Summary of Hearing Examiner Recommendation

PAGE FIELD AOPD REZONING

The Lee County Port Authority seeks to rezone Page Field airport lands to adjust AOPD boundaries and update development conditions. A 2.5± acre Industrial zoned parcel is proposed to be added to the AOPD and a 1.5± acre parcel is slated for removal.

The parcel to be removed has been used for parking to support Brooks Park. The parcel to be added will support airport operations and provide detention for the water management system.

Detailed recommendation follows

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2023-00018

Regarding: **PAGE FIELD AOPD REZONING**

Location: South Cleveland Avenue, North Airport Road, Danley Drive, and a Drainage Canal

South Fort Myers Planning Community (District 2)

Hearing Date: **November 9, 2023**

I. Request

Rezone from Airport Operations Planned Development (AOPD) and Light Industrial (IL) to AOPD to increase the size of the AOPD boundary by 0.95 acres and revise the Development Schedule, Schedule of Uses, Master Concept Plan, and Schedule of Deviations. The boundary will be updated by rezoning 2.5± acres zoned Light Industrial (IL) located at the southeast corner of the Airport to AOPD and by removing 1.5± acres.

The property's legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approval, subject to the conditions and deviations set forth in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property.[1] In satisfaction of this duty, the Hearing Examiner accepted testimony and evidence on the application to rezone to AOPD.

In preparing a recommendation to the Board, the Hearing Examiner must consider the Lee County Comprehensive Plan (Lee Plan), the Land Development Code (LDC), and other applicable County regulations to the facts presented in a rezoning request.[2] Specifically, the Hearing Examiner must find the request compatible with

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[1] LDC §34-145(d)(1)(a) & (2)(a).
[2] LDC §34-145(d)(3).

surrounding uses and complies with Lee Plan and LDC requirements relating to such items as transportation facilities, natural resources, and urban services.[3] The Hearing Examiner may take judicial notice of previous Board decisions.[4] The Hearing Examiner's recommendation must be based on competent and substantial evidence.[5]

Discussion supporting the recommendation of approval of the proposed AOPD follows below.

Request Synopsis

Applicant seeks to modify zoning approvals for the Page Field Airport by:

- Modifying the AOPD area from 563.65± acres to 564.6± acres. The change results from removal of 1.5± acres and addition of 2.5± acres zoned IL. The 1.5± acre parcel has been used for county park parking rather than airport use.[6] The 2.5± acre parcel is needed to serve stormwater management functions for airport property.
- Updating the Master Concept Plan (MCP), Schedule of Uses, Deviations, and Development Regulations to reflect existing/proposed conditions; and
- Adding three deviations.

The Page Field Airport sits south of Colonial Boulevard and east of US 41 and has been in operation since the 1940s. The request accomplishes significant housekeeping efforts by codifying various zoning approvals and removing antiquated references to satisfied conditions. The addition of IL land triggers the rezoning process.

The site plan retains approved access points, uses, and development parameters.

Staff recommends approval, finding the AOPD satisfies LDC review criteria.

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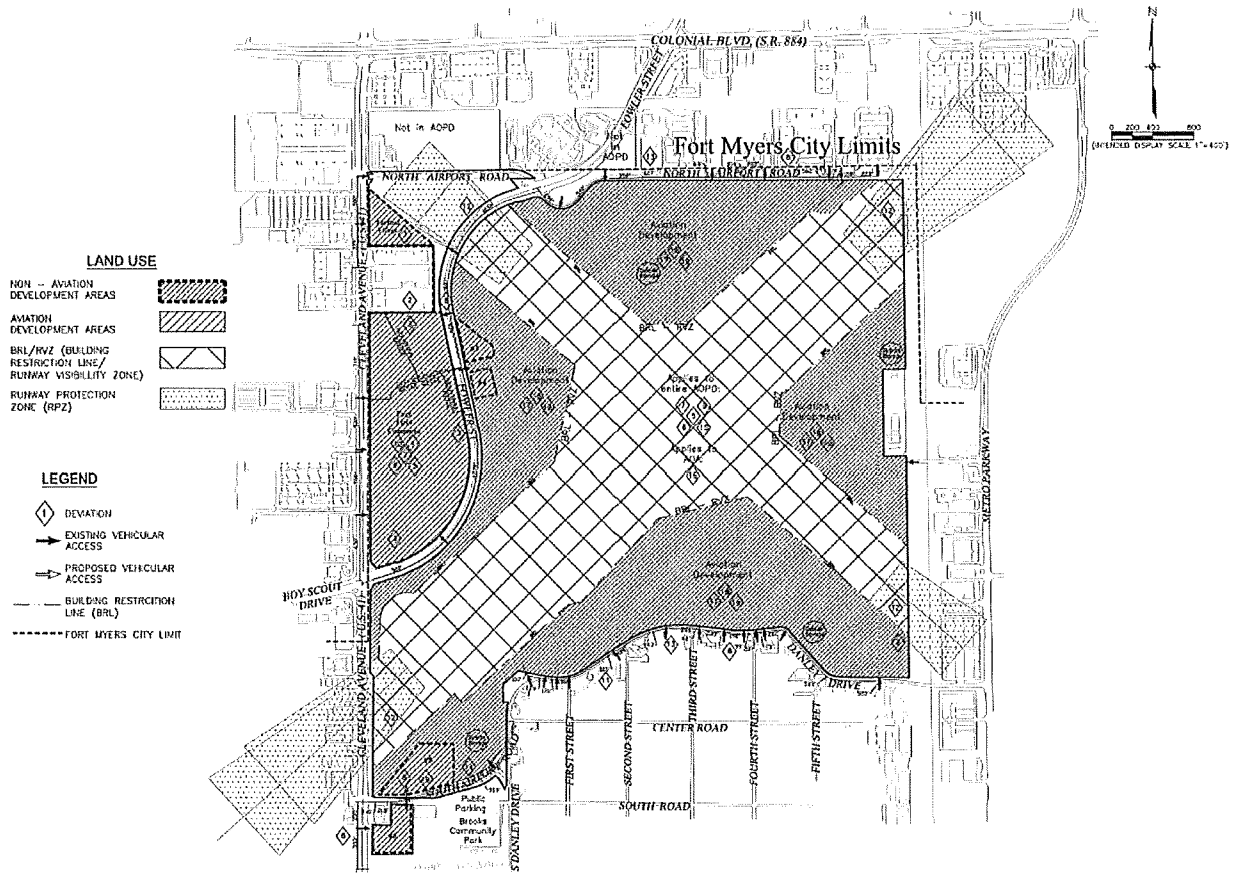
[3] LDC §34-145(d)(4).
[4] Lee Co. Admin. Code 2-6, §2.3.D(4)(b).
[5] Lee Co. Admin. Code 2-6, §3.3.A(2); LDC §34-83(a)(4)(a)(1)(a).
[6] The 1.5± acres being removed will continue to be governed by the AOPD until it is rezoned. The parcel remains in the AOPD legal description. *See* Staff Report (Attachment T); Danley Testimony; Staff Ex. 2.



Zoning Review Criteria

Before recommending approval, the Hearing Examiner must find the request:

A. Complies with the Lee Plan;

B. Meets the LDC and other applicable County regulations or qualifies for deviations;

C. Is compatible with existing and planned uses in the surrounding area;

D. Will provide access sufficient to support the proposed development intensity;

E. Addresses impacts on transportation facilities by County regulations or conditions of approval;

F. Will not adversely affect environmentally critical/sensitive areas or natural resources; and

G. Will be served by urban services if located in a Future Urban area.[7]

When the requested zoning action is a planned development, the Hearing Examiner must also find:

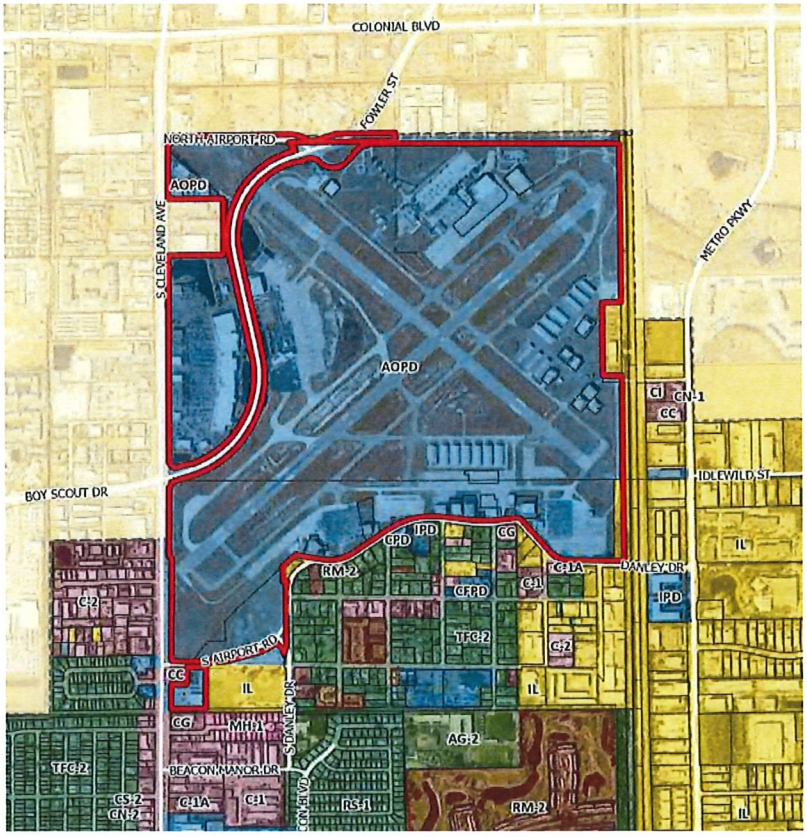
H. The proposed use/mix of uses is appropriate at the proposed location;

I. Recommended conditions (1) provide sufficient safeguards to the public interest, and (2) reasonably relate to impacts on the public interest expected from the proposed development; and

J. Requested deviations (1) enhance achievement of the objectives of the planned development, and (2) promote the LDC's intent to protect public health, safety, and welfare.[8]

Character of the Area

The property is located east of US 41, south of Colonial Boulevard. Commercial and industrial developments surround the site, with residential uses in the general vicinity. City of Fort Myers lands abut to the west, north, and east.



