

**Lehigh Acres Community Planning Corporation**

Meeting Agenda – June 09, 2010  
6:30p – 8:45p

Call To Order:

Invocation:

Pledge of Allegiance:

Roll Call:

Public Comment on Agenda Items Only (3 minutes per person)

Approval of Agenda:

Approval of March Minutes:

Reports from Officers:

- Secretary's Report
- Treasurer's Report
- Vice-President's Report
- President's Report

Old Business:

- Reports from Committee Chairs:
  - a. Architectural Review Committee – Tami Baker – Group discussion on Architectural Design Guidelines

New Business:

- a. Presentation of Plans for 7-11/Gas Pumps – Sunshine and Lee
- b. Presentation of Preliminary Plans for "HeavyTree Center" – Homestead and Milwaukee
- c. Presentation by Cella & Associates on the Colonial Blvd. Overpasses
- d. Introduction of Lee County Staff assigned to the Lehigh Plan
  - 1) Kathie Ebaugh - Planning
  - 2) Tony Palermo - Zoning
  - 3) Lisa Hines - Zoning
- e. Presentation by Planning / Zoning Depts. on steps to be taken for plan implementation.

Open Public Comment: (3 minutes per person)

## **QUESTION 10 - GENERAL PROJECT DESCRIPTION**

### **Part 1 Specific Project Description**

- A. **Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction**

#### **OVERVIEW**

The Babcock Ranch Community, located in southeastern Charlotte County, north of CR 78, south of CR 74, and immediately east of SR 31, contains approximately 13,630 acres of which Increment 1 contains approximately 2980.4 acres.

The Babcock Ranch Community is envisioned for a sustainable, environmentally friendly community that provides diverse natural and recreational experiences for its residents. The community will encourage a high-tech, energy efficient and environmentally friendly mix of residential, retail and office commercial, light industrial, civic and educational facilities, open space, parks and recreational, and institutional uses. Regulations and development standards for the Babcock Ranch Community have been established with the goal of creating an integrated community that fosters civic life, walkability, human interaction, economic health, sustainability, and preservation of the natural environment. Increment 1 will include extensive open space, will preserve and enhance critical environmental areas that contribute to the natural beauty of this area, and will positively improve the quality of life for the residents.

Increment 1 may include renewable energy resource facilities. In accordance with Condition 16.B.(6) of the MDO, Applicant will work with the State and local power suppliers (LCEC and FP&L) and with suppliers of other commercially reasonable technologies, or combinations thereof, with the objective to create practical and affordable energy options to reduce the consumption of non-renewable energy sources and to encourage the use of renewable energy sources within Increment 1 and throughout the Babcock Ranch Community. Any renewable energy resource facilities that may be located within active greenways within Increment 1 will be limited to existing disturbed areas.

Increment 1 consists of two phases as shown below in Table 10.A-1 below; Phase 1 being year 2010 through 2014, and Phase 2 from 2015 through 2019. Any development not completed in the Phase 1 will be completed in the Phase 2.

#### **LAND USES**

This AIDA is supported by an Equivalency Matrix, which proposes a set of alternate land uses, density and intensity levels for Increment 1. The methodology for the Babcock

Ranch Community Increment 1 Equivalency Matrix is consistent with the methodology used for Murdock Village, which has been vested under the Binding Letter of Interpretation of Vested Rights, BLIVR-09-04-002. The Murdock Village Equivalency Matrix methodology was approved by the Florida Department of Community Affairs (DCA) File Number BLIM-09-2006-003, dated July 11, 2006.

The purpose of the Babcock Ranch Community Increment 1 Equivalency Matrix is to provide a framework for simultaneously increasing/decreasing development levels to meet market demand. The proposed land uses, density, and intensity for Increment 1 are shown in Table 10.A-1 below. The Equivalency Matrix provides for an exchange between these uses, density and intensity while ensuring that the level of service (LOS) standards for traffic, potable water, wastewater and solid waste are not exceeded. The exchange rate is based on the ITE peak PM two-way traffic count for each of the proposed land uses. The traffic counts are used to construct threshold limits for the LOS standards of the other infrastructure elements.

The full technical report for the Babcock Ranch Community Increment 1 Equivalency Matrix will be provided during the sufficiency review process. The Babcock Ranch Community Increment 1 will include the following land uses identified in Chapter 28-24, F.A.C.:

**Table 10.A-1**  
**The Babcock Ranch Community Increment 1 Parameters**

Land Use	Amount/Size	Phase 1	Phase 2
Residential	2,500 units	1000 units	1500 units
Retail	126,000 square feet	26,000 sf	100,000 sf
General Office	250,000 square feet	10,000 sf	240,000 sf
Medical Office	50,000 square feet	0	50,000 sf
Industrial	90,000 square feet	0	90,000 sf
Hotel/Motel	100 rooms	0	100 rooms
Civic/Government/Church	22,500 square feet	5,000 sf	17,500 sf

Currently, a portion of a permitted mine is being operated within Increment 1 by EarthSource, Inc., a subsidiary of Babcock Florida Company, an affiliate of the Applicant. The Applicant intends to continue this portion of the mining operation during the proposed development of Increment 1. Eventually, this portion of the mining operation will be phased out and properly reclaimed pursuant to applicable permits. As a result of the adopted land development regulations, the Applicant has the right to continue mining activities within Babcock Ranch Community consistent with active permits.

- B. **Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use**

**Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the preapplication conference.**

Pursuant to the approved Babcock Ranch Community Pre-Application Meeting Summary/Applicant Requested Questionnaire/Methodologies, this item is not applicable ("N/A") to incremental review. However, please refer to Map H-1 and Table 10.A-1 which provide a breakdown of the proposed land uses for the development of Increment 1.

- C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.**

Pursuant to the approved Babcock Ranch Community Pre-Application Meeting Summary/Applicant Requested Questionnaire/Methodologies, this item is not applicable ("N/A") to incremental review. However, when first purchased by E.V. Babcock, the Babcock Crescent "B" Ranch was managed for pine timbering. Following intensive pine timbering, the primary land use became cattle ranching. Around the same time, a program to replenish the pine forests onsite was undertaken. Today, the primary land uses within Increment 1 include open range cattle grazing, row crop farming, sod farming, mining, and silviculture. The existing mining operation is an allowed use within the Babcock Ranch Community. It is located in the center of and to the south of Increment 1 and creates the large lakes around which Increment 1 is designed. Row crop and sod farming is contained within existing fields, occurs on a rotational basis, and is generally through annual lease agreements with independent farmers. Silviculture activities are also undertaken on a rotational basis in the forested areas. As part of the initial efforts for timber harvesting and cattle ranching on the property, a system of ditches and canals (including Big Island and Curry Lake) were created within Babcock Ranch. Farming, silviculture, timber harvesting, and cattle ranching are anticipated to continue as existing agricultural uses throughout the development of Increment 1 and will continue to exist as allowable uses in certain greenways. The Curry Lake Canal, which more closely resembles a large ditch, runs along the eastern edge of Increment 1 and connects Curry Lake on the north to Trout Creek on the south.

- D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.**

Pursuant to the approved Babcock Ranch Community Pre-Application Meeting Summary/Applicant Requested Questionnaire/Methodologies, this item is not applicable ("N/A") to incremental review. However, the master plan for the Babcock Ranch Community is to provide neighborhood commercial and service centers in each village, hence a village center is provided for in the northern section of Increment 1 (which is also

referred to as Village III). The area to the south of the large lakes is the beginning of the Town Center, which is to become the retail and business hub of the Babcock Ranch Community. The size and scope of the retail operations is designed to primarily serve the Babcock Ranch Community's population as it grows.

**E. Describe, in general terms, how the demand for this project was determined.**

Pursuant to the approved Babcock Ranch Community Pre-Application Meeting Summary/Applicant Requested Questionnaire/Methodologies, this item is not applicable ("N/A") to incremental review. However, the Application for Master Development Approval dated February 2007 ("AMDA") included a master retail analysis for the Babcock Ranch Community project which evaluated the projected number of households for the Babcock Ranch Community project and the projected number of households within the 30-minute market. Based on this information and the estimated competing retail square footage, net demand for retail space was calculated. Increment 1 is designed to provide a starting point for the development of the Babcock Ranch Community in accordance with the master plan. The master retail analysis can be reviewed in the Babcock Ranch AMDA file on the SWFRPC FTP site at <ftp://ftp.swfrpc.org>. (username: dri, password: driaccess).

## **Part 2 Consistency with Comprehensive Plans**

*As part of the review and approval of the AMDA, the scope of the subsequent AIDAs was limited to those matters specifically set forth in the C Conditions in the MDO and Exhibit "C" thereto.*

Pursuant to the approved Babcock Ranch Community Pre-Application Meeting Summary/Applicant Requested Questionnaire/Methodologies, this item is not applicable ("N/A") to incremental review. However, Increment 1 is consistent with the *Southwest Florida Regional Planning Council Strategic Regional Policy Plan*, as revised. Further, pursuant to Finding of Fact paragraphs 7 and 8 of the MDO, (a) the development of Babcock Charlotte is consistent with the current land development regulations and the Comprehensive Plan of Charlotte County, as amended, adopted pursuant to Chapter 163, Part II, Florida Statutes, and (b) the Babcock Charlotte development is consistent with the State Comprehensive Plan.

