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COMMUNITY DEVELOPMENT

BABCOCK
COMPREHENSIVE PLAN AMENDMENT
CPA2016-00013

LOCAL PLANNING AGENCY

April 24, 2017

PREPARED FOR:

Babcock Property Holdings, LLC
11390 Palm Beach Blvd.
Fort Myers, FL 33905

SUBMITTED TO:

Lee County Planning Division
1500 Monroe Street
Fort Myers, FL 33901

WALDROP ENGINEERING

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Comprehensive Plan Amendment Application

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Babcock Comprehensive Plan Amendment

PROJECT SUMMARY:

Amend Lee Plan Map 1, Page 1 to re-designate the 4,157-acre subject property from DR/GR and Wetlands future land use categories to New Community and Wetlands future land use categories; Amend Lee Plan Objective 1.6 and Goal 35; Amend Lee Plan Tables 1(a) and (b); and remove the subject property from Private Recreational Facilities Overlay (Lee Plan Map 4).

Plan Amendment Type: ☒ Normal ☐ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: **398**

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.



Signature of Owner or Authorized Representative

REVISED 2/6/2017
Date

Alexis V. Crespo, AICP
Printed Name of Owner or Authorized Representative

I. **APPLICANT/AGENT/OWNER INFORMATION** (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: Babcock Property Holdings, LLC c/o Gary Nelson
Address: 11390 Palm Beach Boulevard
City, State, Zip: Fort Myers, FL 33905
Phone Number: (941) 235-6900 Email: gnelson@kitsonpartners.com

Agent*: Waldrop Engineering c/o Alexis V. Crespo, AICP (See Additional Agents Attached)
Address: 28100 Bonita Grande Drive, Suite 305
City, State, Zip: Bonita Springs, FL 34135
Phone Number: (239) 405-7777 Email: alexisc@waldropengineering.com

Owner(s) of Record: SAME AS APPLICANT
Address:
City, State, Zip:
Phone Number: Email:

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☒ Text Amendment
☒ Future Land Use Map Series Amendment (Maps 1 thru 24)
List Number(s) of Map(s) to be amended: Map 1, Page 1 of 1, and Map 4

1. Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

   At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: Multiple Addresses – Please See Exhibit "A"
2. STRAP(s): Multiple STRAPs – Please See Exhibit "A"

B. Property Information:

Total Acreage of Property: 4,157.2 AC

Total Acreage included in Request: 4,157.2 AC

Total Uplands: 3,427.8 AC

Total Wetlands: 671.8 AC (Wetlands) and 57.6 AC (Total Surface Waters)

Current Zoning: Agricultural (AG-2)

Current Future Land Use Designation: DR/GR

Area of each Existing Future Land Use Category: 4,157.2 AC

Existing Land Use: Agriculture

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

Please refer to the enclosed Request Narrative.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	1 DU/10 AC in DR/GR @ 4,157.2 acres = 416 DU
Commercial intensity	N/A
Industrial intensity	N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	1 DU/2.5 AC in New Community = 1,663 DU (Max. Attainable – 1,630 DU proposed via DCI2016-00022)
Commercial intensity	0.25 FAR & 1,500 hotel rooms
Industrial intensity	N/A

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

5. Map and describe existing zoning of the subject property and surrounding properties.

6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

7. A copy of the deed(s) for the property subject to the requested change.

8. An aerial map showing the subject property and surrounding properties.

9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

   Long Range – 20-year Horizon:

   a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
   b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
   c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
   d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
   e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
   f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

   Short Range – 5-year CIP horizon:

   a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
   b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
      Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
   c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
   d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools.

   Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):
   - Franchise Area, Basin, or District in which the property is located;
   - Current LOS, and LOS standard of facilities serving the site;
   - Projected 2030 LOS under existing designation;
   - Projected 2030 LOS under proposed designation;
   - Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
   - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
   - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
   - Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

   In addition to the above analysis for Potable Water:
   - Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
   - Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
   - Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
   - Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   d. Solid Waste;
   e. Mass Transit; and
   f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

   Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.

5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles
Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements
If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☐ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☒ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☒ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

Babcock Comprehensive Plan Amendment

EXHIBIT A
Site Address & STRAP Numbers

STRAP NO.	SITE ADDRESS	PROPERTY OWNER
02-43-26-00-00001.0000	ACCESS UNDETERMINED ALVA, FL 33920	BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS 4500 PGA BLVD., STE 400 PALM BEACH GARDENS FL 33418
03-43-26-00-00001.0000	ACCESS UNDETERMINED ALVA, FL 33920	BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS 4500 PGA BLVD., STE 400 PALM BEACH GARDENS FL 33418
04-43-26-00-00001.0000	ACCESS UNDETERMINED ALVA, FL 33920	BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS 4500 PGA BLVD., STE 400 PALM BEACH GARDENS FL 33418
05-43-26-00-00001.0000	ACCESS UNDETERMINED ALVA, FL 33920	BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS 4500 PGA BLVD., STE 400 PALM BEACH GARDENS FL 33418
06-43-26-00-00001.0000	20500 S.R. 31 ALVA, FL 33920	BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS 4500 PGA BLVD., STE 400 PALM BEACH GARDENS FL 33418
07-43-26-00-00001.0000	19100 S.R. 31 ALVA, FL 33920	BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS 4500 PGA BLVD., STE 400 PALM BEACH GADENS FL 33418
09-43-26-00-00001.0000	14251 N. RIVER RD ALVA, FL 33920	BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS 4500 PGA BLVD., STE 400 PALM BEACH GARDENS FL 33418

Executed Affidavit

AFFIDAVIT

I, Erica S. Woods, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

ESWoods
Signature of Applicant

09/06/2016
Date

Erica S. Woods - Vice President, Babcock Property Holdings, LLC & Assistant Secretary, S W FL1B, LLC
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Sept. 7, 2016 (date) by Erica S. Woods (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Kathleen Ellen Valentine
Signature of Notary Public

Kathleen Ellen Valentine
(Name typed, printed or stamped)

KATHLEEN ELLEN VALENTINE
MY COMMISSION # EE 222949
EXPIRES: September 28, 2016
Bonded Thru Notary Public Underwriters

Additional Agents

ADDITIONAL AGENTS

Company Name:	Kitson & Partners Communities		
Contact Person:	Gary Nelson, Senior Vice President of Planning & Development		
Address:	11390 Palm Beach Blvd.		
City, State, Zip:	Fort Myers, Florida 33905		
Phone Number:	(941) 235-6900	Email:	gnelson@kitsonpartners.com

Company Name:	Kitson & Partners Communities		
Contact Person:	Erica Woods, Senior Vice President of Legal Services		
Address:	11390 Palm Beach Blvd.		
City, State, Zip:	Fort Myers, Florida 33905		
Phone Number:	(941) 235-6900	Email:	ewoods@kitsonpartners.com

Company Name:	Henderson, Franklin, Starnes & Holt, P.A.		
Contact Person:	Russell Schropp, Managing Attorney		
Address:	1715 Monroe Street		
City, State, Zip:	Fort Myers, Florida 33901		
Phone Number:	(239) 344-1280	Email:	Russell. Schropp@henlaw.com

Company Name:	Johnson Engineering, Inc.		
Contact Person:	Laura Herrero, Senior Ecologist		
Address:	2122 Johnson Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 336-0046	Email:	lherrero@johnsoneng.com

Company Name:	Kimley-Horn & Associates		
Contact Person:	Amy Wicks, P.E., Project Manager		
Address:	1412 Jackson Street, Suite 2		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 271-2634	Email:	amy.wicks@kimley-horn.com

Company Name:	David Plummer & Associates		
Contact Person:	Stephen Leung, Vice President - Transportation		
Address:	2149 McGregor Blvd.		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	(239) 332-2617	Email:	stephen.leung@dplummer.com

ADDITIONAL AGENTS

Company Name:	Gravina, Matte, Smith & Arnold		
Contact Person:	Tina Matte		
Address:	12474 Brantley Commons Court		
City, State, Zip:	Fort Myers, Florida 33907		
Phone Number:	(239) 275-5758	Email:	tina@gsma.pro

Company Name:	Stantec		
Contact Person:	Jim Paulmann, FAICP, Senior Principal		
Address:	6900 Professional Pkwy E.		
City, State, Zip:	Sarasota, Florida 34240		
Phone Number:	(941) 907-6900	Email:	Jim.paulmann@stantec.com

Company Name:	Buchanan Ingersoll & Rooney, P.C.		
Contact Person:	Linda Shelley, Shareholder		
Address:	101 N. Monroe Street, Suite 1090		
City, State, Zip:	Tallahassee, FL 32301		
Phone Number:	(850) 681-4260	Email:	Linda.Shelley@bipc.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

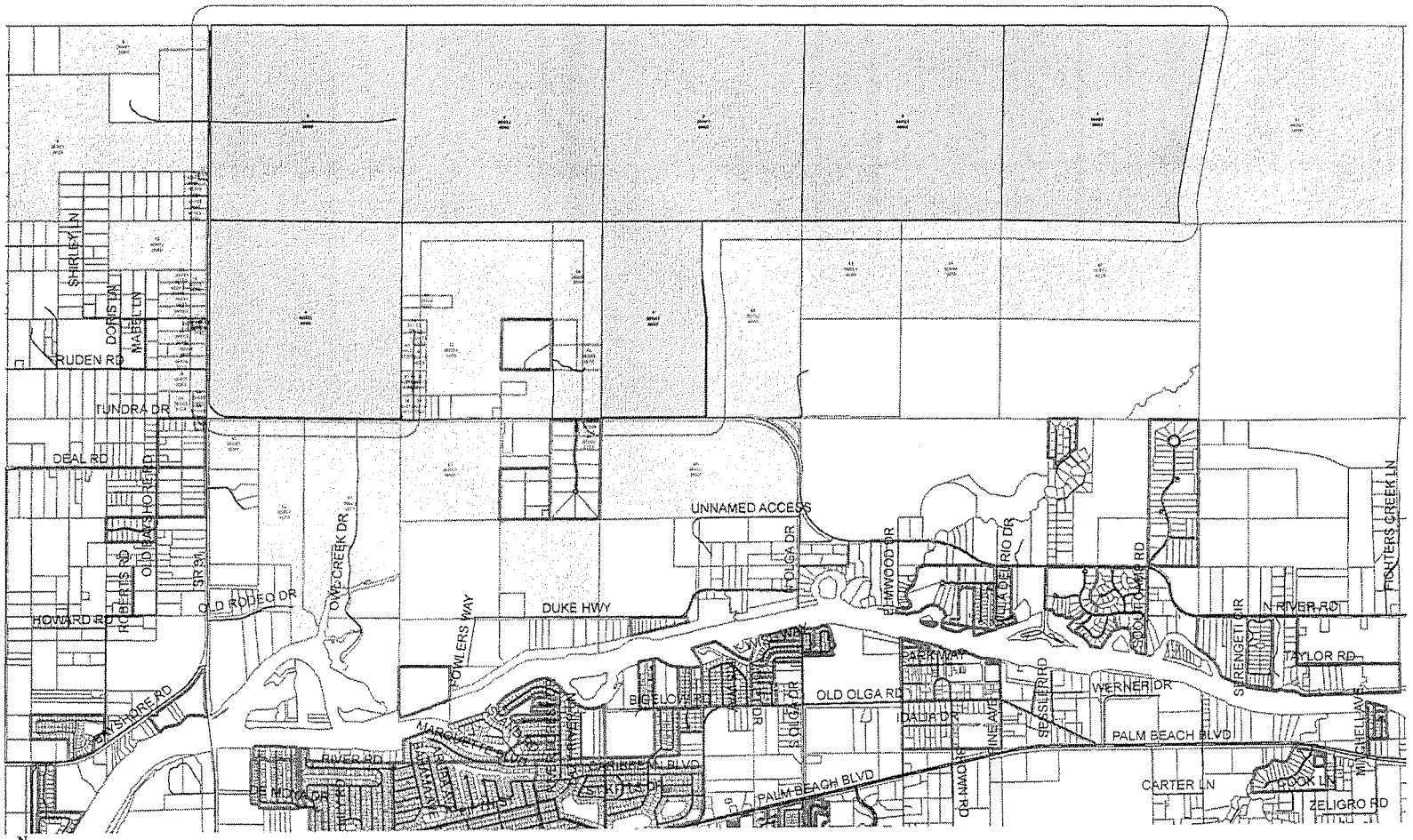
Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:			

Variance Report & Mailing Labels

VARIANCE REPORT

11/1/2016

Subject Parcels: 7 Affected Parcels: 50 Buffer Distance: 500 ft



02-43-26-00-00001.0000 et al.

4,9603,7202,4801,240 0 4,960 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 11/1/2016 11:00:55 AM
Buffer Distance: 500 ft
Parcels Affected: 49
Subject Parcels: 02-43-26-00-00001.0000, 03-43-26-00-00001.0000, 04-43-26-00-00001.0000, 05-43-26-00-00001.0000, 06-43-26-00-00001.0000, 07-43-26-00-00001.0000, 09-43-26-00-00001.0000

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
PRI-CAR III LLC 6601 BAYSHORE RD NORTH FORT MYERS, FL 33917	01-43-25-00-00001.0000 20501 SR 31 NORTH FORT MYERS FL 33917	SEC 1 LESS E 3/4 OF S 1/2 OF S 1/2 + LESS PARLS 1.100 THRU 1.300 + 2.0	8
PRI-CAR III LLC PO BOX 3648 N FORT MYERS, FL 33918	01-43-25-00-00001.1000 20941 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF NE 1/4 OF NE 1/4 LESS SR 81 + NW 1/4 OF NE 1/4 + GOVT LOT 3	9
PUCKETT LACY EUGENE + BARBARA 20231 STATE RD 31 NORTH FORT MYERS, FL 33917	01-43-25-00-00003.0030 20211 SR 31 NORTH FORT MYERS FL 33917	THE N1/2 OF NE1/4 OF SE1/4 OF SE1/4 LES PAR 3.003A + ELY53FT+SUBJECT TO ESMENTS	10
PUCKETT BARBARA ANN 20231 STATE ROAD 31 FORT MYERS, FL 33917	01-43-25-00-00003.003A 20231 SR 31 NORTH FORT MYERS FL 33917	PARL IN N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 DESC IN OR 1808 PG 3378	11
POHLE ROBERT A + ALLYSON J 11940 FOX HILL RD NORTH FORT MYERS, FL 33917	01-43-25-00-00003.0080 11940 FOX HILL RD NORTH FORT MYERS FL 33917	THE N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 LESS ELY 53 FT	12
SWADNER MURIELENE J TR PO BOX 101525 CAPE CORAL, FL 33910	01-43-25-00-00003.0090 20031 SR 31 NORTH FORT MYERS FL 33917	THE S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 LESS ELY 53 FT	13
STELLICK JAMES P + RITA K 11901 FOX HILL RD NORTH FORT MYERS, FL 33917	01-43-25-00-00003.0100 11901 FOX HILL RD NORTH FORT MYERS FL 33917	THE S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 LESS ELY 53 FT	14
GULFCOAST GIRL SCOUT COUNCIL 4780 CATTLEMAN RD SARASOTA, FL 34233	12-43-25-00-00002.0000 19931 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF NE 1/4 OF SEC 12 TWN 43 RGE 25	15
YOUNGER COREY M + RENE 1836 VAN LOON TER CAPE CORAL, FL 33990	12-43-25-00-00003.0020 19621 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4	16
JOHNSON SHIRLEY RACHEL TR 11901 SHIRLEY LN NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0030 11901 SHIRLEY LN NORTH FORT MYERS FL 33917	S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4	17
BURKETT JESSE O JR 19731 SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0040 19671 SR 31 NORTH FORT MYERS FL 33917	N 165 FT OF E 653 FT OF S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4	18
BURKETT JESSE O JR 19731 SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.004A 19651 SR 31 NORTH FORT MYERS FL 33917	S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 LESS N 165 FT OF E 653 FT	19
BURKETT JESSE O 19731 SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0050 19381 SR 31 NORTH FORT MYERS FL 33917	THE S 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4	20
BURKETT JESSE O JR 19731 SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0150 19731 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4	21

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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
RICCI CONNIE R 19411 SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0180 19411 SR 31 NORTH FORT MYERS FL 33917	A PARL OF LAND IN N 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 0620 PG 0318	22
N D SOLUTIONS INC 19451 SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0210 19451 SR 31 NORTH FORT MYERS FL 33917	PARL IN NE 1/4 OF SE 1/4 AS DESC IN OR 1377 PG 2136	24
LINK RYAN & AMY 21680 PEARL ST ALVA, FL 33920	12-43-25-00-00003.0220 11920 SHIRLEY LN NORTH FORT MYERS FL 33917	PARL IN SE 1/4 AS DESC IN OR 1353 PG 1688	25
BENNETT FREIDA L TR 19321 SR 31 FORT MYERS, FL 33917	12-43-25-00-00004.0000 19321 SR 31 NORTH FORT MYERS FL 33917	THE N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 LESS RD.R/W LESS 4.002	26
CHASTAIN RICH + RONDA 18060 TRAVERSE DR ALVA, FL 33920	12-43-25-00-00004.0010 11881 RUDEN RD NORTH FORT MYERS FL 33917	THE S 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4	27
VANROEKEL DENNIS + DEBRA 18321 NORTH OLGA DR ALVA, FL 33920	12-43-25-00-00005.0000 11880 RUDEN RD NORTH FORT MYERS FL 33917	SE 1/4 OF SE 1/4 LES PARC 5.0100 THRU 5.0330	28
VAN ROEKEL + VAN ROEKEL D V M 18321 N OLGA DR ALVA, FL 33920	12-43-25-00-00005.0100 18871 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	E 308.94 FT OF W 936.83 FT OF S 705 FT OF SE 1/4 OF SE 1/4	29
SNOWLICK MOUNTAIN RANCH LLC 9200 BONITA BEACH RD #105 BONITA SPRINGS, FL 34135	13-43-25-02-00000.0010 18971 SR 31 NORTH FORT MYERS FL 33917	NE 1/4 OF NE 1/4 OF NE 1/4 OF NE 1/4 LESS RD R/W	30
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	01-43-26-00-00001.0000 ACCESS UNDETERMINED ALVA FL	POR OF SEC 1 LESS INST 2006-297895	31
ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00001.0000 19551 ARMEDA RD ALVA FL	PARL IN SEC 8 AS DESC IN OR 1134 PG 0362	32
ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00002.0000 ACCESS UNDETERMINED ALVA FL	N 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4	33
ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00006.0000 19550 ARMEDA RD ALVA FL 33920	E 1/2 OF NW 1/4 + NE 1/4 OF NE 1/4 OF SE 1/4	34
KALOURIS IOANNIS + KAREN P 19171 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00010.0000 19171 TURKEY RUN LN ALVA FL 33920	W 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 DESC OR 1542/1090 LESS EAST 30 FT	35
ONEILL MICHAEL 13033 N RIVER RD ALVA, FL 33920	08-43-26-00-00010.0010 13033 N RIVER RD ALVA FL 33920	W 1/2 OF S W 1/4 OF S W 1/4 OF S W 1/4 DESC IN OR 1432 PG 635	36
PIPKINS DAVID S + 19100 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00010.0020 19100 TURKEY RUN LN ALVA FL 33920	E1/2 OF SW1/4 OF SW1/4 OF SW1/4 DESC IN OR 1505 PG 1868	37
SANDS JEFFREY + MERIBETH H L/E 19170 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00010.0030 19170 TURKEY RUN LN ALVA FL 33920	E 1/2 OF NW 1/4 OF SW 1/4 OF S W 1/4 DESC IN OR 1542 PG 1079	38
TAYLOR W R + DEBBIE L 3/4 + 19420 TURKEY RUN LA ALVA, FL 33920	08-43-26-00-00010.0040 ACCESS UNDETERMINED ALVA FL	E30 FT OF W1/2 OF NW1/4 OF SW1/4 OF SW1/4 R/W FOR TURKEY RUN LANE	39
FURY JOSEPH G + BONNIE K 19321 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00011.0000 19321 TURKEY RUN LN ALVA FL 33920	W 1/2 OF NW 1/4 OF SW 1/4 LESS PARL 11.001 THRU 11.003	40
SINGFO VILLA MGMT LLC 45 WATERMAN RD CANTON, MA 02021	08-43-26-00-00011.0010 19300 TURKEY RUN LN ALVA FL 33920	E1/2 OF SW1/4 OF NW1/4 OF SW1/4 OF SEC 8 DESC IN OR 1542 PG 1084	41
TAYLOR WILLIAM R + DEBBIE L 19420 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00011.0020 19420 TURKEY RUN LN ALVA FL 33920	N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4	42
SCHREYER JASON TOD 19360 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00011.0030 19360 TURKEY RUN LN ALVA FL 33920	SE 1/4 OF NW 1/4 OF NW 1/4 OF SW 1/4	43

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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	09-43-26-00-00002.0000 N RIVER RD ALVA FL 33920	E PART OF SEC LYING E OF LINE DESC IN DB 279 PG 68 + DB 308 PG 530 LESS S 60 FT OF E 60 FT + LESS OR 439 PG 715	44
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	11-43-26-00-00001.0020 ACCESS UNDETERMINED ALVA FL	N 1/2 OF SEC 11 TWN 43 RGE 26 AS DESC IN INST#20090000258715	45
POVIA FAMILY LLC 5991 BUCKINGHAM RD FORT MYERS, FL 33905	16-43-26-00-00001.0000 14500 N RIVER RD ALVA FL 33920	N 1/2 SEC 16 TWN 43 RG 26 PT SWAMP	46
CARY + DUKE PROPERTIES LLC 18451 NORTH OLGA RD ALVA, FL 33920	17-43-26-00-00001.0000 13230 N RIVER RD ALVA FL 33920	NW 1/4 + SE 1/4 LESS SW 1/4 OF SW 1/4 OF SE 1/4 LESS R/W OR 2026/2985	47
RICE JAMES G + CINDY LEE 18960 SERENOA CT ALVA, FL 33920	17-43-26-02-00000.0130 18960 SERENOA CT ALVA FL 33920	NORTH RIVER OAKS PB 34 PG 102 LOT 13	48
PHILLIPS DENNIS J + BRIDGET B 18990 SERENOA CT ALVA, FL 33920	17-43-26-02-00000.0140 18990 SERENOA CT ALVA FL 33920	NORTH RIVER OAKS PB 34 PG 102 LOT 14	49
KREINBRINK DANIEL W + 12100 N RIVER RD ALVA, FL 33920	18-43-26-00-00001.0040 12100 N RIVER RD ALVA FL 33920	NW 1/4 OF NW 1/4 OF SEC 18 DESC IN OR 3129 PG 2190	50
TALON VENTURES LLC 10 WIMBLEDON CT FRISCO, TX 75034	18-43-26-00-00002.0020 12850 N RIVER RD ALVA FL 33920	E1/2 OF SEC 18 N OF TROUT CREEK LESS OR1100/642 + PORT IN GOVT LOT 2 OF SEC 19 LESS INST#2006-467705	51
ODIN ESTATES LLC SHUMAKER LOOP + KENDRICK LLP 240 S PINEAPPLE AVE SARASOTA, FL 34236	19-43-26-00-00002.1010 12350 OLD RODEO DR ALVA FL 33920	PAR IN NW1/4 OF NW1/4 OF NE1/4 OF SEC 19 + PORT IN SE 1/4 OF SW 1/4 OF SW 1/4 AS DESC IN INST#2006-467705 PAR IN E 1/2 OF W 1/2 N OF RIVER AS DESC IN INST#2006-467701	52
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	10-43-26-00-00003.0000 ACCESS UNDETERMINED ALVA FL	NW 1/4 OF SEC 10 TWN 43 RGE 26 AS DESC IN INST#2009000025715	53
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	10-43-26-00-00004.0000 ACCESS UNDETERMINED ALVA FL	NE 1/4 OF SEC 10 TWN 43 RGE 26 AS DESC IN INST#2009000025715	54
HIPP MICHAEL LEE + 14500 HIPP CT ALVA, FL 33920	08-43-26-00-00006.0030 14500 HIPP CT ALVA FL 33920	SE 1/4 OF NE 1/4 OF SE 1/4	55
GG LC MERIT PETROLEUM CO PO BOX 816 LABELLE, FL 33975	12-43-25-00-00005.0320 ACCESS UNDETERMINED NORTH FORT MYERS FL 33917	PARL LOC IN SE 1/4 OF THE SE 1/4 AS DESC IN INST #2016000048655	56
MERIT PETROLEUM CO 77.10% + PO BOX 698 SARASOTA, FL 34230	12-43-25-00-00005.0310 18981 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	PARL LOC IN SE 1/4 OF THE SE 1/4 DESC IN INST #2016000048655	57

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12-43-25-00-00005.0100
VAN ROEKEL + VAN ROEKEL D V M
18321 N OLGA DR
ALVA, FL 33920

13-43-25-02-00000.0010
SNOWLICK MOUNTAIN RANCH LLC
9200 BONITA BEACH RD #105
BONITA SPRINGS, FL 34135

01-43-26-00-00001.0000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

08-43-26-00-00001.0000
ARMEDA FAMILY LLC
19440 ARMEDA RD
ALVA, FL 33920

08-43-26-00-00002.0000
ARMEDA FAMILY LLC
19440 ARMEDA RD
ALVA, FL 33920

08-43-26-00-00006.0000
ARMEDA FAMILY LLC
19440 ARMEDA RD
ALVA, FL 33920

08-43-26-00-00010.0000
KALOURIS IOANNIS + KAREN P
19171 TURKEY RUN LN
ALVA, FL 33920

08-43-26-00-00010.0010
ONEILL MICHAEL
13033 N RIVER RD
ALVA, FL 33920

08-43-26-00-00010.0020
PIPKINS DAVID S +
19100 TURKEY RUN LN
ALVA, FL 33920

08-43-26-00-00010.0030
SANDS JEFFREY + MERIBETH H L/E
19170 TURKEY RUN LN
ALVA, FL 33920

08-43-26-00-00010.0040
TAYLOR W R + DEBBIE L 3/4 +
19420 TURKEY RUN LA
ALVA, FL 33920

08-43-26-00-00011.0000
FURY JOSEPH G + BONNIE K
19321 TURKEY RUN LN
ALVA, FL 33920

08-43-26-00-00011.0010
SINGFO VILLA MGMT LLC
45 WATERMAN RD
CANTON, MA 02021

08-43-26-00-00011.0020
TAYLOR WILLIAM R + DEBBIE L
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09-43-26-00-00002.0000
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11-43-26-00-00001.0020
LEE COUNTY
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FORT MYERS, FL 33902

16-43-26-00-00001.0000
POVIA FAMILY LLC
5991 BUCKINGHAM RD
FORT MYERS, FL 33905

17-43-26-00-00001.0000
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17-43-26-02-00000.0130
RICE JAMES G + CINDY LEE
18960 SERENOA CT
ALVA, FL 33920

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Request Narrative

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

Babcock Comprehensive Plan Amendment

Request Narrative

REVISED FEBRUARY 2017

I. Request

Babcock Property Holdings, LLC ("Applicant") is requesting approval of a Comprehensive Plan Amendment to allow for the following changes to the Lee Plan:

- Amend Lee Plan Map 1, Page 1, to re-designate the 4,157.2-acre subject property from the DR/GR and Wetlands future land use categories to the New Community and Wetlands future land use categories;
- Amend Objective 1.6 relating to the New Community future land use category, and Goal 35 relating to the North Olga Community to incorporate the proposed environmental enhancements;
- Amend Lee Plan Tables 1(a) and (b) and other sections for internal consistency;
- Remove the subject property from Lee Plan Map 4, Private Recreational Facilities Overlay Map.

The amendment proposes to cluster development in impacted areas of the subject property, which are adjacent to the Town of Babcock Ranch, based upon specific and measurable enhancements relating to the protection of environmental and natural resources; the provision of infrastructure; and implementation of an area wide surface water management system, all resulting in significant regional benefits.

These enhancements and the proposed form of development are in direct compliance with the stated intent for the New Community future land use category set forth in Objective 1.6 of the Lee Plan. The proposed amendment also directly aligns with the County's goals for the DR/GR future land use category to maintain lower densities in specified areas of the County; provide for green infrastructure and natural resource protection; and maintain and enhance surface water and groundwater levels. The Applicant recognizes that the amendment will remove the subject property from the DR/GR future land use category, but the development framework must be supportive of, and compatible with adjacent DR/GR lands based upon context and proximity.

The amendment proposes a maximum density of 1 dwelling unit per 2.5 acres. Non-residential uses are limited to a maximum Floor Area Ratio of 0.25 via text amendments to Lee Plan Objective 1.6 and Goal 35.

The Applicant is filing a companion Mixed-Use Planned Development (MPD) rezoning application to further establish maximum densities and intensities, permitted uses and site development regulations, as well as performance standards and conditions to address the project's required environmental and surface water enhancements, and the protection of the area's rural character.

The resulting maximum development potential of the subject property, as limited by the companion MPD, is 1,630 dwelling units and 1,170,000 square feet of non-residential uses, 1,500 hotel rooms, 42 amateur sports fields, and other ancillary recreational and civic spaces. The development will be clustered on areas of the site impacted by historical agricultural activities, and thereby allowing a minimum of 50% of the site to be maintained in permanent conservation.

The amendment will also provide the County with a unique opportunity to consolidate and expand Perfect Games' existing operations within a 300-acre parcel in the development, proposed for donation by the Applicant. Perfect Game is the premier provider of amateur baseball events for school-age players, hosting the highest quality of travel team tournaments and individual showcase events throughout the country. Their intent is to develop the 300-acre parcel with 40 amateur sports fields and two (2) stadiums for championship games, along with supportive uses and infrastructure. The economic impacts of this proposal are significant, and are quantified in the enclosed Economic Impact Assessment prepared by the Haas Center.

II. Property Information

The Babcock Property Holdings Property ("subject property") is comprised of 4,157.2 acres and is generally located north of North River Road, south of the Lee/Charlotte County line, east of SR 31, and west of 20/20 Conservation lands in Northeast Lee County.

The subject property consists of a large assemblage of agricultural lands formerly owned and operated by the Babcock Family, until acquired by the Applicant in 2006. For the purposes of this application, these lands will be referred to as the "BRC lands". These lands are currently utilized for a range of active and passive agricultural uses. The underlying future land use designation is Density Reduction Groundwater Resource (DR/GR) and Wetlands, and all parcels are zoned Agricultural (AG-2).

III. Town of Babcock Ranch

Occupying land in both Charlotte and Lee Counties, the historical footprint of Babcock Ranch covers over 90,000 acres and was primarily used for logging and agricultural purposes. The property is named after Edward Vose Babcock, who purchased the land in 1914.

In the late 1990's, the Babcock family attempted to sell the 90,000+acre property to the State of Florida. The property was considered a priority for purchase by conservation leaders as it establishes an environmental corridor stretching from Lake Okeechobee to the Charlotte Harbor Estuary. The State and Babcock family were unable to reach an agreement on the sale, and discussions on public acquisition of the Ranch ceased.

In 2006, Babcock Property Holdings acquired the property with the intent of conveying the majority of the Ranch's environmentally sensitive areas to the State for permanent preservation, thereby providing an alternative mechanism for ensuring the long-term conservation of this environmental corridor. The remaining 18,000 acres, and the areas most significantly impacted by the historical agricultural and timber operations, would be utilized for development of a new town.

Since acquisition, Babcock Ranch Holdings has conveyed 74,000 acres to the State, and secured all required development approvals for development of the Town of Babcock Ranch within Charlotte County, including but not limited to: Development of Regional Impact (DRI); Comprehensive Plan Amendment; Planned Unit Development rezoning; South Florida Water Management District (SFWMD) permits; and an Army Corps of Engineers (ACOE) permit. The BRC lands are subject to both a conceptual SFWMD Environmental Resource Permit and ACOE permit. The Town of Babcock Ranch Development of Regional Impact allows for the development of 17,870 dwelling units, 6 million square feet of non-residential uses, 600 hotel rooms, 177 hospital beds, 418 Assisted Living Facility (ALF) units, educational facilities, recreational uses, and civic space. The estimated population at build-out is 50,000 residents.

Babcock Ranch was sensitively planned to maintain large tracts of open space and preserve areas within the development boundary to allow for the long-term protection of native habitats, facilitate water quality improvements, and create functional wildlife corridors that connect internal preserves to a regional network of off-site conservation lands.

The first phases of development commenced in 2015, including construction of the Florida Power & Light solar field, a 224-unit residential community, and the Downtown District. A public Charter School was approved by the Charlotte County School Board in September 2016 to provide education facilities for Kindergarten through 8th grade.

The proposed amendment provides Lee County with a mechanism to allow clustered development in areas immediately adjacent to this new town, and ***shift*** approved commercial intensities from Charlotte County into Lee County to realize some of the economic benefit and tax base associated with these uses. The amendment also balances this development potential with stringent criteria for the protection and enhancement of environmental resources and implementation of an area wide surface water management system in direct compliance with the intent of the New Community future land use category, as well as the goals of the adjacent DR/GR lands. ***The result is 50% of the subject property maintained in perpetuity in an undeveloped state under conservation easement.***

Please note the Applicant has coordinated directly with the Department of Economic Opportunity (DEO) regarding the proposed amendment and its relationship to the existing DRI approval to ensure additional DRI review is not triggered by this request. The enclosed Clearance Letter confirms the lands subject to this Comprehensive Plan Amendment request do not trigger a Notice of Proposed Change or Substantial Deviation to the existing Town of Babcock Ranch DRI development order.

IV. Property History

From a future land use standpoint, the original Lee County Future Land Use Map adopted in 1984 designated the subject property in the Open Lands future land use category, which allowed for a maximum density of 1 dwelling unit per acre. It is important to note that the proposed amendment results in densities well below the originally intended densities for this area.

In 1990, Lee County responded to concerns regarding growth rate, dwelling unit capacity, groundwater recharge, and future water supply within the County by creating a new Density Reduction /Groundwater Resource (DR/GR) future land use category. This category allows a residential density of one dwelling unit per ten acres, and certain other uses including agriculture and resource extraction. The subject property was incorporated into the DR/GR category upon adoption of this amendment, thus reducing the development potential to 1 dwelling unit per 10 acres.

Other changes that have occurred from a long-range planning standpoint that impact the subject property include the adoption of the North Olga Community Plan and the Northeast Lee County Vision Statement in 2011, which seek to balance growth pressures in this area through clustered development requirements and enhanced open space and preservation standards. Further discussion on the amendment's compliance with these provisions is detailed in the Lee Plan Compliance Narrative.

V. Surrounding Land Use Pattern

The subject property is located in a transitional area between the suburban development pattern south of the Caloosahatchee River in Fort Myers Shores; the rural and agricultural lands within the Bayshore and North Olga communities; and the urban mixed-use Town of Babcock Ranch, located immediately to the north of the Lee/Charlotte county line. The property has approximately 2 miles of frontage on both SR 31 and North River Road/CR 78. Both roadways are 2-lane arterials. Table 1 below further defines the surrounding Future Land Use designations, zoning districts and adjacent land uses.

Table 1: Inventory of Surrounding Lands (BRC Lands)

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Babcock Ranch Overlay District	Babcock Overlay Zoning District	Mixed-Use & Residential (Town of Babcock Ranch)
SOUTH	Rural; DR/GR	Agriculture (AG-2)	Public Right-of-Way (CR 78); Agriculture; Single-Family Residential
EAST	DR/GR	Agriculture (AG-2)	Conservation Lands (20/20); Agriculture; Single-Family Residential
WEST	Rural; DR/GR	Agriculture (AG-2)	Public Right-of-Way (SR 31)

It is important to emphasize that the subject property is largely surrounded by lands owned by the Applicant, government-owned conservation areas, or arterial roadways. The only adjacent properties under residential usage are those parcels in the "cut out" north of North River Road in Section 8. The vast majority of these lands are controlled by the

Armeda Family, LLC, and utilized for agricultural purposes, with the exception of four (4) single-family properties on lots ranging from 5 to 7.5 acres along Turkey Run Lane.
The lack of established residential communities adjacent to, or near the subject property mitigates issues concerning neighborhood compatibility. As outlined in the Lee Plan Compliance Narrative and detailed in the MPD rezoning application, the proposed amendment will provide for expansive 100'-1000' setbacks along adjacent arterial roadways. In addition, enhanced buffers will be provided along the project boundary to protect viewsheds from public rights-of-way and adjacent properties.

VI. Proposed Development Program

The amendment proposes a maximum density of 1 dwelling unit per 2.5 acres (1 du/2.5 acres), and a maximum Floor Area Ratio of 0.25 for non-residential uses. The proposed Lee Plan text amendments to Objective 1.6 and Table 1(a) will clarify that 6 du/acre is only permissible in the Gateway Development of Regional Impact, and densities are limited to 1 du/2.5 acres for any New Community lands within the North Olga Community.

The resulting maximum development potential of the subject property, as limited by the companion MPD, is 1,630 dwelling units and 1,170,000 square feet of non-residential uses, 1,500 hotel rooms, 42 amateur sports fields, and other ancillary recreational and civic spaces. ***This development program shifts commercial development that has already been approved in Charlotte County south into Lee County, and does not represent new commercial intensity in the general area. Conditions to this effect have been included in the MPD rezoning application to ensure the amendment does not result in "new" intensity in this area.***

The development program is consistent with the existing interlocal agreement between the Applicant, Charlotte County, Lee County, and the Department of Community Affairs, known as the "Four-Party Agreement", which sets forth the preservation requirements and development parameters of Babcock Ranch. The development will be clustered on areas of the site impacted by historical agricultural activities, and thereby allowing a minimum of 50% of the site to be maintained in permanent conservation.

The subject property will be accessed directly from SR 31, and from Charlotte County via the Babcock Ranch internal roadway network. Access to North River Road will be limited to "emergency access only" to limit trips onto the roadway, and ultimately uphold its rural character.

The Master Concept Plan included in the companion Mixed Use Planned Development rezoning application delineates the location of clustered development pods oriented towards SR 31 and the Town of Babcock Ranch development footprint. The majority of the Property is hatched to delineate the 2,079+/- acres of existing, enhanced and restored conservation areas.

The development pods are categorized as "Sports & Entertainment", "Mixed-Use", and "Residential". The Sports & Entertainment pod will accommodate 42 amateur sports fields and supportive infrastructure on 300 acres of land oriented towards SR 31. The adjacent 250 acres of "Mixed Use" area will be dedicated to hotel/lodging, restaurants,

entertainment venues, and retail uses. It will be a "stay and play" destination, initially for Perfect Game events, with the ability to expand offerings to serve other recreational events. Visitors to such events will be able to dine and shop without having to leave the development, thereby reducing external trips and mitigating impacts of the project on surrounding lands.

An additional "Mixed-Use" pod will allow for the extension of the Babcock Ranch town center in the far northern limits of the subject property, in those areas adjacent to the Charlotte County line. This area will be a compact, walkable downtown district to service the future residents of the development, residents of greater Babcock Ranch, and Northeast Lee County as a whole. These areas are intended to have a mix of housing types, in addition to retail, office, civic, and recreational uses. Appropriate development regulations and performance standards will be incorporated into the MPD zoning that address protection of rural character.

The "Residential" development pods will provide a "step-down" transition from west to east. The western residential pods closest to the Sports & Entertainment and Mixed-Use pods will contain a mix of dwelling types at higher densities, while the eastern residential pods closest to the 20/20 preserve lands will be limited to single-family residential dwelling types, and will transition to larger-acreage estate lots in areas adjacent to the eastern boundary.

The full details of the proposed development program, along with the Master Concept Plan, schedule of uses, development regulations, and proposed performance standards are provided in the companion Mixed Use Planned Development rezoning application (DCI2016-00022).

VII. Public Infrastructure

As outlined in the enclosed application, the subject property is currently serviced, or will be serviced, by public and private infrastructure that can accommodate the proposed mix of uses at the requested densities and intensities.

The subject property is located within the Babcock Ranch Community Independent Special District (ISD), established in 2007 by House Bill 1515 (codified in Chapter 2007-306, Laws of Florida) passed by the Florida Legislature, and approved by the Governor of Florida on June 27, 2007, as amended. The ISD will provide for the governing, financing, construction, operation and maintenance of essential public services and facilities within the Town of Babcock Ranch.

Potable water and sanitary sewer services for the project will be provided by MSKP Town and Country Utility, LLC. Irrigation via reclaimed water sources will be provided by Babcock Ranch Irrigation, LLC for BRC lands. The enclosed availability letters demonstrate adequate capacity to serve development permitted by this amendment by the various service providers.

In addition, there are adequate community facilities and services in the immediate vicinity of the project, including Fire, schools, and public parks. From an EMS standpoint, it is

understood that areas in the project along SR 31 are serviceable within the 9-minute response time; however, the eastern Mixed Use and Residential pods are outside of the minimum response time. The Applicant has included a condition in the companion MPD rezoning application to address adequacy of EMS service by the time of local development order issuance, via developer's agreement of other agreement acceptable to the County Attorney.

As detailed in the accompanying Traffic Circulation Analysis prepared by David Plummer & Associates, the surrounding roadway network requires improvements with or without the project. Some of these improvements are currently being planned and funded by the developer of the Town of Babcock Ranch. It is understood the developer will continue to identify funding sources and work with the appropriate state, regional and local transportation agencies for the planning and financing of required improvements. The MPD rezoning, as conditioned, will fully address the Applicant's responsibilities regarding transportation improvements relating to development of the subject property.

Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibits IV.B.2 and IV.B.3) for a complete description of available infrastructure and services to support the amendment request.

It should also be noted that as the Town of Babcock Ranch grows, additional services will be readily available to the BRC lands via the ISD, and other Charlotte County services by way of interlocal agreements.

VIII. Proposed New Community Future Land Use

Development of the subject property under the current DR/GR provisions would result in the development of 434 single-family lots, each served by a private well and septic tank, without common or clustered open space or native preserve areas. This development program is inherently inconsistent with the stated goals of the DR/GR to protect natural resources, recharge aquifers utilized for the public water supply, and mitigate sprawling land use patterns.

The subject property is directly adjacent to, and under common ownership with lands in the Town of Babcock Ranch. Certain lands within the subject property are suitable for development based upon historical agricultural operations. These impacted areas are directly contiguous to approved development areas established for the Town, and provide a unique opportunity to blend the developments, ensure long-term preservation of 50% of the subject property, and create lasting economic benefits for Lee County. In order to achieve these objectives, the Applicant is requesting to amend the underlying future land use from DR/GR and Wetlands to New Community and Wetlands.

The New Community category was specifically intended for lands that are capable of being planned and developed in a manner that protects environmental resources and enacts an area wide surface water management system due to size and scale of the property. The category was originally adopted for the 2,700+/-acre Gateway Development of Regional Impact in 1990 per Ordinance 90-09. The New Community category addressed the Gateway project's regionally significant native habitat and wetland systems, important

role in regional surface water management, and the intent to create a self-contained master-planned community, complete with residential, commercial, recreational, and civic land uses.
Via this amendment, the Applicant is proposing a similar, master-planned development program, with clustered densities and intensities in areas of the subject property that have been impacted by historical agricultural activities, and where specific and measurable criteria for environmental protection, improved surface water management, and enhancement of natural resources are met.

The environmental enhancements provided in this application relate directly to the specific objectives and policies within the Lee Plan associated with the New Community future land use category, and the DR/GR category as well. ***Due to the context of the area, and the need to plan for these lands on a regional level, it is important that both land use categories are acknowledged through this amendment.*** The proposed enhancements are supported by site-specific data and analysis in the absence of regional, county-initiated studies.

The proposed environmental enhancements outlined in the attached Text Amendment include: a minimum of 60% on-site open space; protection of 90% of the on-site wetlands; protection and restoration of upland habitat; wetland creation areas to slow down and clean surface water; and placing a minimum of 50% of the site under perpetual conservation easement.

Other enhancements and development criteria focus on connectivity of wildlife corridors due to proximity to the largest grouping of Strategic Habitat Conservation Areas (SHCA) in the State of Florida. As detailed in the enclosed Environmental Impact Assessment, these SHCA areas are considered essential to provide rare species and natural communities in the land base that are necessary to sustain populations into the future. The proposed amendment, and the critical habitat linkages it provides, further cements the State's commitment to the protection of this area through the acquisition of 74,000 acres of Babcock Ranch in 2006.

The enhancements also focus on improved surface water quality in relation to on- and off-site tributaries that lead directly to the Caloosahatchee River. The New Community category specifically requires developers to initiate area side surface management, which will be enacted through the proposed development. The property represents a key stretch of land that impacts water quality in the Caloosahatchee River Drainage Basin. Therefore, the water quality improvements and reduced run-off rates proposed through this amendment are entirely consistent with the New Community's intent to address surface water and hydrology on a regional scale.

In addition, irrigation water for development within the subject property will be supplied via an on-site lake within the Town of Babcock Ranch. All reclaimed water generated by the on-site water reclamation facility will be used for irrigation, with surface water and/or groundwater (as permitted by SFWMD) meeting the balance of irrigation needs. The result will be lower water usage when compared to individual private well systems, or potable water sources.

The County has recognized through recent amendments to Policy 1.4.5, (relating generally to the DR/GR future land use designation) and amendments to Goal 33, (relating specifically to the Southeast Lee County DR/GR lands) that the intent of the DR/GR designation can be met by allowing for clustered and carefully planned development, where such development provides for the protection, restoration and enhancement of on-site natural resources. ***The proposal to include the subject property in the New Community designation is similar to these recent amendments in that it recognizes that development is a necessary funding mechanism for such improvements, where public funding is unavailable or insufficient.***

In sum, the amendment proposes to cluster development in impacted areas of the subject property, which are adjacent to the Town of Babcock Ranch, in a manner that creates specific and measurable enhancements relating to the protection, conservation, enhancement, and restoration of environmental resources, and enacts an area wide surface water management system. These enhancements directly further the County's defined intent for the New Community future land use category, and also align with the goals, objectives and policies relating to the surrounding DR/GR category.

DEO Clearance Letter

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Cissy Proctor
EXECUTIVE DIRECTOR

September 15, 2016

Ms. Linda Loomis Shelley
Buchanan Ingersoll & Rooney PC
101 North Monroe Street, Suite 1090
Tallahassee, FL 32301

RE: Babcock Lee County CL; DEO File Number CL-09-2017-001

Dear Ms. Shelley:

This letter is in response to your request, on behalf of Babcock Property Holdings, LLC ("Babcock"), for a clearance letter pursuant to Section 380.06(4)(i), Florida Statutes (F.S.), as an informal determination regarding whether the proposed Babcock development located in Lee County ("Babcock Lee County development") may be processed pursuant to the state coordinated review process set forth in Section 163.3184(4), F.S., in lieu of being processed as a substantial deviation to the Charlotte County Babcock Ranch Community Development of Regional Impact (DRI) pursuant to Section 380.06(19), F.S.

Based on information provided by you, the proposed Babcock Lee County development includes the following: 1,680 residential dwelling units; 900,000 square feet of retail use; 300,000 square feet of office use; 1,500 hotel rooms; and 42 ball fields (serial performance facility and parking spaces unknown). Based upon the DRI threshold guidelines and standards, the proposed Babcock Lee County development qualifies independently as a development of regional impact. In discussions with DEO staff, you indicated a plan amendment is needed to make the development consistent with the Lee County Comprehensive Plan.

I. Aggregation

Section 380.0651(4)(a), F.S., provides the criteria under which two or more developments, represented by their owners or developers to be separate developments, shall be aggregated and treated as a single development under Chapter 380.06, F.S. However, Section 380.0651(4)(c), F.S., states in part, that aggregation is not applicable when the following circumstances and provisions of this chapter apply:

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

"1. Developments that are otherwise subject to aggregation with a development of regional impact which has received approval through the issuance of a final development order may not be aggregated with the approved development of regional impact. However, this subparagraph does not preclude the state land planning agency from evaluating an allegedly separate development as a substantial deviation pursuant to s. 380.06(19) or as an independent development of regional impact."

Your request does not provide information upon which to determine whether the proposed Babcock Lee County development meets the aggregation criteria of Section 380.06(4)(a), F.S. However, if the proposed Babcock Lee County development is aggregable with the Charlotte County Babcock Ranch Community DRI under the criteria of Section 380.06(4)(a), F.S., then the provision of Section 380.0651(4)(c)1, F.S., would apply and result in the proposed Babcock Lee County development not being aggregated. Further, because the proposed Babcock Lee County development qualifies as an independent development of regional impact based on application of the DRI threshold guidelines and standards, the proposed development may be approved by Lee County pursuant to the state coordinated review process provided by Sections 380.06(30) and 163.3184(4), F.S., to address consistency of the development with the Lee County Comprehensive Plan. Similarly, if the proposed Babcock Lee County development is not aggregable under the criteria of Section 380.06(4)(a), F.S., then the proposed development may be approved by Lee County pursuant to the state coordinated review process to address consistency of the development with the Lee County Comprehensive Plan.

