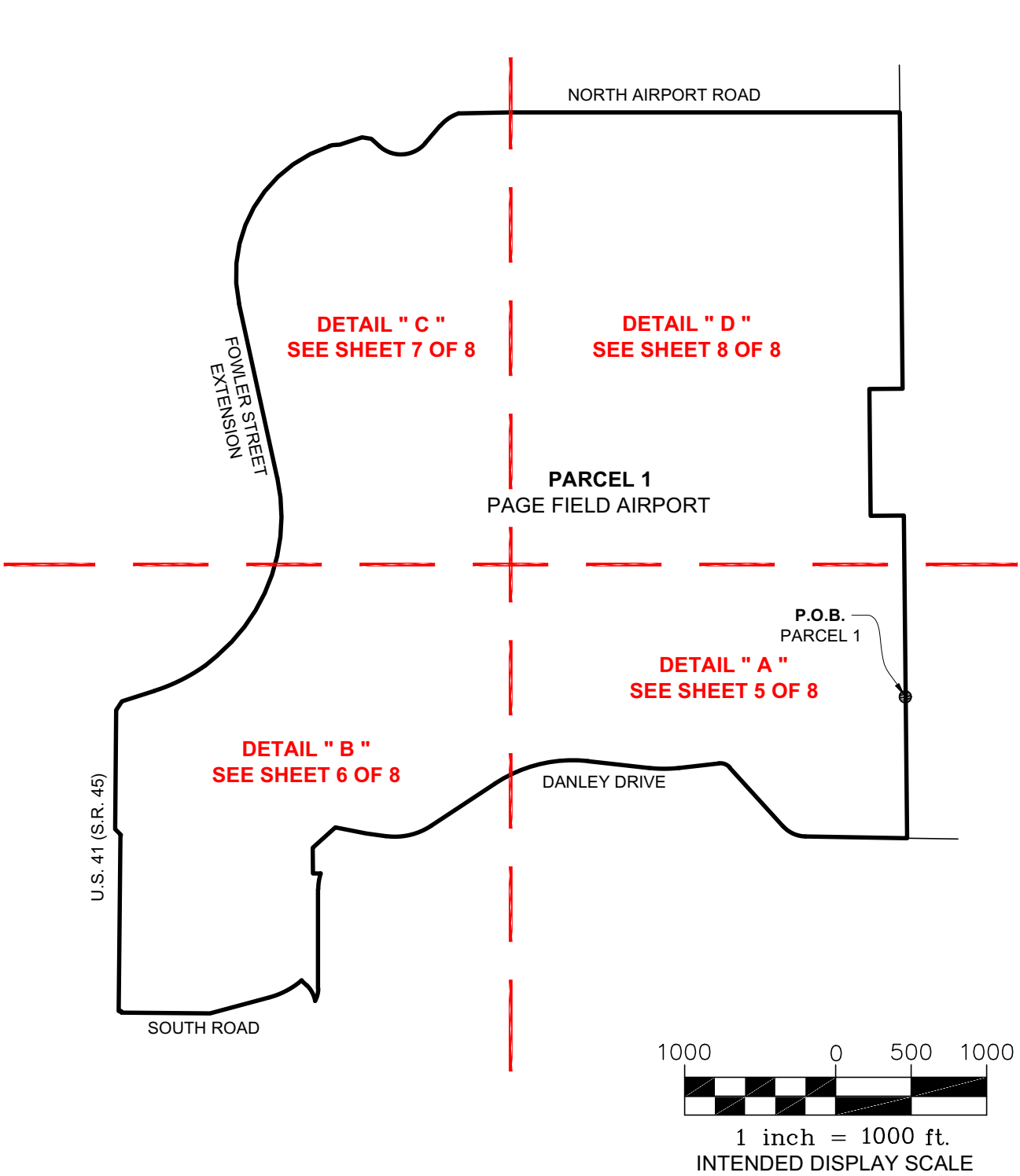
LEE COUNTY, FLORIDA



SEE SHEET 2 & 3 OF 8 FOR DESCRIPTION

FOR:	LEE COUNTY PORT AUTHORITY
DWG DATE:	12-28-2022
DRAWN BY:	R.J.O.
CHECKED BY:	S.U.
REV. DATE:	
COUNTY:	LEE
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SKETCH & DESCRIPTION
PAGE FIELD AIRPORT, PARCEL 1
LYING WITHIN
SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

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PARCEL 1
LYING WITHIN
SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

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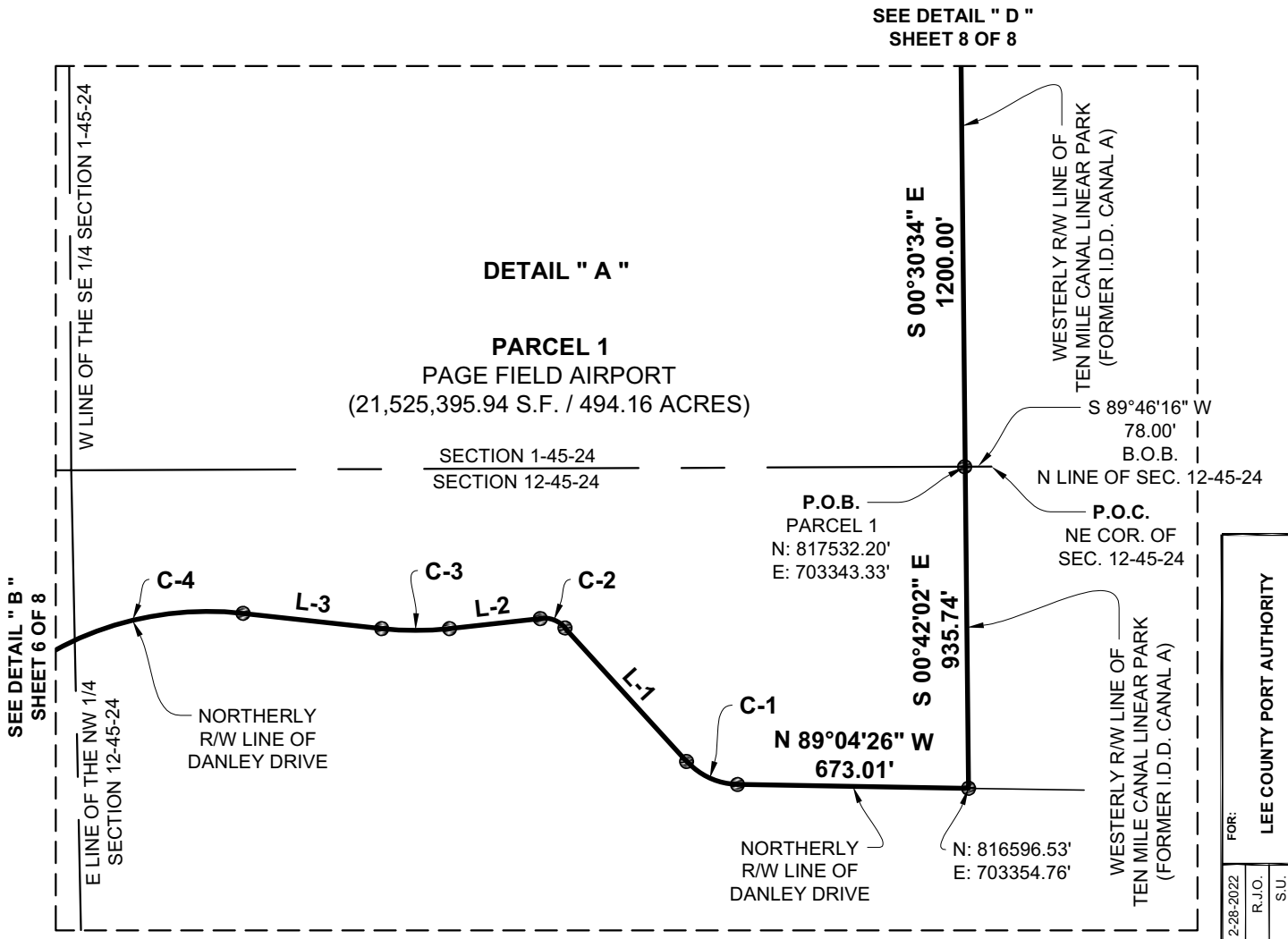
1 inch = 500 ft.
INTENDED DISPLAY SCALE



SEE SHEET 1 OF 8 FOR
LINE AND CURVE TABLES

SEE SHEET 2 & 3 OF 8 FOR DESCRIPTION

FOR:	LEE COUNTY PORT AUTHORITY
DWG DATE:	12-28-2022
DRAWN BY:	R.J.O.
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PROJECT NO.:	221204
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T2 utility engineers
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SKETCH & DESCRIPTION

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SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