### **Part 3 Demographic and Employment Information**

*As part of the review and approval of the AMDA, the scope of the subsequent AIDAs was limited to those matters specifically set forth in the C Conditions in the MDO and Exhibit "C" thereto.*

Pursuant to Exhibit "C" of the MDO, this question is not subject to AIDA review.

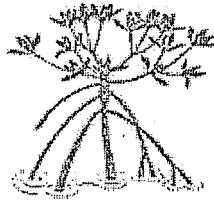
#### **Part 4 Impact Summary**

*As part of the review and approval of the AMDA, the scope of the subsequent AIDAs was limited to those matters specifically set forth in the C Conditions in the MDO, and Exhibit "C" thereto.*

Pursuant to Condition 21 of the MDO, *Impact Fee and Credit Reimbursement*, Charlotte County and the Applicant shall enter into an impact fee credit and reimbursement agreement pursuant to the terms of the Charlotte County Development Agreement prior to, or contemporaneously with, the issuance of the development order for Increment 1.

The Board of County Commissioners of Charlotte County, Florida; Babcock Property Holdings, LLC; and Babcock Ranch Community Independent Special District entered into an Impact Fee Credit and Reimbursement Agreement for Babcock Ranch Community on November 12, 2008.

**Responsible  
Growth  
Management  
Coalition, Inc.**



P.O. Box 1826  
Fort Myers, Florida 33902

Responsible Growth Management Coalition Minutes  
**Monday March 10<sup>th</sup>, 2008**  
Haphehatchee Conference Center, Corkscrew Road, Fort Myers, FL

**Meeting called to order at 3:15 PM**

**Members present:** Nora Demers, Ellie Boyd, Ellen Peterson, Dave Urich, Loren Wieland, Pete Quasius, Carl Veaux,

**February meeting minutes:** motion by Ellen P, second by Loren W to approve the Feb 2008 meeting minutes. Motion passed no dissension.

**Treasurer's Report:** The books are in order. Our wonderful treasurer (Dave Urich) sent in our annual filings to the State Dept of Ag as well as to the Dept. of State. He will file the newly required IRS 990-N form when it becomes available (sometime before May, 2008).

**OLD BUSINESS:**

**1. Babcock Ranch update:** (report by Pete Q) Management plan is in the second draft. He believes there are still inadequacies in funding for the property, FFWC and the Division of Forestry seem ill-prepared to manage the ranch in the innovative manner that will be necessary to sustain the property as envisioned by the management plan team,

Carl V mentioned his concern about a fallacious statement attributed to Kurt Harclerode (now a Lee County staff member) who claims that Lee county does not oppose the 1600 units formerly proposed for the county portion of Kitson City. Carl will follow up and report before our next meeting on whether he was able to get a retraction of this statement.

Regarding utilities and water- Kitson has gone back to the drawing board – having retained a new engineering firm to work on those aspects of the plan.

**2.DR/GR:**

Pete mentioned that he has hope that we'll get a TDR (transfer of development rights) proposal that lays out a strategy to do this across county districts.

**3. The Bonita Bay Group vs., Bonita Springs case** regarding the buildings near the eagle's nest will be on Feb 12<sup>th</sup>. Now we wait and see the outcome.

**4. Downtown Ft. Myers**

**Vue Suit** –The outcome of this case will help determine what and how we proceed to be sure we have standing when we speak.

Dave was contacted by A. Dickman to see if the RGMC would like to enter into a lawsuit to oppose the commercial 5-story building recently approved for this Downtown Fort Myers property. Dave made a motion to decline the invitation, seconded by Carl V. The motion passed with one vote in opposition.

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5. **Colonial Blvd "Berlin Wall"** Dave Urich has been partnering with the city of Fort Myers (!) to suggest alternatives to the expansion of an elevated Colonial Blvd. He will continue to make the case against this road and FOR MASS TRANSIT to Connie Mack, and specifically ask him to support funding for improvements to Cypress/Daniels interchange at US 41. His next meeting with the City of Fort Myers on this issue is March 17<sup>th</sup>. Motion by Pete second by Loren, passed with no opposition.
6. **I-75/Tolls** – Dave has a draft letter asking for a light rail study to complement I-75 widening discussions. Pete affirms that the population needs to be significantly more before light rail or other mass transit is a viable option.
7. **Remote controlled camera:** Pete did not have time to accomplish this so Nora bought the camera and delivered to our colleagues in N. Fort Myers. She asked for a report in approximately 3 months.
8. **Pending legislation update:** Pete informed of us the need to contact our elected Federal representations (Mack and Mahoney) about **HR2421** regarding "isolated wetlands" legislation proposed in order to correct the erroneous recent supreme-court ruling claiming that the clean water act refers only to navigable waterways. Audubon sends alerts and updates about all related proposed bills- contact their site for resources to keep up to date on these important issues.
9. **Mining symposium:** The conference, "*First International Conference on Mining Impacts to the Human and Natural Environments.*", will be held on Saturday, March 15, 2008 at the Best Western Conference Center in Punta Gorda from 8:00-6:00

#### **NEW BUSINESS:**

1. **Watershed Council Summit**- March 20<sup>th</sup> – Dave, Ellie and Carl plan to attend for the RGMC.
2. Motion by Nora to affirm RGMC support in response to a request from the Bayshore/Alva community asking for permission to cite RGMC as in support of their opposition to gifting development rights to North River Village, a Bonita Bay proposal. Second by Carl, motion passed with one board member in opposition. Motion passes- Nora will communicate with them.
3. Dave made a motion to speak at Lee County 3/11 in opposition to changing impact fees. Motion by Pete, second by Loren, motion passed unanimously.

#### **OTHER:**

- **Audubon Annual meeting:** Saturday, April 12<sup>th</sup> 10AM at FGCU AB5 room 112 featuring Cynthia Barnett, author of *Mirage*.
- **CHNEP Summit** March 25-27, 2008 ECC- Charlotte Campus-
- **Don't forget-** Nora needs a break from Secretarial duties- please send volunteers to the next meeting.
- **EARTH DAY KORESHAN PARK April 19<sup>th</sup>**- Dave will be sure Ellen has the banner- we need volunteers to man the table.

Meeting adjourned at 5:05 PM

Next RGMC Meeting is scheduled for 3 PM on Monday April 7<sup>th</sup> 2008 at the Haphehatchee Conference Center.

Submitted for RGMC- Nora Demers  
[www.rgmcswf.org](http://www.rgmcswf.org)

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Babcock Meeting  
April 1

Sign-in Sheet

Name

- 1 Matt Noble
- 2 Donn Marie Collins
- 3 ANDY GETCH
- 4 DAVID LOVELACE
- 5 STEPHEN LEUNG
- 6 STEVE WEBB
- 7 Erica Chukan
- 8 JOE GRUBBS
- 9 Russell Schropp
- 10 Wayne Lastry
- 11 Paul O'Connor

Representing  
Lee Cnty Div. of Planning  
Lee County  
LEE COUNTY DOT  
Lee County DOT  
DPA  
BABCOCK  
Babcock  
JOHNSON ENGINEERING  
HFST  
Lee Co Smart  
Lee Co Planning