[7] LDC §34-145(d)(4)(a)(1).
[8] LDC §34-145(d)(4)(a)(2).

Zoning History

The property has been used as an airport since the 1940s.[9] There is significant zoning history. The most relevant zoning action began in 2011 when the site was rezoned to AOPD.[10] Several administrative amendments followed.[11]

The request updates the AOPD to codify prior zoning approvals and reflect current site conditions.

Lee Plan Consistency and Compatibility

Planned developments must be consistent with the Lee Plan.[12] Rezoning requests must be compatible with existing/planned uses in the surrounding area.[13] Planned developments must be located to minimize negative effects of proposed uses on neighboring properties.[14]

The property is located within the Airport Lands and Industrial Development future land use categories in the South Fort Myers Planning Community.[15]

Most of the site is within the Airport Lands category.[16] Lee Plan Maps identify Page Field as a Major Airport.[17] Airport Lands accommodate airport operations and growth necessary to meet the region's demands.[18] Permitted development includes aviation related facilities and compatible non-aviation uses.[19] Operations at Page Field meet the directives of the Airport Lands classification.

The Industrial Development category contemplates industrial activities and mixed uses.[20] Permitted uses include industrial, manufacturing, and research.[21] The requested addition of 2.5± acres of Industrial Development lands into the AOPD is appropriate as the acreage will be used for stormwater management to support aviation facilities. In addition, the Lee Plan permits public uses/facilities in all land use categories.[22]

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[9] *See* Staff Report (pg. 1).
[10] *See* Z-11-013; Staff Report (pg. 1-2); Staff Ex. 2 (slide 5); Applicant Ex. 1 (slide 4).
[11] The AOPD has been subject to five administrative amendments since Z-11-013: ADD2017-00119; ADD2018-10067; ADD2019-00028; ADD2021-00145; and ADD2022-00177.
[12] LDC §34-411(a).
[13] LDC §34-145(d)(4)(a).
[14] LDC §34-411(c) and (i).
[15] Lee Plan Map 1-A, 1-B; Policy 1.1.7, 1.1.12.
[16] *See* Staff Report (Attachment B: Future Land Use Map); Lee Plan Map 1-A.
[17] Lee Plan Map 3-E.
[18] Lee Plan Policy 1.1.12.
[19] *See Id.*
[20] Lee Plan Policy 1.1.7.
[21] *Id.*
[22] Lee Plan Policy 2.1.3; *See* Staff Report (pg. 4).

Zoning actions for industrial land uses must be consistent with the Lee Plan Economic Element.[23] Airports support a diversified and stable economy by providing transit/cargo services and offering employment opportunities.[24] Supporting Page Field operations achieves Lee Plan directives to:

- Ensure businesses have access to infrastructure/services to compete in a global economy;[25]
- Maintain the County's transportation infrastructure to ensure safe and convenient travel to support businesses;[26]
- Strengthen the role of airports as economic engines for development and diversification within the County;[27] and
- Provide adequate facilities to serve County guests and residents.[28]

The Board previously found the AOPD consistent with the Lee Plan and compatible with the surrounding area. The requested changes do not alter this finding.[29]

Transportation/Traffic

Planned developments must have access to roads with sufficient capacity to support proposed intensity.[30] Existing regulations or conditions of approval must address expected impacts on transportation facilities.[31]

The request does not alter existing access points. Applicant demonstrated the request provides sufficient access to support proposed development.[32]

Applicant secured a waiver from the Traffic Impact Statement (TIS) requirement.[33] Staff determined the requested changes to the AOPD will not adversely impact the surrounding roadway system.[34]

Site related impacts will be evaluated during development order review.[35]

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[23] Lee Plan Policy 7.1.10.
[24] Lee Plan Goal 158, 161. Goals 46 and 47 are achieved through approving the request to support general aviation services Page Field offers.
[25] Lee Plan Objective 158.3, 161.4.
[26] Lee Plan Policy 158.3.1, 161.4.3.
[27] Lee Plan Policy 158.3.2.
[28] Lee Plan Goal 161, Policy 161.1.2, 161.3.1.
[29] Lee Plan Goals 6, 7, 46, 47, 158, Objective 2.1, 2.2, 11.1, Policy 1.1.7, 1.1.12, 1.5.1, 2.1.1, 6.1.6, 6.1.7, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.6, 7.1.7, 7.1.8, 47.1.2, 125.1.2.
[30] LDC §34-145(d)(4)(a)(1)(d); §34-411(d)(1).
[31] LDC §34-145(d)(4)(a)(1)(e); §34-411(d)(2).
[32] LDC §34-145(d)(4)(a)(1)(d); Staff Report (Attachment Q: Transportation-Related Analysis Memorandum from Md Rakibul Alam dated 10/6/23). Access to US 41 is governed by the Florida Department of Transportation (FDOT).
[33] *See Id.* citing F.S. §163.3180(5)(h)1 and GEN2023-00121(A).
[34] *See Id.*; Staff Report (pg. 5).
[35] Site related improvements include capital improvements and right-of-way dedications for "direct access" improvements to the project. Direct access improvements include site driveways/roads, median cuts made necessary by driveways/roads, right-turn, left-turn and deceleration/acceleration lanes serving driveways/roads, traffic control measures, and roads/intersection improvements whose primary purpose at

Environmental and Natural Resources

Planned development design should reflect creative use of open space.[36] Developers must make an effort to protect and preserve natural site features.[37]

The environmental assessment of the additional parcel identified exotic hardwoods, disturbed lands, and a spoil berm.[38] There are no wetlands within the AOPD.[39]

Surface waters across AOPD lands are directed through an integrated stormwater management system.[40] The additional 2.5± acres provides water management detention supporting the AOPD.[41] Applicant must comply with Lee Plan water quality standards, which will also be monitored by the South Florida Water Management District.[42]

The MCP far exceeds open space requirements.[43] Development must be consistent with a detailed Open Space chart.[44] Buffer deviations are necessary to comply with FAA regulations to reduce wildlife attractants.[45]

Public Services

Public/urban services are the facilities, capital improvements, and infrastructure necessary to support development.[46] The Lee Plan requires an evaluation of available urban services during the rezoning process.[47]

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the time of construction is to provide access to the development. *See,* Lee Plan Glossary and LDC §2-264; Lee Plan Objective 39.1, Policy 39.1.1. LDC §2-66 *et. seq.*

[36] LDC §34-411(h).

[37] LDC §34-411(g).

[38] *See* Staff Report (Attachment S). Applicant sought a waiver from FLUCCS mapping; staff required mapping only of the 2.5± additional acres. *See* Staff Report (Attachment S, Ex. B).

[39] *See Id.* (narrative to waiver request #3).

[40] *See* Staff Report (Attachment P: Surface Water Management Plan).

[41] *See Id.* referencing DOS2022-00111.

[42] Lee Plan Goal 125, Objective 125.1, Policy 125.1.2, 125.1.3.

[43] *See* MCP, Open Space Exhibit (Sheet 3). The LDC requires 55 acres of open space; Applicant provides 171.4 acres.

[44] *See* Condition 4.

[45] *See* Staff Report (Attachment S).

[46] Lee Plan Glossary: Public services include public water/sewer, paved streets/roads, public transit, parks/recreation facilities, urban levels of police, fire, and emergency services, urban surface water management, schools, employment, industrial, and commercial centers, institutional, public, or administrative facilities, community facilities such as senior citizens centers, libraries, and community centers.

[47] Lee Plan Policy 2.2.1.

A host of urban services and infrastructure serve the property including roads, transit, potable water, sanitary sewer, police, fire, and emergency medical services.[48]

Deviations

"Deviations" are departures from LDC regulations.[49] The request updates approved deviations and proposes three new deviations.[50] Newly proposed deviations relate to planting relief necessary to minimize wildlife attractants on airport property.[51] Staff supports the requested deviations.

The Hearing Examiner's standard of review requires a finding the deviations:

1. Enhance achievement of objectives of the planned development; and
2. Preserve and promote the general intent of the LDC to protect the public health, safety, and welfare.[52]

Applying LDC deviation standards of review to testimony and evidence in the record, the Hearing Examiner concludes requested deviations meet approval criteria.[53]

Conditions

The county must administer the zoning process so proposed land uses acceptably minimize adverse impacts to adjacent property. Conditions must plausibly relate to impacts anticipated from the development and mitigate impacts on public health, safety, and welfare.[54]

The AOPD will be subject to many conditions of approval. Conditions relate to impacts anticipated from the project.[55] The Hearing Examiner recommends:

1. Revisions to conditions to improve clarity; and
2. Deletion of conditions that restate LDC standards and criteria applicable to the project pursuant to Condition 1.

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[48] *See* Staff Report (pg. 6, Attachment R: Utility Letters of Availability). The site sits along US 41 and Fowler Avenue, both of which are on the walkways/bikeways map. Applicant will address necessary pedestrian facilities during development order review. *See* Lee Plan Map 3-D; Staff Report (pg. 6).
[49] LDC §34-2.
[50] Deviations 1-16 were approved in prior zoning actions. *See* Staff Report (pg. 6-10).
[51] Deviations 17-19; *See* Staff Report (pg. 10-11).
[52] LDC §34-145(d)(4).
[53] LDC §34-377(a)(4).
[54] LDC 34-932(b).
[55] LDC §34-83(b)(4)a.3.

Public

No members of the public appeared at hearing.

Conclusion

The Hearing Examiner concurs with staff's analysis and recommendation of approval.