II. Conclusion

In conclusion, based on information provided by you, the proposed Babcock Lee County development may be processed by Lee County pursuant to the state coordinated review process codified in Section 163.3184(4), F.S., as required by Section 380.06(30), F.S., instead of being processed as a substantial deviation to the Charlotte County Babcock Ranch Community DRI. Please be advised that the conclusions of this letter represent an informal determination based solely on the information presented by you on the applicability of Section 163.3184(4), F.S., to this development. The Department has no independent confirmation of the assertions provided by your information. This letter does not constitute final agency action and the Department reserves all rights, pursuant to Chapter 380, F.S., concerning this development. Further review of the development may be required if the development represented above changes.

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, at (850) 717-8510, or by email at scott.rogers@deo.myflorida.com.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning

JS/sr

cc: David Loveland, Director, Lee County Department of Community Development
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

Exhibit IV.A.1.
Proposed Text Amendments

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BABCOCK COMPREHENSIVE PLAN AMENDMENT

PROPOSED LEE PLAN TEXT AMENDMENT

REVISED MARCH 2017

II. FUTURE LAND USE

OBJECTIVE 1.6: NEW COMMUNITY. Designate on the Future Land Use Map areas which are suitable for the development of large-scale multi-use communities developed pursuant to an overall ~~master~~ Pplanned Development. ~~This category is also considered a Future Urban Area.~~

POLICY 1.6.1: New Community areas are lands that are capable of being planned and developed as a cohesive unit in order to better achieve conservation of important environmental resources and to initiate areawide surface water management. New Community land must be located such that the area is capable of being developed with a balance of residential and nonresidential uses and that major impacts of the development are internalized and/or alleviated by infrastructure that is existing or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the county (other than those associated with the delay in placing property improvements on the tax rolls).

New Communities will not exceed a residential density of one unit per 2.5 gross acres (1 du/2.5 acres), except within the Gateway/Airport Planning Community, where residential densities of up to six dwelling units per gross acre may be permitted. Development within the New Community future land use category ~~and~~ must have at least the following characteristics:

1. The land will be developed under a well-conceived overall ~~master plan~~ Planned Development;
2. The land can be served with all necessary facilities and services at no expense to the county. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;
3. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;
4. The land must be developed in such a manner as to protect environmentally sensitive areas;
5. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas);
6. Off-site impacts must be mitigated; ~~and,~~
7. On-site levels of service must meet the county-wide standards contained in this plan~~.~~;

8. The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and
9. The land must be developed consistent with Goal 35 if located within the North Olga Community Planning Area identified on Lee Plan Map 1, Page 2.

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GOAL 35: NORTH OLGA COMMUNITY. To promote and support North Olga's unique rural character, heritage, economy, ~~and~~ quality of life, and natural resources ~~by establishing a participatory community planning efforts to guide North Olga's future~~. For the purpose of this Goal, the North Olga Community boundaries are defined by Map 1, Page 2 of 8 of the Lee Plan.

OBJECTIVE 35.3: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should promote the rural character within the North Olga community boundaries and allow for non-residential land uses that serve and support the rural community, including uses permitted by Objective 35.11. County regulations will support a unified and attractive rural-oriented design theme in terms of landscaping architecture, lighting and signage.

POLICY 35.3.4: Opportunities for non-residential and mixed-use development that are compatible with the rural and agricultural character of the community may be permitted through the Planned Development rezoning process within the New Community future land use category in accordance with Objective 35.11.2.

OBJECTIVE 35.4: ECONOMIC DEVELOPMENT. Encourage future economic development opportunities in the North Olga Community including, but not limited to those industries that identify and promote the rural and agricultural-based quality of life for the residents and surrounding communities, retain and expand eco-tourism, agri-tourism, and where projects demonstrate a clustered and well-planned development footprint, and protection of natural resources and the rural character of the surrounding community.

OBJECTIVE 35.11: NEW COMMUNITY. Land designated as New Community on the Future Land Use Map within the North Olga Community will be developed as a unified Planned Development in order to achieve conservation and enhancement of important environmental resources; initiate areawide surface water management; prevent sprawling land use patterns; create critical hydrological and wildlife corridors and connections; and protect rural character of the surrounding community.

POLICY 35.11.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/2.5 acres.

POLICY 35.11.2: Non-residential intensities for lands within the New Community future land use category will be limited to a maximum permitted Floor Area Ratio (FAR) of 0.15. The FAR will be based upon the gross acreage dedicated to non-residential uses within the overall Planned Development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake.

POLICY 35.11.3: Prior to development, a Planned Development rezoning must be approved, and include conditions and requirements that demonstrate the following:

a. Environmental Enhancements.

1. A minimum of 60 percent open space, inclusive of onsite preserve, to accommodate the following:

   i. Water quality enhancement areas, including but not limited to natural systems-based stormwater management facilities, filter marshes, and wetland buffers to reduce the rate of run-off and associated nutrient loads;
   ii. Existing regional flowways;
   iii. Preservation of 90% of the onsite wetlands;
   iv. Critical wildlife connection(s) to adjacent conservation areas through on-site preserve areas;
   v. Roadway setbacks and perimeter buffers; and
   vi. Passive recreational and civic areas that comply with the definition of open space, as set forth in the Land Development Code.

2. Open space areas must be platted in separate tracts, outside of privately owned lots, and dedicated to an appropriate maintenance entity. A Community Development District (CDD), Independent Special District (ISD), or a master property owners association must be created to accept responsibility for perpetually maintaining the open space areas identified in the Planned Development.

3. Record a conservation easement for a minimum of 50 percent of the Planned Development benefiting a public agency acceptable to Lee County, or Lee County itself, and dedicated to an appropriate maintenance entity. Land subject to conservation easement(s) can be used for on-site mitigation and will be recorded as development orders are issued. The timing of conservation easement(s) and restoration may be phased so long as the area dedicated to conservation easement is equal to or greater than the area of land approved for development on a cumulative basis.

4. Provide a protected species management plan to address human wildlife coexistence, including educational programs and development standards.

5. Provide wildlife crossings on-site and to adjacent wildlife habitat areas.

6. Provide recreational connections to adjacent public and private conservation and preserve land, subject to approval by the appropriate agencies, through the provision of publicly accessible trailheads and similar facilities within the development.

7. Incorporate Florida friendly plantings with the low irrigation requirements in common areas.

8. A binding commitment as part of the Planned Development to implement an environmental education program for homeowners, businesses and visitors to describe the local ecology, including but not limited to wildlife, plant communities, and native habitats, in addition to the design standards, restoration projects, and management programs/plans, incorporated into the development to address environmental protection.

9. Incorporate energy efficiency and other low impact development (LID) performance standards within the development.

10. Minimize impacts to natural areas and native habitat by concentrating development primarily in areas previously impacted by agricultural uses and other development activities.

b. Water Quality & Hydrological Enhancements.

1. The stormwater management system must demonstrate through design or other means that water leaving the development meets current state and federal water quality standards. Outfall monitoring will be required on a quarterly basis for a minimum of 5 years from the date of acceptance of construction of the water management system by the South Florida Water Management District. Monitoring may be eliminated after 5 years if the water quality standards are met.

2. Demonstrate an additional 50% water quality treatment beyond the treatment required by the SFWMD for the on-site stormwater management basins.

3. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, as applicable by SFWMD permits.

4. Provide a lake management plan that requires best management practices for the following:

   i. fertilizers and pesticides;
   ii. erosion control and bank stabilization; and
   iii. lake maintenance requirements and deep lake management for lakes exceeding 12 feet below lake surface (BLS).

5. A site-specific ecological and hydrological plan, which includes at a minimum the following: preliminary excavation and grading plans, exotic removal and maintenance plan, supplemental planting plan, and success criteria for meeting established goals.

6. A site-specific mitigation and enhancements to reduce discharge rates.
7. Utilize reuse and surface water generated by the development to meet the irrigation demands of the recreation and development areas, to the extent such reuse is available.

8. Demonstrate that the proposed Planned Development will not result in significant detrimental impacts on present or future water resources.

c. Infrastructure Enhancements.

1. All development within the Planned Development must connect to centralized water and sewer services, with the exception of interim facilities used on a temporary basis during construction.

2. Written verification as to adequate public services for the Planned Development, from the sheriff, EMS, fire district, and Lee County School District, or via interlocal agreements with adjacent jurisdictions and/or special districts.

3. Civic space, recreational areas, and a variety of amenities distributed throughout the development for use by the general public, to be maintained by the property owners' association or similar entity.

4. Sufficient right-of-way to accommodate an 8-foot wide multi-purpose pathway along the roadway frontages, where the Planned Development abuts SR 31 and CR 78.

d. Community Character.

1. Transition to lower densities and intensities where adjacent to off-site conservation lands.

2. Enhanced buffers and setbacks along external roadways to preserve rural vistas and viewsheds that are at least 50% wider than the Land Development Code requirements.

3. Locate access points onto adjacent arterial roadways to minimize impact to the surrounding rural community.

****

VII. CONSERVATION AND COASTAL MANAGEMENT

POLICY 114.1.1: 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 of this plan, and except that owners of wetlands adjacent to Intensive Development, Central Urban, Urban Community, Suburban, New Community, and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities. In Future Limerock Mining areas only (see Map 14), impacts to wetlands resulting from mining will be allowed by Lee County when those impacts are offset through appropriate mitigation, preferably within

Southeast Lee County (see also Policy 33.1.3). Appropriate wetland mitigation may be provided by preservation of high quality indigenous habitat, restoration or reconnection of historic flowways, connectivity to public conservation lands, restoration of historic ecosystems or other mitigation measures as deemed sufficient by the Division of Environmental Sciences. It is recommended that, whenever possible, wetland mitigation be located within Southeast Lee County. The Land Development Code will be revised to include provisions to implement this policy.

****

XII. GLOSSARY

FUTURE URBAN AREAS - Those future urban categories on the Future Land Use Map that are designated for urban activities, allow for bonus density, and encourage a mixture of uses: Intensive Development, General Interchange, Central Urban, Destination Resort Mixed Use Water Dependent (DRMUWD), and Urban Community.

FUTURE SUBURBAN AREAS - Those future urban categories on the Future Land Use Map that are designated primarily for single use developments: Suburban, Outlying Suburban, Sub-Outlying Suburban, Industrial Development, Airport, Tradeport, Commercial, Industrial Interchange, General Commercial Interchange, Industrial Commercial Interchange, University Village Interchange, University Community, Public Facilities, and New Community <u>within the Gateway/Airport Planning Community</u>.

FUTURE NON-URBAN AREAS - Those categories on the Future Land Use Map that are designated primarily for single use developments with a density equal to or less than 1 unit per acre: Rural, Rural Community Preserve, Coastal Rural, Outer Island, Open Lands, Wetlands, Conservation Lands (upland and wetland), <u>New Community within the North Olga Planning Community</u> and Density Reduction/Groundwater Resource.

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TABLE 1(a)

SUMMARY OF RESIDENTIAL DENSITIES[1]

FUTURE LAND USE CATEGORY	STANDARD OR BASE DENSITY RANGE		BONUS DENSITY
	MINIMUM[2] (Dwelling Units per Gross Acre)	MAXIMUM (Dwelling Units per Gross Acre)	MAXIMUM TOTAL DENSITY[3] (Dwelling Units per Gross Acre)
Intensive Development[14]	8	14	22
General Interchange[2]	8	14	22
Central Urban [15]	4	10	15
Urban Community[4,5,16]	1	6	10
Suburban [17]	1	6	No Bonus
Outlying Suburban	1	3	No Bonus
Sub-Outlying Suburban	1	2	No Bonus
Rural[10]	No Minimum	1	No Bonus
Outer Islands	No Minimum	1	No Bonus
Rural Community Preserve[6]	No Minimum	1	No Bonus
Open Lands[7]	No Minimum	1 du/5 acres	No Bonus
Density Reduction/Groundwater Resource	No Minimum	1 du/10 acres	No Bonus
Wetlands[8]	No Minimum	1 du/20 acres	No Bonus
New Community[19]	No Minimum +	6	No Bonus
University Community[9]	1	2.5	No Bonus
Destination Resort Mixed Use Water Dependent[11]	6	9.36	No Bonus
Burnt Store Marina Village[12]	No Minimum	160 Dwelling Units; 145 Hotel Units	No Bonus
Coastal Rural[18]	No Minimum	1 du/2.7 acres	No Bonus

CLARIFICTIONS AND EXCEPTIONS

[1]See the glossary in Chapter XII for the full definition of "density".

[2]Except in General Interchange future land use category adherence to minimum densities is not mandatory but is recommended to promote compact development.

[3]These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Housing Density Bonus Program identified in chapter 2 of the Land Development Code.

[4]Within the Future Urban Areas of Pine Island Center, rezonings that will allow in excess of 3 dwelling units per gross acre must "acquire" the density above 3 dwelling units per gross acre utilizing TDUs that were created from Greater Pine Island (see Policy 14.6), or transfer dwelling units in accordance with Policy 14.3.4

[5]In all cases on Gasparilla Island, the maximum density must not exceed 3 du/acre.

[6]Within the Buckingham area, new residential lots must have a minimum of 43,560 square feet.

[7]The maximum density of 1 unit per 5 acres can only be approved through the planned development process (see Policy 1.4.4), except in the approximately 135 acres of land lying east of US41 and north of Alico Road in the northwest corner of Section 5, Township 46, Range 25.

[8]Higher densities may be allowed under the following circumstances where wetlands are preserve on the subject site:

(a) If the dwelling units are relocated off-site through the provision of Transfer of Development Rights Ordinance (86-18, as amended or replaced); or

(b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, Central Urban, Urban Community, Suburban, Sub-Outlying Suburban, and New Community from preserved freshwater wetlands at the same underlying density as permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.

[9]Overall average density for the University Village sub-district must not exceed 2.5 du/acre. Clustered densities within the area may reach 15 du/acre to accommodate university housing.

[10]In the Rural category located in Section 24, Township 43 South, Range 23 East and south of Gator Slough, the maximum density is 1 du/2.25 acres.

[11]Overall number of residential dwelling units is limited to 271 units in the Destination Resort Mixed Use Water Dependent district.

[12]The residential dwelling units and hotel development portions of this redevelopment project must be located outside of the designated Coastal High Hazard Area in accordance with Lee Plan, Map 5.

[13]See Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.

[14] The maximum total density may be increased to 30 du/acre utilizing Greater Pine Island TDUs.

[15] The maximum total density may be increased to 20 du/acre utilizing Greater Pine Island TDUs.

[16] The maximum total density may be increased to 15 du/acre utilizing Greater Pine Island TDUs.

[17] The maximum total density may be up to 8 du/acre utilizing Greater Pine Island TDUs.

[18] The standard maximum density is 1 du/2.7 acres unless the "Adjusted Maximum Density" of 1 du/acre is achieved in accordance with requirements of Policy 1.4.7 and Chapter 33 of the Land Development Code.

[19] Maximum density in the New Community future land use category is limited to 1 du/2.5 acres in the North Olga Community in accordance with Policy 1.6.1.

TABLE 1(b)
Year 2030 Allocation

PROPOSED AMENDMENT IN ~~STRIKE-THROUGH~~/UNDERLINE

	Future Land Use Category	Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,376				20		27		250			
	Central Urban	14,766				225				230			
	Urban Community	18,084	520	485		637						250	
	Suburban	16,623				1,810				85			
	Outlying Suburban	3,957	30			40	20	2	500				1,552
	Sub-Outlying Suburban	1,548				367							
	Commercial												
	Industrial	79								39		20	
	Public Facilities	1							1				
	University Community	850											
	Destination Resort Mixed Use Water Dependent	8											
	Burnt Store Marina Village	4					4						
	Industrial Interchange												
	General Interchange	125										11	32
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community	~~900~~ 5,057	4,157									900	
	Airport												
	Tradeport	9										9	
	Rural	8,313	1,948			1,400	636						1,500
	Rural Community Preserve	3,100											
	Coastal Rural	1,300											
	Outer Island	202	5			1			150				
	Open Lands	2,805	250				590						120
	Density Reduction/ Groundwater Resource	6,905	711									94	
	Conservation Lands Upland												
	Wetlands												
	Conservation Lands Wetland												
Unincorporated County Total Residential		80,955	~~3,464~~ 7,621	485		4,500	1,250	29	651	604		1,284	3,204
Commercial		12,793	~~57~~ 882	52		400	50	17	125	150		1,100	440
Industrial		13,801	26	3		400	5	26		300		3,100	10
Non Regulatory Allocations													
Public		82,313	7,100	421		2,000	7,000	20	1,961	350		7,500	2,477
Active AG		17,027	5,100			550	150						20
Passive AG		45,585	13,549			2,500	109					1,241	20
Conservation		81,933	2,214	611		1,142	3,236	133	1,603	748		2,798	1,733
Vacant		22,768	1,953			226	931	34		45		300	63
Total		357,175	33,463	1,572		11,718	12,731	259	4,340	2,197		17,323	7,967
Population Distribution (unincorporated Lee County)		495,000	5,090	1,531		30,861	3,270	225	530	5,744		15,115	16,375

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development				660	3	42		365		9	
	Central Urban	375	17		3,140		8,179		2,600			
	Urban Community	850	1,000		860	500	12,422			110	450	
	Suburban	2,488	1,975		1,200	675			6,690		1,700	
	Outlying Suburban	377				600			382		454	
	Sub-Outlying Suburban		25						140	66		950
	Commercial											
	Industrial	5	5		10							
	Public Facilities											
	University Community		850									
	Destination Resort Mixed Use Water Dependent	8										
	Burnt Store Marina Village											
	Industrial Interchange											
	General Interchange							15	31		6	30
	General Commercial Interchange											
	Industrial Commercial Interchange											
	University Village Interchange											
	Mixed Use Interchange											
	New Community											
	Airport											
	Tradeport											
	Rural		90			190	14		500	50	635	1,350
	Rural Community Preserve									3,100		
	Coastal Rural					1,300						
	Outer Island	1				45						
	Open Lands								45			1,800
	Density Reduction/ Groundwater Resource							4,000				2,100
	Conservation Lands Upland											
	Wetlands											
	Conservation Lands Wetland											
Unincorporated County Total Residential		4,104	3,962		5,870	3,313	20,657	4,015	10,753	3,326	3,254	6,230
Commercial		1,100	1,944		2,100	226	1,420	68	1,687	18	1,700	139
Industrial		320	450		900	64	300	7,246	554	5	87	5
Non Regulatory Allocations												
Public		3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active AG						2,400		7,171	200	411	125	900
Passive AG						815		18,000	1,532	3,619	200	4,000
Conservation		9,306	2,969		188	14,767	1,541	31,359	1,317	336	5,068	864
Vacant		975	594		309	3,781	8,697	470	2,060	1,000	800	530
Total		19,355	12,978		12,867	27,466	47,904	80,329	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)		34,538	36,963		58,363	13,265	160,405	1,270	71,001	6,117	25,577	8,760

Exhibit IV.A.2.a Adopted Future Land Use Map



WALDROP ENGINEERING

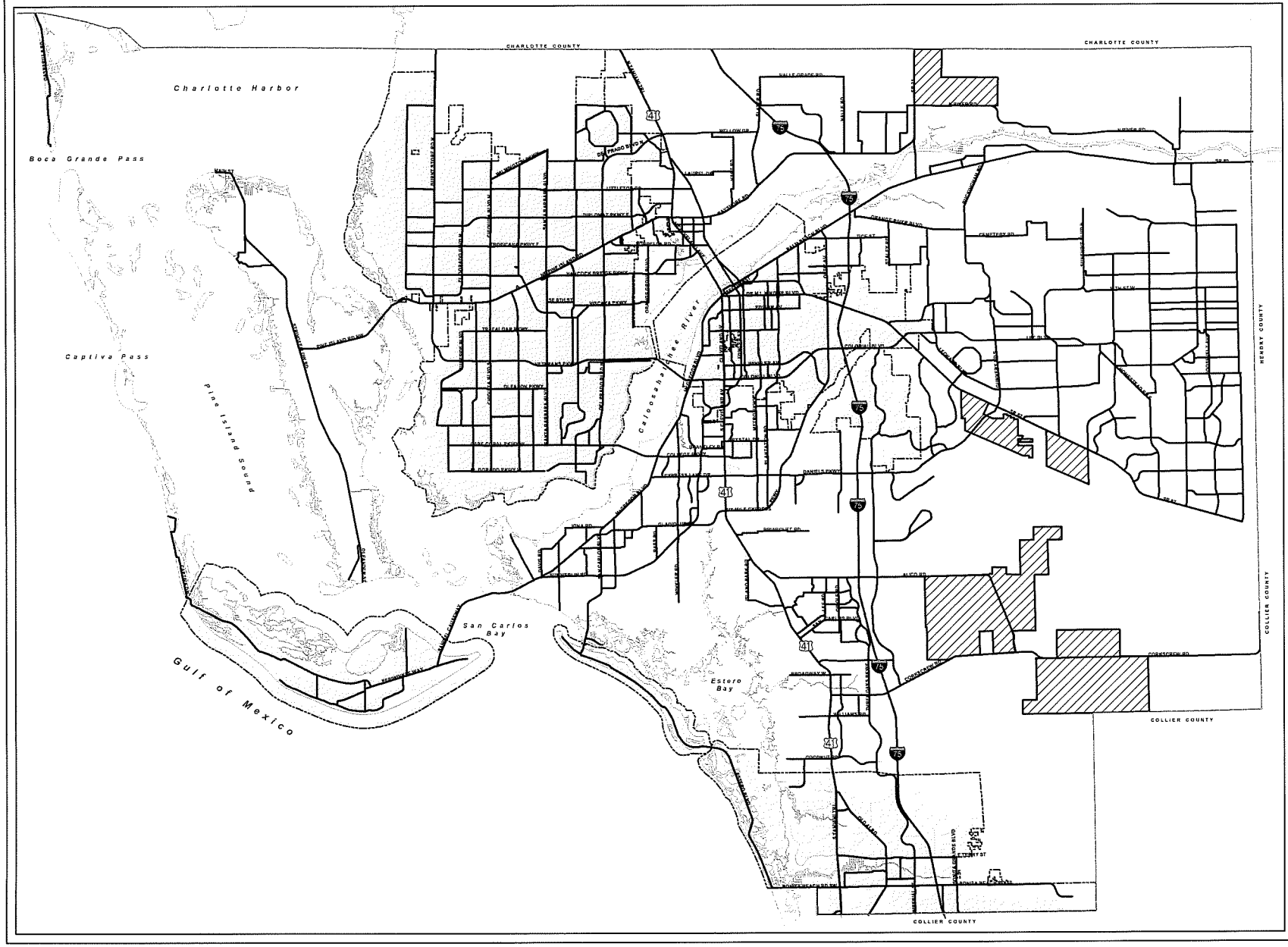
Babcock

FUTURE LAND USE MAP (CURRENT)
LEE COUNTY, FLORIDA

KITSON & PARTNERS

0 2,000 4,000 8,000 12,000 Feet

Exhibit IV.A.2.b
Adopted Lee Plan Map 4



PRIVATE RECREATIONAL FACILITIES OVERLAY MAP

LEGEND

- County Line
- Major Roads
- Minor Roads
- Private Recreational Facilities
- City Limits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

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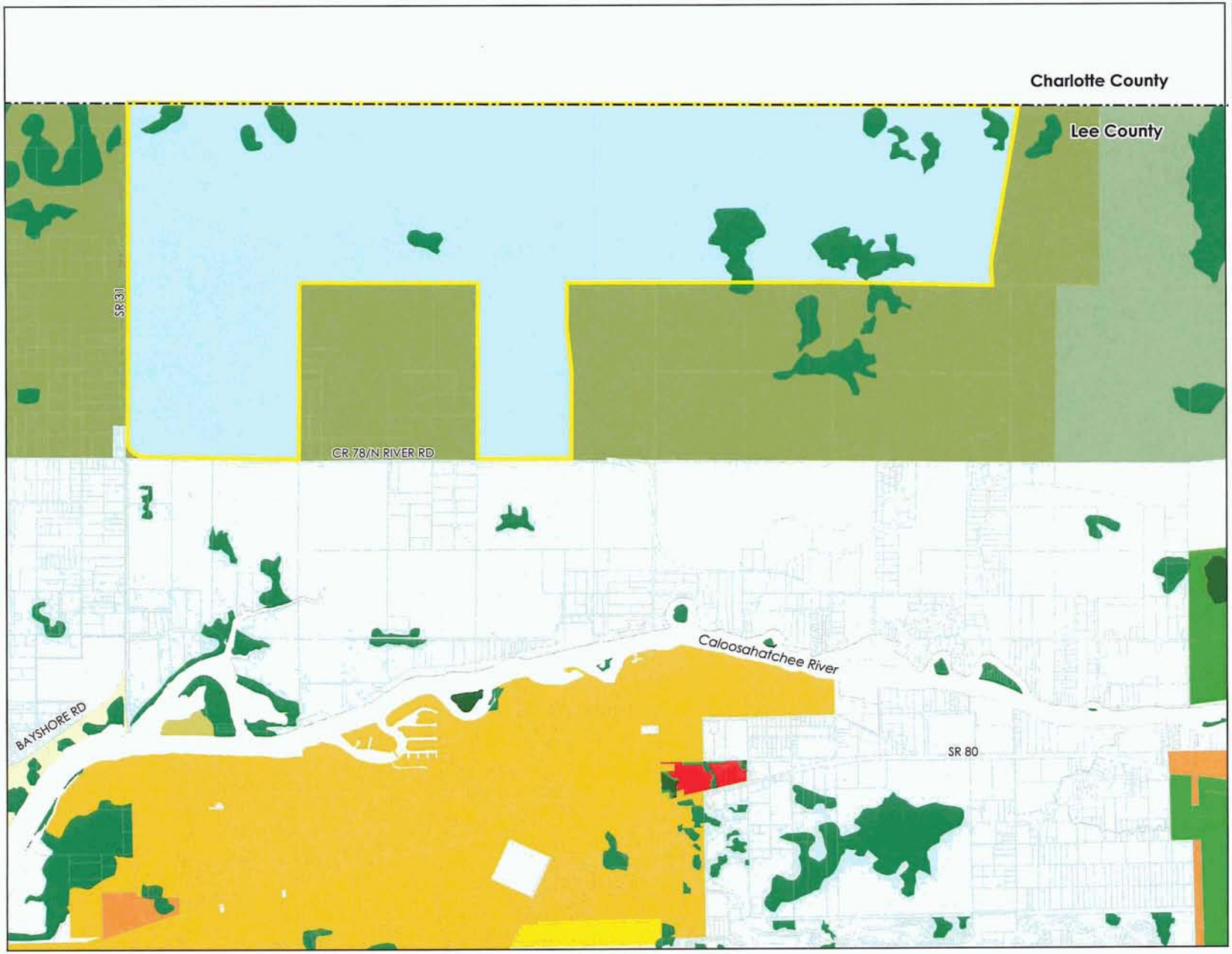
1 0.5 0 1 2 3 4
Miles

Map Generated: April 2012
City Limits current to date of map generation

Adopted By Ord. No. 99-16, 11/22/99
Amended By Ord. Nos. 10-21, 10-43

Lee Plan Map 4

Exhibit IV.A.3
Proposed Future Land Use Map



FUTURE LAND USE MAP

Legend

- Subject Parcels
- New Community
- Commercial
- Conservation Lands Upland
- Conservation Lands Wetland
- DR/GR
- Open Lands
- Outer Island
- Outlying Suburban
- Public Facilities
- Rural
- Sub-Outlying Suburban
- Suburban
- Urban Community
- Wetlands

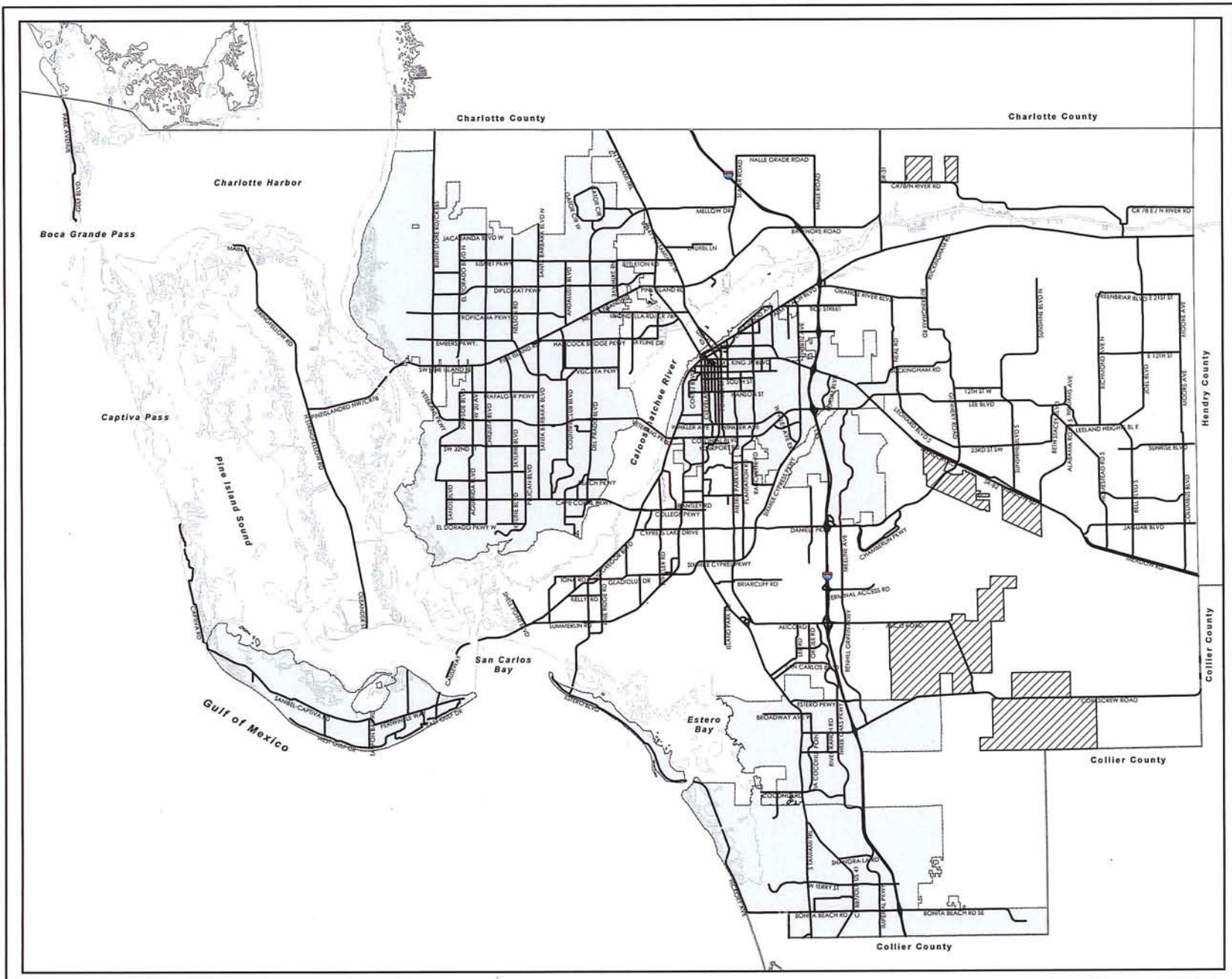
LEE COUNTY
SOUTHWEST FLORIDA

N
W E
S

0 625 1,250 2,500 3,750 5,000
Feet

Lee Plan Map 1
Page 1 of 8

Exhibit IV.A.3.b
Proposed Lee Plan Map 4



PRIVATE RECREATIONAL FACILITIES OVERLAY MAP (PROPOSED)

LEGEND

- County Line
- Major Roads
- Private Recreational Facilities
- City Limits

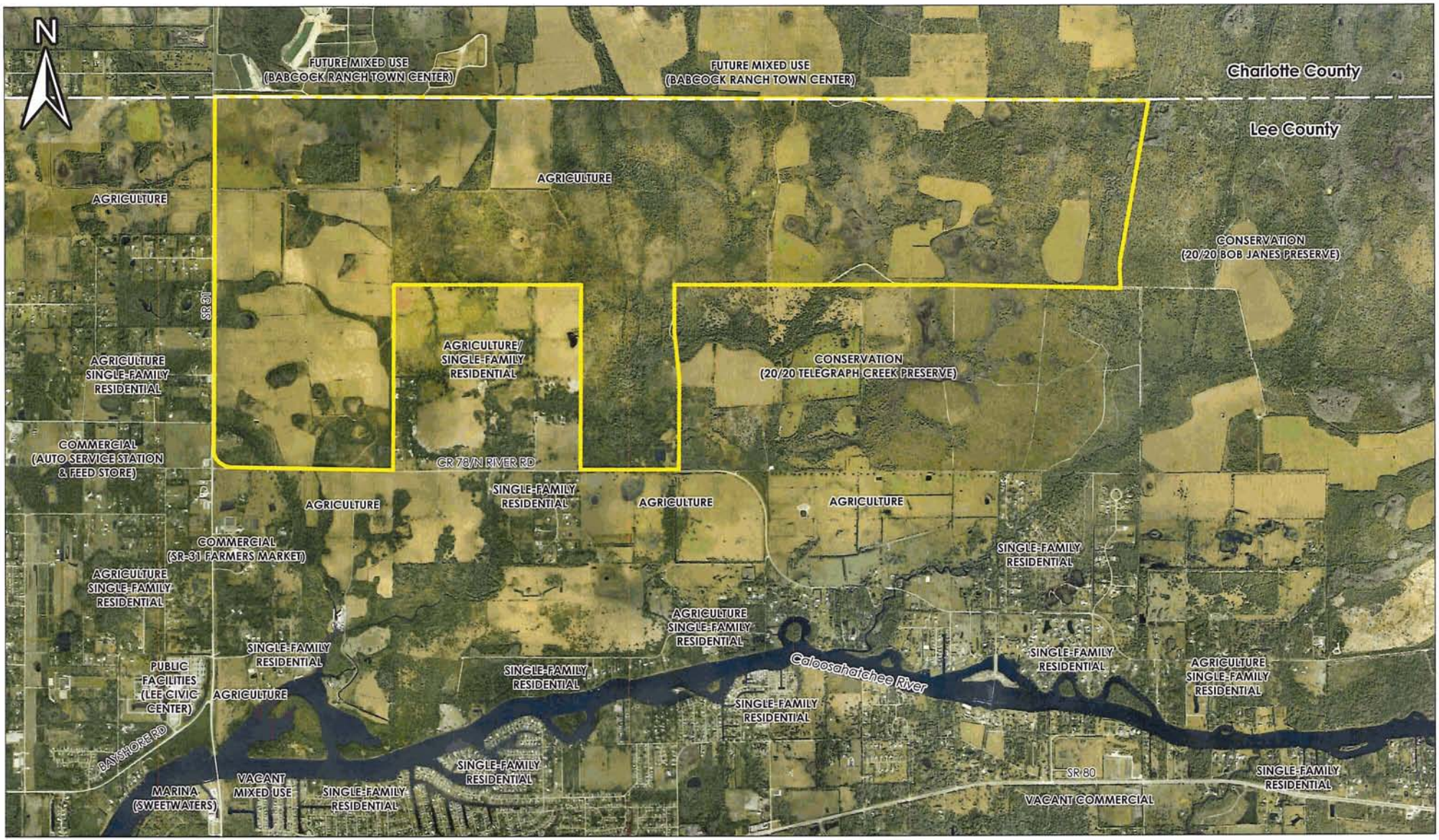
LEE COUNTY
SOUTHWEST FLORIDA

N
W E
S

0 0.751.5 3 4.5 6 7.5
Miles

Lee Plan Map 4

Exhibit IV.A.4
Existing Land Use Map



WALDROP ENGINEERING

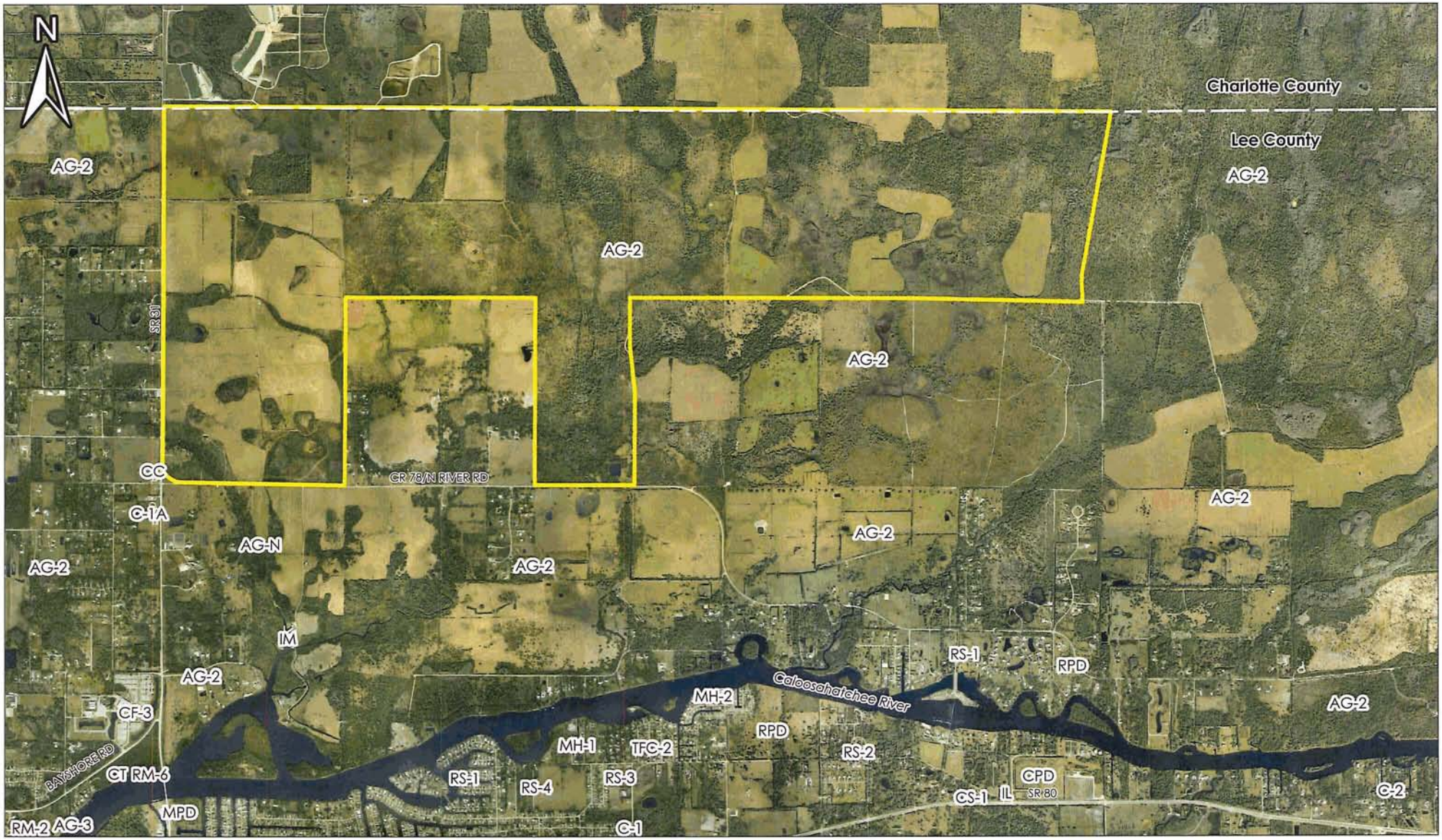
Babcock

EXISTING LAND USE MAP
LEE COUNTY, FLORIDA

KITSON & PARTNERS

0 2,000 4,000 8,000 12,000 Feet

Exhibit IV.A.5
Existing Zoning Map



WALDROP ENGINEERING

Babcock

ZONING MAP
LEE COUNTY, FLORIDA

KITSON & PARTNERS

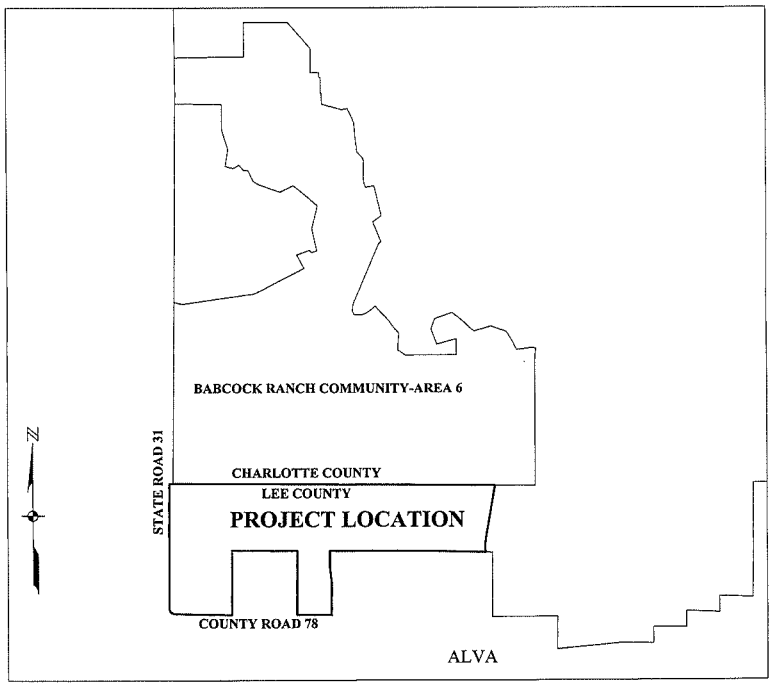
0 2,000 4,000 8,000 12,000 Feet

Exhibit IV.A.6
Boundary Survey, Legal Description & Sketch

BOUNDARY SURVEY
FOR
LEE COUNTY PORTION OF BABCOCK RANCH COMMUNITY
SECTIONS 1-7 & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER, NOTES, & DESCRIPTION
2	BOUNDARY SURVEY
3	BOUNDARY SURVEY



DESCRIPTION:

LEE COUNTY PARCEL:
A parcel of land lying within Sections 1 through 7 and Section 9, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 6, Township 43 South, Range 26 East and run S89°41'45"E, along the North line of said Section 6, a distance of 50.00 feet to a point on the East right-of-way line of State Road No. 31, said point also being the Point of Beginning of the parcel of land herein described; Thence continue S89°41'45"E a distance of 5189.75 feet to the Northeast corner of Section 6, Township 43 South, Range 26 East; Thence S89°41'45"E a distance of 5306.08 feet to the Northeast corner of Section 5, Township 43 South, Range 26 East; Thence S89°37'16"E a distance of 5289.11 feet to the Northeast corner of Section 4, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5294.60 feet to the Northeast corner of Section 3, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5294.60 feet to the Northeast corner of Section 2, Township 43 South, Range 26 East; Thence S89°35'44"E, along the North line of Section 1, Township 43 South, Range 26 East, a distance of 155.78 feet; Thence S09°58'52"W a distance of 4697.96 feet; Thence S04°10'14"W a distance of 283.52 feet; Thence S03°53'19"E a distance of 515.32 feet to a point on the South line of Section 2, Township 43 South, Range 25 East (said point being 558.41 feet West of the Southeast corner of said Section 2); Thence N88°38'22"W a distance of 2084.07 feet to the South one-quarter corner of said Section 2; Thence N88°35'42"W a distance of 2642.06 feet to the Southwest corner of said Section 2; Thence N88°51'48"W a distance of 5300.09 feet to the Southwest corner of Section 3, Township 43 South, Range 26 East; Thence N89°51'54"W a distance of 2650.09 feet to the South one-quarter corner of Section 4, Township 43 South, Range 26 East; Thence S00°23'25"W a distance of 1330.85 feet to the Southwest corner of the North one-half of the Northeast one-quarter of Section 9, Township 43 South, Range 26 East; Thence S06°02'41"E a distance of 1338.36 feet to a point on the North line of the Southeast one-quarter of said Section 9 (said point being 150.00 feet East of the Northwest corner of the Southeast one-quarter of said Section 9); Thence S00°22'58"W, parallel with and 150.00 feet East of the West line of the Southeast one-quarter of said Section 9, a distance of 2611.56 feet to a point on the North right-of-way line of County Road No. 78; Thence along said right-of-way line the following courses and distances, N89°54'54"W a distance of 150.26 feet and N89°54'44"W a distance of 2648.95 feet to a point on the West line of said Section 9; Thence N00°22'31"E a distance of 2612.22 feet to the West one-quarter corner of said Section 9; Thence N00°21'56"E a distance of 2683.13 feet to the Southeast corner of Section 5, Township 43 South, Range 26 East; Thence N89°52'00"W a distance of 2666.70 feet to the South one-quarter corner of said Section 5; Thence N89°50'47"W a distance of 2657.42 feet to the Southwest corner of said Section 5; Thence S00°23'16"W, along the East line of Section 7, Township 43 South, Range 26 East, a distance of 5294.00 feet to a point on the North right-of-way line of County Road No. 78; Thence Westerly along the curved right-of-way line, (said curve being curved concave to the North, having a delta angle of 00°53'52" and a radius of 11339.17 feet, with a chord bearing of N89°19'12"W and a chord length of 177.69 feet) a distance of 177.69 feet to the end of the curve; Thence N88°52'16"W, along said North right-of-way line, a distance of 4408.31 feet to the beginning of a curve to the right; Thence along the arc of the curved right-of-way line, (said curve being curved concave to the Northeast, having a delta angle of 89°12'05" and a radius of 522.94 feet, with a chord bearing of N44°16'14"W and a chord length of 734.38 feet) a distance of 814.14 feet to a point on the East right-of-way line of State Road No. 31; Thence along the East right-of-way line for State Road No. 31, the following courses and distances, N00°19'49"E a distance of 4776.07 feet, N00°18'54"E a distance of 5313.41 feet and N00°36'46"E a distance of 0.14 feet to the Point of Beginning.
Containing 4,157.2 acres, more or less.

Bearings hereinabove mentioned are based on the North line of Section 6, Township 43 South, Range 26 East to bear S89°41'45"E.

NOTES:

1. Date of last field work: August 15, 2016.
2. Survey for boundary and description.
3. Survey performed as requested by Kitson & Partners.
4. Improvements and utilities (above ground or underground) are not located or shown on this survey.
5. Fences are located at boundary corners only, unless otherwise shown.
6. Only overhead electric lines that cross the boundary line are shown on this survey, unless otherwise noted.
7. Access locations located during field survey, along the boundary, are shown.
8. All references to Official Records refer to the Public Records of Lee County, Florida.
9. Ownership data is from the 2016 Lee County, Florida, Geographic Information Systems website.
10. Bearing Reference: Florida State Plane Coordinate System, West Zone, NAD 83(99), with a bearing of S89°41'45"E on the North line of Section 6, Township 43 South, Range 26 East.
11. Dimensions and acreage shown on survey map are grid values.
12. Survey made with the review of a "Public Records Search" prepared by Chicago Title Insurance Company, Order No.: 5954661, Customer Reference: 23040/32-Babcock/Lee CPA Dev & Agt, effective date: August 15, 2016 at 12:00 am.

THIS SURVEY IS ONLY FOR THE BENEFIT OF:

BABCOCK PROPERTY HOLDINGS, LLC

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

MATTHEW M. HOWARD (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4912

DATE SIGNED: 9-20-16

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS CERTIFICATION IS TO THE DATE OF LAST FIELD WORK AS SHOWN IN NOTE 1 AND NOT THE SIGNATURE DATE.

