ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Bowman Consulting Group Ltd. filed an application for an administrative amendment to the Southwest Florida International Airport Operations Planned Development (AOPD) to:

1. Amend the Master Concept Plan to:
    a. Convert approximately ±17.5 acres from Aviation Development to Non-Aviation Development to create Parcel P13 (±44.70 acres overall) to accommodate a future 1.46 million square-foot industrial warehouse, office, and distribution facility located south of Paul J. Doherty Parkway;
    b. Depict new internal roadways and identify access locations;
    c. Depict the conceptual location of a new stormwater management lake adjacent to the existing conservation easement in the northeastern portion of the AOPD; and
    d. Adjust acreages, tracts, and deviation references accordingly and correct minor typographical errors; and

2. Amend the Schedule of Deviations to include three (3) deviations from the Lee County Land Development Code (LDC), as follows:
    a. **Deviation 17** seeking relief from LDC Section 34-2020(d) to allow parking in excess of 120 percent of minimum requirements to comply with the general parking lot landscaping standards of LDC Section 10-416(c);
    b. **Deviation 18** seeking relief from LDC Section 10-261(a) to allow a 4,500-square-foot dumpster enclosure area and a 4,500-square-foot recyclable collection area to serve a future 1.46 million square-foot facility within Parcel P13; and
    c. **Deviation 19** seeking relief from LDC Section 34-2013(b) to allow a driveway throat width of up to forty-five (45) feet, measured at the property line, within Parcel P13.

WHEREAS, the subject property is located at 11000 Terminal Access Road, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 45 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”

WHEREAS, the property was originally rezoned in Resolution Z-92-012, with subsequent amendments in Resolution Z-93-061, Resolution Z-95-092, PD-98-004, Resolution Z-00-037, ADD2008-00124, Resolution Z-06-030, ADD2008-00104, ADD2008-00162, ADD2009-00065, ADD2012-00102, ADD2013-00184, ADD2016-00026, ADD2019-00027, ADD2020-00028, ADD2020-00126, ADD2020-00078(B), ADD2020-00140, ADD2021-00087, ADD2022-00147, ADD2022-00186 and ADD2024-00123; and

WHEREAS, the subject property is located in the Airport Lands and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant provided a request statement detailing the proposed changes (Attached as Exhibit “B”); and

WHEREAS, the applicant seeks to update the Master Concept Plan to convert a portion of Aviation Development to Non-Aviation Development for the creation of an expanded Parcel P13 to accommodate a future industrial warehouse, office, and distribution facility, and to reflect associated roadway access, stormwater management features, acreage adjustments, and minor technical corrections; and

WHEREAS, the applicant has provided an amended Master Concept Plan to reflect the changes proposed by this request (Attached as Exhibit “C”); and

WHEREAS, the applicant has also provided “Redlined Master Concept Plan” to identify the specific areas of the current Master Concept Plan adopted by ADD2024-00123 subject to the changes sought by this request (Attached as Exhibit “F”); and

WHEREAS, no changes to the boundary of the planned development are proposed by this request; and

WHEREAS, non-aviation related uses are permitted per the Southwest Florida International Airport (RSW) Schedule of Uses in any combination that does not exceed 2,133 PM Peak Hour net new external trips; and

WHEREAS, the changes to the development schedule do not increase the maximum PM Peak Hour net new external trips for non-aviation uses of the planned development and allow for additional development flexibility for the planned development; and

WHEREAS, the applicant has provided an amended Schedule of Deviations to include three (3) new deviations from the Lee County Land Development Code related to parking lot landscaping, solid waste enclosure requirements, and driveway width standards (Attached as Exhibit “D”); and

WHEREAS, Deviation 17 requests relief from LDC Section 34-2020(d) to allow parking in excess of 120 percent of minimum requirements to provide landscaping consistent with LDC Section 10-416(c) within Non-Aviation Development areas, in lieu of additional internal parking island landscaping otherwise required; and

WHEREAS, the justification for Deviation 17 is based on aviation safety considerations, including the need to minimize wildlife attractants in proximity to active airfield operations consistent with Federal Aviation Administration guidance regarding wildlife hazard mitigation near airports; and

WHEREAS, the Lee County Land Development Code, including Section 34-1102, recognizes and implements Federal Aviation Administration Advisory Circulars related to airport hazard prevention and wildlife hazard mitigation, supporting the appropriateness of the requested deviation; and

WHEREAS, Deviation 18 requests relief from LDC Section 10-261(a) to allow a future industrial facility on Parcel P13, as depicted on the Master Concept Plan, to provide a dumpster

enclosure area of 4,500 square feet and a recyclable collection area of 4,500 square feet, in lieu of the areas otherwise required by LDC Section 10-261; and

WHEREAS, the justification for Deviation 18 is based on the use of centralized compactor systems for solid waste and recycling, consistent with Southwest Florida International Airport waste management practices, and designed to ensure safe and efficient operations for high-volume facilities; and

WHEREAS, Lee County Solid Waste has reviewed the requested solid waste deviation and has indicated no objection to the proposed enclosure sizes and configuration; and

WHEREAS, Deviation 19 requests relief from LDC Section 34-2013(b) to allow a maximum driveway throat width of forty-five (45) feet for access to Parcel P13, measured at the property line in lieu of the maximum thirty-five (35) feet otherwise permitted; and

WHEREAS, the justification for Deviation 19 is based on the operational requirements of large truck traffic associated with future industrial warehouse and logistics uses, including the need to accommodate larger turning radii to promote safe and efficient ingress and egress; and

WHEREAS, the Development Services Section has reviewed the requested deviations related to parking lot landscaping and driveway width and has indicated no objection, subject to conditions; and

WHEREAS, the remainder of the previously approved deviations (1 through 16) are carried forward as part of this request; and

WHEREAS, LDC Section 34-174(i) allows the amendments to existing planned developments when certain criteria are met; and

WHEREAS, LDC Section 34-942(a) requires development within AOPDs to be consistent with the most recently adopted Airport Master Plan and Airport Layout Plan maintained by the Lee County Port Authority in accordance with Federal Aviation Administration regulations; and

WHEREAS, all proposed changes to the planned development are consistent with the requirements of LDC Section 34-942; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Airport Operations Planned Development (AOPD) is **APPROVED subject to the following conditions:**

1. The Development must be in substantial compliance with the 4-page amended Master Concept Plan, entitled "Southwest Florida International Airport", dated October 2025, last revised 01/2026, a reduced copy of which is attached hereto as Exhibit "C."

2. Deviation 17 from LDC Section 34-2020(d) is APPROVED to allow parking in excess of 120 percent of minimum requirements to comply with the general parking lot landscaping standards of LDC Section 10-416(c), SUBJECT TO the condition that the deviation is limited to non-aviation areas as depicted on the approved Master Concept Plan.

3. Deviation 18 from LDC Section 10-261(a) is APPROVED to allow a 4,500-square-foot dumpster enclosure area and a 4,500-square-foot recyclable collection area to serve a future 1.46 million square-foot facility on Parcel P13, SUBJECT TO the condition that final approval by Lee County Solid Waste is required at time of local development order.

4. Deviation 19 from LDC Section 34-2013(b) is APPROVED to allow a driveway throat width of up to forty-five (45) feet, measured at the property line, SUBJECT TO the condition that the deviation is limited to access points within Parcel P13.

5. The terms and conditions of the original zoning resolution, as amended, remain in full force and effect, except as amended herein.

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

Duly passed, adopted, and electronically signed on 02/04/2026
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

Exhibits:
A – Legal Description
B – Request Statement
C – Revised Master Concept Plan
D – Schedule of Deviations
E – Lee County Utilities Availability Letter
F – Property Development Regulations

ADD2025-00238 Lee County ePlan

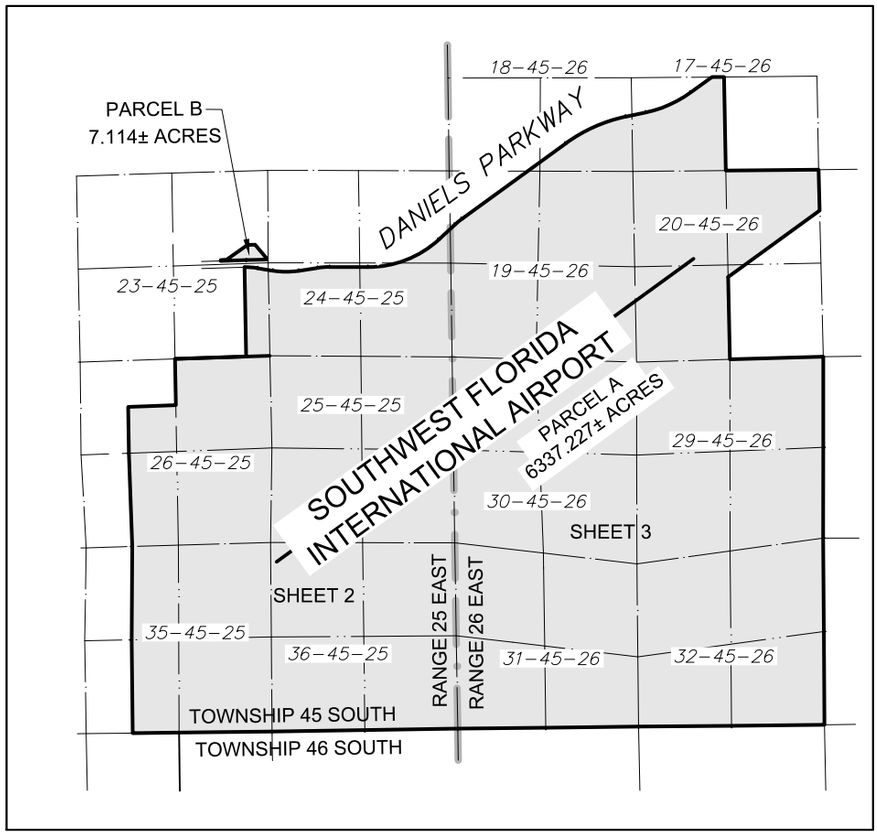
SKETCH AND DESCRIPTION OF:

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT ZONING PARCELS A AND B

LYING IN SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA
(FOR ZONING PURPOSES ONLY)

N

0 1250 2500 5000
(INTENDED DISPLAY SCALE: 1"=5000')



KEY MAP

THIS IS NOT A SURVEY

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

RICHARD G. DANIELS License Number 7229 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Richard G. Daniels PSM 7229
Date: 2025.12.19 10:37:42 -05'00'

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE. DESCRIPTION IS NOT FOR THE TRANSFER OF REAL PROPERTY.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 25 EAST BEING S89°20'20"W.
4. THIS DESCRIPTION IS A MODIFICATION OF THE EXISTING ZONING LEGAL DESCRIPTION DATED APRIL 21, 2000.
5. PARCELS CONTAIN A TOTAL OF 6344.341 ACRES, MORE OR LESS.
6. P.O.C. = POINT OF COMMENCEMENT
7. P.O.B. = POINT OF BEGINNING
8. LEGAL DESCRIPTION ON SHEET 4 AND 5 OF 5.

REVISED 12/17/2025-CORRECT CALLS, ADD STATE PLANE COORDINATES

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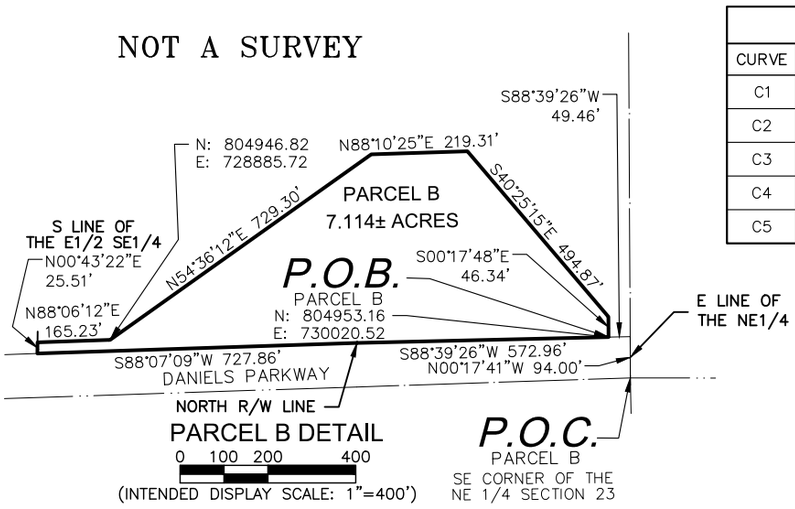
SKETCH AND DESCRIPTION OF
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
ZONING PARCELS A AND B

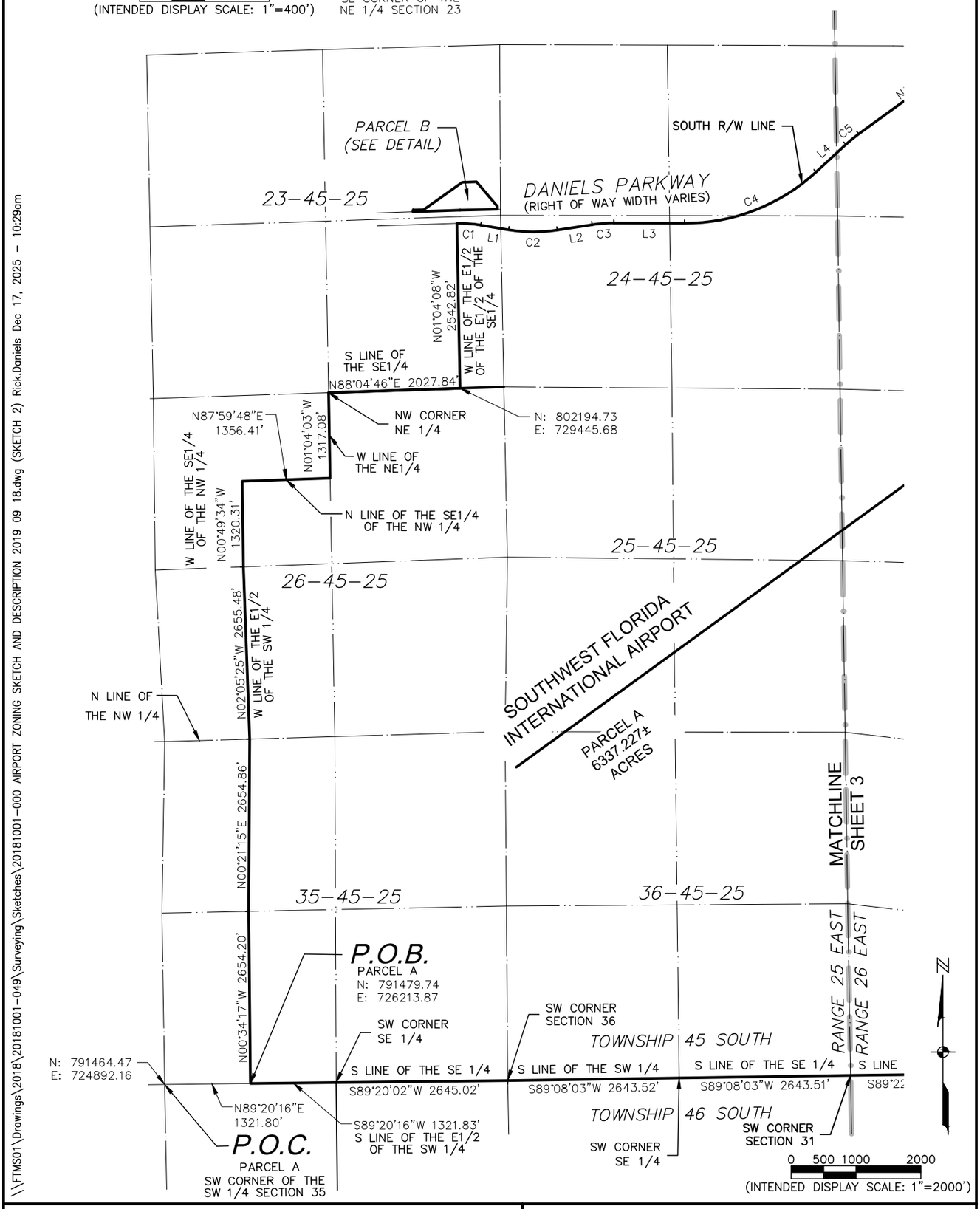
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/18/19	20181001-000	23-45-25	1" =5000'	1 OF 5