IV. Findings and Conclusions

The Hearing Examiner makes the following findings and conclusions based on the testimony and evidence in the record:

A. *As conditioned herein*, the proposed AOPD:

1. Complies with the Lee Plan. *See,* Lee Plan Goals 2, 4, 7, 46, 47, 77, 124, 125, 158, 161, Objectives 1.6, 2.1, 2.2, 7.1, 158.3, 161.3, 161.4, and Policies 1.1.7, 1.1.12, 1.5.3, 1.6.1, 1.6.5, 2.1.1, 2.2.1, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.6, 7.1.7, 7.1.8, 47.1.2, 123.6, 124.1.2, 125.1.3, 158.3.1, 158.3.2, 161.1.2, 161.3.1, Standards 4.1.1, 4.1.2, 4.1.4; Lee Plan Maps 1A-B, 3D-E.

2. Complies with the LDC and other County regulations or qualifies for deviations. *See*, LDC Chapters 10 and 34.

3. Is compatible with existing and planned uses in the area. *See,* Lee Plan Policies 1.1.7, 1.1.12, 2.1.1, 2.1.2, 2.2.1, 7.1.3, 7.1.4; LDC 34-411(c), (i), and (j).

4. Provides sufficient access to support the proposed development intensity, with expected impacts on transportation facilities addressed by existing County regulations or conditions of approval. *See* Lee Plan Policy 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.7.

5. Will not adversely affect environmentally critical areas and natural resources. *See,* Lee Plan Goals 77, 124, 125, Objectives 1.5, 4.1, 77.1, Policy 7.1.1, 7.1.6, 124.1.2, Standard 4.1.4, LDC 34-411(h).

6. Will be served by urban services. *See,* Lee Plan Glossary, Map 4A-B, Goal 2; Objectives 2.1, 2.2, 4.1, 7.1, 53.1, 56.1; Policies 2.2.1, and Standards 4.1.1 and 4.1.2; LDC 34-411(d).

B. The Master Concept Plan reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. *See,* Lee Plan

Goal 39, Objective 39.1, Policies 7.1.1,7.1.2, 7.1.3, 7.1.4, 7.1.7; LDC 34-411(d).

C. The proposed mix of uses is appropriate at the proposed location. *See,* Lee Policies 1.1.7, 1.1.12, 2.1.1, 7.1.1, 7.1.2, 7.1.3, 7.1.4.

D. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. *See,* LDC Chapters 10 and 34.

E. As conditioned herein, the deviations:

1. Enhance the objectives of the planned development; and

2. Promote the intent of the LDC to protect public health, safety, and welfare. *See,* 34-377(b)(4).

Date of Recommendation: November 16, 2023.

Amanda L. Rivera
Deputy Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

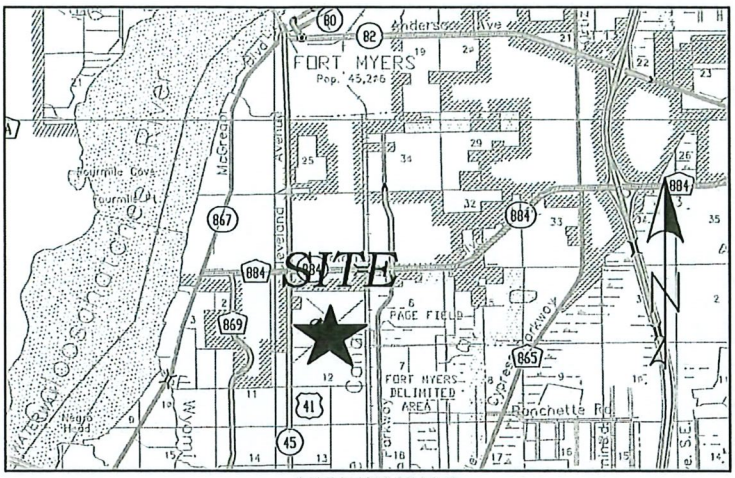
Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

SKETCH & DESCRIPTION

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

ATTACHMENT E



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 _____, ____

SCOTT R URQUHART 6524 STATE OF FLORIDA Professional Surveyor & Mapper

Digitally signed by Scott R. Urquhart
Date: 2023.01.06 09:51:03 -05'00'

FOR: LEE COUNTY PORT AUTHORITY

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:	

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

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

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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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

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Rick Burris, Principal Planner
Lee County DCD/Planning
9/15/2023

SEE SHEET 4 THRU 8 OF 8 FOR SKETCH

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FOR: LEE COUNTY PORT AUTHORITY

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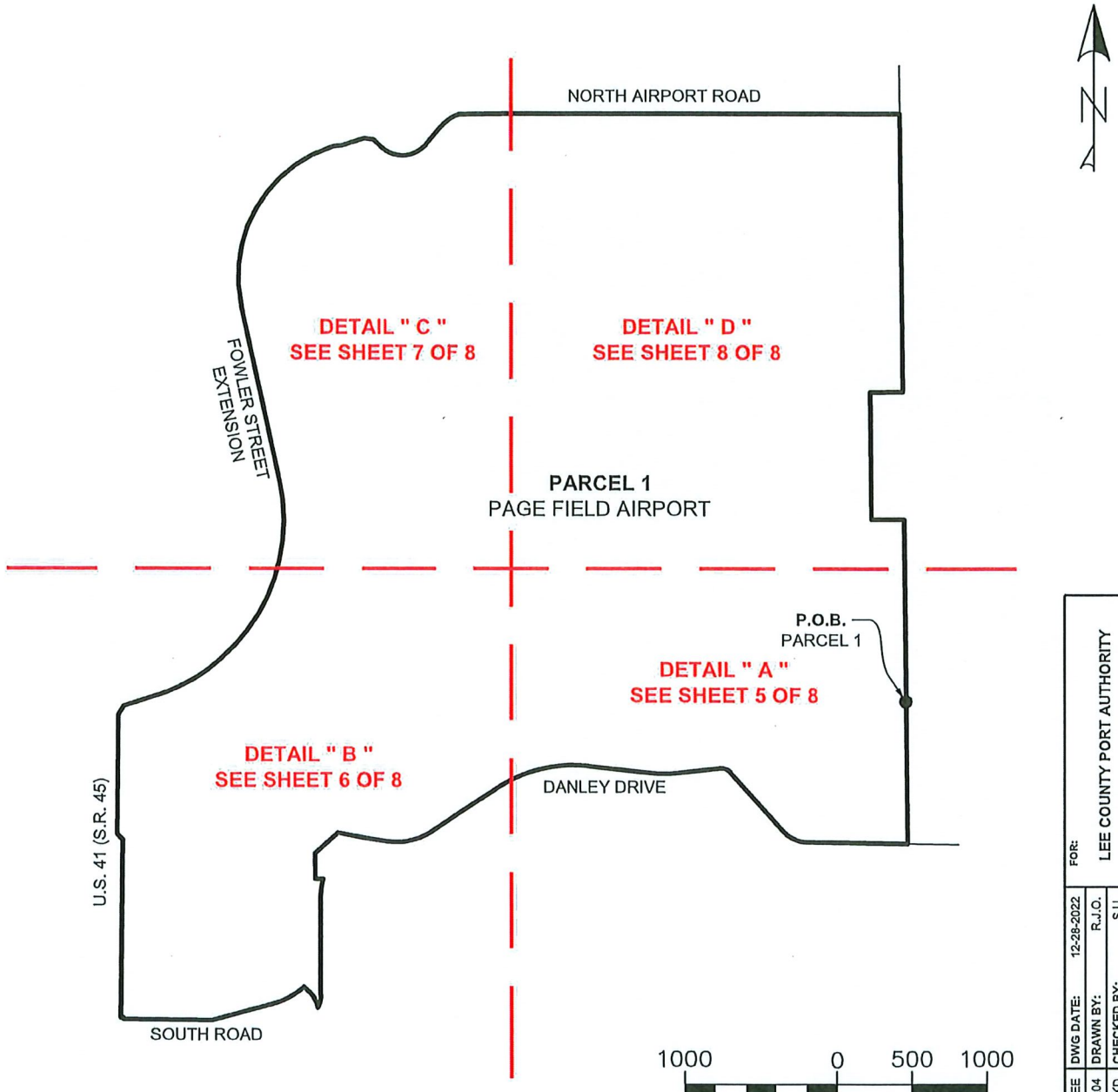
LEE COUNTY, FLORIDA



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1 inch = 500 ft.
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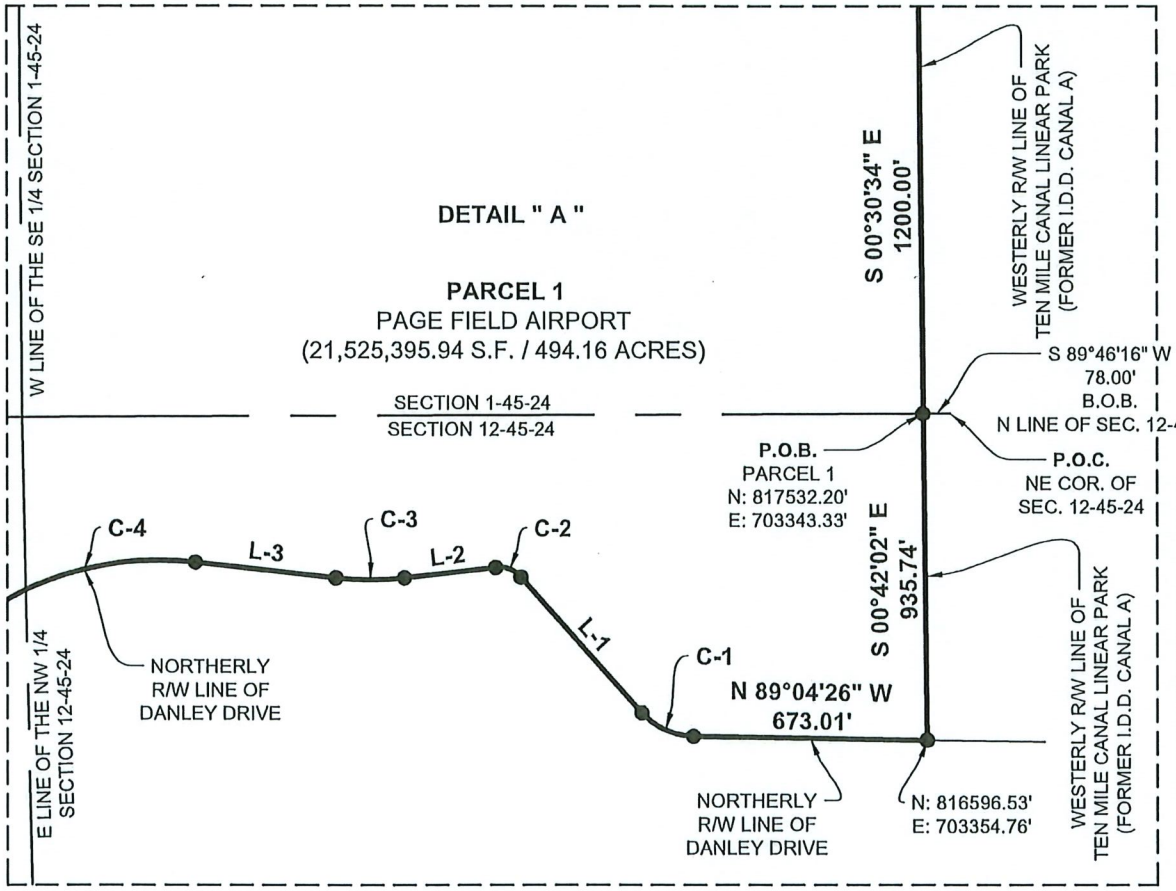