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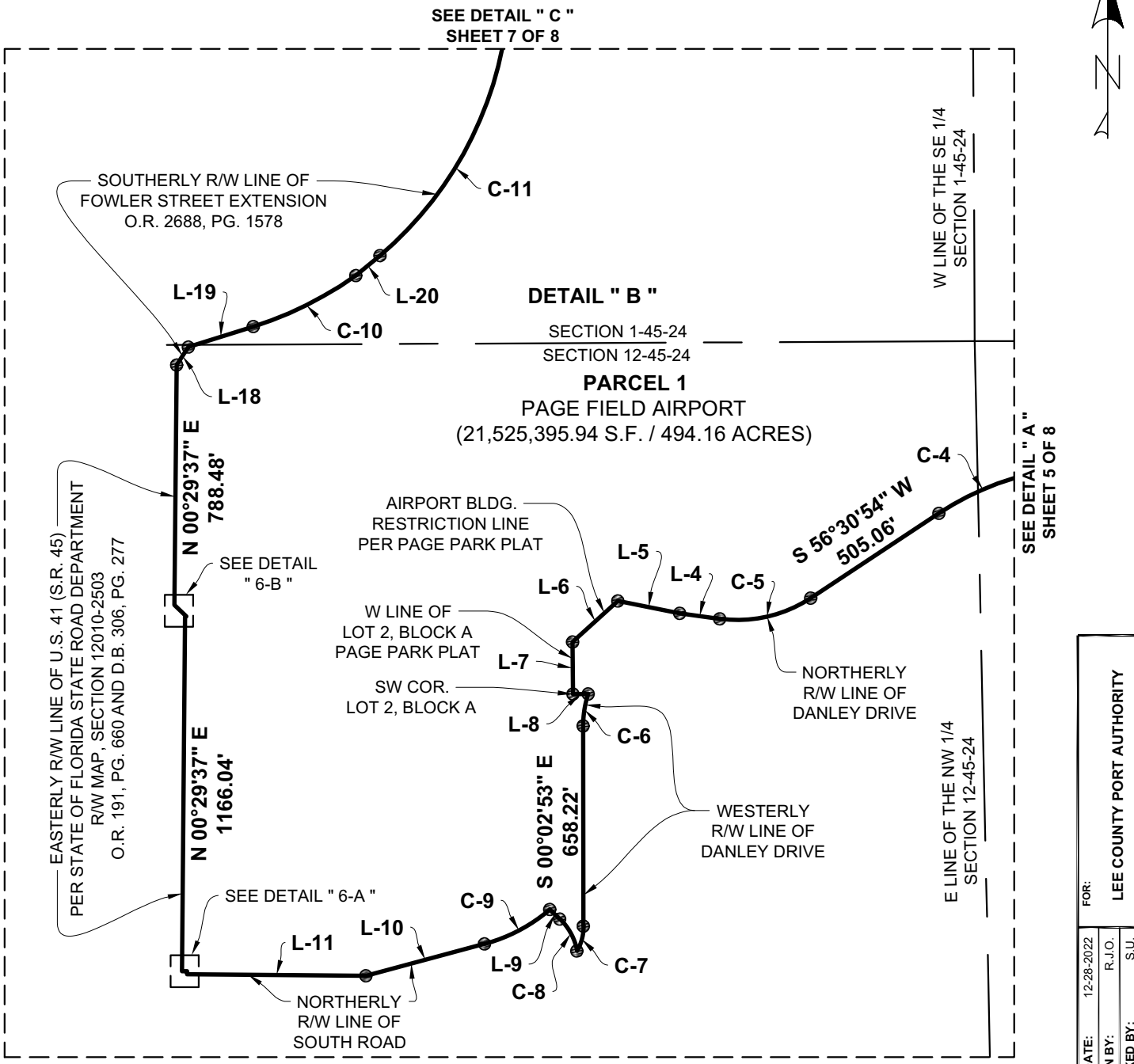
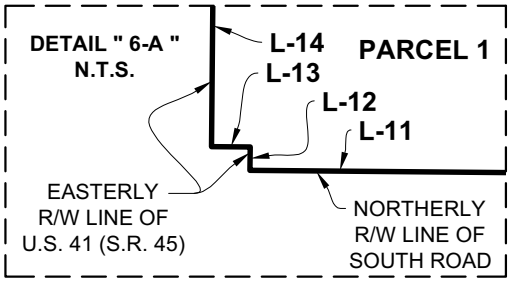
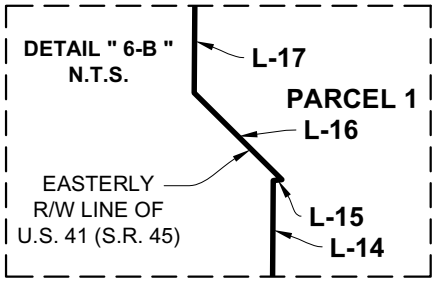
1 inch = 500 ft.
INTENDED DISPLAY SCALE







SEE SHEET 1 OF 8 FOR
LINE AND CURVE TABLES

SEE SHEET 2 & 3 OF 8
FOR DESCRIPTION

FOR:	LEE COUNTY PORT AUTHORITY
DWG DATE:	12-28-2022
DRAWN BY:	R.J.O.
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PAGE FIELD AIRPORT, PARCEL 1
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SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

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SKETCH & DESCRIPTION

PAGE FIELD AIRPORT
PARCEL 1
LYING WITHIN
SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

500 0 250 500

1 inch = 500 ft.
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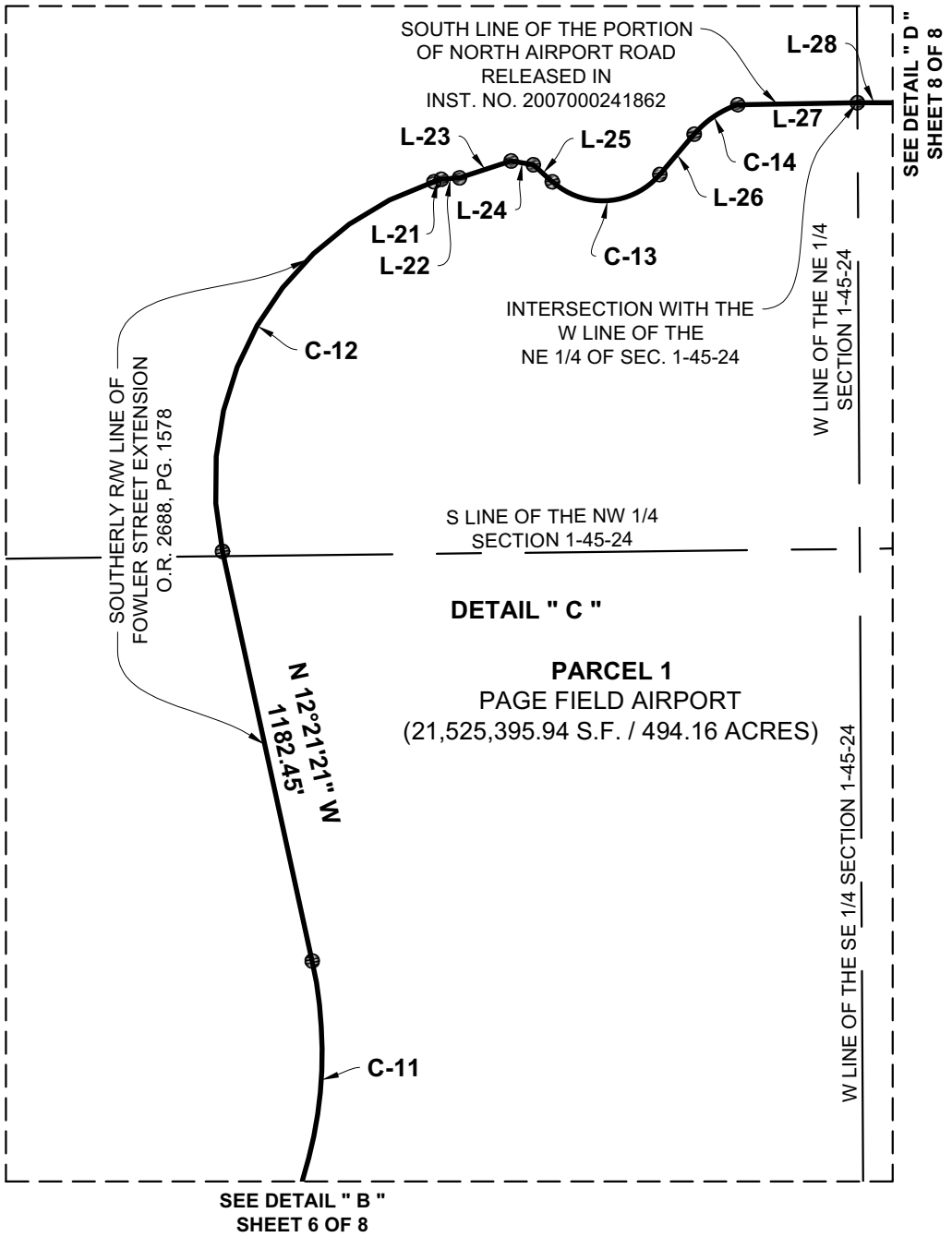