## EXHIBIT CPA\_1

BABCOCK RANCH COMMUNITY CPA

2030 TRAFFIC CONDITIONS WITH D1 FINANCIALLY-FEASIBLE NETWORK - Without CPA  
DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE / HENDRY COUNTY			BACKGROUND TRAFFIC												TOTAL TRAFFIC SERVICE (2)											
ROADWAY	FROM	TO	(1) # of Lanes	(3) Std	(PCS #)	(4) PSWDT/ FSUTMS			(5) Backgd AADT			(6) Backgd K Peak Hr			(5) Background D Factor			Peak Hr Volume @ LOS			2030 LOS			Needed # of Lanes	Needed Improvement	
			PSWDT	Traffic	Factor	AADT	Factor	Volume	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2		
BALLARD RD.	Oriz Ave.	Nuna Ave.	2LU	E	22	10371	10,371	1.07	9,700	0.1020	990	0.5900	0.4100	580	410	580	410	920	C	C	2	Add 0 L				
	Nuna Ave.	Marsh Ave.	2LU	E	22	13133	13,133	1.07	12,300	0.1020	1,250	0.5900	0.4100	740	510	740	510	920	C	C	2	Add 0 L				
	Marsh Ave.	Veronica Shoemaker Blvd	2LU	E	22	7725	7,725	1.07	7,200	0.1020	730	0.5900	0.4100	430	300	430	300	920	C	C	2	Add 0 L				
BAYSHORE RD.	US 41	Business 41	4LD	E	5/FDOT	26184	26,184	1.06	24,700	0.1020	2,520	0.5500	0.4500	1,390	1,130	1,390	1,130	1950	B	B	4	Add 0 L				
	Business 41	Hart Rd.	4LD	E	5/FDOT	40283	40,283	1.06	38,000	0.0920	3,500	0.5500	0.4500	1,930	1,570	1,930	1,570	1950	D	B	4	Add 0 L				
	Hart Rd.	Slater Rd.	4LD	E	5/FDOT	31884	31,884	1.06	30,100	0.0920	2,770	0.5500	0.4500	1,520	1,250	1,520	1,250	1950	B	B	4	Add 0 L				
	Slater Rd	I-75	4LD	E	5/FDOT	46488	46,488	1.06	43,900	0.0920	4,040	0.5500	0.4500	2,220	1,820	2,220	1,820	1950	F	C	6	Add 2 L				
	I-75	Nalle Rd.	2LU	E	5/FDOT	26048	26,048	1.06	24,600	0.0920	2,260	0.5500	0.4500	1,240	1,020	1,240	1,020	920	F	F	4	Add 2 L				
	Nalle Rd.	SR 31	2LU	E	5/FDOT	18575	18,575	1.06	17,500	0.0920	1,610	0.5500	0.4500	890	720	890	720	920	D	C	2	Add 0 L				
BROADWAY RD.	SR 80	North River Rd.	2LU	E	11	3649	3,649	1.02	3,600	0.1040	370	0.5300	0.4700	200	170	200	170	920	B	B	2	Add 0 L				
BUCKINGHAM RD.	SR 82	Gunnery Rd.	2LU	D	11	4968	4,968	1.02	4,900	0.1040	510	0.5200	0.4800	270	240	270	240	920	B	B	2	Add 0 L				
	Gunnery Rd.	Orange River Blvd.	2LU	D	11	16549	16,549	1.02	16,200	0.1040	1,680	0.5200	0.4800	870	810	870	810	920	D	D	2	Add 0 L				
	Orange River Blvd.	SR 80	2LU	D	11	17892	17,892	1.02	17,500	0.1040	1,820	0.5200	0.4800	950	870	950	870	920	F	D	4	Add 2 L				
BUSINESS 41	US 41	Littleton Rd.	4LD	E	41/FDOT	20109	20,109	1.09	18,400	0.1230	2,260	0.6200	0.3800	1,400	860	1,400	860	1950	B	B	4	Add 0 L				
	Littleton Rd.	Pine Island Rd.	4LD	E	41/FDOT	30525	30,525	1.09	28,000	0.1230	3,440	0.6200	0.3800	2,130	1,310	2,130	1,310	1950	F	B	6	Add 2 L				
	Pine Island Rd.	Pondella Rd.	6LD	E	41/FDOT	41622	41,622	1.09	38,200	0.1230	4,700	0.6200	0.3800	2,910	1,790	2,910	1,790	2920	D	B	6	Add 0 L				
	Pondella Rd.	SR 80	6LB	E	41/FDOT	58444	58,444	1.09	53,600	0.1230	6,590	0.6200	0.3800	4,090	2,500	4,090	2,500	4890	D	C	2	Add 0 L				
COLONIAL BLVD	US 41	Fowler Ave.	6LD	E	14/FDOT	44458	44,458	1.05	42,300	0.0960	4,060	0.5700	0.4300	2,310	1,750	2,310	1,750	2920	B	B	6	Add 0 L				
	Fowler Ave.	Metro Pkwy.	6LD	E	14/FDOT	55936	55,936	1.05	53,300	0.0960	5,120	0.5700	0.4300	2,920	2,200	2,920	2,200	2920	F	B	8	Add 2 L				
	Metro Pkwy.	Veronica Shoemaker Blvd	6LD	E	31/FDOT	58261	58,261	1.14	51,100	0.0890	4,550	0.5200	0.4800	2,370	2,180	2,370	2,180	2920	B	B	6	Add 0 L				
	Veronica Shoemaker Blvd	Winkler Ave.	6LD	E	20/FDOT	50966	50,966	1.05	48,500	0.0890	4,320	0.5200	0.4800	2,250	2,070	2,250	2,070	2920	B	B	6	Add 0 L				
	Winkler Ave.	Ortiz	6LD	E	20/FDOT	68322	68,322	1.05	65,100	0.0910	5,920	0.5700	0.4300	3,370	2,550	3,370	2,550	2920	F	C	8	Add 2 L				
	Ortiz	I-75	6LD	E	20/FDOT	91242	91,242	1.05	86,900	0.0910	7,910	0.5700	0.4300	4,510	3,400	4,510	3,400	2920	F	F	10	Add 4 L				
	I-75	Treeline Ave.	6LD	E	22	62352	62,352	1.07	58,300	0.0870	5,070	0.5800	0.4200	2,940	2,130	2,940	2,130	2920	F	B	8	Add 2 L				
	Treeline Ave.	SR 82	6LD	E	22	38782	38,782	1.07	36,200	0.0870	3,150	0.5800	0.4200	1,830	1,320	1,830	1,320	2920	B	B	4	Add 0 L				
DEL PRADO BLVD.	Slater Rd.	Hart Rd.	2LU	E	24	10060	10,060	1.06	9,500	0.0960	910	0.5400	0.4600	490	420	490	420	920	C	C	2	Add 0 L				
	Hart Rd.	US 41	4LU	E	24	11429	11,429	1.06	10,800	0.0890	960	0.5100	0.4900	490	470	490	470	1950	B	B	2	Add 0 L				
	US 41	Kismit Pkwy.	4LD	E	2	14892	14,892	1.05	14,200	0.0960	1,360	0.5400	0.4600	730	630	730	630	1950	B	B	2	Add 0 L				
	Kismit Pkwy.	Diplomat Pkwy.	4LD	E	2	39619	39,619	1.05	37,700	0.0890	3,360	0.5100	0.4900	1,710	1,650	1,710	1,650	1950	C	C	4	Add 0 L				
EVANS AVE.	SR 82	Hanson St.	6LD	E	28	22999	22,999	1.13	20,400	0.0900	1,840	0.5200	0.4800	960	880	960	880	2920	B	B	4	Add 0 L				
FOWLER AVE.	1st St.	2nd St.	3LO	E	28/FDOT	24325	24,325	1.13	21,500	0.0900	1,940	0.0000	1,0000	0	1,940	0	1,940	2920	A	B	4	Add 1 L				
	2nd St.	SR 82	3LO	E	28/FDOT	24784	24,784	1.13	21,900	0.0900	1,970	0.0000</td														