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SEE SHEET 1 OF 8 FOR
LINE AND CURVE TABLES

SEE SHEET 2 & 3 OF 8 FOR DESCRIPTION

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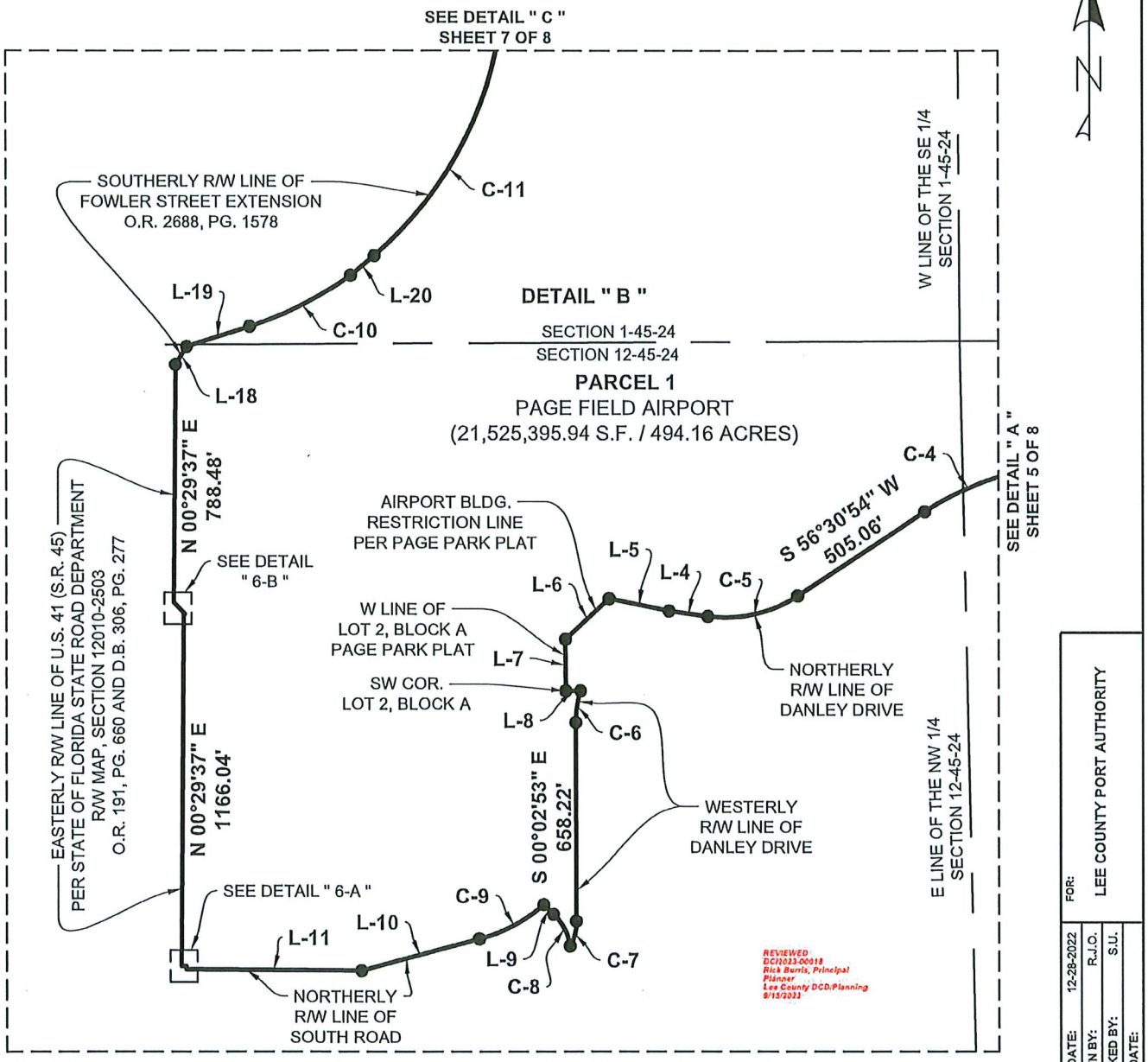

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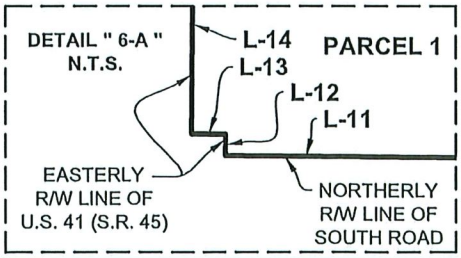

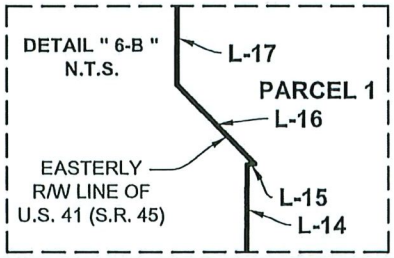

SEE SHEET 1 OF 8 FOR
LINE AND CURVE TABLES

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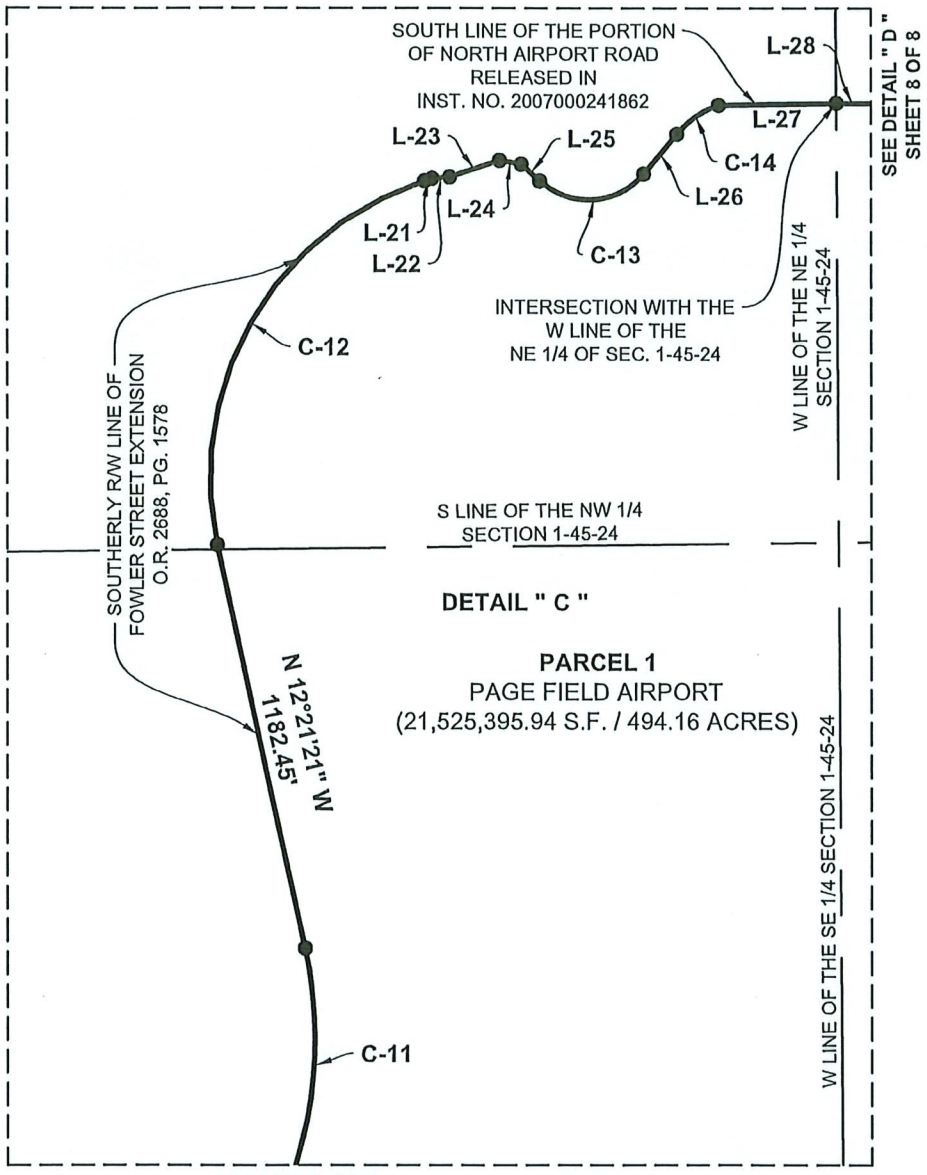

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SEE SHEET 1 OF 8 FOR LINE AND CURVE TABLES