SEE SHEET 1 OF 8 FOR LINE AND CURVE TABLES

SEE SHEET 2 & 3 OF 8 FOR DESCRIPTION

FOR:	LEE COUNTY PORT AUTHORITY
DWG DATE:	12-28-2022
DRAWN BY:	R.J.O.
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SKETCH & DESCRIPTION

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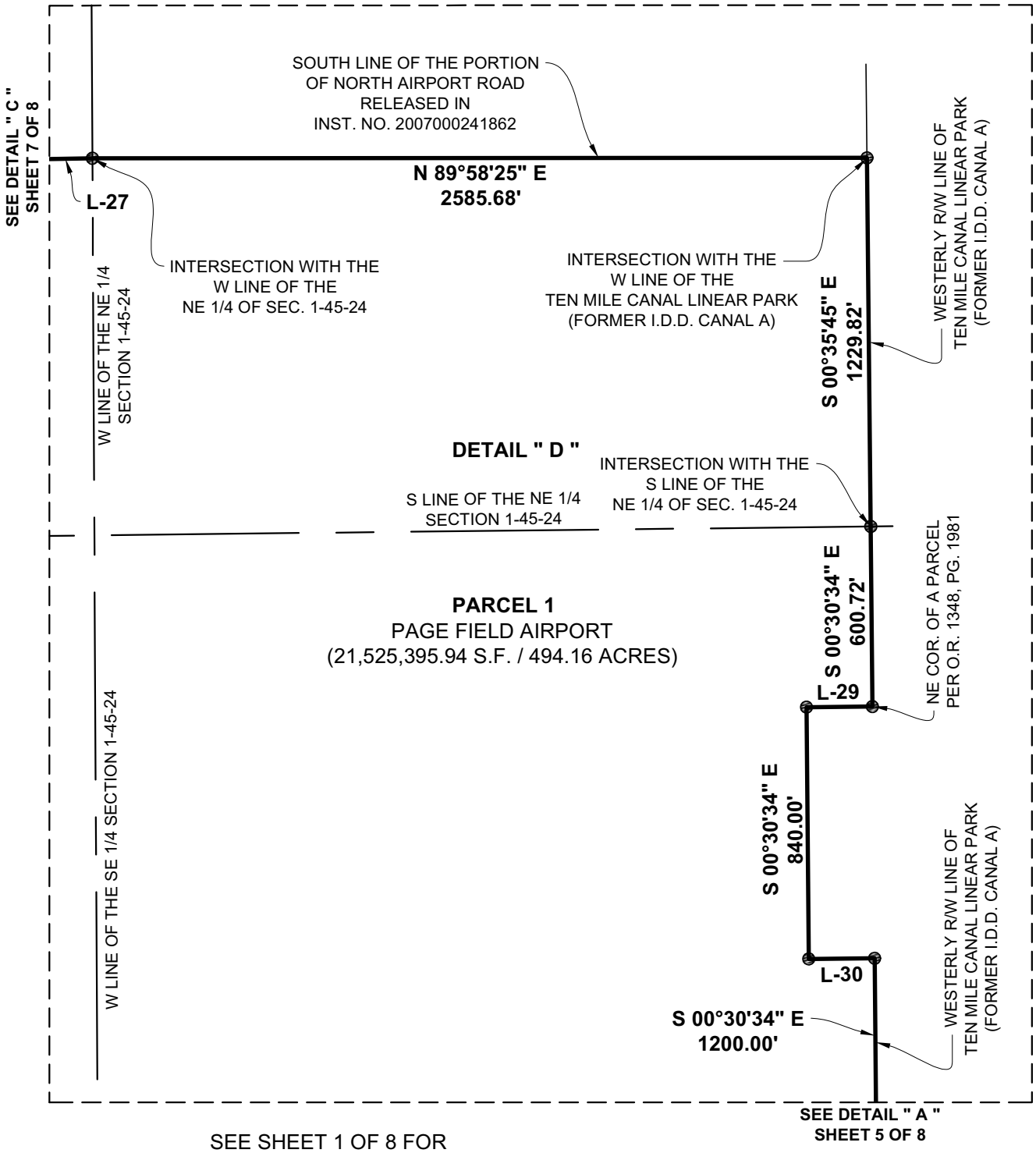

SEE SHEET 1 OF 8 FOR
LINE AND CURVE TABLES

SEE SHEET 2 & 3 OF 8 FOR DESCRIPTION

FOR:	LEE COUNTY PORT AUTHORITY
DWG DATE:	12-28-2022
DRAWN BY:	R.J.O.
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REVISION:	

SKETCH & DESCRIPTION
PAGE FIELD AIRPORT, PARCEL 1
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SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

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DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

SKETCH AND DESCRIPTION

OF A PARCEL OF LAND LYING WITHIN
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DESCRIPTION

A parcel of land in Section 12, Township 45 South, Range 24 East, Lee County, Florida, being a portion of those lands described in Official Records Book 990, page 290 et seq of the Public Records of Lee County, Florida, and being described as follows:

For a Point of Reference commence at the Northeast corner of Section 12, Township 45 South, Range 24 East; thence run S 89° 46' 16" W, along the North line of said Section 12, a distance of 78.00 feet to the Westerly right-of-way line of the Ten Mile Canal Linear Park, formerly known as Iona Drainage District Canal A, and the POINT OF BEGINNING; thence continue S 89° 46' 16" W, along the North line of said Section 12, a distance of 113.60 feet; thence S 00° 28' 14" E, along the Westerly line of those lands described in Official Records Book 990, page 290 et seq, a distance of 933.35 feet to a point on an Easterly projection of the North right-of-way line of Danley Drive as shown on the plat of Page Park recorded in Plat Book 8, page 92 et seq of the Public Records of Lee County, said point also being the Northeast corner of Parcel "A" as described in Official Records Book 2688, page 1578 et seq of the Public Records of Lee County; thence S 89° 04' 26" E, along an Easterly projection of the said North right-of-way line of Danley Drive and said Parcel "A", 117.39 feet to the Westerly right-of-way line of the Ten Mile Canal Linear Park, formerly known as Iona Drainage District Canal A; thence N 00° 42' 02 W, along said right-of-way line, 935.74 to the POINT OF BEGINNING.

Said lands containing 2.48 acres more or less.

NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF COONER & ASSOCIATES, INC. IS LB-6773.
2. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF SECTION 12-45-24, BEING S 89°46'16" W.
3. LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NOT VALID WITHOUT ALL SHEETS. SEE SHEET 2 OF 2 FOR SKETCH.

ABBREVIATIONS:

C.C.R	CERTIFIED CORNER RECORD
D.B.	DEED BOOK
LB	LICENSED BUSINESS
M.B.	MISCELLANEOUS BOOK
O.R.	OFFICIAL RECORDS
P.B.	PLAT BOOK
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCEMENT
PG.	PAGE
R/W	RIGHT-OF-WAY

SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 6773)
SIGNED THIS 18TH DAY OF MAY, 2011