NOT A SURVEY



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2191.83'	9°36'28"	S85°27'02"E	367.11'	367.54'
C2	2391.83'	18°04'40"	S89°41'08"E	751.53'	754.65'
C3	2181.83'	8°50'48"	N85°41'56"E	336.55'	336.88'
C4	2980.56'	42°49'14"	N68°42'43"E	2176.07'	2227.55'
C5	2181.83'	6°41'54"	N50°39'03"E	254.93'	255.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°38'48"E	435.96'
L2	N81°16'32"E	542.86'
L3	S89°52'40"E	1090.00'
L4	N47°18'06"E	623.86'



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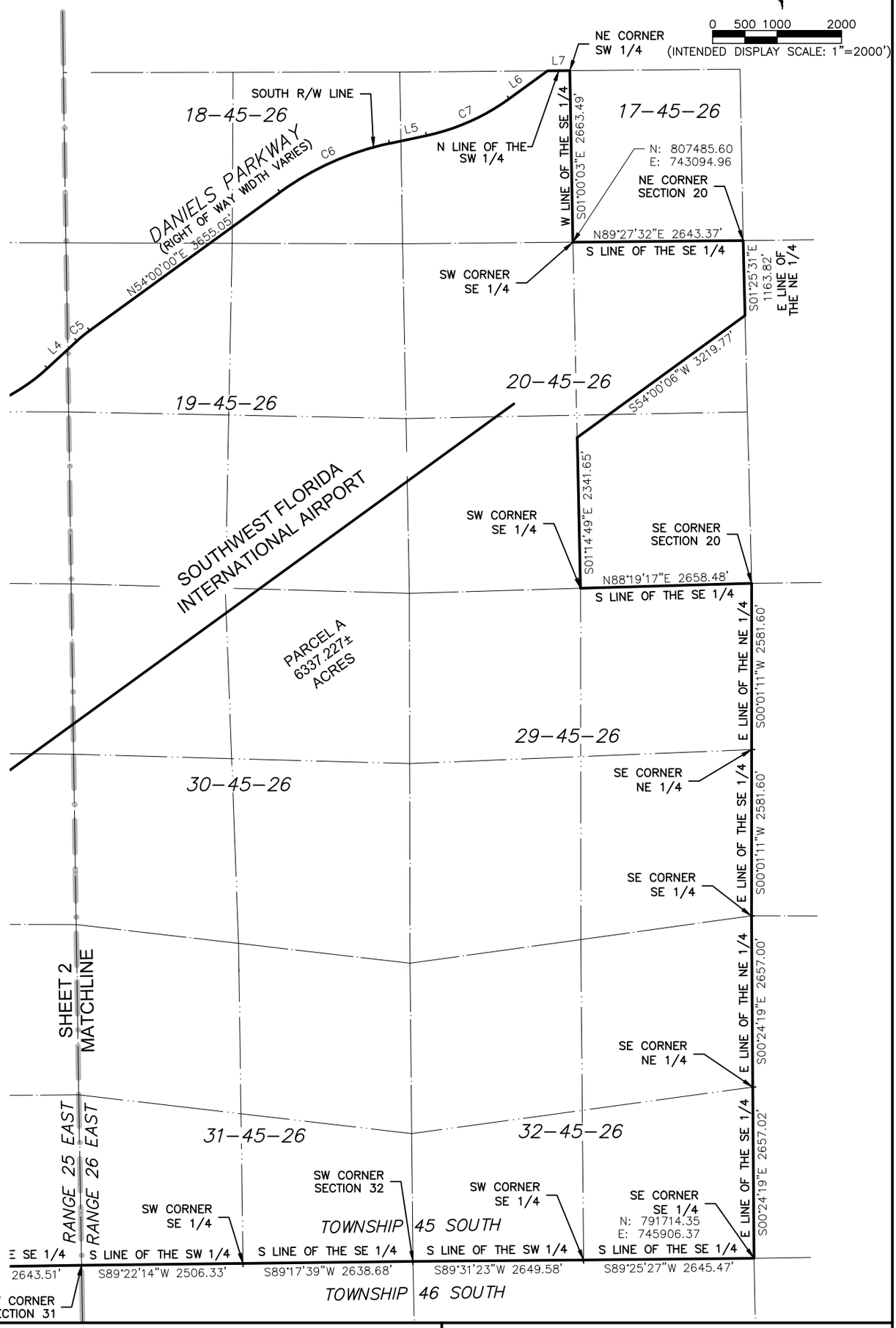
SKETCH AND DESCRIPTION OF SOUTHWEST FLORIDA INTERNATIONAL AIRPORT ZONING PARCELS A AND B

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/18/19	20181001-000	23-45-25	1" =2000'	2 OF 5

NOT A SURVEY

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C5	2181.83'	6°41'54"	N50°39'03"E	254.93'	255.07'
C6	4473.66'	24°00'00"	N66°00'00"E	1860.25'	1873.92'
C7	3384.04'	24°00'00"	N66°00'00"E	1407.16'	1417.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N47°18'06"E	623.86'
L5	N78°00'00"E	586.36'
L6	N54°00'00"E	737.49'
L7	N89°30'50"E	345.05'



\\FTMS01\Drawings\2018\20181001-049\Surveying\Sketches\20181001-000 AIRPORT ZONING SKETCH AND DESCRIPTION 2019 09 18.dwg (SKETCH 3) Rick.Daniels Dec 17, 2025 - 10:29am

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SKETCH AND DESCRIPTION OF SOUTHWEST FLORIDA INTERNATIONAL AIRPORT ZONING PARCELS A AND B

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/18/19	20181001-000	23-45-25	1" =2000'	3 OF 5

ADD2025-00238 Lee County ePlan

LEGAL DESCRIPTION
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
PARCELS A AND B
SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA
(FOR ZONING PURPOSES ONLY)

PARCEL A

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 23, 24, 25, 26, 35 AND 36 IN TOWNSHIP 45 SOUTH, RANGE 25 EAST, AND IN SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32 IN TOWNSHIP 45 SOUTH, RANGE 26 EAST, ALL IN LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 25 EAST, THENCE RUN N 89°20'16" E A DISTANCE OF 1321.80 FEET TO THE **POINT OF BEGINNING**.

FROM SAID **POINT OF BEGINNING** RUN N 00°34'17" W A DISTANCE OF 2654.20 FEET; THENCE RUN N 00°21'15" E A DISTANCE OF 2654.86 FEET TO A POINT LYING ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 25 EAST; THENCE RUN N 02°05'25" W ALONG THE WEST LINE OF THE EAST HALF (E-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 25 EAST A DISTANCE OF2655.48 FEET; THENCE RUN N 00°49'34" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE-L/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE AFOREMENTIONED SECTION 26 A DISTANCE OF 1320.31 FEET; THENCE RUN N 87°59'48" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHWEST QUARTER (NW-1/4) OF THE AFOREMENTIONED SECTION 26 A DISTANCE OF 1356.41 FEET; THENCE RUN N 01°04'03" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE- L/4) OF THE AFOREMENTIONED SECTION 26 A DISTANCE OF 1317.08 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE AFOREMENTIONED SECTION 26; THENCE RUN N 88°04'46" E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST A DISTANCE OF 2027.84 FEET; THENCE RUN N 01°04'08"W ALONG THE WEST LINE OF THE EAST HALF (E-1/2) OF THE EAST HALF (E-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE AFOREMENTIONED SECTION 23 FOR 2542.82 FEET TO A POINT ON A NON-TANGENT CURVE ON THE SOUTHERLY LINE OF DANIELS PARKWAY (TRANSITIONING FROM 200 FEET TO 270 FEET WIDE); THENCE RUN ALONG SAID SOUTHERLY LINE THROUGH SAID SECTIONS 23 AND 24 IN TOWNSHIP 45 SOUTH, RANGE 25 EAST AND SECTIONS 19, 18 AND 17 IN TOWNSHIP 45 SOUTH, RANGE 26 EAST FOR THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 2191.83 FEET (DELTA 09°36'28") (CHORD 367.11 FEET) (CHORD BEARING S 85°27'02" E) FOR 367.54 FEET TO A POINT OF TANGENCY; THENCE S 80°38'48" E FOR 435.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 2391.83 FEET (DELTA 18°04'40") (CHORD 751.53 FEET) (CHORD BEARING S 89°41'08"E) FOR 754.65 FEET TO A POINT OF TANGENCY; THENCE N 81°16'32"E FOR 542.86 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 2181.83 FEET (DELTA 08°50'48") (CHORD 336.55 FEET) (CHORD BEARING N 85°41'56" E) FOR 336.88 FEET TO A POINT OF TANGENCY; THENCE S 89°52'40" E FOR 1090.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 2980.56 FEET (DELTA 42°49'14") (CHORD 2176.07 FEET) (CHORD BEARING N 68°42'43" E) FOR 2227.55 FEET TO A POINT OF TANGENCY; THENCE N 47°18'06" E FOR 623.86 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 2181.83 FEET (DELTA 06°41'54") (CHORD 254.93 FEET) (CHORD BEARING N 50°39'03" E) FOR 255.07 FEET TO A POINT OF TANGENCY; THENCE N 54°00'00" E FOR 3655.05 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 4473.66 FEET (DELTA 24°00'00") (CHORD 1860.25 FEET) (CHORD BEARING N 66°00'00" E) FOR 1873.92 FEET TO A POINT OF TANGENCY; THENCE N 78°00'00" E FOR 586.36 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 3384.04 FEET (DELTA 24°00'00") (CHORD 1407.16 FEET) (CHORD BEARING N 66°00'00" E) FOR 1417.50 FEET TO A POINT OF TANGENCY; THENCE N 54°00'00" E FOR 737.49 FEET; THENCE RUN N 89°30'50" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 17 FOR 345.05 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE RUN S 01°00'03" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE-1/4) FOR 2663.49 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE RUN N 89°27'32" E ALONG THE SOUTH LINE OF SAID FRACTION FOR 2643.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20, TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE RUN S 01°25'31" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE AFOREMENTIONED SECTION 20 A DISTANCE OF 1163.82 FEET; THENCE RUN S 54°00'06" W A DISTANCE OF 3219.77 FEET; THENCE RUN S 01°14'49" E A DISTANCE OF 2341.65 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF THE AFOREMENTIONED SECTION 20; THENCE RUN N 88°19'17" E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF THE AFOREMENTIONED

(CONTINUED ON SHEET 5)

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SKETCH AND DESCRIPTION OF
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
ZONING PARCELS A AND B

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/18/19	20181001-000	23-45-25		4 OF 5

ADD2025-00238 Lee County ePlan

LEGAL DESCRIPTION
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
PARCELS A AND B
SECTIONS 23, 24, 25, 26, 35 AND 36
TOWNSHIP 45 SOUTH, RANGE 25 EAST; AND
SECTIONS 17, 18, 19, 20, 29, 30, 31 AND 32
TOWNSHIP 45 SOUTH, RANGE 26 EAST
ALL IN LEE COUNTY, FLORIDA
(FOR ZONING PURPOSES ONLY)

(CONTINUED FROM SHEET 4)
SECTION 20 A DISTANCE OF 2658.48 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 20; THENCE RUN S 00°01'11" W ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE- 1/4) OF SECTION 29, TOWNSHIP 45 SOUTH, RANGE 26 EAST A DISTANCE OF 2581.60 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 29; THENCE RUN S 00°01'11" W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 29 A DISTANCE OF 2581.60 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 29; THENCE RUN S 00°24'19" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 32, TOWNSHIP 45 SOUTH RANGE 26 EAST A DISTANCE OF 2657.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 32; THENCE RUN S 00°24'19" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 32 A DISTANCE OF 2657.02 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE- 1/4) OF SAID SECTION 32; THENCE RUN S 89°25'27" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 32 A DISTANCE OF 2645.47 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 32; THENCE RUN S 89°31'23"' W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 32 A DISTANCE OF 2649.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE RUN S 89°17'39" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 26 EAST A DISTANCE OF 2638.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 31; THENCE RUN S 89°22'14" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 31 A DISTANCE OF 2506.33 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUN S 89°08'03" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST A DISTANCE OF 2643.51 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE RUN S 89°08'03" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 36 A DISTANCE OF 2643.52 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN S 89°20'02" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 25 EAST A DISTANCE OF 2645.02 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 35; THENCE RUN S 89°20'16" W ALONG THE SOUTH LINE OF THE EAST HALF (E-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 35 A DISTANCE OF 1321.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6337.227 ACRES, MORE OR LESS.

TOGETHER WITH (ADDED TO PARCEL A):

PARCEL B

A TRACT OR PARCEL OF LAND LYING IN THE EAST HALF (E-1/2) OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE-1/4) RUN N 00°17'41" W ALONG THE EAST LINE OF SAID FRACTION FOR 94.00 FEET TO THE NORTH LINE OF DANIELS PARKWAY; THENCE RUN S 88°39'26" W ALONG SAID NORTH LINE FOR 49.46 FEET TO THE **POINT OF BEGINNING**.

FROM SAID **POINT OF BEGINNING** CONTINUE ALONG SAID NORTH LINE S 88°39'26" W FOR 572.96 FEET AND S 88°07'09" W FOR 727.86 FEET TO THE WEST LINE OF THE EAST HALF (E-1/2) OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION; THENCE RUN N 00°43'22" E ALONG SAID WEST LINE FOR 25.51 FEET; THENCE DEPARTING SAID WEST LINE AND RUNNING THROUGH THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 23 THE FOLLOWING COURSES: THENCE N 88°06'12" E FOR 165.23 FEET; THENCE N 54°36'12" E FOR 729.30 FEET; THENCE N 88°10'25" E FOR 219.31 FEET; THENCE S 40°25'15" E FOR 494.87 FEET; THENCE S 00°17'48" E , FOR 46.34 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7.114 ACRES, MORE OR LESS.