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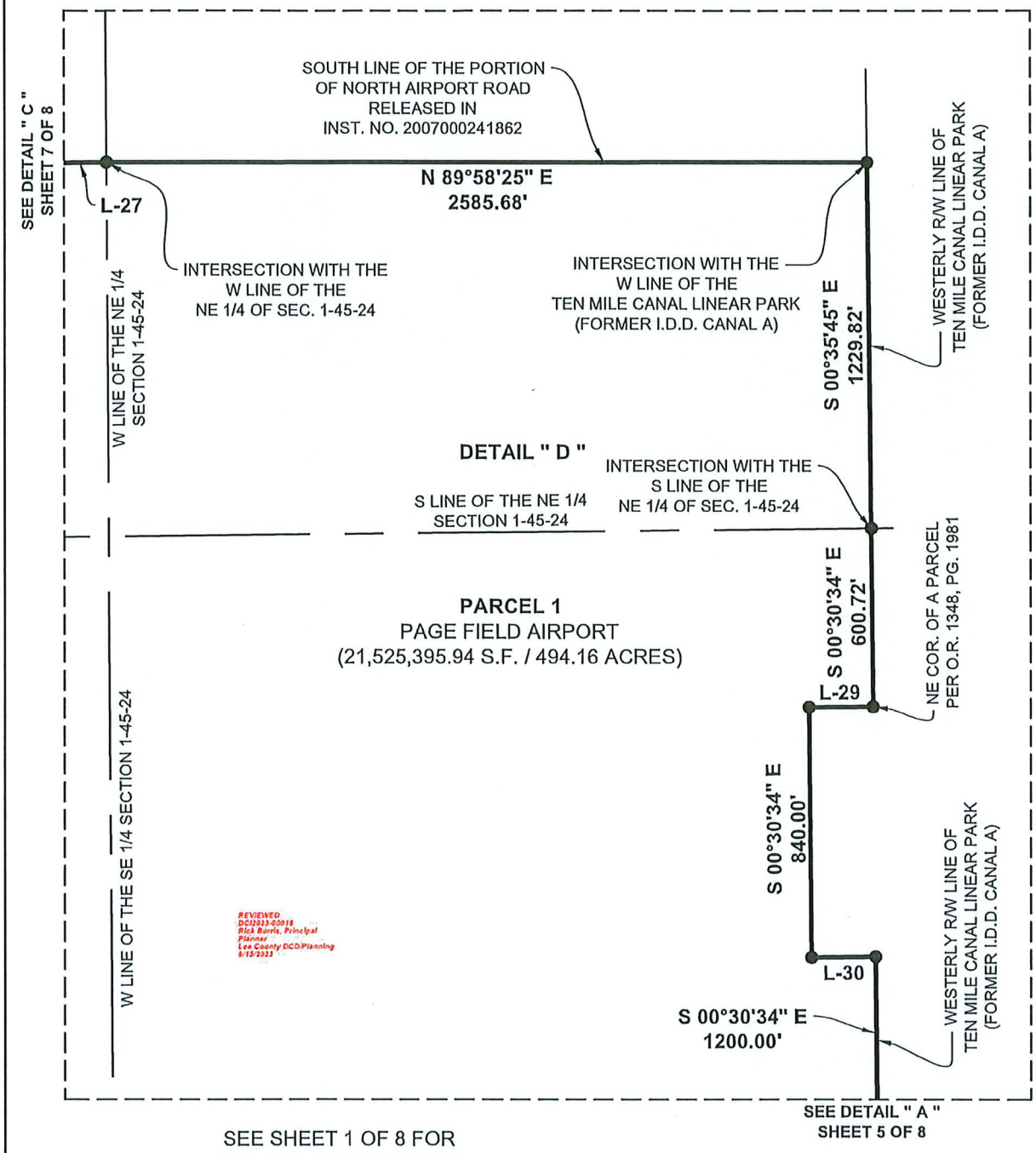

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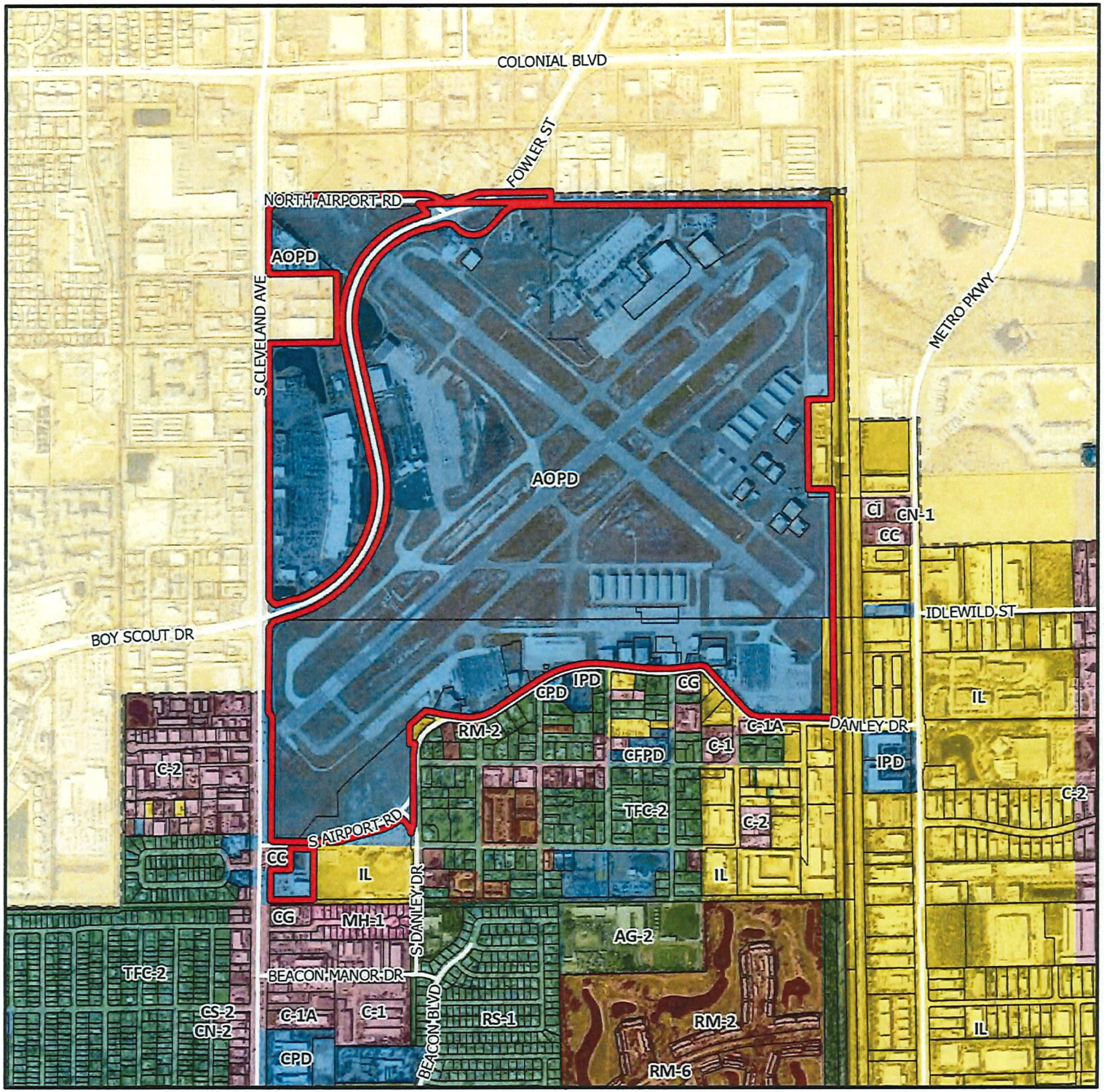


DCI2023-00018

Zoning

Subject Property

City Limits

N

W E

S

0 500 1,000 1,500 2,000 2,500

Feet

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS

CONDITIONS

1. **Master Concept Plan (MCP)/Development Parameters**

   a. MCP. Development must be substantially consistent with the 3-page MCP entitled "Page Field Airport, Master Concept Plan," dated March and April 2023, except where modified by conditions below (Exhibit B1).

   b. LDC and Lee Plan. Development must comply with the LDC and Lee Plan at time of development order approval, except where deviations are granted herein. Subsequent modifications to the MCP or conditions of approval may require further development approvals.

   c. Development Parameters. See the Development Schedule establishing maximum intensity for the Page Field AOPD (Exhibit B2). This resolution codifies prior zoning approvals Z-11-013, ADD2017-00119, ADD2018-10067, ADD2019-00028, ADD2021-00145, ADD2022-00177.

2. **Uses and Site Development Regulations**

   a. Schedule of Uses
   See Exhibit B3

   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 building height 100 feet for aviation facility towers

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

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 buildings exceeding 35 feet, an additional one-half-foot of setback and

	building separation for every foot exceeding 35 feet must be provided)

Industrial Tract

Minium Lot Area and Dimensions:	
Area:	20,000 square feet
Width:	100 feet
Depth:	100 feet
Minimum Setbacks:	
Street:	25 feet
Side:	20 feet
Rear:	15 feet
Water body:	25 feet
Minimum Building Separation:	40 feet
Maximum Lot Coverage:	55 percent
Maximum Building Height:	50 feet (for buildings exceeding 35 feet, an additional one-half-foot of setback and building separation for every foot exceeding 35 feet must be provided)

3. **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," is adopted with this resolution (Exhibit B4). Applicant must contact Lee County Environmental Staff and provide copies of State/Federal permits prior to collapsing any burrows.

4. **Open Space**. Development order plans must be consistent with the Open Space Table on Sheet 3 of the MCP. Non-aviation sites, 3, 4, and 5 must provide a minimum of 10% open space.

