

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.

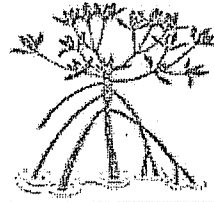
Pursuant to Exhibit "C" of the MDO, this question is not subject to AIDA review.

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 Minutes
Monday March 10th, 2008
Happelatchee 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 12th. 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.

5. **Colonial Blvd "Berlin Wall"** Dave Ulrich 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 17th. 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 20th – 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 12th 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 19th-** 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 7th 2008 at the Happehatchee Conference Center.

Submitted for RGMC - Nora Demers

www.rgmcswf.org

...ensuring southwest Florida remains a desirable place to live...

Babcock Meeting
April 1

Sign-in sheet

	<u>Name</u>	<u>Representing</u>
1	Matt Noble	Lee Cnty Div. of Planning
2	DannMarie Collins	Lee County
3	ANDY GETCH	LEE COUNTY DOT
4	DAVID LOVELAND	LEE COUNTY DOT
5	STEPHEN ZEUNG	DPA
6	Steve Webb	BABCOCK
7	Erica Chutkan	Babcock
8	JOE GRUBBS	JOHNSON ENGINEERING
9	Russell Schropp	HFSH
10	WALTER DREY	Lee Co Smart
11	Paul O'Connor	Lee Co Planning

EXHIBIT CPA_3
 BABCOCK RANCH COMMUNITY CPA
 BABCOCK ROADWAY LIST
 POTENTIAL ROADWAY IMPROVEMENTS TO BE ADDED TO LRTP

LEE COUNTY	ROADWAY	FROM	TO	(9)		(1)	(2)	(3)	(4)		2030 CONDITIONS WITH PROPOSED CPA				(7)	(8)		
				Potential		E+C	2030 F-F		Adopted MPO		(5)		(6)				CPA	Potential DRI
				Additions to F-F Network	CPA	# of Lanes	# of Lanes		LOS	Backlogged Needs	Backlogged Improvement	E+C Network Needs	Network Additions Improvement	F-F Network Needs				
	BALLARD RD.	Ortiz 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 Ave.			6LD	6LD	E	8	Add 2 L	8	Add 2 L	8	Add 2 L	-	-		
		Ortiz Ave.	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	2	Add 0 L	Yes	-		
		Project Entrance	Olga Road			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-		
		Olga Road	Alva Bridge			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-		
		Alva Bridge	Hendry County Line			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-		
		Hendry County Line	CR78 E/W			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	-	-		
	NUNA AVE.	Tice St.	Luckette Rd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-		
		Luckette Rd.	Ballard Rd.			2LU	2LU	E	2	Add 0 L	2	Add 0 L	2	Add 0 L	Yes	-		

EXHIBIT CPA_3
 BABCOCK RANCH COMMUNITY CPA
 BABCOCK ROADWAY LIST
 POTENTIAL ROADWAY IMPROVEMENTS TO BE ADDED TO LRTP

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

FOOTNOTES:

- (1) Existing plus committed number of lanes.
- (2) Adopted Lee County MPO 2030 Financially Feasible Plan - Modified October 23, 2007.
- (3) Lee County roadway LOS standard. I-75 based on FDOT FHHS LOS standard.
- (4) Backlogged Facilities (Conditions without CPA) - County-wide roadway needs compared to Lee County 2030 Financially-Feasible Plan.
- (5) Potential needed improvements beyond the E+C Network pending AIDA analysis and AMDA Updates.
- (6) County-wide roadway needs with CPA as compared to the adopted Lee County 2030 Financially-Feasible Plan.
- (7) CPA traffic meets 5% significant impact consumption of roadway SV at the adopted LOS standard.
- (8) Potential DRI mitigation pending AIDA approval.
- (9) Potential roadway improvement list reflective of CPA significantly impacted roadways, less backlogged facilities.