THIS IS NOT A SURVEY

5670 ZIP DRIVE
FORT MYERS, FLORIDA 33905
TELEPHONE: 239.277.0722
FAX: 239.277.7179

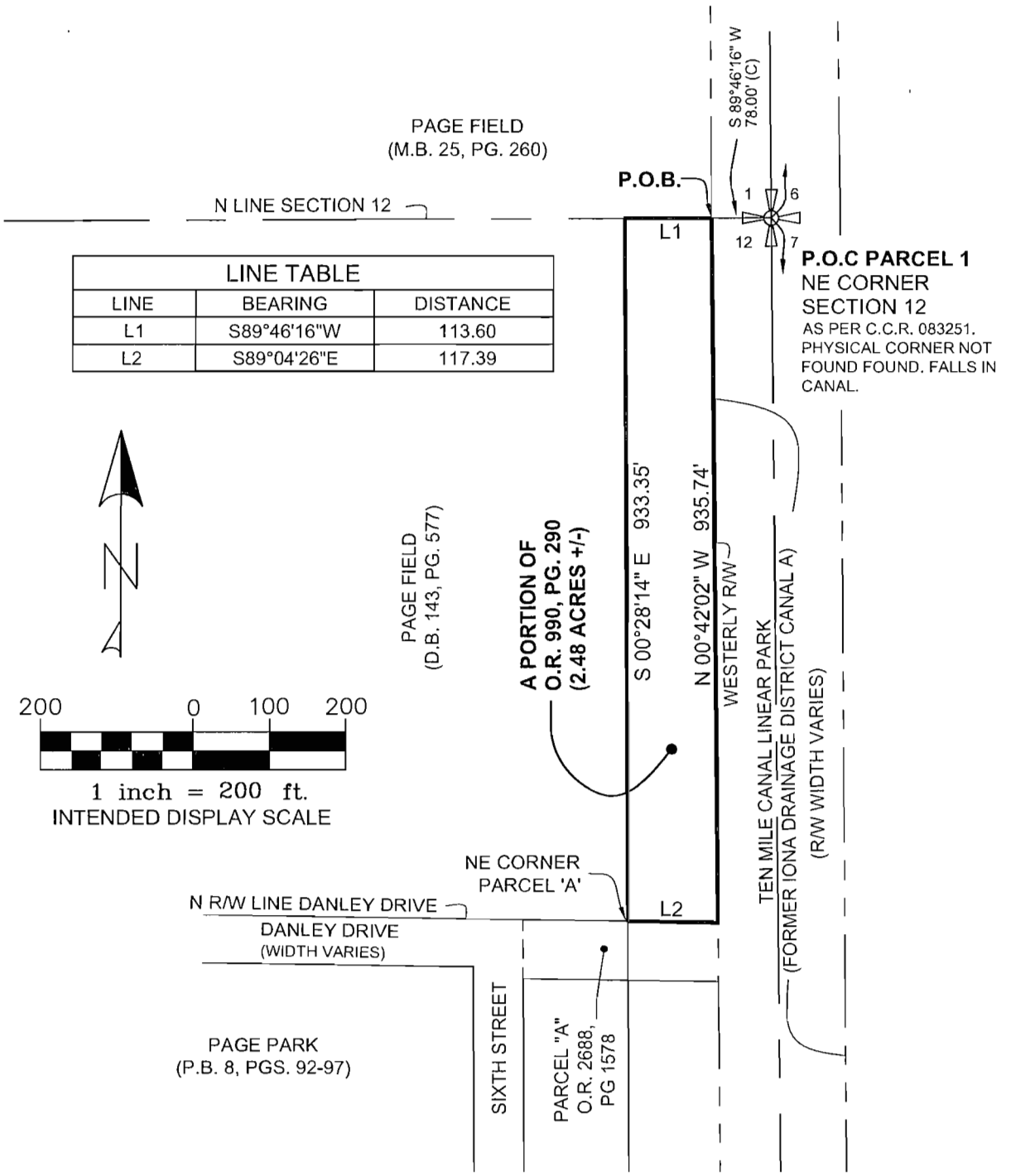
COONER & ASSOCIATES, INC.
SURVEYING AND MAPPING
WWW.COONER.COM

2351 RADEN DRIVE
LAND O'LAKES, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

SKETCH & DESCRIPTION	COUNTY: LEE	DWG DATE: 5/9/11	LEE COUNTY PORT AUTHORITY	1 OF 2
	PROJECT NO.: 091202.06	DRAWN BY: SRU		
	DRAWING NO.: ZEMEL SD	CHECKED BY: SS		
	REVISION:	REV. DATE:		

SKETCH AND DESCRIPTION

OF A PARCEL OF LAND LYING WITHIN
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



THIS IS NOT A SURVEY

■ 5670 ZIP DRIVE
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TELEPHONE: 239.277.0722
FAX: 239.277.7179

COONER & ASSOCIATES, INC.
SURVEYING AND MAPPING
WWW.COONER.COM

□ 2351 RADEN DRIVE
LAND O'LAKES, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

SKETCH & DESCRIPTION				LEE COUNTY PORT AUTHORITY	
	COUNTY: LEE	DWG DATE: 5/9/11			2 OF 2
	PROJECT NO.: 091202.06	DRAWN BY: SRU			
	DRAWING NO.: ZEMEL SD	CHECKED BY: SS			
	REVISION:	REV. DATE:			

LEE COUNTY PORT AUTHORITY

Direct Dial: (239) 590-4800
Fax: (239) 590-4548

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

MICHAEL D. HUNT
PORT AUTHORITY ATTORNEY

BOARD OF
PORT COMMISSIONERS

BRIAN BIGELOW

TAMMY HALL

RAY JUDAH

FRANK MANN

JOHN E. MANNING

March 21, 2012

To: Juliet
Copy to Finance
Doug Swank

Mr. W. Dean Stringer, Manager
U.S. Department of Transportation
Federal Aviation Administration
Orlando Airports District Office
5950 Hazeltine National Drive
Ste 400
Orlando, Florida 32822-5024

Subject: Release of Federal Surplus Property Obligations
Page Field; Fort Myers, Florida
South Road Outparcel

Dear Mr. Stringer:

On March 12, 2012, the Lee County Board of Port Commissioners approved a Release of Federal Surplus Property Obligations for South Road Outparcel at Page Field and Deed of Release between the U.S. Department of Transportation, Federal Aviation Administration and the Lee County Port Authority. Enclosed, please find (1) one fully executed original for your records.

Should you have any questions, do not hesitate to call.

Sincerely,

LEE COUNTY PORT AUTHORITY

Elizabeth K. Walker
General Services Department Director

EKW/sac
Enclosures: (1)
By: FedEx

Cc: Debra Lemke, Government Affairs, w/enc.
Mark Fisher, Development, w/o enc.

DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

U.S. Department
of Transportation
Federal Aviation Administration

Airports District Office
5950 Hazeltine National Drive, Ste. 400
Orlando, Florida 32822

February 24, 2012

Mr. Mark R. Fisher, AAE
Deputy Executive Director—Development
Lee County Port Authority
Southwest Florida International Airport
11000 Terminal Access Road, Ste. 8671
Fort Myers, Florida 33913-8899

Release of Federal Surplus Property Obligations
Page Field; Fort Myers, Florida
South Road Outparcel

Dear Mr. Fisher:

This is in response to your letter dated August 12, 2012, requesting that 1.52 acres of federally obligated land be released from conditions of the Surplus Property Quitclaim Deed dated June 4, 1947. This property was transferred to Lee County under the authority of the Surplus Property Act of 1944.

A release permitting the sale and disposal of real property transferred to the airport owner under the Surplus Property Act or 49 U.S.C. § 47151 is only granted when it is clearly shown such property is no longer needed to directly support an airport purpose or activity and sale of such property will benefit civil aviation by producing an equal or greater benefit to the airport than continued retention of the land. Conversion of a real property asset into another form of asset, such as cash or physical improvements, can better serve the airport. This objective is not met unless an amount equal to the net sale proceeds based on the current fair market value (FMV) of the property is realized as a consequence of the release and such amount is committed to airport purposes.

Under 49 U.S.C. § 47153(c), FAA is required to provide at least a 30-day notice to the public regarding the requested release. The required notice was published in the Federal Register on January 23, 2012.

We have concluded that this property, as legally described in the enclosed Deed of Release, meets the conditions mentioned previously for release. We have also concluded that the release and use of such land for municipal purposes will not interfere with the operation, maintenance or future development of the airport.

C4f
3-12-12

DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

By accepting this release, the Airport Owner agrees to:

1. Deposit, immediately after the sale, the net sale proceeds based on its current FMV or an equivalent amount, into an identifiable interest bearing account currently paying the highest interest rate. The proceeds should remain in this account until utilized in accordance with FAA Order 5190.6B.

2. Expend, within five (5) years of the Deed of Release execution date, the sum of $64,628 for purposes in accordance with FAA Order 5190.6B. It is understood and agreed that this amount will not be eligible as sponsor-matching funds for federally assisted airport development.

3. Maintain accurate records of the above listed expenditures in accordance with accepted business practices, and for three (3) years after the approved project is completed, keep the records open for inspection by the FAA at any time.

4. Ensure that whoever the land is initially and subsequently conveyed to including the airport owner, they and their successors and assigns protect the rights and interests of the public in Page Field and prevent any use of subject property that would constitute an airport hazard, including wildlife hazards.

5. Update the Airport Layout Plan and Exhibit "A" Property Map upon acceptance of the release to reflect the new airport boundaries.

6. Ensure that they and their successors and assigns retain, for the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the surface of the subject property, the right for existing and future aircraft to generate noise in that airspace, and the right to use the airspace to land on or take off from the airport.

7. Ensure that they and their successors and assigns shall not permit/afford access from the subject property onto Page Field property for aeronautical purposes.

8. Ensure that if the property is used or converted to a non-aeronautical, municipal use, an amount equal to the fair market value will be deposited into an identifiable interest bearing account prior to disposal for municipal use. The proceeds should remain in this account until utilized in accordance with FAA Order 5190.6B.

In consideration of these premises, the FAA agrees to release the Airport Owner from the obligations, terms, and conditions of the existing grant agreements as of the date of this agreement as they may relate to the subject property:

COMMENCING at the southwest corner of said Lot 1, Block "A", Page Park according to the plat thereof as recorded in Plat Book 8, Pages 95 through 97, Public Records of Lee County, Florida; thence along the south line of said Lot 1 S.89°31'55"E. for 397.70 feet to the POINT OF BEGINNING of the Parcel herein described; thence N.74°56'30"E. for 403.73 feet; thence northeasterly 244.69 feet along the arc of a circular curve concave to the northwest, having a radius of 550.00 feet, through a central angle of 25°29'26" and being subtended by a chord which bears N.62°11'47"E. for 242.68 feet to a point on said curve;

DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

thence S.45°45'53"E. for 45.31 feet; thence southeasterly 121.08 feet along the arc of a circular curve concave to the southwest, having a radius of 200.00 feet, through a central angle of 34°41'12" and being subtended by a chord which bears S.28°25'17"E. for 119.24 feet to a point on said curve and the southerly line of said Lot 1 also being the northerly right-of-way line of South Road; thence along said southerly line of Lot 1 and northerly right-of-way line of South Road southwesterly 179.44 feet along the arc of a non-tangential circular curve concave to the northwest, having a radius of 167.50 feet, through a central angle of 61°22'48" and being subtended by a chord which bears S.59°46'41"W. for 170.98 feet; thence continue along the south line of said Lot 1 and the north right-of-way line of South Road N.89°3 I '55"W, for 546.02 feet to the Point of Beginning of the Parcel herein described; Bearings are based on the south line of said Lot land the north right-of-way line of said South Road being N.89° 31'55"W.