## EXHIBIT CPA\_1

BABCOCK RANCH COMMUNITY CPA

2030 TRAFFIC CONDITIONS WITH D1 FINANCIALLY-FEASIBLE NETWORK - Without CPA

DIRECTIONAL PEAK HOUR, PEAK SEASON

## LEE / HENDRY COUNTY

ROADWAY	FROM	TO	BACKGROUND TRAFFIC												TOTAL TRAFFIC (2)											
			(1) # of LOS			(4) PSWDT/ FSUTMS Backgnd AADT			(5) Backgd K Peak Hr D Factor			(5) Background Dir. Volume			Peak Hr VOLUME @ LOS			2030 LOS			Needed # of Lanes Improvement					
			Lanes	Std	PCS #	PSWDT	Traffic	Factor	AADT	Factor	Volume	Dir1	Dir2	Dir1	Dir2	STD	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2		
ORTIZ AVE.	SR 80	Luckett Rd.	4LD	E	18	27050	27,050	1.11	24,400	0.0960	2,340	0.5300	0.4700	1,240	1,100	1,240	1,100	1950	B	B	4	Add 0 L				
	Luckett Rd.	SR 82	4LD	E	18	34768	34,768	1.11	31,300	0.0960	3,000	0.5400	0.4600	1,620	1,380	1,620	1,380	1950	B	B	4	Add 0 L				
	SR 82	Hanson St.	4LD	E	18	40642	40,642	1.11	36,600	0.0960	3,510	0.5400	0.4600	1,900	1,610	1,900	1,610	1950	D	B	4	Add 0 L				
	Hanson St.	Colonial Blvd.	4LD	E	18	32933	32,933	1.11	29,700	0.0960	2,850	0.5300	0.4700	1,510	1,340	1,510	1,340	1950	B	B	4	Add 0 L				
ORANGE RIVER BLVD.	SR 80	Staley Rd.	2LU	E	5	14996	14,996	1.06	14,100	0.1040	1,470	0.5500	0.4500	810	660	810	660	920	D	C	2	Add 0 L				
	Staley Rd.	Buckingham Rd.	2LU	E	5	18365	18,365	1.06	17,300	0.1040	1,800	0.5500	0.4500	990	810	990	810	920	F	D	4	Add 2 L				
PARK AVENUE	First St.	Second St.	3LO	E	28/FDOT	26535	26,535	1.13	23,500	0.0881	2,070	1.0000	0.0000	2,070	0	2,070	0	2920	B	A	6	Add 3 L				
	Second St.	SR 80	3LO	E	28/FDOT	25646	25,646	1.13	22,700	0.0881	2,000	1.0000	0.0000	2,000	0	2,000	0	2920	B	A	6	Add 3 L				
PINE ISLAND RD.	NE 24th Ave.	US 41	4LD	E	3/FDOT	36906	36,906	1.22	30,300	0.1023	3,100	0.5438	0.4562	1,690	1,410	1,690	1,410	1950	C	B	4	Add 0 L				
	Del Prado Blvd.	NE 24th Ave.	4LD	E	3/FDOT	37484	37,484	1.22	30,700	0.1023	3,140	0.5438	0.4562	1,710	1,430	1,710	1,430	1950	C	B	4	Add 0 L				
	West	Del Prado Blvd.	4LD	E	3/FDOT	36695	36,695	1.22	30,100	0.1023	3,080	0.5438	0.4562	1,670	1,410	1,670	1,410	1950	C	B	4	Add 0 L				
PLANTATION RD.	Colonial Blvd.	Idlewild St.	4LD	E	45	32231	32,231	1.04	31,000	0.1100	3,410	0.5100	0.4900	1,740	1,670	1,740	1,670	1950	C	C	4	Add 0 L				
	Idlewild St.	Chrystal Dr.	4LD	E	45	30028	30,028	1.04	28,900	0.1100	3,180	0.5100	0.4900	1,620	1,560	1,620	1,560	1950	B	B	4	Add 0 L				
SIX MILE CYPRESS PKWY.	Colonial Blvd.	Challenger Blvd.	6LDc	E	31	46665	46,665	1.14	41,000	0.0960	3,940	0.5400	0.4600	2,130	1,810	2,130	1,810	3040	B	B	6	Add 0 L				
	Challenger Blvd.	Winkler Ave.	4LDc	E	31	36877	36,877	1.14	32,400	0.0960	3,110	0.5400	0.4600	1,680	1,430	1,680	1,430	2030	C	B	4	Add 0 L				
	Winkler Ave.	Daniels Pkwy.	4LDc	E	31	32505	32,505	1.14	28,600	0.0960	2,750	0.5400	0.4600	1,490	1,260	1,490	1,260	2030	B	B	4	Add 0 L				
SLATER RD.	Nalle Grade Rd.	Del Prado Blvd.	2LU	E	4/5	7739	7,739	1.09	7,100	0.0940	670	0.4600	0.4600	310	360	310	360	920	C	C	2	Add 0 L				
	Del Prado Blvd.	Bayshore Rd.	2LU	E	4/5	4382	4,382	1.09	4,000	0.0940	380	0.5500	0.4500	210	170	210	170	920	B	B	2	Add 0 L				
SR 31	SR 80	Bayshore Rd.	2LU	E	5/FDOT	7477	7,477	1.06	7,100	0.1020	720	0.5200	0.4800	370	350	370	350	920	C	C	2	Add 0 L				
	Bayshore Rd.	North River Rd.	2LU	E	5/FDOT	21442	21,442	1.06	20,200	0.1020	2,060	0.5200	0.4800	1,070	990	1,070	990	920	F	F	4	Add 2 L				
	North River Rd.	Project Entrance	2LU	E	5/FDOT	14890	14,890	1.09	13,600	0.1020	1,390	0.5200	0.4800	720	670	720	670	920	C	C	2	Add 0 L				
	Project Entrance	Charlotte County Line	2LU	E	5/FDOT	14890	14,890	1.09	13,600	0.1020	1,390	0.5200	0.4800	720	670	720	670	920	C	C	2	Add 0 L				
SR 82	Fowler Ave.	V.S. Shoemaker Blvd.	4LD	E	22/FDOT	42849	42,849	1.07	40,000	0.0960	3,840	0.5400	0.4600	2,070	1,770	2,070	1,770	1950	F	C	6	Add 2 L				
	V.S. Shoemaker Blvd.	Michigan Link	4LD	E	22/FDOT	40710	40,710	1.07	38,000	0.0960	3,650	0.5400	0.4600	1,970	1,680	1,970	1,680	1950	F	C	6	Add 2 L				
	Michigan Link	Ortiz Ave.	5LD	E	22/FDOT	46053	46,053	1.07	43,000	0.0960	4,130	0.5400	0.4600	2,230	1,900	2,230	1,900	2920	B	B	6	Add 1 L				
	Ortiz Ave.	I-75	6LD	E	22/FDOT	56474	56,474	1.07	52,800	0.0960	5,070	0.5400	0.4600	2,740	2,330	2,740	2,330	2920	C	B	6	Add 0 L				
	I-75	Buckingham Rd.	6LD	E	22/FDOT	41907	41,907	1.07	39,200	0.0960	3,760	0.5400	0.4600	2,030	1,730	2,030	1,730	2920	B	B	6	Add 0 L				
	Buckingham Rd.	Lee Blvd.	6LD	E	22/FDOT	61615	61,615	1.07	57,600	0.0960	5,530	0.5400	0.4600	2,990	2,540	2,990	2,540	2920	F	C	8	Add 2 L				
	Lee Blvd.	Gunnery Rd.	2LU	E	22/FDOT	36959	36,959	1.07	34,500	0.0960	3,310	0.5400	0.4600	1,790	1,520	1,790	1,520	920	F	F	4	Add 2 L				
SR 80 - 1st St. & 2nd St.	Fowler Ave.	Park Ave.	6LD	E	5/FDOT	15013	15,013	1.06	14,200	0.0950	1,350	0.5400	0.4600	730	620	730	620	2920	B	A	2	Add 0 L				
	Park Ave.	Seaboard St.	6LD	E	5/FDOT	17508	17,508	1.06	16,500	0.0950	1,570	0.5400	0.4600	850	720	850	720	2920	B	B	2	Add 0 L				
	Seaboard St.	V.S. Shoemaker Blvd.	4LD	E	5/FDOT	30043	3																			