5. **Stormwater Lake.** Landscape plans must provide an alternative littoral planting design consistent with the following steps:

   a. The square footage of the required littoral shelf must be calculated by multiplying the shoreline linear feet by 25% followed by the required 20-foot width.
   b. The square footage of the required compensatory littoral 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 littoral shelf.

d. Canopy trees must be calculated at 20 feet on-center and shrubs must be calculated at 3 feet on-center. Plantings must meet LDC §10-420(c) and (d) standards.
e. Canopy trees and shrubs must be dispersed around the lakes in planting beds outside the 20-foot lake maintenance easement.
f. Plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and PGY Projects" as maintained by the Lee County Port Authority.

6. **Landscaping within Easements**. Plantings within easements must comply with LDC standards for future development order approval. Current developments with plantings permitted within easements will be considered in compliance, but the landscaping must be maintained in perpetuity, even if the plantings are impacted by work within the easement.

7. **Runway Protection Zone (RPZ) Buffers.**
a. Buffers will be calculated at 33 shrubs per 100 linear feet and may be planted in clusters. Shrub material must be a minimum 3-gallon container size and 24 inches in height at time of planting.
b. 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. See Deviation 12 for RPZ planting requirements and safety provisions.

8. **Remnant Parcel**
The 1.5±-acre parcel released from the AOPD will remain under control of this resolution until the parcel is rezoned (Exhibit B5).

9. **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/regulations applicable to this airport, then such FAA's policies, advisories and regulations will control.

10. **Development Permits**
County development permits do not create rights to obtain permits from state/federal agencies. Further, County development permits do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or undertakes actions in violation of state/federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

1. Architectural Design of Building #1 in Medical Village. Deviation (1) seeks relief from the §10-600, *et seq.* building standards requirement to allow the architectural design of the southwestern most building located in Page Field Medical Village (Building #1) to remain as constructed/depicted on the MCP.

   HEX Recommendation: Approve

2. Excavation Setback. Deviation (2) seeks relief from the §10-329(d)(1).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 (DOS2022-00011).

   HEX Recommendation: Approve

3. Existing Landscape Strip to Remain. Deviation (3) seeks relief from the §10-416(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.

   HEX Recommendation: Approve

4. Maximum Depth for Water Retention Excavation. Deviation (4) 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 from the control elevation at Page Field Commons.

   HEX Recommendation: Approve

5. Reduction in Number of Plantings Around Stormwater Ponds. Deviation (5) seeks relief from the §10-418(2) requirement to provide certain plantings around stormwater ponds including littoral plantings, to allow for fewer plantings in accordance with the U.S. Department of Transportation Federal Aviation Administration Advisory Circular (AC No. 150/5200-33C) dated 2/21/2020, or as subsequently numbered and dated by the FAA, which addresses hazardous wildlife attractants on or near airports.

   HEX Recommendation: Approve

6. Linear-shaped Shorelines and Steeper Lake Slopes. Deviation (6) 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, and 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 (AC No. 150/5200-33C) dated 2/21/2020 (or numbered by subsequent FAA amendment).

HEX Recommendation: Approve

7. Increased Amount of Bulkheads, Rip-rap Revetments or other Hardened Shoreline Structures. Deviation (7) 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. 150/5200-33C) dated 2/21/2020, or as subsequently numbered and dated by the FAA which addresses hazardous wildlife attractants on or near airports.

HEX Recommendation: Approve

8. Intersection Separation. Deviation (8) seeks relief from the §10- 285(a), Table 1, 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; and

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-foot separation. (All access onto U.S. 41 is SUBJECT TO Florida Department of Transportation (FDOT) approval).

and

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.

HEX Recommendation: Approve

9. Runways, Taxiways, Taxi Lanes and Aprons Removed from Development Area Calculation. Deviation (9) 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 establishes open space requirements of 20 percent for industrial development area, in order to eliminate runways, taxiways, taxi lanes, and aprons from the development area calculation.

HEX Recommendation: Approve

10. Signage Plan. Deviation (10) 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.

HEX Recommendation: Approve

11. Existing Barbed Wire Fences to Remain. Deviation (11) 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.

HEX Recommendation: Approve

12. Buffer Plantings Within Runway Protection Zones. Deviation (12) 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.

HEX Recommendation: Approve, subject to Condition 7.

13. Location of Buffer Planting on Interior Side of Security Fence Areas. Deviation (13) 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 property line that does not allow plantings on the exterior side.

HEX Recommendation: Approve

14. No Buffers in Certain Areas. Deviation (14) 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.

HEX Recommendation: Approve

15. No Buffers May be a Hazard to Aviation or Public Safety. Deviation (15) 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.

HEX Recommendation: Approve, subject to the following condition:

a. The LCPA will notify Lee County Environmental Staff within 7 days of the removal or alteration of buffers or plantings.

16. Lighting. Deviation (16) seeks relief from the illuminance, lamp standards, luminaire mount standards of §34-625(d) 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.

HEX Recommendation: Approve, 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 to ADD2018-10067 as Exhibit "B". Lighting outside the Airport Operations Area must comply with the applicable provisions of the LDC.

17. Building Perimeter Plantings (Aviation Development Area). Deviation (17) seeks relief from the §10-416(b) requirement that new development in commercial components of planned developments 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 percent 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.

HEX Recommendation: Approve

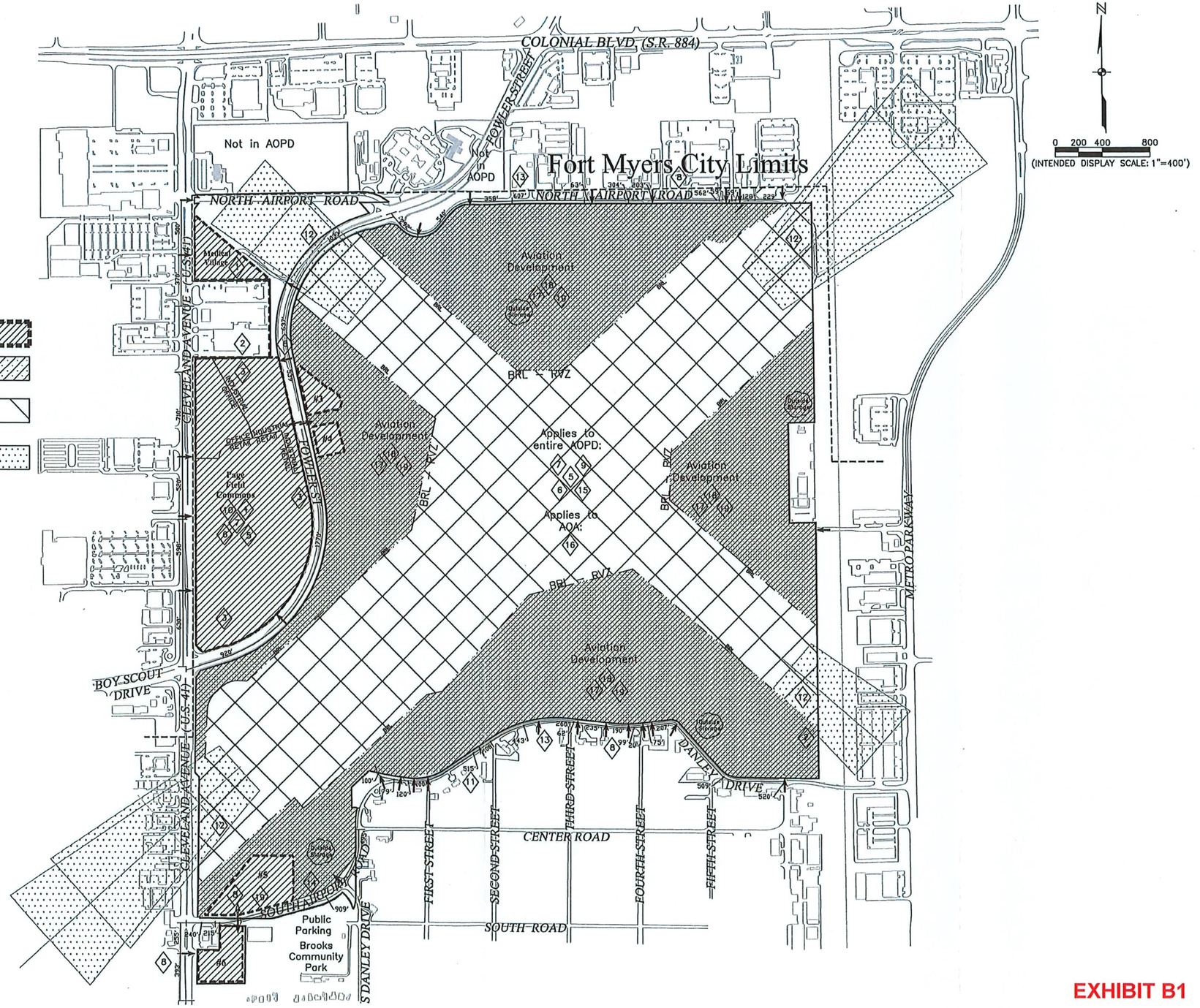
18. Buffering between Individual Uses (Aviation Development Area). Deviation (18) seeks relief from §10-416(d) requirements that new development must be buffered and that existing landscaping that does not comply must be brought into conformity to the maximum extent possible, to exempt new development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

HEX Recommendation: Approve

19. Parking Area Trees (Aviation Development Area). Deviation (19) seeks relief from the §10-416(c)(2)a requirement that 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.