\\FTMS01\Drawings\2018\20181001-049\Surveying\Sketches\20181001-000 AIRPORT ZONING SKETCH AND DESCRIPTION 2019 09 18.dwg (LEGAL 5) Rick.Daniels Dec 17, 2025 - 10:29am

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SKETCH AND DESCRIPTION OF
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
ZONING PARCELS A AND B

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/18/19	20181001-000	23-45-25		5 OF 5

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Exhibit B

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
Narrative of Request

Background

The subject property is 6,284± acres and located in Township 45, Section 29, Range 26E of Lee County, Florida. The property is developed with the Southwest Florida International Airport and various commercial and industrial uses. The property is located southeast of the intersection of Daniels Parkway and I-75 and north of Alico Road, with a small, 7± acre portion of the property located across Daniels Parkway to the north. The property is zoned Southwest Florida International Airport Airport Operations Planned Development District (AOPD) and is within Planning District 10, Gateway/Airport. The property is located on land that is designated Airport and Wetlands on the Future Land Use Map (FLUM).

Lands to the north of the subject property, across Daniels Parkway, are designated New Community, Tradeport, and Wetlands. Lands to the east are designated Conservation Lands – Uplands and Wetlands, Density Reduction/Groundwater Resource, Public Facilities, Tradeport, and Wetlands. Properties to the west are designated Tradeport and Wetlands. Lands to the south are designated Density Reduction/Groundwater Resource, Public Facilities, Tradeport, and Wetlands. The zoning and existing land uses of adjacent lands are as follows:

North: Zoned CG (Commercial General), CPD (Commercial Planned Development), CT (Commercial Tourist), MPD (Mixed Use Planned Development) & PUD (Planned Unit Development); Vacant land, developed with residential spaces, commercial businesses, a baseball stadium, and a high school.

South: Zoned AG-2 (Agricultural), IPD (Industrial Planned Development), MEPD (Mine Excavation Planned Development), MPD; Vacant agricultural land, utility buildings, commercial buildings, and a hotel.

East: Zoned AG-2; Vacant agricultural and wetland land.

West: Zoned AG-2, CG, IPD, & MPD; Vacant agricultural land, commercial businesses, and hotels.

Request

The applicant, Lee County Port Authority (LCPA), is requesting an administrative amendment to the Southwest Florida International Airport AOPD zoning approval to revise the MCP and request additional deviations.

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The proposed amendment to the Master Concept Plan converts 40.9 acres north of Runway 06/24 from Aviation Development to Non-Aviation Development, to allow for a 1.46M square-foot industrial warehouse, office, and distribution facility south of Paul J Doherty Parkway. This additional 40.9 acres of Non-Aviation development will be added to Parcel 13, increasing it from 17.5 acres to 58.4 acres, and ultimately increases the overall total Non-Aviation Development north of Runway 06/24 from 352.1 acres to 393 acres and decreases the Aviation Development area from 4,926.64 acres to 4,885.74 acres. Specifically, the proposed amendments to the MCP are as follows:

- **Sheet 1**
  - Revises the MCP to modify the Airport Land Areas chart to show a decrease in the Aviation area by 16.57 acres from 4,926.64 acres to 4,910.07 acres.
  - Revises the MCP to add 16.57 acres to the Non-Aviation area, resulting in an increase from 836.69 acres to 853.26 acres.
  - Revises the MCP to modify the "TOTAL" in the Airport Land Areas chart.
  - Revises the MCP Note #1 to correct the spelling of "fpr" to "for".
  - Revises the MCP Note #2 to correct the spelling of "heigh" to "height".
  - Revises the MCP to add the Arthrex boundary, the access road, and the proposed lakes.
- **Sheet 2**
  - Revises the MCP to reflect an increase in Parcel P13 lot size from 17.5 acres to 44.7 acres.
  - Revises the MCP to reflect the elimination of Tract P14A, a 12.0-acre lot, from the MCP.
  - Revision of the MCP to reduce the size of Tract P14 from 17.1 acres to 12.0 acres due to the addition of a new lake.
  - Revises the MCP Land Area Summary chart to reflect the new acreages of the Parcels and Tracts.
  - Revises the MCP to add an access road to Tract T2 that occupies 4.7 acres, and add the access road acreage to the Land Area Summary chart.
  - Revises the MCP Land Area Summary chart to indicate a new parcel subtotal of 344.4 acres.
  - Revises the MCP to add the Tract T-2 acreage to make the "Roadway" tract total 22.50 acres and to increase the parcel subtotal from 344.4 acres to 366.9 acres.
  - Revises the MCP to add the Roadway Tracts and New Lake notations to the Legend.
  - Revises the MCP to add the access locations and dimensions for Tract 13 on both Paul J. Doherty Parkway and the Access Road.

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  - Revises the MCP to add new deviation symbols 17, 18, and 19.
  - Revises the MCP to eliminate the access arrows for Tract P14a.
  - Revises the MCP to correct the single access arrow to P14.
  - Revises the MCP to indicate Tract P16 has access from the Access Road instead of Chamberlin Parkway.
  - Revises the MCP to correct the hatch pattern to show that the Tract P1 area is located both in the aviation and non-aviation areas.
- **Sheet 3**
  - Revises the MCP to add the Arthrex site and the road to the Buffer Key Map.
  - Revises the MCP to adjust the buffer for the Arthrex site.
- **Sheet 4**
  - Revises the MCP to correct the Aviation Land Development area to show 4,260.37 acres and the Minimum Open Space Requirement area of the Aviation Land Development area to show 852.1 acres.
  - Revises the MCP to correct the proposed 2,027.28 acres of the Aviation Land Development area's On-Site General Open Space to match the hatched area.
  - Revises the MCP to correct the acreage of the North of Runway 6/24 area to 366.9 acres and the Minimum Open Space Requirement area to be 110.1 acres.
  - Revises the MCP to correct the acreage of the Other Non-Aviation North of Runway 6/24 area to 469.8 acres and the Minimum Open Space Requirement area to be 140.9 acres.
  - Revises the MCP to correct the totals at the bottom of the chart.
  - Revises the MCP to correct the Indigenous Off-Site Open Space 50% calculations.
  - Revises the MCP to add the Indigenous Off-Site Open Space acreage to the chart for Aviation Land Development Areas.
  - Revises the MCP to correct the 3:1 ratio number.
  - Revises the MCP to correct the Open Space Provided 10% numbers and the Total Open Space Provided number.

While development acreage is expanding, there is no proposed change to the condition limiting Non-Aviation development to a maximum of 2,133 net new PM Peak Hour Trips.

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Justification

The proposed increase in allowable Non-Aviation development acreage will allow for redevelopment of 58.4 acres for a 1.46 million sq. ft. industrial warehouse, office, and distribution facility, which should result in a more compatible condition for this area. The area is internal to the site along the southside of Paul J Doherty Parkway, east of Skyplex Boulevard, and west of Fuel Farm Road. A traffic generation report is provided indicating the proposed development, when combined with the existing developments, will not exceed the maximum 2,133 PM Peak Hour new trips for Non-Aviation development included in the Development Schedule. A portion of the existing stormwater lake in the area will be designed and permitted through the South Florida Water Management District to compensate for the backfilled portion of the stormwater lake, along with additional capacity for the stormwater generated by the development.

No changes are proposed to the overall AOPD boundary. There is no change in the land dedicated to movement areas, including runways, taxiways, taxi lanes, and aprons. There is a proposed decrease in Aviation Land Development Areas which is shown as a similar increase in Non-Aviation Support Areas. The increase in Non-Aviation Development requires an increase in open space for the Non-Aviation Support Areas which is subject to a 30% requirement, and a decrease in open space required for the Aviation Land Development Areas, which is subject to a 20% requirement, as summarized below:

Summary of Open Space Table			
	Approved ADD2024-00123	Proposed ADD	Net Change, acres (%)
Land Areas			
Runways, Taxiways, Taxi lanes & Aprons[1]	649.7	649.7	No Change
Aviation Land Development Areas[2]	4,276.9	4,260.37	-16.53 (-0.39%)
Non-Aviation Support Areas (future)[3]	1,397.7	1,414.2	+16.50 (+1.18%)
Open Space Required/Provided			
Total Open Space Required	1,274.7	1,276.33	+1.63(+0.13%)
Total Open Space Provided (on site)	2,234.4	2,079.87	-154.53 (-6.92%)
Total Open Space including Off Site Indigenous	7,162.4	7,007.87	-154.53 (-2.16%)

[1] Open Space requirements apply to non-movement areas of airport; no requirement applies to movement areas.
[2] Open space requirements for Aviation Land Development Areas is 20% (Industrial-large project).
[3] Open Space requirement for Non-Aviation Support Areas is 30%.

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The requested amendment will allow SWFIA to continue to develop in accordance with the same intensities previous sly allowed by the Lee Plan and approved under the adopted zoning resolution. No changes are being proposed to the approved intensities. The proposed modifications to the existing approval will not result in any external impacts. In addition, the amendment will meet the following criteria for granting administrative zoning approval pursuant to LDC Section 34-380(b): *the Director may administratively approve an amendment to a planned development in accordance with LDC Section 34-174.* The proposed request meets the criteria in LDC Section 34-174(i)(2), in that the request:

- *Does not increase height, density, or intensity of the development, except as permitted in Chapter 2 of the LDC.*
  No changes to the building intensity or building height are proposed. This amendment will allow SWFIA to develop in accordance with previously approved intensities by the Lee Plan and adopted zoning resolutions. While Non-Aviation development acreage is increasing, there is no proposed change to the condition limiting Non-Aviation development to a maximum of 2,133 net new PM Peak Hour Trips.
- *Does not result in the substantial underutilization of public resources and public infrastructures committed to the support of the development;*
  The project site is internal to airport property and is located along the southside of Paul J Doherty Parkway, east of Skyplex Boulevard, and west of Fuel Farm Road. Therefore, adequate infrastructure including water, sewer, and roads, exists at the subject property.
- *Does not result in a reduction of total open space provided on the Master Concept Plan by more than ten percent;*
  The proposed amendment will result in a four acre increase in open space required and provided. However, the open space provided far exceeds the minimum open space required by over 959 acres, which is more than necessary for consistency.
- *Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the code;*
  The proposed amendment will not decrease the amount of indigenous native vegetation preservation or open space areas below the minimum amount required. The amended AOPD will continue to provide more than the required amount of open space and indigenous vegetation preservation.
- *If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved MCP) landscaping or buffering is provided;*

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The subject parcel is interior to the airport property and will therefore be buffered consistent with the landscape requirements in the approved AOPD zoning.

- *Does not adversely impact surrounding land uses; and*
  The project site is internal to airport property and is located along the southside of Paul J Doherty Parkway, east of Skyplex Boulevard, and west of Fuel Farm Road. Therefore, no surrounding land uses will be impacted by this project.
- *Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.*
  The proposed development as outlined above is consistent with the Lee Plan and Land Development Code regulations.

Consistency with Lee Plan

The following Goals, Objectives, and Policies of the Lee Plan have been reviewed and analyzed to ensure the project complies as necessary for the decision-making criteria to provide approval of the rezone request.

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

Development will include aviation related facilities such as hangars, terminals, and runways and non-residential, non-aviation relates uses as approved through the Airport Operations Planned Development (AOPD) zoning process. Compatible non-aviation related uses support the continued development of airports by providing a supplementary revenue source and economic growth for the community.

In cooperation with local, state, and federal regulatory agencies, the Port Authority will work to minimize and correct any wildlife hazards arising from existing wetlands or water bodies located on properties designated Airport Lands in accordance with FAA directives. Site improvements on properties designated Airport Lands will be designed to minimize attractiveness to wildlife of natural areas and man-made features such as

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detention/retention ponds, landscaping, and wetlands, which can provide wildlife with ideal locations for feeding, loafing, reproduction, and escape. Specific to Southwest Florida International Airport, any future expansion or development of aviation-related facilities and non-aviation uses will offset environmental impacts through the Airport Mitigation Lands Overlay, depicted in Map 1-D, or other appropriate mitigation. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. All non-aviation land use development will meet the indigenous vegetation requirements set forth in the Land Development Code (LDC).

If the airport master planning process precipitates a change to the airport boundaries, or a substantive change to development intensities, the Port Authority will initiate the appropriate amendment to reflect such changes.

The proposed Non-Aviation development will serve as a catalyst project as it will generate revenue for the Port Authority and economic growth for the area. This 1.46 million square foot warehouse will benefit the community with job creation, income generation, and overall economic growth. The Non-Aviation use is compatible with the continued development of the airport because it will provide a supplementary revenue source. The site improvements include a 1.46 million square foot warehouse and associated parking. Approval of the requested Deviation 17 is consistent with the policy direction and federal regulations to minimize the potential for wildlife attractants at the airport.

Goal 2: GROWTH MANAGEMENT: *To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.*

The proposed request is needed to develop and improve the infrastructure for the proposed project.

Policy 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

The location of the proposed project is completely within the AOPD.

Goal 4: GENERAL DEVELOPMENT STANDARDS: *Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources.*

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STANDARD 4.1.1: WATER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).*
2. *If the proposed development lies within the boundaries of a water utility's certificated or franchised service area (see Map 4-A), then the development must be connected to that utility.*
3. *The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*
4. *All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.*
5. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.*
6. *If a development lies outside any service area as described above, the developer may:*
    a. *Request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;*
    b. *Establish a community water system for the development; or*
    c. *Develop at an intensity that does not require a community water system.*
7. *Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's Natural Resources.*

The project site is a part of the Lee County Utilities water franchise. Potable water is currently located adjacent to the proposed development and has sufficient capacity to serve the project. Additional details of the water utility demand will be required to serve

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the project. Additional details of the water utility demand will also be required and provided at the time of Development Order application.

STANDARD 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within ¼ mile from any part of the development.*
3. *If there is not sufficient capacity nor adequate infrastructure within ¼ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see M ap 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, Future Land Use 11-17 April 2024 the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.*
5. *If a development lies outside any service area as described above, the developer may:*
    a. *Request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
    b. *Establish a self-provided sanitary sewer system for the development;*
    c. *Develop at an intensity that does not require sanitary sewer service; or*
    d. *If no more than 5,000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin.*

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Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.

6. *Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.*

The project site is located within Solid Waste District Area 3 in Lee County. Sanitary sewer is currently located adjacent to the proposed development and has sufficient capacity to serve the project. Additional details of the sewer utility demand will be required and provided at the time of the Development Order application.

STANDARD 4.1.3: REUSE.

1. *Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.*
2. *Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within ¼ mile from any part of the development.*
3. *If there is not sufficient capacity or adequate infrastructure within ¼ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
4. *If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.*

Irrigation water infrastructure is currently located adjacent to the proposed development and has sufficient capacity to serve the project. Additional details of the irrigation demand will be required and provided at the time of the Development Order application.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. *In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated*

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environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

2. *Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.*
3. *Ensure development minimizes the need for expansion and construction of street and utility improvements.*

There are no changes proposed to the approved locations of the existing conservation areas or open space requirements. Any subsequent development will be reviewed by the County and applicable agencies to ensure compatibility with the natural features of the site. Public facilities exist and serve the AOPD.

Goal 7: INDUSTRIAL LAND USES: *To promote opportunities for well-planned industrial development at suitable locations within the county.*

The proposed amendment will allow for an industrial warehouse located within the Southwest Florida International Airport property, within an AOPD that has existing approval for industrial uses.