Parcel contains 1.52 acres, more or less.

Please indicate your acceptance of these conditions by signing and completing the bottom portion of this letter and its enclosed duplicate and returning one copy to our office.

In addition, please have the original and two copies of the Deed of Release (enclosed) executed on behalf of the Airport Owner and return one copy to us.

Sincerely,

W. Dean Stringer
Manager

4 Enclosures

Accepted for Airport Owner

By: _____

Title: Chair

Date: 3/12/12

APPROVED AS TO FORM:
OFFICE OF PORT ATTORNEY

COPY

DEED OF RELEASE

This instrument, a Deed of Release, made by the United States of America, Acting by and through the Administrator of the Federal Aviation Administration, Department of Transportation, under and pursuant to the powers and authority contained in the provisions of 49 U.S.C. § 47153, to Lee County Port Authority, a body politic, created, operating, and doing business under the laws of the State of Florida, WITNESSETH:

WHEREAS, the United States of America, acting by and through the Federal Aviation Administration under and pursuant to authority contained in the provisions of 49 U.S.C. § 47153, and applicable rules, regulations, and orders by an instrument of transfer entitled "Quitclaim Deed" dated June 4, 1947 did remise, release and forever quitclaim to Lee County, it successors and assigns, all rights, title and interest in and to that certain property located and situated in Fort Myers, Florida, subject to certain terms, conditions, reservations and restrictions, said Quitclaim Deed being recorded in the public records of Lee County, Florida, Deed Book No. 25, Pages 260-267, reference being hereto made as if fully set out herein; and

WHEREAS, the Airport Owner has requested the United States of America to release the hereinafter described real property from all of those terms, conditions, reservations and restrictions of the said instrument(s) of transfer; and

WHEREAS, the Administrator of the Federal Aviation Administration is authorized to grant releases pursuant to the powers and authority contained in 49 U.S.C. § 47153; and

WHEREAS, by virtue of delegation of authority, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, under and pursuant to the powers and authority contained in 49 U.S.C. § 47153 is authorized to make determinations on requests for Deed of Release and to execute said Deeds of Release to convey, quitclaim or release any right or interest reserved to the United States of America by an instrument of disposal; and

WHEREAS, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, has determined that the release of such real property as is hereinafter described, from all of the said terms, conditions, reservations and restrictions set forth in the above identified instrument of transfer will not prevent accomplishment of the purpose for which the property was made subject to such terms, conditions, reservations and restrictions and is necessary to protect or advance the interests of the United States of America in civil aviation.

NOW THEREFORE, for and in consideration of the above expressed recitals and of the benefits to accrue to the United States and to civil aviation, the United States of America, upon inclusion by the Lee County in the Instrument of Transfer conveying title to the hereinafter described real property of provisions as follows:

(1) That the Lee County Port Authority reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be

inherent in the operations of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, for use of said airspace for landing on, or taking off from or operating on Page Field.

(2) That the Lee County Port Authority expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to such a height so as to comply with Federal Aviation Regulations, Part 77.

(3) That the Lee County Port Authority expressly agrees for itself, its successors and assigns, to prevent any use of the hereinafter described real property which would interfere with the landing or takeoff of aircraft at Page Field or interfere with air navigation and or communication facilities serving Page Field, or otherwise constitute an airport hazard, including wildlife hazards.

(4) Ensure that the Lee County Port Authority and their successors and assigns shall not permit/afford access from the subject property onto Page Field property for aeronautical purposes.

(5) Ensure that if the property is used or converted to a municipal use, an amount equal to the fair market value will be deposited into an identifiable interest bearing account prior to conversion of the property to the municipal use. The proceeds should remain in this account until utilized in accordance with FAA Order 5190.6B.

HEREBY, releases the said real property from the terms, conditions, reservations, and restrictions as contained in the above-mentioned Instrument of Transfer from the United States of America to the Lee County dated June 4, 1947 which real property is described as follows:

COMMENCING at the southwest corner of said Lot 1, Block "A", Page Park according to the plat thereof as recorded in Plat Book 8, Pages 95 through 97, Public Records of Lee County, Florida; thence along the south line of said Lot 1 S.89°31'55"E. for 397.70 feet to the POINT OF BEGINNING of the Parcel herein described; thence N.74°56'30"E. for 403.73 feet; thence northeasterly 244.69 feet along the arc of a circular curve concave to the northwest, having a radius of 550.00 feet, through a central angle of 25°29'26" and being subtended by a chord which bears N.62°11'47"E. for 242.68 feet to a point on said curve; thence S.45°45'53"E. for 45.31 feet; thence southeasterly 121.08 feet along the arc of a circular curve concave to the southwest, having a radius of 200.00 feet, through a central angle of 34°41'12" and being subtended by a chord which bears S.28°25'17"E. for 119.24 feet to a point on said curve and the southerly line of said Lot 1 also being the northerly right-of-way line of South Road; thence along said southerly line of Lot 1 and northerly right-of-way line of South Road southwesterly 179.44 feet along the arc of a non-tangential circular curve concave to the northwest, having a radius of 167.50 feet, through a central angle of 61°22'48" and being subtended by a chord which bears S.59°46'41"W. for 170.98 feet; thence continue along the south line of said Lot 1 and the north right-of-way line of South Road N.89°3 I '55"W, for 546.02 feet to the Point of Beginning of the Parcel herein described; Bearings are based on the south line of said Lot land the north right-of-way line of said South Road being N.89° 31'55"W.

Parcel contains 1.52 acres, more or less.

DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

This release is for the specific purpose of permitting Lee County Port Authority to sell and convey title to the above described property for municipal purposes.

By its acceptance of this Deed of Release Lee County Port Authority also covenants and agrees for itself, its successors and assigns, to comply with and observe all of the conditions and limitations hereof, which are expressly limited to the above described real property.

IN WITNESS WHEREOF, the United States of America has caused these presents to be executed in its name and on its behalf by the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, all as of the 24th day of February, 2012.

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION

By _____
Manager, Orlando Airports District Office
Airports Division, Southern Region
Federal Aviation Administration

STATE OF FLORIDA)
) ss
COUNTY OF ORANGE)

On this 24th day of February, 2012, before me a Notary Public in and for the County of Orange, State of Florida, personally appeared. Dean Stringer, known to me to be the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, and known to me to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same on behalf of the Administrator of the Federal Aviation Administration and the United States of America.

WITNESS my hand and official seal.

KATHY DEES
MY COMMISSION # EE087496
EXPIRES April 25, 2015
(407) 398-0153 FloridaNotaryService.com

_____
Notary Public in and for said County and State

(SEAL)

My commission expires April 25, 2015

Approved and accepted for and on behalf of the Lee County Port Authority:

ATTEST:
LEE COUNTY CLERK OF COURTS

BY: _____
Deputy Clerk

BOARD OF PORT COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chair

BOARD OF PORT COMMISSIONERS LEE COUNTY SEAL

APPROVED AS TO FORM

BY: _____
Office of the Port Attorney

BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

1. REQUESTED MOTION/PURPOSE: Request Board approve a Deed of Release from the United States Department of Transportation, Federal Aviation Administration for a parcel of land within Page Field General Aviation Airport's inventory, commonly referred to as the "South Road Outparcel".
2. FUNDING SOURCE: Lee County budgeted item
3. TERM: N/A
4. WHAT ACTION ACCOMPLISHES: Releases airport land for use by Lee County related to Jerry Brooks Park

5. CATEGORY: C.4f
Budgeting, Purchases, Contracts and Agreements

6. ASMC MEETING DATE: 2/28/2012

7. BoPC MEETING DATE: 3/12/12

8. AGENDA:
X CONSENT
____ ADMINISTRATIVE
____ APPEALS
____ PUBLIC
____ BoCC

9. REQUESTOR OF INFORMATION:
(ALL REQUESTS)
NAME Mark Fisher
DIV. Development

10. BACKGROUND:

The South Road Outparcel was originally acquired by Lee County in 1941 from the Dixie Tropical Trucking Company. At the onset of World War II, airport property owned by Lee County, which included the South Road Outparcel, was leased and used by the United States government to support the war effort. At the conclusion of WWII, in 1947, all Page Field property and assets, including the South Road Outparcel, were returned to Lee County as part of the Surplus Property Act. A condition of this return is that all airport property must be used for an aviation use and purpose. However, in accordance with our grant assurances and federal regulations, if a portion of airport property is deemed surplus to future aviation needs, the parcel may be released form this condition upon the Port authority's receipt of Federal Aviation Administration (FAA) approval and fair market value compensation prior to its release from the airport's inventory.