HEX Recommendation: Approve

Exhibits to Conditions:
B1 Master Concept Plan, 3 pages, dated March/April 2023
B2 Development Schedule
B3 Schedule of Uses
B4 AOPD Burrowing Owl Protective Measures dated March 2011
B5 Remnant Parcel



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

EXHIBIT B1

\\fmn01\Drawings\2021\20214444-000\Planning\DWG\AOPD MCP.dwg (1 MASTER CONCEPT PLAN) Mar 17, 2023 - 4:42pm

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

REVISIONS

NO.	DESCRIPTION	DATE
1	LEE COUNTY ADD SUBMITTAL	03/22

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

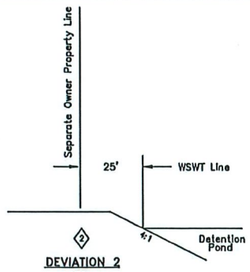
MASTER CONCEPT PLAN

SHEET NUMBER
1 OF 3

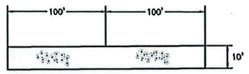
ATTACHMENT U

LEGEND

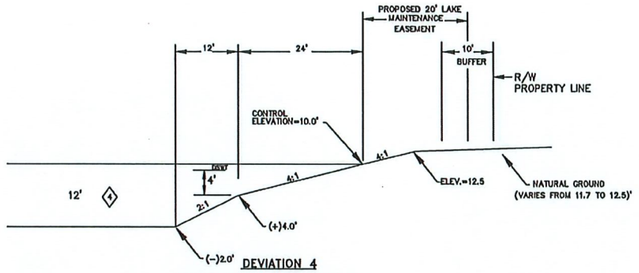
DEVIATION – (10)



(2) DEVIATION 2
NTS

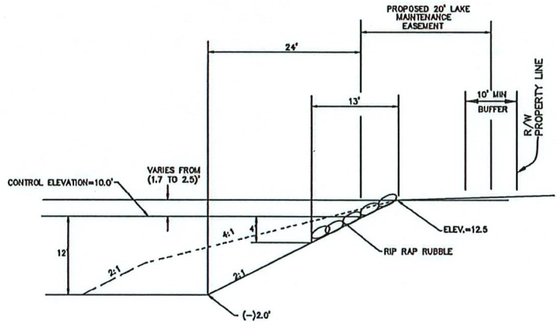


(3) DEVIATION 3
10' WIDE LANDSCAPE STRIP
12 SHRUBS / 100 LF OF LANDSCAPE STRIP

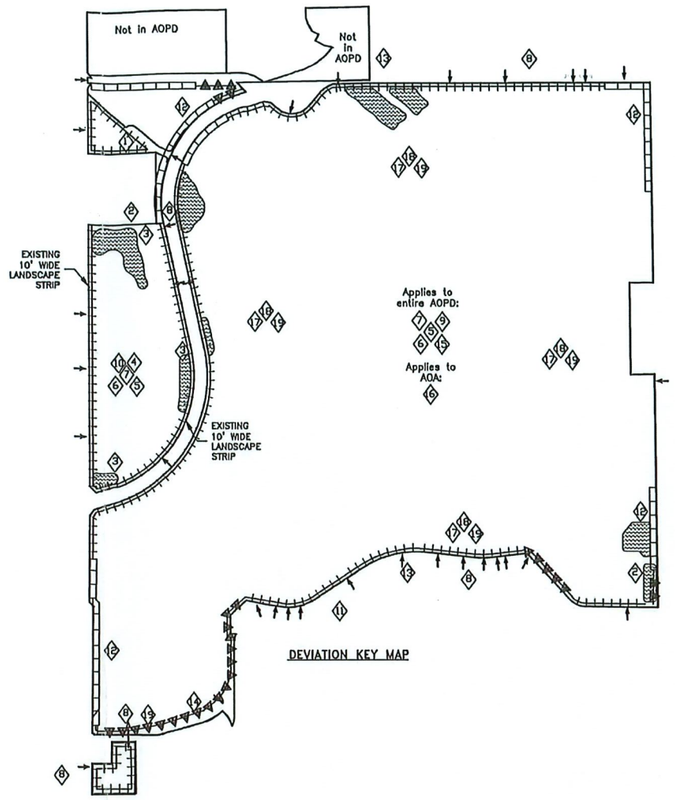


(4) DEVIATION 4
TYPICAL LAKE CROSS SECTION
NTS

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(a)(1)2. OF THE LAND DEVELOPMENT CODE.



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



DEVIATION KEY MAP

DEVIATION 11
BARBED WIRE FENCE TO RESDIENTIAL
NTS

DEVIATION 13 (13)

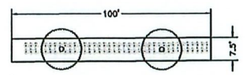


NORTH SIDE OF DANLEY DRIVE WITH NO EXISTING BUFFER. A BUFFER WILL BE PROVIDED IN ASSOCIATION WITH FUTURE DEVELOPMENT ORDER APPROVAL.

DEVIATION 13 (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

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

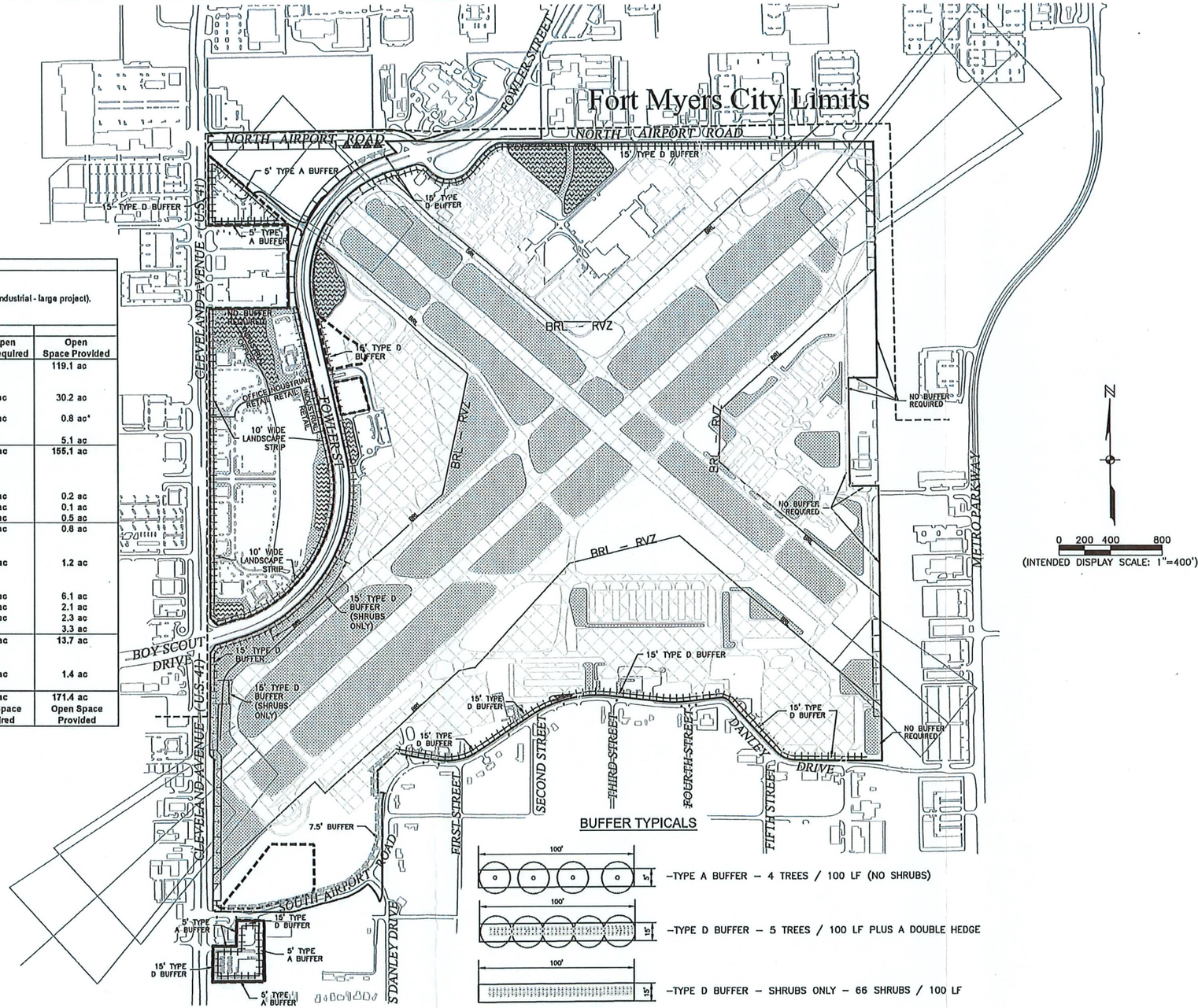
- OPEN SPACE
- LAKES
- AIRCRAFT MOVEMENT AREAS (RUNWAYS, TAXIWAYS, TAXI LANES & APRONS)
- FUTURE BUFFER
- EXISTING OR PREVIOUSLY APPROVED BUFFER
- BUILDING RESTRICTION LINE/RUNWAY VISIBILITY ZONE
- RPZ BUFFER

MINIMUM OPEN SPACE

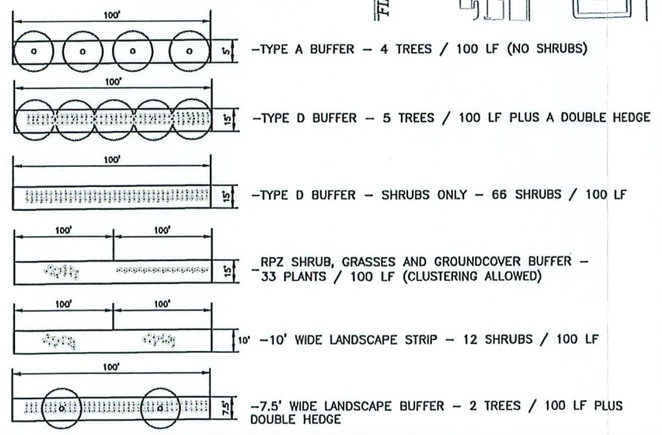
Total Site: 564.6 acres

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

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



BUFFER TYPICALS



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

LEE COUNTY PORT AUTHORITY
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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 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) Terminal	88,020 sq. ft. 25,000 sq. ft.	143,100 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 Aprons/Ramps	 Two runways (05-23 and 13-31) 171,861 ± sq. yds.	 Two runways (05-23 and 13-31) 250,000 ± sq. yds.
Aviation-Support Facilities[7] Hangars and Accessory Office		 297 Hangars
Non-Aviation Intensity		
Existing Facilities		
Commercial Retail Service Office Medical Non-Medical Light Industrial	 304,622± sq. ft. 108,465± sq. ft. 35,490± sq. ft. 7,056± sq. ft. 211,658± sq. ft.	
Intensity by Use – Vacant Non-Aviation Parcels[8]		
Commercial (Retail & Service) Office (Medical & Non-Medical) Light Industrial	18,889 sq. ft. (ALDI)	80,000± sq. ft. total 33,000± sq. ft. total 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.