## EXHIBIT CPA\_2

BABCOCK RANCH COMMUNITY CPA

2030 TRAFFIC CONDITIONS WITH D1 FINANCIALLY-FEASIBLE NETWORK - With CPA  
DIRECTIONAL PEAK HOUR, PEAK SEASON

ROADWAY	FROM	TO	BACKGROUND TRAFFIC												PROJECT TRAFFIC												TOTAL TRAFFIC				Project Traffic Impact @ 5% of SV	Sign. & Adv.
			(1) # of LOS			(4) PSWDT/FSUTMS			(5) Backgd K Peak Hr			(6) AADT			(5) Background Dir_Volume			(4,9) FSUTMS			(7) Total Net			(8)			2030					
			Lanes	Std	PCS #	PSWDT	Traffic	Factor	AADT	Factor	Volume	Dir1	Dir2	Dir1	Dir2	PSWDT	Pct.	Peak Hour Two-Way	New Pk.Hr.	In/Out Split	Split	Peak Hr	VOLUME @ LOS	LOS	Dir1	Dir2	Dir1	Dir2				
BALLARD RD.	Ortiz Ave.	Nuna Ave.	2LU	E	22	12892	12,259	1.07	11,500	0.1020	1,170	0.5900	0.4100	690	480	633	0.7%	59	59	1	0.49	0.51	29	30	719	510	920	C C	3.2%	3.3%	2	Add 0 L
	Nuna Ave.	Marsh Ave.	2LU	E	22	16557	14,110	1.07	13,200	0.1020	1,350	0.5900	0.4100	800	550	2447	2.7%	229	229	1	0.49	0.51	112	117	912	667	920	E C	12.2%	12.8%	*	2 Add 0 L
	Marsh Ave.	Veronica Shoemaker Blvd.	2LU	E	22	12214	11,265	1.07	10,500	0.1020	1,070	0.5900	0.4100	630	440	949	1.0%	89	89	1	0.49	0.51	43	46	673	486	920	C C	4.7%	5.0%	*	2 Add 0 L
BAYSHORE RD.	US 41	Business 41	4LD	E	5/FDOT	24598	21,863	1.06	20,600	0.1020	2,100	0.5500	0.4500	1,160	940	2735	3.0%	256	256	1	0.49	0.51	125	131	1,285	1,071	1950	B B	6.4%	6.7%	*	4 Add 0 L
	Business 41	Hart Rd.	4LD	E	5/FDOT	40278	36,194	1.06	34,100	0.0920	3,140	0.5500	0.4500	1,730	1,410	4084	4.5%	383	383	1	0.49	0.51	187	196	1,917	1,606	1950	D B	9.6%	10.0%	*	4 Add 0 L
	Hart Rd.	Slater Rd.	4LD	E	5/FDOT	32182	27,619	1.06	26,100	0.0920	2,400	0.5500	0.4500	2,130	1,080	4563	5.0%	428	428	1	0.49	0.51	209	219	1,529	1,299	1950	B B	10.7%	11.2%	*	4 Add 0 L
	Slater Rd	I-75	4LD	E	5/FDOT	45382	37,673	1.06	35,500	0.0920	3,270	0.5500	0.4500	1,800	1,470	7709	8.4%	723	723	1	0.49	0.51	353	370	2,153	1,840	1950	F C	18.1%	19.0%	**	6 Add 2 L
	I-75	Nalle Rd.	2LU	E	5/FDOT	27771	9,012	1.06	8,500	0.0920	780	0.5500	0.4500	430	350	18759	20.5%	1759	1759	1	0.49	0.51	858	901	1,288	1,251	920	F F	93.3%	97.8%	**	4 Add 2 L
	Nalle Rd.	SR 31	2LU	E	5/FDOT	31720	6,537	1.06	6,200	0.0920	570	0.5500	0.4500	310	260	25183	27.5%	2361	2361	1	0.49	0.51	1152	1,209	1,462	1,469	920	F F	125.2%	131.4%	**	4 Add 2 L
BROADWAY RD.	SR 80	North River Rd.	2LU	E	11	13680	3,234	1.02	3,200	0.1040	330	0.5300	0.4700	170	160	10446	11.4%	979	979	1	0.49	0.51	478	501	648	661	920	C C	52.0%	54.5%	*	2 Add 0 L
BUCKINGHAM RD.	SR 82	Gunnery Rd.	2LU	D	11	5521	5,358	1.02	5,300	0.1040	550	0.5200	0.4800	290	280	163	0.2%	15	15	1	0.49	0.51	7	8	297	268	920	C B	0.8%	0.9%	*	2 Add 0 L
	Gunnery Rd.	Orange River Blvd.	2LU	D	11	14545	13,452	1.02	13,200	0.1040	1,370	0.5200	0.4800	710	660	1093	1.2%	102	102	1	0.49	0.51	50	52	760	712	920	D C	5.4%	5.7%	*	2 Add 0 L
BUSINESS 41	US 41	Littleton Rd.	4LD	E	41/FDOT	22820	21,656	1.09	19,900	0.1230	2,450	0.6200	0.3800	1,520	930	1184	1.3%	109	109	2	0.51	0.49	56	53	1,576	983	1950	B B	2.9%	2.7%	4	Add 0 L
	Littleton Rd.	Pine Island Rd.	4LD	E	41/FDOT	30560	29,606	1.09	27,200	0.1230	3,350	0.6200	0.3800	2,080	1,270	954	1.0%	89	89	2	0.51	0.49	46	43	2,126	1,313	1950	F B	2.4%	2.2%	6	Add 2 L
	Pine Island Rd.	Pondella Rd.	6LD	E	41/FDOT	46070	44,230	1.09	40,600	0.1230	4,990	0.6200	0.3800	3,090	1,900	1840	2.0%	173	173	1	0.49	0.51	84	89	3,174	1,989	2920	F B	2.9%	3.0%	8	Add 2 L
COLONIAL BLVD	US 41	Pondella Rd.	6LB	E	41/FDOT	62371	59,387	1.09	54,500	0.1230	6,700	0.6200	0.3800	4,150	2,550	2984	3.3%	280	280	1	0.49	0.51	136	144	4,286	2,694	4890	E C	2.8%	2.9%	2	Add 0 L
	Fowler Ave.	Metro Pkwy.	6LD	E	14/FDOT	43435	42,869	1.05	40,800	0.0960	3,920	0.5700	0.4300	2,230	1,690	566	0.6%	53	53	1	0.49	0.51	26	27	2,256	1,717	2920	B B	0.9%	0.9%	6	Add 0 L
	Metro Pkwy.	Veronica Shoemaker Blvd.	6LD	E	31/FDOT	58738	57,024	1.14	50,000	0.0890	4,450	0.5200	0.4800	2,310	2,140	1714	1.9%	161	161	1	0.49	0.51	78	83	2,388	2,223	2920	B B	2.7%	2.8%	6	Add 0 L
	Veronica Shoemaker Blvd.	Winkler Ave.	6LD	E	20/FDOT	48237	45,903	1.05	43,700	0.0890	3,890	0.5200	0.4800	2,020	1,870	2334	2.6%	219	219	1	0.49	0.51	107	112	2,127	1,982	2920	B B	3.7%	3.8%	6	Add 0 L
	Winkler Ave.	Ortiz	6LD	E	20/FDOT	66799	63,963	1.05	60,900	0.0910	5,540	0.5200	0.4300	3,160	2,380	2836	3.1%	266	266	1	0.49	0.51	130	136	3,290	2,516	2920	F C	4.5%	4.7%	8	Add 2 L
	Ortiz	I-75	6LD	E	20/FDOT	42472	41,455	1.05	39,500	0.0910	3,590	0.5700	0.4300	2,050	1,540	1017	1.1%	95	95	1	0.49	0.51	47	48	2,097	1,588	2920	B B	1.6%	1.7%	6	Add 0 L
	I-75																															

## EXHIBIT CPA\_2

BABCOCK RANCH COMMUNITY CPA

2030 TRAFFIC CONDITIONS WITH D1 FINANCIALLY-FEASIBLE NETWORK - With CPA

DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE / HENDRY COUNTY			BACKGROUND TRAFFIC										PROJECT TRAFFIC										TOTAL TRAFFIC				(2) SERVICE								
ROADWAY	FROM	TO	(1) Lanes	(3) # of LOS	(4) PSWDT/ FSUTMS	(5) Backgd AADT	(6) Backgd K Peak Hr	(5) Background D Factor	(4,9) FSUTMS	Total	Net	(9) Directional Split	Peak Hr	VOLUME	2030	As % of SV	Impact Needed @ 5%	# of Lanes	Needed Improvement	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2	Dir1	Dir2								
ORTIZ AVE.	SR 80	Luckett Rd.	4LD	E	18	30917	27,469	1.11	24,700	0.0960	2,370	0.5300	0.4700	1,260	1,110	3448	3.8%	323	323	1	0.49	0.51	158	165	1,418	1,275	1950	B	B	8.1%	8.5%	*	*	4	Add 0 L
	Luckett Rd.	SR 82	4LD	E	18	43259	39,103	1.11	35,200	0.0960	3,380	0.5400	0.4600	1,830	1,550	4156	4.5%	390	390	1	0.49	0.51	190	200	2,020	1,750	1950	F	C	9.7%	10.2%	**	*	6	Add 2 L
	SR 82	Hanson St.	4LD	E	18	47649	43,509	1.11	39,200	0.0960	3,760	0.5400	0.4600	2,030	1,730	4140	4.5%	388	388	1	0.49	0.51	189	199	2,219	1,929	1950	F	D	9.7%	10.2%	**	*	6	Add 2 L
	Hanson St.	Colonial Blvd.	4LD	E	18	39276	37,385	1.11	33,700	0.0960	3,240	0.5300	0.4700	1,720	1,520	1891	2.1%	177	177	1	0.49	0.51	87	90	1,807	1,610	1950	C	B	4.5%	4.6%	*	*	4	Add 0 L
ORANGE RIVER BLVD.	SR 80	Staley Rd.	2LU	E	5	14276	12,966	1.06	12,200	0.1040	1,270	0.5500	0.4500	700	570	1310	1.4%	123	123	1	0.49	0.51	60	63	760	633	920	D	C	6.5%	6.8%	*	*	2	Add 0 L
	Staley Rd.	Buckingham Rd.	2LU	E	5	21804	15,468	1.06	14,600	0.1040	1,520	0.5500	0.4500	840	680	6336	6.9%	594	594	1	0.49	0.51	290	304	1,130	984	920	F	F	31.5%	33.1%	**	**	4	Add 2 L
PARK AVENUE	First St.	Second St.	3LO	E	28/FDOT	28770	26,875	1.13	23,800	0.0881	2,100	1,000	0.0000	2,100	0	1895	2.1%	178	178	1	0.49	0.51	87	91	2,187	91	2920	B	A	3.0%	3.1%	*	*	6	Add 3 L
	Second St.	SR 80	3LO	E	28/FDOT	28723	28,676	1.13	25,400	0.0881	2,240	1,000	0.0000	2,240	0	47	0.1%	4	4	1	0.49	0.51	2	2	2,242	2	2920	B	A	0.1%	0.1%	*	*	6	Add 3 L
PINE ISLAND RD.	NE 24th Ave.	US 41	4LD	E	3/FDOT	35835	33,005	1.22	27,100	0.1023	2,770	0.5438	0.4562	1,510	1,260	2830	3.1%	265	265	2	0.51	0.49	136	129	1,646	1,389	1950	C	B	7.0%	6.6%	*	*	4	Add 0 L
	Del Prado Blvd.	NE 24th Ave.	4LD	E	3/FDOT	25645	24,154	1.22	19,800	0.1023	2,030	0.5438	0.4562	1,100	930	1491	1.6%	140	140	2	0.51	0.49	72	68	1,172	998	1950	B	B	3.7%	3.5%	*	*	4	Add 0 L
PLANTATION RD.	West	Del Prado Blvd.	4LD	E	3/FDOT	23882	22,882	1.22	18,800	0.1023	1,920	0.5438	0.4562	1,040	880	1000	1.1%	94	94	2	0.51	0.49	48	46	1,088	926	1950	B	B	2.5%	2.3%	*	*	4	Add 0 L
	Colonial Blvd.	Idlewild St.	4LD	E	45	32632	31,641	1.04	30,400	0.1100	3,340	0.5100	0.4900	1,700	1,640	991	1.1%	93	93	1	0.49	0.51	45	48	1,745	1,688	1950	C	C	2.3%	2.5%	*	*	4	Add 0 L
	Idlewild St.	Chrystral Dr.	4LD	E	45	32026	31,382	1.04	30,200	0.1100	3,320	0.5100	0.4900	1,690	1,630	644	0.7%	60	60	1	0.49	0.51	29	31	1,719	1,661	1950	C	C	1.5%	1.6%	*	*	4	Add 0 L
SIX MILE CYPRESS PKWY.	Colonial Blvd.	Challenger Blvd.	6LDc	E	31	47936	45,581	1.14	40,100	0.0960	3,850	0.5400	0.4600	2,080	1,770	2355	2.6%	221	221	1	0.49	0.51	108	113	2,188	1,883	3040	B	B	3.6%	3.7%	*	*	6	Add 0 L
	Challenger Blvd.	Winkler Ave.	4LDc	E	31	37001	34,918	1.14	30,700	0.0960	2,950	0.5400	0.4600	1,590	1,360	2083	2.3%	195	195	1	0.49	0.51	95	100	1,685	1,460	2030	C	B	4.7%	4.9%	*	*	4	Add 0 L
	Winkler Ave.	Daniels Pkwy.	4LDc	E	31	32423	31,032	1.14	27,300	0.0960	2,620	0.5400	0.4600	1,410	1,210	1391	1.5%	130	130	1	0.49	0.51	64	66	1,474	1,276	2030	B	B	3.2%	3.3%	*	*	4	Add 0 L
SLATER RD.	Nalle Grade Rd.	Del Prado Blvd.	2LU	E	4/5	9094	6,326	1.09	5,800	0.0940	550	0.4600	0.5400	250	300	2768	3.0%	260	260	2	0.51	0.49	133	127	383	427	920	C	C	14.5%	13.8%	*	*	2	Add 0 L
	Del Prado Blvd.	Bayshore Rd.	2LU	E	4/5	5067	4,481	1.09	4,100	0.0940	390	0.5500	0.4500	210	180	586	0.6%	55	55	2	0.51	0.49	28	27	238	207	920	B	B	3.0%	2.9%	*	*	2	Add 0 L
SR 31	SR 80	Bayshore Rd.	2LU	E	5/FDOT	20348	2,259	1.06	2,100	0.1020	210	0.5200	0.4800	110	100	18089	19.8%	1696	1696	1	0.49	0.51	827	869	937	969	920	F	F	89.9%	94.5%	**	**	4	Add 2 L
	Bayshore Rd.	North River Rd.	2LU	E	5/FDOT	33787	5,323	1.06	5,000	0.1020	510	0.5200	0.4800	270	240	28464	31.1%	2669	2669	1	0.49	0.51	1302	1,367	1,572	1,607	920	F	F	141.5%	148.6%	**	**	4	Add 2 L
	North River Rd.	Project Entrance	2LU	E	5/FDOT	20435	16,002	1.09	14,600	0.1020	1,490	0.5200	0.4800	770	(720)	36437	39.8%	3416	3416	1	0.49	0.51	1667	1,749	897	1,029	920	D	F	181.2%	190.2%	**	**	4	Add 2 L
SR 82	Fowler Ave.	V.S. Shoemaker Blvd.	4LD	E	22/FDOT	30714	4,144	1.09	3,800	0.1020	390	0.5200	0.4800	200	190	26570	29.1%	2491	2491	1	0.49	0.51	1215	1,276	1,415	1,466	920	F	F						