Policy 7.1.1: *In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:*

1. *The development must comply with local, state, and federal air, water, and noise pollution standards.*
2. *When located next to residential areas, industry must not generate noise levels incompatible with the residential development.*
3. *Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.*
4. *Contamination of ground or surface water will not be permitted.*
5. *Applications for industrial development will be reviewed and evaluated as to:*
    a. *Air emissions (rezoning and development orders);*
    b. *Impacts and effects on environmental and natural resources (rezoning and development orders);*
    c. *Effect on neighbors and surrounding land use (rezoning);*
    d. *Impacts on water quality and water needs (rezoning and development orders);*
    e. *Drainage system (development orders);*
    f. *Employment characteristics (rezoning);*
    g. *Fire and safety (rezoning and development orders);*

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h. *Noise and odor (rezoning and development orders);*
i. *Buffering and screening (planned development rezoning and development orders);*
j. *Impacts on transportation facilities and access points (rezoning and development orders);*
k. *Access to rail, major thoroughfares, air, and if applicable, water (rezoning and development);*
l. *Utility needs (rezoning and development orders); and*
m. *Sewage collection and treatment (rezoning and development orders).*

The proposed project will comply with all local, state, and federal air, water, and noise pollution standards. The closest residential areas are north of Daniels Parkway. The requested project is not bulk storage and will not produce toxic, explosive, or hazardous materials and will not contaminate ground or surface waters.

Policy 7.1.4: *The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities.*

The site is currently serviced by sanitary sewer, potable water, and roadway access. Adequate public facilities exist in the area to serve the proposed development.

Policy 7.1.7: *Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas.*

The proposed project is located within the airport property south of Daniels Parkway within an AOPD permitting the proposed use. The traffic generated will not be traveling through any residential areas.

GOAL 47: COORDINATED SYSTEM OF AVIATION FACILITIES. Develop and maintain a coordinated system of aviation facilities to facilitate the safe, cost-effective, and efficient movement of commerce consistent with community values and economic objectives.

Objective 47.1 ECONOMIC GROWTH: *The capacity and long term development of the Southwest Florida International Airport and Page Field Airport will be expanded consistent with the currently adopted Airport Master Plans and Airport Layout Plans maintained by the Port Authority in accordance with the FAA to aid in the diversification of the County's economic growth. Expansions will be funded through user fees, airline contributions, and other funding sources not involving general County tax dollars. The Port Authority will*

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strive to minimize impacts to surrounding land uses while maintaining a safe and efficient facility for airport operations.

The proposed amendment will be an economic engine for Lee County and aids in the diversification of the County's economic growth. Land uses proposed within the project includes industrial warehouse, office, and distribution facility which will utilize other aviation-based tenants for distribution of their products. Additionally, since the project is located completely within the AOPD for Southwest Florida International Airport south of Daniels Parkway, there will be minimal impact to surrounding land uses as many of these uses are already located within the AOPD.

Policy 47.1.3: *The Port Authority will continue to investigate commercial and industrial potentials at Page Field Airport and at Southwest Florida International Airport through market surveys and the solicitation and receipt of acceptable proposals for land lease at first market value as well as efforts to cultivate appropriate public/private partnerships in pursuing this potential.*

The project is the Port Authority implementing this policy. The Port Authority completed a Market Analysis on the entirety of Skyplex. At the conclusion of the Market Analysis, the Port Authority was approached to sign a 40-year (with 10-year extension option) lease for a 50-acre parcel to build a 1.46 million square-foot industrial warehouse, office, and distribution facility that would be the result of this project. This would also generate Non-Aviation revenue for the airport.

Objective 47.2 Development Compatibility in Vicinity of Airports: *Evaluate development proposals for property located within the vicinity of existing or planned aviation facilities to ensure land use compatibility, to preclude hazards to aircraft operations, and to protect airport capacities and facilities.*

The proposed project is compatible with both the existing and future land uses within the AOPD, as well as those in the surrounding area.

Policy 47.2.3: *Utilize the currently adopted Airport Master Plans, rules of Ch. 333, Fla. Stat., and the Southwest Florida International Airport FAR Part 150 Study, including updates, as a basis to amend the Lee Plan and the LDC to prohibit the development that is incompatible with the Southwest Florida International Airport or Page Field Airport; and, to ensure future economic enhancement consistent with Objective 47.1.*

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The proposed project will be compatible with the Southwest Florida International Airport as well as be a future economic engine for both the Airport and Lee County as described previously in this document under the Consistency section for Objective 47.1.

Policy 47.2.4: *In the interest of the safety of air commerce, the County will not approve a temporary or permanent structure which is an obstruction to air navigation and affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities; or, does not comply with placement, lighting and marking standards established by the Port Authority, Florida Statutes, or FAA rules and regulations.*

The proposed project will comply with all height restrictions and lighting and marking standards established by the Port Authority.

Policy 47.2.5: *The safety of aircraft operators, aircraft passengers, and persons on the ground will guide the Port Authority's airport operations. Hazardous wildlife attractants within 10,000 feet of a Port Authority's airports operations. Hazardous wildlife attractants within 10,000 feet of a Port Authority airport's Air Operations Area (AOA) will be avoided by minimizing and correcting any wildlife hazards arising from wetlands or water bodies in accordance with FAA AC 150/5200-33B, or as otherwise amended. Site improvements on or near the Port Authority's airports must be designed to minimize attractiveness to wildlife of natural areas and man-made features such as detention/retention ponds, landscaping, and wetlands, which can provide wildlife with ideal locations for feeding, loafing, reproduction and escape.*

The proposed project will avoid wildlife attractants. One of the deviations proposed, Deviation 17, is a deviation from a requirement to provide *an additional 80 square feet of internal parking island landscape area for every additional parking space of 120 percent* as this would introduce a significant additional amount of wildlife attractants and per Policy 1.1.12 and 47.2.5 the site improvements are being *designed to minimize attractiveness to wildlife… such as… landscaping… which can provide wildlife with ideal locations for feeding, loafing, reproduction, and escape.*

Policy 47.4.3: *Development of non-aviation related uses on airport property will be required to meet applicable concurrency standards set forth in the LDC.*

The proposed project is a Non-Aviation related use on airport property with the intention to use the aviation facilities, this would meet the applicable concurrency standards in the LDC.

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Policy 47.5.1: *The Port Authority will encourage cargo and freight development at the Southwest Florida International Airport by implementing domestic and international cargo marketing programs and by expanding airport facilities, as needed, in order to accommodate large domestic and international cargo carriers.*

The proposed project encourages cargo and freight development at Southwest Florida International Airport and will encourage expanding those airport facilities.

Policy 47.5.2: *Encourage the development of warehouses, cargo handling facilities, and transfer points at or near the Port Authority's aviation facilities. The study of future needs and implementation of strategies to address movement of commerce by local industries, trade and commercial enterprises may be coordinated with the Horizon Council, Industrial Development Authority and the Port Authority.*

The proposed amendment allows for the development of a 1.46 million square foot industrial warehouse on the airport property, consistent with this policy.

Objective 124.1 Wetlands: *Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.*

Policy 123.1.1: *Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII. Owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, Sub-Outlying Suburban, and Rural future land use categories may transfer dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands.*

This is a request to redesignate a previously approved development area to allow for non-aviation development. Per South Florida Water Management District Formal Jurisdictional Determination No. 250321-51424, issued July 7, 2025, there are no wetlands within Parcel P13, and there is no development proposed within lands designated Wetlands on the FLUM within the overall AOPD. Any development adjacent to wetlands will meet all applicable County standards.

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CAD file name: Q:\FL-FTMY-HM\HMDATA-FM\00 BOWMAN PROJECTS\340917-01-001 RSW Skyplex-Arthrex\DWG\LD\Master\MCP\MCP_sheet1.dwg 10/30/2025
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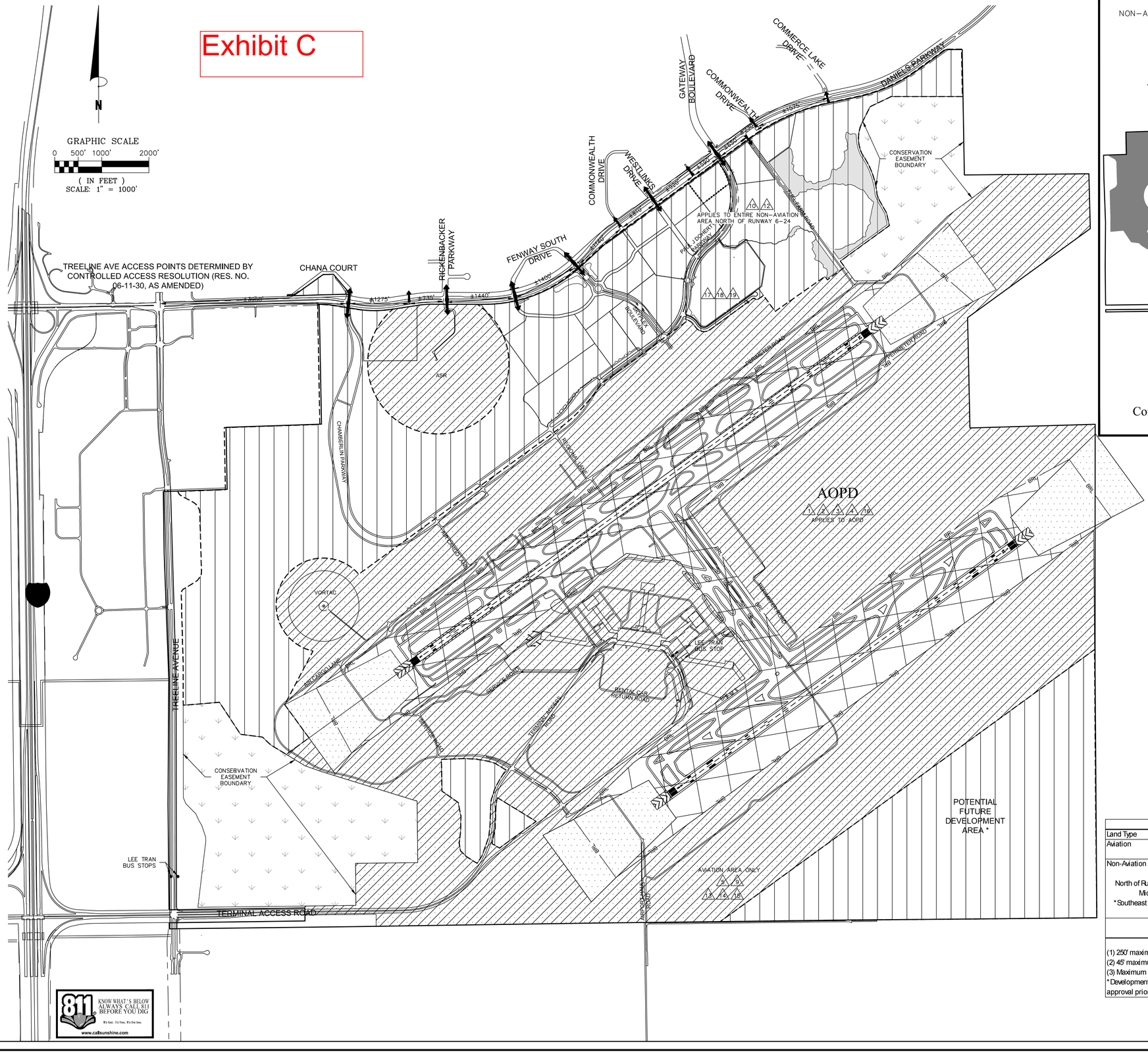
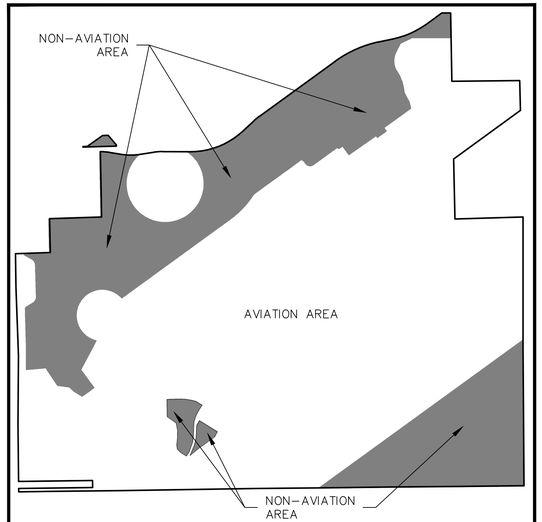
Exhibit C





DEVIATION KEY MAP

N.T.S.

For deviations that apply to aviation areas, aviation areas include Aviation Development, Conservation Easements, Runway Protection Zones and inside the Building Restriction Line Zone.

LEGEND

- NON AVIATION DEVELOPMENT
- AVIATION DEVELOPMENT
- RUNWAY PROTECTION ZONE (RPZ)
- INSIDE BUILDING RESTRICTION LINE (BRL)
- PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- ACCESS POINT
- CONSERVATION AREAS

Airport Land Areas

Land Type	Acres	Total Acres	Maxiumum Building Height
Aviation	±4,910.07		95' (1)
		±4,910.07	
Non-Aviation			
North of Runway 6/24	±836.69		95' (2)
Midfield Area	±51.66		95' (2)
* Southeast Quadrant	±525.87		N/A (3)
		±1,414.22	
TOTAL		**±6,324.3**	

(1) 250' maximum height for aviation towers with exceptions for special aviation-related structures
(2) 45' maximum height for convience/gas station structures
(3) Maximum height to be determined at the time of zoning approval for this portion of the development
* Development within the "Potential Future Development Area" will require amendment of the zoning approval prior to development.