EXHIBIT B2

April 2023

ATTACHMENT F

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

ATTACHMENT G

EXHIBIT B3

June 2023 Update

	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	--	--

	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

	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

	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	--	--	--	--	--	--	--

	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

	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	--	--

	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**

	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

	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

	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)

	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.

(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.

EXHIBIT B4

PAGE FIELD GENERAL AVIATION AIRPORT
AOPD
REZONING APPLICATION

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APR 04 2011
COMMUNITY DEVELOPMENT

Burrowing Owl Protective Measures

Page Field Airport is located within Section 01 Township 45 S and Range 24 E, and totals approximately ±563.65 acres. The airport is completely surrounded by development within an urbanized portion of Lee County, outside the City of Fort Myers city limits. The airport is often referred to by quadrants, which are based on the layout of the two runways.

There are no on-site preserves or conservation easements within the boundaries of Page Field. Preservation of green space that could attract wildlife could be hazardous to air operations at the airport and would be considered an incompatible use according to the Federal Aviation Administration (FAA) Advisory Circular on Hazardous Wildlife Attractants on or Near Airports (AC No: 150/5200-33B, August 28, 2007).

Federal Aviation Administration and Hazardous Wildlife Requirements

Wildlife at airports can be a hazard to aircraft operations. A wildlife hazard to aircraft operations is defined as a potential for a damaging aircraft collision with wildlife on or near an airport. Not all wildlife species are equally hazardous to aircraft operation. The ability of wildlife to be hazardous is dependent on their size, numbers, and behavior. Utilizing the National Wildlife Strike Database a list of the top 25 most hazardous wildlife species groups has been developed. This list is found in the FAA AC 150/5200-33B, Hazardous Wildlife Attractants on or Near Airports.

Page Field Airport receives Federal grant-in-aid assistance, and thus the airport must comply with all FAA Advisory Circulars, including AC 150/5200-33B, which pertains to the management of hazardous wildlife. AC 150/5200-33B provides airports with guidance on certain land uses that have the potential to attract hazardous wildlife on or near public-use airports. It also discusses airport development projects (including airport construction, expansion, and renovation) affecting aircraft movement near hazardous wildlife attractants. The AC lists land-use practices having the potential to attract hazardous wildlife and threaten aviation safety; these include but are not limited to:

- waste disposal operations,
- stormwater and wastewater treatment facilities,
- wetlands,
- dredge spoil containment areas,
- agricultural activities,
- golf courses,
- and landscaping.

DCI 2010-00019

The FAA specifically recommends with regard to stormwater management, that such new facilities on airports be designed as steep-sided, rip-rap lined, narrow, linearly shaped water detention basins, to facilitate the control of hazardous wildlife and prevent the creation of new attractants.

The LCPA, in compliance with AC 150/5200-33B, has developed two landscape lists to be utilized at Page Field Airport as guidance in planning and reviewing future projects on and surrounding the airport. There is a compatible species list recommending native species that are

typically not attractive to wildlife and can be utilized in landscaping. The incompatible species list includes native plant species that provide significant food and/or cover for wildlife and should be avoided for landscaping projects on and near the airport. The lists were developed with assistance from a qualified airport wildlife damage management biologist.

There is also a FAA Certalert (No. 06-07) that addresses requests by state wildlife agencies to facilitate and encourage habitat for state-listed threatened and endangered species and species of special concern on airports. This guidance is specifically for state-listed species. The Certalert states that the airport operator must decline to adopt habitat management techniques for the benefit of state-listed species that could jeopardize aviation safety. Based on this Certalert the airport should not allow mitigation for impacts to state-listed species and their habitat to occur on airport property if it is to result in a direct or indirect safety hazard.

For the reasons listed above, new development at Page Field Airport should be planned in accordance with AC 150/5200-33B in order to avoid the creation of new hazardous wildlife attractants on airport property. In addition, mitigation for wetland and protected species impacts should not take place on or near airport property.

Protected Species Assessment

Green space at Page Field is in the form of maintained grass areas, some of which act as detention during the rainy season. These areas, as well as other open grass areas surrounding the airport, have historically been utilized by the Florida burrowing owl (*Athene cunicularia floridana*), which is listed by the Florida Fish and Wildlife Conservation Commission (FWC) as a Species of Special Concern. Page Field is a relatively small airfield without the benefit of large pervious areas located away from active aircraft operations for burrowing owls to be directed. Additionally, protection zones associated with runways 5/23 and 13/31 significantly reduce potential burrowing owl habitat. This combined with the airport becoming surrounded by commercial and residential development leaves little to no suitable habitat on or near Airport property. The airport does not actively manage for burrowing owl habitat but regular mowing of these areas corresponds with the owl's habitat requirements.

Burrowing owls utilize Page Field for their nesting activity. They are the only documented listed species to regularly utilize airport property. A Protected Species Survey was conducted at Page Field Airport in accordance with the Lee County Land Development Code (LDC), Chapter 10, Article 3, Division 8 (Protection of Habitat) as well in accordance with FWC guidelines. The survey was conducted utilizing the "Meandering Strip Census" methodology and consisted of vehicular and pedestrian transects within all of the green space areas at Page Field Airport to document the presence of all listed species, including active burrowing owl burrows. At least 80% of the project site was covered during this survey. There were ten (10) active burrowing owl nest burrows occupying airport property at that time. All owl species, occurring in North America, are listed as potential wildlife hazards to air carrier operations in AC 150/5200-33B and therefore, for this reason and those discussed in the previous section they cannot be managed for on airport property.

In terms of their protection, even though no active management is conducted for the burrowing owls they are not actively harassed at Page Field Airport, hence their presence there.

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COMMUNITY DEVELOPMENT
EXHIBIT E

Permit History

An incidental-take permit from FWC is required to destroy any inactive burrowing owl nest burrow. A burrow is determined to be inactive if it contains no eggs or flightless young. In the past the Lee County Port Authority (LCPA) requested individual permits for each specific development project at Page Field to impact a burrowing owl burrow. In 2005, in anticipation of future development in the North and West Quadrants, LCPA sought an airport-wide incidental-take permit for Page Field, which was issued on November 7, 2005 (Permit No. WN05179a, attached). This permit, which was extended on December 23, 2008 and expires on February 15, 2011, allows the permittee, or designee, who is knowledgeable in burrowing owl ecology, to destroy inactive nest burrows within proposed development footprints during construction. The LCPA is required to submit a summary report to FWC for any activities conducted at Page Field pursuant to this permit. The airport-wide incidental take permit for Page Field is in the process of being renewed. Upon issuance of the renewed permit, a copy will be provided to Lee County.

Burrowing Owl Protective Measures

It is critical that no active burrowing owl burrows (burrow containing eggs or flightless young) are damaged during construction and that no owls, eggs, or flightless young are injured during burrow collapse activities. The following procedures will be implemented to reduce impacts to the owls:

1. Timing: Burrowing owl nesting season is from February 15th until July 10th. Any burrow attended by one or more burrowing owls during the nesting season will be considered active, and thus will not be disturbed.
2. Occupation: All burrows will be monitored by a qualified ecologist prior to commencement of construction activities to ensure no eggs or flightless young will be impacted. Burrows that are considered too damaged to house owls will be deemed inactive. Burrows that could potentially hold owls will be thoroughly investigated by terrestrial and / or subterranean (underground camera) observation methods prior to excavation.
3. Method of Collapse: If a burrow is occupied by eggs or juvenile owls it will not be collapsed until the owls have fledged. Burrows will be collapsed by hand shovel only after the ecologist has ensured it is unoccupied. Correspondence in the form of a year-end letter report will be submitted to FWC and Lee County Environmental Sciences Staff for all collapsed burrows.
4. Mitigation: In accordance with FWC recommendations and FAA guidelines, onsite burrowing owl habitat enhancement activities such as artificial nest construction, t-perch installation, or habitat management practices will not be conducted.
5. Burrowing owls outside of development areas will be left to their own recourse to find suitable habitat. Owls continuing to reside at Page Field that do not pose a threat to aircraft operations will likely be left in place. However, if burrowing owls become a nuisance to aircraft operations, LCPA retains the right to implement a wildlife harassment program in accordance with FWC and FAA policies.

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COMMUNITY DEVELOPMENT
DCI 2010-00019



DCI2023-00018

AOPD
Remnant

ATTACHMENT T

Remnant Property

AOPD

City Limits

EXHIBIT B5

N
W E
S

0 500 1,000 1,500
Feet

Lee County
Southwest Florida

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. *DCD Staff Report with attachments for DCI:* Prepared by Dirk Danley, Jr., Principal Planner, date received October 25, 2023 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *PowerPoint Presentation:* Prepared by Lee County DCD Staff for DCI2023-00018, Page Field AOPD, dated November 9, 2023 (multiple pages – 8.5"x11")[color]

APPLICANT EXHIBITS

a. *48-Hour Notice:* Email from Amanda Martin with Johnson Engineering, Inc., to Maria Perez and Dirk Danley, Jr., with copies to Ian Sikonia, Alicia Dixon, Laura S. DeJohn, Joseph Adams, Esq., and Michael Jacob, Esq., Tuesday, November 7, 2023 9:31 AM (multiple pages – 8.5"x11")

1. *Résumés:* For Amanda Martin, AICP, Laura DeJohn, AICPGary Nychyk, Cem and Ian Sikonia (5 pages – 8.5"x11")

2. *PowerPoint Presentation:* Prepared by Johnson Engineering, Inc., for DCI2023-00018, Page Field AOPD, dated November 9, 2023 (multiple pages – 8.5"x11")[color]

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. Dirk Danley

Applicant Representatives:

1. Laura DeJohn
2. Amanda Martin

Public Participants:

None

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.