**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 d.u.	0	829	1,035	2,217	975	4,468	1,006	747	339	11,616	733	200	50	50	203	1,236	12,852
MF d.u.	0	446	557	1,194	525	2,406	541	403	182	6,254	394	0	0	0	0	394	6,648
SubTotal	0	1,275	1,592	3,411	1,500	6,874	1,547	1,150	521	17,870	1,127	200	50	50	203	1,630	19,500
Hotel rooms	0	0	100	100	100	300	0	0	0	600	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	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 sq. ft.	0	6,200	26,160	40,000	5,500	1,286,880	13,780	8,040	3,440	1,390,000	10,000	0	0	0	0	10,000 *	1,400,000
Medical sq. ft.	0	0	0	0	0	500,000	0	0	0	500,000	0	0	0	0	0	0	500,000
SubTotal	0	6,200	26,160	40,000	5,500	1,786,880	13,780	8,040	3,440	1,890,000	10,000	0	0	0	0	10,000	1,900,000
Recreation																	
Golf holes	0	18	0	0	36	0	0	0	0	54	0	0	0	0	0	0	54
Community Park acres	0	15	10	20	10	0	15	10	10	90	0	0	0	0	0	0	90
Regional Park acres	0	0	0	40	0	145	0	0	0	185	25	0	0	0	0	25	210
Recreation Center sq. ft.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Library sq. ft.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Community																	
Hospital beds	0	0	0	0	0	177	0	0	0	177	0	0	0	0	0	0	177
ALF units	0	0	0	0	0	418	0	0	0	418	0	0	0	0	0	0	418
Churches sq. ft.	0	0	5,000	10,000	0	90,000	15,000	0	0	120,000	0	0	0	0	0	0	120,000
Elementary School students	0	0	550	600	0	399	600	0	0	2,149	0	0	0	0	0	0	2,149
Middle School students	0	0	0	0	0	662	0	0	0	662	500	0	0	0	0	500	1,162
High School students	0	0	0	0	0	1,742	0	0	0	1,742	0	0	0	0	0	0	1,742
Government/Civic sq. ft.	30,000	0	20,000	30,000	0	60,000	10,000	0	0	150,000	0	0	0	0	0	0	150,000

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

Charlotte											Lee					Babcock	
TRACT >>>	C1	C2	C3	C4	C5	C6	C7	C8	C9	Charlotte Total	L6	L7	L8	L9	L12	Lee Total	Babcock Total
per/d.u.	4111, 4112	4113-4118	4119-4126, 4188	4127-4136	4137-4143	4144-4158	4159-4166	4167-4171	4172-4176	Total	4177-4182	4183	4184	4185	4186-4187	Total	Total
SF C-2.18 / L-2.30 0.60	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
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	22,550
MF C-2.18 / L-2.30 0.60	0	980	1,210	2,600	1,140	5,250	1,180	880	400	13,640	910	0	0	0	0	910	14,550
Perm. Pop.	0	780	970	2,080	920	4,200	940	700	320	10,910	730	0	0	0	0	730	11,640
Hotel occp/m 2.00	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	0	0	0	0	0	1,330	0	0	0	1,330	0	0	0	0	0	0	1,330
Commercial																	
General Retail emp/1k 0.0025	30	60	260	400	60	6,090	140	80	30	7,150	130	0	0	0	50	180 *	7,330
Golf emp/hole 1.7400	0	30	0	0	60	0	0	0	0	90	0	0	0	0	0	0	90
SubTotal	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	0	0	90	90	90	280	0	0	0	550	0	0	0	0	0	0	550
General Office emp/1k 0.0045	0	30	120	180	20	5,790	60	40	20	6,260	50	0	0	0	0	50 *	6,310
Medical Office emp/1k 0.0041	0	0	0	0	0	2,030	0	0	0	2,030	0	0	0	0	0	0	2,030
Community Park emp/acre 0.2700	0	4	3	10	3	0	4	3	3	29	0	0	0	0	0	0	29
Regional Park emp/acre 0.2700	0	0	0	10	0	30	0	0	0	40	10	0	0	0	0	10	50
Recreation Center emp/1k 0.0020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Library emp/1k 0.0011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hospital emp/bed 2.2800	0	0	0	0	0	400	0	0	0	400	0	0	0	0	0	0	400
ALF emp/unit 0.6480	0	0	0	0	0	270	0	0	0	270	0	0	0	0	0	0	270
Church emp/1k 0.0010	0	0	10	20	0	100	20	0	0	150	0	0	0	0	0	0	150
Elementary School emp/studnt 0.0780	0	0	40	50	0	399	600	0	0	1,749	0	0	0	0	0	0	1,749
Middle School emp/studnt 0.1900	0	0	0	0	0	662	0	0	0	662	500	0	0	0	0	500	1,162
High School emp/studnt 0.1900	0	0	0	0	0	1,742	0	0	0	1,742	0	0	0	0	0	0	1,742
Government/Civic emp/1k 0.0045	140	0	90	140	0	280	50	0	0	700	0	0	0	0	0	0	700
Sub Total	140	34	353	500	113	9,570	184	43	23	11,059	160	0	0	0	0	160	11,219
Total Employment	170	124	613	900	233	17,090	324	123	53	19,629	290	0	0	0	50	340	19,969
Students																	
Elementary School Students	0	0	550	600	0	399	600	0	0	2,149	0	0	0	0	0	0	2,149
Middle School Students	0	0	0	0	0	662	0	0	0	662	500	0	0	0	0	500	1,162
High School Students	0	0	0	0	0	1,742	0	0	0	1,742	0	0	0	0	0	0	1,742
Total	0	0	550	600	0	2,803	600	0	0	4,553	500	0	0	0	0	500	5,053

* If later approved by Lee County in a separate approval. If not approved, or sought, the 80,000 square feet will be developed in Charlotte County and is included in the 6,000,000 square feet of non-residential entitled in Charlotte County under the adopted comprehensive plan amendment for the Charlotte County portion of the community.