**EXHIBIT CPA\_3**  
**BABCOCK RANCH COMMUNITY CPA**  
**BABCOCK ROADWAY LIST**  
**POTENTIAL ROADWAY IMPROVEMENTS TO BE ADDED TO LRTP**

ROADWAY	FROM	TO	(9) Potential Additions to F-F Network		(2) 2030 F-F		(4) Adopted MPO		2030 CONDITIONS WITH PROPOSED CPA							
			(1) CPA	(2) CPA	E+C	Adopted	(3) LOS	2030 Financially Feasible Plan	(5)	(6)	(7) CPA	(8) Potential DRI				
			Needs	Improvement	# of Lanes	# of Lanes	Std	Backlogged Needs	Backlogged Improvement	E+C Network	F-F Network	Significant Impact	Prop Share	Improvement		
BALLARD RD.	Orliz Ave.	Nuna Ave.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-	
	Nuna Ave.	Marsh Ave.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-	
	Marsh Ave.	Veronica Shoemaker Blvd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-	
BAYSHORE RD.	US 41	Business 41			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	Yes	-	
	Business 41	Hart Rd.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	Yes	-	
	Hart Rd.	Slater Rd.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	Yes	-	
	Slater Rd	I-75	6	Add 2 L	4LD	4LD	E	6	Add 2 L	6	Add 2 L	6	Add 2 L	Yes	Yes	
	I-75	Nalle Rd.	4	Add 2 L	2LU	2LU	E	4	Add 2 L	4	Add 2 L	4	Add 2 L	Yes	Yes	
	Nalle Rd.	SR 31	4	Add 2 L	2LU	2LU	E	2	Add 0 L	4	Add 2 L	4	Add 2 L	Yes	Yes	
BROADWAY RD.	SR 80	North River Rd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-	
BUCKINGHAM RD.	SR 82	Gunnery Rd.			2LU	2LU	D	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-	
	Gunnery Rd.	Orange River Blvd.			2LU	2LU	D	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-	
	Orange River Blvd.	SR 80	4	Add 2 L	2LU	2LU	D	4	Add 2 L	4	Add 2 L	4	Add 2 L	Yes	Yes	
BUSINESS 41	US 41	Littleton Rd.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-	
	Littleton Rd.	Pine Island Rd.			4LD	4LD	E	6	Add 2 L	6	Add 2 L	6	Add 2 L	-	-	
	Pine Island Rd.	Pondella Rd.			6LD	6LD	E	6	Add 0 L	8	Add 2 L	8	Add 2 L	-	-	
	Pondella Rd.	SR 80			6LB	6LB	E	2	Add 0 L	2	Add -4 L	2	Add 0 L	-	-	
COLONIAL BLVD	US 41	Fowler Ave.			6LD	6LD	E	6	Add 0 L	6	Add 0 L	6	Add 0 L	-	-	
	Fowler Ave.	Metro Pkwy.			6LD	6LD	E	8	Add 2 L	6	Add 0 L	6	Add 0 L	-	-	
	Metro Pkwy.	Veronica Shoemaker Blvd.			6LD	6LD	E	6	Add 0 L	6	Add 0 L	6	Add 0 L	-	-	
	Veronica Shoemaker Blvd.	Winkler Ave.			6LD	6LD	E	6	Add 0 L	6	Add 0 L	6	Add 0 L	-	-	
	Winkler Ave.	Ortiz			6LD	6LD	E	8	Add 2 L	8	Add 2 L	8	Add 2 L	-	-	
	Ortiz	I-75			6LD	6LD	E	10	Add 4 L	6	Add 0 L	6	Add 0 L	-	-	
	I-75	Treeline Ave.			6LD	6LD	E	8	Add 2 L	8	Add 2 L	8	Add 2 L	-	-	
	Treeline Ave.	SR 82			6LD	6LD	E	4	Add 0 L	4	Add -2 L	4	Add 0 L	-	-	
DEL PRADO BLVD.	Slater Rd.	Hart Rd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-	
	Hart Rd.	US 41			2LU	4LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-	
	US 41	Kismit Pkwy.			4LD	4LD	E	2	Add 0 L	2	Add -2 L	2	Add 0 L	-	-	
	Kismit Pkwy.	Diplomat Pkwy.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-	
EVANS AVE.	SR 82	Hanson St.			2LU	6LD	E	4	Add 0 L	4	Add 2 L	4	Add 0 L	-	-	
FOWLER AVE.	1st St.	2nd St.			3LO	3LO	E	4	Add 1 L	6	Add 3 L	6	Add 3 L	-	-	
	2nd St.	SR 82			3LO	3LO	E	6	Add 3 L	6	Add 3 L	6	Add 3 L	-	-	
	SR 82	Hanson St.			4LD	6LU	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-	
	Hanson St.	Winkler Ave.			4LD	6LU	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-	
	Winkler Ave.	Colonial Blvd.			4LD	6LU	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-	
GUNNERY RD.	Buckingham Rd.	Lee Blvd.			4LD	4LD	E	2	Add 0 L	2	Add -2 L	2	Add 0 L	-	-	
	Lee Blvd.	SR 82			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-	
I-75	Daniels Pkwy.	Colonial Blvd.			6F	6F	D	6	Add 0 L	6	Add 0 L	6	Add 0 L	Yes	-	
	Colonial Blvd.	SR 82			4F	6F	D	6	Add 0 L	6	Add 2 L	6	Add 0 L	Yes	Yes	
	SR 82	Luckett Rd.			4F	6F	D	6	Add 0 L	6	Add 2 L	6	Add 0 L	Yes	Yes	
	Luckett Rd.	SR 80			4F	6F	D	6	Add 0 L	6	Add 2 L	6	Add 0 L	Yes	Yes	
	SR 80	Bayshore Rd.			4F	8F	D	6	Add 0 L	8	Add 4 L	8	Add 0 L	Yes	Yes	
	Bayshore Rd.	Tucker Grade			4F	6F	D	4	Add 0 L	6	Add 2 L	6	Add 0 L	Yes	Yes	
JOEL BLVD.	SR 80	16th St.			2LU	2LU	E	4	Add 2 L	4	Add 2 L	4	Add 2 L	-	-	
	16th St.	12th St.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-	
	12th St.	Bell Blvd.			4LD	4LD	E	4	Add 0 L	2	Add -2 L	2	Add 0 L	-	-	
LEELAND HEIGHTS BLVD.	Bell Blvd.	Lee Blvd.			4LD	4LD	E	4	Add 0 L	2	Add -2 L	2	Add 0 L	-	-	
LEE BLVD.	SR 82	Leonard Blvd.			6LD	6LD	E	6	Add 0 L	8	Add 2 L	8	Add 2 L	-	-	
	Leonard Blvd.	Gunnery Rd.			6LD	6LD	E	6	Add 0 L	6	Add 0 L	6	Add 0 L	-	-	
	Gunnery Rd.	Sunshine Blvd.			6LD	6LD	E	6	Add 0 L	6	Add 0 L	6	Add 0 L	-	-	
	Sunshine Blvd.	Homestead Rd.			6LD	6LD	E	6	Add 0 L	6	Add 0 L	6	Add 0 L	-	-	
LITTLETON RD.	Business 41	US 41			2LU	2LU	E	4	Add 2 L	4	Add 2 L	4	Add 2 L	-	-	
	US 41	Corbett Rd.	6	Add 4 L	2LU	2LU	E	6	Add 4 L	6	Add 4 L	6	Add 4 L	Yes	Yes	
	Corbett Rd.	NE 24th Ave.			2LU	2LU	E	4	Add 2 L	4	Add 2 L	4	Add 2 L	-	-	
LUCKETTE RD.	I-75	Ortiz Ave.	6	Add 2 L	4LD	4LD	E	6	Add 2 L	6	Add 2 L	6	Add 2 L	Yes	Yes	
	Ortiz Ave.	Nuna Ave.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-	
MARSH AVE.	SR 80	Michigan Ave.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-	
MICHIGAN AVE.	Marsh Ave.	Veronica Shoemaker Blvd.			2LU	4LU	E	4	Add 0 L	4	Add 2 L	4	Add 0 L	Yes	Yes	
	Veronica Shoemaker Blvd.	Seaboard St.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-	
	Seaboard St.	Evans Ave.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-	
NALLE RD.	Bayshore Rd.	Nalle Grade Rd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-	
NALLE GRADE RD.	Nalle Rd.	Slater Rd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-	
NORTH RIVER RD.	SR 31	Project Entrance			2LU	2LU	E	2	Add 0 L	2	Add 0 L					