The Port Authority is undertaking a project to realign existing South Road at Page Field to provide improved access to the south side of the airport as depicted on the FAA approved FMY Airport Layout Plan. This road realignment will result in a small parcel of land (the South Road Outparcel) being no longer contiguous to the rest of the airport. This parcel is needed by Lee County to provide an additional vehicle parking area for Jerry Brooks Park located just south of the airport. The South Road Outparcel is no longer needed for aeronautical purposes and the release and use of this parcel will not interfere with the operation, maintenance or future development of Page Field. Therefore, the FAA has approved the release of the South Road Outparcel upon payment by Lee County to the Port Authority of fair market value compensation in the amount of $64,628 based on the June 21, 2011 appraisal. The Port Authority will use these funds

11. RECOMMENDED APPROVAL

DEPUTY EXEC DIRECTOR	GENERAL SERVICES	OTHER	FINANCE	PORT ATTORNEY	EXECUTIVE DIRECTOR
Mark R. Fisher	Elizabeth K. Walker	N/A	Gene R. Meyers	Gregory S. Hagen	Robert M. Ball

12. SPECIAL MANAGEMENT COMMITTEE RECOMMENDATION:

APPROVED X (6-0)
APPROVED as AMENDED
DENIED
OTHER

13. PORT AUTHORITY ACTION:

APPROVED HALL/MANN
APPROVED as AMENDED
DENIED
DEFERRED to
OTHER

Background (continued)

towards the construction of the South Road Realignment project. Therefore, staff recommends the Board execute the Deed of Release and the accompanying conditions.

Attachments:
Exhibit
Appraisal Summary
FAA Dead of Release (hard copy to be provided at ASMC Meeting)

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.

DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

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)

RESPONSE: The 2.5-acre land area being rezoned from IL to AOPD is designated in the Industrial Development Future Land Use designation. This land area will be used consistent with the Industrial Development designation. This land area will be developed as part of the Southeast Quad Hangar development project, which will convert 40,000 square yards of apron area to 81 hangars that will support the County's growing general aviation industry. The location of the subject site aligns with the locational requirements of the Industrial Development designation; the site is part of an airfield with adequate water, sewer, fire protection and related services available and is in a convenient established location that serves the aviation industry needs. Thus, the rezoning of the

2.5-acre land area to AOPD will contribute to job opportunities, investment opportunities, and promote a balanced and sufficient tax base resulting from the improvements to aviation infrastructure associated with this project.

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)

POLICY 2.1.3: All land use categories and Planning Districts permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones A and B), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Ord. No. 94-30, 98-09, 21-09)

RESPONSE: The rezoning request promotes contiguous and compact growth and use of land at the location of the existing airport. While the provisions of Policy 2.1.3 allow various uses to be considered within the applicable land use categories of Industrial Development and Airport, the AOPD Schedule of Uses specifies permitted uses that are compatible on airports. Standards in LDC Section 34-1011, Airport Compatibility District, outline provisions for land uses to be controlled on and in proximity to airports. Churches, schools, and resource recovery are some of the uses identified as incompatible on airport property and therefore are not included in the AOPD Schedule of Uses.

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

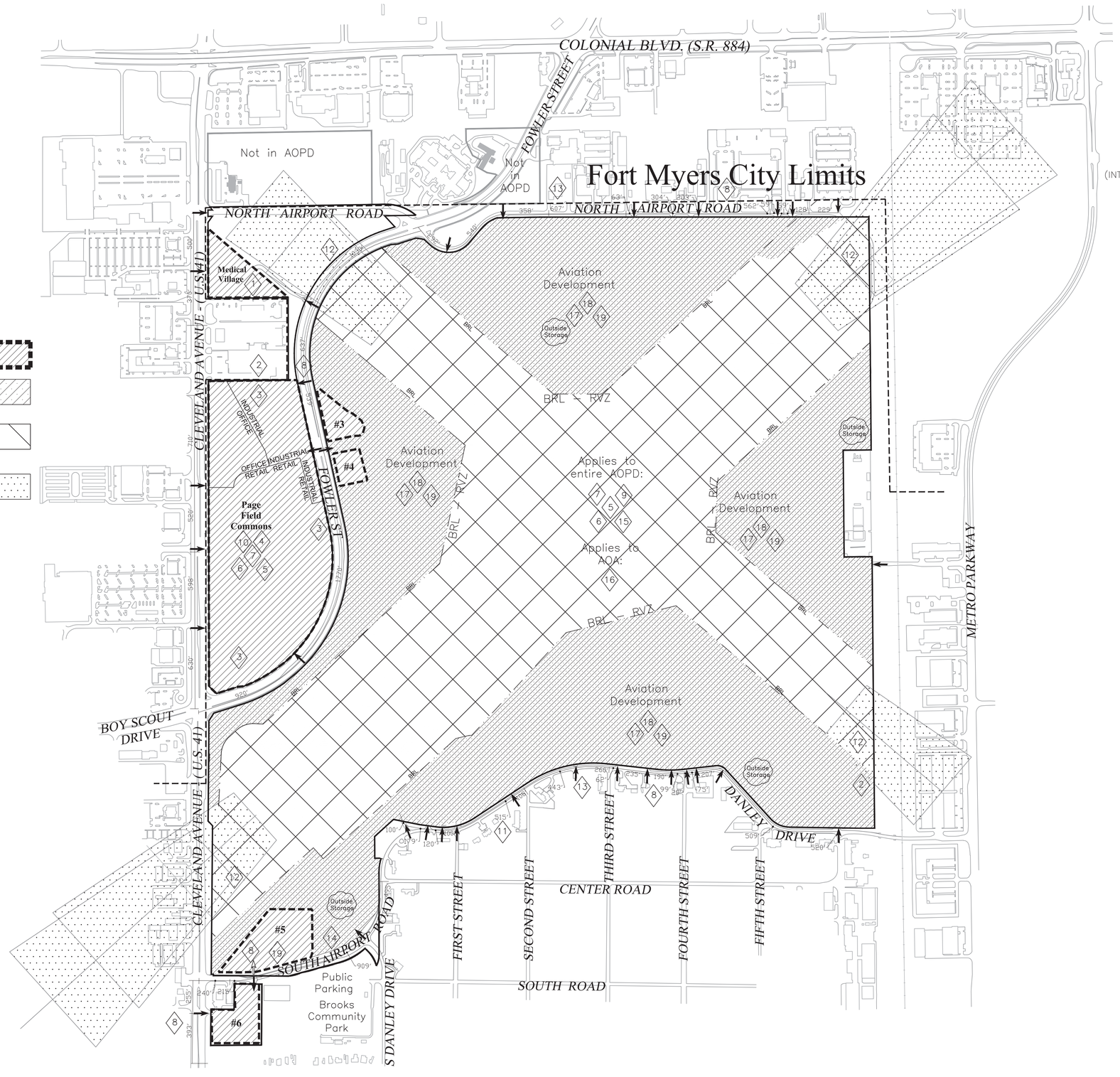
1 DEVIATION

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

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JOHNSON ENGINEERING

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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