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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
KEY MAP
LEE COUNTY PORT ATHORITY COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

RICHARD E. BRYLANSKI, P.E.
FL. LICENSE NO. 42339
10/30/2025

REV.	DESCRIPTION	DATE
12	MCP MODIFICATION	10/2025
11	ADD AMENDMENT	03/2025
10	ADD AMENDMENT	05/2024
9	ADD AMENDMENT	09/2022

KLP DESIGN	KLP DRAWN	JC CHKD

SCALE 1" = 1000'
JOB No. 340420-01-001
DRAWING No. MCP_sheet1
DATE 10/03/2025
KEY MAP
SHEET 1

ADD2025-00238 Lee County ePlan

CAD file name: G:\FL-FTMY-HM\VMDATA-FM\00 BOWMAN PROJECTS\340917-01-001 RSW Skyplex-Arthrex\DWG\01Master\MCP\MCP_sheet2.dwg 10/30/2025
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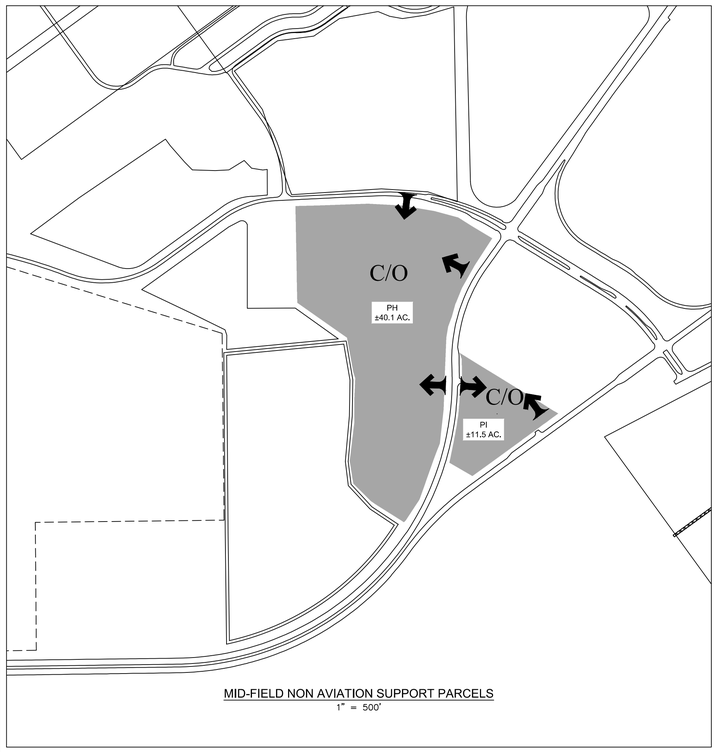

MID-FIELD NON AVIATION SUPPORT PARCELS
1" = 500'

Non Aviation Support Land Area Summary		
North of Runway 6/24 Proposed Parcels		
Parcels (Comm./Retail, Office)		
P1	31.7	
P2	8.6	
P3	19.2	
P4	13.4	
P5	8.5	
P6	9.6	
P10	6.6	
P12	9.0	
P14	12.0	
PA	12.4	
Subtotal	131.0	acres
Parcels (Comm./Retail, Office, Industrial)		
P8	7.8	
P9	10.9	
Subtotal	18.7	acres
Parcels (Industrial, Office)		
P7	37.9	
P13	44.7	
PB	6.3	
PC	12.2	
PD	17.3	
PE&F	18.9	
PG	12.2	
P15	29.9	
P16	15.3	
Subtotal	194.7	
Parcels Subtotal	344.4	
Roadway Tract		
T-1	17.8	
T-2	4.7	
Roadway Tract	22.50	acres
TOTAL	**366.9**	**acres**

Mid-field Non Aviation Support Parcels	
	Acres
PH (Mid-field)	40.1
PI (Mid-field)	11.5
Parcels H, I Subtotal	51.6 acres

LEGEND
- DEVIATION
- POTENTIAL FUTURE BUS STOP
- ACCESS POINT
- FULL ACCESS
- EXISTING PEDESTRIAN PATH
- PROPOSED TIGER GRANT FUNDED 8' PEDESTRIAN PATH
- PROPOSED 8' PEDESTRIAN PATH
- COMMERCIAL/OFFICE
- COMMERCIAL/OFFICE/INDUSTRIAL
- INDUSTRIAL/OFFICE
- NON AVIATION DEVELOPMENT
- AVIATION DEVELOPMENT
- INSIDE BUILDING RESTRICTION LINE (BRL)
- CONSERVATION AREAS
- ROADWAY TRACTS
- NEW LAKES

NOTES:
1. INTERNAL ACCESS POINTS AND PROPOSED PARCELS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. SEE SHEET 3 FOR BUFFERS.
3. LAKES ASSOCIATED WITH DEVIATIONS 3 & 6 ARE SHOWN IN CONCEPT. OTHER LAKES MAY BE PROPOSED AT TIME OF DEVELOPMENT ORDER.
4. POTENTIAL FUTURE BUS STOP LOCATIONS ARE SHOWN IN CONCEPT. LOCATIONS ARE TO BE DETERMINED AT TIME OF DEVELOPMENT ORDER CONSISTENT WITH Z-14-030 (CONDITION 20).

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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
MASTER CONCEPT PLAN
LEE COUNTY PORT ATHORITY COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

RICHARD E. BRYLANSKI, P.E.
FL. LICENSE NO. 42339
10/30/2025

REV.	DESCRIPTION	DATE
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KLP DESIGN | KLP DRAWN | JC CHKD

SCALE 1" = 1000'
JOB No. 340420-01-001
DRAWING No. MCP_sheet1
DATE 10/03/2025
Master Concept Plan
SHEET 2

ADD2025-00238 Lee County ePlan

CAD file name: G:\FL-FMY-HW\HDATA-FMY\00 BOWMAN PROJECTS\340917-01-001 RSW Skyplex-Arthrex\DWG\LD\Master\MCP\MCP_sheet1.dwg 1/9/2026
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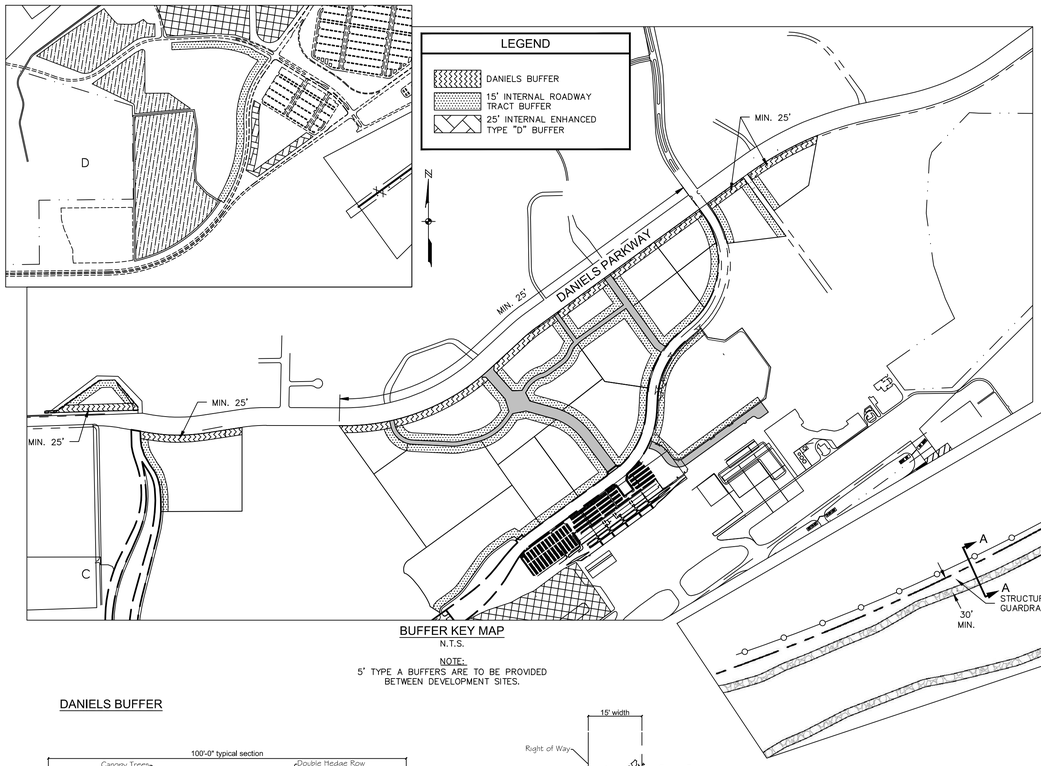
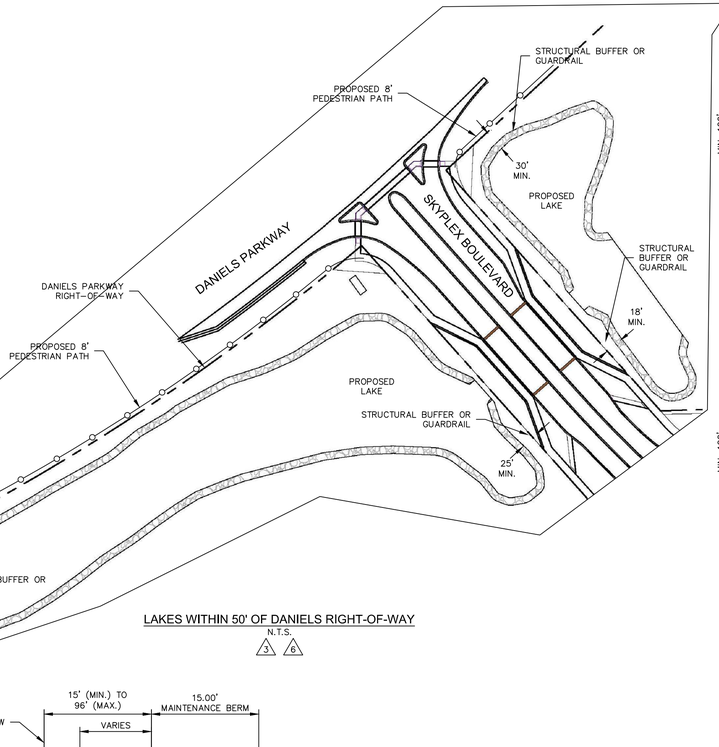
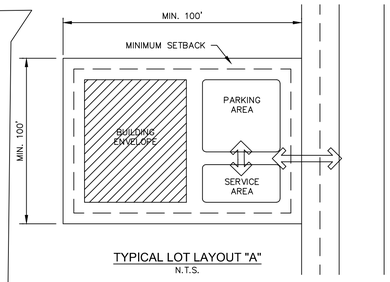


BUFFER KEY MAP
N.T.S.

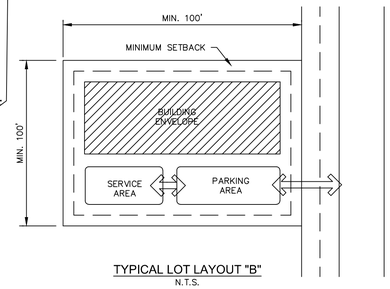
NOTE:
5' TYPE A BUFFERS ARE TO BE PROVIDED BETWEEN DEVELOPMENT SITES.



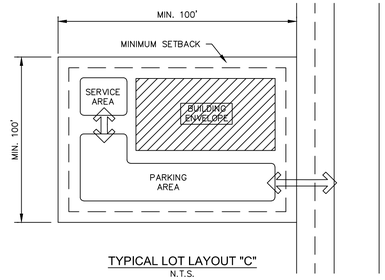
LAKES WITHIN 50' OF DANIELS RIGHT-OF-WAY
N.T.S.
3 6



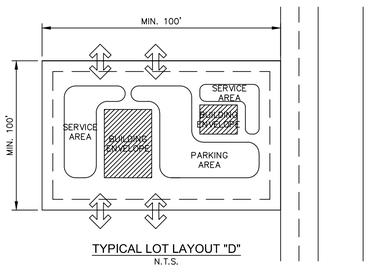
TYPICAL LOT LAYOUT "A"
N.T.S.



TYPICAL LOT LAYOUT "B"
N.T.S.



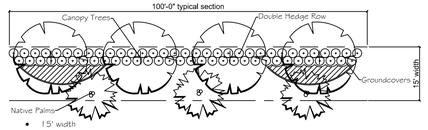
TYPICAL LOT LAYOUT "C"
N.T.S.



TYPICAL LOT LAYOUT "D"
N.T.S.

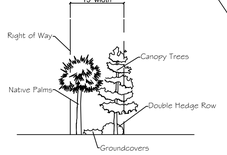
VEHICULAR ACCESS

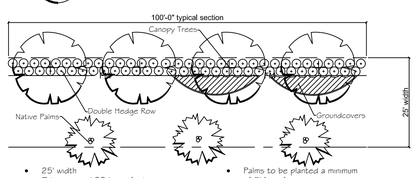
DANIELS BUFFER



- 15' width
- 7 trees per 100 linear feet
- Minimum tree height: 10' ht. x 4' spd., 2" cal.
- Palms can make up to 50% of trees
- Double hedge row; shrubs 3' o.c.
- Shrubs: 3 gallon, 24" ht., maintained at 36" ht.
- 33 groundcovers per 100 linear footage
- Clustering allowed
- This buffer does not meet the requirements of LDC Sections 34-1352 & 34-1353

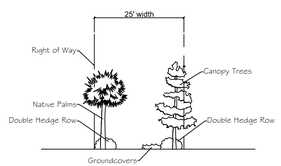
B Parcels 11a & 11b Buffer

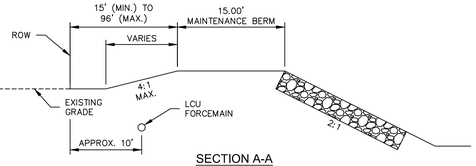




- 25' width
- 7 trees per 100 linear feet
- Minimum tree height: 10' ht. x 4' spd., 2" cal.
- Palms can make up to 50% of trees
- Double hedge row; shrubs 3' o.c.
- Shrubs: 3 gallon, 24" ht., maintained at 36" ht.
- 33 groundcovers per 100 linear footage
- Clustering allowed
- This buffer does not meet the requirements of LDC Sections 34-1352 & 34-1353
- Palms to be planted a minimum of 5' from force main
- Shade tree to be planted a minimum of 10' from force main

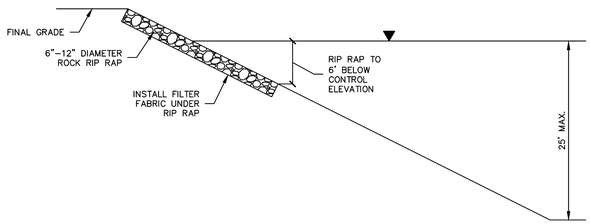
25' width Daniels Rd Buffer





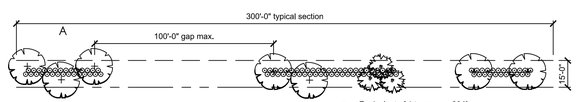
SECTION A-A
N.T.S.
3

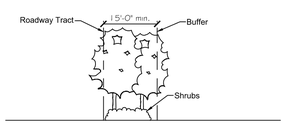
NOTE:
THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE OR FACILITY.



1 2 3

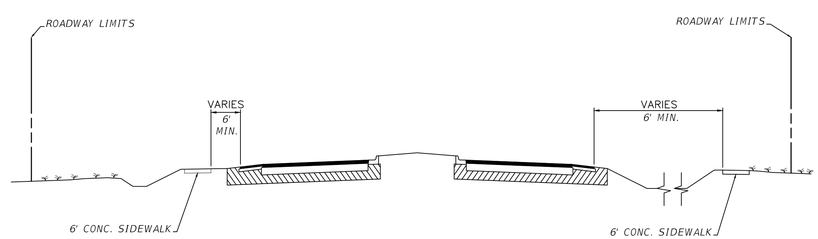
15' INTERNAL ROADWAY TRACT BUFFER (15' WIDE) - TYPICAL





- Equivalent of 1 tree every 30 lf
- Palms count 1:1
- Sabal Palms &/or Washington Palms to be clustered
- Clustered tree groups preferred
- 100' gap maximum between tree groups
- Shrubs at the rate of 33 shrubs per 100 lf (clustered groups preferred)
- Shrub plantings limited to low lying shrubs, grasses & groundcover
- Plantings to be compatible with the LCPA "Compatible Native Landscape List for RSW & FMY"

25' ENHANCED TYPE "D" BUFFER - REFER TO LDC 34-1352 & 34-1353



TYPICAL SECTION FOR CHAMBERLIN PKWY & PAUL J DOHERTY PKWY
N.T.S.
7 8

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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
Deviations & Typical Details
LEE COUNTY PORT ATHORITY COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

RICHARD E. BRYLANSKI, P.E.
FL. LICENSE NO. 42339
01/09/2026

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3	ADD AMENDMENT	09/2022

KLP DESIGN	KLP DRAWN	JC CHKD

SCALE none
JOB No. 340420-01-001
DRAWING No. MCP_sheet1
DATE 10/03/2025
KEY MAP
SHEET 3

MINIMUM OPEN SPACE & INDIGENOUS VEGETTAION REQUIREMENTS

Total Site: 6,324.30

Open space for Aviation Land Development Areas: Open Space requirement is 20% (Industrial - large project).
Open space is calculated based upon non-movement areas of airport,so the area calculated for open space does not include runways,taxiways, taxilanes and aprons.