FIELD BOOK 2591, PAGE 66 & FIELD BOOK 2720, PAGE 75

JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3091
E.B #642 & L.B. #642

BABCOCK PROPERTY HOLDINGS, LLC

LEE COUNTY PORTION OF BABCOCK RANCH COMMUNITY
SECTIONS 1-7 & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

REVISIONS

DESCRIPTION	DATE

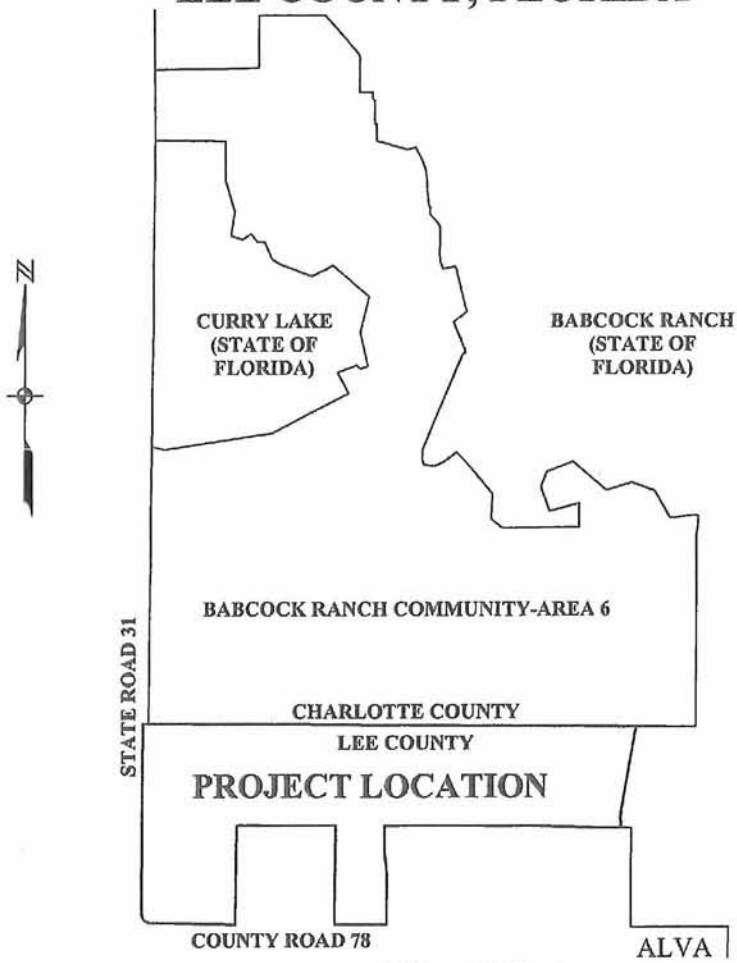
DATE:	AUG. 2016
PROJECT NO.	20160204-001
FILE NO.	1-43-26
SCALE:	1"=5000'

BOUNDARY SURVEY

SHEET NUMBER
1 OF 3

SKETCH AND DESCRIPTION

LEE COUNTY BABCOCK RANCH COMMUNITY
SECTIONS 1-7 & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER & NOTES
2	DESCRIPTION
3-5	SKETCH

NOTES:

1. Sketch of Description, prepared as requested by Kitson and Partners.
2. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
3. Bearing Reference: State Plane Coordinate, Florida West Zone, NAD 83(99). Bearing of S89°41'45"E on the north line of Section 6, Township 43 South, Range 26 East.
4. This Sketch of Description is subject to easements, restrictions, reservations and rights-of-way of record.
5. This Sketch of Description is not a determination of the limits of ownership.
6. Description on sheet 2.
7. Not valid unless accompanied by all sheets in set.
8. Dimensions are grid values.

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.

MATTHEW M. HOWARD (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4912

DATE SIGNED: 8-9-16

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
LEE COUNTY BABCOCK RANCH COMMUNITY

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
AUG. 2016	20160204-001	1-43-26	As Shown	1 OF 5

O:\2016\20160204-000\Surveying\Sketch\LEE COUNTY AREA 6 SKETCH.dwg (1 COVER) MMH Aug 09, 2016 - 10:55am

DESCRIPTION:

LEE COUNTY PARCEL:
A parcel of land lying within Sections 1 through 7 and Section 9, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 6, Township 43 South, Range 26 East and run S89°41'45"E, along the North line of said Section 6, a distance of 50.00 feet to a point on the East right-of-way line of State Road No. 31, said point also being the Point of Beginning of the parcel of land herein described; Thence continue S89°41'45"E a distance of 5189.75 feet to the Northeast corner of Section 6, Township 43 South, Range 26 East; Thence S89°41'45"E a distance of 5306.08 feet to the Northeast corner of Section 5, Township 43 South, Range 26 East; Thence S89°37'16"E a distance of 5289.11 feet to the Northeast corner of Section 4, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5294.60 feet to the Northeast corner of Section 3, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5294.60 feet to the Northeast corner of Section 2, Township 43 South, Range 26 East; Thence S89°35'44"E, along the North line of Section 1, Township 43 South, Range 26 East, a distance of 155.76 feet; Thence S09°58'52"W a distance of 4667.96 feet; Thence S04°10'14"W a distance of 283.52 feet; Thence S03°53'19"E a distance of 515.32 feet to a point on the South line of Section 2, Township 43 South, Range 26 East (said point being 558.41 feet West of the Southeast corner of said Section 2); Thence N88°38'22"W a distance of 2084.07 feet to the South one-quarter corner of said Section 2; Thence N88°38'42"W a distance of 2642.06 feet to the Southwest corner of said Section 2; Thence N89°51'49"W a distance of 5300.09 feet to the Southwest corner of Section 3, Township 43 South, Range 26 East; Thence N89°51'54"W a distance of 2650.09 feet to the South one-quarter corner of Section 4, Township 43 South, Range 26 East; Thence S00°23'25"W a distance of 1330.65 feet to the Southwest corner of the North one-half of the Northeast one-quarter of Section 9, Township 43 South, Range 26 East; Thence S06°02'41"E a distance of 1338.36 feet to a point on the North line of the Southeast one-quarter of said Section 9 (said point being 150.00 feet East of the Northwest corner of the Southeast one-quarter of said Section 9); Thence S00°22'58"W, parallel with and 150.00 feet East of the West line of the Southeast one-quarter of said Section 9, a distance of 2611.56 feet to a point on the North right-of-way line of County Road No. 78; Thence along said right-of-way line the following courses and distances, N89°54'54"W a distance of 150.26 feet and N89°54'44"W a distance of 2648.95 feet to a point on the West line of said Section 9; Thence N00°22'31"E a distance of 2612.02 feet to the West one-quarter corner of said Section 9; Thence N00°21'56"E a distance of 2663.13 feet to the Southeast corner of Section 5, Township 43 South, Range 26 East; Thence N89°52'00"W a distance of 2666.70 feet to the South one-quarter corner of said Section 5; Thence N89°50'47"W a distance of 2667.42 feet to the Southwest corner of said Section 5; Thence S00°23'16"W, along the East line of Section 7, Township 43 South, Range 26 East, a distance of 5294.00 feet to a point on the North right-of-way line of County Road No. 78; Thence Westerly along the curved right-of-way line, (said curve being curved concave to the North, having a delta angle of 00°53'52" and a radius of 11339.17 feet, with a chord bearing of N89°19'12"W and a chord length of 177.69 feet) a distance of 177.69 feet to the end of the curve; Thence N88°52'16"W, along said North right-of-way line, a distance of 4406.31 feet to the beginning of a curve to the right; Thence along the arc of the curved right-of-way line, (said curve being curved concave to the Northeast, having a delta angle of 89°12'05" and a radius of 522.94 feet, with a chord bearing of N44°16'14"W and a chord length of 734.38 feet) a distance of 814.14 feet to a point on the East right-of-way line of State Road No. 31; Thence along the East right-of-way line for State Road No. 31, the following courses and distances, N00°19'49"E a distance of 4776.07 feet, N00°18'54"E a distance of 5313.41 feet and N00°36'46"E a distance of 0.14 feet to the Point of Beginning.
Containing 4,157.2 acres, more or less.

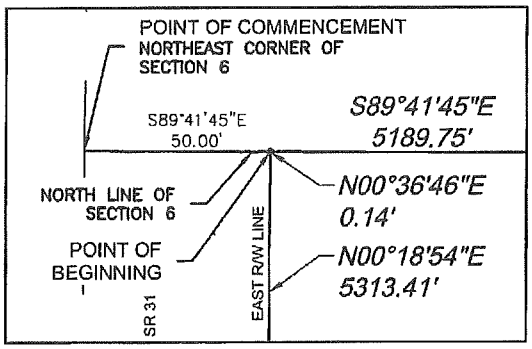
Bearings hereinabove mentioned are based on the North line of Section 6, Township 43 South, Range 26 East to bear S89°41'45"E.

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JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
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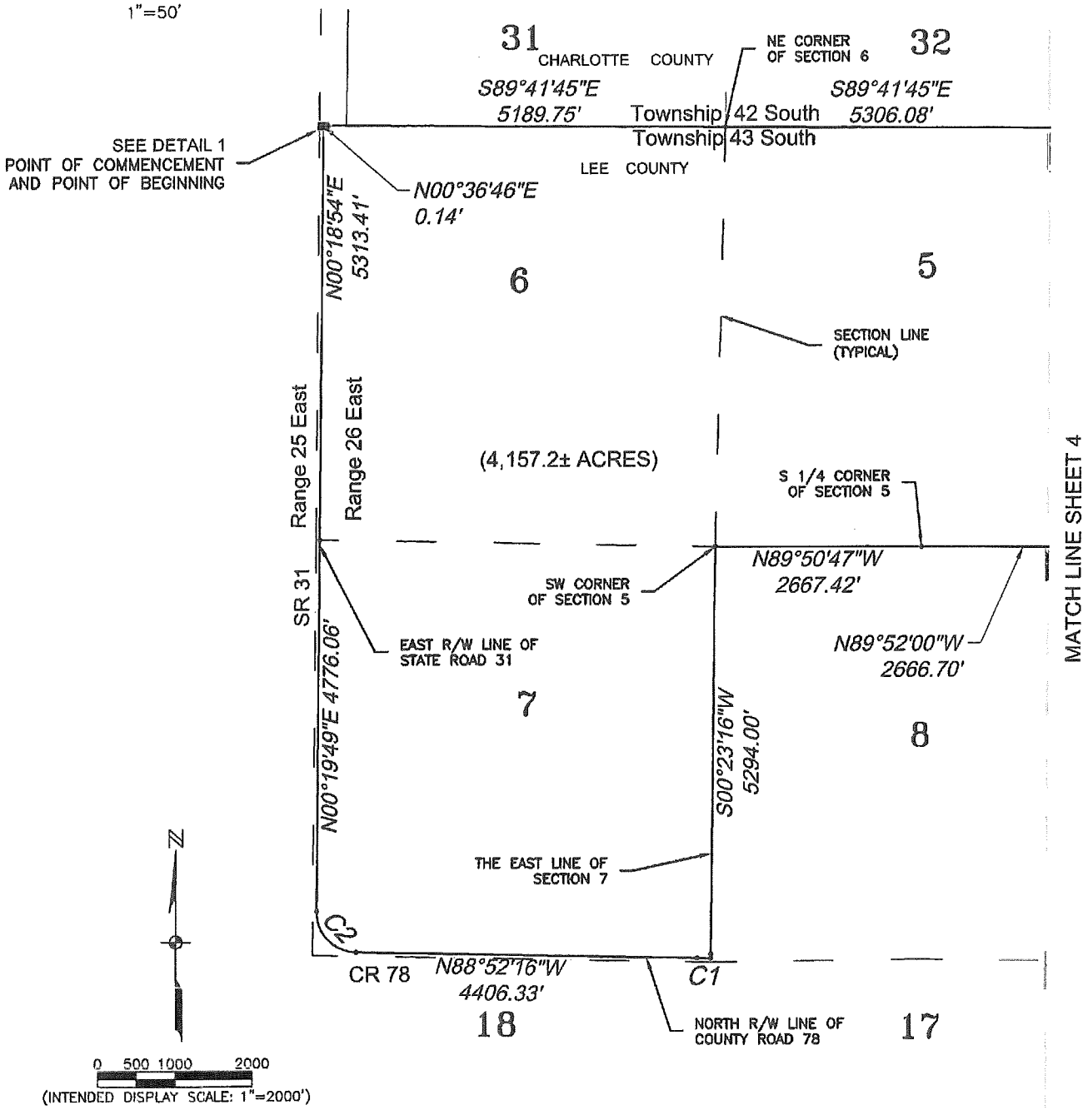
SKETCH AND DESCRIPTION
LEE COUNTY BABCOCK RANCH COMMUNITY

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
AUG. 2016	20160204-001	1-43-26	As Shown	2 OF 5



DETAIL 1
1"=50'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11339.17'	0°53'52"	N89°19'12"W	177.69'	177.69'
C2	522.94'	89°12'05"	N44°16'14"W	734.38'	814.14'



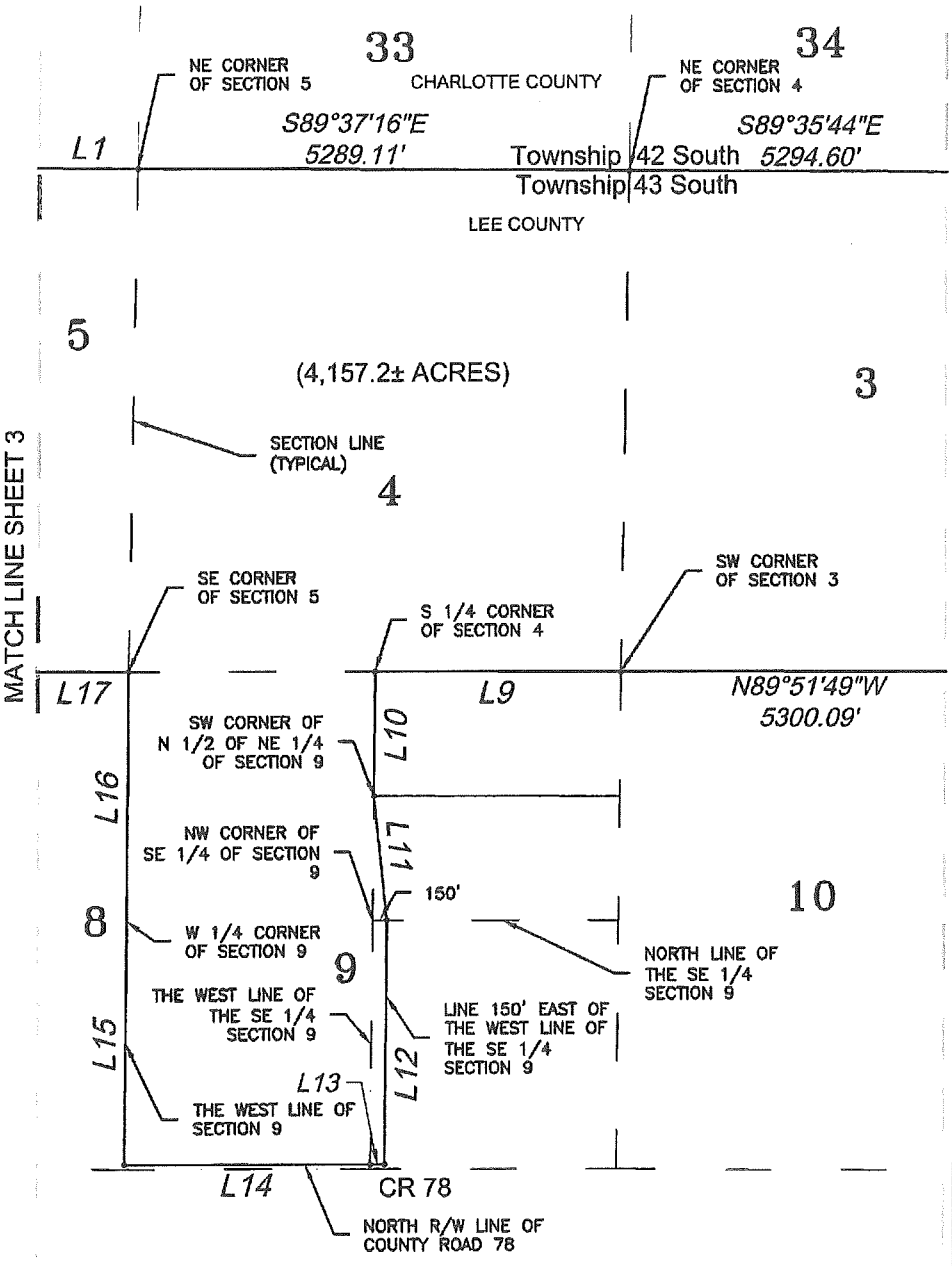
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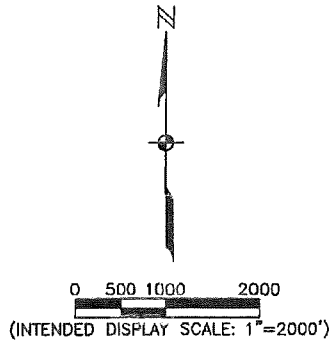
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SKETCH AND DESCRIPTION
LEE COUNTY BABCOCK RANCH COMMUNITY

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
AUG. 2016	20160204-001	1-43-26	As Shown	3 OF 5





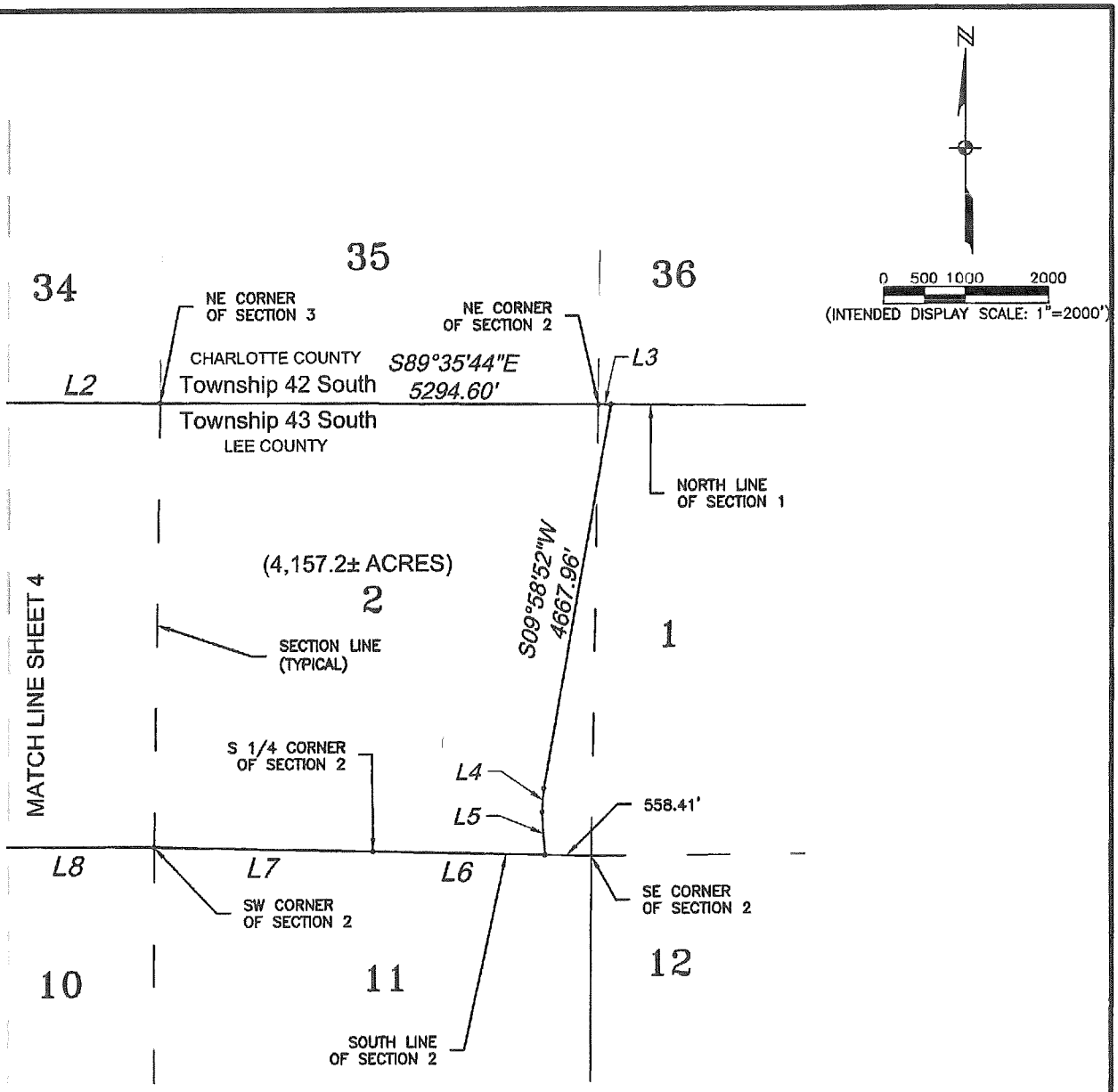
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°41'45"E	5306.08'
L9	N89°51'54"W	2650.09'
L10	S00°23'25"W	1330.65'
L11	S06°02'41"E	1338.36'
L12	S00°22'58"W	2611.56'
L13	N89°54'54"W	150.26'
L14	N89°54'44"W	2648.95'
L15	N00°22'31"E	2612.02'
L16	N00°21'56"E	2663.13'
L17	N89°52'00"W	2666.70'

0:\2016\20160204-000\Surveying\Sketch\LEE COUNTY AREA 6 SKETCH.dwg (4 SKETCH) MMH Aug 09, 2016 - 10:57am

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SKETCH AND DESCRIPTION
LEE COUNTY BABCOCK RANCH COMMUNITY

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
AUG. 2016	20160204-001	1-43-26	As Shown	4 OF 5



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S89°35'44"E	5294.60'
L3	S89°35'44"E	155.76'
L4	S04°10'14"W	283.52'
L5	S03°53'19"E	515.32'
L6	N88°38'22"W	2084.07'
L7	N88°38'42"W	2642.06'
L8	N89°51'49"W	5300.09'

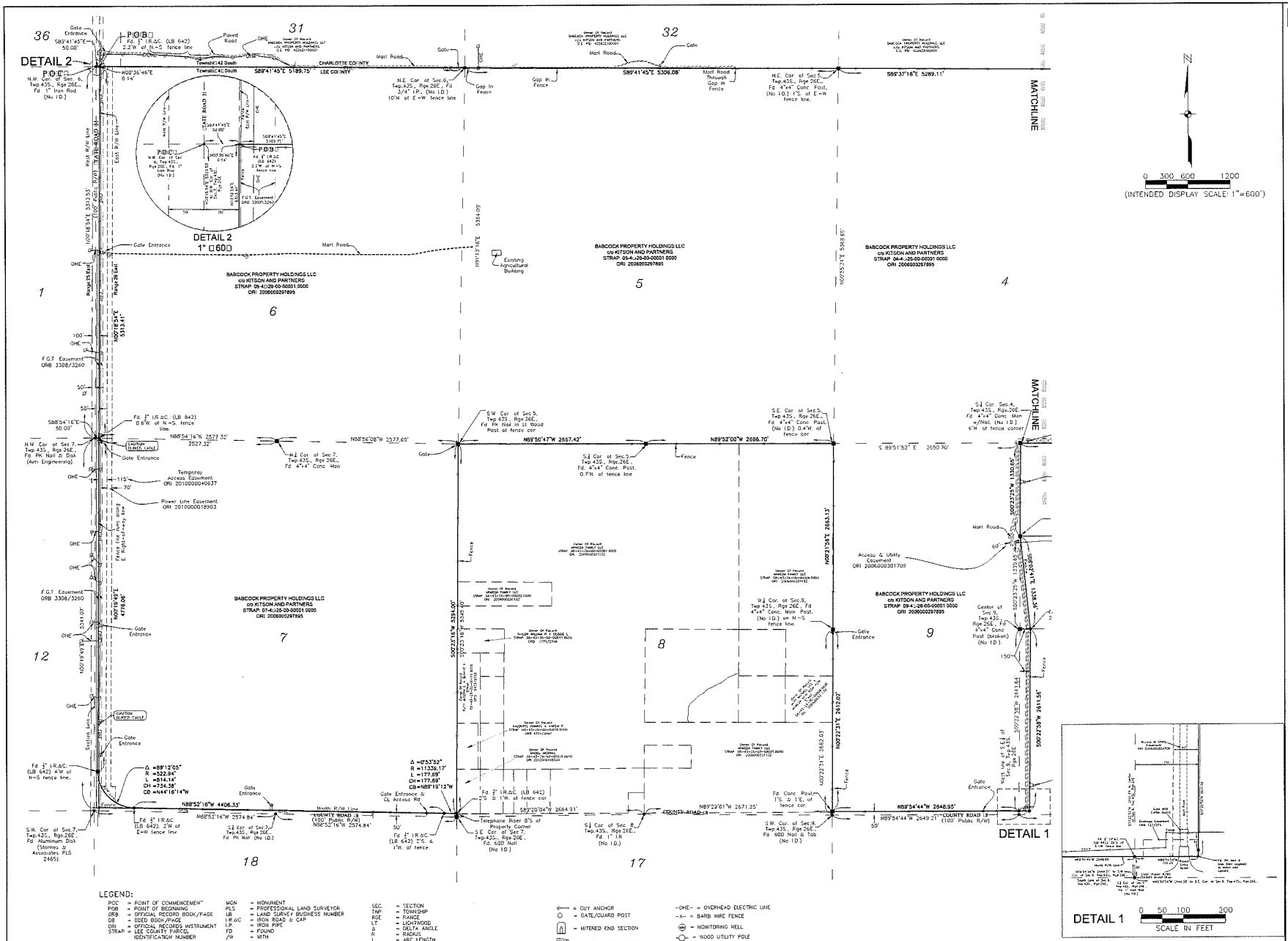
O:\2016\20160204-000\Surveying\Sketch\LEE COUNTY AREA 6 SKETCH.dwg (5 SKETCH) MMH Aug 09, 2016 - 10:57am

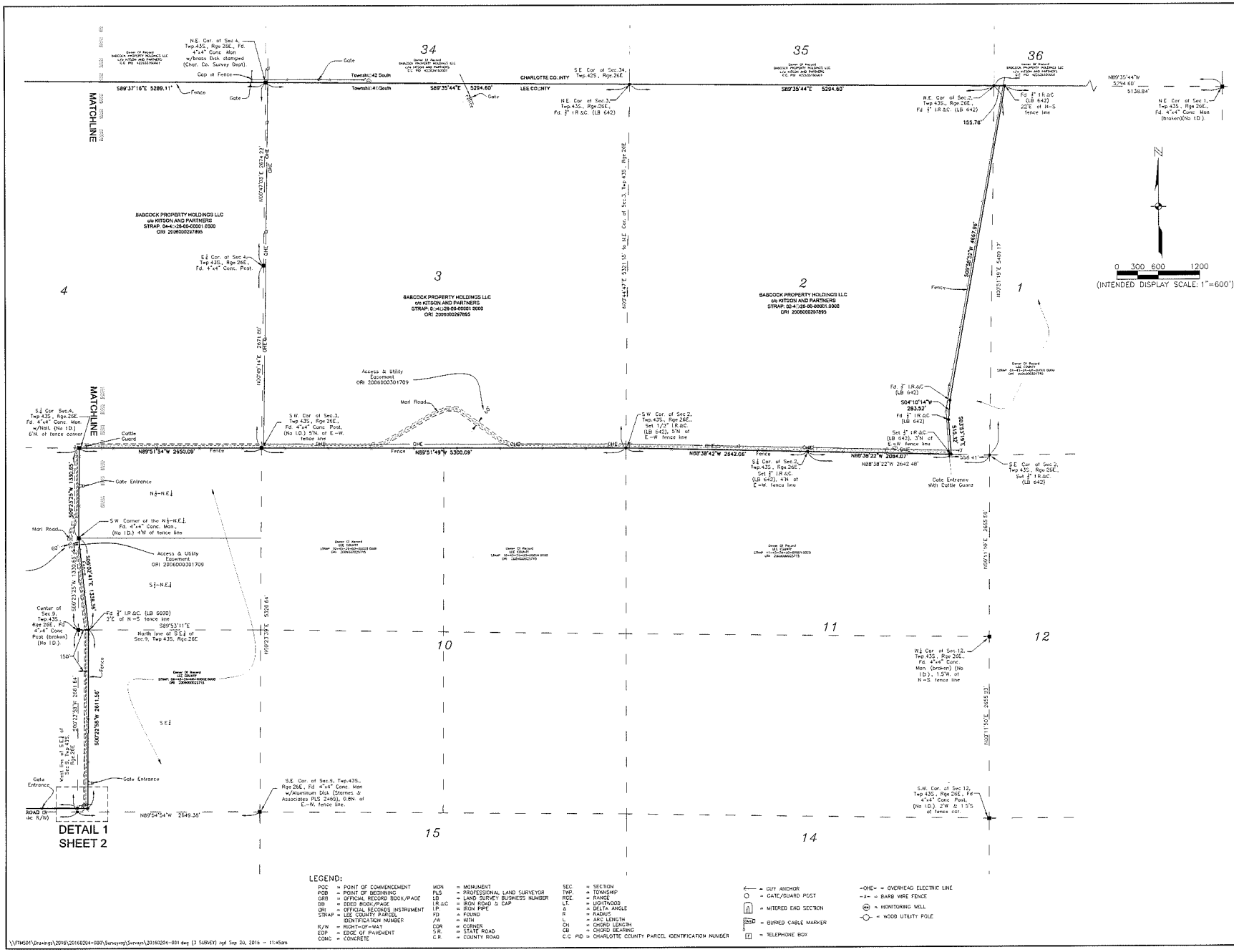
JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
LEE COUNTY BABCOCK RANCH COMMUNITY

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
AUG. 2016	20160204-001	1-43-26	As Shown	5 OF 5


DETAIL 2
1" = 60'
DETAIL 1
SCALE IN FEET
0 50 100 200
0 300 600 1200
(INTENDED DISPLAY SCALE: 1"=600')
NORTH LINE
CHARLOTTE COUNTY
LEE COUNTY
Mart Road
Gate Entrance
Existing Agricultural Building
BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS STRAP: 05-41-26-00-00001.0000 ORI 2006000297895
BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS STRAP: 07-41-26-00-00001.0000 ORI 2006000297895
BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS STRAP: 08-41-26-00-00001.0000 ORI 2006000297895
BABCOCK PROPERTY HOLDINGS LLC c/o KITSON AND PARTNERS STRAP: 09-41-26-00-00001.0000 ORI 2006000297895
N.W. Cor. of Sec. 6, Twp.43S., Rge.26E., Fd 1" Iron Rod (No I.D.)
N.E. Cor. of Sec.6, Twp.43S., Rge.26E., Fd 3/4" I.P., (No I.D.) 10'N. of E-W fence line
N.E. Cor. of Sec.5, Twp.43S., Rge.26E., Fd 4"x4" Conc Post, (No I.D.) 1'S. of E-W fence line.
S.E. Cor. of Sec.5, Twp.43S., Rge.26E., Fd 4"x4" Conc Post, (No I.D.) 0.4'W. of fence cor
S.E. Cor. of Sec.4, Twp.43S., Rge.26E., Fd 4"x4" Conc Mon w/Nail, (No I.D.) 6'N. of fence corner
N.W. Cor. of Sec.7, Twp.43S., Rge.26E., Fd PK Nail & Disk (Avn Engineering)
S.W. Cor. of Sec.7, Twp.43S., Rge.26E., Fd Aluminum Disk (Stantec & Associates PLS 2465)
S.W. Cor. of Sec.6, Twp.43S., Rge.26E., Fd PK Nail in Lt Wood Post at fence cor
S.E. Cor. of Sec.7, Twp.43S., Rge.26E., Fd 3" I.R.&C. (LB 642) 2'S. & 1'W. of fence cor
W.1/4 Cor. of Sec.9, Twp.43S., Rge.26E., Fd 4"x4" Conc. Mon Post, (No I.D.) on N-S fence line.
Center of Sec.9, Twp.43S., Rge.26E., Fd 4"x4" Conc Post (broken) (No I.D.)
S.W. Cor. of Sec.9, Twp.43S., Rge.26E., Fd 60D Nail & Tab (No I.D.)
Telephone Riser 8'S of Property Corner S.E. Cor. of Sec.7, Twp.43S., Rge.26E., Fd. 60D Nail (No I.D.)
S.1/4 Cor. of Sec. 8, Twp.43S., Rge.26E., Fd. 1" I.R. (No I.D.)
N.1/4 Cor. of Sec.7, Twp.43S., Rge.26E., Fd 4"x4" Conc Mon
S.1/4 Cor. of Sec.5, Twp.43S., Rge.26E., Fd 4"x4" Conc. Post, 0.7'N. of fence line
Fd 3" I.R.&C. (LB 642) 0.6'W. of N-S fence line.
Fd 4" I.R.&C. (LB 642) 4'W of N-S fence line.
Fd 4" I.R.&C. (LB 642). 2'N of E-W fence line
S.1/4 Cor. of Sec.7, Twp.43S., Rge.26E., Fd PK Nail (No I.D.)
Fd 2" I.R.&C. (LB 642) 1'S. & 1'W. of fence cor.
Fd Conc Powl 1'S. & 1'E. of fence cor.
Fd 2" I.R.&C. (LB 642) 0.4'W. of N-S fence line.
Δ =89°12'05" R =522.94' L =814.14' CH =734.38' CB =N44°16'14"W
Δ =7°53'52" R =11339.17' L =177.69' CH =177.69' CB =N89°19'12"W
N89°50'47"W 2657.42'
N89°52'00"W 2686.70'
N88°56'08"W 2577.69'
N88°54'16"W 2577.32'
N88°52'16"W 4406.33'
N88°52'16"W 2574.84'
N89°20'04"W 2684.91'
N89°29'01"W 2671.25'
N89°54'44"W 2649.21'
N89°54'44"W 2648.95'
S89°41'45"E 5189.75'
S89°41'45"E 5306.08'
S89°37'16"E 5269.11'
S 89°51'52" E 2650.70'
N00°18'54"E 5313.41'
N00°18'54"E 5313.53'
N00°19'49"E 4776.06'
N00°19'49"E 5341.07'
N00°13'16"E 5354.09'
N00°13'16"E 5348.40'
N00°21'56"E 2683.13'
N00°21'56"E 2682.97'
N00°21'56"E 2682.65'
N00°23'38"E 2612.07'
S00°23'38"W 2641.56'
S00°23'38"W 2641.56'
S00°23'38"W 1330.65'
S00°23'38"W 1330.65'
S00°23'38"W 1330.65



LEGEND:

POC	= POINT OF COMMENCEMENT	MON	= MONUMENT	SEC	= SECTION	⟵	= GUY ANCHOR
POB	= POINT OF BEGINNING	PLS	= PROFESSIONAL LAND SURVEYOR	TWP.	= TOWNSHIP	○	= GATE/GUARD POST
ORB	= OFFICIAL RECORD BOOK/PAGE	LB	= LAND SURVEY BUSINESS NUMBER	RGE.	= RANGE		= MITERED END SECTION
DB	= DEED BOOK/PAGE	I.R.&C	= IRON ROAD & CAP	L.T.	= LIGHTWOOD	CMKR	= BURIED CABLE MARKER
ORI	= OFFICIAL RECORDS INSTRUMENT	I.P.	= IRON PIPE	Δ	= DELTA ANGLE	T	= TELEPHONE BOX
STRAP	= LEE COUNTY PARCEL IDENTIFICATION NUMBER	FD	= FOUND	R	= RADIUS	-OHE-	= OVERHEAD ELECTRIC LINE
R/W	= RIGHT-OF-WAY	/W	= WITH	L	= ARC LENGTH	-x-	= BARB WIRE FENCE
EOP	= EDGE OF PAVEMENT	COR	= CORNER	CH	= CHORD LENGTH	MW	= MONITORING WELL
CONC	= CONCRETE	S.R.	= STATE ROAD	CB	= CHORD BEARING		= WOOD UTILITY POLE
		C.R.	= COUNTY ROAD	C.C. PID	= CHARLOTTE COUNTY PARCEL IDENTIFICATION NUMBER		

\\FTMS01\Drawings\2016\20160204-001\Surveying\Survey\20160204-001.dwg (3 SURVEY) Jgd Sep 20, 2016 - 11:45am

JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. 642 L.B. 642

BABCOCK PROPERTY HOLDINGS LLC

LEE COUNTY PORTION OF BABCOCK RANCH COMMUNITY

SECTIONS 1-7 & 9 TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

REVISIONS

DATE	DESCRIPTION

DATE:	AUG. 2016
PROJECT NO.	20160204-001
FILE NO.	1-40-26
SCALE:	1"=600'

BOUNDARY SURVEY

SHEET NUMBER

□ OF □

Exhibit IV.A.7
Warranty Deed

INSTR # 2006000297895, Doc Type D, Pages 6, Recorded 07/28/2006 at 01:33 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $52.50 Deputy Clerk DMAYS

D DOC .70
REC 52.50
CERT(3) 4.50
COPIES 18.00
75.70

AFTER RECORDING RETURN TO:

Ron Baskin, Esq.
Akerman Senterfitt
One SE Third Avenue, 28th Floor
Miami, Florida 33131

Folio Number: See Exhibit "B"

SPECIAL WARRANTY DEED

This **Special Warranty Deed** made effective as of the 27th day of July, 2006 between **Babcock Florida Company**, a Florida corporation whose address is 2220 Palmer Street, Pittsburgh, PA 15218, ("Grantor"), and **Babcock Property Holdings, L.L.C.**, a Delaware limited liability company whose address is 9055 Ibis Boulevard, West Palm Beach, Florida, 33412, ("Grantee").

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars ($10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its/his/her heirs or successors and assignees forever, the following parcel of land (the "Land"), situate, lying and being in the Counties of Charlotte and Lee, State of Florida, and more particularly described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Real property taxes and assessments for the year 2006 and for subsequent years.
2. Zoning and other regulatory laws and ordinances affecting the Land.
3. Easements, reservations, restrictions, rights of way, and other matters of record without intending by this reference to reimpose same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby specially warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor, excepting from the foregoing warranties, the matters which may have been otherwise disclosed or agreed to in writing between Grantor and Grantee prior to the date hereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Print Name of Witness Below:
CARL P. STILLITANO

GRANTOR:

BABCOCK FLORIDA COMPANY, a Florida corporation

By: Richard S. Cuda
Richard Cuda, President of
Babcock Florida Company

Print Name of Witness Below:
Ari M. Tenzer

STATE OF FLORIDA)
)ss:
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 27th day of July, 2006 by Richard Cuda, as President of Babcock Florida Company, a Florida corporation, who is personally known to me ~~or produced _____ as identification.~~

Notary Public State of _____
My Commission Expires:

EDWARD E. SAWYER
Notary Public - State of Florida
My Commission Expires Jun 17, 2009
Commission # DD 419451
Bonded By National Notary Assn.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1 (Area 6):

CHARLOTTE COUNTY PARCEL:
A parcel of land lying within Sections 28, 29, 31 through 33, Township 41 South, Range 26 East, AND, Sections 4 through 10, Sections 15 through 17 and Sections 19 through 36, Township 42 South, Range 26 East, Charlotte County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 31, Township 42 South, Range 26 East and run S89°41'45"E, along the South line of said Section 31, a distance of 350.01 feet to the Point of Beginning of the parcel of land herein described;
Thence along a line 300.00 feet East of, and parallel with, the East right-of-way line for State Road No. 31, the following courses and distances: N00°36'46"E a distance of 5336.09 feet, N00°26'10"E a distance of 5282.78 feet and N00°31'45"E a distance of 4197.65 feet; Thence S77°54'41"E a distance of 707.35 feet; Thence N81°38'00"E a distance of 5168.06 feet; Thence N82°12'01"E a distance of 711.51 feet; Thence N62°45'03"E a distance of 4638.50 feet; Thence N28°10'55"W a distance of 1272.65 feet; Thence N69°50'23"E a distance of 1104.32 feet; Thence S45°00'57"E a distance of 266.61 feet; Thence N71°59'01"E a distance of 448.55 feet; Thence N12°51'59"W a distance of 1862.42 feet; Thence N13°56'09"E a distance of 1953.99 feet; Thence N50°03'22"W a distance of 2565.68 feet; Thence S63°01'21"W a distance of 1215.04 feet; Thence N70°04'12"W a distance of 1843.56 feet; Thence N57°46'34"W a distance of 530.23 feet; Thence N24°01'11"W a distance of 975.16 feet; Thence N86°25'58"W a distance of 385.81 feet; Thence N38°10'48"W a distance of 551.49 feet; Thence S59°20'29"W a distance of 577.78 feet; Thence N73°15'18"W a distance of 661.18 feet; Thence N09°11'59"E a distance of 1325.91 feet; Thence N16°46'15"W a distance of 1740.31 feet; Thence N00°01'22"W a distance of 2084.14 feet; Thence N89°25'59"W a distance of 3804.51 feet to a point lying 300.00 feet East of the East right-of-way line for State Road No. 31; Thence along a line 300.00 feet East of, and parallel with, the East right-of-way line for State Road No. 31, the following courses and distances: N00°34'01"E a distance of 789.90 feet and N00°48'43"W a distance of 2979.88 feet; Thence N89°11'17"E a distance of 5661.25 feet; Thence N00°00'03"W a distance of 2799.47 feet; Thence N89°59'57"E a distance of 3566.96 feet; Thence S41°13'25"E a distance of 2825.30 feet; Thence S00°00'00"W a distance of 1967.31 feet; Thence S89°59'52"E a distance of 688.23 feet; Thence S00°00'29"E a distance of 324.64 feet; Thence S39°50'11"E a distance of 190.87 feet; Thence S00°00'03"E a distance of 1218.43 feet; Thence S89°51'42"E a distance of 67.91 feet; Thence S01°26'06"E a distance of 897.46 feet; Thence S74°19'19"E a distance of 1689.13 feet; Thence N79°06'55"E a distance of 475.22 feet; Thence S26°13'22"E a distance of 802.17 feet; Thence S19°47'08"E a distance of 527.22 feet; Thence S05°04'15"E a distance of 1832.85 feet; Thence S32°40'01"E a distance of 186.12 feet; Thence S13°05'30"W a distance of 201.97 feet; Thence S07°19'37"E a distance of 171.40 feet; Thence S42°54'55"E a distance of 643.22 feet; Thence S25°12'33"E a distance of 261.14 feet; Thence S00°28'20"W a distance of 674.54 feet; Thence S03°43'40"W a distance of 687.25 feet; Thence S08°01'21"E a distance of 493.34 feet; Thence S19°48'25"E a distance of 366.26 feet; Thence N78°50'16"E a distance of 687.98 feet; Thence S13°36'57"E a distance of 2507.44 feet; Thence S52°37'55"W a distance of 867.79 feet; Thence S21°59'06"E a distance of 1739.24 feet; Thence S55°42'26"W a distance of 195.73 feet; Thence S22°47'49"W a distance of 5491.07 feet; Thence S05°03'05"W a distance of 533.38 feet; Thence S20°54'51"E a distance of 336.88 feet; Thence S80°06'18"E a distance of 334.86 feet; Thence N89°59'33"E a distance of 307.21 feet; Thence N62°56'46"E a distance of 516.44 feet; Thence N52°01'16"E a distance of 818.38 feet; Thence S42°01'35"E a distance of 1162.99 feet; Thence S39°20'59"E a distance of 1779.24 feet; Thence S04°14'12"W a distance of 1329.65 feet; Thence

S51°39'36"E a distance of 782.57 feet; Thence N89°45'02"E a distance of 4154.67 feet; Thence N00°18'50"W a distance of 1309.98 feet; Thence S74°38'25"W a distance of 1635.76 feet; Thence N20°29'11"W a distance of 1376.98 feet; Thence N21°08'17"E a distance of 865.48 feet; Thence N69°00'57"E a distance of 1518.26 feet; Thence S49°18'31"E a distance of 2362.36 feet; Thence N72°42'44"E a distance of 1430.88 feet; Thence S70°02'41"E a distance of 1332.47 feet; Thence S30°17'33"E a distance of 1686.70 feet; Thence N83°12'47"E a distance of 1373.39 feet; Thence S66°40'38"E a distance of 200.63 feet; Thence S05°46'23"W a distance of 1058.61 feet; Thence S00°00'40"E a distance of 10185.99 feet to a point on the South line of Section 36, Township 42 South, Range 26 East; Thence N89°35'44"W a distance of 3430.81 feet to the Southwest corner of said Section 36; Thence N89°35'44"W a distance of 5294.84 feet to the Southeast corner of Section 34, Township 42 South, Range 26 East; Thence N89°35'44"W a distance of 5294.83 feet to the Southwest corner of said Section 34; Thence N89°37'16"W a distance of 5289.35 feet to the Southeast corner of Section 32, Township 42 South, Range 26 East; Thence N89°41'45"W a distance of 5306.31 feet to the Southwest corner of said Section 32; Thence N89°41'45"W, along the South line of Section 31, Township 42 South, Range 26 East, a distance of 4889.98 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the South line of Section 31, Township 42 South, Range 26 East to bear S89°41'45"E.

LEE COUNTY PARCEL:
A parcel of land lying within Sections 1 through 7 and Section 9, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 31, Township 42 South, Range 26 East and run S89°41'45"E, along the South line of said Section 31, a distance of 350.01 feet to
the Point of Beginning of the parcel of land herein described; Thence continue S89°41'45"E a distance of 4889.98 feet to the Northeast corner of Section 6, Township 43 South, Range 26 East; Thence S89°41'45"E a distance of 5306.31 feet to the Northeast corner of Section 5, Township 43 South, Range 26 East; Thence S89°37'16"E a distance of 5289.35 feet to the Northeast corner of Section 4, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5294.83 feet to the Northeast corner of Section 3, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5294.84 feet to the Northeast corner of Section 2, Township 43 South, Range 26 East; Thence S89°35'44"E, along the North line of Section 1, Township 43 South, Range 26 East, a distance of 155.77 feet; Thence S09°58'52"W a distance of 4668.17 feet; Thence S04°10'14"W a distance of 283.53 feet; Thence S03°53'19"E a distance of 515.34 feet to a point on the South line of Section 2, Township 43 South, Range 26 East (said point being 558.43 feet West of the Southeast corner of said Section 2); Thence N88°38'22"W a distance of 2084.17 feet to the South one-quarter corner of said Section 2; Thence N88°38'42"W a distance of 2642.18 feet to the Southwest corner of said Section 2; Thence N89°51'49"W a distance of 5300.33 feet to the Southwest corner of Section 3, Township 43 South, Range 26 East; Thence N89°51'54"W a distance of 2650.21 feet to the South one-quarter corner of Section 4, Township 43 South, Range 26 East; Thence S00°23'25"W a distance of 1330.71 feet to the Southwest corner of the North one-half of the Northeast one-quarter of Section 9, Township 43 South, Range 26 East; Thence S06°02'41"E a distance of 1338.42 feet to a point on the North line of the Southeast one-quarter of said Section 9 (said point being 150.00 feet East of the Northwest corner of the Southeast one-quarter of said Section 9); Thence S00°22'58"W, parallel with and 150.00 feet East of the West line of the Southeast one-quarter of said Section 9, a distance of 2611.68 feet to a point on the North right-of-way line of County Road No. 78; Thence along said right-of-way line the following courses and distances, N89°54'54"W a distance of 150.27 feet and N89°54'44"W a distance of 2649.07 feet to a point on the West line of said Section 9; Thence N00°22'31"E a distance of 2612.14 feet to the West one-quarter corner of said Section 9; Thence N00°21'56"E a distance of 2663.25 feet to the Southeast corner of Section 5, Township 43 South, Range

26 East; Thence N89°52'00"W a distance of 2666.82 feet to the South one-quarter corner of said Section 5; Thence N89°50'47"W a distance of 2667.54 feet to the Southwest corner of said Section 5; Thence S00°23'16"W, along the East line of Section 7, Township 43 South, Range 26 East, a distance of 5294.24 feet to a point on the North right-of-way line of County Road No. 78; Thence Westerly along the curved right-of-way line, (said curve being curved concave to the North, having a delta angle of 00°53'52" and a radius of 11339.17 feet, with a chord bearing of N89°19'12"W and a chord length of 177.69 feet) a distance of 177.69 feet to the end of the curve; Thence N88°52'16"W, along said North right-of-way line, a distance of 4406.54 feet to the beginning of a curve to the right; Thence along the arc of the curved right-of-way line, (said curve being curved concave to the Northeast, having a delta angle of 24°26'20" and a radius of 522.96 feet, with a chord bearing of N76°39'06"W and a chord length of 221.39 feet) a distance of 223.07 feet to a point that is 300.00 feet East of the East right-of-way line of State Road No. 31; Thence
along a line 300.00 feet East of, and parallel with, the East right-of-way line for State Road No. 31, the following courses and distances, N00°19'49"E a distance of 5249.36 feet, N00°18'54"E a distance of 5312.90 feet and N00°36'46"E a distance of 0.97 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on the North line of Section 6, Township 43 South, Range 26 East to bear S89°41'45"E.

