JOHNSON ENGINEERING

SINCE 1946

TO:	Ms. Amanda L Rivera Hearing Examiner	DATE:	November 07, 2023
FROM:	Amanda Martin, AICP	RE:	DCI2023-00018 – Page Field Airport Operations Planned Development 48-Hour Notice and Exhibit List

Via Email: MPerez@leegov.com

On behalf of the Lee County Port Authority, please accept this memorandum as the Applicant's 48-Hour Notice and Exhibit List for DCI2023-00018 – Page Field Airport Operations Planned Development, which is scheduled to be heard on Thursday, November 09, 2023.

Applicant's 48-Hour Notice

The following unresolved issues with the Staff Report are explained below in response to the Staff Report dated October 24, 2023.

Applicant Item #1: Condition 5. Stormwater Lake

Staff proposes alternative littoral planting design criteria consistent with the Land Development Code Section 10-418(2)a and b, and 10-418(3)a. These criteria are inconsistent with the previously adopted Condition 5 from Z-11-013 and Deviations 5, 6 and 7 which provide relief for fewer plantings, steeper slopes and 100% rip-rap, which have been instituted in the development of on-site lakes at Page Field.

The applicant proposes to restore this condition as previously approved in Z-11-013 to maintain existing conditions in conforming status. Proposed edits are in strikethrough/underline format:

Condition 5. Stormwater Lake: Prior to local development order approval, the landscape plans must provide an alternative littoral planting design consistent with the following steps:

~~a. Required littoral shelf plantings and compensatory plantings must meet the requirements of LDC Section 10-418(2)a and b, and 10-418(3)a.~~

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

b. The square footage of the required compensatory 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. These plantings must meet the standards of §10-420 (c) and (d).

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

f. All plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and FMY Projects" as maintained by the Lee County Port Authority.

Applicant Item #2: Condition 7. Runway Protection Zone (RPZ) Buffers

Staff proposes to keep language for buffer plantings in the Runway Protection Zones as adopted in Z-11-013. The requirements stated in Condition 7c and 7d relate to providing buffer plantings in the RPZs within two and five years of zoning approval Z-11-013. In Environmental Staff's analysis (Attachment S to the Staff Report) it is acknowledged that buffers have been installed along the west side of the Airfield as contemplated at the time of approval of Z-11-013. Therefore, the outdated references in 7c and 7d should be removed.

Deviation 12 details planting requirements in the RPZ and should be cross-referenced to help with implementation. The applicant proposes to revise Staff Condition 7 to remove the expired language and make reference to Deviation 12 as follows:

Condition 7. Runway Protection Zone (RPZ) Buffers:

a. The buffers will be calculated at 33 shrubs per 100 linear feet and may be planted in clusters. All shrub material must be a minimum 3-gallon container size and 24 inches in height at time of planting.

b. All plantings must be compliant with the approved planting list entitled "Recommended Compatible and Incompatible Native Landscape List for RSW and ~~PGY~~ FMY Projects" as maintained by the Lee County Port Authority.

~~c. Within two years of the approval of this zoning, the Applicant must obtain a Development Order to install the runway protection zone buffers along the west side of the Airfield.~~

~~d. Within five years of the approval of this zoning, the Applicant must obtain a Development Order to install the runway protection zone buffers along the east side of the AOPD. In those areas where adequate pervious space is not available, the buffer plantings may be planted in the compensating buffer areas, as shown on Sheet 10 of the MCP.~~

c. Refer to Deviation 12 for RPZ planting requirements and safety provisions.

Applicant Item #3: Condition 9 (proposed) Conflicts Between Regulations

Ordinance Z-11-013 adopted Condition 15 to resolve conflicts between regulations. The applicant proposes to restore this condition as previously approved in Z-11-013 as stated below:

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

Applicant's Exhibit List

1. Resume, Amanda Martin, AICP
2. Resume, Laura DeJohn, AICP
3. Resume, Gary Nychyk
4. PowerPoint Presentation
5. Any exhibit needed for rebuttal purposes or for response to questions asked at hearing

cc: Ian Sikonia, LCPA
Alicia Dixon, LCPA
Dirk Danley, Lee County