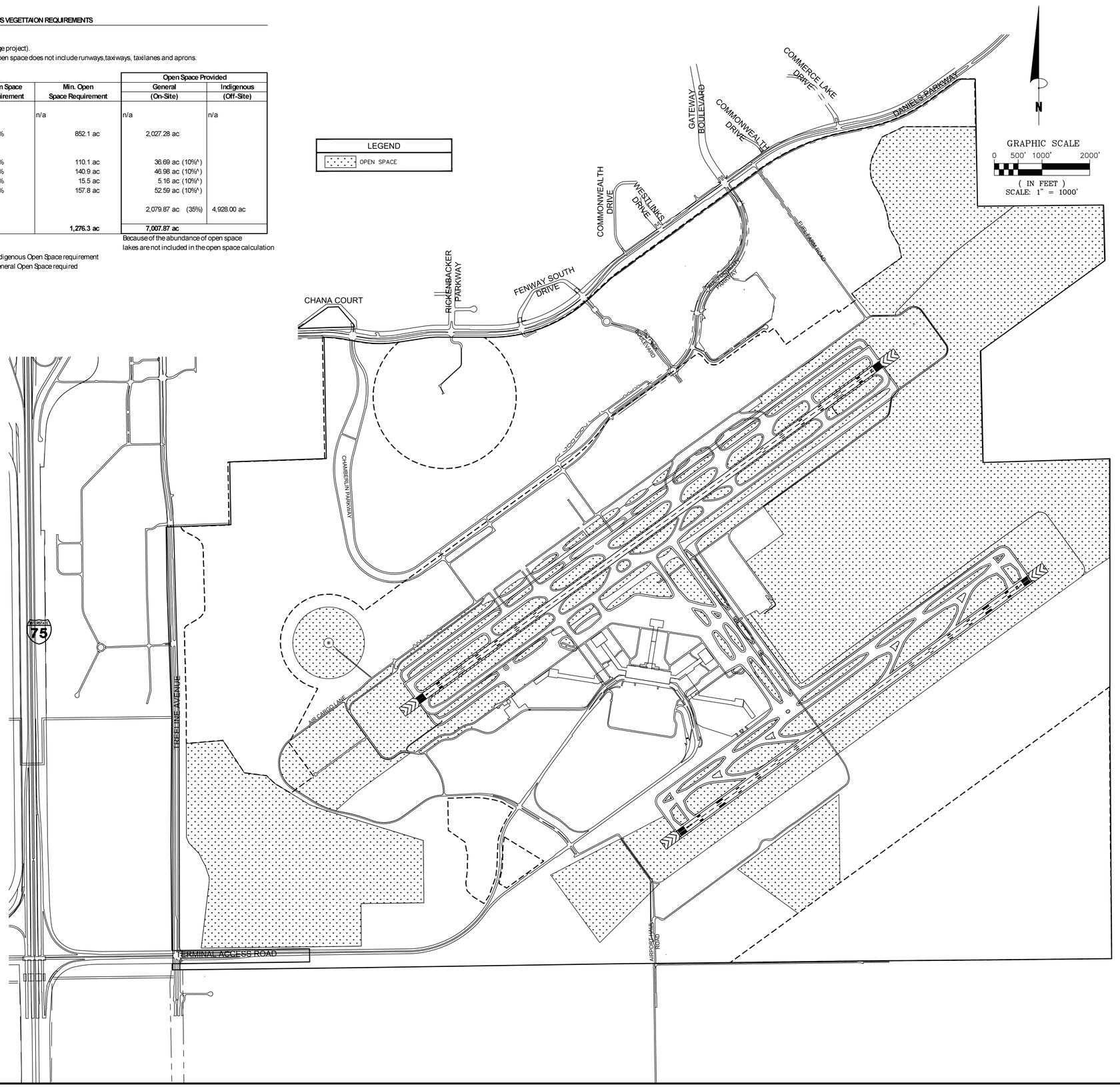
	Acres	Open Space Requirement	Min. Open Space Requirement	Open Space Provided: General (On-Site)	Open Space Provided: Indigenous (Off-Site)
Runways, Taxiways, Taxilanes & Aprons	649.7 ac	n/a	n/a	n/a	n/a
Aviation Land Development Areas	4,260.37 ac @	20%	852.1 ac	2,027.28 ac	
Non-Aviation Support Areas					
North of Runway 6/24	366.9 ac @	30%	110.1 ac	36.69 ac (10%^)	
Other Non-Aviation North of Runway 6/24	469.8 ac @	30%	140.9 ac	46.98 ac (10%^)	
Midfield	51.6 ac @	30%	15.5 ac	5.16 ac (10%^)	
Southeast Quadrant (future)	525.9 ac @	30%	157.8 ac	52.59 ac (10%^)	
Subtotal				2,079.87 ac (35%)	4,928.00 ac
Totals	**6,324.3 ac**		**1,276.3 ac**	**7,007.87 ac**	

Because of the abundance of open space lakes are not included in the open space calculation

Indigenous Vegetation requirement is 50% of required open space.
1,276.3 acres x 50% = 638.17 acres Indigenous Open Space requirement
638.17 acres General Open Space required
Total Open Space required: 1,276.33 acres

*Indigenous Vegetation requirement to be provided offsite at Airport Mitigation Park at ratio of 3:1
638.17 acres x 3 1,914.51
Indigenous Vegetation requirement is allowed to be met off-site at a 3:1 for this AOPD
Preservation of Ingienous Vegetation is not precluded onsite where possible

^ Individual lots shall provide 10% open space per LDC Section 34-414©.



CAD file name: G:\FL-FTMY-HW\HMDATA-FAV\90 BOWMAN PROJECTS\340917-01-001 RSW Skyplex-Airtrex\DWG\LD\Master\MCP\MCP_sheet4.dwg 10/23/2025
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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
OPEN SPACE
LEE COUNTY PORT ATHORITY COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

RICHARD E. BRYLANSKI, P.E.
FL. LICENSE NO. 42339
10/23/2025

REV.	DESCRIPTION	DATE
1	MCP MODIFICATION	11/2025
2	ADD AMENDMENT	03/2025
3	ADD AMENDMENT	02/2024
4	ADD AMENDMENT	09/2022

KLP DESIGN | KLP DRAWN | JC CHKD

SCALE 1" = 1000'
JOB No. 340420-01-001
DRAWING No. MCP_sheet4
DATE 10/03/2025
OPEN SPACE
SHEET 4

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Exhibit D

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD/DRI ADMINISTRATIVE AMENDMENT

Schedule of Deviations

There are no changes proposed to previously approved deviations.

Deviation 17 requests relief from LDC Section 34-2020(d), *parking in excess of 120 percent of minimum requirements,* which requires:

> d. *Parking in excess of 120 percent of minimum requirements.*
>
> (1) In commercial, industrial and mixed-use developments that require 80 parking spaces or more, each additional parking space provided at time of local development order approval in excess of 120 percent of the minimum requirements of Tables 34-2020(a) and (b) must provide:
>
> a. An additional 80 square feet of internal parking island landscape area for every additional parking space of 120 percent. This additional area must be provided within the parking lots or building perimeter planting area and may not be provided in the buffers adjacent to property boundaries.
> b. All internal parking island landscape areas must be planted with trees, shrubs, and ground covers. The landscape areas must include shrubs and ground cover plants with a minimum of 50 percent coverage of the landscape area at the time of planting. Trees and shrubs must meet the size requirements of Section 10-420(d). Groundcover plants must be a minimum one-gallon container size;

To allow parking exceeding 120% of the minimum requirements to provide landscaping consistent with LDC Section 10-416(c) within Non-Aviation Development areas as depicted on the Master Concept Plan.

Justification: The requested deviation is necessary due to concerns with creating wildlife attractants near the airfield. The additional landscaping required by LDC Section 34-2020(d) includes "trees, shrubs, and ground covers". These landscaping features pose the risk of attracting animals to the parking lot and to the AOPD. To

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the east of the Southwest Florida International Airport, there is a large area of Agricultural (AG-2) zoned land that contains the Wild Turkey Strand Preserve that is an attractant to wildlife. Birds and other animals from the area surrounding the airport could potentially use the landscaping features as sources of food, water, or shelter. Per the current code, for every additional parking space added above the 120% of the parking minimums, nearly half the size of one parking space would be required in additional landscaping (80 square feet) which introduces a significant amount of additional wildlife roosting and foraging areas. Wildlife attractants near airports pose a danger to passengers and crew during take-off and landing, as it significantly elevates the risk of wildlife collisions with aircraft. The Federal Aviation Administration also calls for the mitigation of wildlife hazards in airport environments, further supporting this deviation. The proposed deviation meets the aesthetic intent and environmental considerations of the LDC while maintaining an aviation-safe environment; and will act as a safeguard for wildlife in the adjacent preserve and agricultural lands by designing parking within the development so that it reduces wildlife attractants via excessive landscaping.

Deviation 18 requests relief from LDC Section 10-261(a), *Provision of container spaces*, which requires industrial buildings to provide:

a. A dumpster enclosure area based on 120 square-feet for the first 25,000 square-feet plus 8 square-feet for each additional 1,000 square-feet; and
b. A recyclable collection area based on 96 square-feet for the first 25,000 square-feet, plus 8 square-feet for each additional 1,000 square-feet;

To allow for the future 1,460,000 square foot facility within Parcel P13 (as depicted on the Master Concept Plan) to provide a dumpster enclosure area of 4,500 square feet; and a recyclable collection area of 4,500 square feet.

Justification: This deviation is requested due to the use of compactors for garbage and recycling collections instead of traditional stand-alone dumpsters, consistent with the Southwest Florida International Airport waste management solutions. A 4,500-square-foot area for each enclosure ensures that the compactors operate efficiently and safely while providing ample room for vehicles and personnel to manage the high volumes of waste and recyclables generated by the facility. This deviation promotes operational efficiency and consolidates collection activities to ensure the facility runs smoothly.

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Deviation 19 seeks relief from LDC Section 34-2013(b), *Access*, which limits driveway width to a maximum of 35 feet measured at the property line, to allow for a driveway throat width of 45 feet within Parcel P13 as depicted on the Master Concept Plan.

Justification: The requested deviation is necessary to accommodate the operational requirements of the future industrial warehouse and logistics facility. The site will see frequent use by large trucks with turning radii significantly larger than those of standard vehicles. A wider driveway ensures safer and more efficient ingress/egress for these vehicles, minimizing the risk of trucks mounting curbs or encroaching into adjacent lanes during turning maneuvers. This adjustment reduces potential damage to property, curbs, and landscaping while enhancing safety for all users of the site and surrounding roadways. The proposed 45-foot wide driveway will promote seamless traffic flow and avoid congestion on the roads, which is crucial for maintaining efficient operations and functionality of a logistics-focused facility.

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P: 239.254.2000
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Exhibit E

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Trish Petrosky
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

December 19, 2025 Via E-Mail

Richard Brylanski
Bowman Consulting Group.
6200 Whiskey Creek Dr.
Fort Myers, FL 33919

RE: **Potable Water and Wastewater Availability**
RSW Southwest Florida International Airport (AOPD)
RSW- SKYPLEX
STRAP # 19-45-26-00-00002.0000

To whom this may concern:

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

Your firm has indicated that this project will consist of one building of 1,457,216 sq. ft. with an estimated flow demand of approximately 46,905 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

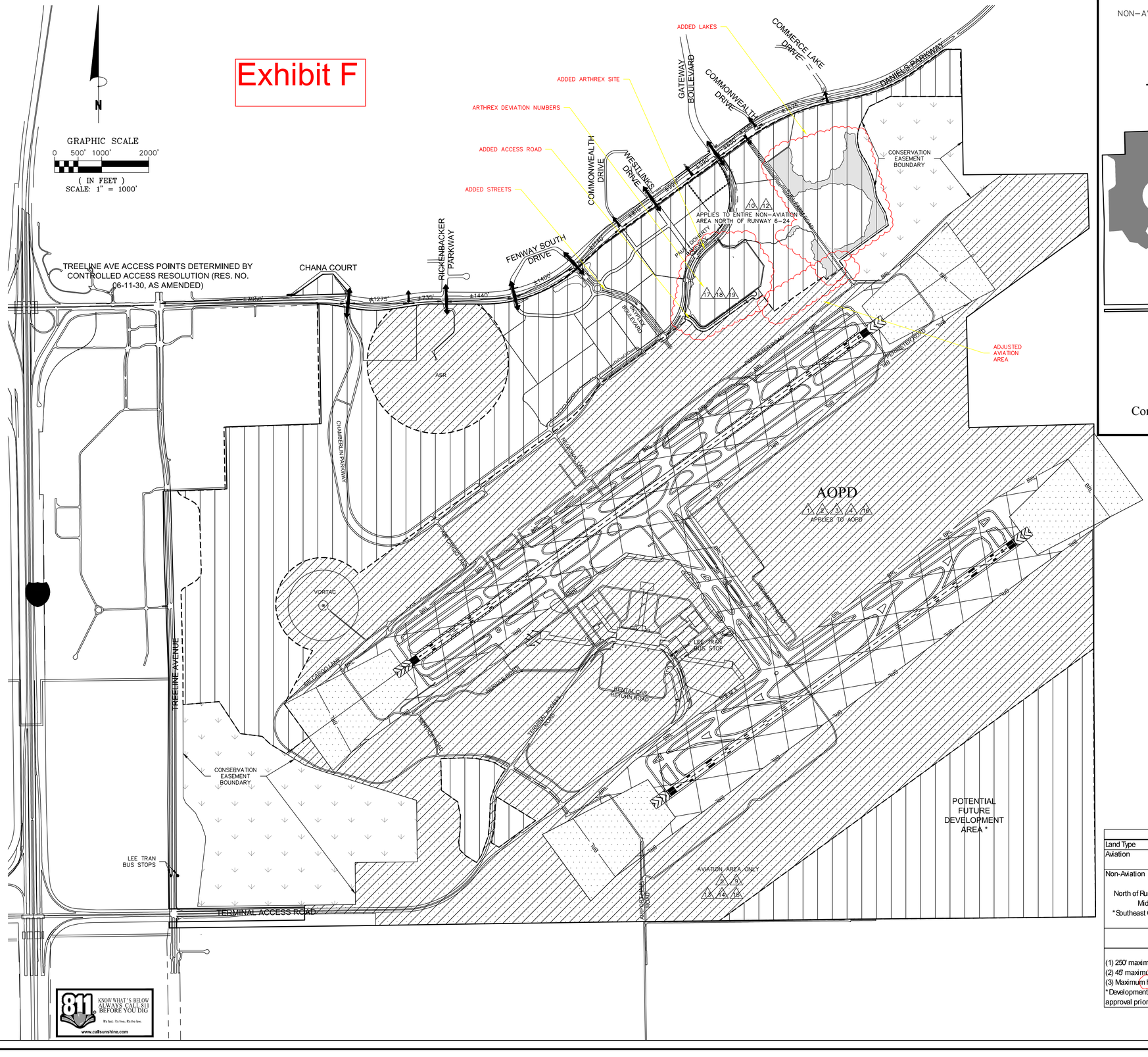
Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Planned Development Amendment purposes only. Individual letters of availability will be required for the purpose of obtaining building permits.