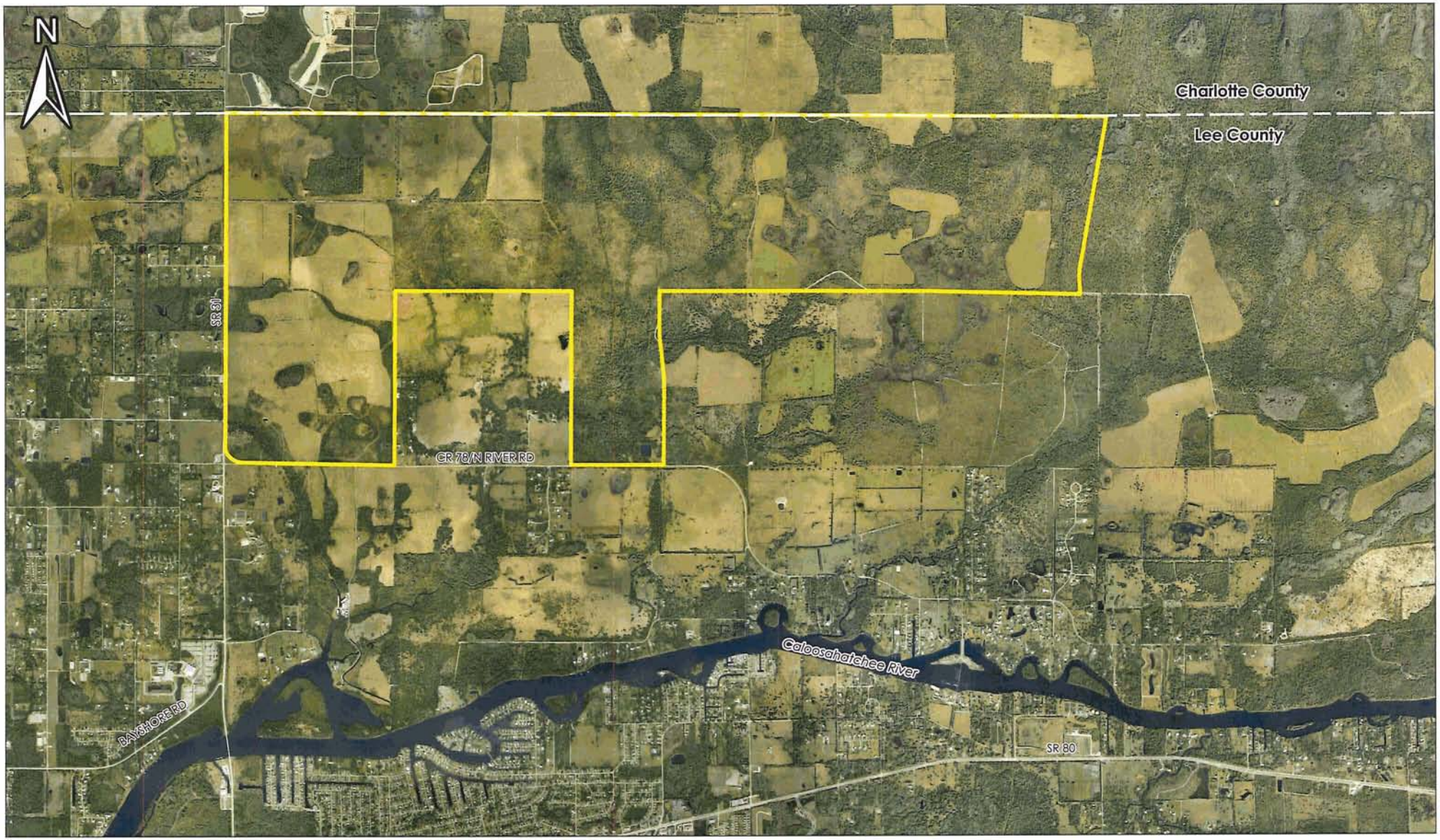
PARCEL 2 (300' Strip):

The East 300.00 feet of the West 350.00 feet of Sections 6, 7, 18, 19, 30 and 31, Township 41 South, Range 26 East, Charlotte County, Florida.
AND,
The East 300.00 feet of the West 350.00 feet of Sections 6, 7, 18, 19, 30 and 31, Township 42 South, Range 26 East, Charlotte County, Florida.
AND,
The East 300.00 feet of the West 350.00 feet of Sections 6 and 7, Township 43 South, Range 26 East, Lee County, Florida.

Lee County Property:

01-43-26-00-00001.0000; 02-43-26-00-00001.0000; 03-43-26-00-00001.0000; 04-43-26-00-00001.0000; 05-43-26-00-00001.0000; 06-43-26-00-00001.0000; 07-43-26-00-00001.0000; 09-43-26-00-00001.0000

Exhibit IV.A.8
Aerial Location Map



WALDROP ENGINEERING

Babcock

AERIAL MAP
LEE COUNTY, FLORIDA

KITSON & PARTNERS

0 2,000 4,000 8,000 12,000 Feet

Exhibit IV.B.2
Infrastructure Analysis

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

Babcock Comprehensive Plan Amendment

EXHIBIT IV.B.2 – Infrastructure Analysis

REVISED MARCH 2016

I. Sanitary Sewer

LOS Standard = 250 GPD

Existing Future Land Use – DR/GR
434 single-family dwellings @ 250 GPD = 108,500 GPD

TOTAL EXISTING DEMAND: 108,500 GPD

Proposed Land Use – North Olga New Community
980 single-family @ 250 GPD = 245,000 GPD
650 multi-family @ 200 GPD = 130,000 GPD
870,000 sq. ft. retail @ 0.1 GPD/1 sq. ft. = 87,000GPD
300,000 sq. ft. office @ 15 GPD/100 sq. ft. = 45,000 GPD
1,500 hotel rooms @ 100 GPD = 150,000 GPD
42 baseball fields @ 130 seats @ 4 GPD/seat = 21,840 GPD

TOTAL PROPOSED DEMAND: 678,840 GPD

The proposed comprehensive plan amendment results in an increased sanitary sewer demand of 570,340 GPD.

The Property is located in the Babcock Ranch Community Independent Special District, and will be provided sanitary sewer services by MSKP Town & Country Utility, LLC. Please refer to the enclosed availability letter confirming availability and capacity from this entity.

II. Potable Water

LOS Standard = 250 GPD

Existing Future Land Use – DR/GR

434 single-family dwellings @ 250 GPD = 108,500 GPD

TOTAL EXISTING DEMAND: 108,500 GPD

Proposed Land Use – North Olga New Community

980 single-family @ 250 GPD = 245,000 GPD
650 multi-family @ 200 GPD = 130,000 GPD
870,000 sq. ft. retail @ 0.1 GPD/1 sq. ft. = 87,000 GPD
300,000 sq. ft. office @ 15 GPD/100 sq. ft. = 45,000 GPD
1,500 hotel rooms @ 100 GPD = 150,000 GPD
42 baseball fields @ 130 seats @ 4 GPD/seat = 21,840 GPD

TOTAL PROPOSED DEMAND: 678,840 GPD

The proposed comprehensive plan amendment results in an increased sanitary sewer demand of 570,340 GPD.

The Property is located in the Babcock Ranch Community Independent Special District, and will be provided potable water services by MSKP Town & Country Utilities. Please refer to the enclosed availability letter confirming availability and capacity from this agency.

III. Surface Water Management

The Property is located within the Caloosahatchee Watershed and Drainage Basin.

LOS Standard = 25 year, 3-day storm event of 24 hours' duration.

The Applicant has obtained an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) and is deemed concurrent based upon this approval.

IV. Public Schools – East Zone, E-2

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Future Land Use – DR/GR
434 single-family @ 0.147 elementary school = 63.79 students
434 single-family @ 0.071 middle school = 30.81 students
434 single-family @ 0.077 high school = 33.41 students
Total = 128 students

TOTAL EXISTING DEMAND = 128 students

Proposed Land Use – North Olga New Community
980 single-family @ 0.147 elementary school = 144.06 students
980 single-family @ 0.071 middle school = 69.58students
980 single-family @ 0.077 high school = 75.46 students
Total = 289.1 students

650 multi-family @ 0.044 elementary school = 28.6 students
650 multi-family @ 0.021 middle school = 13.65 students
650 multi-family @ 0.023 high school = 14.95 students
6otal = 57.2 students

TOTAL PROPOSED DEMAND = 346 students

Elementary Schools
Projected 2015-2016 Permanent FISH Capacity= 7,081
Available Capacity = 1,357

Middle Schools
Projected 2015-2016 Permanent FISH Capacity = 3,721
Available Capacity = -553

High Schools
Projected 2015-2016 Permanent FISH Capacity = 4,050
Available Capacity = -189

The amendment results in the addition of 218 students. No breakdown is available for elementary, middle or high school ages. There is adequate capacity based on the 2015-2016 projections outlined in the 2015 Lee County Concurrency Report. Please also refer to the letter of availability provided by The Lee County School District, which states there is a deficit for middle and high schools in the CSA; however, there are sufficient seats available to serve the need within the contiguous CSA.

*Please note due to recent legislative changes, the approved Public Charter School within the Town of Babcock Ranch can also accommodate students from Lee County, including those generated by the proposed amendment.

V. Parks, Recreation and Open Space

*It is noted that Lee County no longer evaluates Parks and Recreation for concurrency purposes. The following analysis is provided for informational purposes only, and demonstrates adequate park facilities are available to service the demand generated by the amendment

Current Regional Parks LOS Standard = 6 acres of Regional Parks per 1,000 seasonal residents

Current Community Parks LOS Standard = 0.8 acres per 1,000 permanent residents

Existing Future Land Use – DR/GR
434 single-family dwellings @ 2.5 people per household = 1,085 people

Proposed Land Use – North Olga New Community

980 single-family dwellings @ 2.5 people per household = 2,450 people
650 multi-family dwellings @ 2.55 people per household = 1,658 people
Total = 4,108 people

Regional Parks @ 6 acres/1,000 = 24.65 acres required
Community Parks @ 0.8 acres/1,000 = 3.286 acres required

The Property is located in the East Community Park Benefit District #52. According to the 2015 Concurrency Report, there are 337 acres of Community Park within the district, which

far exceeds the acres required. No additional Community Parks are required as a result of this amendment.

There are currently 7,235 acres of existing Regional Parks currently operated by the County, City, State and Federal government. This acreage is sufficient to meet the LOS standard of six (6) acres per 1,000 total seasonal population in the County for the year 2015, and will continue to do so at least through the year 2020 as currently projected. As such, no additional Regional Parks are required as a result of this amendment.

Exhibit IV. B.3
Agency Letters

BAYSHORE FIRE PROTECTION AND RESCUE SERVICE DISTRICT

17350 Nalle Road, North Fort Myers, Florida 33917

Business: 239-543-3443 Fax: 239-543-7075

"Serving With Pride"

August 11, 2016

To: Alexis V. Crespo, AICP, LEED, AP
Vice President of Planning
Waldrop Engineering

From: Lawrence Nisbet
Fire Chief

Regarding: Babcock Ranch Lee County & Greenwell Parcel

Alexis,

With regards to your request for a letter of availability concerning the above referenced project. Bayshore Fire Rescue is aware, that the project is proposing, 1,680 dwelling units, 42 ball fields, 1,500 hotel rooms, and 1.2 million square feet of commercial. Bayshore Fire Rescue provides fire and rescue services to the property subject to development. Bayshore Fire Rescue can provide services to the proposed development; however, based upon the current proposal, Bayshore Fire Rescue will have some additional infrastructure and personnel needs to provide services. The District will reference NFPA 1, Chapter 15 (Fire Department Service Delivery Concurrency Evaluation) to determine the needs for the project. Furthermore, Bayshore Fire Rescue is committed to working with the developer to insure that adequate fire and rescue services are provided to this project, and to maintaining an ISO class 2 rating for the area. Finally, Bayshore Fire Rescue reserves the rights to implement and enforce all required fire prevention codes and standards as the project moves forward. Please feel free to contact me or my staff if you have any further questions or needs.

Sincerely,

Lawrence Nisbet
Fire Chief

Mike Scott
Office of the Sheriff

State of Florida
County of Lee

August 22, 2016

Ms. Alexis V. Crespo
Waldrop Engineering
28100 Bonita Grande Drive #305
Bonita Springs, Fl. 34135

Ms. Crespo,

The proposed Comprehensive Plan Amendment for Babcock, consisting of 4,209 +- acres located directly east of State Road 31 and to the north and south of North River Road in unincorporated Lee County, would not affect the ability of the Lee County Sheriff's Office to provide core services at this time. We will provide law enforcement services primarily from our North Fort Myers district office.

We understand the rezoning request would allow for the development of up to 1,680 dwelling units, 1,500 hotel units, 1.22 million square feet of commercial floor area 42 sports fields. We also acknowledge that the proposed population at build out is estimated at 3,825.

At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

Kathryn Rairden
Major, Patrol Bureau

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

September 20, 2016

Alexis Crespo
Waldrop Engineering
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135

Re: Letter of Service Availability – Babcock

Ms. Crespo,

I am in receipt of your request for a Letter of Service Availability for the development of Babcock, a property defined in your correspondence as being north of N. River Road and east of State Road 31. In addition, a small parcel along the Caloosahatchee River east of State Road 31 was identified. The correspondence stated the purpose is to rezone to a variety of uses, including residential, commercial, and a hotel/resort.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. Because we currently serve this area but have a limited response data sample, we evaluated response times in this vicinity and used GIS data to determine actual response time capabilities with existing resources.

The evaluation determined there are no response concerns to the resort area along the Caloosahatchee River. However, there are concerns about response times to the remainder of the development along the county line. These locations are not projected to receive service within existing standards, as required in ordinance.

It is our opinion that the service availability for the proposed development of this property is not adequate at this time. Should the plans change or more information becomes available, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Chief
Division of Emergency Medical Services

Letter of Availability

Babcock MPD

1 September 2016

Lee County Public Safety

Waldrop Engineering is requesting a letter of availability from Lee County EMS for a project east of Rte 31 and north of River Rd.

Summary

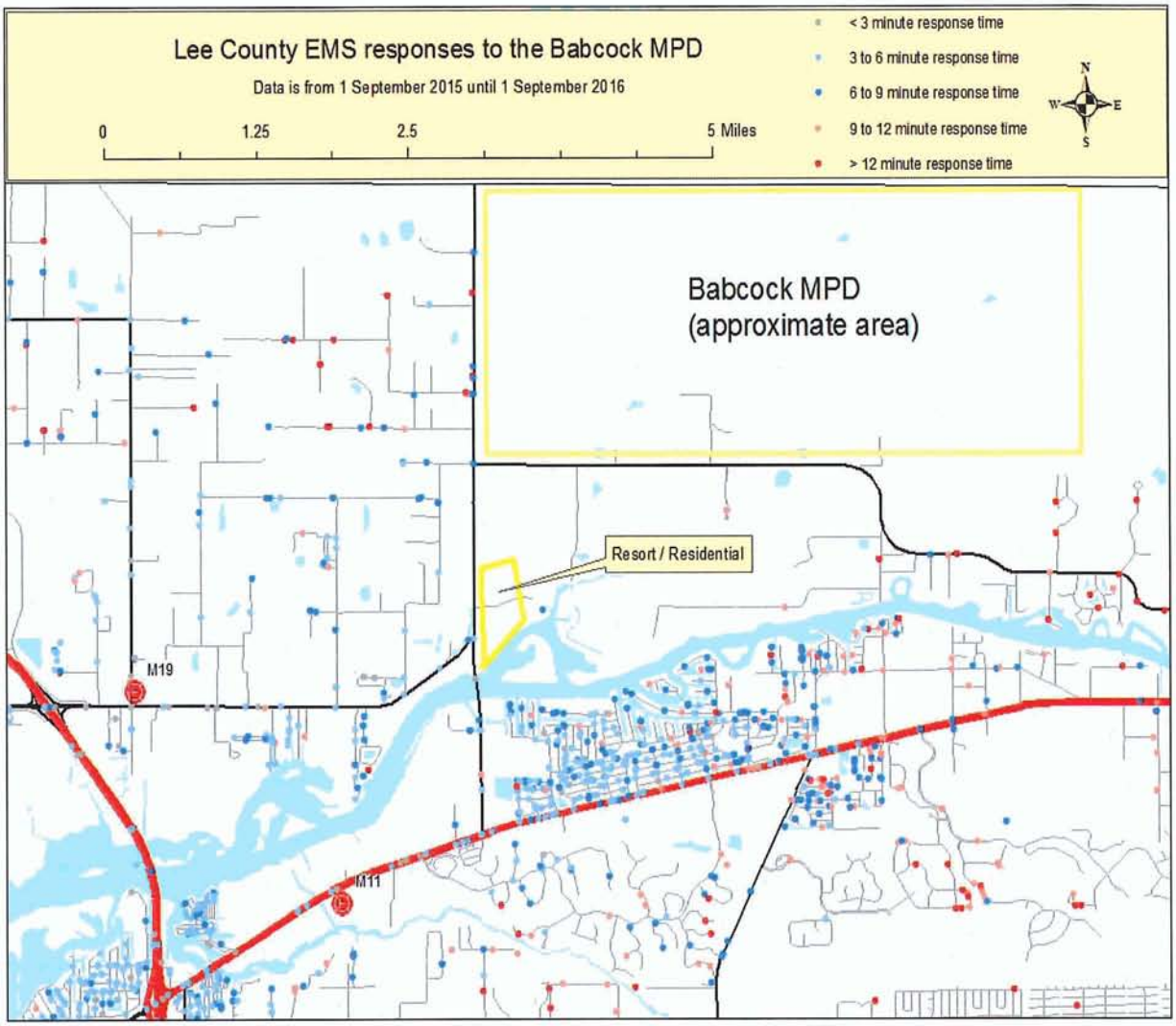
The frontage of this development along Rte 31 is within a nine minute drive time but the back of the development cannot be reached within nine minutes.

Response times for incidents within the past year

In the map shown below are EMS responses for the past year (September 1st 2015 until September 1st 2016). The dots colored blue arrive at the scene in less than nine minutes. The red colored dots took longer than nine minutes to respond. As you can see, many of the dots to the west of the Babcock MPD are red, indicating a longer than nine minute response. Also, to the east along River Rd the EMS responses are colored red, indicating it took longer than nine minutes to respond.

The two ambulances closest to this development are M19 on Bayshore Rd and M11 along Palm Beach Blvd. I have looked into the fire station on Rte 31 in Charlotte County but I am not able to find information about the location

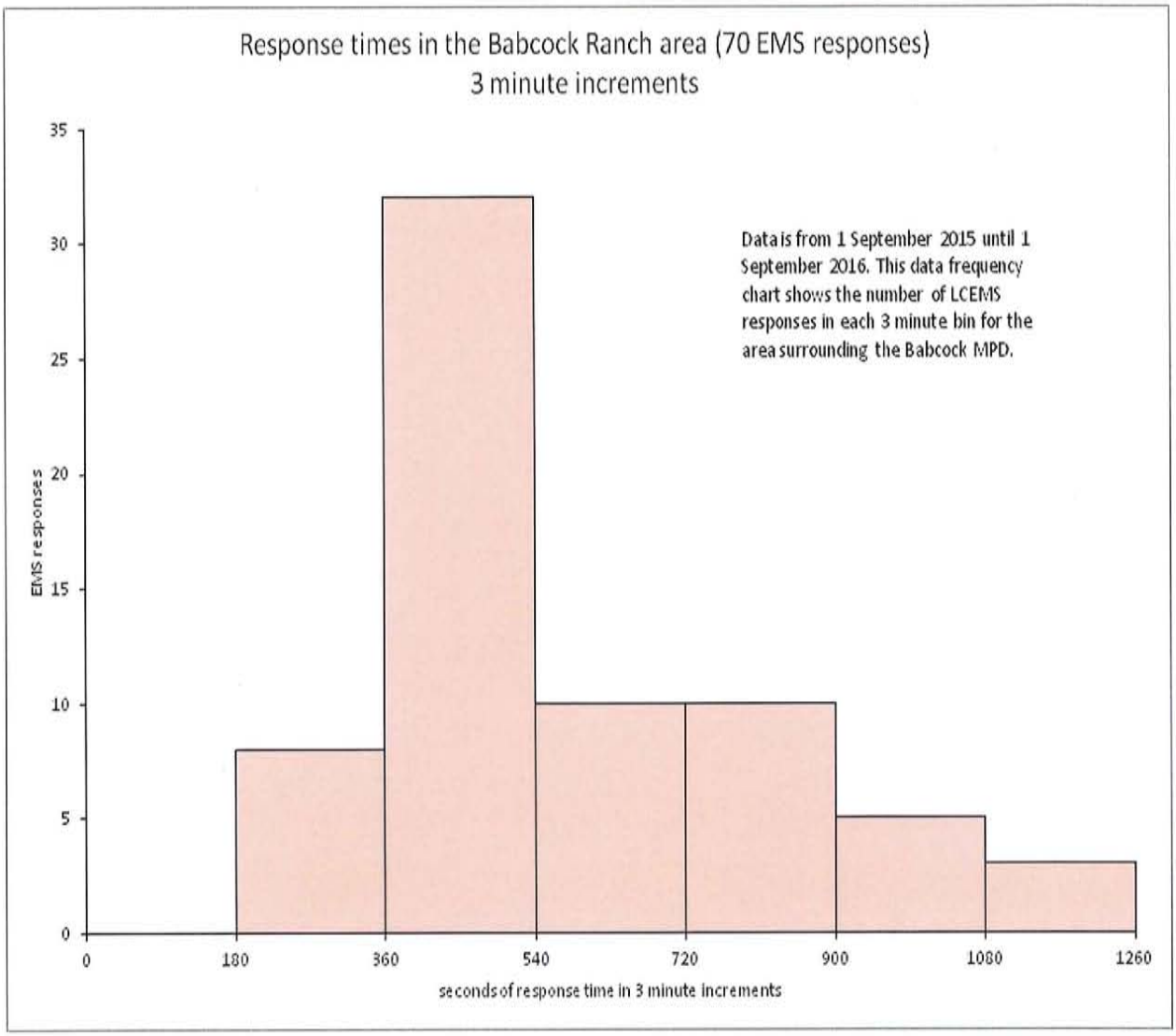
Based on this small sample it appears there will be delayed responses in this area. In particular, responding to the back of the development will certainly take longer than nine minutes from either M19 or M11.



Data frequency chart for responses near Rte 31 and River Rd.

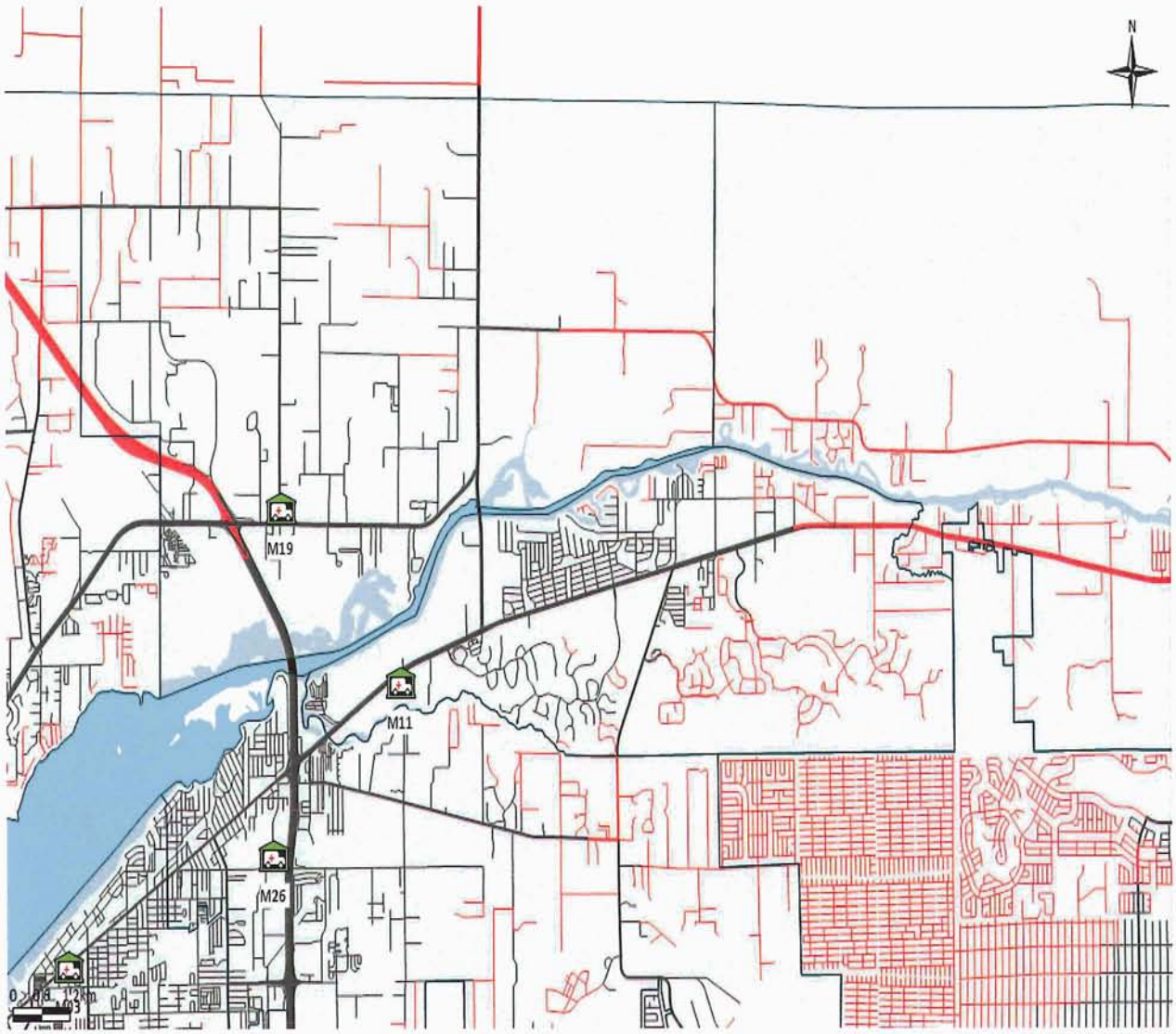
Responses near the Babcock MPD were selected and the response times of these emergencies were analyzed. Out of 70 EMS responses approximately 40 were responded to in less than 540 seconds (9 minutes). Ten were responded to within 9 to 12 minutes (540 to 720). Ten were responded to within 12 to 15 minutes (720 to 900 seconds). To the far right of the tail end of the distribution are a small number of responses greater than 900 seconds.

This is very interesting and useful information. It tells us about response times in the past. But it does not give us any information about response times in the future regarding this development. The following map will help us sort it out.



Drive times along a tuned road network.

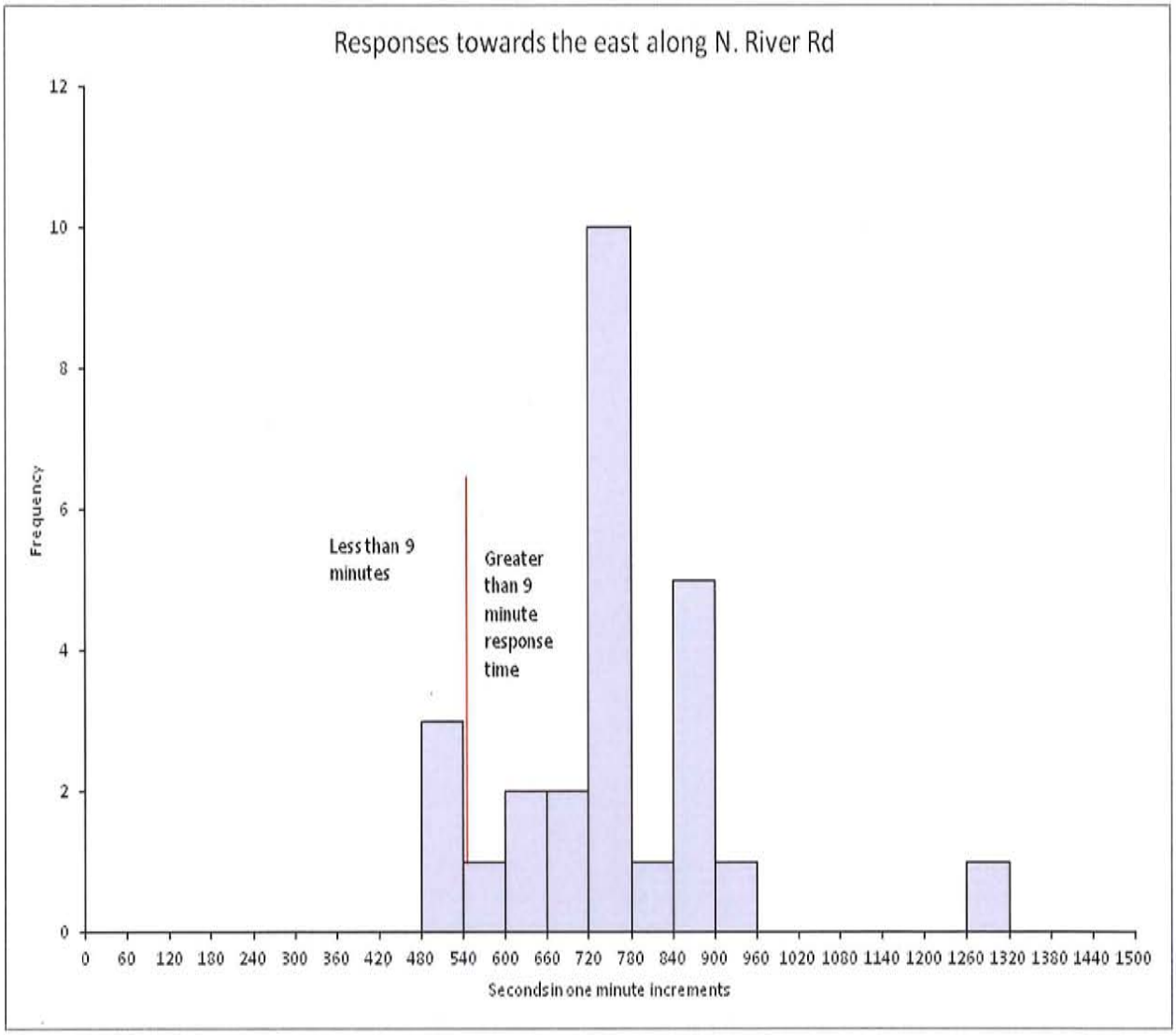
Using a simulation model we can draw a map of roads capable of being driven within nine minutes and outside of nine minutes. On the map shown below the roads colored in black are driven by ambulances using lights and sirens within nine minutes. The roads colored in red cannot be reached within nine minutes from any EMS station. Rte 31 all the way to the Charlotte County border can be reached within nine minutes. However, where there are roads on the west side of Rte 31 the ambulances cannot reach within the response time. The same situation would apply to the east side within the Babcock MPD. The map shows one mile east and further of Rte 31 along River Rd cannot be reached within the nine minute response time standard.



What would response times look like in the Babcock MPD?

Any responses to the back of the development would have to travel several miles east. If you look at the EMS incidents this distance to the east of Rte 31 the pattern is the following data frequency chart.

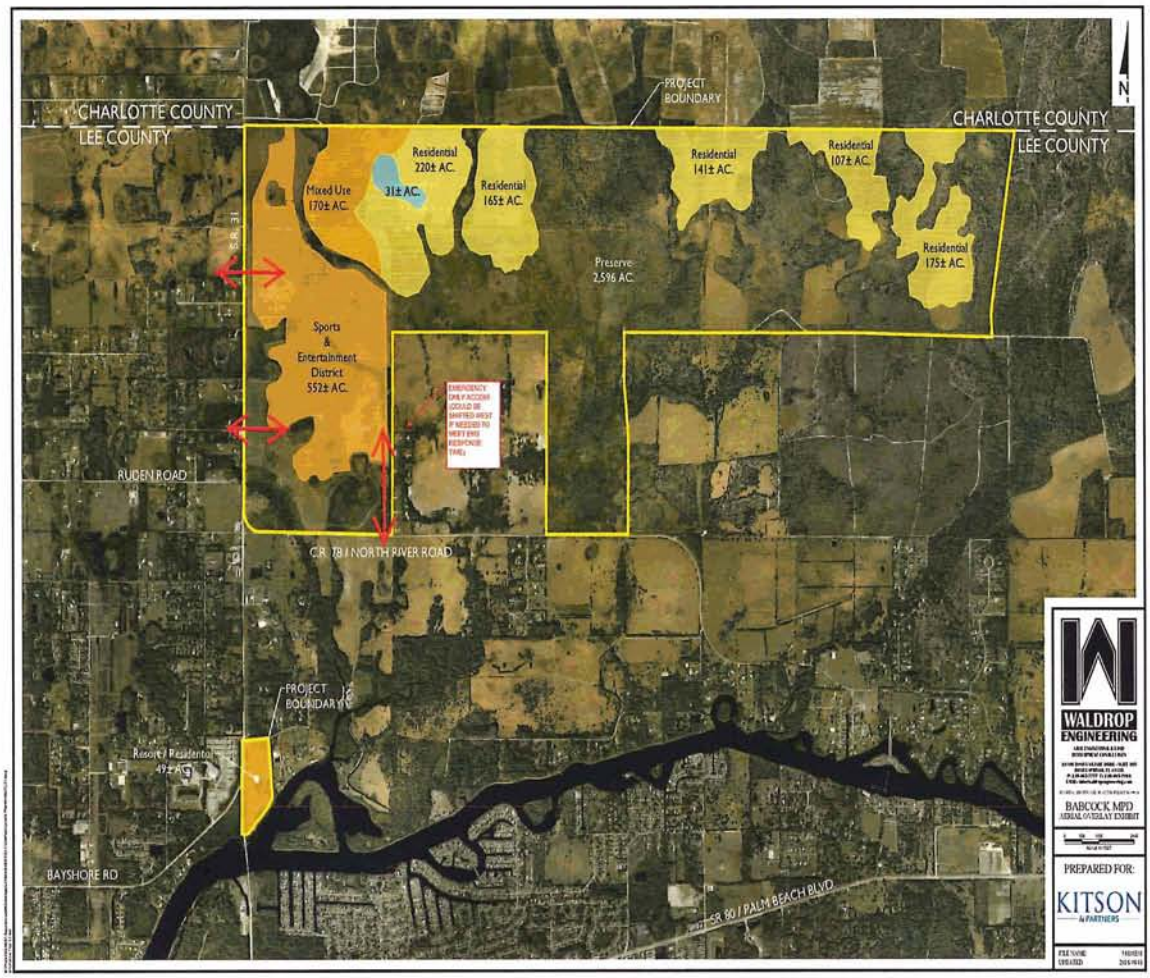
In 60 second increments (one minute), only three calls were responded to in less than nine minutes. The rest of the incidents took longer to respond with 12 minutes being the typical response time followed by 14 minutes. Considering North River Rd. is relatively fast, as opposed to curving residential roads within a master planned development, emergency responses would be within the range of 12 minutes or longer.



Waldrop Engineering map

Based on the information shown above a few determinations can be made about the response times to the Babcock MPD.

- The resort / residential area comprising 49 acres can be met within the 9 minute response time standard.
- The sports and entertainment district of 552 acres can be met just shy of the nine minute mark. Response times will dance the line between meeting the standard versus missing it.
- The mixed use and residential areas of 170 and 220 acres respectively most likely cannot be reached within 9 minutes.
- Residential areas on the 165 acre parcel cannot be reached within the LCEMS response time standard.
- Further east into the project are 141 acres of residential units. These residences cannot be met within nine minutes by an ambulance driving lights and sirens
- The residential units sitting on 107 acres and on the Charlotte County border will suffer responses significanlty longer than 9 minutes.
- The last parcel farthest east and on the border with Charlotte County sits on 175 acres. These residential units cannot be reached within the LCEMS response time standard.


CHARLOTTE COUNTY
LEE COUNTY
PROJECT BOUNDARY
CHARLOTTE COUNTY
LEE COUNTY
Residential 220± AC.
Mixed Use 170± AC.
31± AC.
Residential 165± AC.
Residential 141± AC.
Residential 107± AC.
Residential 175± AC.
Preserve 2,596 AC.
Sports & Entertainment District 552± AC.
RUSKIN ROAD
C.R. 78 / NORTH RIVER ROAD
PROJECT BOUNDARY
Resort / Residential 49± AC.
BAYSHORE RD
SR 80 / PALM BEACH BLVD
N
WALDROP ENGINEERING
BABCOCK MPD
AERIAL OVERLAY EXHIBIT
PREPARED FOR:
KITSON & PARTNERS

THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN M HUFF
LONG-RANGE PLANNER
Planning, Growth & School Capacity
Phone: 239-337-8142
FAX: 239-335-1460

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CHAIRMAN, DISTRICT 4

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DISTRICT 3

PAMELA H. LARIVIERE
DISTRICT 5

GREGORY K. ADKINS, ED. D.
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

November 9, 2016

Alexis V. Crespo, AICP
28100 Bonita Grande Dr #305
Bonita Springs, FL 34135

RE: Babcock Comprehensive Plan Amendment

Dear Ms. Crespo:

This letter is in response to your request for comments dated November 7, 2016 for the Babcock Comprehensive Plan Amendment in regard to educational impact. The project is located in the East Choice Zone, E2.

The Developers original request stated a possibility of 930 single-family and 750 multi-family dwellings. The request has been amended and is now for 980 single-family and 650 multi-family dwellings. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family, the generation rate is .295 and further broken down into the following, .147 for elementary, .071 for middle and .077 for high. For multi-family the generation rate is .088 with the following break-down, .044 for elementary, .021 for middle and .023 for high. The previous request generate a total of 341 school-aged children and the recent request only increases by five for a total of 346 school-aged children and utilized for the purpose of determining sufficient capacity to serve the development

The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary is not an issue within the Concurrency Service Area (CSA). For middle and high schools, the development will create a deficit for the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA.

Thank you and if I may be of further assistance, please contact me at 239-337-8142.

Sincerely,

Dawn Huff

Dawn Huff,
Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY	Lee School District
NAME/CASE NUMBER	Babcock Comprehensive Plan Amendment
OWNER/AGENT	Babcock Property Holdings, LLC
ITEM DESCRIPTION	various amendments; all impacts in East CSA, sub area E2
LOCATION	North of N. River Rd, east of St. Rd. 31
ACRES	4,157
CURRENT FLU	Density Reduction/Groundwater Resource (DRGR) & Wetland (W)
CURRENT ZONING	Agricultural (AG2)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
980	650	0

	Student Generation Rates			
STUDENT GENERATION	**SF**	**MF**	**MH**	**Projected Students**
Elementary School	0.147	0.044		172.66
Middle School	0.071	0.021		83.23
High School	0.077	0.023		90.41

Source: Lee County School District, November 9, 2016 letter

CSA SCHOOL NAME 2019/20	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
East CSA, Elementary	14,923	13,566	1,357	173	1184	92%	
East CSA, Middle	6,464	7,017	-553	83	-636	110%	
East CSA, High	7,702	7,891	-189	90	-279	104%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Dawn Huff, Long Range Planner

MSKP TOWN & COUNTRY UTILITIES, LLC
12150 SR 31
Babcock Ranch, FL 33982

September 28, 2016

Alexis Crespo, AICP, LEED AP
Waldrop Engineering
28100 Bonita Grande Dr # 305
Bonita Springs, FL 34135

RE: Babcock Ranch – Lee County Lands

Dear Ms. Crespo:

This letter provides the ongoing planning and permitting completed by MSKP Town and Country Utility, LLC (TCU) to ensure that potable water and wastewater service are delivered to the Babcock Ranch Community. This initial phase of capacity is under construction and planning has commenced for the expansion of the both the water and wastewater treatment plant. This expansion will have the capacity to serve the all the property owned by Babcock Property Holdings, LLC in Lee County currently being planned for the following: 1.22 million square feet of commercial retail and office, 1,500 hotel rooms and 1,630 dwelling units.

Potable Water
TCU has in place Water Use Permit No. 08-00122-W, issued May 14, 2012, as the source water for a membrane treatment plant that will be constructed on the Utility Site within Babcock Ranch. TCU also has Permit No. 294514-002-WC issued March 30, 2015 by the Florida Department of Environmental Protection (FDEP) to construct the membrane treatment plant. The treatment plant is under construction with an anticipated completion date in December 2016.

Wastewater
TCU secured Permit No. FLA665495, issued August 5, 2014, to construct and operate a wastewater treatment facility co-located on the same site as the water treatment plant. The wastewater treatment plant is under construction with an anticipated completion date in December 2016

Transmission and Collection Systems
The potable water transmission, major wastewater force and irrigation mains that will serve Phase 1A have been permitted by FDEP and are under construction with an anticipated completion date in December 2016. The transmission and distribution mains to serve Phase 1B1 will extensions of the mains to serve Phase 1A and are currently in the conceptual design phase.

Construction
TCU is working closely with the developer of the community to ensure that water and wastewater service will be available before the initial home and/or commercial buildings are ready for occupancy.

MSKP TOWN & COUNTRY UTILITIES, LLC
12150 SR 31
Babcock Ranch, FL 33982

Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

Michael Acosta, P.E.
Director, Utility Operations

BABCOCK RANCH IRRIGATION, LLC
12150 SR 31
Babcock Ranch, FL 33982

September 28, 2016

Alexis Crespo, AICP, LEED AP
Waldrop Engineering
28100 Bonita Grande Dr # 305
Bonita Springs, FL 34135

RE: Babcock Ranch – Lee County Lands

Dear Ms. Crespo:

This letter provides the ongoing planning and permitting completed by Babcock Ranch Irrigation, LLC (BRI) to ensure that irrigation quality water service is delivered to the Babcock Ranch Community. The initial phase of the infrastructure is under construction and planning has commenced for the expansion to serve future phases. This expansion will have the capacity to serve the all the property owned by Babcock Property Holdings, LLC in Lee County currently being planned for the following: 1.22 million square feet of commercial retail and office, 1,500 hotel rooms and 1,630 dwelling units.

Irrigation Pump Station
BRI currently has an irrigation pumping station under construction to provide irrigation to the current and future phases of the development. The anticipated completion date of the irrigation pump station is December 2016.

Water Source
The source water for the Irrigation Pump Station is a lake just south of the MSKP Town and Country Utility, LLC property. TCU secured Permit No. FLA665495, issued August 5, 2014, to construct and operate a wastewater treatment facility. Part of that permit allows the discharge of Public Access Reclaimed Water into the lake for reuse as irrigation quality water. In addition to the reclaimed water, a water use permit has been issued by the South Florida Water Management District for use of surface water from the existing lake to be recharged from groundwater via two wells, Permit No. 08-00163-W.

Transmission Systems
The irrigation water transmission mains that will serve Phase 1A and future phases are under construction with an anticipated completion date in December 2016.

Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

Michael Acosta, P.E.
Director, Utility Operations

LEE COUNTY
SOUTHWEST FLORIDA
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Brian Hamman
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Frank Mann
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Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

November 21, 2016

Alexis Crespo, AICP
Waldrop Engineering
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135

SUBJECT: **Babcock – Comprehensive Plan Amendment**
Lee County Solid Waste Division - Letter of Service Availability

Dear Mrs. Crespo:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the multi-family and single family residential dwelling units proposed for the project known as Babcock though Lee County's franchised hauling contractor. Disposal of the solid waste generated from these units will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicles for the multi-family dwellings. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster. The same goes for disposal of electronics. Electronics may not be collected/mixed with regular household trash, collection with a separate vehicle is required, thus the need for separate storage (unless residents will be asked to bring their electronics to the County's Household Chemical Waste and Electronics Collection Facility on Topaz Court).

Garbage and recycling collections for commercial establishments and multi-family units require the owner/or the Management Company to secure a service agreement for the garbage collection and an agreement for the lease of waste containers from the franchised garbage collection company.

Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor

Brigitte Kantor
Operations Manager
Solid Waste Division

Cc: Christopher Marinell, LCSW
Jeff Ekiss, Waste Pro USA

Exhibit IV.C .1– IV.C.7 Environmental & Hydrological Benefits Analysis

(Prepared by Kimley-Horn & Associates and Johnson Engineering)

Babcock Environmental Impacts/Benefits Analysis

Lee County Comprehensive Plan Amendment / MPD Zoning

November 2016

Prepared for:

Babcock Property Holdings, LLC
17837 Murdock Circle
Port Charlotte, FL 33948

Prepared by:

JOHNSON ENGINEERING

20160204-001

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ATTACHMENTS

Attachment 1 - FLUCFCS Map

Attachment 2 - Wetlands Map

Attachment 3 - Uplands Map

Attachment 4 - Soils Map

Attachment 5 - Topography Map

Attachment 6 - Flow-Way Map

Attachment 7 - Development / Preserves Map

Attachment 8 - Preserve Connectivity Map

I. PROJECT DESCRIPTION

The Babcock MPD is comprised of the ± 4,157-acre portion of the Babcock Ranch Community (BRC) that is located in Lee County (east of SR 31 and north of CR 78). Babcock Property Holdings, LLC intends to develop an environmentally sensitive mixed use community with up to 1,680 residential units, 1,500 hotel rooms, and 1,220,000 square feet of commercial development in a compact development pattern, while approximately half of the property will remain in native preserve (indigenous open space). An overview of existing property attributes is provided below while the maps in **Attachments 1-7** are intended to illustrate the natural conditions found on the properties, as required by Section IV.C of the Application for a Comprehensive Plan Amendment: Environmental Impacts and Part 8: Environmental Requirements of the Planned Development zoning application . This analysis further provides an overview of the ecological benefits resulting from the expansive preserve corridors.

II. EXISTING CONDITIONS

A. Land Uses / Vegetation

Lee County BRC (± 4,157 acres): The property currently consists mostly of agricultural fields and other undeveloped lands. Currently the farming operations are on an active rotational basis. These fields operate either under a temporary agriculture permit or a South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). The fields operated under a temporary agriculture permit either drain only by gravity or discharge via pump into a temporary reservoir. Those fields with an ERP pump runoff into permanent reservoirs. Cattle are currently run through agricultural lands not under active crop production and through portions of the natural habitats found throughout the site, as well.

Vegetation mapping on the property was conducted in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT, 1999) during the ERP process for the overall BRC (Charlotte and Lee Counties). Please note the limits of jurisdictional wetlands were included in a specific purpose survey during that permitting effort and are considered binding by the SFWMD (ERP # 08-0004-S-05, Application # 070330-5) and the U.S. Army Corps of Engineers (USACE) (Permit SAJ-2006-6656 IP-MJD).

The site is comprised of approximately 3,428 acres of uplands consisting primarily of improved pastures, pine flatwoods, palmetto prairies, mixed rangeland, pine with oak and cabbage palm, live oak and upland scrub. Wetlands onsite represent approximately 672 acres and include both forested and herbaceous communities with varying degrees of disturbance. The property also contains approximately 57 acres of surface waters, comprised of both streams and waterways, as well as other manmade areas of open water associated with agricultural uses. Habitat quality of wetlands and uplands varies throughout the site, particularly depending on proximity of canals, roads and farming and/or mining activities. The **FLUCFCS Map in Attachment 1** is illustrative of the habitat types found within the Babcock MPD and also provides a detailed acreage breakdown for each habitat type in table format. A narrative description of the various habitat types found on the Babcock MPD follows.

FLUCFCS Code 211: Improved pasture

Vegetation in the upper and mid-canopy is mostly absent. The herbaceous stratum is characterized by a variety of pasture grasses and pioneering species, including dog fennel (Eupatorium capillifolium) and Caesar weed (Urena lobata). Other herbaceous ground cover includes a number of pasture grasses and forbs, including Bahia grass (Paspalum notatum), Bermuda grass (Cynodon dactylon), broomsedge (Andropogon virginicus), ragweed (Ambrosia artemisiifolia), smutgrass (Sporobolus indicus) and chocolate weed (Melochia corchorifolia). Scattered Brazilian pepper, cabbage palm (Sabal palmetto) and wax myrtle (Myrica cerifera) can be found in the mid-canopy around the edges of some pastures.

FLUCFCS Code 2551: Pole barn

Existing pole barn structures can be found near some agricultural lands, and are typically used for storage and maintenance of vehicles, equipment and materials.

FLUCFCS Code 320: Shrub and brushland

Canopy vegetation in this upland habitat is mostly absent. The vegetation is representative of a habitat in succession following a disturbance, such as fire and/or clearing activities. Exotic species, such as cogon grass, Caesar weed, melaleuca and Brazilian pepper often occur in varying amounts throughout this habitat. Other common mid-canopy species present include wax myrtle, winged sumac (*Rhus copallinum*), gallberry (*Ilex glabra*), saltbush (*Baccharis halimifolia*), rusty lyonia (*Lyonia ferruginea*) and tarflower (*Bejaria racemosa*). Ground cover in this habitat includes scattered saw palmetto (*Serenoa repens*), wire grass (*Aristida stricta*), dog fennel, greenbrier (*Smilax spp.*), broomsedge (*Andropogon spp.*), chocolate weed and various other upland and transitional opportunistic herbaceous species.