**EXHIBIT CPA\_3**  
**BABCOCK RANCH COMMUNITY CPA**  
**BABCOCK ROADWAY LIST**  
**POTENTIAL ROADWAY IMPROVEMENTS TO BE ADDED TO LRTP**

ROADWAY	FROM	TO	(9) Potential Additions to F-F Network				(2) 2030 F-F Adopted			(4) Adopted MPO				2030 CONDITIONS WITH PROPOSED CPA							
			(1) E+C CPA	(2) # of CPA Lanes	(3) LOS	(4) Backlogged Std	(5) Backlogged Needs	(6) Backlogged Improvement	(7) CPA	(8) Potential DRI											
			Needs	Improvement	Adopted	Financially Feasible Plan	E+C Network	F-F Network	Significant Impact	Prop Share Improvement											
ORTIZ AVE.	SR 80	Luckett Rd.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	Yes	-						
	Luckett Rd.	SR 82	6	Add 2 L	4LD	4LD	E	4	Add 0 L	6	Add 2 L	6	Add 2 L	Yes	Yes						
	SR 82	Hanson St.	6	Add 2 L	4LD	4LD	E	4	Add 0 L	6	Add 2 L	6	Add 2 L	Yes	Yes						
	Hanson St.	Colonial Blvd.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-						
ORANGE RIVER BLVD.	SR 80	Staley Rd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-						
	Staley Rd.	Buckingham Rd.	4	Add 2 L	2LU	2LU	E	4	Add 2 L	4	Add 2 L	4	Add 2 L	Yes	Yes						
PARK AVENUE	First St.	Second St.			3LO	3LO	E	6	Add 3 L	6	Add 3 L	6	Add 3 L	-	-						
	Second St.	SR 80			3LO	3LO	E	6	Add 3 L	6	Add 3 L	6	Add 3 L	-	-						
PINE ISLAND RD.	NE 24th Ave.	US 41			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-						
	Del Prado Blvd.	NE 24th Ave.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-						
	West	Del Prado Blvd.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-						
PLANTATION RD.	Colonial Blvd.	Idlewild St.			2LU	4LD	E	4	Add 0 L	4	Add 2 L	4	Add 0 L	-	-						
	Idlewild St.	Chrystal Dr.			2LU	4LD	E	4	Add 0 L	4	Add 2 L	4	Add 0 L	-	-						
SIX MILE CYPRESS PKWY.	Colonial Blvd.	Challenger Blvd.			6LDc	6LDc	E	6	Add 0 L	6	Add 0 L	6	Add 0 L	-	-						
	Challenger Blvd.	Winkler Ave.			4LDc	4LDc	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-						
	Winkler Ave.	Daniels Pkwy.			4LDc	4LDc	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-						
SLATER RD.	Nalle Grade Rd.	Del Prado Blvd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-						
	Del Prado Blvd.	Bayshore Rd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-						
SR 31	SR 80	Bayshore Rd.	4	Add 2 L	2LU	2LU	E	2	Add 0 L	4	Add 2 L	4	Add 2 L	Yes	Yes						
	Bayshore Rd.	North River Rd.	4	Add 2 L	2LU	2LU	E	4	Add 2 L	4	Add 2 L	4	Add 2 L	Yes	Yes						
	North River Rd.	Project Entrance	4	Add 2 L	2LU	2LU	E	2	Add 0 L	4	Add 2 L	4	Add 2 L	Yes	Yes						
	Project Entrance	Charlotte County Line	4	Add 2 L	2LU	2LU	E	2	Add 0 L	4	Add 2 L	4	Add 2 L	Yes	Yes						
SR 82	Fowler Ave.	V.S. Shoemaker Blvd.			4LD	4LD	E	6	Add 2 L	6	Add 2 L	6	Add 2 L	-	-						
	V.S. Shoemaker Blvd.	Michigan Link			4LD	4LD	E	6	Add 2 L	6	Add 2 L	6	Add 2 L	-	-						
	Michigan Link	Ortiz Ave.			5LD	5LD	E	6	Add 1 L	6	Add 1 L	6	Add 1 L	-	-						
I-75	I-75	Buckingham Rd.			6LD	6LD	E	6	Add 0 L	6	Add 0 L	6	Add 0 L	-	-						
I-75	Buckingham Rd.	Lee Blvd.			6LD	6LD	E	8	Add 2 L	8	Add 2 L	8	Add 2 L	-	-						
Lee Blvd.	Gunnery Rd.	4	Add 2 L	2LU	2LU	E	4	Add 2 L	4	Add 2 L	4	Add 2 L	Yes	Yes							
SR 80 - 1st St. & 2nd St.	Fowler Ave.	Park Ave.			6LD	6LD	E	2	Add 0 L	4	Add 2 L	4	Add 0 L	-	-						
	Park Ave.	Seaboard St.			6LD	6LD	E	2	Add 0 L	4	Add 2 L	4	Add 0 L	-	-						
	Seaboard St.	V.S. Shoemaker Blvd.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-						
	V.S. Shoemaker Blvd.	Ortiz Blvd.			4LD	4LD	E	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-						
	Ortiz Blvd.	I-75	8	Add 2 L	6LD	6LD	E	8	Add 2 L	8	Add 2 L	8	Add 2 L	Yes	Yes						
I-75	SR 31	SR 31	8	Add 2 L	6LD	6LD	D	6	Add 0 L	8	Add 2 L	8	Add 2 L	Yes	Yes						
SR 31	Tropic Ave.	6	Add 2 L	4LD	4LD	D	6	Add 2 L	6	Add 2 L	6	Add 2 L	Yes	Yes							
Tropic Ave.	Buckingham Rd.				4LD	4LD	D	4	Add 0 L	4	Add 0 L	4	Add 0 L	-	-						
Buckingham Rd.	Hickey Creek	6	Add 2 L	4LD	4LD	D	6	Add 2 L	6	Add 2 L	6	Add 2 L	Yes	Yes							
Hickey Creek	Alva Bridge	6	Add 2 L	4LD	4LD	D	6	Add 2 L	6	Add 2 L	6	Add 2 L	Yes	Yes							
Alva Bridge	Joel Blvd.				4LD	4LD	D	6	Add 2 L	2	Add 2 L	2	Add 0 L	-	-						
Joel Blvd.	Joel Blvd.				4LD	4LD	D	6	Add 2 L	2	Add 2 L	2	Add 0 L	-	-						
Hendry County Line	Hendry County Line				4LD	4LD	D	6	Add 2 L	2	Add 2 L	2	Add 0 L	-	-						
SUNSHINE BLVD.	Lee Blvd.	CR 78A			4LD	4LD	D	6	Add 2 L	2	Add 0 L	2	Add 0 L	-	-						
	25th St.	25th St.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-						
	38th St.	25th St.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-						
TICT ST.	SR 80	Ortiz Ave.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-						
	Ortiz Ave.	Staley Rd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-						
TREELINE AVE.	Colonial Blvd.	Daniels Pkwy.			4LD	4LD	E	4	Add 0 L	2	Add 2 L	2	Add 0 L	-	-						
VERONICA SHOEMAKER BLVD.	SR 80	SR 82			4LD	4LD	E	2	Add 0 L	2	Add 2 L	2	Add 0 L	-	-						
	SR 82	Winkler Ave.			4LD	4LD	E	4	Add 0 L	2	Add 2 L	2	Add 0 L	-	-						
	Winkler Ave.	Colonial Blvd.			4LD	4LD	E	4	Add 0 L	2	Add 2 L	2	Add 0 L	-	-						
US 41	Hanson St.	SR 82			6LD	6LD	E	8	Add 2 L	10	Add 4 L	10	Add 4 L	-	-						
	SR 82	Hancock Bridge Pkwy.			4LD	8LD	E	10	Add 2 L	e	Add 4 L	e	Add 0 L	-	-						
	Hancock Bridge Pkwy.	Pondella Rd.			4LD	8LD	E	8	Add 0 L	10	Add 6 L	10	Add 2 L	-	-						
	Pondella Rd.	Pine Island Rd.			4LD	6LD	E	6	Add 0 L	6	Add 2 L	6	Add 0 L	-	-						
	Pine Island Rd.	Littleton Rd.			4LD	6LD	E	6	Add 0 L	6	Add 2 L	6	Add 0 L	-	-						