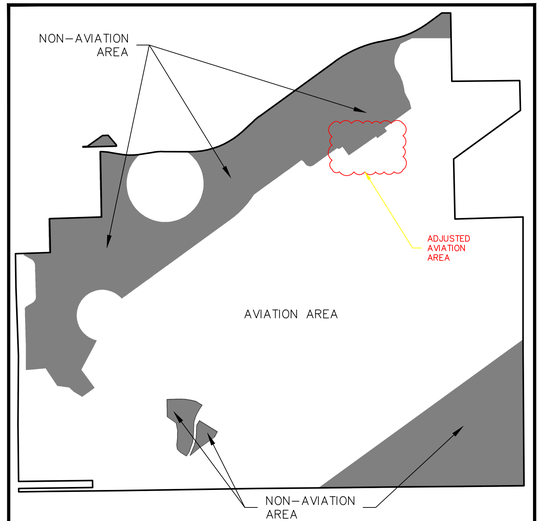
Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer
239-910-8654

Exhibit F





DEVIATION KEY MAP

N.T.S.

For deviations that apply to aviation areas, aviation areas include Aviation Development, Conservation Easements, Runway Protection Zones and inside the Building Restriction Line Zone.

LEGEND

- NON AVIATION DEVELOPMENT
- AVIATION DEVELOPMENT
- RUNWAY PROTECTION ZONE (RPZ)
- INSIDE BUILDING RESTRICTION LINE (BRL)
- PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- ACCESS POINT
- CONSERVATION AREAS

Airport Land Areas

Land Type	Acres	Total Acres	Maximum Building Height
Aviation	±4,910.07		95' (1)
	DECREASE -16.57 AC.	±4,910.07	
Non-Aviation			
North of Runway 6/24	±836.69	INCREASE 16.57 AC.	95' (2)
Midfield Area	±51.66		95' (2)
*Southeast Quadrant	±525.87		N/A (3)
	INCREASE 16.57 AC.	±1,414.22	
TOTAL	±6,324.3		

(1) 250' maximum height for aviation towers with exceptions for special aviation-related structures
(2) 45' maximum height for convience/gas station structures
(3) Maximum height to be determined at the time of zoning approval for this portion of the development
*Development within the "Potential Future Development Area" will require amendment of the zoning approval prior to development.

CAD file name: G:\PL-FTM\HAMMOCK-PM\DO_BOWMAN PROJECTS\340917-01-001 RSW Skyplex-Arthrex\DWG\01Master\MCP\MCP_sheet1.dwg 10/30/2025
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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
KEY MAP
LEE COUNTY PORT ATHORITY COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

RICHARD E. BRYLANSKI, P.E.
FL. LICENSE NO. 42339
10/30/2025

REV.	DESCRIPTION	DATE
1	MCP MODIFICATION	10/2025
2	ADD AMENDMENT	03/2025
3	ADD AMENDMENT	03/2024
4	ADD AMENDMENT	09/2022

KLP DESIGN | KLP DRAWN | JC CHKD

SCALE 1" = 1000'
JOB No. 340420-01-001
DRAWING No. MCP_sheet1
DATE 10/03/2025
KEY MAP
SHEET 1

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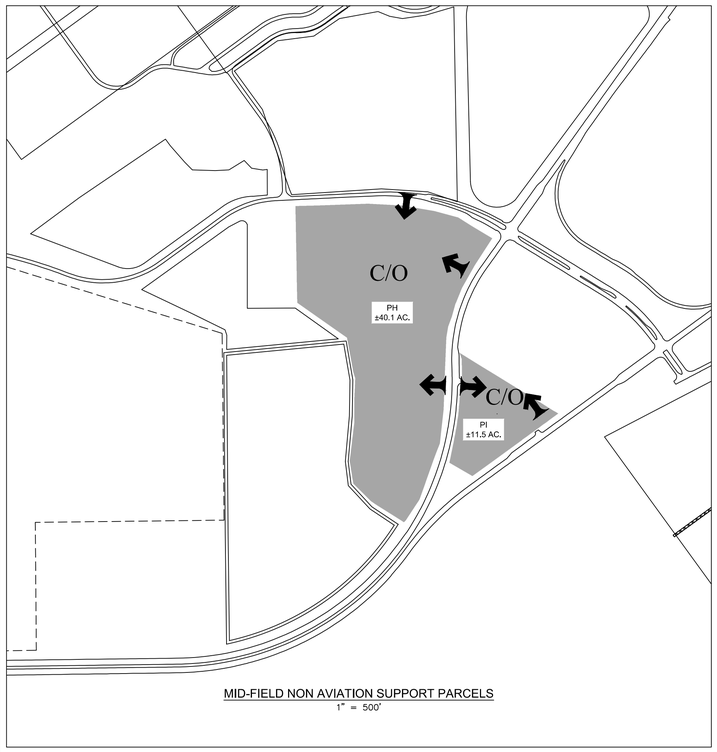
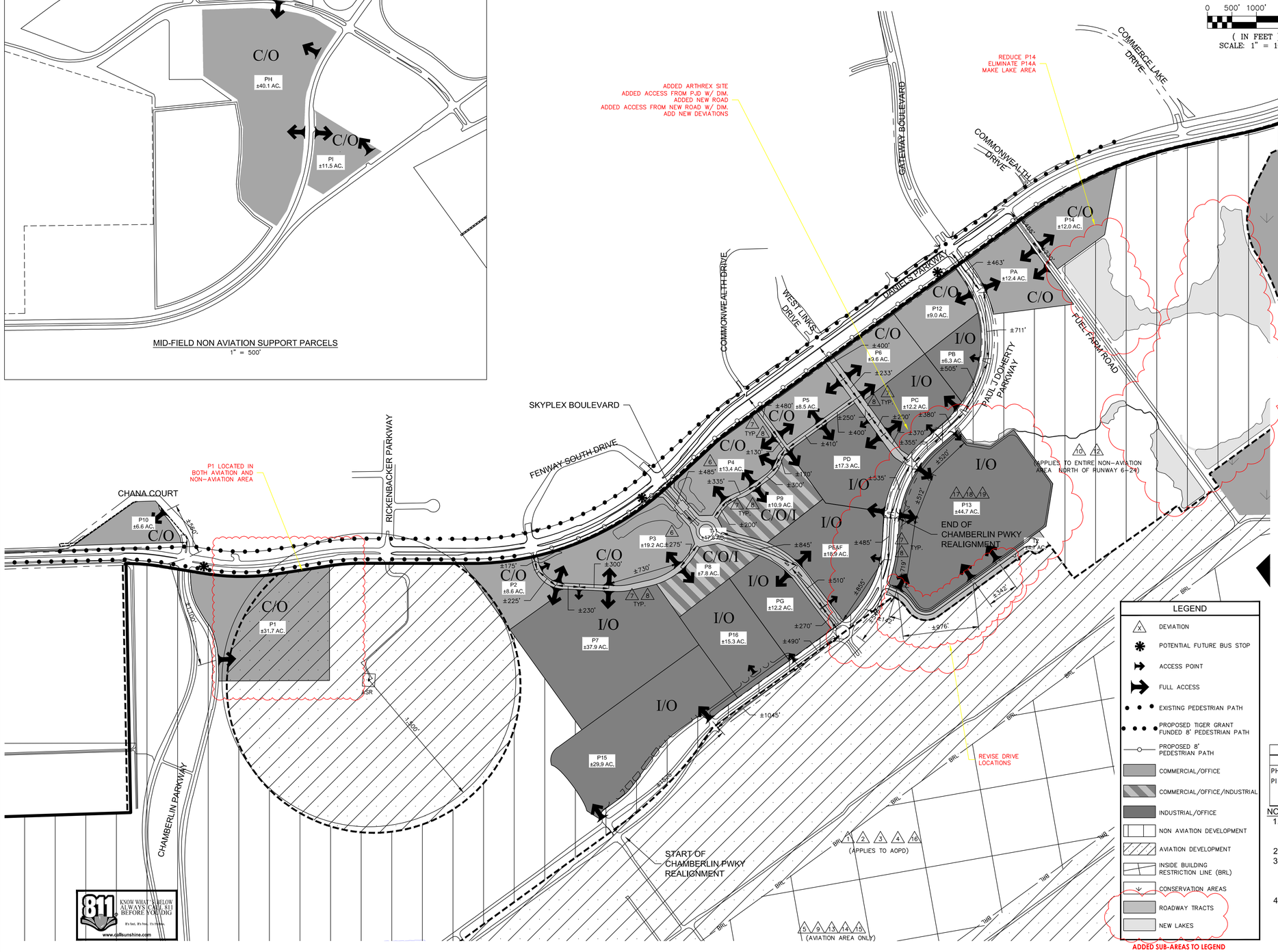


MID-FIELD NON AVIATION SUPPORT PARCELS
1" = 500'



Non Aviation Support Land Area Summary		
North of Runway 6/24 Proposed Parcels		
Parcels (Comm./Retail, Office)		
P1	31.7	
P2	8.6	
P3	19.2	
P4	13.4	
P5	8.5	
P6	9.6	
P10	6.6	
P12	9.0	
P14	12.0	P14 DECREASE -5.10 AC.
PA	12.4	
Subtotal	131.0 acres	DECREASE -5.10 AC.
Parcels (Comm./Retail, Office, Industrial)		
P8	7.8	
P9	10.9	P14A REMOVE -12.00 AC.
Subtotal	18.7 acres	DECREASE -12.00 AC.
Parcels (Industrial, Office)		
P7	37.9	
P13	44.7	P13 INCREASE 27.20 AC.
PB	6.3	
PC	12.2	
PD	17.3	
PE&F	18.9	
PG	12.2	
P15	29.9	
P16	15.3	
Subtotal	194.7	INCREASE 27.20 AC.
Parcels Subtotal	344.4	INCREASE 27.20 AC.
Roadway Tract		
T-1	17.8	
T-2	4.7	INCREASE 4.70 AC.
Roadway Tract	22.50 acres	INCREASE 4.70 AC.
TOTAL	**366.9 acres**	INCREASE 14.80 AC.

Mid-field Non Aviation Support Parcels	
	Acres
PH (Mid-field)	40.1
PI (Mid-field)	11.5
Parcels H, I Subtotal	51.6 acres

LEGEND
- DEVIATION
- POTENTIAL FUTURE BUS STOP
- ACCESS POINT
- FULL ACCESS
- EXISTING PEDESTRIAN PATH
- PROPOSED TIGER GRANT FUNDED 8' PEDESTRIAN PATH
- PROPOSED 8' PEDESTRIAN PATH
- COMMERCIAL/OFFICE
- COMMERCIAL/OFFICE/INDUSTRIAL
- INDUSTRIAL/OFFICE
- NON AVIATION DEVELOPMENT
- AVIATION DEVELOPMENT
- INSIDE BUILDING RESTRICTION LINE (BRL)
- CONSERVATION AREAS
- ROADWAY TRACTS
- NEW LAKES

NOTES:
1. INTERNAL ACCESS POINTS AND PROPOSED PARCELS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. SEE SHEET 3 FOR BUFFERS.
3. LAKES ASSOCIATED WITH DEVIATIONS 3 & 6 ARE SHOWN IN CONCEPT. OTHER LAKES MAY BE PROPOSED AT TIME OF DEVELOPMENT ORDER.
4. POTENTIAL FUTURE BUS STOP LOCATIONS ARE SHOWN IN CONCEPT. LOCATIONS ARE TO BE DETERMINED AT TIME OF DEVELOPMENT ORDER CONSISTENT WITH Z-14-030 (CONDITION 20).

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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
MASTER CONCEPT PLAN
LEE COUNTY PORT ATHORITY COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

RICHARD E. BRYLANSKI, P.E.
FL. LICENSE NO. 42339
10/30/2025

REV.	DESCRIPTION	DATE
7	MCP MODIFICATION	10/2025
6	ADD AMENDMENT	03/2025
5	ADD AMENDMENT	03/2024
4	ADD AMENDMENT	09/2022

KLP DESIGN	KLP DRAWN	JC CHKD

SCALE 1" = 1000'
JOB No. 340420-01-001
DRAWING No. MCP_sheet1
DATE 10/03/2025
Master Concept Plan
SHEET 2

CAD file name: G:\FL-FMY-HW\HDATA-FMY\00 BOWMAN PROJECTS\340917-01-001 RSW Skyplex-Arthrex\DWG\LD\Master\MCP\MCP_sheet3.dwg 10/20/2025
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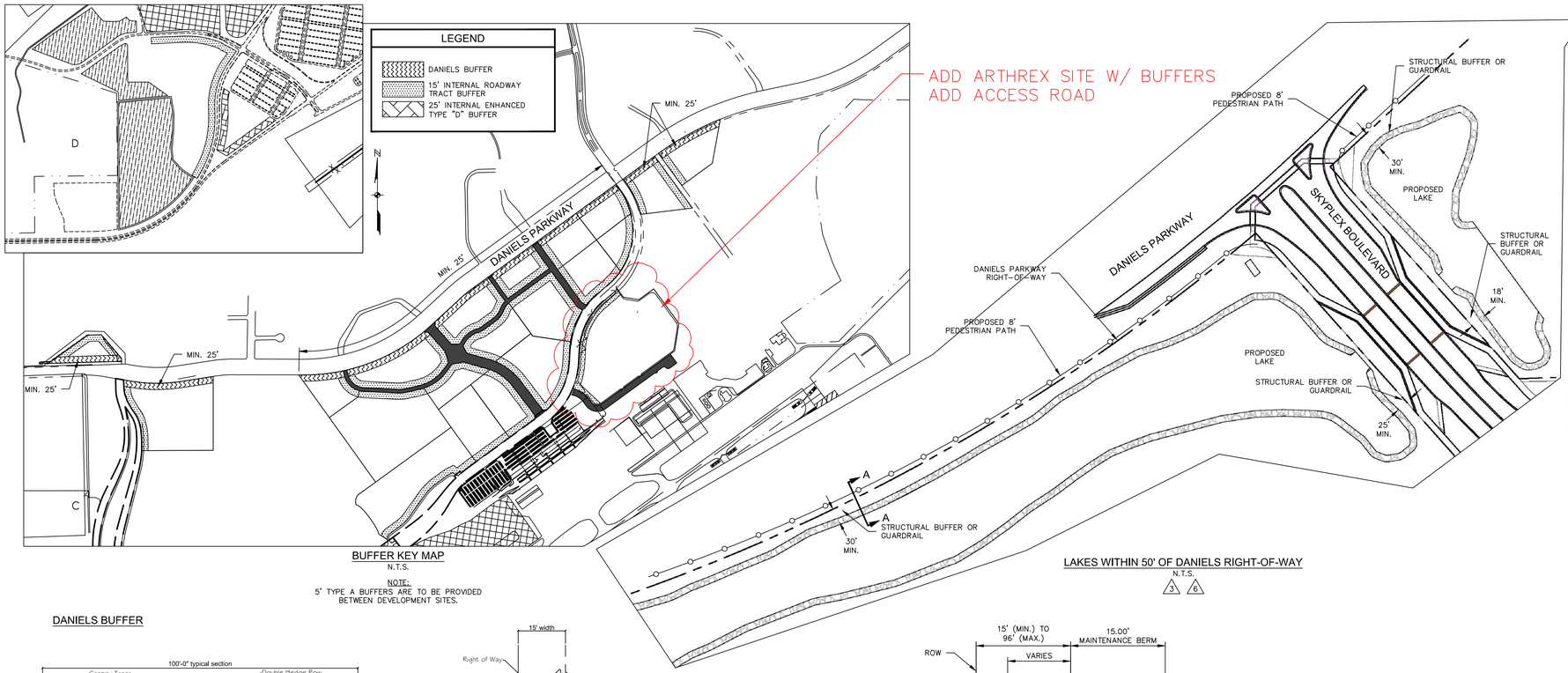
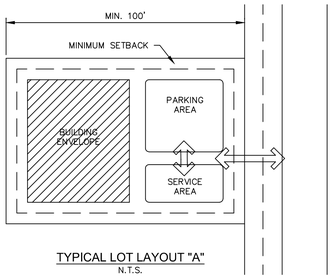


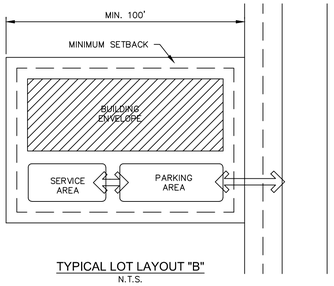
BUFFER KEY MAP
N.T.S.