FLUCFCS Code 321: Palmetto prairie

The upper canopy of the palmetto prairie areas is largely open with the exception of a few slash pines (*Pinus elliottii*) and occasional live and laurel oaks (*Quercus virginiana; Quercus laurifolia*). Mid-canopy vegetation is dominated by saw palmetto with scattered beautyberry (*Callicarpa americana*), tar flower, wax myrtle, rusty lyonia and gallberry. Representative herbaceous vegetation includes dwarf live oak (*Quercus minima*), gopher apple (*Licania michauxii*), pennyroyal (*Piloblephis rigida*), shiny blueberry (*Vaccinium myrsinites*), Elliott's milkpea (*Galactia elliottii*), Caesarweed, blackroot (*Pterocaulon pycnostachyum*), winged sumac, panic grass (*Dichanthelium spp.*) and greenbrier.

FLUCFCS Code 330: Mixed rangeland

This habitat type is similar to shrub and brushland (FLUCFCS Code 320) and is also frequently characterized as a habitat in succession following a disturbance, such as fire, logging and/or clearing activities. Mid-canopy vegetation is generally less dense than FLUCFCS Code 320 and dominant ground cover frequently includes broomsedge, cogon grass, mikania (*Mikania scandens*), swamp fern (*Blechnum serrulatum*) and saltbush.

FLUCFCS Code 411: Pine flatwoods

FLUCFCS Code 4119E1: Pine flatwoods, 1-24% exotics

FLUCFCS Code 4119E3: Pine flatwoods, 50-74% exotics

The upper canopy of this habitat is dominated by slash pine with scattered cabbage palm, oaks and strangler fig (Ficus aurea). Saw palmetto, wax myrtle, cabbage palm, myrsine (Myrsine cubana), gallberry and dahoon holly (Ilex cassine) are present in the mid-canopy. Varying coverage of exotic vegetation, including Brazilian pepper, melaleuca and Caesar weed, may be found in portions of these habitats, typically along areas of previous disturbance, such as fire breaks, trails, edges of farm fields and fence lines. The herbaceous stratum is diverse, comprised of dwarf live oak, shore rush (Juncus marginatus), netted pawpaw (Asimina reticulata), dog fennel, Caesar weed, thistle (Cirsium nuttallii), chocolate weed, beggarweed (Desmodium sp.), chalky bluestem (Andropogon virginicus var. glaucus), bog buttons (Lachnocaulon sp.), blueberry, blackroot, greenbrier, muscadine grapevine (Vitis rotundifolia), wire grass (Aristida stricta), marsh fleabane (Pluchea rosea) and panic grass.

FLUCFCS Code 416: Pine Flatwoods, Graminoid Understory

The upper canopy of this habitat consists of slash pine and scattered cabbage palm. Mid-canopy species include wax myrtle, cabbage palm, myrsine and dahoon holly. Ground cover includes beautyberry, chalky bluestem, Caesar weed, poison ivy (*Toxicodendron radicans*), wire grass, bog buttons and marsh fleabane.

FLUCFCS Code 423: Oak-Pine

The upper canopy of this habitat consists of a nearly equal mix of slash pine and various oak species. Mid-canopy species include cabbage palm and Brazilian pepper. Ground cover includes beautyberry, saw palmetto, Caesar weed, poison ivy, and Virginia creeper (*Parthenocissus quinquefolia*).

FLUCFCS Code 427: Live oak

The upper canopy is dominated by live oak. The mid-canopy is mostly open, and ground cover consists of saw palmetto, greenbrier, beautyberry, wild coffee (*Psychotria sulzneri*), muscadine grapevine and poison ivy.

FLUCFCS Code 436: Upland scrub

Xeric upland scrub is located in the southwest corner of the site near the intersection of SR 31 and CR 78. The upper canopy is mostly open, with the exception of a few scattered slash pines. The mid-canopy consists of saw palmetto, myrtle oak (*Quercus myrtifolia*), sand live oak (*Quercus geminata*), Chapman's oak (*Quercus chapmanii*) and wax myrtle. Representative ground cover species include saw palmetto, greenbrier, beautyberry, muscadine grapevine, slender flattop goldenrod (*Euthamia caroliniana*), wiregrass (*Aristida stricta*) and poison ivy.

FLUCFCS Code 510: Streams and waterways

The majority of the streams and waterways are altered natural drainages or were created to assist with draining and irrigation of fields and pastures. Vegetation along these areas is representative of adjacent habitat types. During the height of the dry season, standing water is limited or absent. These areas provide significant conveyance during the wet season. Typical ground cover includes torpedo grass,

West Indian marsh grass, smartweed (*Polygonum punctatum*), para grass (*Urochloa mutica*), red ludwigia (*Ludwigia repens*), muskgrass (*Chara sp.*) and white vine.

FLUCFCS Code 525: Cow pond

These small ponds, located throughout the site, were dug to provide a drinking source for cattle and are typically void of vegetation.

FLUCFCS Code 616: Inland slough

The upper canopy of this wetland habitat is dominated by pond cypress (*Taxodium ascendens*). The mid-canopy contains scattered pond apple (*Annona glabra*), cypress, Brazilian pepper, and cabbage palm. Ground cover species include West Indian marsh grass, mermaid weed (*Proserpinaca spp.*), red ludwigia (*Ludwigia repens*) and maidencane (*Panicum hemitomon*).

FLUCFCS Code 618: Willow

This shrubby wetland habitat is dominated by Carolina willow (*Salix caroliniana*). Additional species within the wetland include groundsel tree, wax myrtle, and scattered primrose willow (*Ludwigia peruviana*). There is little groundcover within this wetland type due to the dense canopy/mid-canopy.

FLUCFCS Code 621: Cypress

The upper canopy of this wetland habitat is dominated by pond cypress. The mid-canopy contains corkwoods, wax myrtle, dahoon holly, swamp bay (*Persea palustris*), cypress, Brazilian pepper, and cabbage palm. Ground cover species include scattered West Indian marsh grass, mermaid weed, red ludwigia, and maidencane.

FLUCFCS Code 625: Hydric Pine

The upper canopy of this wetland habitat is dominated by slash pine and scattered cabbage palm. Mid-canopy species include wax myrtle, cabbage palm, myrsine and dahoon holly. Ground cover includes chalky bluestem, wire grass, bog buttons, marsh fleabane, St. John's–wort (*Hypericum spp.*), umbrella grass (*Fuirena* sp.), coinwort (*Centella asiatica*), and blue maidencane (*Amphicarpum muhlenbergianum*).

FLUCFCS Code 631: Wetland shrubs

Scattered cabbage palms may be present in the canopy of this habitat type, but more typically the canopy is absent. Mid-canopy vegetation is dominated by wax myrtle, groundsel tree and Carolina willow. Groundcover includes torpedo grass, beakrushes *(Rhynchospora spp.)*, buttonweed (*Diodia virginiana*), mermaid-weed (*Proserpinaca spp.*), maidencane (*Panicum hemitomon*), hedge hyssop (*Gratiola ramosa*), marsh fleabane, St. John's–wort, umbrella grass, coinwort, blue maidencane, and mock Bishop's weed (*Ptilimnium capillaceum*).

FLUCFCS Code 640: Vegetated, non-forested wetland

Canopy and mid-canopy vegetation is mostly absent from this habitat, which is often found in heavily grazed areas and is frequently characterized by herbaceous, transitional species such as beakrush, sedges (*Cyperus spp.*), West Indian marsh grass, Southern watergrass (*Luziola fluitans*), torpedo grass and common frog fruit (*Phyla nodiflora*).

FLUCFCS Code 641: Freshwater marsh

This wetland habitat type is scattered throughout the site. The canopy and mid-canopy are typically absent but may include red maple, Carolina willow, wax myrtle and groundsel tree. Typical species present in the herbaceous stratum include alligator flag (*Thalia geniculata*), bull arrowhead (*Sagittaria lancifolia*), shore rush, mock Bishop's weed, blue hyssop (*Bacopa monnieri*), buttonweed, marsh pennywort (*Hydrocotyle umbellata*), smartweed, coinwort, flatsedge (*Cyperus haspans*), pickerelweed (*Pontederia cordata*), and West Indian marsh grass. Areas mapped as disturbed typically have a significant coverage of torpedo grass.

FLUCFCS Code 740: Disturbed land

Party of the BRC (Lee County) in the southwest corner has been altered in the past by way of native vegetation removal to facilitate bee-keeping and storage of related equipment and materials. The upper and mid-canopies of this habitat are mostly open. Ground cover, when present, includes bahia grass, Bermuda grass, smut grass and carpet grass.

FLUCFCS Code 742: Borrow area

These small excavation areas can be found in various locations throughout the site and were dug to obtain fill material for various purposes, typically for agricultural uses. This habitat is typically void of vegetation, although exotic vegetation such as Brazilian pepper is common around the edges.

FLUCFCS Code 8146: Primitive trail

Primitive woods trails exist in portions of the BRC and typically contain a variety of ruderal herbaceous species, including Spanish needles, bahia grass, ticktrefoil (*Desmodium incanum*), torpedo grass and slender flattop goldenrod.

B. Wetlands

The **Wetlands Map in Attachment 2** further illustrates through hatching the jurisdictional wetlands identified on the properties and the underlying Density Reduction / Groundwater Recharge (DRGR) designation on much of the BRC parcel. As detailed on the FLUCFCS Map (**Attachment 1**), wetlands within the Lee County BRC comprise approximately 671.8 acres, or roughly 16% of the area. Wetland communities within the BRC have been affected over the years by ditching and intensive cattle grazing in addition to farming and mining activities to the north. Efforts to improve wetland hydroperiods have been built into the mitigation plan associated with the Babcock MPD to be discussed later in the proposed conditions portion of this report.

C. Uplands

The BRC contains a significant amount of land that has been converted for agricultural activities. Converted uplands comprise approximately 32% (1,346.4 acres) of the site, of which the majority is proposed for development. Although the properties do not contain any Rare and Unique upland habitats as defined by Lee County LDC 34-1571 since the Babcock MPD is located outside of the designated Coastal Zone, an **Uplands Map (Attachment 3)** has been prepared to highlight the native upland communities found throughout the Lee County BRC. Despite select logging that has occurred, pine flatwoods with large, mature trees are found within large tracts, much of which has been proposed as preserve in the Babcock MPD.

D. Listed Species

The FLUCFCS mapping previously described allows for a uniform but flexible means of classifying land uses important for determining potential suitable habitat for protected species. Based on the Lee County Protected Species Ordinance and previous consultation with the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS) during State and federal permitting for the BRC (Charlotte and Lee Counties), the following table of potential listed species per habitat type has been prepared. Please note: updated Protected Species Surveys (PSS) have recently been conducted on the Babcock MPD development areas in accordance with Lee County standards. These reports which contain detailed information related to the potential presence of listed species and the associated mitigation/management plans that have been prepared for such species are provided under separate cover as part of the MPD zoning package.

Table 1. Potential Lee County Protected Species on the Babcock MPD.

Common Name	***Scientific Name***	**Potential Habitat Type(s)**	**Listing Status**
Reptiles and Amphibians			
American Alligator	*Alligator mississippiensis*	510, 514, 525, 534, 616, 621, 631, 640, 641, 742	FT(S/A)
Eastern Indigo Snake	*Drymarchon corais couperi*	320, 321, 330, 411, 4119E1, 4119E3, 416, 423, 427, 436	FT
Gopher Tortoise	*Gopherus polyphemus*	211, 320, 321, 330, 411, 4119E1, 4119E3, 423, 427, 436, 740	ST
Gopher Frog	*Rana capito*	211, 320, 321, 411, 4119E1, 4119E3, 416, 423, 436, 631,	SSC
Birds			
Florida Scrub-Jay	*Aphelocoma coerulescens*	436	FT
Limpkin	*Aramus guarauna*	510, 514, 525, 621, 625, 630, 631, 641	SSC
Audubon's Crested Caracara	*Caracara cheriway*	211, 321, 330	FT
Little Blue Heron	*Egretta caerulea*	510, 514, 525, 616, 618, 621, 625, 630, 631, 640, 641	SSC
Reddish Egret	*Egretta rufescens*	510, 514, 525, 616, 640, 641	SSC
Snowy Egret	*Egretta thula*	510, 514, 525, 616, 618, 621, 625, 630, 631, 640, 641	SSC

Common Name	*Scientific Name*	Potential Habitat Type(s)	Listing Status
Tricolored Heron	*Egretta tricolor*	510, 514, 525, 616, 618, 621, 625, 630, 631, 640, 641	SSC
White Ibis	*Eudocimus albus*	510, 514, 525, 621, 625, 630, 631, 640, 641	SSC
Southeastern American Ketstrel	*Falco sparverius paulus*	321, 411, 4119E1, 4119E3, 416	ST
Florida Sandhill Crane	*Grus canadensis pratensis*	211, 321, 330, 641	ST
Wood Stork	*Mycteria americana*	514, 616, 621, 630, 631, 640, 641	FT
Red-Cockaded Woodpecker	*Picoides borealis*	411, 4119E1, 4119E3, 416, 625	FE
Roseate Spoonbill	*Platalea ajaja*	510, 514, 525	SSC
Everglade Snail Kite	*Rostrhamus sociabilis plumbeus*	525, 641	FE
Mammals			
Florida Panther	*Felis concolor coryi*	211, 411, 4119E1, 4119E3, 416, 423, 427, 616, 621, 630, 631	FE
Everglades Mink	*Neovison vison evergladensis*	510, 514, 525, 616, 621, 630, 631, 641	ST
Sherman's Fox Squirrel	*Sciurus niger shermani*	411, 4119E1, 4119E3, 416, 423, 616, 621, 625, 630	SSC
Florida Black Bear	*Ursus americanus floridanus*	321, 411, 4119E1, 4119E3, 416, 423, 427, 616, 621, 625, 630, 631	Lee
Plants			
Curtis Milkweed	*Asclepias curtissii*	320, 321	SE
Fakahatchee Burmannia	*Burmannia flava*	320, 321, 411, 4119E1, 4119E3, 416	SE
Satinleaf	*Chrysophyllum olivaeforme*	411, 4119E1, 4119E3, 416	ST
Beautiful Pawpaw	*Deeringothamnus pulchellus*	321, 411, 4119E1, 4119E3	FE
Simpson's Stopper	*Myrcianthes fragrans var. simpsonii*	427	ST
Hand Adder's Tongue Fern	*Ophioglossum palmatum*	427	SE

Common Name	*Scientific Name*	Potential Habitat Type(s)	Listing Status
Twisted Air Plant	*Tillandsia flexuosa*	427, 616	ST
Fuzzy-Wuzzy Wild Pine	*Tillandsia pruinosa*	411, 4119E1, 4119E3, 416, 423, 427, 612, 616, 621, 625, 630	SE
Giant Wild-Pine	*Tillandsia utriculata*	411, 4119E1, 4119E3, 416, 423, 427, 612, 616, 621, 625, 630	SE
Florida Coontie	*Zamia floridana*	320, 321, 411, 4119E1, 4119E3, 436	CE

List of Abbreviations:
FE = Federally Endangered
FT = Federally Threatened
FT(S/A) = Federally Threatened (Similarity of Appearance)
SE = State Endangered
ST = State Threatened
SSC = State Species of Special Concern
CE = State Commercially Exploited
Lee = Lee County Protected Species Ordinance

E. Soils

The underlying soil types of the Babcock MPD parcels are illustrated on the **Soils Map in Attachment 4**. The soils information was provided by the Florida Geographic Data Library and is based on United States Department of Agriculture (USDA)/Natural Resources Conservation Service (NRCS) soil survey maps for Lee County.

Approximately 66% (2,758 acres) of the Lee County BRC is underlain with soils designated as non-hydric, with the remaining 34% (1,393 acres) comprising hydric soil designations and less than 1% was classified as open waters.

A hydric soil is defined as, "A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that favor the growth and regeneration of hydrophytic vegetation" (USDA NRCS, 1991). A soil is inundated when the water table is at or above the soil surface. A soil is flooded if the water is moving across the soil surface as in a slough or on a floodplain. A soil is ponded if the water is sitting on top of the soil with no movement to an outlet, as in the case with some depressional systems.

Table 2 and the following narrative details the soil types classified on the property:

Table 2. Soil Types Found within the Babcock MPD Parcels

Soil No.	Soil Name	Local Status
6	Hallandale Fine Sand	Non-Hydric
9	EauGallie Sand	Non-Hydric
10	Pompano Fine Sand	Hydric
12	Felda Fine Sand	Hydric
13	Boca Fine Sand	Non-Hydric
14	Valkaria Fine Sand	Hydric
26	Pineda Fine Sand	Hydric
27	Pompano Fine Sand, Depressional	Hydric
28	Immokalee Sand	Non-Hydric
33	Oldsmar Sand	Non-Hydric
34	Malabar Fine Sand	Hydric
35	Wabasso Sand	Non-Hydric
39	Isles Fine Sand, Depressional	Hydric
41	Valkaria Fine Sand, Depressional	Hydric
42	Wabasso Sand, Limestone Substratum	Non-Hydric
44	Malabar Fine Sand, Depressional	Hydric
45	Copeland Sandy Loam, Depressional	Hydric
49	Felda Fine Sand, Depressional	Hydric
51	Floridana Sand, Depressional	Hydric
55	Cocoa Fine Sand	Non-Hydric
63	Malabar Fine Sand, High	Non-Hydric
66	Caloosa Fine Sand	Non-Hydric
73	Pineda Fine Sand, Depressional	Hydric
99	Water	

06 - Hallandale Fine Sand - This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth and range from 0 to 2 percent.

The surface layer is gray fine sand about 2 inches thick. The subsurface layer is light gray fine sand about 5 inches thick. The substratum is very pale brown fine sand about 5 inches thick. At a depth of 12 inches is fractured limestone bedrock that has solution holes extending to a depth of 25 inches. These solution holes contain mildly alkaline, loamy material.

Under natural conditions, the water table is less than 10 inches below the surface for 1 to 3 months. It recedes below the limestone for about 7 months.

The available water capacity is low. Natural fertility is low. Permeability is moderate to moderately rapid.

09 - EauGallie Sand - This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and less than 1 percent.

The surface layer is dark gray sand about 4 inches thick. The subsurface layer is sand that is gray in the upper 5 inches and light gray in the lower 13 inches. The subsoil and underlying material are sand, loamy sand, and sandy loam to a depth of 80 inches or more. The upper 5 inches is dark brown sand that is well coated with organic matter. The next 14 inches is dark brown loam sand. The next 4 inches is pale brown loamy sand. The next 13 inches is light gray sand. The lower 22 inches is light gray sandy loam.

Under normal conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months.

The available water capacity is very low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow or moderate in the subsoil.

10 - Pompano Fine Sand - This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent.

The surface layer is dark gray fine sand about 4 inches thick. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more.

Under normal conditions, the water table is at a depth of less than 10 inches for 2 to 4 months, and at a depth of 10 to 40 inches for about 6 months. It recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

The available water capacity is very low. Natural fertility is low. Permeability is rapid.

12 - Felda Fine Sand - This is a nearly level, poorly drained soil on broad, nearly level sloughs. Slopes are smooth to concave and range from 0 to 2 percent.

The surface layer is dark gray fine sand about 8 inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more.

Under normal conditions, this soil has a water table within 10 inches of the surface for 2 to 4 months. The water table is 10 to 40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about 2 months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate or moderately rapid in the subsoil, and rapid in the substratum.

13 - Boca Fine Sand - This is nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent.

The surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone.

Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

14 - Valkaria Fine Sand - This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent.

The surface layer is about 2 inches of dark grayish brown fine sand. The subsurface layer is 5 inches of very pale brown fine sand. The subsoil is loose fine sand to a depth of 80 inches or more. The upper 9 inches is yellow, the next 6 inches is yellowish brown, and the lowermost 54 inches is pale yellow, yellow, brown, and very pale brown.

The available water capacity is low. Natural fertility is low. Permeability is rapid.

26 - Pineda Fine Sand - This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent.

The surface layer is black fine sand about 1 inch thick. The subsurface layer is very pale brown fine sand about 4 inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next 10 inches is strong brown fine sand. The next 6 inches is yellowish brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions about 18 inches thick. The Substratum is light gray fine sand to a depth of 80 inches or more.

Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

The available water capacity if very low in the surface and subsurface layers and in the upper, sandy part of the subsoil and medium in the lower, loamy part of the subsoil.

Natural fertility is low. Permeability is rapid in the surface and subsurface layers and the upper, sandy part of the subsoil and slow or very slow in the lower, loamy part of the subsoil.

27 • Pompano Fine Sand, Depressional - This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent.

The surface layer is gray fine sand about 3 inches thick. The substratum is fine sand to a depth of 80 inches or more. The upper 32 inches is light brownish gray with few, fine, and faint yellowish brown mottles. The lower 45 inches is light gray.

Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months and stands above the surface for about 3 months. It is 10 to 40 inches below the surface for more than 5 months.

The available water capacity is low. Natural fertility is low. Permeability is rapid.

28 • Immokalee Sand - This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent.

The surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more.

Under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It recedes to a depth of more than 40 inches during extended dry periods.

The available water capacity is medium in the subsoil and very low in the surface and subsurface layers. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and moderate or moderately rapid in the subsoil.

33 • Oldsmar Sand - This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent.

The surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more.

Under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

The available water capacity is low in the surface layer and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers, moderate in the upper part of the subsoil, and slow or very slow in the lower part of the subsoil.

34 - Malabar Fine Sand - This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 1 percent.

The surface layer is dark gray fine sand about 5 inches thick. The next 12 inches is light gray and very pale brown fine sand. Below this are a 16-inch layer of light yellowish brown fine sand with yellow mottles and a 9-inch layer of brownish yellow fine sand. The subsoil layer is gray loamy fine sand about 9 inches thick with large yellowish brown mottles. The next 8 inches is gray fine sandy loam with large brownish yellowish mottles. Below is light gray loamy fine sand with yellowish brown mottles to a depth of 80 inches or more.

Under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days or more.

The available water capacity is low in the surface and subsurface layers and the upper part of the subsoil and medium in the lower part of the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and the upper part of the subsoil and slow or very slow in the lower part of the subsoil.

35 - Wabasso Sand - This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to slightly convex and range from 0 to 2 percent.

The surface layer is dark gray sand about 6 inches thick. The subsurface layer is sand to a depth of 24 inches. The upper 11 inches is light brownish gray with dark grayish brown stains along root channels, and the lower 7 inches is light gray with dark grayish brown stains. The subsoil is about 38 inches thick. The upper 4 inches is dark brown sand with few iron concretions. The next 8 inches is brownish yellow sandy clay loam with light brownish gray, light gray, and reddish brown mottles. The lower 26 inches is light gray sandy clay loam with pale olive and olive mottles and stains along root channels. Below is light gray fine sandy loam with olive mottles extending to a depth of 80 inches or more.

Under natural conditions, the water table is less than 10 inches below the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months. It recedes to a depth of more than 40 inches during extended dry periods.

39 - Isles Fine Sand, Depressional - This is a nearly level, very poorly drained soil in depressions. Slopes are smooth to concave and less than 1 percent.

Typically, the surface layer is very dark gray fine sand about 5 inches thick. The subsurface layer is about 5 inches of light gray fine sand. Next is 11 inches of very pale brown fine sand with yellowish brown mottles. The subsoil is 26 inches of gray fine sandy loam with brownish yellow mottles and pockets of light brownish gray loamy sand. Limestone bedrock is at a depth of 47 inches.

Under natural conditions, the water table is above the surface for 3 to 6 months. It is within a depth of 10 to 40 inches for 2 to 4 months. The water table recedes to a depth of more than 40 inches during extended dry periods.

The available water capacity is low. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. Natural fertility is low.

41 - Valkaria Fine Sand, Depressional - This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent.

The surface layer is dark gray fine sand about 1 inch thick. The subsurface layer is about 4 inches of light gray fine sand. The subsoil is fine sand about 33 inches thick. The upper 4 inches is brownish yellow, the next 16 inches is yellow, and the lower 13 inches is light yellowish brown. The substratum is pale brown fine sand with few fine faint brown mottles to a depth of 80 inches or more.

Under natural conditions, the water table is within 10 inches of the surface for about 6 months, and the soil is ponded for about 3 months. The water table is 10 to 40 inches below the surface most of the rest of the year, except in extended dry periods.

The available water capacity is very low. Natural fertility is very low. Permeability is rapid.

42 - Wabasso Sand, Limestone Substratum - This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from 0 to 2 percent.

The surface layer is black sand about 3 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The

next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and boulders are at a depth of 51 inches.

In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months. It is 10 to 40 inches below the surface for 2 to 4 months. It is below the limestone during extended dry periods.

The available water capacity is low in the surface and subsurface layers and the upper part of the subsoil and medium in the lower part of the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and the upper part of the subsoil. It is slow in the lower part of the subsoil.

44 - Malabar Fine Sand, Depressional - This is a nearly level, poorly drained soil in depressions. Slopes are concave and are less than 1 percent.

The surface layer is 4 inches thick. The upper 1 inch is black fine sand that is high in organic matter content. The lower 3 inches is dark gray fine sand. The subsurface layer is sand to a depth of 44 inches. The upper 3 inches is very pale brown. The next 11 inches is yellow, iron-coated sand grains. The next 10 inches is very pale brown with common coatings of iron on the sand grains. The lower 16 inches is light gray. The subsoil is 23 inches of live gray sandy loam with dark bluish gray mottles. Sandy loam with marl and shell fragments underlies the subsoil.

Under natural conditions, the soil is ponded for about 4 to 6 months or more. The water table is 10 to 40 inches below the surface for 4 to 6 months.

The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and slow or very slow in the subsoil.

45 - Copeland Sandy Loam, Depressional - This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent.

The surface layer is about 8 inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by 9 inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches.

Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface for about 3 to 6 months. The available water capacity is medium. Natural fertility is medium. Permeability is rapid in the surface layer and moderate in the subsoil.

49 - Felda Fine Sand, Depressional - This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent.

The surface layer is gray fine sand about 4 inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper 6 inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a depth of 80 inches or more.

Under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and moderate or moderately rapid in the subsoil.

51 - Floridana Sand, Depressional - This is a nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent.

The surface layer is black sand about 22 inches thick. The subsurface layer is light brownish gray sand about 17 inches thick. The subsoil is olive gray fine sandy loam to a depth of 54 inches. Below the subsoil there is light brownish gray sand with pickets of olive gray loamy sand.

Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface during extended dry periods. The available capacity is medium in the surface layer and subsoil and low in the subsurface layer. Natural fertility is medium. Permeability is rapid in the surface and subsurface layers and slow or very slow in the subsoil.

55 - Cocoa Fine Sand - This is a nearly level to gently sloping, moderately well drained soil on ridges. Slopes are smooth to slightly convex and range from 0 to 2 percent.

The surface layer is brown fine sand about 3 inches thick. The subsurface layer is reddish yellow fine sand about 10 inches thick. The next layer is yellowish red fine sand about 4 inches thick. The next 10 inches is reddish yellow fine sand, and below this is 4 inches of strong brown fine sand. Fractured limestone bedrock is at a depth of 31 inches.

Under natural conditions, the water table is within 24 inches below the surface for 1 to 2 months and 24 to 40 inches below the surface for 1 to 2 months. It recedes to more than 40 inches below the surface during extended dry periods.

The available water capacity is low. Natural fertility is low. Permeability is rapid.

63 - Malabar Fine Sand, High - This is a nearly level, poorly drained soil in the flatwoods. Slopes are smooth to slightly convex and range from 0 to 2 percent.

The surface layer is very dark gray fine sand about 4 inches thick. The subsurface layer is light gray fine sand about 13 inches thick. The subsoil is fine sand and sandy clay loam about 51 inches thick. The upper 7 inches is very pale brown fine sand with brownish yellow mottles. The next 6 inches is brownish yellow fine sand with yellowish brown mottles. Next is yellow fine sand with yellowish brown mottles, light gray fine sand with yellowish brown mottles, and gray sandy clay loam with yellowish brown stains along root channels. The lower 8 inches is greenish gray sandy clay loam. Below that and extending to a depth of 80 inches or more is gray fine sand with about 60 percent shell fragments.

Under natural conditions, the water table is 10 to 40 inches below the surface for 4 to 6 months. It recedes to more than 40 inches below the surface during extended dry periods.

The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and the sandy part of the subsoil and moderately slow in the lower, loamy part of the subsoil.

66 – Caloosa Fine Sand - This is a nearly level, somewhat poorly drained soil formed by dredging and filling and by earthmoving operations. Slopes are smooth to slightly convex and range from 0 to 2 percent.

Typically, the surface layer is about 10 inches of light brownish gray, mixed mineral material of fine sand and lenses of silt loam with about 10 percent shell fragments. The next 17 inches is pale brown and gray, mixed mineral material of fine sand and lenses of silty clay loam. The next 11 inches is light gray silty clay with brownish yellow mottles. Below this to a depth of 80 inches or more is gray silty clay with dark gray streaks and brownish yellow mottles.

The depth to the water table varies with the amount of fill material and the extent of artificial drainage within any mapped area. However, in most years, the water table is 30 to 42 inches below the surface of the fill material for 2 to 4 months.

The available water capacity is variable, but it is estimated to be low to medium in the upper part of the fill material and medium to high in the lower part. Permeability is variable within short distances, but it is estimated to range from rapid to very slow depending on the soil material. Natural fertility is estimated to be medium.

73 - Pineda Fine Sand, Depressional - This is a nearly level, very poorly drained soil in depressions. Slopes are concave and are less than 1 percent.

Typically, the surface layer is dark gray fine sand about 3 inches thick. The subsurface layer is fine sand to a depth of 31 inches. The upper 9 inches is light gray, the next 7 inches if very pale brown with yellowish brown mottles, and the lower12 inches is brownish yellow with many iron-coated sand grains. The subsoil is fine sandy loam to a depth of 55 inches. The upper 8 inches is gray with very pale brown sandy intrusions and yellowish brown mottles. The lower 16 inches is gray. Below that and extending to a depth of 80 inches is light gray loam sand.

Under natural conditions, the soil is ponded for about 3 to 6 months or more. The water table is within a depth of 10 to 40 inches for 4 to 6 months.

The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and slow or very slow in the loamy subsoil.

99 - Water - This category describes soils that lie permanently underwater.

F. Topography

The topography of the Lee County BRC generally slopes north to south or north to southeast. The land within this large tract is relatively steep for Southwest Florida, with slopes of approximately 5ft per mile. Please refer to the **Topographic Map in Attachment 5** for illustration.

G. Flow-ways

The majority of the Lee County BRC is located between Owl Creek and Telegraph Creek. Trout Creek and its tributaries, bisect the property. The Trout Creek watershed receives the majority of the overland flow and runoff from the property. Owl Creek, located on the west side of the property receives runoff from only a small area in the southwestern corner of the property. Telegraph Creek, located east of the property, receives flow from the eastern portion of the property. Please refer to the **Flow-ways Map in Attachment 6** for illustration of the referenced flow-ways.

III. PROPOSED CONDITIONS

Ecological Benefits

Approximately 43% of the 4,157-acre Lee County BRC (1,797 acres) is slated for clustered, mixed use development. The majority of the development impacts are to upland pastures/active farm fields (1,062 acres), with impacts to native upland (300 and 400 series FLUCFCS Codes) and wetland (600 series FLUCFCS Codes) habitats limited to approximately 632 acres and 64 acres respectively. Although the development numbers themselves may not sound that minimal, comparing them against the **Development/Preserves Map in Attachment 7** clearly illustrates the ecological benefits that can be gained from this type of planning effort.

While the gray on the map represents future development pods, the blue and green represent approximately 56% (2,360 acres) of the property in future preserve through the form of habitat preservation/enhancement and creation. A Lee County Preserve Management and Mitigation Monitoring Plan has been prepared and provided under separate cover to address components such as the removal/maintenance of exotic vegetation, ecological burning, and supplemental plantings. The preserve management plan will be phased concurrently with the requirements for each future development order, which will be geared to coincide with wetland and listed species mitigation requirements associated with the existing State and federal permits for the BRC.

1. Upland Preservation/Enhancement: Approximately 35% (1,441 acres) of the uplands on the Lee County BRC will be incorporated into preserve. Pine flatwoods (FLUCFCS 411, 411E1, 411E3, and 416) make up the largest portion of upland preserve with 881 acres, followed by palmetto prairie (FLUCFCS 321, 242 acres) and oak-pine (FLUCFCS 423, 129 acres). Although these habitats are not considered rare and unique uplands by the Lee County LDC due to their location outside of the Coastal Study Area, many areas contain mature stands of trees. These upland preserves provide valuable habitat for listed species such as the Florida panther, gopher tortoise, and Sherman's fox squirrel to name a few. Recognizing the importance of large tracts of uplands in the preservation landscape, Lee County LDC 10-415 actually provides an incentive to developers for providing sizeable upland preserves. At first glance, the Lee County BRC would receive up 1.5 times the credit for their upland preserves, far in excess of the code minimum 15% indigenous open space requirement associated with a large commercial development. Where areas of improved pasture are being incorporated into upland preserve, a supplemental planting plan is provided as part of the Preserve Management and Mitigation Monitoring Plan, as needed, to meet the targeted habitat type/intended function of the given area. Primitive trails that exist in the upland preserves will remain and be incorporated into the proposed pedestrian trail system, as feasible.

2. Wetland Preservation/Enhancement: Approximately 90% (608 acres) of the wetlands on the Lee County BRC will be incorporated into onsite preserves. The majority of this preservation comes in the form of wetland shrub communities (FLUCFCS 631, 301 acres), freshwater marsh (FLUCFCS 641, 134 acres), and hydric pine (FLUCFCS 625, 77 acres). A wetland supplemental planting plan will be provided for areas with greater than 50%

nuisance/exotic coverage that do not successfully naturally recruit (80% coverage of desirable species in all strata, densities appropriate for habitat type) within two years.

3. Wetland Creation Areas: Approximately 226 acres (+/- 245 acres with portions of the perimeter berm) of wetland creation (WC) areas are planned within the Lee County BRC, delineated as WC 2-6 and WC-9 and 10 on the Preserves Map. Each wetland creation area will be created predominantly from upland pasture located downstream of a proposed development pod. The wetland creation areas will receive treated runoff from the development pod's stormwater system and will provide additional water quality treatment prior to final discharge to the downstream receiving bodies. All mitigation areas are either part of the surface water management system or serve as an outfall point for it. Required water quality treatment is provided prior to surface water entering these areas.

   Detailed grading and planting plans will be provided for each wetland creation area at time of local development order. However conceptual plans for their design have been reviewed by SFWMD staff to ensure proposed design elevations are consistent with the targeted levels of inundation and wetland hydroperiod for the proposed habitats. These plans have been included in the Preserve Management and Mitigation Monitoring Plan provided under separate cover. All of the wetland creation areas include a mosaic of habitat types from transitional uplands to open water areas. These areas will be over-excavated and backfilled with appropriate native soils to final grade to ensure mitigation success.

   The preserve areas are part of the wetland and listed species mitigation plan for the BRC, which will be placed under conservation easement granted to the SFWMD as each phase of mitigation is needed for the corresponding development. Mechanical harvesting of nuisance and exotic vegetation may occur in areas with greater than 75% infestation but will otherwise be conducted by hand-removal methods. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 exotic vegetation (as defined by the Florida Exotic Pest Plant Council at the time of permit issuance) immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the mitigation plan. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate anyone section of those areas. Torpedo grass has an allowable maximum coverage of 10% in any mitigation area. Select tree harvesting and limited cattle grazing (maximum of one cow per 20 acres in natural areas and one cow per two acres in pasture areas) may also be utilized as land management tools to meet permit success criteria and also wildlife management plan goals.

   Recreational trails are proposed throughout the preserve areas, with the goal to provide access to the greenway system year round. Trails, where feasible, are proposed to be located on existing berms and farm roads. Above grade trails are an allowable use in the conservation areas and will be designed to include culverts, as needed, to ensure adequate sheet flow and hydrological connection between preserve areas. It is important to note that the trails are not eligible for mitigation credit and where they cross wetlands are considered

wetland impacts. Allowable uses on the trails will include biking, hiking, non-motorized vehicles and equestrian uses.

4. Listed Species: Management plans for listed species identified within the BRC have been developed and are included in the Protected Species Survey (PSS) report that is included with the zoning application. The onsite preserve areas will provide a critical link between major wildlife habitat areas to the west and east of the Babcock MPD. To the east, the lands within the State of Florida and Lee County conservation purchase, now known as the Babcock Ranch Preserve (BRP), are considered some of the most regionally significant and environmentally sensitive lands in the area. These areas are included in one of the largest groupings of Strategic Habitat Conservation Areas (SHCA) in the state. SHCA lands are designated based on the density of flora and fauna of regulatory interest that inhabit the area and are assigned high values in the selection process for acquisition. SHCA areas are considered essential to provide rare species and natural communities in the land base that are necessary to sustain populations into the future. Public ownership of these lands, with the proposed connections through the onsite preserve areas to the west through the Babcock/Webb Wildlife Management Area (WMA) and Charlotte Harbor State Buffer Preserve provide a critical link for a wildlife corridor that stretches from Lake Okeechobee to the Gulf of Mexico. Please see the **Regional Connectivity Map in Attachment 8** for illustration of the large preserve corridors around the Babcock MPD.

   Wildlife crossings have been incorporated into the project design to connect on site preserve areas and maintain their connection with offsite natural areas. These wildlife crossings will be depicted on the plans at time of local development order, via cross-sections and on the engineering drawings for each tract. Design of the crossings (including size, location and invert elevations) will be coordinated with the Florida Fish and Wildlife Conservation Commission at the time of future construction modifications. ..The conceptual Mitigation Plan Set that has been included in the Preserve Management and Mitigation Monitoring Plan provides the proposed locations of wildlife crossings within the Babcock MPD.

   The United States Fish and Wildlife Service (FWS) issued a biological opinion on the entire BRC (Charlotte and Lee Counties) on August 21, 2009 relating to effects on the endangered Florida Panther and the endangered wood stork. The FWS concluded that the project is not anticipated to result in "take" of wood storks due to the proposed mitigation/preserve plan. For the Florida Panther, the FWS concluded that no direct "take" or mortality would occur, but that incidental take is expected to occur. However, based on the evaluations provided for the project's direct, indirect, and cumulative effects, the status of the species and the compensation proposed by the applicant, the FWS believes that the proposed construction and operation of BRC will not jeopardize the survival and recovery of the species.

IV. REFERENCES

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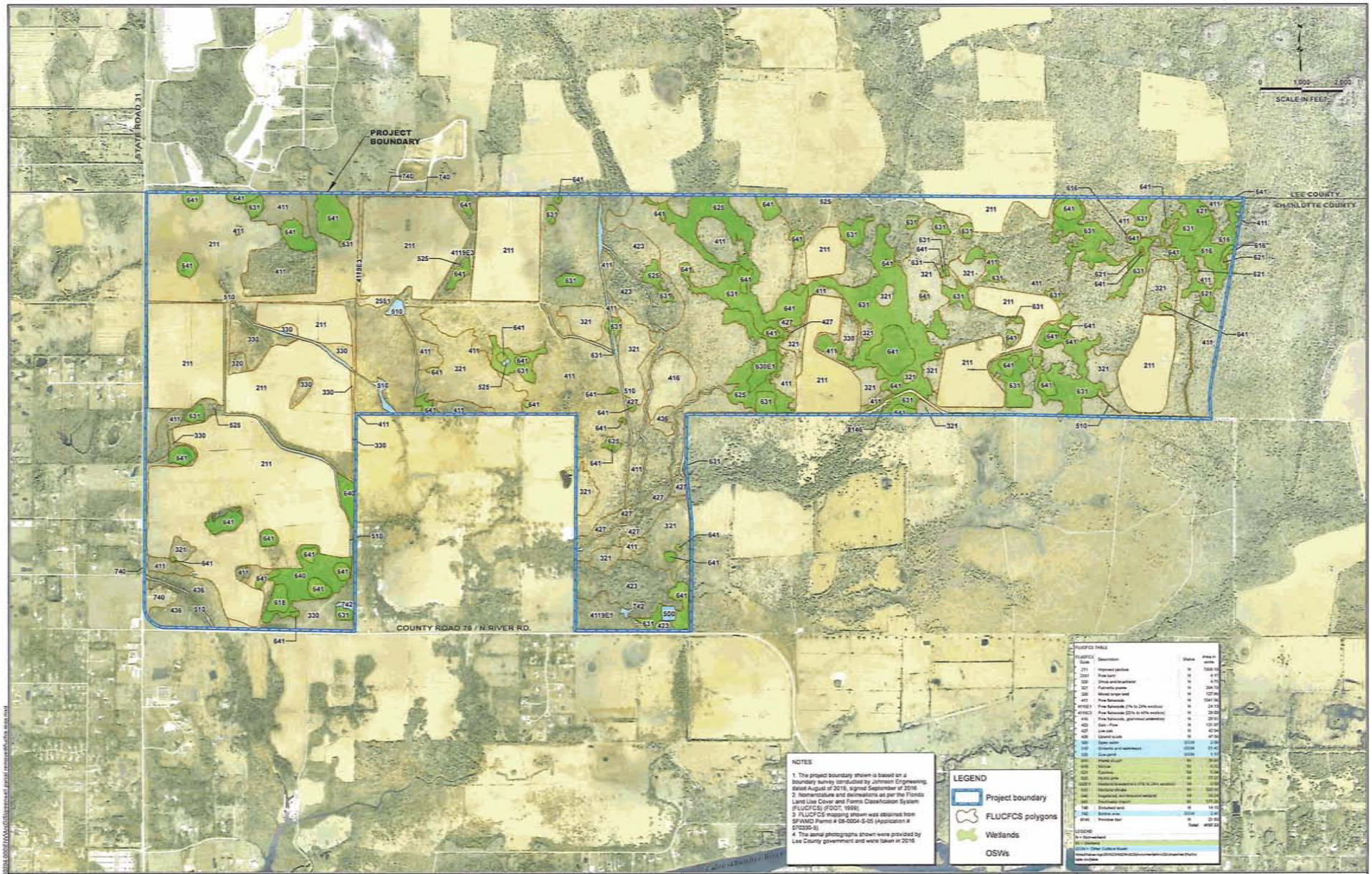
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ATTACHMENT 1

FLUCFCS MAP



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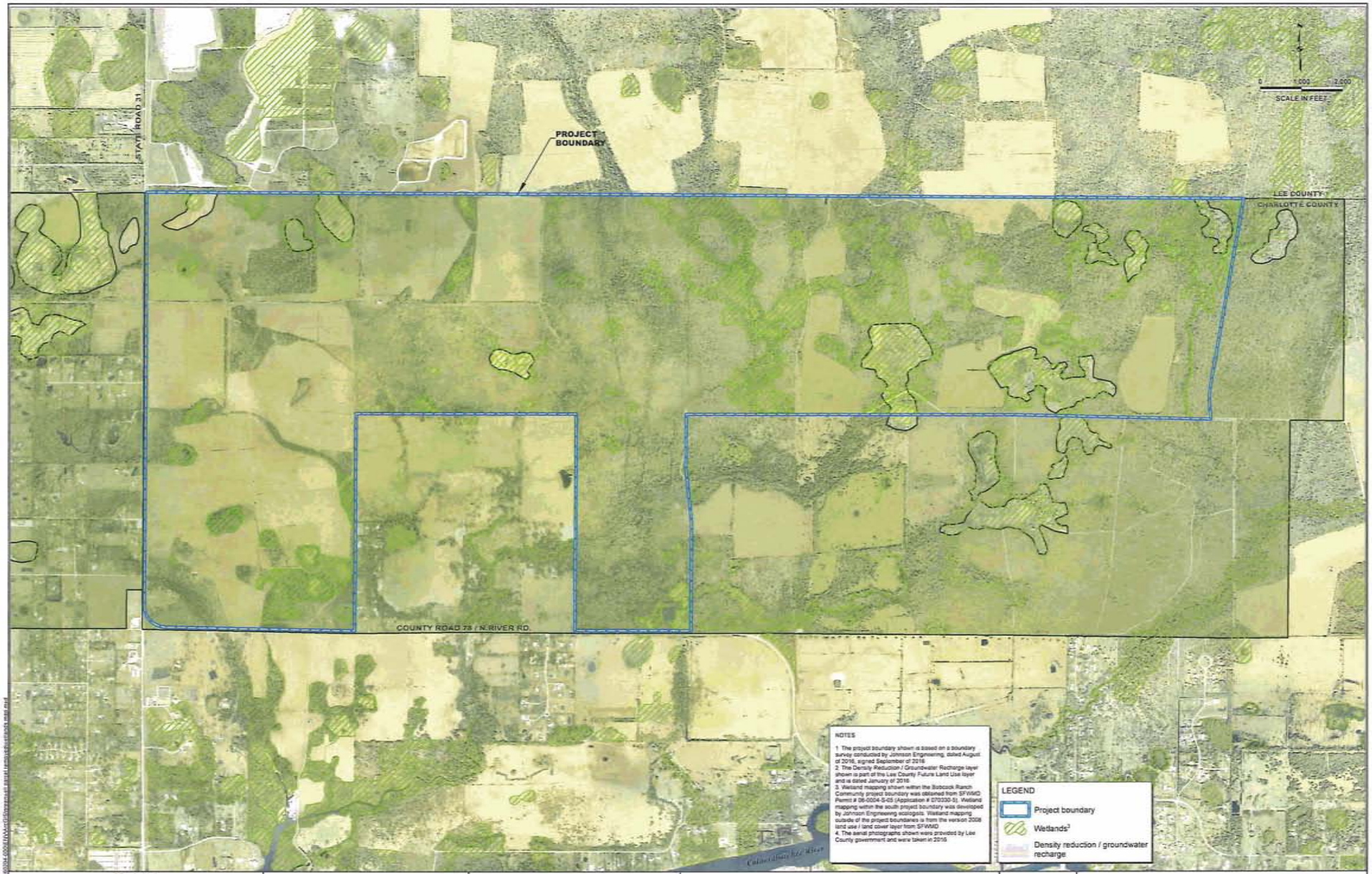
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FLUCFCS Map

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Sept. 2016	20160204-000	--	As Shown	1

ATTACHMENT 2

WETLANDS MAP



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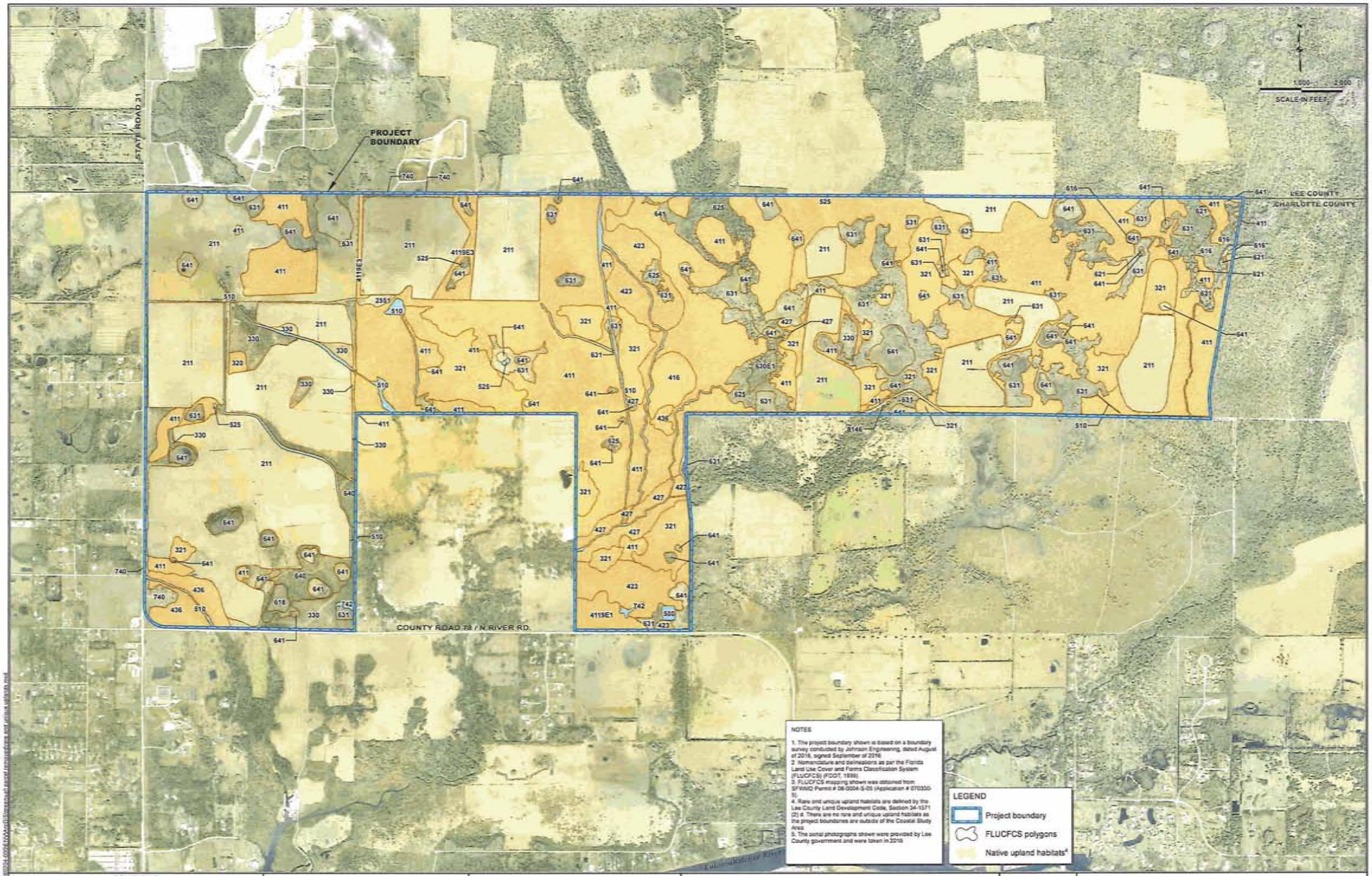
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Wetlands Map