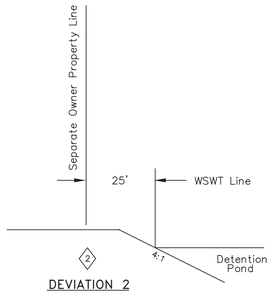
MASTER CONCEPT PLAN

SHEET NUMBER

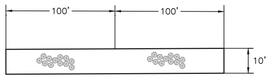
1 OF 3

LEGEND

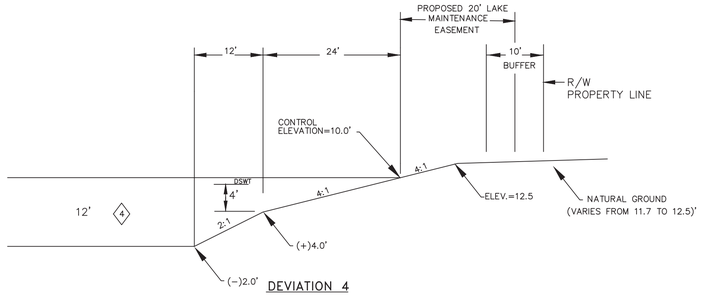
DEVIATION – ◇10



◇2 DEVIATION 2
NTS

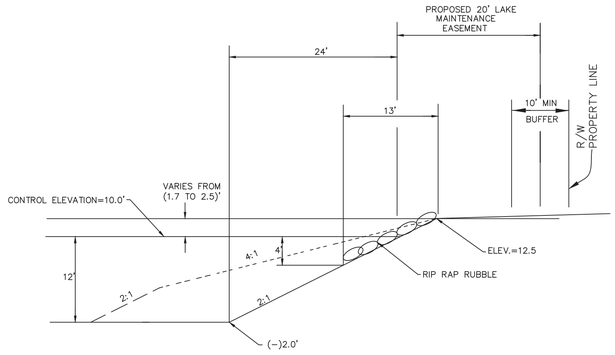


◇3 DEVIATION 3
10' WIDE LANDSCAPE STRIP
12 SHRUBS / 100 LF OF LANDSCAPE STRIP

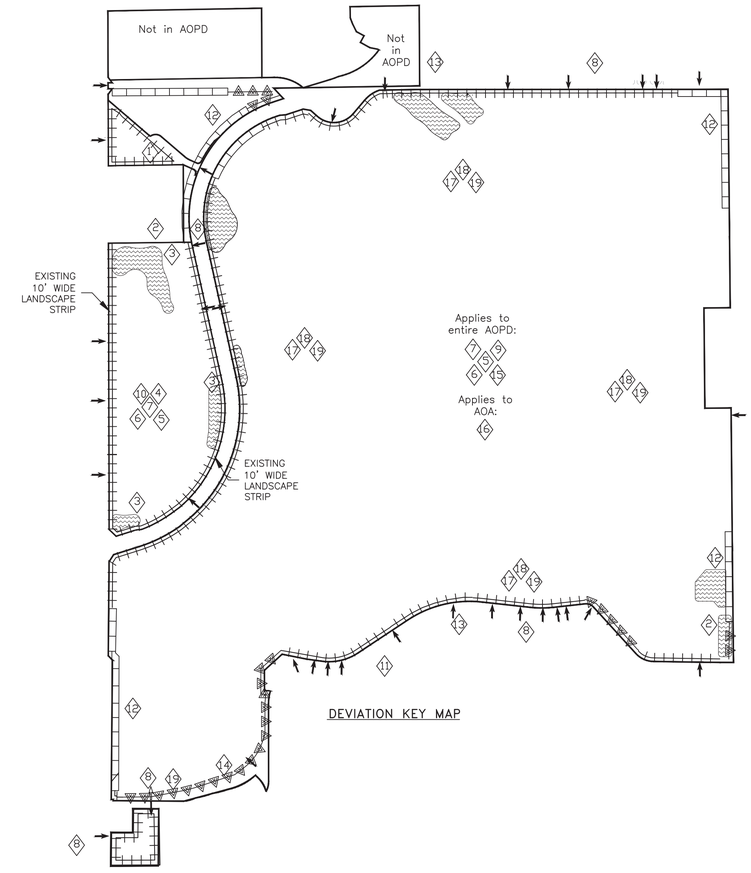


◇4 DEVIATION 4
TYPICAL LAKE CROSS SECTION
NTS

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



DEVIATION KEY MAP



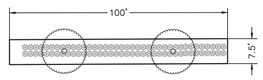
◇13 DEVIATION 13

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

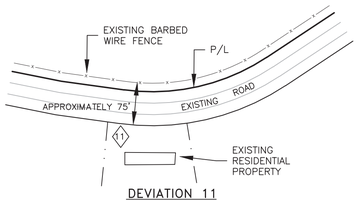


◇13 DEVIATION 13

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



DEVIATION 11
BARBED WIRE FENCE TO RESDIENTIAL
NTS

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

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

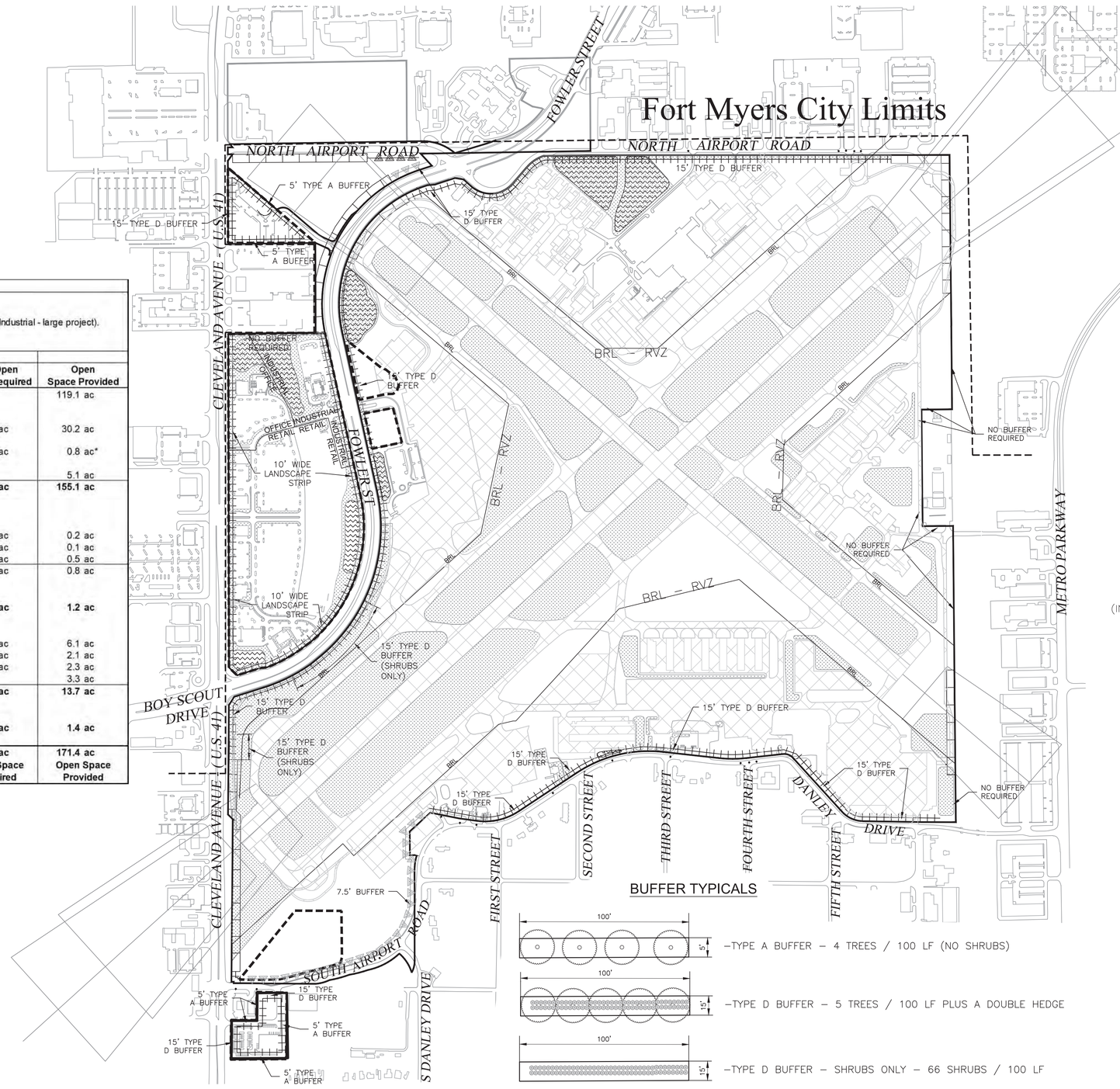
- OPEN SPACE
- LAKES
- AIRCRAFT MOVEMENT AREAS (RUNWAYS, TAXIWAYS, TAXI LANES & APRONS)
- FUTURE BUFFER
- EXISTING OR PREVIOUSLY APPROVED BUFFER
- BUILDING RESTRICTIONL LINE/RUNWAY VISIBILITY ZONE
- RPZ BUFFER

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

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

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 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**

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**
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	--	--

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**
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

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)):								

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**
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	--	--	--	--	--	--	--

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**
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**

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**
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**

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**
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**	--	--

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**
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**

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**
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**

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**
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**

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**
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**

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)	**--**	**--**	**--**	**--**	**--**	**--**	**--**

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**

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)**

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.

DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

(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.

SECTION C - DEVIATIONS

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

Deviation (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.

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.

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.

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.

This deviation modification request enhances the achievement of the objectives of the planned development and promotes the general intent of LDC 34-377 to protect the public health, safety and welfare by removing or altering potential life-threatening hazards from the airport property. FAA Advisory Circular 150/5200-33C encourages airports to "minimize the risk to aviation safety, airport structures or equipment, or human health posed by populations of hazardous wildlife on and around the airport." This goal is achieved through the management of wildlife attractants onsite including removal of hazardous landscape and plantings.

A condition recognized by the Lee County Hearing Examiner and BOCC included in the AOPD zoning approval for Page Field (Condition 15 of Resolution Z-11-013) is that FAA's policies, advisories and regulations will control in the event of a conflict between the provisions of the LDC and the FAA, Federal Air Regulations, or other FAA policies, advisories and regulations applicable to this airport. Based on this governing condition that is designed to ensure protection of public health, safety and welfare, the deviation request is justified as it will allow for achieving objectives of the planned development by eliminating hazards allowing for safe airport operations. The deviation also preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

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.