**EXHIBIT CPA\_Parameters**  
**BABCOCK RANCH COMMUNITY AMDA**  
**COMPREHENSIVE PLAN AMENDMENT / DRI**  
**TRAFFIC STUDY**  
**FSUTMS SOCIO-ECONOMIC DATA BY TAZ & TRACT**

AMDA DEVELOPMENT SUMMARY (2010 - 2030)

Charlotte County														Lee County						Total	
		TAZ Unit	TRACT C1	TRACT C2	TRACT C3	TRACT C4	TRACT C5	TRACT C6	TRACT C7	TRACT C8	TRACT C9	Charlotte Total	TRACT L6	TRACT L7	TRACT L8	TRACT L9	TRACT L12	Lee Total	Babcock Total		
Residential	SF MF	d.u. d.u.	0 0	829 446	1,035 557	2,217 1,194	975 525	4,468 2,406	1,006 541	747 403	339 182	11,616 6,254	733 394	200 0	50 0	50 0	203 0	1,236 394	6,648 394	12,852 19,500	
Hotel	rooms		0	0	100	100	100	300	0	0	0	600	0	0	0	0	0	0	0	600	
Industrial	sq. ft.		0	0	0	0	0	664,057	0	0	0	664,057	0	0	0	0	0	0	0	664,057	
Retail	sq. ft.		10,000	24,800	104,640	160,000	22,000	2,433,463	55,120	32,160	13,760	2,855,943	50,000	0	0	0	20,000	70,000	*	2,925,943	
Office	General Medical	sq. ft. sq. ft.	0 0	6,200 0	26,160 0	40,000 0	5,500 0	1,266,880 500,000	13,780 0	8,040 0	3,440 0	1,390,000 500,000	10,000 0	0 0	0 0	0 0	0 0	10,000 0	1,400,000 500,000	1,900,000	
Recreation	Golf Community Park Regional Park Recreation Center Library	holes acres acres sq. ft. sq. ft.	0 0 0 0 0	18 15 0 0 0	0 10 40 0 0	0 20 0 0 0	36 0 145 0 0	0 0 0 0 0	0 15 0 0 0	0 10 0 0 0	0 90 0 0 0	54 90 185 25 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	54 90 210 0 0		
Community	Hospital ALF Churches Elementary School Middle School High School Government/Civic	beds units sq. ft. students students sq. ft.	0 0 0 0 0 0 30,000	0 0 5,000 550 0 0 0	0 0 10,000 600 0 0 0	0 0 0 0 0 0 0	0 0 177 418 90,000 399 600	0 0 0 0 0 0 0	0 0 0 0 15,000 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	177 418 120,000 2,149 662 500 1,742	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	177 418 120,000 2,149 500 1,162 1,742	
																				150,000	
ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE																					
ZDATA 1														Lee	Babcock						
	TRACT >>	C1	C2	C3	C4	C5	C6	C7	C8	C9	Charlotte	L6	L7	L8	L9	L12	Lee	Babcock			
	TAZ >>	4111, 4112 4113-4118	4119-4126, 4168 4127-4136 4137-4143 4144-4158 4159-4166 4167-4171 4172-4176								Total	4177-4182	4183	4184	4185	4186-4187	Total	Total	Total		
SF	per/d.u. C-2.18 / L-2.30 0.80	Population	0	1,800	2,260	4,830	2,120	9,740	2,190	1,630	740	25,310	1,690	460	120	120	470	2,860	28,170	22,550	
		Perm. Pop.	0	1,440	1,810	3,870	1,700	7,790	1,750	1,300	590	20,250	1,350	370	100	100	380	2,300			
MF	per/d.u. C-2.18 / L-2.30 0.80	Population	0	980	1,210	2,600	1,140	5,250	1,180	880	400	13,640	910	0	0	0	0	910	14,550	11,640	
		Perm. Pop.	0	780	970	2,080	920	4,200	940	700	320	10,910	730	0	0	0	0	730			
Hotel	occup/m 2.00	Occupants	0	0	200	200	200	600	0	0	0	1,200	0	0	0	0	0	0	1,200		
ZDATA 2																					
		Unit	TRACT C1	TRACT C2	TRACT C3	TRACT C4	TRACT C5	TRACT C6	TRACT C7	TRACT C8	TRACT C9	Charlotte Total	TRACT L6	TRACT L7	TRACT L8	TRACT L9	TRACT L12	Lee Total	Babcock Total		
Industrial	emp/1k 0.0020	Emplys	0	0	0	0	0	1,330	0	0	0	1,330	0	0	0	0	0	0	0	1,330	
Commercial	emp/1k 0.0025	Emplys	30	60	260	400	60	6,090	140	80	30	7,150	130	0	0	0	50	180	*	7,330	
	emp/hole 1.7400	Emplys	0	30	0	0	60	0	0	0	90	0	0	0	0	0	0	0	0	90	
	SubTotal	Emplys	30	90	260	400	120	6,090	140	80	30	7,240	130	0	0	0	50	180		7,420	
Service	Hotel emp/m 0.9000	Emplys	0	0	90	90	90	280	0	0	0	550	0	0	0	0	0	0	0	550	
	General Office emp/1k 0.0045	Emplys	0	30	120	180	20	5,790	60	40	20	6,260	50	0	0	0	0	0	50	*	6,310
	Medical Office emp/1k 0.0041	Emplys	0	0	0	0	0	2,030	0	0	0	2,030	0	0	0	0	0	0	0	2,030	
	Community Park emp/acre 0.2700	Emplys	0	4	3	10	3	0	4	3	3	29	0	0	0	0	0	0	0	29	
	Regional Park emp/acre 0.2700	Emplys	0	0	0	10	0	30	0	0	0	40	10	0	0	0	0	0	10	50	
Recreation Center	emp/1k 0.0020	Emplys	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Library emp/1k 0.0011	Emplys	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Hospital emp/bed 2.2800	Emplys	0	0	0	0	0	400	0	0	0	400	0	0	0	0	0	0	0	400	
	ALF emp/unit 0.6480	Emplys	0	0	0	0	0	270	0	0	0	270	0	0	0	0	0	0	0	270	
	Church emp/1k 0.0010	Emplys	0	0	10	20	0	100	20	0	0	150	0	0	0	0	0	0	0	150	
Elementary School	emp/studnt 0.0780	Emplys	0	0	40	50	0	30	50	0	0	170	0	0	0	0	0	0	0	170	
Middle School	emp/studnt 0.1900	Emplys	0	0	0	0	0	130	0	0	0	130	100	0	0	0	0	0	0	230	
High School	emp/studnt 0.1900	Emplys	0	0	0	0	0	330	0	0	0	330	0	0	0	0	0	0	0	330	
Government/Civic	emp/1k 0.0045	Emplys	140	0	90	140	0	280	50	0	0	700	0	0	0	0	0	0	0	700	
	Sub Total	Emplys	140	34	353	500	113	9,670	184	43	23	11,059	160	0	0	0	0	0	0	11,219	
Total Employment	Total	Emplys	170	124	613	900	233	17,090	324	123	53	19,629	290	0							