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ATTACHMENT 3

UPLANDS MAP



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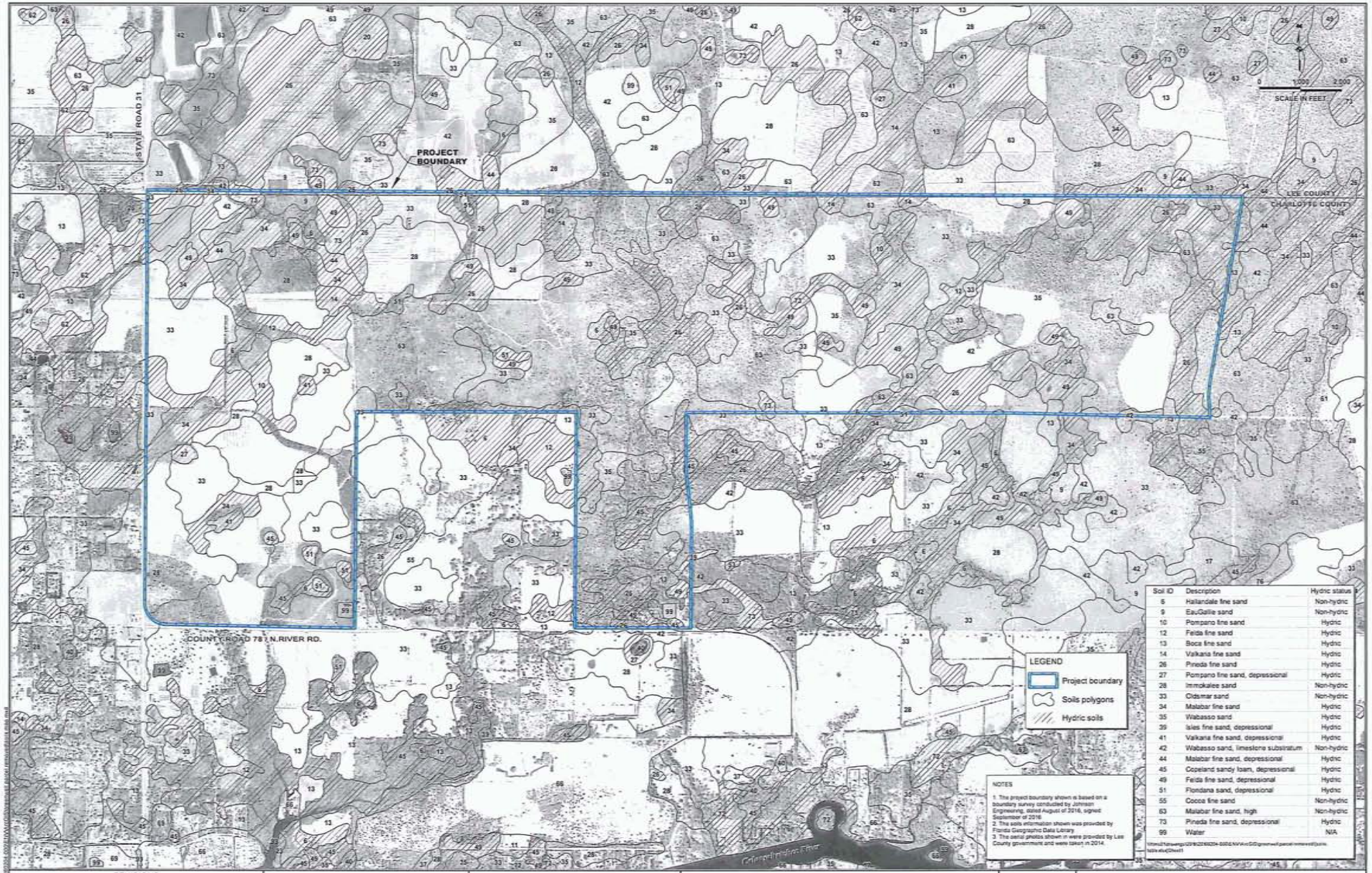
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Upland Habitat Map

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ATTACHMENT 4

SOILS MAP



Soil ID	Description	Hydric status
6	Hallandale fine sand	Non-hydric
9	Eau Gallie sand	Non-hydric
10	Pompano fine sand	Hydric
12	Felda fine sand	Hydric
13	Boca fine sand	Hydric
14	Valkaria fine sand	Hydric
26	Pineda fine sand	Hydric
27	Pompano fine sand, depressional	Hydric
28	Immokalee sand	Non-hydric
33	Oldsmar sand	Non-hydric
34	Malabar fine sand	Hydric
35	Wabasso sand	Hydric
39	Isles fine sand, depressional	Hydric
41	Valkaria fine sand, depressional	Hydric
42	Wabasso sand, limestone substratum	Non-hydric
44	Malabar fine sand, depressional	Hydric
45	Copeland sandy loam, depressional	Hydric
49	Felda fine sand, depressional	Hydric
51	Floridana sand, depressional	Hydric
55	Cocoa fine sand	Non-hydric
63	Malabar fine sand, high	Non-hydric
73	Pineda fine sand, depressional	Hydric
99	Water	N/A

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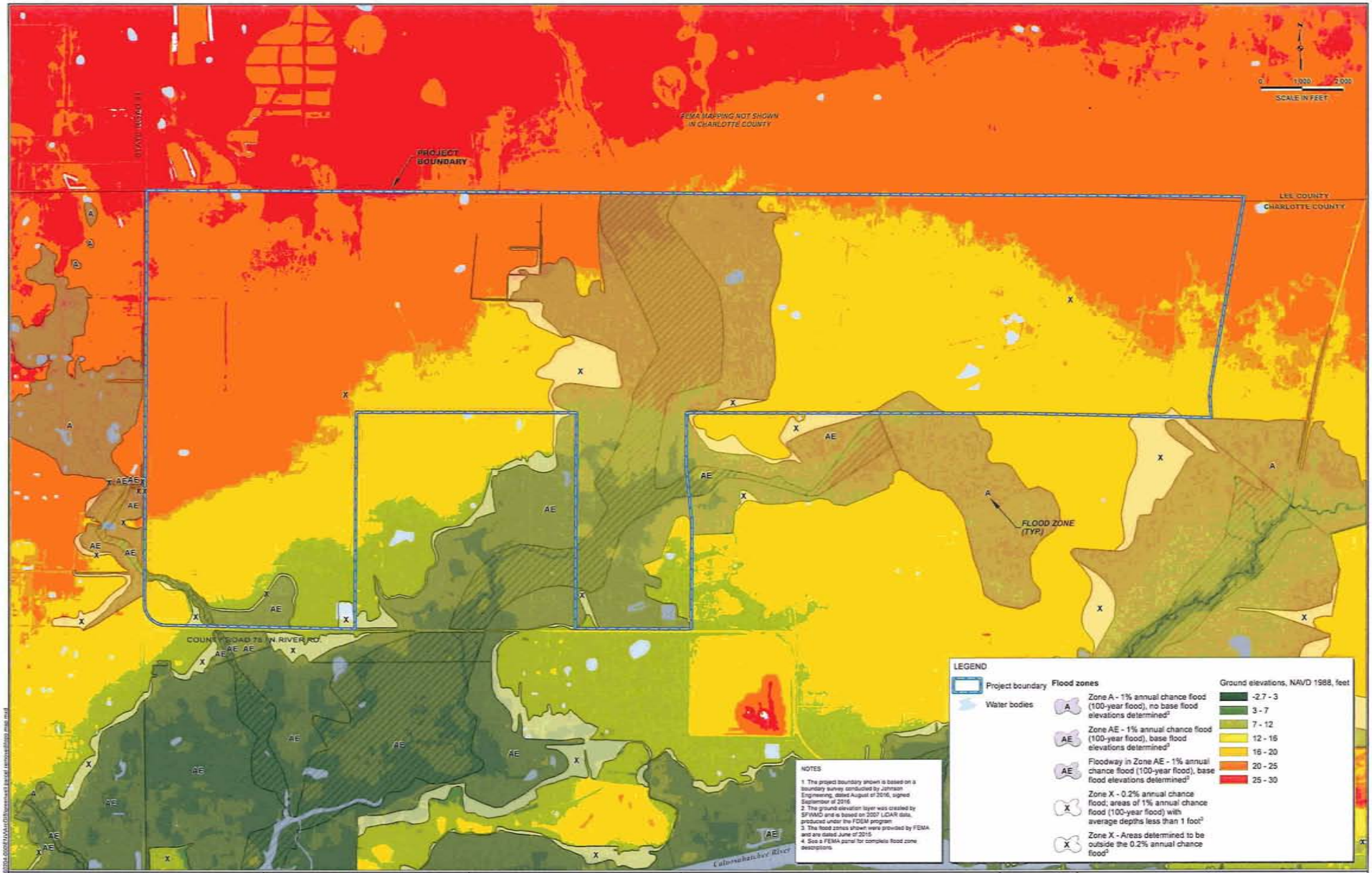
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Soils Map

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ATTACHMENT 5

TOPOGRAPHY MAP



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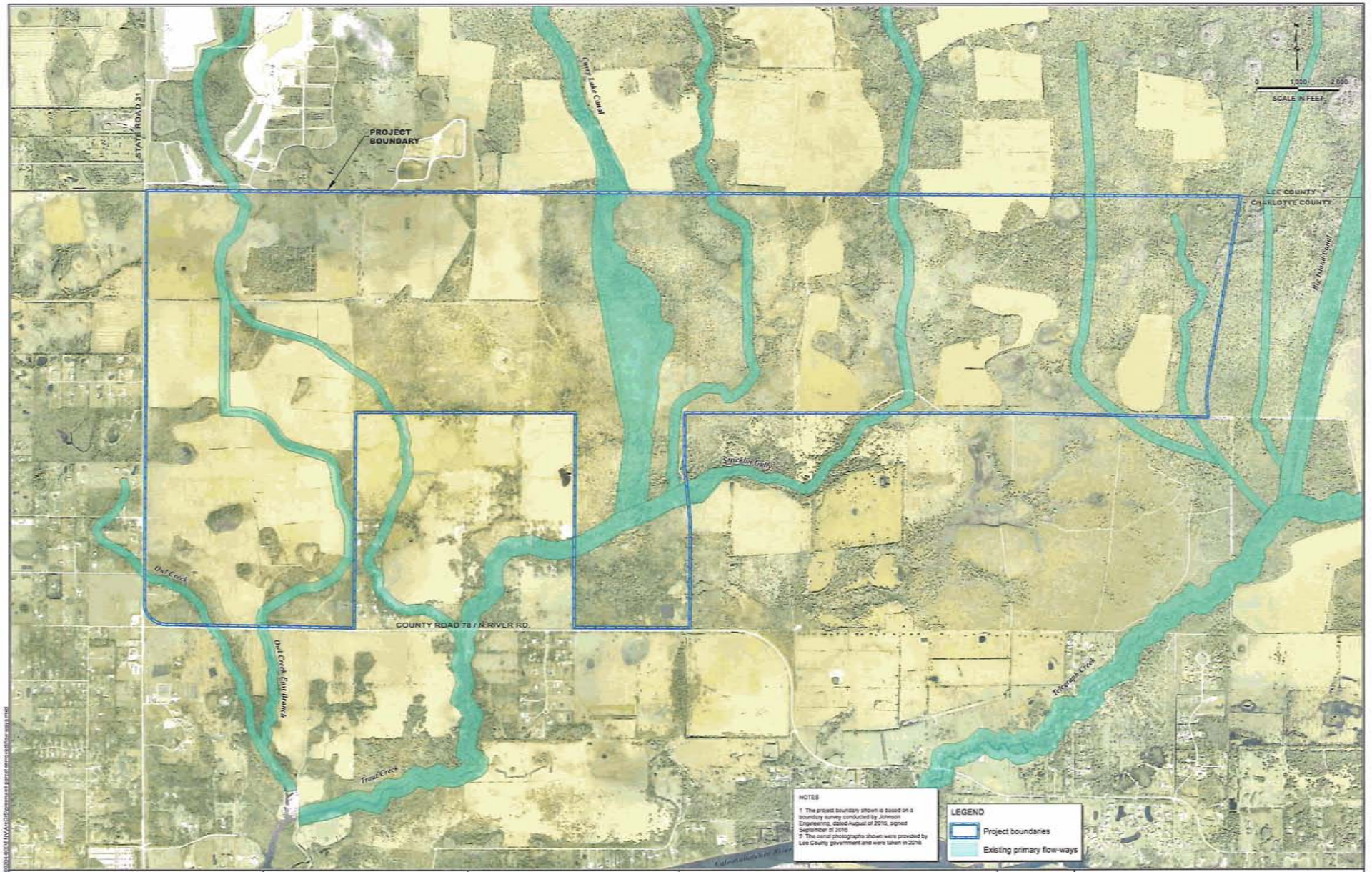
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Topography

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ATTACHMENT 6

FLOW-WAY MAP



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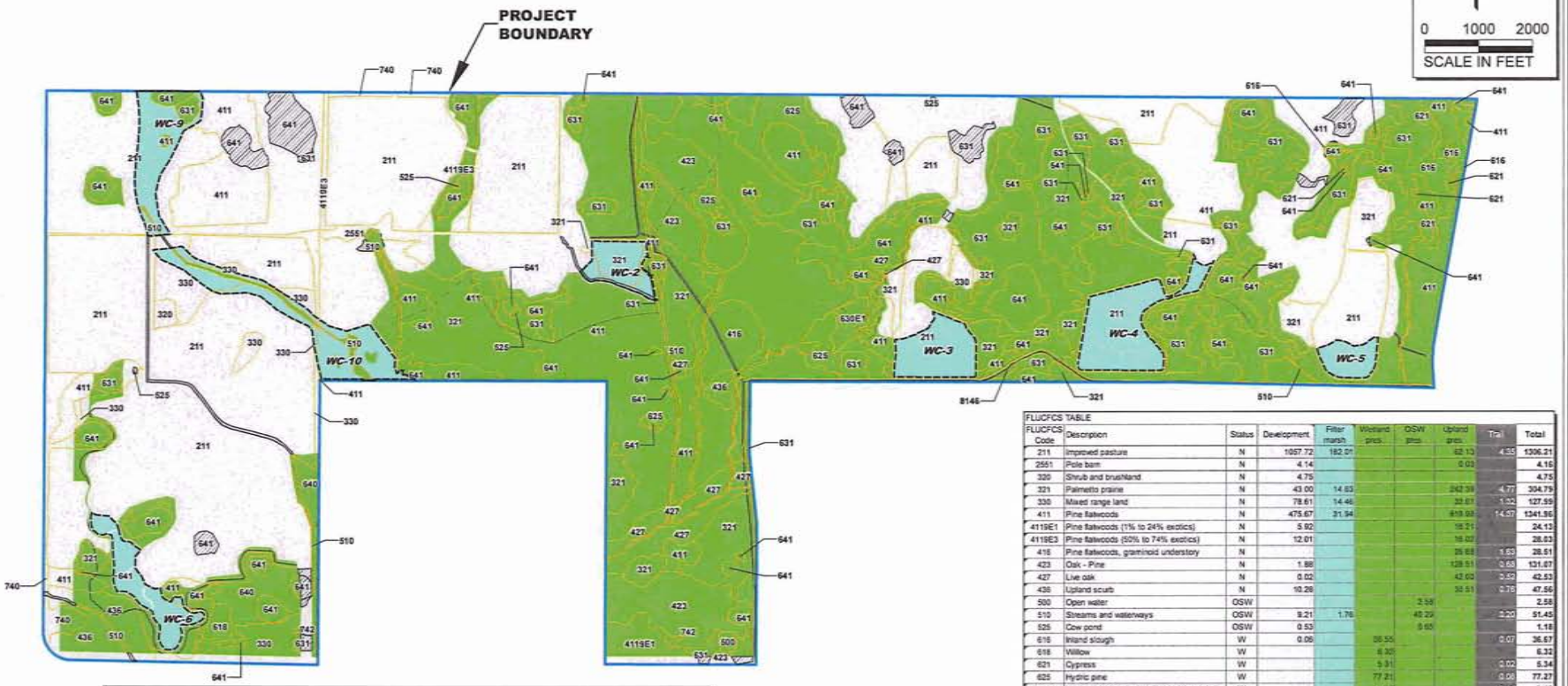
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Flow-Ways Map

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Sept. 2016	20160204-000	--	As Shown	1

ATTACHMENT 7

DEVELOPMENT / PRESERVES MAP



LEGEND

- Project boundary
- Filter marshes
- Development
- Habitat creation within filter marsh
- Preserve
- Trail
- FLUCFCS polygons
- SFWMD wetlands, impacted
- SFWMD OSWs, impacted

NOTES

1. Nomenclature and delineations as per the Florida Land Use Cover and Forms Classification System (FLUCFCS) (FDOT, 1999).
2. FLUCFCS Codes were obtained from SFWMD Permit # 08-0004-S-05 (Application # 070330-5) for the Babcock Ranch Community (BRC).
3. The project boundary shown is from a Johnson Engineering survey dated August of 2016.

FLUCFCS TABLE

FLUCFCS Code	Description	Status	Development	Filter marsh	Wetland presv.	OSW pres.	Upland pres.	Trail	Total
211	Improved pasture	N	1057.72	182.01			62.13	4.35	1306.21
2561	Pole barn	N	4.14				0.03		4.16
320	Shrub and brushland	N	4.75						4.75
321	Palmetto prairie	N	43.00	14.63			242.39	4.77	304.79
330	Mixed range land	N	78.61	14.46			33.67	1.32	127.99
411	Pine flatwoods	N	475.67	31.94			819.98	14.57	1341.96
4119E1	Pine flatwoods (1% to 24% exotics)	N	5.92				18.21		24.13
4119E3	Pine flatwoods (50% to 74% exotics)	N	12.01				16.02		28.03
416	Pine flatwoods, graminoid understory	N					29.68	1.83	28.51
423	Oak - Pine	N	1.88				128.51	0.68	131.67
427	Live oak	N	0.02				42.02	0.52	42.53
436	Upland scrub	N	10.28				32.51	0.76	47.56
500	Open water	OSW				2.58			2.58
510	Streams and waterways	OSW	9.21	1.76		40.29		2.20	51.45
525	Cow pond	OSW	0.53			0.65			1.18
616	Inland slough	W	0.09		36.55			0.07	36.67
618	Willow	W			6.30				6.32
621	Cypress	W			5.91			0.02	5.34
625	Hydric pine	W			77.21			0.06	77.27
630E1	Wetland forested mix (1% to 24% exotics)	W			9.56			0.14	9.50
631	Wetland shrubs	W	19.16	0.00	300.76			0.24	320.16
640	Vegetated, non-forested wetland	W	1.27		37.97			0.08	39.24
641	Freshwater marsh	W	43.13	0.03	134.55			3.08	177.28
740	Disturbed land	N	9.40				4.75		14.14
742	Borrow area	OSW	0.62			1.84			2.46
8146	Primitive trail	N	0.19				10.99	11.29	21.92
		Total:	1777.55	244.82	937.53	45.35	1441.29	40.85	4157.21

LEGEND

N = Non-wetland
W = Wetland
OSW = Other Surface Water

Note - some filter marshes include development areas intended for berms. These areas are only counted in the filter marsh category.

JOHNSON ENGINEERING

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E.B. #642 & L.B. #642

Babcock Ranch Community
Lee County, Florida

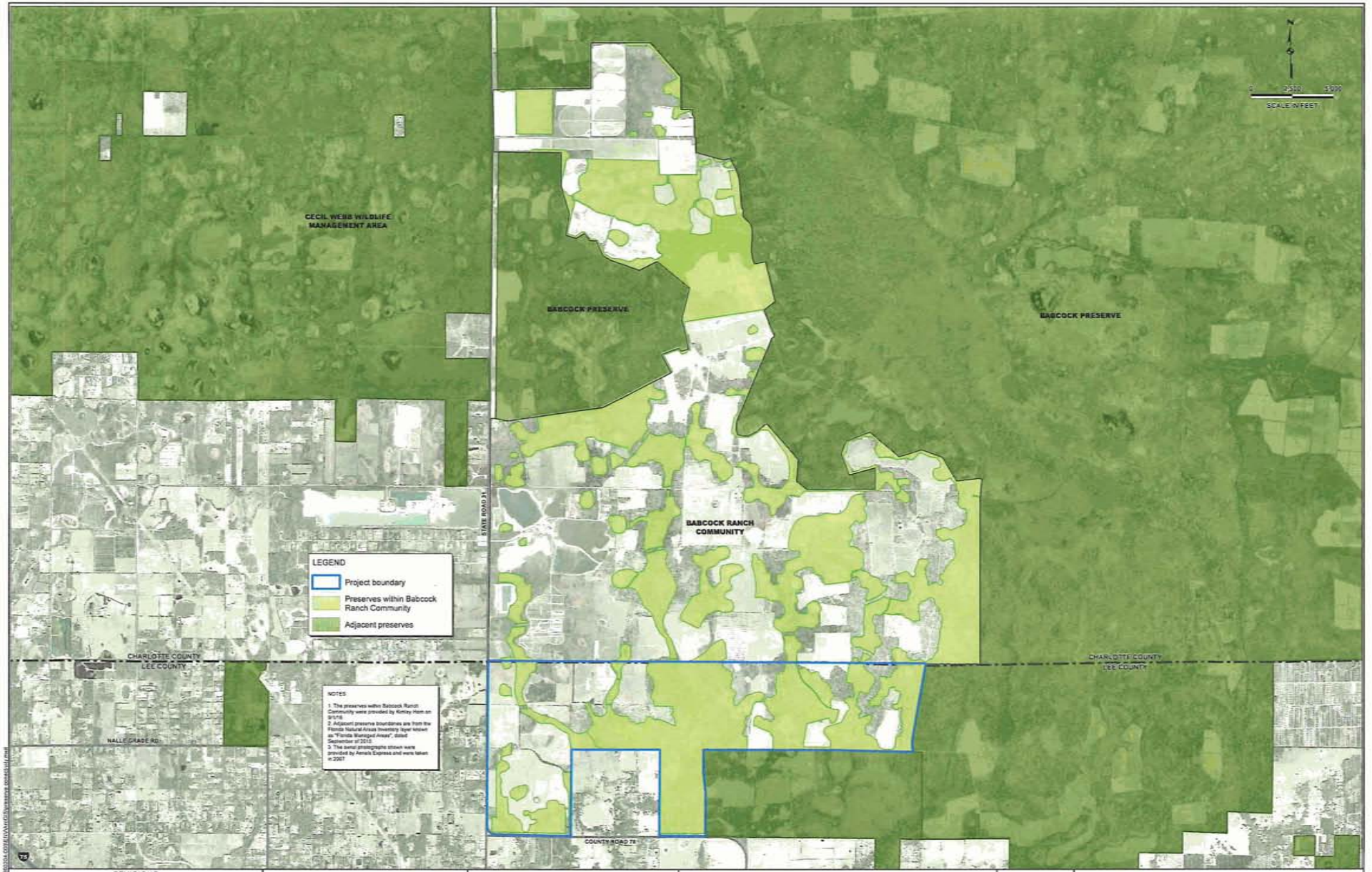
FLUCFCS / Development / Preserves Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
November 2016	20160204-001	-	As Shown	Attachment 7

Path: \\fma01\drawings\20160204-002\EnvironmentalArcGIS\PSS maps\flucfca development preserve map.mxd Date: 10/19/2016 Time: 9:04:45 AM User: pml

ATTACHMENT 8

PRESERVE CONNECTIVITY MAP



REVISIONS

Babcock Ranch Community
Lee County, Florida

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Preserve Connectivity Map

DATE	PROJECT	FILE NO.	SCALE	SHEET
Sept. 2016	20160204.000	--	As Shown	1

Exhibit IV.D.1

Division of Historical Resources Letter

Exhibit 30-1

RECEIVED
APR 12 2007

FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Mr. Jason Utley
Southwest Florida Regional Planning Council
1926 Victoria Avenue
Fort Myers, Florida 33901

April 9, 2007

RE: DHR Project File No.: 2007-1481
Received by DHR: February 28, 2007
Development of Regional Impact – Application for Development Approval
Babcock Ranch Application for Master Development Approval
Charlotte and Lee Counties

Dear Mr. Utley:

Our office received and reviewed the above referenced project in accordance with this agency's responsibilities under Section 380.06, *Florida Statutes*. The State Historic Preservation Officer is to advise in the identification of historic properties (listed or eligible for listing in the *National Register of Historic Places* (NRHP), or otherwise of historical or architectural significance), assess effects upon them, and consider alternatives to avoid or minimize adverse effects.

A review of our records indicates that the area for development has been surveyed (*An Addendum to the Cultural Resource Predictive Model the Babcock Ranch Community Charlotte and Lee Counties, Florida)*. No cultural resources eligible for listing on the NRHP were identified within the area for development. It is the opinion of this agency that Question 30 of the ADA is complete and sufficient and the proposed development is unlikely to affect historic properties.

For any questions concerning our comments, please contact April Westerman, Historic Preservationist, by electronic mail amwesterman@dos.state.fl.us, or by phone at 850-245-6333. We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,

Frederick P. Gaske

Frederick P. Gaske, Director, and
State Historic Preservation Officer

Xc: Alan D. Reynolds, AICP, WilsonMiller, Inc.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☐ Director's Office (850) 245-6300 • FAX: 245-6435
☐ Archaeological Research (850) 245-6444 • FAX: 245-6452
☑ Historic Preservation (850) 245-6333 • FAX: 245-6437
☐ Historical Museums (850) 245-6400 • FAX: 245-6433
☐ Southeast Regional Office (561) 416-2115 • FAX: 416-2149
☐ Northeast Regional Office (904) 825-5045 • FAX: 825-5044
☐ Central Florida Regional Office (813) 272-3843 • FAX: 272-2340

Exhibit IV.E
Lee Plan Consistency Narrative & Sprawl Analysis

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CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
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Babcock Comprehensive Plan Amendment

EXHIBIT IV.E.4 – Lee Plan Consistency & Amendment Justification Narrative

REVISED FEBRUARY 2016

The following is an analysis of how the proposed Lee Plan amendments are consistent with the goals, objectives and policies (GOPs) of the Lee County Comprehensive Plan (Lee Plan) and the Strategic Regional Policy Plan (SRRP). The adopted GOPs are listed in *italics*, and the Applicant's compliance discussion is shown in **bold**.

I. Lee Plan Compliance

Vision Statement

Northeast Lee County Vision Statement - This Planning Community is located generally in the northeast corner of the county, east of SR 31 and north of Lehigh Acres. The vision for this Planning Community is a safe and friendly community where people want to live, work and recreate. The citizens desire a healthy local economy, balanced with environmental stewardship, and maintenance and enhancement of the area's heritage and rural character. The Planning Community currently contains two identifiable areas: Alva and North Olga. The Alva area is located in the northeast corner of the county, west of the Hendry County line and south of the Charlotte County line. Alva is further identified with its mixed-use rural village located around the intersections of Broadway Street with North River Road and with SR 80. Infill development in the rural village produces a compatible mix of residential, professional office, small retail shops, cafes, and bed and breakfast lodging. The North Olga area is located south of the Charlotte County line, north of the Caloosahatchee River, west of the Caloosahatchee Regional Park, Bob Janes Preserve and Telegraph Creek Preserve to State road 31. The North Olga community is further identified by the W.P. Franklin North Campground, also known as the "Franklin Locks" and the Owl Creek Boat Works facility in the western end of the area.

The proposed amendment will directly align with the vision for Northeast Lee County, and more specifically the North Olga community planning area, by balancing the clustered development program with the perpetual protection of expansive and interconnected preservation areas. The protection, restoration and enhancement of the area's natural resources, as demonstrated through this application, will implement the environmental stewardship goals directed by the community vision.

The amendment also addresses the Vision Statement's directive for protection of the rural character and heritage by providing for substantial buffering and separation between proposed development areas and the surrounding rural

roadways and adjacent properties. The development footprint is clustered in areas adjacent to the approved Town of Babcock Ranch, and away from established rural neighborhoods in North Olga. Access to North River Road is strictly limited to "emergency only" to restrict traffic flow onto this rural roadway. Upon implementation, the proposed amendment will provide a mixed-use community where people can live, work and recreate as directed by the above statement.

Future Land Use Element

POLICY 1.4.5: *The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.*

1. *New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.5) utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels may be submitted during the rezoning or development review processes.*

2. *Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres). See Policies 33.3.2, 33.3.3, 33.3.4, 33.3.5 and 33.3.6 for potential density adjustments resulting from concentration or transfer of development rights.*

   a. For residential development, also see Objective 33.3 and following policies. Commercial and civic uses can be incorporated into Mixed-Use Communities to the extent specifically provided in those policies.

   b. Individual residential parcels may contain up to two acres of Wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas.

   c. The Future Limerock Mining overlay (Map 14) identifies sufficient land near the traditional Alico Road industrial corridor for continued limerock mining to meet regional demands through the Lee Plan's planning horizon (currently 2030). See Objective 33.1 and following policies.

   Development of the subject property under the current DR/GR provisions would result in the development of 434 single-family lots, each served by

a private well and septic tank, and without common or clustered open space or native preserve areas. This development program is inherently *inconsistent* with the stated goals of the DR/GR to protect natural resources, protect aquifers utilized for the public water supply, and mitigate sprawling land use patterns.

The County has recognized through recent amendments to Policy 1.4.5, (relating generally to the DR/GR future land use designation) and amendments to Goal 33, (relating specifically to the Southeast Lee County DR/GR lands) that the intent of the DR/GR designation can be met by allowing for clustered and carefully planned development, where such development provides for the protection, restoration and enhancement of on-site natural resources.

The proposal to include the subject property in the New Community designation is similar to these recent amendments in that it recognizes that development is a necessary funding mechanism for such improvements, where public funding is unavailable or insufficient.

Via this amendment, the Applicant is proposing to cluster densities and intensities in areas of the subject property that have been impacted by historical agricultural activities based upon significant developer-funded enhancements providing for: upland preservation/enhancements; wetland preservation/enhancements; regional wildlife corridors; wildlife crossings; long-term preserve management plans; water quality enhancements; reduced discharge rates; extended wetland hyroperiods; potable water supply and centralized sewer systems; and reuse water supply for irrigation purposes.

The enhancements provided in this application are consistent with the specific goals, objectives and policies within the Lee Plan associated with the underlying DR/GR future land use category, and are supported by site-specific data and analysis in the absence of regional, county-initiated studies.

Due to the context of the area, and the need to plan for these lands on a regional level, it is important that both the proposed New Community category and the underlying DR/GR category are acknowledged through this amendment.

The proposed amendment directly aligns with the County's goals for the DR/GR future land use category to maintain lower densities in specified areas of the County; provide for green infrastructure and natural resource protection; and maintain and enhance surface water and groundwater levels.

The Applicant recognizes that the amendment will remove the subject property from the DR/GR future land use category, but the development

framework be supportive of and compatible with adjacent DR/GR lands based upon context and proximity.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.

The proposed amendment provides incentives for the preservation of wetlands in direct support of this policy. The density calculation in the companion Mixed Use Planned Development rezoning application takes into account the 63 acres of wetland impacts approved by the existing SFWMD Environmental Resource Permit, which represents less than 10% of the on-site wetland communities. The Applicant is also proposing wetland creation areas to off-set these impacts. Please refer to the enclosed Environmental Impact Analysis.

The proposed amendment to Table 1(a) allows for dwelling units to be relocated to developable contiguous uplands designated New Community from preserved freshwater wetlands at the same density as the uplands (1 du/2.5 acre).

Also in compliance with the above policy and Goal 114 of the Lee Plan, the proposed development avoids and minimizes adverse impacts on wetlands through the clustering of development, which allows for approximately 90% of the wetland on the Lee County BRC to be incorporated into onsite preserves, which are only a portion of the site's onsite mitigation plan to offset unavoidable wetland impacts. Additionally, approximately 226 acres of wetland creation (WC) areas are planned within the Lee County BRC. Each wetland creation area will be created predominantly from upland pasture located downstream of a proposed development pod. The wetland creation areas will receive treated runoff from the development pod's stormwater system and will provide additional water quality treatment prior to final discharge to the downstream receiving bodies. All mitigation areas are either part of the surface water management system or serve as an outfall point for it. Required water quality treatment is provided prior to surface water entering these areas. The limits of jurisdictional wetlands on the BRC lands are considered binding by the SFWMD and USACE, as they were part of a specific purpose survey reviewed and approved during the State and Federal wetland permitting for the property.

OBJECTIVE 1.6 **NEW COMMUNITY.** Designate on the Future Land Use Map areas which are suitable for the development of large-scale multi-use communities developed pursuant to an overall master plan. This category is also considered a Future Urban Area.

The amendment proposes to cluster development in impacted areas of the subject property based upon specific and measurable enhancements relating to the protection of environmental and natural resources; the provision of infrastructure; and implementation of an area wide surface water management system. The proposed amendment area is 4,157 acres and is of a suitable size and scale for the New Community category.

The companion MPD rezoning outlines a multi-use community, to include residential, commercial, office, recreational, and civic uses, thereby ensuring a diversity of land uses within the development. The property is not within the Future Urban Area; therefore, a proposed text amendment to strike-through the last sentence of this objective is proposed.

POLICY 1.6.1: New Community areas are lands that are capable of being planned and developed as a cohesive unit in order to better achieve conservation of important environmental resources and to initiate areawide surface water management. New Community land must be located such that the area is capable of being developed with a balance of residential and nonresidential uses and that major impacts of the development are internalized and/or alleviated by infrastructure that is existing or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the county (other than those associated with the delay in placing property improvements on the tax rolls).

The New Community category was specifically intended for lands that are capable of being planned and developed in a manner that protects environmental resources and enacts an area wide surface water management system due to size and scale of the property.

The category was originally adopted for the 2,700+/-acre Gateway Development of Regional Impact in 1990 per Ordinance 90-09. The New Community category addressed the Gateway project's regionally significant native habitat and wetland systems, important role in regional surface water management, and the intent to create a self-contained master-planned community, complete with residential, commercial and civic land uses.

Via this amendment, the Applicant is proposing a similar, master-planned development program, with clustered densities and intensities in areas of the subject property that have been impacted by historical agricultural activities, and where specific and measurable criteria for environmental protection, improved surface water management, and enhancement of natural resources are met.

The environmental enhancements provided in this application relate directly to the specific objectives and policies within the Lee Plan associated with the New Community future land use category. These enhancements include: a minimum of 60% on-site open space; protection of 90% of the on-site wetlands; protection and restoration of upland habitat; wetland creation areas to slow down and clean surface water; and placing a minimum of 50% of the site under perpetual conservation easement.

Other enhancements and development criteria focus on connectivity of wildlife corridors due to proximity to the largest grouping of Strategic Habitat Conservation Areas (SHCA) in the State of Florida. As detailed in the enclosed Environmental Impact Assessment, these SHCA areas are considered essential to provide rare species and natural communities in the land base that are necessary to sustain populations into the future. The proposed amendment, and the critical habitat linkages it provides, further cements the State's commitment to the protection of this area through the acquisition of 74,000 acres of Babcock Ranch in 2006.

The enhancements also focus on improved surface water quality in relation to on- and off-site tributaries that lead directly to the Caloosahatchee River. The New Community category specifically requires developers to initiate area side surface management, which will be enacted through the proposed development. The property represents a key stretch of land that impacts water quality in the Caloosahatchee River Drainage Basin. Therefore, the water quality improvements and reduced run-off rates proposed through this amendment are entirely consistent with the New Community's intent to address surface water and hydrology on a regional scale.

Potable water and sanitary sewer services for the project will be provided by MSKP Town and Country Utility, LLC. In addition, irrigation water for development within the subject property will be supplied via an on-site lake within the Town of Babcock Ranch. All reclaimed water generated by the on-site water reclamation facility will be used for irrigation, with surface water and/or groundwater (as permitted by SFWMD) meeting the balance of irrigation needs. The result will be lower water usage when compared to individual private well systems, or potable water sources.

In sum, the amendment proposes to cluster development in impacted areas of the subject property, which are adjacent to the Town of Babcock Ranch, in a manner that creates specific and measurable enhancements relating to the protection, conservation, enhancement, and restoration of environmental resources and enacts an area wide surface water management system. These enhancements directly further the County's defined intent for the New Community future land use category,

Policy 1.6.1 (CONTINUED): New Communities will not exceed a residential density of six dwelling units per gross acre and must have at least the following characteristics:

The Applicant is proposing to modify the above sub policy to limit density in New Community lands within the North Olga community planning area to 1 du/2.5 acres.

1. The land will be developed under a well-conceived overall master plan;

   The proposed development will be subject to a Master Concept Plan approved as part of the Mixed Use Planned Development. This master plan will ensure development is clustered in the impacted areas of the site; expansive preserve and open space areas are provided; development areas are accessible by an internal roadway network; stormwater management is appropriately dispersed throughout the project to provide for the requisite water quality and discharge rates; and adjacent properties are buffered and separate from proposed internal development area.

2. The land can be served with all necessary facilities and services at no expense to the county.

   As outlined in the enclosed application, the subject property is currently serviced, or will be serviced, by public and private infrastructure that can accommodate the proposed mix of uses at the requested densities and intensities.

3. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;

The subject property is located within the Babcock Ranch Community Independent Special District (ISD), established in 2007 by House Bill 1515 (codified in Chapter 2007-306, Laws of Florida) passed by the Florida Legislature, and approved by the Governor of Florida on June 27, 2007, as amended. The ISD will provide for the governing, financing, construction, operation and maintenance of essential public services and facilities within the Town of Babcock Ranch.

4. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;

   The companion MPD and supportive Master Concept Plan demonstrate the distribution of land uses, open space and preserve throughout the project in an orderly and attractive manner.

5. The land must be developed in such a manner as to protect environmentally sensitive areas;

   The amendment provides for a minimum 60% on-site open space; preservation of 90% of the on-site wetlands; restoration of both uplands and wetlands; wildlife crossings, and regional wildlife corridor connections. In addition, the amendment requires 50% of the subject property to be placed under permanent conservation easement.

6. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas);

   The proposed MPD demonstrates the full range of land uses to allow for development of the property as a free-standing community. The proposed uses include residential, commercial, professional office, medical office, recreational, and civic/institutional uses. The residential development pods allow for a mix of multi-family, townhouse, single-family, and two-family dwelling types to achieve the intent of this sub-policy.

7. Off-site impacts must be mitigated; and,

   Off-site impacts relating to traffic will be mitigated in accordance with all county requirements.

8. On-site levels of service must meet the county-wide standards contained in this plan.

   The Applicant has secured letters of availability from utility and public service providers demonstrating public and/or private infrastructure is available, or will be made available through developer's agreements, to service the proposed development at the adopted level of service. Letters of availability have been provided for schools, police, fire, EMS, potable water, and sanitary sewer services.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy*

costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The BRC lands proposed for inclusion in the amendment are immediately adjacent to the Town of Babcock Ranch – an 18,000-acre master-planned community approved for 17,870 dwelling units, 6 million square feet of non-residential uses, in addition to schools and research facilities, civic space, and recreational areas via a Development of Regional Impact approved by Charlotte County in 2007. Approval of the proposed amendment will allow for a compact and contiguous development pattern with respect to the development immediately north of the Lee/Charlotte County line that is currently under construction.

As evidenced through availability letters from various agencies, public services and infrastructure are currently available to serve the proposed development, or will be made available through the developer's agreement process. Please also refer to the below Sprawl Analysis section of this report for additional discussion on sprawl mitigation.

The proposed amendment will not result in similar future amendments on adjacent properties in North Olga for several reasons. Firstly, the minimum acreage required to develop under the New Community future land use category is 2,000 acres per the proposed text amendment. There are virtually no tracts of this size available for development, and there does not appear to be sufficient undeveloped lands to assemble to meet this threshold. This allows the proposed amendment to be very limited in its scope and scale when compared to the Southeast Lee County DR/GR Overlay approach, which was intentionally developed for broader application across the Southeast Lee County DR/GR Planning Community.

Another safeguard that would prevent the proliferation of development in the North Olga Community, is the requirement to connect to centralized water and sewer services. The subject property is unique in that it will be serviced by the ISD, which is only applicable to lands owned by the Applicant. A legislative amendment would be required change/add land to the boundary. Moreover, the vast majority of North Olga is not within the Lee County or FGUA service area. This lack of utility service is another key protection to limiting conversion of agricultural lands in the area.

The proposed development will be located in impacted areas, immediately adjacent to the approved Town of Babcock Ranch Town Center, and is therefore a logical extension and "end cap" to the Town of Babcock Ranch that is approved and under construction. This is unique to the subject property and could not be accomplished by other lands in North Olga.

For the above reasons, the proposed amendment will allow for an appropriate mix of land uses clustered in impacted areas of the site to serve the rural community and surrounding areas. The unique factors surrounding this

application, including adjacency to Town of Babcock Ranch; lack of developable properties 2,000 acres in size or greater in the community planning area; and lack of utilities infrastructure effectively prevents the proliferation of development in North Olga. Therefore, the amendment provides an opportunity to provide goods and services to the rural community and Town of Babcock Ranch without opening the area to premature conversion to development.

POLICY 2.2.1: *Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

The Applicant has secured letters of availability from service providers demonstrating public and/or private infrastructure is available, or will be made available through developer's agreements to service the proposed development.

Compatibility with surrounding land uses is addressed extensively within this application, and the companion MPD rezoning. Expansive buffers are proposed along the adjacent arterial roadways to screen views of the development and protect rural vistas and viewsheds. Development pods are clustered in impacted farmfields adjacent to the Town of Babcock Ranch, and away from the established low-density residential communities in North Olga. Access to North River Road is limited to "emergency only" to protect rural character along the roadway and direct traffic through the internal roadway network into Charlotte County, or onto SR 31. Other performance standards, development regulations, and conditions will be incorporated into the MPD rezoning to fully address compatibility in accordance with this policy.

POLICY 4.1.1: *Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.*

Proposed development within the subject property is primarily located in impacted areas of the property, where historical agricultural activities have occurred. Flowways have been preserved and integrated into the 60% open space requirements. Wetland Creation (WC) areas are design in locations downstream of the development to further treat the runoff from the community prior to discharging offsite. Therefore, the development design is functionally related to the natural features of the site.

POLICY 5.1.5*: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally*

applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The proposed amendment, as implemented through the companion MPD zoning district, is carefully planned to minimize impacts to surrounding rural neighborhoods and the roadway network.

The subject properties are largely surrounded by lands owned by the Applicant, government-owned conservation areas, or arterial roadways. Specifically, The Property abuts SR 31, a two (2)-lane arterial roadway to the west; future development within the Town of Babcock Ranch lies to the north; County-owned conservation lands abut the property to the east; and the majority of the southern property line abuts the North River Road/CR 78, a two (2)-lane arterial roadway.

The only adjacent properties under residential usage are those parcels in the "cut out" north of North River Road in Section 8. The vast majority of these lands are controlled by the Armeda Family, LLC and are used for active and passive agricultural uses, with the exception of four (4) single-family properties on lots ranging from 5 to 7.5 acres along Turkey Run Lane. The MCP demonstrates a 30' wide Type "F" buffer along this shared property line to screen views of the development and provide adequate separation between uses.

As noted throughout this application, the MCP also includes a minimum setback of 100 feet between SR 31 and the proposed development footprint. The setback for development along North River Road/CR 78 is 1,000 feet, which is specifically intended to protect viewsheds along this roadway. These expansive setback areas will include landscaping, and in some cases upland and wetland restoration areas, to screen views of the development areas in direct compliance with this policy. As noted above, additional performance standards, setbacks, development standards are provided in the MPD application to fully address compliance with this policy directive.

POLICY 6.1.2: *Commercial development in non-urban future land use categories is limited to minor commercial and located so that the retail use, including buildings and outdoor sales area, is located at the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) of arterial and collector roads or two collector roads with direct access to both intersecting roads. Direct access may be achieved with an internal access road to either intersecting roads. On islands, without an intersecting network of collector and arterial roads, commercial development may be located at the intersection of local and collector, or local and arterial, or collector and collector roads.*

The Applicant is proposing a text amendment to the above policy language to allow for commercial development in excess of the minor commercial development thresholds, or 30,000 square feet, when approved through the New Community future land use category.

The proposed amendment will provide opportunities for goods, services, and recreational amenities for the residents of the rural communities across Northeast Lee County, and within the immediately adjacent Town of Babcock Ranch, at a relatively low intensity of 0.25 FAR. The proposal allows for the non-residential land uses to support the rural community, while maintaining an intensity cap appropriate for a non-urban area.

It is also important to note that the commercial uses proposed through this application and the companion MPD represent a transfer, or "shifting", of approved commercial uses within the Babcock Ranch DRI in Charlotte County to those designated mixed-use areas shown on the Master Concept Plan. In effect, the proposed commercial uses will not further intensify the existing commercial entitlements approved for the overall Babcock Ranch Community.

Lastly, the New Community future land use category specifically directs all new development to contain a dynamic mix of land uses in order to function as a "free standing community offering a complete range of land uses".

***POLICY 6.1.4**: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

Commercial development and other non-residential use areas, such as the Perfect Game recreational facilities, are located in the northern portions of the proposed development in areas adjacent to the Town of Babcock Ranch and along the SR 31 arterial frontage. The commercial development will serve as an extension of the existing commercial development pattern approved in Charlotte County, immediately north of the county line.

As noted above, the proposal represents a shifting of approved intensity from southern Charlotte County to the northern portion of Lee County, and not "new intensity" when taking into account the existing DRI approval. Therefore, the proposed commercial development within the development will already be accessing the surrounding roadway network and generating trips from both Lee and Charlotte Counties pursuant to existing permits.

This application also provides letters of availability from various agencies, in accordance with the above policy. These letters demonstrate there are existing public services and facilities available to serve the proposed development, or those services will be made available through a developer's agreement in advance of the development coming online.

***POLICY 6.1.6:** The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

The amendment, as implemented through the companion MPD zoning district, proposes a minimum setback of 100 feet from the development footprint to SR 31. The setback for development along North River Road/CR 78 is 1,000 feet.

These expansive setback areas will include existing vegetation, landscaping, and in some cases upland and wetland restoration areas to screen views of the development areas, including mixed-use areas and the Sports and Entertainment District, which both propose commercial uses.
Proffered conditions in the MPD also require a unified architectural theme throughout the development pods to ensure the design represents an extension of the overall Town of Babcock Ranch vision. This theme will be reflective of a variety of regional architectural styles, such as "Old Florida" and "Coastal Gulf" vernaculars, which are consistent with the North Olga Community design standards set forth in Chapter 33 of the Land Development Code.

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

The commercial development permitted by this amendment will limit commercial development to those areas directly adjacent to the Town of Babcock Ranch Town Center, which is specifically addressed in other policies. The Text Amendment has been drafted with specific and stringent criteria that would preclude its application on a broad basis due to the required land area and costs to achieve such improvements and enhancements.