DCI2023-00018 Lee County ePlan Additional info dated 07-31-2023

SURFACE WATER MANAGEMENT PLAN

The management of stormwater at Page Field is primarily overland flow to open ditches or inlets and culverts. The current two runways create four quadrants with the water in the north flowing north to an offsite ditch operated by the City of Fort Myers that was a part of the former Iona Drainage District (IDD). The east quadrant is served by several shallow storage areas with conveyance going south. There are no known connections into the Ten Mile Canal that is located along the eastern boundary. The reason for no connection is the water levels in the canal are often higher than those on the airport and would bring in water to the airport rather than discharge the water. Stormwater runoff in the southern quadrant flow off the site in at least two culverted crossings of Danley Drive. The western quadrant discharges through culverted crossings of Fowler Extension and US 41 to a former IDD conveyance.

The east quadrant has shallow storage that is dry much of the year constructed at the time of the expansion of T-Hangars between 1994 and 2008. Two developed commercial areas along the western portion of the airport, Page Field Commons and Page Field Medical Village, have been developed according to the criteria of South Florida Water Management District. There are three stormwater ponds associated with the Page Field Commons site west of the Fowler Street Extension and two ponds east of Fowler Street Extension within the western quadrant of the airfield.

Rezoning the acquired 2.5 acres 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).

SECTION B: CONDITIONS

From Z-11-013

All references to uses are as defined or listed in the Lee County Land Development Code.

1. Lee County Resolutions Numbers Z-97-080 and Z-98-068, Administrative Amendment ADD2000-00072, Resolution Z-04-022, Administrative Amendments ADD2006-00214, ADD2007-00133 and ADD2008-00101 and Variance Case VAR2009-00018 are hereby replaced by the action herein and no longer have any force or effect.

2. Master Concept Plan/Development Parameters

   The development of this project must be consistent with the4-page Master Concept Plan (MCP) entitled "Page Field Airport, Master Concept Plan," Sheets numbered 2, 3, 4 and 10, all dated April 2011; Sheets numbered 2 and 3 were last revised 10-3-11 and Sheets numbered 4 and 10 were last revised 4-14-11; all sheets are date-stamped "Received NOV 03 2011, Community , Development," all atac hed hereto as Exhibit "C," except as modified by the Conditions and Deviations below.

   This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursed, appropriate approvals will be necessary.

   The approved intensity of development within this planned development must also be consistent with Lee Comprehensive Plan (Lee Plan) Table 5(b) and Map 3G.

3. Uses and Site Development Regulations

   The following limits apply to the project and uses:

   a. Schedule of Uses

      See at ached Exhibit "D"

      Accessory Uses must be located on the same parcel where the principal use to which it relates is located. Accessory uses must be incidental and subordinate to the principal use of the parcel.

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

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

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:25 feet	
Street:	25 feet
Side:	20 feet
Rear:	15 feet
Water body:	25 feet
Minimum Building Separation:	40 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

4. Burrowing Owls: The three-page management plan entitled "Page Field General Aviation Airport AOPD Rezoning Application Burrowing Owl Protective Measures," dated 3/3/2011 and date-stamped "Received APR 04 2011, Community Development," at ached as Exhibit

E, is hereby adopted. Prior to the collapsing of any burrows Lee County Environmental Sciences Staff must be contacted and copies of all appropriate State and Federal permits must be provided.

5. Open Space: Prior to local development order approval, the Development Order plans must delineate open space consistent with the open space table on Sheet 10 of the MCP. Non-aviation sites 3, 4, and 5 must provide a minimum of 10 percent open space.

6. Stormwater Lake: Prior to local development order approval, the landscape plans must provide an alternative lit oral planting design consistent with the following steps:

   a. The square footage of the required lit oral shelf must be calculated by multiplying the linear feet of shoreline by 25 percent followed by the required 20-foot-width.

   b. The square footage of the required compensatory lito ral shelf must be calculated by multiplying the linear feet of hardened shoreline by the required five-foot-width.

   c. The results of steps (a) and (b) must be summed to provide an overall square footage of required lito ral shelf.

   d. Canopy trees must be calculated at 20 feet on-center and shrubs must be calculated at 3 feet on-center. These plantings must meet the standards of §10-420 (c) and (d).

   e. The canopy trees and shrubs must be dispersed around the lakes in planting beds outside the 20-foot lake maintenance easement.

   f. 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.

7. Landscaping with Easements: Prior to any future local development order approval, plantings within easements must comply with the standards set forth in the LDC. Any current developments with plantings permit ed within easements will be considered in compliance, but the landscaping must be maintained in perpetuity, even if the plantings are impacted by any work within the easement.

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.

9. Tall Structures: This planned· development is SUBJECT TO the provisions of §34-1008, Permit for Tall Structures, including but not limited to, permanent buildings, antennas, towers and temporary construction cranes.

10. Vehicular/Pedestrian Impacts: Approval of this zoning request does not address mitigation if the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

11. Lee County Comprehensive Plan Consistency: Approval of this zoning request does not guarantee-local development order approval. Future Development Order approvals must satisfy the requirements of the Lee County Comprehensive Plan - Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1 (b), be reviewed for, and found consistency-with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.

12. Concurrency: Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

13. Solid Waste Management: As part of any local development order approval for vertical development, the Development Order plans must include facilities in compliance with LDC §10-261 and Lee County Solid Waste Ordinance No. 08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

14. Blasting: No development blasting is permit ed as part of this project.

15. Conflicts Between Regulations: In the event of a conflict between the provisions of the LDC and the Federal Aviation Administration's (FAA), Federal Air Regulations (FAR) or other FAA policies, advisories, and regulations applicable to this airport, then such FAA's policies, advisories and regulations will control.

From ADD2017-00119

1. The terms and conditions of the Zoning Resolution Z-11-013 (Exhibit B) remain in full force and effect, except as granted in this action.

2. Sheets 2 and 3 of the approved Master Concept Plan found in Zoning Resolution Z-11-013 are hereby replaced with Sheets 2 and 3 found as Exhibit C of this action.

3. The Schedule of Uses within the AOPD zoning, Zoning Resolution Z-11-013, is hereby amended to allow Airport Operations Facilities within Non-Aviation Parcels 3, 4, and 6 as found in Exhibit D of this action.

4. If any new plant material must be proposed at time of development order this plant material must follow the FAA compatible plant species document.

5. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

From ADD2019-00028

1. Development must be in compliance with the four-page Master Concept Plan entitled Page Field Airport Master Concept Plan, prepared by Johnson Engineering, Inc., dated April 2011, as adopted by ADD2017-00119. A copy of the Master Concept Plan is ata ched hereto as Exhibit “F”.

2. Condition 2 of Resolution Z-11-013 is hereby amended as follows:

   Master Concept Plan/Development Parameters

   The development of this project must be consistent with the 4-page Master Concept Plan (MCP) entitled Page Field Airport Master Concept Plan, prepared by Johnson Engineering, Inc., dated April 2011, adopted by ADD2017-00119 and at ached hereto as Exhibit “F”, "Page Field Airport, Master Concept Plan," Sheets numbered 2, 3, 4 and 10, all dated April 2011; Sheets numbered 2 and 3 were last revised 10-3-11 and Sheets numbered 4 and 10 were last revised 4-14-11; all sheets are date-stamped "Received NOV 03 2011,

Community Development," all at ached hereto as Exhibit "C," except as modified by the Conditions and Deviations below and the Conditions and Deviations approved by Resolution Z-11-013, ADD2017-00119, and ADD2018-10067.

This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursed, appropriate approvals will be necessary. The approved intensity of development within this planned development must also be consistent with Lee Comprehensive Plan (Lee Plan) Table 5(b) and Map 3G.

3. Development must be in compliance with the Page Field General Aviation Airport Development Schedule at ached hereto as Exhibit “C” and the Schedule of Uses atac hed hereto as Exhibit “D”.

4. The terms and conditions of the original zoning resolution and subsequent amendments thereto, except as modified herein, remain in full force and effect.

5. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

From ADD2018-10067

1. Deviation 16, which seeks relief from 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, at ached hereto as Exhibit “B”. Lighting outside the Airport Operations Area must comply with the applicable provisions of the Land Development Code.

2. The terms and conditions of the original zoning resolution and subsequent amendment thereto, except as modified herein, remain in full force and effect.

3. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the

Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

From ADD2021-00145

1. Approval is limited to the addition of Medical Office as a permite d use within the Page Field Commons Retail Subarea, as delineated on the Master Concept Plan approved by Case Number ADD2017-00119. The amended Page Field General Aviation Airport (AOPD) schedule of uses is at ached hereto as Exhibit "B."

2. The terms and conditions of the original zoning resolution and subsequent amendments thereto, except as modified herein, remain in full force and effect.

3. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

From ADD2022-00177 (numbering conflict)

1. The Development must be in compliance with the amended Master Concept Plan, dated September 2022. The Master Concept Plan for ADD2022-00177 is hereby APPROVED and adopted. A reduced copy is at ached hereto as Exhibit "E".

2. The Development Plan for the Page Field Airport Operations Planned Development (AOPD) is hereby amended and adopted as described in Exhibit "C".

3. The Schedule of Uses for the Page Field Airport Operations Planned Development (AOPD) is hereby amended and adopted as described in Exhibit "F".

2. The terms and conditions of the original zoning resolutions, as amended, remain in full force and effect.

3. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.