NOTE:
5' TYPE A BUFFERS ARE TO BE PROVIDED BETWEEN DEVELOPMENT SITES.

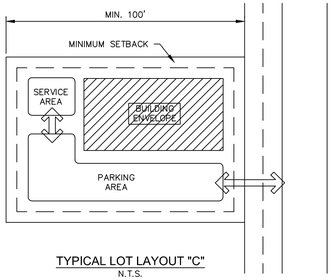
LAKES WITHIN 50' OF DANIELS RIGHT-OF-WAY
N.T.S.
3 6



TYPICAL LOT LAYOUT "A"
N.T.S.



TYPICAL LOT LAYOUT "B"
N.T.S.



TYPICAL LOT LAYOUT "C"
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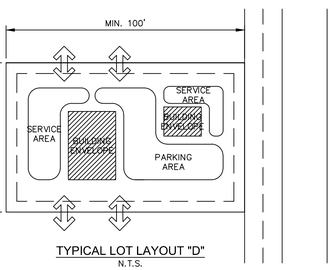
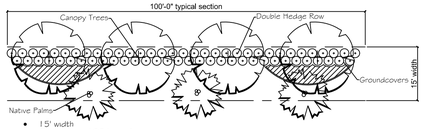


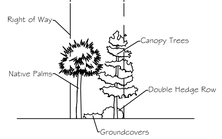
TYPICAL LOT LAYOUT "D"
N.T.S.

VEHICULAR ACCESS

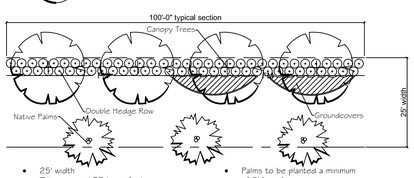
DANIELS BUFFER



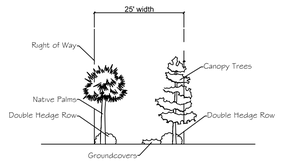
- 15' width
- 7 trees per 100 linear feet
- Minimum tree height: 10' ht. x 4' spd., 2" cal.
- Palms can make up to 50% of trees
- Double hedge row; shrubs 3' o.c.
- Shrubs: 3 gallon, 24" ht., maintained at 36" ht.
- 33 groundcovers per 100 linear footage
- Clustering allowed
- This buffer does not meet the requirements of LDC Sections 34-1352 & 34-1353



B Parcels 11a & 11b Buffer

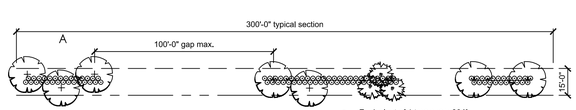


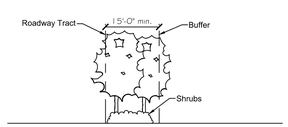
- 25' width
- 7 trees per 100 linear feet
- Minimum tree height: 10' ht. x 4' spd., 2" cal.
- Palms can make up to 50% of trees
- Double hedge row; shrubs 3' o.c.
- Shrubs: 3 gallon, 24" ht., maintained at 36" ht.
- 33 groundcovers per 100 linear footage
- Clustering allowed
- This buffer does not meet the requirements of LDC Sections 34-1352 & 34-1353
- Palms to be planted a minimum of 5' from force main
- Shade tree to be planted a minimum of 10' from force main



25' width Daniels Rd Buffer

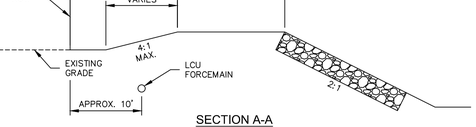
15' INTERNAL ROADWAY TRACT BUFFER (15' WIDE) - TYPICAL





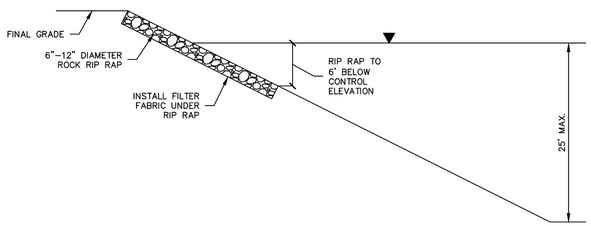
- Equivalent of 1 tree every 30 lf
- Palms count 1:1
- Sabal Palms &/or Washington Palms to be clustered
- Clustered tree groups preferred
- 100' gap maximum between tree groups
- Shrubs at the rate of 33 shrubs per 100 lf (clustered groups preferred)
- Shrub plantings limited to low lying shrubs, grasses & groundcover
- Plantings to be compatible with the LCPA "Compatible Native Landscape List for RSW & FMY"

25' ENHANCED TYPE "D" BUFFER - REFER TO LDC 34-1352 & 34-1353

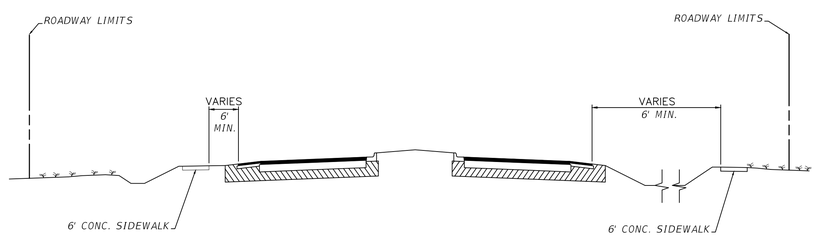


SECTION A-A
N.T.S.
3

NOTE:
THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE OR FACILITY.



1 2 3



TYPICAL SECTION FOR CHAMBERLIN PKWY & PAUL J DOHERTY PKWY
N.T.S.
7 8

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
Deviations & Typical Details
LEE COUNTY PORT ATHORITY COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

RICHARD E. BRYLANSKI, P.E.
FL. LICENSE NO. 42339
10/20/2025

REV.	DESCRIPTION	DATE
4	MCP MODIFICATION	10/2025
3	ADD AMENDMENT	03/2025
2	ADD AMENDMENT	05/2024
1	ADD AMENDMENT	09/2022

KLP DESIGN	KLP DRAWN	JC CHKD

SCALE none
JOB No. 340420-01-001
DRAWING No. MCP_sheet3
DATE 10/03/2025
KEY MAP
SHEET 3

MINIMUM OPEN SPACE & INDIGENOUS VEGETATION REQUIREMENTS

Total Site: 6,324.30

Open space for Aviation Land Development Areas: Open Space requirement is 20% (Industrial - large project).
Open space is calculated based upon non-movement areas of airport,so the area calculated for open space does not include runways,taxiways, taxilanes and aprons.

MOVED AC. ANNOTATION OVER

	Acres		Open Space Requirement	Min. Open Space Requirement	Open Space Provided General (On-Site)	Open Space Provided Indigenous (Off-Site)
Runways, Taxiways, Taxilanes & Aprons	649.7 ac		n/a	n/a	n/a	n/a
Aviation Land Development Areas DECREASE -15.57 AC.	4,260.37 ac	@	20%	-3.30 AC. 852.1 ac	2,027.28 ac -40.92 AC. TO MATCH HATCH BOUNDARY	
Non-Aviation Support Areas						
North of Runway 6/24 INCREASE 16.57 AC.	366.9 ac	@	30%	+4.50 AC. 110.1 ac	36.69 ac (10%^)	+1.39 AC.
Other Non-Aviation North of Runway 6/24	469.8 ac	@	30%	140.9 ac	46.98 ac (10%^)	
Midfield	51.6 ac	@	30%	15.5 ac	5.16 ac (10%^)	
Southeast Quadrant (future)	525.9 ac	@	30%	157.8 ac	52.59 ac (10%^)	-26.31 AC. CORRECT PREVIOUS MATH ERROR
Subtotal					2,079.87 ac (35%) -154.53 AC.	4,928.00 ac
Totals	**6,324.3 ac**			+1.60 AC. 1,276.3 ac PREV. MATH ERROR	**7,007.87 ac** -154.53 AC.	

Because of the abundance of open space lakes are not included in the open space calculation

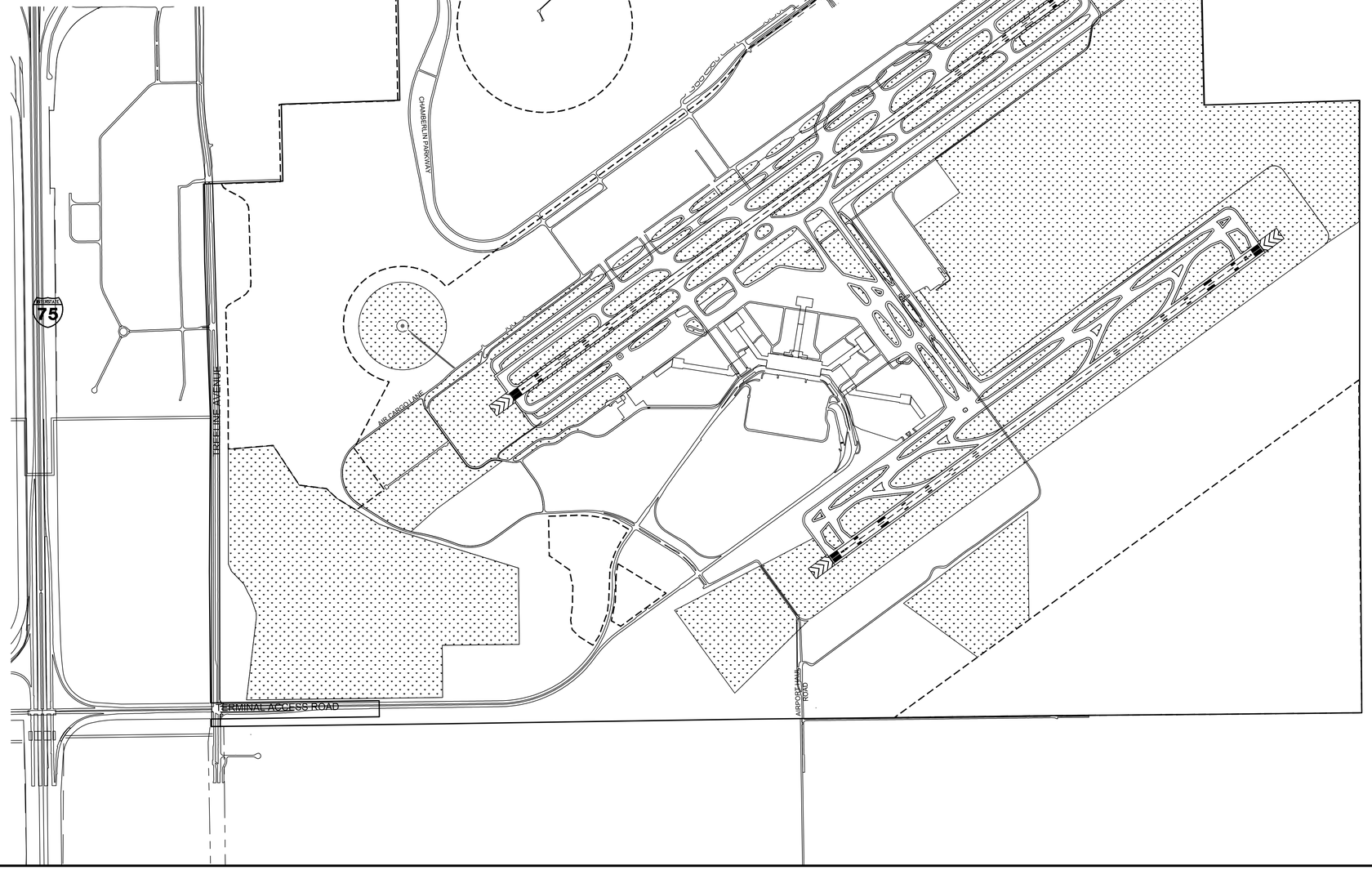
Indigenous Vegetation requirement is 50% of required open space.
+1.60 AC. 1,276.3 acres x 50% = +0.80 AC. 638.17 acres Indigenous Open Space requirement
+0.80 AC. 638.17 acres General Open Space required
Total Open Space required: 1,276.33 acres +1.60 AC.

*Indigenous Vegetation requirement to be provided offsite at Airport Mitigation Park at ratio of 3:1
+0.82 AC. 638.17 acres x 3 1,914.51 +2.41 AC.
Indigenous Vegetation requirement is allowed to be met off-site at a 3:1 for this AOPD
Preservation of Inglenous Vegetation is not precluded onsite where possible

^ Individual lots shall provide 10% open space per LDC Section 34-414©.

LEGEND
OPEN SPACE

GRAPHIC SCALE
0 500' 1000' 2000'
(IN FEET)
SCALE: 1" = 1000'



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SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AOPD
OPEN SPACE
LEE COUNTY PORT ATHORITY COUNTY

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RICHARD E. BRYLANSKI, P.E.
FL. LICENSE NO. 42339
10/23/2025

REV.	DESCRIPTION	DATE
1	MCP MODIFICATION	10/2025
1	ADD AMENDMENT	03/2025
1	ADD AMENDMENT	02/2024
2	ADD AMENDMENT	09/2022

KLP DESIGN | KLP DRAWN | JC CHKD

SCALE 1" = 1000'
JOB No. 340420-01-001
DRAWING No. MCP_sheet4
DATE 10/03/2025
OPEN SPACE
SHEET 4