Moreover, the amendment requires connection to central water and sewer facilities in lieu of private well and septic systems. This is achieved through the Babcock Ranch Community Independent Special District (ISD). However, this district does not extend beyond the limits of the subject property controlled by Babcock Property Holdings, LLC. Therefore, adjacent properties would not be able to connect to ISD infrastructure unless the district boundary is amended through the state approval process.

GOAL 9: AGRICULTURAL LAND USES. *To protect existing and potential agricultural lands from the encroachment of incompatible land uses and to discourage the introduction or expansion of agricultural uses in the Future Urban Areas.*

The proposed amendment is in direct compliance with this Goal and supportive objectives and policies by providing expansive perimeter buffers around proposed development areas to mitigate impact on adjacent, active agricultural lands. The development is also consistent with the intent of this goal by limiting access onto North River Road/CR 78, which is an established agricultural trucking corridor. Trips generated by development within the subject property will have minimal impact on agricultural operations and "farm-to-market" transport in the immediate area.

STANDARD 11.1: WATER. *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 Chapter 17-22, F.A.C.)

STANDARD 11.2: SEWER. *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.*

Potable water and sanitary sewer services will be provided by MSKP Town and Country Utility, LLC. Please refer to the enclosed letter from this entity confirming availability of services for future development within the subject property.

GOAL 34: NORTHEAST LEE COUNTY

POLICY 34.1.1: *Support the agricultural and rural character within Northeast Lee County by encouraging continued commercial agricultural operations and encourage new development to be clustered to conserve large areas of open lands.*

The proposed amendment is directly in compliance with the above policy directive. As proposed, development must provide for 60% on-site open space, of which 50% must be dedicated preserve lands. These requirements are far in excess of the standard LDC requirements, and result in a clustered and compact development footprint on less than 40% of the property.

Moreover, the amendment requires enhancements relating to upland habitat restoration, wetland restoration, and water quality. The enhancements will ensure these large areas of "open lands" are highly functional and serve greater ecological purposes for these areas that ultimately drain to the Caloosahatchee River, and are connected to regional wildlife corridors.

POLICY 34.1.2: *Work with residents and property owners of Alva and North Olga to develop standards and guidelines for clustering future development and conserving large areas of open lands to promote compatibility with adjacent residential and agricultural areas. These standards and guidelines are intended to give clear and meaningful direction for future amendments to the Land Development Code.*

The amendment directly addresses this policy by creating a framework for clustering future development in a manner that conserves large areas of undeveloped lands in perpetuity, and also addresses compatibility with active agricultural operations in the area.

POLICY 34.3.2: Identify, maintain, and enhance appropriate public access to Northeast Lee County's public lands and surface waters, balanced with new and ongoing efforts to protect and enhance the community's water quality and natural resources.

The amendment will include an internal trail system that will be open to the public and accessible by trailheads throughout the development, and within the adjacent Town of Babcock Ranch in Charlotte County. Main access points to the project from SR 31

and from the Town of Babcock Ranch will not be gated, and will facilitate public ingress/egress to these trailheads. Policy 35.11.3 provides for these proposed enhancements.

POLICY 34.4.1: *Work to preserve the rural character and scenic qualities of North River Road, and support multiple modes of travel for residents, businesses, visitors, and commercial agriculture within Northeast Lee County. Implementation of this policy will not impact the function or operation of agricultural lands within the Planning Community for the purposes of scenic preservation.*

The companion rezoning specifically limits access to North River Road for the purposes of preserving the rural character of this corridor. The MPD conditions will further limit access to this roadway for emergency purposes only. In addition, development areas are proposed to be setback 1,000 feet from North River Road in order to preserve the expansive rural vistas. The proposed sub-policies also require enhanced setbacks where proposed development abuts adjacent agricultural uses to mitigate impacts to the function and operations of these lands. Therefore, the amendment is in direct compliance with the above policy.

POLICY 34.4.3: *Proactively plan for wildlife connections within Northeast Lee County that support habitat needs of native animals on public lands and waters.*

The amendment provides a clear mechanism for ensuring connectivity between preserves within the subject property, internal preserves within the development footprint of the Town of Babcock Ranch, and the Babcock Ranch Preserve state preserve to the east. The subject property provides a critical linkage between the regional habitat network that provides corridors for the Florida Panther, and other large mammals.

The preserve area proposed by this application totals 2,079 +/-acres in the form of existing habitat preservation, as well as habitat enhancement and habitat creation areas. These areas directly abut the largest groupings of Strategic Habitat Conservation Areas (SHCA) in the State of Florida. SHCA areas are considered essential to provide rare species and natural communities in the land base that are necessary to sustain populations into the future. Public ownership of these lands, with the proposed connections through the development's preserve areas to the west through the Babcock/Webb Wildlife Management Area (WMA) and Charlotte Harbor State Buffer Preserve, provide a critical link for a wildlife corridor that stretches from Lake Okeechobee to the Gulf of Mexico.

As illustrated on the enclosed Conceptual Wildlife Crossings exhibit, the Babcock Ranch Community (BRC) has numerous crossings planned for installation. Construction timing of a given wildlife crossing will be dependent upon adjacent development that would trigger the need for it. Details of the crossings within/adjacent to the Lee County portion of the BRC are provided in Attachment 1 (Mitigation Plan Set) of the Lee County Preserve Management and Mitigation Monitoring Plan.

There are no significant preserve corridors spanning SR 31 in Lee County that warrant installation of a crossing underneath the roadway. However, during the Environmental Resource Permit review process, two (2) conceptual wildlife crossings underneath SR 31 in Charlotte County were agreed upon with the wildlife agencies that will be constructed when the respective portion of SR 31 requires widening. Labeled as crossings 1 and 2 on the Conceptual Wildlife Crossings exhibit, they are located approximately 9.0 miles and 5.5 miles north of the Lee County line, respectively, to allow safe passage for wildlife between the Babcock Ranch Preserve (east side of SR 31) and the Babcock-Webb Wildlife Management Area (west side of SR 31). Although these crossing are not located in Lee County, the onsite preserves and internal wildlife crossings within the BRC (Lee and Charlotte Counties) allow for direct movement by large mammals to these locations.

In terms of wildlife/human interaction associated with these corridors, education of the residents through their associated HOA documents, the Discovery Center, informational signage, educational kiosks, and preserve signs at the development/preserve interface will also be utilized to make residents aware of possible wildlife encounters and appropriate actions when encountering wildlife. Furthermore, residents will be encouraged to: utilize bear proof containers; store trash in a secure area until morning of pickup; bring pet food inside and store securely; protect gardens, compost and livestock with fencing or other appropriate measures; clean grills and store them in a secure area; and remove wildlife feeders when a bear is in the area.

POLICY 34.4.4: Work with Alva and North Olga to evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road through the planning community.

Proposed sub-policy 35.11.3 provides for multi-purpose paths along SR 31 and North River Road along the property's frontage.

POLICY 34.5.2: *The owner or agent of a requested zoning action (planned development conventional rezoning, special exception, or variance requests) or Lee Plan Amendment within the Northeast Lee County Planning Community must conduct public informational meeting with both the Alva and North Olga Communities where the agent will provide a general overview of the project for any interested citizens. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for advertising, providing the meeting space, and security measures as needed. Subsequent to this meeting, the applicant must provide staff with a summary that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues.*

The Applicant conducted a public informational meeting on July 28, 2016 during the quarterly North Olga Community Planning Panel meeting held at the Bayshore Fire Station, and a public informational meeting on August 8, 2016 during the monthly Alva, Inc. meeting. A follow-up meeting with Alva, Inc. was also conducted on August 22nd. Summaries of these meetings with the information required by the above policy are enclosed within this application.

Although not required by the above policy, the Applicant conducted a public meeting with the Concerned Citizens of Bayshore on August 23rd due to this community's proximity to the property, and shared boundary along SR 31.

GOAL 35: NORTH OLGA COMMUNITY

POLICY 35.1.1: *Protect the community's rural aesthetic qualities, preserve the natural and historic resources, and support a diverse rural economy by promoting compact or clustered development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses*

POLICY 35.1.2: *In partnership with Lee County, the North Olga Community will develop a rural planning toolbox to promote a compact development pattern within the community. Planning tools will include but are not limited to a Transfer of Development Rights (TDR) program, Purchase of Development Rights (PDR) program, conservation and agricultural easements, farm land trusts, and land development code regulations. The North Olga Community may be a sending area for county-wide TDRs, but may only receive TDRs from within the Northeast Lee County Planning Community.*

The proposed amendment effectively implements the above policies by allowing for a compact development pattern that supports the perpetual conservation of large tracts of environmentally sensitive lands. The amendment also ensures that proposed development can compatibly coexist with the agricultural operations expected to continue through the long-range planning horizon.

The proposed amendment requires heightened open space requirements, enhancements to native habitat and surface water quality, and perpetual preservation of the majority of lands within the development through conservation easements, in exchange for clustered areas of development, as directed above.

POLICY 35.1.3: *The North Olga Community will work in conjunction with Lee County, public agencies, land owners, and community service providers to examine the need for a rural mixed-use village center that provides for public meeting space, institutional uses, recreational opportunities and local goods and services.*

The proposed amendment allows for a clustered and compact mixed-use village center immediately adjacent to the Town of Babcock Ranch, to provide for a range of public, recreational, and commercial uses intended by this policy. By locating the mixed-use area in the northern portion of the community, adjacent to existing development footprint in Babcock Ranch and away from established neighborhoods and North River Road, the impacts to North Olga and Northeast Lee County are substantially mitigated.

As proposed, the mixed-use village will be accessible to the area residents and visitors via SR 31, but will be located away from the agricultural lands, low-density residential uses, and publicly-owned conservation areas that epitomize the area's rural character. The development will be further screened and buffered by expansive setbacks, landscape buffers, and designated preserve lands.

POLICY 35.1.6: *Work with the North Olga Community to improve the safety and accessibility of roadways, trails, and pathways through the implementation of the rural complete streets program.*

The amendment is in direct compliance with the policy through the provision of an internal, and publicly accessible trail system that connects lands within the development to the Town of Babcock Ranch and adjacent state lands. The future SR 31 improvements will also include a multi-purpose pathway along the project's western frontage. The Applicant will also maintain sufficient area along the North River Road frontage to allow for future construction of a multi-purposes pathway along the roadway.

POLICY 35.2.1: *Proposed Planned Developments will be encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability preservation of open space, natural assets, and diversity of choice within the community.*

The companion MPD rezoning application provides for a mix of dwelling types in the proposed Schedule of Uses, including single-family detached, two-family attached, zero lot line, townhomes, and multi-family buildings. The development pods are designed to transition from higher densities adjacent to the Charlotte County line/Town of Babcock Ranch and SR 31, to lower densities and expansive preserve areas along the southern and eastern limits of the property. The proposed development standards and Schedule of Uses provide evidence of this transitional design. The clustered development plan allows for a minimum of 50% (2,079 acres) of the property to remain preserve through the form of habitat preservation/enhancement and creation.

OBJECTIVE 35.3: Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should promote the rural character within the North Olga community boundaries and allow for non-residential land uses that serve and support the rural community, County regulations will support a unified and attractive rural-oriented design theme in terms of landscaping architecture, lighting and signage.

The amendment will support the rural community and associated character by directing non-residential development areas to the Charlotte County line, adjacent to the Town of Babcock Ranch and away from productive agricultural areas and lower density communities in Lee County. By placing stringent criteria for development within the property, as directed by this objective, the proposal will serve to reduce development pressures on sensitive habitat, agricultural lands, and other open space areas within the North Olga Community, and direct those land uses to an appropriate location adjacent to existing and planned development and the arterial roadway network.

The proposed non-residential uses will be located in impacted areas, immediately adjacent to the approved Town of Babcock Ranch Town Center, and is therefore a logical extension and "end cap" to the Town of Babcock Ranch that is approved and under construction.

POLICY 35.3.3: *In order to maintain the rural and aesthetic value of the community, proposed new commercial development will utilize a consistent landscaping and architectural style for all buildings within proposed commercial developments, and will comply with the applicable design standards within LDC Chapter 33 as part of the development review process.*

As outlined in the companion MPD rezoning application, the Applicant will institute a common architectural style for the commercial and mixed-use components of the development. It is anticipated that the design theme will coincide with the Town of Babcock Ranch's regional architectural approach that blends Old Florida, Craftsman, Farmhouse, Coastal Gulf Vernacular, and other similar styles to create a "hometown" feel that is consistent with the area's rural character. These architectural styles are also consistent with the standards set forth in North Olga's community-specific land development code regulations.

POLICY 35.4.2: Support the development of nature and agriculturally-based tourism where appropriate throughout the community. Opportunities for nature and agriculturally-based tourism include but are not limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.

The proposed amendment provides numerous enhancements to further the North Olga Community Plan's directive relating to strengthened eco- and agri-tourism. The amendment will provide public access to internal trail systems that ultimately connect to public trails systems (both existing and planned) within the adjacent 20/20 lands and the state-owned Babcock Ranch Preserve. The trails will also connect to the Babcock Wilderness Tours.

POLICY 35.8.2: *Encourage future development to maintain on-site native vegetation Communities.*

As detailed in the Environmental Impact Analysis, the amendment and associated development requires 60% total open space, with 50% of that open space area dedicated as permanent preserve lands to an appropriate entity. By way of comparison, the LDC requires standard developments more than 10 acres in size to provide 30-40% open space within the project. The native preservation requirement is half of the required open space, or 15-20% of the overall project.

Therefore, the amendment proposes significant preservation of on-site native vegetation communities, far in excess of the code requirements, and in direct compliance with this policy directive. From a quantitative standpoint, the total preserve proposed by this application is 2,079+/-acres in the form of habitat preservation, enhancement and creation areas.

POLICY 35.8.3: *Proposed Planned Developments will consider the incorporation of "Firewise" Principles in site design, including building orientation, access management, landscaping type and placement. For the purposes of this policy, Firewise principles are those guidelines developed by the National Fire Protection Association to mitigate the risk of wildland fire to homes in the wildland/urban interface.*

The Applicant acknowledges the use of prescribed fire in the project vicinity. As detailed in the Preserve Management Plan, the BRC also utilizes prescribed fire as an important land management tool for its onsite preserves. Burn managers take into account components such as wind speed and direction to determine an appropriate prescription for each individual fire.

The Applicant is coordinating with the Bayshore Fire District to incorporate appropriate "FireWise" conditions into the MPD rezoning application. Such conditions may include the incorporation of controlled burn education and notification requirements in the homeowners association document, to inform future residents of these mitigation measures. Conditions will also address the provision of more general education programs to inform residents about native wildlife, vegetation, and best management practices for interaction and management of the wildlife/urban interface.

Additionally, as outlined in the Lee Plan Consistency Narrative, development must comply with North Olga Policy 35.8.3.

Transportation Element

POLICY 40.4.7: *The County will encourage development designs to promote pedestrian and bicycle linkages between abutting residential and non-residential uses such as shops, office and employment centers, civic uses, parks, and schools.*

Development authorized through the amendment will demonstrate a high level of connectivity through multiple modes of transportation. Bicycle and pedestrian infrastructure will be provided internal to the project and will connect all development areas to future sidewalk infrastructure on the adjacent arterial roadways. For example, the SR 31 improvements will include a multi-modal pathway along the length of the western property line north of North River Road, and along the existing berm system.

Internal sidewalks and trail systems will connect all developed lands within the project to the various development pods, in addition to sidewalk infrastructure in the Town of Babcock Ranch. As discussed in the enclosed Traffic Analysis and application narratives, the Applicant's "stay and play" concept will be focused upon a walkable main street within the Sports & Entertainment District that connects the Perfect Game recreational fields and facilities to the supportive restaurants, hotels, shopping, and entertainment venues. This design approach will allow patrons to walk comfortably throughout the development and be less reliant on their vehicles.

As noted above, the amendment is in direct compliance with this policy through the provision of an internal, and publicly accessible recreational trail system that connects lands within the project to the trail system in the Town of Babcock Ranch and state-owned lands.

**Please note, no changes to Lee Plan Objective 36.3 and supportive policies are proposed in this amendment. These policy directives relate to the approved

development in Charlotte County, and do not impact lands subject to this amendment.

Community Facilities and Services Element

POLICY 60.1.1: Develop surface water management systems in such a manner as to protect or enhance the groundwater table as a possible source of potable water.

The surface water management system for the Property has been conceptually permitted through the South Florida Water Management District (SFWMD) to include a net reduction in discharge rates throughout the development. This allows for more contact time between surface water and groundwater tables directly enhancing the potential for recharge in the area. Furthermore, both parcels also propose an additional 50% water quality treatment in addition to state requirements. This will enhance both groundwater and surface water quality in the vicinity.

POLICY 60.1.2: Incorporate, utilize, and where practicable restore natural surface water flowways and associated habitats.

The site has been significantly altered by agricultural operations, and many of the existing flowways have been redefined. The proposed Babcock Ranch Community proposes to maintain and enhance the existing flow ways. In addition to preserving much of the land directly encompassing the flowways, the Communtiy also is proposing 8 weirs to be located in the ditched system that will hold back lower flows, thereby restoring natural communities.

As detailed within the Environmental Impact Analysis prepared by Johnson Engineering and Kimley-Horn, a wetland supplemental planting plan will be provided for wetland preserve areas with greater than 50% nuisance/exotic coverage, and that do not successfully naturally recruit (80% coverage of desirable species in all strata, densities appropriate for habitat type) within two (2) years.

In addition to this wetland restoration enhancement, approximately 226 acres of wetland creation areas are planned throughout the Property.

POLICY 60.5.1: The County encourages new developments to design their surface water management systems to incorporate best management practices including, but not limited to, filtration marshes, grassed swales planted with native vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

As noted above, approximately 226 acres of wetland creation (WC) areas are planned within the Lee County BRC, delineated as WC 2-6 and WC-9 and 10 on the Preserves Map enclosed in the Environmental Impact Analysis. Each wetland creation area will be created predominantly from upland pasture located downstream of a proposed development pod. The wetland creation areas will receive treated runoff from the development pod's stormwater system and will provide additional water quality treatment prior to final discharge to the downstream receiving bodies. All mitigation areas are either part of the surface

water management system or serve as an outfall point for it. Required water quality treatment is provided prior to surface water entering these areas.

Detailed grading and planting plans will be provided for each wetland creation area at time of local development order. Conceptual plans for their design have been reviewed by SFWMD staff to ensure proposed design elevations are consistent with the targeted levels of inundation and wetland hydroperiod for the proposed habitats. All of the wetland creation areas include a mosaic of habitat types from transitional uplands to open water areas. These areas will be over-excavated and backfilled with appropriate native soils to final grade to ensure mitigation success. These proposed wetland enhancements are in direct compliance with the above policy.

POLICY 60.5.2: The County encourages new developments to design their surface water management system to incorporate existing wetland systems.

The development pods shown on the MCP for the supportive MPD rezoning incorporate existing wetlands into the preserve areas outside the development pods to ensure the maximum functional value achievable. Discharges from the development pods will be directed in a manner that will enhance and contribute to these goals.

POLICY 60.5.3: The County encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.

The site has been significantly altered by agricultural operations, and many of the existing flowways have been redefined. The proposed Babcock Ranch Community proposes to maintain and enhance the existing flow ways.

In order to enhance the existing surface water and groundwater both onsite and adjacent to the property, the proposed project will include the following: weirs strategically placed to increase the hydroperiod of adjacent wetlands while still allowing for flows above the mean annual storm to by-pass the weirs as to not affect adjacent sites; increasing the required water quality treatment by 50% to allow for additional water quality benefits prior to discharging from the community; the reduction of existing onsite flows by incorporating additional attenuation into the design, and the preservation of existing flowways and their surrounding natural areas.

<u>Conservation and Coastal Management Element</u>

POLICY 107.2.4: *Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.*

The amendment proposes large tracts of connected preserve areas with connections to off-site state- and county-owned conservation lands. These preserve areas will ensure the perpetual protection of existing native habitat as outlined in the Environmental Impact Analysis.

POLICY 107.2.10: *Development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas must protect the natural character and public benefit of these areas including, but not limited to, scenic values for the benefit of future generations.*

The amendment proposes substantial setbacks from development areas to off-site native preserve areas. In compliance with this policy, the companion MPD rezoning has placed large tracts of native preserve adjacent to the offsite Babcock Ranch Preserve and Lee County 20/20 preserve lands.

POLICY 115.1.2: *New development and additions to existing development must not degrade surface and ground water quality.*

As detailed in the Enhancement Narrative, the project will provide water quality treatment volume equal to the greater of 1 inch of runoff from the entire drainage area or 2.5 times the percent impervious. The proposed improvements will take the calculated District water treatment volume and increase them 50% to provide an additional 50% treatment beyond the required treatment for these basins.

As further demonstration that the project is consistent with the above policy the site will reduce the peak allowable discharge across the Lee County lands to a maximum of 82.2CSM from the existing maximum of 194.9CSM.

<u>Economic Element</u>

POLICY 158.1.7: *Lee County will encourage the preservation of sensitive natural resources, including beaches, wetlands, estuaries, clean air and water, historic resources, scenic vistas and other unique natural resources through public acquisition and/or regulatory protection.*

The proposed amendment will allow for the long-term protection and enhancement of unique natural resources in direct compliance with this policy. The resulting preservation areas will directly contribute to improved water quality, highly connective wildlife habitats, and protection of scenic rural vistas in North Olga. These natural resources directly contribute to the economic well-being of Lee County.

POLICY 158.2.6: *Lee County, in coordination with the Tourist Development Council and other appropriate entities, will promote the development of the sports market and sports facilities for future economic development.*

The above policy provides direct evidence of the County's desire to expand upon the established sports tourism market due to its positive impact on the local economy. It is widely recognized that Perfect Game is a significant contributor to local sports tourism revenues, and has been a community partner with Lee County's Sports Development Office for many years.

The proposed amendments will support the County's unique opportunity to consolidate and expand Perfect Game's existing operations within a 300-acre

parcel, proposed for donation by the Applicant. The economic impacts of this proposal are significant, and are quantified in the enclosed Economic Impact Assessment prepared by the Haas Center, *and is provided for informational purposes.*

Perfect Game currently utilizes all of Lee County's existing baseball facilities and accounts for 35% of the County's annual sports tourism revenue. The various ball fields are spread throughout the County, and in some cases are not proximate to lodging, restaurants, or entertainment venues. Moreover, the lack of a consolidated location for the ball fields creates the need for additional travel from field to field throughout each tournament, which can become burdensome for the players and their families.

One key purpose of this amendment is to allow for the creation of a compact, well-integrated development to house Perfect Games' tournament facilities, as well as the amenities and services needed to support their operations and the needs of their patrons. Perfect Game plans to consolidate a significant amount of their national programming and offices in the proposed development, and will attract more than 100,000 unique visitors to Lee County annually.

The non-residential uses allowed by the amendment will provide for the hotel rooms, restaurants, entertainment, shopping and services within walking distance of the tournament facilities.

As outlined in the Economic Impact Analysis, the development is estimated to create 2,000+ jobs and generate substantial county revenue in the form of bed taxes, property taxes, visitor spending, and other indirect and induced effects. The amendment provides a unique opportunity to develop a true destination for sports tourism that will contribute directly to Lee County's economic development goals, while also protecting and enhancing the area's natural resources.

II. Strategic Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

Housing Element

Goal 2: *Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.*

The proposed amendment will allow for the development of a range of housing types in proximity to a mixed-use village center and the overall Town of Babcock Ranch. This surrounding development pattern provides for nearby employment, recreation, and access to goods and services.

Natural Resources Element

Goal 4: *Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.*

The proposed amendment will provide for a compact built environment that serves as an extension of the master-planned, mixed-use community known as Babcock Ranch.

The community design promotes sustainable development patterns and the protection of natural resources by siting development areas on lands historically impacted by farming activities. This design maximizes the preservation of native wetlands and uplands and allows for large tracts of undeveloped lands to remain in perpetuity. The proposed amendment provides for environmental and economic enhancements, which directly relate to the protection of quality of life and natural resources, for the benefit of future residents, visitors, and Lee County as a whole.

The proposed amendment and corresponding rezoning application provides for integrated stormwater management infrastructure to ensure protection of the area's natural waterways.

Regional Transportation

Goal 2: *Livable communities designed to affect behavior, improve quality of life and responsive to community needs.*

The property will primarily be accessed by State Road 31, a state-maintained arterial roadway, via multiple proposed access points shown on the Master Concept Plan. As outlined in the enclosed Traffic Circulation Analysis, there is adequate capacity on the surrounding roadway network to service the proposed densities and intensities at build-out based upon planned improvements, to be funded by the developer and State. The development will also incorporate multi-modal pathways and infrastructure into the design to connect the project to the Town of Babcock Ranch to the north.

III. State Comprehensive Plan Consistency

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to direct new development to appropriate areas with adequate public infrastructure and provide for a functional mix of housing, goods, services, and recreational opportunities. Specifically, the amendment is consistent with the following guiding policies:

Land Use. *In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

As indicated above, the amendment provides for the protection of natural resources. Public and private infrastructure is available to accommodate the proposed densities and intensities.

Transportation. *Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.*

The project is serviced by an adequate roadway network, via planned and future improvements to SR 31, that are required with or without the project. Development authorized through the amendment will demonstrate a high level of connectivity through multiple modes of transportation.

Bicycle and pedestrian infrastructure will be provided to connect all development areas to future sidewalk infrastructure on the adjacent arterial roadways. For example, the SR 31 improvements will include a multi-modal pathway along the length of the western property line north of North River Road along the existing berm system.

Internal sidewalks and trail systems will connect all developed lands within the project to the individual development pods, in addition to sidewalk infrastructure in the Town of Babcock Ranch.

The amendment is also in direct compliance with this policy through the provision of an internal, and publicly accessible trail system that connects lands within the project to the Town of Babcock Ranch and state lands. The future SR 31 improvements will also include a multi-purpose pathway along the project's western frontage.

Natural Systems & Recreational Lands. *Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

The preserve area proposed by this application totals 2,079+/-acres in the form of habitat preservation/enhancement and creation areas. These areas directly abut the largest groupings of Strategic Habitat Conservation Areas (SHCA) in the State of Florida, which provide a critical link for a wildlife corridor that stretches from Lake Okeechobee to the Gulf of Mexico.

The proposed amendment, and the critical natural resource protection it provides, further cements the State's commitment to the protection of this area through the acquisition of 74,000 acres of Babcock Ranch in 2006.

Water Quality. *Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

As detailed in this application, the proposed amendment will result in improved water quality and flows to the Caloosahatchee River via the proposed enhancements and design criteria.

Economy. *Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.*

The Haas Center Economic Impact Analysis quantifies the significant economic benefits of the proposal to locate Perfect Game facilities, supportive non-residential uses, and the extension of the Babcock Ranch Town Center within the subject property. The amendment will support the expansion of sports tourism, a targeted local, regional and state industry, along with associated job growth, tax base incentives, and direct and induced economic benefits. The amendment also directly supports the expansion of eco-tourism and agri-tourism in the area through the publicly accessible trail system internal to the development, trail head facilities, Discovery Center and educational kiosks, and connectivity to the surrounding publicly owned conservation lands.

As detailed above, the proposed amendment is consistent with the Goals, Objectives and Policies of the Lee Plan, SRPP and State Comprehensive Plan.

IV. Sprawl Analysis

Section 163.3177(6)(a)9, Florida Statutes (F.S.) requires that amendments to the Future Land Use element must discourage the proliferation of urban sprawl. Urban sprawl is defined in ss. 163.3164 (51) F.S. as follows:

> *"A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."*

Section 163.3177(6)(a)9.a, F.S., includes the following indicators that a plan amendment does not discourage the proliferation of urban sprawl.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
Response: *The subject property is located adjacent to the approved Town of Babcock Ranch in Charlotte County. The current land use designation allows a maximum of 1 DU/10 acres to be developed on lands designated DR/GR. The proposed Comprehensive Plan Amendment will re-designate the subject property to the New Community future land use category, and implement an incentive-based framework in which clustered mixed use development that utilizes Planned Development rezoning may be eligible for up to of 1 DU/ 2.5 acres, and a maximum 0.25 FAR for non-residential uses. The Planned Development must demonstrate that significant environmental enhancements are provided. The amendment is a substantial improvement over the existing sprawl pattern.*

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Response: *As noted above, the subject property is located adjacent to the approved Town of Babcock Ranch in Charlotte County. The amendment area is also located within the Babcock Ranch Community Independent Special District (ISD,) which includes the Town of Babcock Ranch in Charlotte County and the BRC portion of the subject property in Lee County. This Comprehensive Plan Amendment is consistent with and furthers Chapter 2016-257, Laws of Florida, which expanded the ISD to include lands within Lee County in order to provide for orderly development and prevent urban sprawl; protect and preserve environmental and conservation uses and assets; potentially enhance the market value for both present and future landowners of the property consistent with the need to protect private property; potentially enhance the net economic benefit to Charlotte and Lee Counties, including an enhanced tax base to the benefit of all present and future taxpayers in Charlotte and Lee Counties; and result in the sharing of costs of providing certain systems, facilities, and services in an innovative, sequential, and flexible manner within the area to be serviced by the district.*

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Response: *Proposed Policy 35.11.1 allows for a clustered and compact mixed-use village center immediately adjacent to the Town of Babcock Ranch. By locating the mixed-use area in the northern portion of the property, adjacent to the existing development footprint in the Town of Babcock Ranch, the proposed amendment avoids strip commercialization or radial, strip, isolated or ribbon patterns of development.*

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Response: *Proposed Policy 35.11.3 requires New Community development in North Olga to provide a minimum of 60 percent open space, and to protect existing flowways and indigenous habitats. Policy 35.11.3 also requires future development to preserve critical wildlife connections to adjacent conservation areas. Policy 35.11.3 includes requirements to enhance the water quality treatment by providing filter marshes, wetland buffers and natural system based stormwater facilities.*

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Response: *The proposed Policy 35.11.3 requires enhanced buffers between the proposed development and adjacent land, including agricultural uses. Policy 35.11.3 also limits access onto North River Road/CR 78, which is an established agricultural*

trucking corridor.

(VI) Fails to maximize use of existing public facilities and services.

Response: *The Applicant has secured letters of availability from utility and public service providers demonstrating public and/or private infrastructure is available, or will be made available through developer's agreements, to service the proposed development. Letters of availability have been provided for schools, police, fire, EMS, potable water, and sanitary sewer services.*

(VII) Fails to maximize use of future public facilities and services.

Response: *The land subject to this amendment is located within the Babcock Ranch Community Independent Special District (ISD), an independent special district which encompasses approximately 17,800 acres of land located within unincorporated areas of Charlotte and Lee Counties. As noted in Chapter 2016-257, Laws of Florida, the ISD provides for better intergovernmental coordination and lower administrative costs for providing innovative and funding mechanisms for infrastructure, transportation facilities, public and institutional facilities within Charlotte and Lee Counties.*

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Response: *Proposed Policy 35.11.1 furthers Chapter 2016-257 by allowing development within the Lee County portion of the Babcock Ranch Community Independent Special District (ISD). The necessary infrastructure as enumerated in Chapter 2016-057, Laws of Florida, will be financed by landowners, both present and future and by users of the systems, facilities, and services without burdening the taxpayers and citizens of the state, Charlotte County, or Lee County. The expansion of any services needed to support the development outside of the ISD will be offset by the collection of impact fees at the time of permitting.*

(IX) Fails to provide a clear separation between rural and urban uses.

Response: *Proposed Objectives 1.6 and 35.11 are intended to encourage a compact form of development with a mix of land uses in lieu of large-lot, single-use development patterns, or "rural sprawl," and provides for a clear distinction between the urban and rural areas of development within the area.*

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Response: *Future development authorized by the proposed amendment will be required to cluster development within that portion of the Babcock Ranch Community ISD in Lee County, which is adjacent to the Town of Babcock Ranch.*

This will not discourage infill development or redevelopment within existing neighborhoods or communities within Lee County. This Comprehensive Plan Amendment affecting this northern portion of Lee County was specifically contemplated in the "Interlocal Planning Agreement for the Babcock Ranch" between MSKP III, Inc. ("Babcock Property Holdings, LLC"), a Florida corporation and the State of Florida, Lee County, and Charlotte County dated December 13, 2005.

(XI) Fails to encourage a functional mix of uses.

Response: *The proposed amendment will allow for a functional mix of uses including residential communities, supportive non-residential uses to service future residents of the development, as well as residents of Northeast Lee County as a whole. The amendment will also directly support Lee County's economic development goals, objectives, and policies by providing for the retention and expansion of Lee County's sports tourism industry, in addition to other supportive eco-tourism based economic development opportunities via the master trail systems, public trailheads and other recreational opportunities. Policy 35.11.3 also provides for civic uses within the development in order to support a functional mix of uses within the project.*

(XII) Results in poor accessibility among linked or related land uses.

Response: *If approved, development will be required to utilize the Planned Development zoning district, which requires a system of interconnected streets and trails to provide access to all uses between the proposed uses.*

(XIII) Results in the loss of significant amounts of functional open space.

Response: *Proposed Policy 35.11.3 requires development utilizing the New Community category in North Olga to provide a minimum of 60 percent open space, 50 percent of which must be included in a conservation easement.*

Section 163.3177(6)(a)9.a, F.S., states that "... any amendment to the future land use element shall discourage the proliferation of urban sprawl." Section 163.3177(6)(a)9.b, F.S., specifies that an amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four of eight criteria listed in the statute. This Comprehensive Plan Amendment provides for a development pattern that achieves the following five indicators:

1. **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

   Response: *The proposed Comprehensive Plan Amendment will allow for the long-term protection and enhancement of unique natural resources in direct compliance with this statute. The resulting preservation areas will directly contribute to improved water quality, highly connective wildlife habitats, and protection of scenic rural vistas in Northeast Lee County. These natural resources directly contribute to the economic well-being of Lee County.*

The community design promotes sustainable development patterns and the protection of natural resources by siting development areas on lands historically impacted by farming activities. This design maximizes the preservation of native wetlands and uplands and allows for large tracts of land to remain undeveloped in perpetuity. The proposed amendment provides for environmental enhancements, which directly relate to the protection of quality of life and natural resources, for the benefit of future residents, visitors, and Lee County as a whole.

The proposed amendment and corresponding rezoning application provides for integrated stormwater management infrastructure to ensure protection of the area's natural waterways.

2. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

Response: *Public and private infrastructure is available to accommodate the proposed densities and intensities. Public services and infrastructure are also readily available to the properties, or will be made available via improvements and contributions by the developer. Furthermore, due to the unique nature of the Babcock Ranch Community ISD, extension of services would not require "leaping" over undeveloped areas, or allow other rural areas outside the ISD to connect.*

The proposed amendment requires the applicant to contribute to the extension of infrastructure and public services to the property.

3. **Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

Response: *The project is serviced by an adequate roadway network, via planned and future improvements to SR 31, that are required with or without the project. Development authorized through the amendment will demonstrate a high level of connectivity through multiple modes of transportation.*

Bicycle and pedestrian infrastructure will be provided to connect all development areas to future sidewalk infrastructure on the adjacent arterial roadways. For example, the SR 31 improvements will include a multi-modal pathway along the length of the western property line north of North River Road along the existing berm system.

Internal sidewalks and trail systems will connect all developed lands within the project to the individual development pods, in addition to sidewalk infrastructure in the Town of Babcock Ranch.
The amendment is also in direct compliance with this policy through the provision of an internal and publicly accessible trail system that connects lands within the development to the Town of Babcock Ranch and state lands. The future SR 31 improvements will also include a multi-purpose pathway along the project's western frontage.

The requirements outlined in Policy 35.11.1 provide for a mix of densities and intensities served by a multi-modal transportation network. The proposed amendment is consistent with this section of the Florida Statutes.

4. **Promotes conservation of water and energy.**

Response: *The majority of the Lee County BRC is located between Owl Creek and Telegraph Creek. Trout Creek and its tributaries bisect the property and will be maintained as permanent preserve areas. The Trout Creek watershed receives the majority of the overland flow and runoff from the property. Owl Creek, located on the west side of the property receives runoff from only a small area in the southwestern corner of the property. Telegraph Creek, located east of the property, receives flow from the eastern portion of the property.*

As detailed in the application, the project will provide water quality treatment volume equal to the greater of 1 inch of runoff from the entire drainage area or 2.5 times the percent impervious. The proposed improvements will take the calculated District water treatment volume and increase them 50% to provide an additional 50% treatment beyond the required treatment for these basins. As further demonstration that the project is consistent with the above policy and DR/GR goals to slow down the discharge rates of the water in the area, the site will reduce the peak allowable discharge across the Lee County lands to 82.2CSM from the existing 194.9CSM allowable.

In addition, irrigation water for all development will be supplied via an on-site lake within the Town of Babcock Ranch. Irrigation water will be reclaimed from one of the large mining lakes within the development footprint, thereby resulting in lower water usage when compared to individual private well systems, or potable water sources.

The proposed amendment provides for significant protections for water and energy conservation. The proposed amendment is consistent with the requirements of the Florida Statutes.

5. **Preserves open space and natural lands and provides for public open space and recreation needs.**

Response: *Objective 35.11 and Policy 35.11.3 provide a clear mechanism for ensuring connectivity between preserves within the subject property, internal preserves within the development footprint of the Town of Babcock Ranch, and the Babcock Ranch Preserve state preserve and 20/20 lands to the east. The property proposed for inclusion in the amendment provides a critical linkage between the regional habitat network that provides corridors for the Florida Panther and other large mammals.*

The preserve area proposed by this application totals 2,079+/-acres in the form of existing habitat preservation, as well as habitat enhancement and habitat creation areas. These areas directly abut the largest groupings of Strategic Habitat

Conservation Areas (SHCA) in the State of Florida. SHCA areas are considered essential to provide rare species and natural communities the land base that are necessary to sustain populations into the future. Public ownership of these lands, with the proposed connections through the development's preserve areas to the west through the Babcock/Webb Wildlife Management Area (WMA) and Charlotte Harbor State Buffer Preserve, provide a critical link for a wildlife corridor that stretches from Lake Okeechobee to the Gulf of Mexico. Wildlife crossings have been incorporated into the project design to connect on-site preserve areas and maintain their connection with off-site natural areas.

As outlined above, the proposed amendment is consistent with this section of the Florida Statutes.

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Babcock Comprehensive Plan Amendment

EXHIBIT IV.E.4.2 – Lee Plan Consistency Narrative (As Proposed)

The proposed Comprehensive Plan Amendment to re-designate the 4,157-acre subject property from the DR/GR and Wetlands future land use categories to the New Community and Wetlands future land use categories directly supports and furthers the Plan's adopted goals, objectives and policies relating to "smart growth" and environmental protection.

The County has recognized through recent amendments to Policy 1.4.5, (relating generally to the DR/GR future land use designation) and amendments to Goal 33, (relating specifically to the Southeast Lee County DR/GR lands) that the intent for environmental and natural resource protection can be met by allowing for clustered and carefully planned development, where such development provides for the protection, restoration and enhancement of on-site natural resources.

The proposal to include the subject property in the New Community designation is similar to these recent amendments in that it recognizes that development is a necessary funding mechanism for such improvements, where public funding is unavailable or insufficient.

The proposed amendment provides a framework for implementing significant environmental enhancements that are directly in line with the intent of the New Community future land use category and the goals of the DR/GR future land use category, while allowing for clustered residential and non-residential development in impacted areas of subject property.

The Applicant recognizes that the amendment will remove the subject property from the DR/GR future land use category, but the development framework must be supportive of, and compatible with adjacent DR/GR lands based upon context and proximity.

The planning approach is based upon the following overarching goals:

- Provide for environmental protection and an area wide surface water management system in accordance with Objective 1.6;

- Provide for well-planned, free-standing communities with a full range of land uses, housing types, civic spaces, employment and services in accordance with Policy 1.6.1.5.

- Provide for critical connections to publicly-owned conservation lands that serve as the backbone for wildlife movement within Northeast Lee County and the Southwest Florida region as a whole;

- Provide for the preservation and enhancement of existing natural flowways to achieve improved water quality and water storage, consistent with Lee Plan Objective 60.5;

- Design the surface water management system in a manner that enhances the potential groundwater recharge in the area, in accordance with the Policy 1.4.5 and Objective 60.1;

- Provide for the restoration of natural habitats and wetlands, consistent with Lee Plan Goal 114;

- Require the development to minimize impacts to the land, consistent with Lee Plan Objective 2.1, Goal 4, and numerous Goals, Objectives, and Policies of the Lee Plan;

- Allow for appropriate increases in density and intensity as an incentive to offset the cost of the improvements, while maintaining North Olga's rural character, in accordance with Goal 35.

The following is an analysis of how the proposed Text Amendment provides for achievement of the above directives through the specific proposed policies.

I. Environmental Enhancements & Habitat Connectivity

The following provision provides for substantial open space (when compared to the 20% -40% required for standard Planned Developments) to achieve a variety of enhancements relating to flowway preservation and enhancement; preservation of existing wetland habitat, creation of "new" wetland and upland habitat; water quality enhancements through "green infrastructure "; and critical wildlife corridor connections.

> ***"The Planned Development must include a minimum of 60 percent open space, inclusive of onsite preserve, which will be used to accommodate the following:***
>
> *i.* ***Water quality enhancement areas, including but not limited to natural systems-based stormwater management facilities, filter marshes, and wetland buffers to reduce the rate of run-off and associated nutrient loads;***
> *ii.* ***Protection of existing regional flowways;***
> *iii.* ***Preservation of 90% of the onsite wetlands;***
> *iv.* ***Creation of critical wildlife connection(s) to adjacent conservation areas through on-site preserve areas;***
> *v.* ***Roadway setbacks and perimeter buffers in excess of the Land Development Code minimum width requirements by 50% or more.***
> *vi.* ***Passive recreational and civic areas that comply with the definition of open space, as set forth in the Land Development Code.***

As further support of this policy proposal, the Applicant has identified the specific locations/land area for achievement of the strategic regional hydrologic and wildlife habitat enhancements in the enclosed Environmental Enhancement Narrative Surface Water, Groundwater, and Environmental Impacts/Benefits Analysis ("Environmental Analysis") and

supportive Conceptual Wildlife Crossings and Flowways Exhibits. The amendment provides for the provision of key wildlife corridors that connect preserve lands within the development to the largest grouping of Strategic Habitat Conservation Areas (SHCA) in the State of Florida. These SHCA areas are considered essential to provide rare species and natural communities the land base necessary to sustain populations into the future.

The amendment is also consistent with Lee Plan Objective 107.1, Policy 1071.1, Policy 107.2.8 and Policy 107.11.4. Objective 107.1 in that Lee County will *"implement a resource management program that ensures the long-term protection and enhancement of the natural upland and wetland habitats through the retention of interconnected, functioning, and maintainable hydroecological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape,"*. In direct compliance with these stated objective and policies, the Applicant proposes the following requirement:

> ***"Provide recreational connections to adjacent conservation lands and state-owned preserves, subject to approval by the appropriate agencies, through the provision of publicly accessible trailheads and similar facilities within the development."***

Approximately 226 acres of wetland creation (WC) areas are planned within Lee County to enhance the form and function of the proposed preserve areas. Each wetland creation area will be created predominantly from upland pasture located downstream of a proposed development pod. The wetland creation areas will receive treated runoff from the development pod's stormwater system and will provide additional water quality treatment prior to final discharge to the downstream receiving bodies. All mitigation areas are either part of the surface water management system, or will serve as an outfall point for it.

Similarly, the proposed enhancements also focus on improved surface water quality in relation to on- and off-site tributaries that lead directly to the Caloosahatchee River through implementation of an area wide surface water master plan. The subject property is located in a key stretch of land that impacts water quality in the Caloosahatchee River Drainage Basin. Therefore, the water quality improvements and reduced run-off rates proposed through this amendment are entirely consistent with both the New Community's and DR/GR's intent to improve hydrology on a regional scale, and are appropriate based upon the subject property's location and context.

II. Water Quality, Surface Water & Flowway Enhancements

The amendment also proposes to maintain and enhance the existing flow ways by preserving much of the land directly encompassing the flowways. The master surface water management system will also include 8 weirs that will hold back lower flows, thereby restoring natural communities. The proposed amendment is directly consistent with Policy 1.4.5, Objective 60.5 and Goal 114.

> ***"Water Quality & Hydrological Enhancements.***
>
> 1. ***The stormwater management system must demonstrate through design or other means that water leaving the development meets current state and federal water quality standards. Outfall monitoring will be required on a***

quarterly basis for a minimum of 3 years from the date of acceptance of construction of the water management system by the South Florida Water Management District. Monitoring frequency may be eliminated after 3 years if the water quality standards are met.

2. *Demonstrate an additional 50% water quality treatment beyond the treatment required by the SFWMD for the on-site stormwater management basins.*

3. *Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, as applicable by SFWMD permits.*

4. *Provide a lake management plan at the time of Planned Development that requires best management practices for the following:*

   i. *fertilizers and pesticides;*
   ii. *erosion control and bank stabilization; and*
   iii. *lake maintenance requirements and deep lake management for lakes exceeding 12 feet below lake surface (BLS).*

5. *Provide a site-specific ecological and hydrological plan, which includes at a minimum the following: preliminary excavation and grading plans, exotic removal and maintenance plan, supplemental planting plan, and success criteria for meeting established goals.*

6. *Provide for site-specific mitigation and enhancements to reduce discharge rates.*

7. *Utilize reuse and surface water generated by the development to meet the irrigation demands of the recreation and development areas, to the extent such reuse is available.*

8. *Demonstrate that the proposed Planned Development will not result in significant detrimental impacts on present or future water resources.*

The proposed text relating to water quality and hydrology is in direct compliance with the intent for new development in the New Community future land use category to address surface water management on an area wide scale. The proposed policy also furthers the Lee Plan's adopted directives relating to enhanced water quality, mitigation of flooding issues, and protection of groundwater via alternative irrigation sources and the master design of the surface water management system within the DR/GR.

As outlined in the Environmental Analysis, the surface water management system for the Property has been designed to include a net reduction in discharge rates throughout the subject property. This allows for more contact time between surface water and groundwater tables directly enhancing the potential for recharge in the area. Furthermore, the amendment proposes an additional 50% water quality treatment in addition to state requirements. This will enhance both groundwater and surface water quality in the vicinity.

The amendment also requires connection to centralized water and sewer services, in lieu of septic systems and wells, as follows:

> ***"All development within the Planned Development must connect to centralized water and sewer services, which may be publicly- or privately-owned and operated."***

Development in the New Community future land use category must provide for infrastructure and necessary facilities to support the development, at no expense to the county. This directive is met via the above proposed policy. It is also important to note the above provision is in direct compliance with stated goals of the DR/GR, as it has been widely recognized that privately maintained well and septic systems have the potential to contribute to water quality and groundwater issues.

In addition, irrigation water for all development within the amendment will be supplied via an on-site lake within the Town of Babcock Ranch. Reuse water generated by this water reclamation facility (WRF) will offset a portion of the irrigation demands. Reclaimed water usage is consistent with State water policy, and its use is encouraged by the SFWMD as an alternative water supply. The remainder of irrigation water will be sourced from large mining lakes and stormwater management ponds within the development footprint, and supplemented with groundwater, as necessary, to minimize potential environmental impacts. Use of a centralized irrigation system will result in lower water usage when compared to individual private well systems, or potable water sources.

III. Appropriate Use of the Land & Impact Minimization

In terms of minimizing impacts to the land, the proposed text amendment includes the following language:

> **"Minimize impacts to natural areas and native habitat by concentrating development in areas of the Property previously impacted by agricultural uses and other development activities."**
>
> **"Integrate development areas with natural features, such as rivers, tributaries, wetlands, and native vegetation."**

As demonstrated through the SFWMD Conceptual ERP provided with this application, proposed development areas within the property will be almost entirely within existing farm fields and other areas impacted by the historical agricultural operations. Therefore, the amendment is consistent with Objective 2.1, Goal 4, and numerous Goals, Objectives, and Policies of the Lee Plan that encourage sustainable development patterns, minimization of impacts to natural areas, and the overall conservation of natural resources.

The proposed amendment is also consistent with Policy 107.2.8 of the Lee Plan, which encourages Lee County to *"Promote the long-term maintenance of natural systems through such instruments as conservation easements, transfer of development rights, restrictive zoning, and public acquisition."* The proposed amendment expands upon the use of conservation easements as a way to ensure long-term maintenance of the onsite natural system.

Specifically, the following language is proposed to provide the assurance of perpetual conservation:

> ***"Record a conservation easement for a minimum of 50 percent of the Planned Development benefiting Lee County, and to be dedicated to the appropriate maintenance entity. Lands subject to conservation easements can be used for on-site mitigation and will be recorded as development orders are issued. The timing of conservation easements may be phased so long as the area dedicated to conservation easement is equal to or greater than the area of land approved for development on a cumulative basis."***

IV. Incentive Based Framework

The following language provides for a predictable framework for achieving limited increased densities and intensities, where targeted enhancements that achieve the Lee Plan GOPs are provided through the binding Planned Development rezoning process:

> ***OBJECTIVE 35.11: NEW COMMUNITY. Lands designated as New Community on the Future Land Use Map within the North Olga Community will be developed as a cohesive unit in order to achieve conservation of important environmental resources; initiate areawide surface water management; prevent sprawling land use patterns; and protect rural character of the surrounding community.***
>
> > ***POLICY 35.11.1: Residential densities for lands within the New Community future land use category may be permitted up to a maximum of 1 du/2.5 acre. Density will be based upon total acreage within the Planned Development, inclusive of residential and non-residential development areas, lakes, roadways, civic/recreational areas, open space, and preserve areas.***
> >
> > ***POLICY 35.11.2: Non-residential intensities for lands within the New Community future land use category will be limited to a maximum permitted Floor Area Ratio (FAR) of 0.25. The FAR will be based upon the acreage dedicated to non-residential uses within the overall Planned Development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, or lake.***

The Applicant has submitted the supportive Planned Development rezoning request concurrent with this plan amendment application pursuant to DCI2016-000022. The rezoning application further outlines the proposed environmental, water quality, and infrastructure enhancements, and provides extensive data and analysis to substantiate the impact of the improvements. The MPD also includes proposed conditions to implement the proposed text amendment and complies with the stated density and intensity limitations.

V. Protection of Rural Character

The proposed amendment also addresses the impact of the increased density and intensity on the North Olga community with emphasis on the maintenance of the area's rural character. "Rural character" for Northeast Lee County as a whole (which also applies to the North Olga Community Planning Area) is defined in Objective 34.1 as follows:

"For the purposes of this objective, rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and the protection of environmentally sensitive lands."

The proposed amendment will maintain the rural character in compliance with this definition as follows:

- **Large lots or clustered development:** The amendment allows for very low density development at 1 DU/2.5 acres, which is consistent with and complimentary to the range of densities in rural areas of the County. The amendment provides opportunities for clustered development through the provision of environmental enhancements, substantial open space, and permanently protected preserve areas. The amendment also supports larger-lot rural development under the proposed densities.

- **Ample views of wooded areas:** The amendment provides substantial setbacks from SR 31, North River Road and 20/20 lands to preserve rural viewsheds.

- **Open spaces:** The amendment requires 60% minimum open space – well in excess of the LDC requirements.

- **Working farms and productive agricultural uses:** Development authorized by the amendment must comply with adopted Policy 35.2.2 relating to development adjacent to commercial agricultural businesses, and Policy 35.6.2 relating to protection of the community's agricultural businesses.

- **Protection of environmentally sensitive lands:** The amendment requires 50% of the property to be placed in conservation easement, as well as water quality enhancements, wetland creation, restoration of upland habitat, and wildlife connections throughout the development with connectivity to off-site public conservation lands.

The following policy language provides for additional performance standards that specifically relate to the maintenance of the rural character in accordance with this adopted definition:

c. "Community Character

1. ***Transition to lower densities and intensities where adjacent to off-site conservation lands.***

2. ***Provide enhanced buffers and setbacks along external roadways and the perimeter of the Planned Development to preserve rural vistas and viewsheds.***

3. ***Locate access points onto adjacent arterial roadways to minimize impact to the surrounding rural community."***

The above policy provisions address the maintenance of rural character and compatibility with larger-lot estates and productive agricultural lands through a variety of protections. Vast setbacks will protect vistas and viewsheds from roadways and adjacent properties. Enhanced buffers and setbacks are also required where the development abuts active agricultural operations to recognize their primacy in the community. Densities and intensities will transition from clustered development areas in the far northern reaches of the development where adjacent to the Town of Babcock Ranch and arterial roadways, and blend down to lower density residential areas where the property is closest to the Bob Janes Preserve to the east.

The language also requires binding conditions via the Planned Development rezoning to fully implement performance standards and community design regulations that address the rural character and compatibility. Lastly, the adopted North Olga policies provide for architectural guidelines to ensure future development is designed in a manner that is complimentary to the prevailing Old Florida, and similar architectural vernaculars, within the surrounding community.

It is also important to address the consistency of the proposed non-residential uses surrounding community, and how the application will serve to minimize sprawling land use patterns and prevent the premature conversion of agricultural lands to commercial development.

The amendment will support the rural community and associated character by directing non-residential development areas to the Charlotte County line, adjacent to the Town of Babcock Ranch and away from productive agricultural areas and lower density communities in Lee County. By placing stringent criteria for development within the amendment, as outlined in the proposed text amendment, the proposal will serve to reduce development pressures on sensitive habitat, agricultural lands, and other open space areas within the North Olga Community, and direct those land uses to an appropriate location adjacent to existing and planned development and the arterial roadway network.

The proposed amendment would not result in similar future amendments on adjacent properties in North Olga for several reasons. Firstly, the minimum acreage required to develop under the New Community future land use category is 2,000 acres per the proposed text amendment. There are virtually no tracts of this size available for development in the community planning area, and there does not appear to be sufficient undeveloped lands to assemble to meet this threshold. This allows the proposed amendment to be very limited in its scope and scale when compared to the Southeast Lee County DR/GR Overlay approach, which was intentionally developed for broader application across the Southeast DR/GR planning community.

Another safeguard that would prevent the proliferation of development in the North Olga Community, is the requirement in the New Community category to connect to centralized water and sewer services. The subject property is unique in that it will be serviced by the ISD, which is only applicable to lands owned by the Applicant. A legislative amendment would be required change/add land to the boundary. Moreover, the vast majority of North Olga is not within the Lee County or FGUA service area. This lack of utility service is another key protection to limiting conversion of agricultural lands in the area.

The proposed development will be located in impacted areas, immediately adjacent to the approved Town of Babcock Ranch Town Center, and is therefore a logical extension and

"end cap" to the Town of Babcock Ranch that is approved and under construction. This is unique to the subject property and could not be accomplished by other lands in North Olga.

For the above reasons, the proposed amendment will allow for an appropriate mix of land uses clustered in impacted areas of the site to serve the rural community and surrounding areas. The unique factors surrounding this application, including adjacency to Town of Babcock Ranch; lack of developable properties 2,000 acres in size or greater in the community planning area; and lack of utilities infrastructure effectively prevents the proliferation of development in North Olga, and provides an opportunity to provide goods and services to the rural community and Town of Babcock Ranch without opening the area to premature conversion to development.

The proposed text amendment, based upon extensive supportive data and analysis, is consistent with the Objective 1.6 relating to the New Community future land use category; Policy 1.4.5 relating to the DR/GR future land use category; Objective 2.1, Goal 4 and other objectives and policies throughout the Lee Plan relating to minimizing the impact of development on the land and other sustainable design techniques; Goal 60 and supportive objectives and policies relating to protection of natural resources; Goal 114 relating to the protection of wetlands and natural habitats; and Goal 35 relating to appropriate development and rural protections within the North Olga Planning Area.

Exhibit IV.F
County & Regional Enhancements Narrative

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
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Babcock Comprehensive Plan Amendment

County & Regional Enhancement Narrative

REVISED FEBRUARY 2017

The following is a summary of the specific and measurable benefits to Lee County and the surrounding region upon approval and implementation of the proposed comprehensive plan amendment to re-designate the subject property as New Community on the future land use map, and incorporate supportive text into the Lee Plan.

The enhancements focus on environmental factors, such as native habitat preservation, wetland creation, and stormwater management improvements. The proposed environmental enhancements relate directly to the specific policies within the Lee Plan associated with the New Community future land use category, to conserve environmental resources and initiate areas wide surface water management to improve water quality and flow.

The enhancements also recognize the surrounding context of the DR/GR future land use category, and this area's similar intent to protect and enhance natural resources.

Expanded data and analysis for each of the enhancement areas outlined below can be found in the Environmental Impact Analysis prepared jointly by Johnson Engineering and Kimley-Horn.

I. Environmental Enhancements

Approximately 56% (2,360 acres) of the property will remain in permanent preservation, in the form of on-site upland and wetland habitat preservation, as well as enhancement and creation areas outlined below.

- **Upland Preservation/Enhancement:** Approximately 35% (1,441 acres) of the uplands on the Property will be incorporated into preserve. Pine flatwoods (FLUCFCS 411, 411E1 and E3, and 416) make up the largest portion of upland preserve with 881 acres, followed by palmetto prairie (FLUCFCS 321, 242 acres) and oak-pine (FLUCFCS 423, 129acres). Although these habitats are not considered rare and unique uplands by the Lee County LDC due to their location outside of the Coastal Study Area, many areas contain mature stands of trees. These upland preserves provide valuable habitat for listed species such as the Florida panther, gopher tortoise, and Sherman's fox squirrel to name a few. Where areas of improved pasture are being incorporated into upland preserve, a supplemental planting plan will be provided as part of a Preserve Management Plan, as needed, to meet the targeted habitat type/intended function of the given area.

LDC Section 10-415 requires standard developments over 10 acres in size to provide 30-40% open space within the project, depending on whether the development is commercial or residential. The native preservation requirement is half of the required open space, or 15-20% of the overall project. Therefore, the comprehensive plan amendment proposes significant preservation of on-site native vegetation communities in excess of the LDC requirements.

- **Wetland Preservation**: Approximately 90% (608 acres) of the wetlands on the Property will be incorporated into on-site preserves. The majority of this preservation comes in the form of wetland shrub communities (FLUCFCS 631, 301 acres), freshwater marsh (FLUCFCS 641, 134 acres), and hydric pine (FLUCFCS 625, 77 acres).

- **Wetland Restoration/Enhancement:** A wetland supplemental planting plan will be provided for areas with greater than 50% nuisance/exotic coverage that do not successfully naturally recruit (80% coverage of desirable species in all strata, densities appropriate for habitat type) within two years.

- **Wetland Creation Areas:** Approximately 226 acres of wetland creation areas are proposed within the subject property, and will be created predominantly from upland pasture located downstream of a proposed development pod. The wetland creation areas will receive treated runoff from the development pod's stormwater system, and will provide additional water quality treatment prior to final discharge to the downstream receiving bodies. All mitigation areas are either part of the surface water management system or serve as an outfall point for it. Required water quality treatment is provided prior to surface water entering these areas.

- **Regional Wildlife Corridors:** The on-site preserve areas will provide a critical link between major wildlife habitat areas to the west and east of the Babcock MPD. To the east, the lands within the State of Florida and Lee County conservation purchase, now known as the Babcock Ranch Preserve (BRP), are considered some of the most regionally significant and environmentally sensitive lands in the area. These areas are included in one of the largest groupings of Strategic Habitat Conservation Areas (SHCA) in the state. Proposed connections through the on-site preserve areas provide a critical link for a wildlife corridor that stretches from Lake Okeechobee to the Gulf of Mexico.

- **Wildlife Crossings**: Wildlife crossings have been incorporated into the project design to connect on site preserve areas and maintain their connection with offsite natural areas. Design of the crossings (including size, location and invert elevations) will be coordinated with the Florida Fish and Wildlife Conservation Commission (FWC) at the time of future construction modifications.

- **Public Recreational Trails:** A public trail system in the subject property will provide access to the greater Town of Babcock Ranch and State of Florida greenway system year round. Trails, where feasible, are proposed to be located on existing berms and farm roads. Above grade trails are an allowable use in the conservation areas and will be designed to include culverts, as needed, to ensure adequate sheet flow and hydrological connection between preserve areas.

- **Preserve Management Plans:** Preserve Management Plans will be provided to the County as part of the planned development zoning application and/or local development order to address components such as the removal/maintenance of exotic vegetation, ecological burning, and supplemental plantings, and will be geared to coincide with wetland and listed species mitigation requirements associated with the existing State and federal permits for the BRC.

II. Stormwater Enhancements

- **Water Quality:**
    - The interconnected wet detention lakes will provide the required water quality treatment.
    - The project will provide water quality treatment volume equal to the greater of 1 inch of runoff from the entire drainage area or 2.5 times the percent impervious, whichever is greater. The proposed improvements will take the calculated District water treatment volume and increase them 50% to provide an additional 50% treatment beyond the required treatment for these basins.
- **Water Quantity:**
    - The interconnected wet detention lakes will attenuate stormwater runoff during the 25-year 3-day storm event.
    - To further demonstrate the project is consistent with the DR/GR goal to slow down the discharge rates of the water in the area, the site will reduce the peak allowable discharge across the Lee County lands to a maximum of 82.2CSM from the existing maximum 194.9CSM allowable.
- **Hydrologic**
    - To extend the existing hydroperiods, a series of weir structures (located inside and outside the subject property) are proposed within the existing canals/ditches. Two (2) structures are proposed in Big Island Canal, one (1) structure is proposed in Stricklin Gully, and five (5) structures are proposed in Curry Lake Canal. The overall effect of these structures is to hold back low flows, thereby extending hydroperiods. Higher flows are designed to pass without increasing stages.
    - The hydrologic and hydraulic modeling conducted by the Applicant ensures that both stages and flows during all three storm events the 5-year 1-day, 25-year 3-day, and 100-year 3-day storm events in all offsite watershed will not stage higher than existing conditions.

III. Groundwater/Hydrology Enhancements

- **Irrigation Water Supply:** A dedicated irrigation provider will obtain a water use permit separate from the potable water supply, and construct a separate irrigation supply that maximizes use of reclaimed wastewater to serve the development. The wastewater treatment plant will generate approximately 5 MGD of reuse water at build-out. The development will use 100% of the reuse water generated by the plant to meet the irrigation demands of sports fields/golf course, right-of-way, residential and common areas across the entire subject property in both Lee and Charlotte Counties.

  To date a permit has been obtained from the SFWMD to provide irrigation for Phase 1A in the Town of Babcock Ranch of Charlotte County. This permit will likely be modified to include irrigation of future phases of development, including those in Lee County.

- **Potable Water Supply**: MSKP Town and Country Utility, LLC the potable water provider for the subject property, will implement a wellfield management plan and water quality monitoring program designed to manage water quality. The water treatment plant will operate more economically and efficiently with better raw water quality described in the enclosed Environmental Impact Analysis. FDEP permits have been obtained for the actual plant, water mains and treatment process. Please note the wellfield and treatment facilities are located completely within Charlotte County.

Exhibit IV.H
Community Outreach Summary

WALDROP ENGINEERING
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Babcock Comprehensive Plan Amendment

Community Outreach Narrative

REVISED APRIL 2017

The Applicant and Consultant Team are undertaking an extensive public outreach effort to engage the surrounding residents and business owners, community planning groups across Northeast Lee County, and other key stakeholder groups in the planning process.

The following is a list of meetings and workshops held to date:

- North Olga Community Planning Panel Presentation ~ July 28, 2016
- Lee County MPO Technical Advisory & Citizen Advisory Committees ~August 4, 2016
- Stakeholder Meeting with Bayshore Fire District Chief Nisbet ~ August 15, 2016
- Alva, Inc. Presentation ~ August 8, 2016
- Stakeholder Meeting with Sierra Club Representatives ~ August 18, 2016
- Alva, Inc. Follow-Up ~ August 22, 2016
- Concerned Citizens of Bayshore Presentation ~ August 23, 2016
- Stakeholder Meeting with Florida Wildlife Federation Representative ~ September 14, 2016
- Stakeholder Meeting with Conservancy of Southwest Florida Representative – October 10, 2016
- Stakeholder Meeting with Lee County Hotel Association Board of Directors – October 11, 2016
- Stakeholder Meeting with Dr. Daniel Smith, University of Central Florida – October 11, 2016
- Stakeholder Meeting with Audubon of the Western Everglades Representative – October 11, 2016
- Stakeholder Meeting with Lee County Visitor & Convention Bureau Representative – October 11, 2016

- North Olga Community Planning Panel Presentation ~ October 20, 2016
- Lee County Hotel Association Presentation ~ October 27, 2016
- Alva, Inc. Meeting ~ November 14, 2016
- Lee-Charlotte County Joint MPO Meeting ~ November 18, 2016
- Lee-Charlotte County Joint MPO Bicycle Pedestrian Coordinating Committee Presentation – November 22, 2016
- North Olga Community Planning Panel Follow-Up ~ January 19, 2017
- Turkey Run Lane Residents Meetings ~ February 27 & April 3, 2017
- Alva, Inc. Follow-Up ~ March 13, 2017
- Conservancy of Southwest Florida Follow-Up Meeting ~ April 3, 2017
- North Olga Community Planning Panel Follow-Up ~ April 13, 2017
- Conservancy of Southwest Florida Follow-Up Meeting ~ April 18, 2017

Summaries of initial public meetings held with the North Olga, Alva, and Bayshore communities are enclosed within this application.

In addition to the above meetings, the Applicant has launched a website to help disseminate information to interested parties (www.BabcockRanchLee.com). The website includes a "Register for Updates" feature that allows visitors to opt-in for notifications when new information is added to the site.

Additional meetings, workshops, and stakeholder meeting will continue to be held following application submittal.

Exhibit IV.H
Summary of Public Information Meeting (North Olga)

WALDROP ENGINEERING
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28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
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Memorandum

To: **Syd Kitson, Gary Nelson, Erica Woods, John Broderick, Russell Schropp, Tina Matte**

From: **Alexis Crespo**

cc: **Lindsay Rodriguez**

Date: **July 28, 2016**

Subject: **North Olga Community Planning Panel Meeting Summary**

Kitson and Partners, in conjunction with Waldrop Engineering, Henderson Franklin & GSMA presented to the North Olga Community Planning Panel on Thursday July 28, 2016. The meeting was held at 6:00 p.m. at the Bayshore Fire & Rescue Station at 17350 Nalle Road.

The sign-in sheet is attached as Exhibit "A" and demonstrates a total of 29 people were in attendance (please note all attendees do not appear to have signed in). Handouts were distributed including the Babcock Lee Fact Sheet, maps of the project site and a conceptual site plan, and information about the Babcock community. The handouts are attached as Exhibit "B".

Syd provide introductions and a summary of his vision for the development of the Babcock Lee lands. Alexis followed with team introductions and a PowerPoint presentation attached as Exhibit "C". When the PowerPoint presentation got to the portion dealing with Perfect Game, Panel Member Mike Greenwell offered to provide an overview of Perfect Game based upon his personal familiarity with the program.

Following the Consultant's presentation, Dennis Van Roekel asked for questions and comments on the proposal. He asked attendees to limit their time to two (2) minutes. The following is a summarized list of the questions asked and responses provided.

Question/Comment 1: Will agricultural use of the property be phased out?
Response: Yes, over time the agricultural lands (that are not part of the development footprint) will be replanted/restored with scrubber marshes to clean the water and slow down the flow of water.

Question/Comment 2: Will the dwelling units proposed in Lee County take away from the permitted dwelling units in Charlotte County? I.e. will it be a shift of density from Charlotte to Lee?
Response: No, the 1,630 dwelling units proposed in Lee County will be in addition to the approved dwelling units in Charlotte County. Some of the commercial intensity approved in Charlotte County will be shifted into Lee County. There will be no additional commercial uses than what is currently approved in the DRI.

Question/Comment 3: What will the road (SR 31) look like?
Response: It will be a divided four-lane road with median, and include a multimodal path that ties to the trail system.
Question/Comment 4: Will the hospital in Babcock Ranch be (operated by) Lee Memorial?
Response: We are working with HCA. Hospitals are controlled at a state-level, and currently there are not enough people to generate the need for a stand-alone hospital.

Question/Comment 5: Will the whole new town be open to the public?
Response: Yes.

Question/Comment 6: This is a large equestrian community – please consider equestrian trails in your plans.
Response: Yes, we will.

Question/Comment 7: What will happen to Babcock Wilderness Adventures?
Response: The tours will be turned back over to the state to operate as of July 31st.

Question/Comment 8: Will there be any schools proposed in Lee County?
Response: Not at the moment. A public charter school is in the works for Charlotte County. There would be an agreement to allow Lee County students to attend that school as well.

Question/Comment 9: What is the median home price range?
Response: Babcock Ranch will have every price range within the community - from the low $100's to the million-dollar range. To create a new town, you must have a variety of housing types and pricing. This will not be The Villages – we want diversity of age ranges, families, retirees, etc.

Question/Comment 10: Will the school be K-8th grade or K-12th grade?
Response: The charter school will start as K-8, and be expanded to K-12 in the future. There are long terms plans for 3 elementary schools, a middle school, and a high school within the Town of Babcock Ranch.

Question/Comment 11: Will any of the community be gated?
Response: No, not at the moment. We may allow gating of smaller neighborhoods in the future.

Question/Comment 12: What is the estimated daily traffic flow of SR 31?
Response: The analysis is currently being conducted. The four-laning improvements to SR 31 are above and beyond the required improvement.

Question/Comment 13: What about law enforcement?
Response: Both Lee and Charlotte County will provide law enforcement.

Question/Comment 14: With all those amenities and no gates, how will the community manage the maintenance?

Response: There will be a master homeowner's association (HOA) to maintain the common areas. Each individual subdivision will have its own HOA to maintain their internal amenities. The HOA fees will be competitive and affordable.

Question/Comment 15: Will there be individual golf courses?
Response: No, none are planned at the moment.

Question/Comment 16: Is the bridge on SR 31 going to be four-laned?
Response: Yes, the plan would be to improve to a span bridge, and not a draw bridge.

Question/Comment 17: Will the bridge be high enough for sail boats?
Response: Yes, it would have to be constructed tall enough to accommodate sailboats.

Question/Comment 18: Do you expect any impact to Bayshore Road for traffic coming from I-75? Phone apps will route people that direction.
Response: The improvements on SR 31 from the town entrance to Palm Beach Boulevard/SR 80 are intended to minimize traffic impacts onto Bayshore Road.

Question/Comment 19: Will you be signalizing North River Road and SR 31?
Response: We will be coordinating with FDOT regarding signalization as part of the PD&E study. FDOT has discussed possibly installing a traffic circle instead of a light. We do not think that is a good idea, but FDOT is pushing roundabouts in their designs. We understand the issues at this intersection.

Question/Comment 20: Is Kitson responsible for the cost of four-laning the bridge (on SR 31)?
Response: No. Kitson is responsible for improvements from Bayshore Road north to the town entrance. It is intended that the state undertake the cost for the bridge improvements.

Question/Comment 21: Will there be a variety of builders and a variety of home styles/types?
Response: Yes, we have spent a great deal of time on the architectural design standards. The builders have come forward with some great designs that we are excited about. There will be variety of types and styles of houses.

Question/Comment 22: Will there be an interchange at I-75 and Slater Road?
Response: Interchange studies potentially take 20 years to design and permit. We are not pursuing an interchange at this time.

Question/Comment 23: The corridor to Babcock is going to be SR 31 to SR 80?
Response: Yes.

Question/Comment 24: Can someone buy a lot and bring in their own architect to build a house?
Response: At this time no, we would like to keep control of the design. That may be something we will allow in the future.

Question/Comment 25: Will the town center have a hurricane shelter? SR 31 is a main evacuation route.
Response: Yes, there are great opportunities for shelter in place in the project.

Question/Comment 26: Is the (Babcock Ranch Telegraph) newspaper available for home delivery yet?
Response: No, not yet.

Question/Comment 27: Is the 300-acre for Perfect Game a donation, or a lease?
Response: Kitson will be donate the land to Lee County. Lee County will enter into a long-term lease agreement Perfect Game and build the fields.

Question/Comment 29: Will there be more than one access point onto SR 31 in the Lee County portion of Babcock?
Response: There will likely be two (2) access points onto SR 31 south of the Charlotte County line. There are connection separation requirements in the Land Development Code to dictate how far apart those access points must be located.

Question/Comment 30: The Lee Plan Vision Statement says there will be no dramatic changes to the future land use map. How will you address this?
Response: We don't believe this will be a dramatic change to the future land use map. The project will comply with the Lee Plan's vision through clustering, buffering, and other design standards and development regulations.

There were no further questions or comments. Alexis thanked attendees for coming and noted that the Babcock website was available for those who wanted to download the presentation, or be informed of submittals and the project status. She noted another presentation would be given at the next quarterly panel meeting in October. The meeting concluded at approximately 7:15 p.m.

EXHIBIT "A"

NORTH OLGA COMMUNITY PLANNING PANEL MEETING – JULY 28, 2016

NAME	EMAIL
Allen O Carr	
Deana Armeda	Dearmeda@aol
Debra VanKekell	
Dennis VanKekell	
Adela Smith	
MARY SMITH	
Nick Armeda	
Michael Hipp	MHipp27@yahoo.com
Laura Ruane	lruane@news-press.com
JOHN HAWKINS	
B. Greenwell	Greenwells3@earthlink.net
Garrett Greenwell	greenwells3@earthlink.net
Stephanie Elfer	stefeller@yahoo.com
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Marissa Farnell	mfarnell@leegov.com
Walter McKee	
Lewis Swindle	LSwindle@Bayshorefire.org
Blake Parnell	blakeparnell@123gace gmail.com
MICHAEL KING	RWCHOA
MARIA & PAUL MUSCLER	

NORTH OLGA COMMUNITY PLANNING PANEL MEETING – JULY 28, 2016

NAME	EMAIL
TERRY ELLER	terryeller001@GMAIL.com
TONY SCALORA	TSCALORA@YAHOO.COM
KEVIN WINDER	KEVIN@FMPS.COM
NINA KNIGHT	NPEARL@GMAIL.COM
SHAWN STACKHOUSE	SJO@ICEGOV.COM
SHAWN STACKHOUSE	SSTACKHOUSE
ANN HAGERTY	@REDDZ@GMAIL.COM
STEVE BRODKIN	STEVEB239@AOL.COM
TOM MULCAHY	

EXHIBIT "B"

BABCOCK RANCH

Babcock Ranch – Lee County

FACT SHEET

OVERVIEW

Babcock Ranch is the 17,000-acre new town being created by Kitson & Partners in Southwest Florida. While all approvals are in place for the Babcock Ranch lands in Charlotte County – approximately 80 percent of the entire town – applications are now underway for the Lee County portion of the property, which includes about 4,200 acres.

The proposed development plan for the Babcock Ranch lands in Lee County includes a total of 1,630 residential units – directly linked to the villages and hamlets across the Charlotte County line to the north. More than half of the total acreage is planned for nature preserves, with expansive conservation areas, scrubber marshes to enhance water quality, and restored flow ways.

A proposed sports and entertainment district along the SR 31 portion of the property includes a potential 300-acre land donation to Lee County to facilitate the Board of County Commissioner's stated goal of enhancing sports tourism. In addition to other recreational uses, the site would accommodate a world-class baseball complex for national, regional and local tournaments to augment the vibrant baseball tourism sector already contributing tens of millions of dollars to Lee County's economy each year.

Additionally, the preliminary plan includes a "stay and play" destination with restaurants, entertainment venues, outdoor recreational areas, and hotels – all to accommodate the thousands of families who travel to Southwest Florida for competitive sports tournaments. Like the entire town of Babcock Ranch, the amenities within the sports and entertainment district are open to the public for all to enjoy.

It is important to note that this complex will complement the current offering of sports venues and related hotel room nights throughout Lee County; this is not a replacement destination but rather will accommodate the existing demand for additional capacity.

Babcock Ranch also owns the 50-acre Old Rodeo Drive parcel along the Caloosahatchee River and will seek approval for a riverfront amenities center that may include restaurants, a public boat ramp and kayak launch, public meeting facility, and an Old Florida-style boutique hotel.

Environmental Benefits

- The Lee County portion of Babcock Ranch includes more than 2,245 acres of high-quality native habitats to be preserved, including oak/palmetto scrub, pine palmetto flatwoods, various wetlands and a few scattered pastures. With 80 percent in native plant cover, these lands received the highest ranking ever by Lee County's Conservation 20/20 program.
- The extensive on-site preserves protect existing flow ways into the Caloosahatchee River, including Trout Creek, Stricklan Gully, Telegraph Creek and Curry Lake Canal.
- The plan provides panther habitat protection immediately adjacent to more than 74,000 acres of land already in public conservation.
- Scrubber marshes are proposed in existing pastures to detain and filter water flowing into the Caloosahatchee River to improve water quality and reduce nutrient loads.
- The enormous, forested buffer creates a natural southern terminus to the town of Babcock Ranch.
- The development footprint, including parks and retention areas, is limited to roughly 1,950 acres of the approximately 4,200-acre parcel – less than 46 percent of the land. The remainder of the land will be placed in permanent conservation.
- The existing forested areas will maintain a completely natural edge along North River Road; scrubber marshes and native plantings will be added to the short section of existing agriculture fields. No development is planned within a quarter mile of the road.

Economic Benefits

- The proposed plan will generate more than 2,000 permanent jobs.
- The job creation will generate more than $65 million in annual labor income.
- Annually, the sports and entertainment complex will generate 139,000 overnight visitors, who will contribute more than $121 million in annual direct spending in Lee County.
- The proposed development plan will generate more than $10 million in annual taxes for Lee County Government and the Lee County School District.

Transportation Improvements

State Road 31

As part of its previous entitlements, Babcock Ranch is improving SR 31 to a four-lane divided highway from the town's main entrance south to Bayshore Road, just north of the SR 31 bridge. The necessary studies that precede road construction are already underway; dates for actual construction have not yet been determined. The Florida Department of Transportation is evaluating the SR 31 segment that includes the bridge south to SR 80 for possible improvements.

North River Road

Access from the town of Babcock Ranch to North River Road is strictly limited. The sports and entertainment district may require one point of access for limited use; the main entrance(s) will be located on SR 31, subject to the final project design approved by Lee County.

Bayshore Road

No improvements are anticipated on Bayshore Road, which is an expressed preference by residents in the area.

Timeline

The application for a Comprehensive Plan Amendment is expected to be submitted to Lee County in September 2016, with a zoning application to follow. Both submittals will be required to follow the county's processes for review and approval, including public hearings. Key dates will be posted online at BabcockRanchLee.com as they are determined.

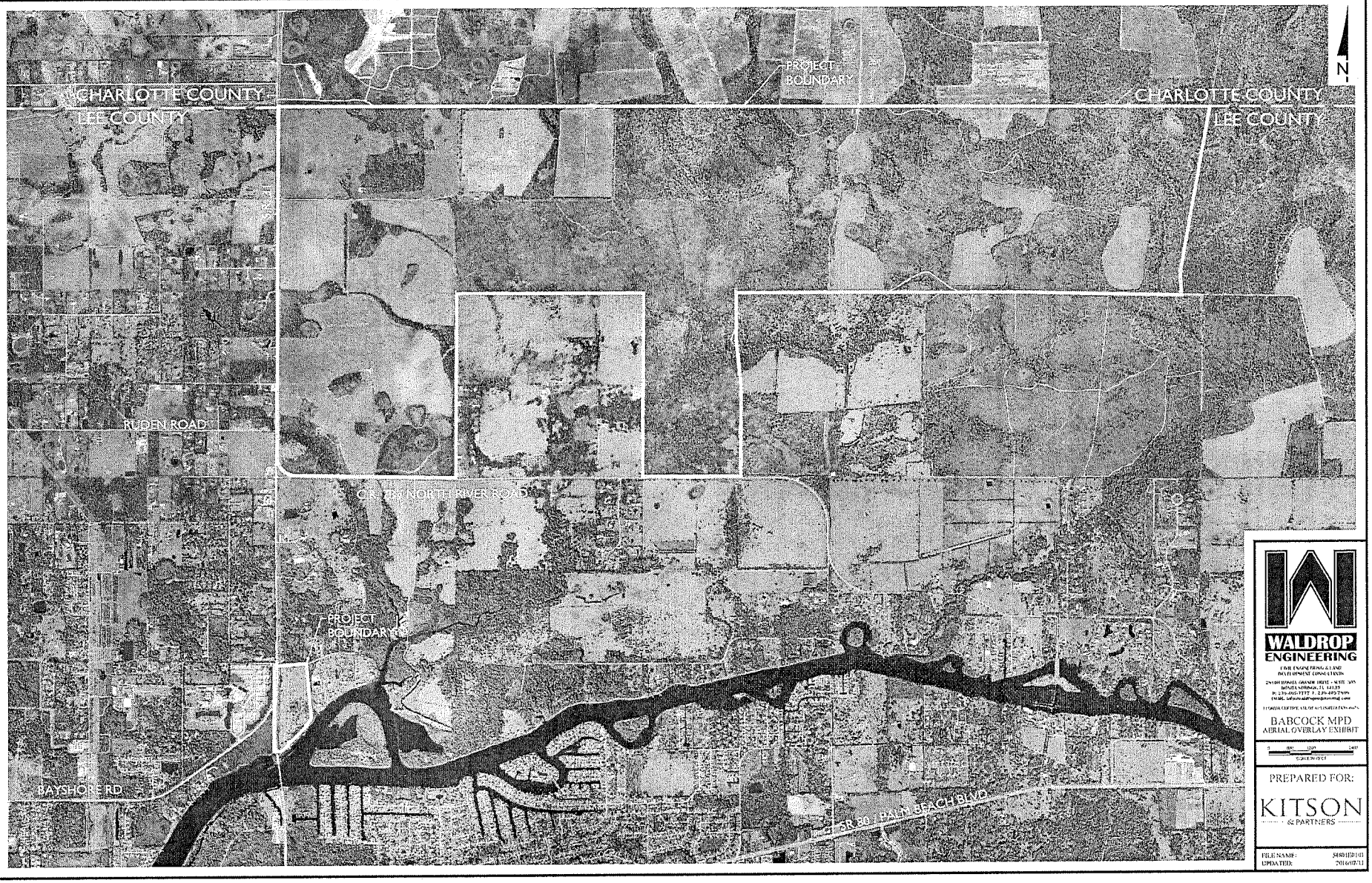
Upon approval, the overall build out for the sports and entertainment district is estimated at three to five years.

For More Information

For updated information about Babcock Ranch-Lee County, visit BabcockRanchLee.com.

For more information about Babcock Ranch and Kitson & Partners, visit BabcockRanchFlorida.com.

Media inquiries should be directed to Lisa Hall, Hall+Media Strategies, Lisa@HallMediaStrategies.com, 850.508.7782.



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

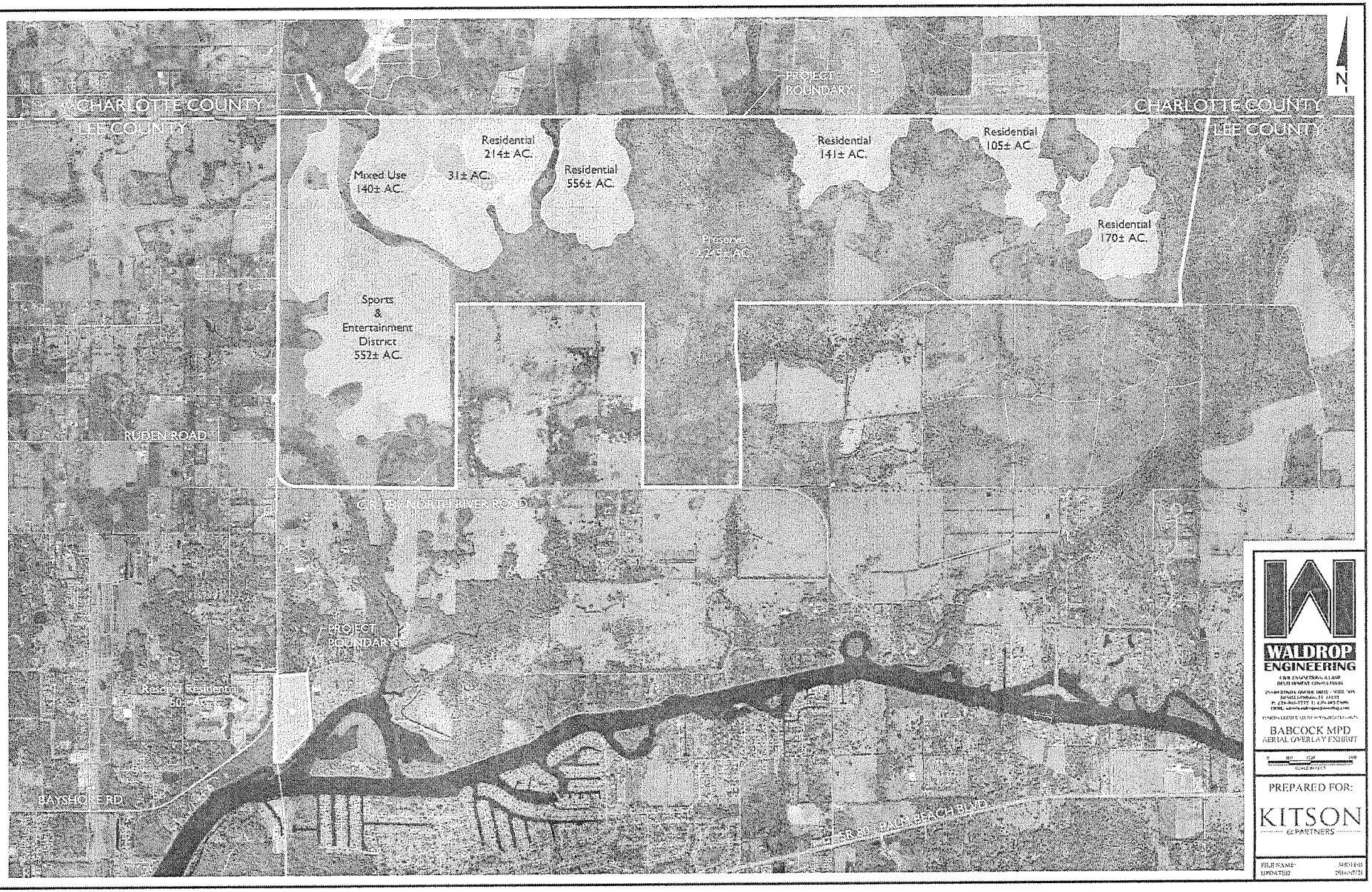
BABCOCK MPD
AERIAL OVERLAY EXHIBIT

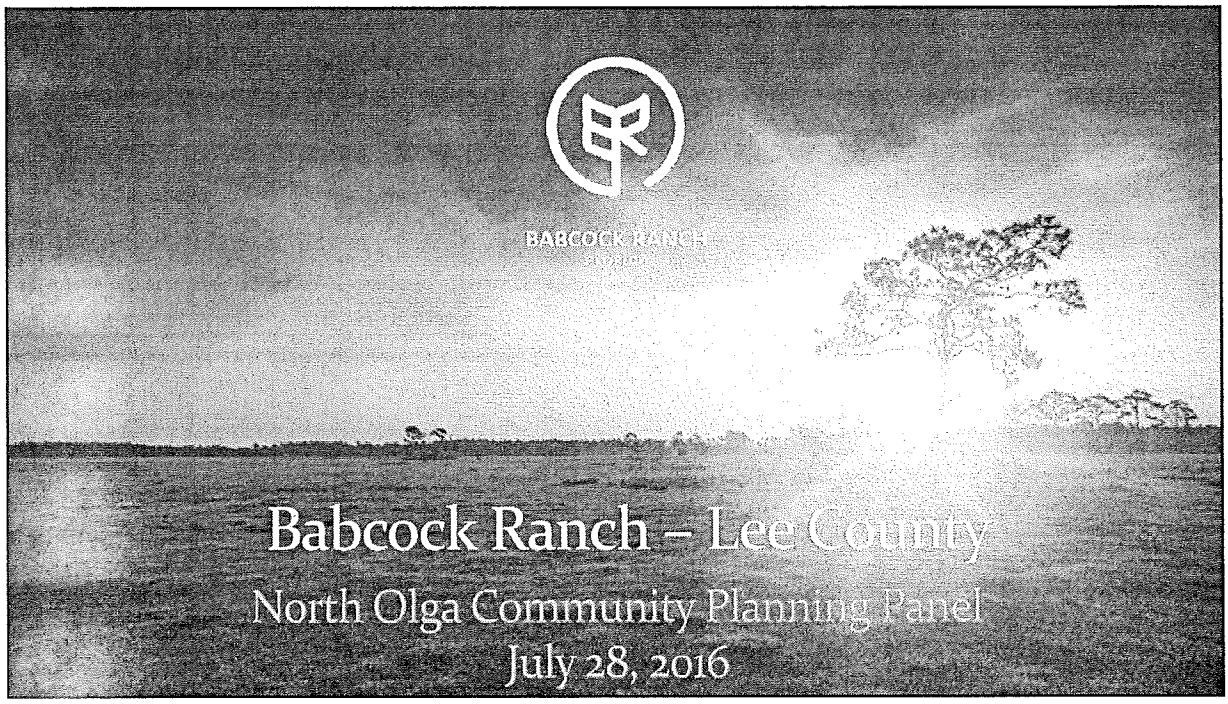
SCALE IN FEET

PREPARED FOR:

KITSON & PARTNERS

FILE NAME: 5480 EB101
UPDATED: 2016/07/13


CHARLOTTE COUNTY
LEE COUNTY
PROJECT BOUNDARY
CHARLOTTE COUNTY
LEE COUNTY
Residential 214± AC.
Mixed Use 140± AC.
31± AC.
Residential 556± AC.
Residential 141± AC.
Residential 105± AC.
Residential 170± AC.
Preserve 22.9± AC.
Sports & Entertainment District 552± AC.
RUDEN ROAD
CR 78 / NORTH RIVER ROAD
PROJECT BOUNDARY
Rural Residential 50± AC.
BAYSHORE RD
SR 31
SR 80 / PALM BEACH BLVD
N
WALDROP ENGINEERING
BABCOCK MPD
AERIAL OVERLAY EXHIBIT
PREPARED FOR:
KITSON & PARTNERS



Babcock Ranch – Lee County

North Olga Community Planning Panel

July 28, 2016

Presentation Overview

- Team introductions
- Town of Babcock Ranch update
- Lee County property overview
- Proposed development program
- County review process, timeline and next steps
- Questions and answers

Babcock Ranch Team

- Syd Kitson – Chairman & CEO
- Gary Nelson – Senior Vice President of Planning & Development
- Erica Woods – Senior Vice President of Legal Services
- John Broderick – Senior Vice President of Land Development
- Russell Schropp – Henderson, Franklin, Starnes & Holt
- Tina McCain Matte – Gravina, Smith, Matte & Arnold Marketing and PR
- Alexis Crespo – Waldrop Engineering

Update: Town of Babcock Ranch

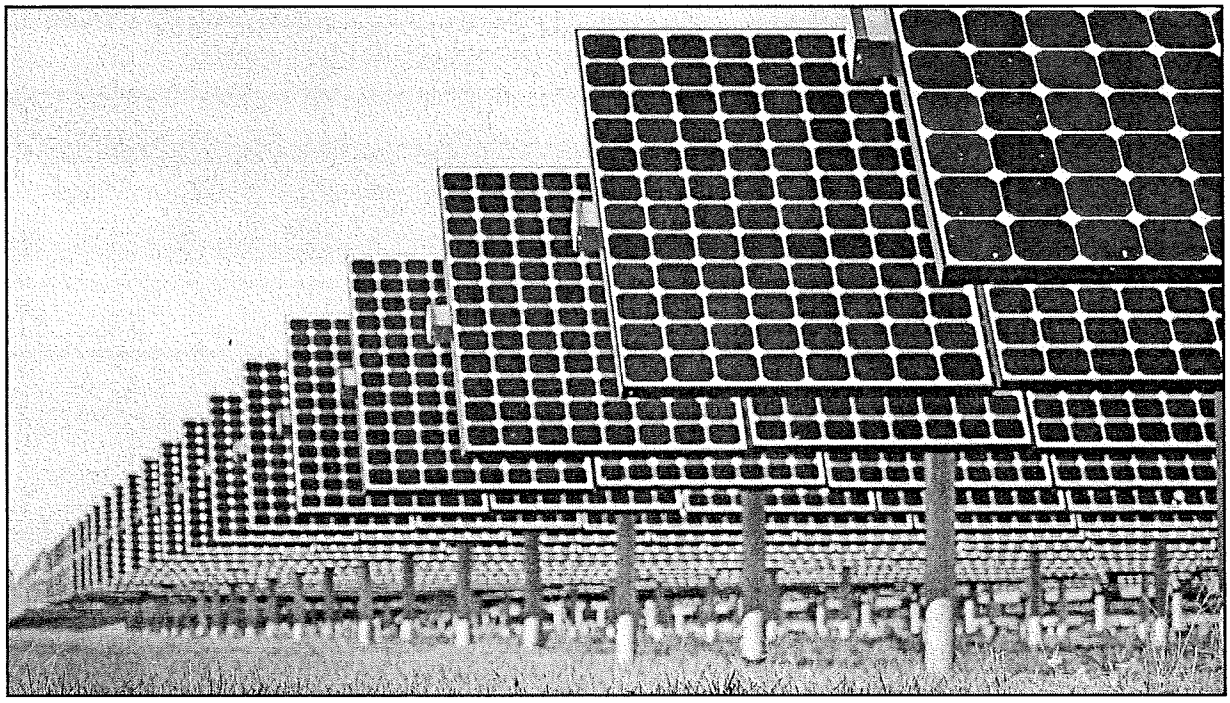
- Approved by Charlotte County in 2007
- Subject to Development of Regional Impact (DRI) approval; Babcock Ranch Overlay District Future Land Use Designation; Planned Development Zoning; South Florida Water Management District and Army Corps of Engineers

Update: Town of Babcock Ranch

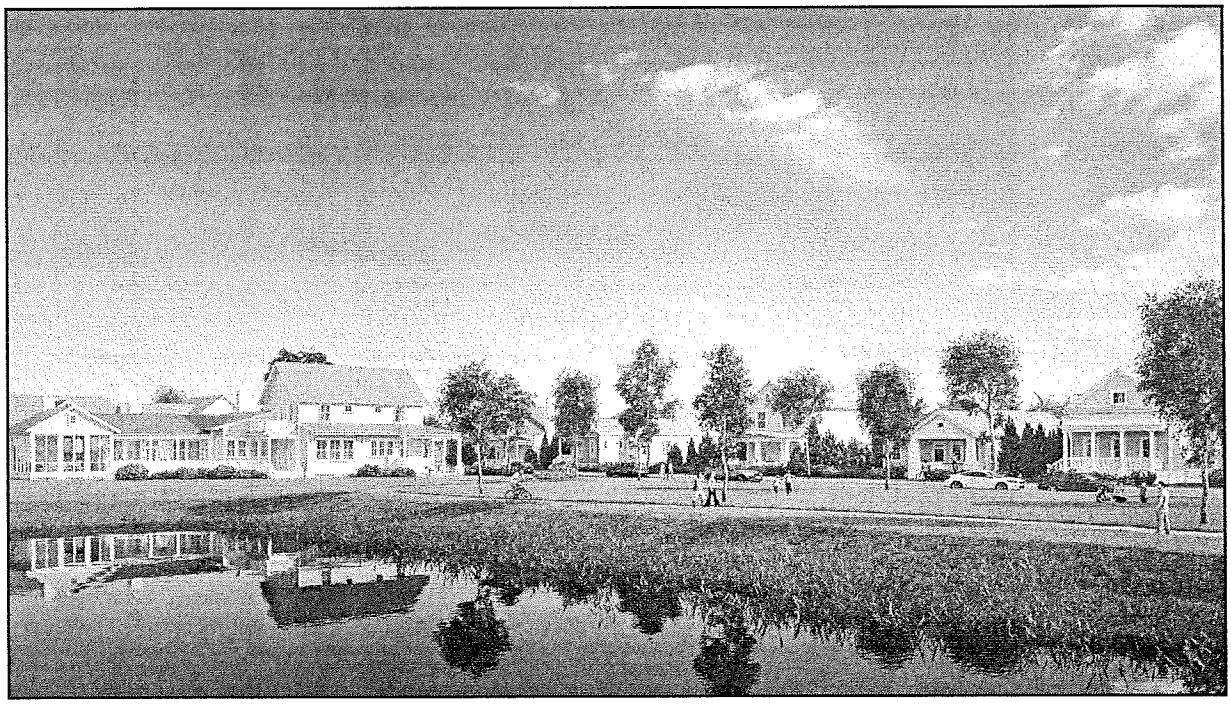
- Development program includes:
  - 17,870 dwelling units (1.3 DU/acre over entire project)
  - 1.4 million square feet of retail
  - 3.5 million square feet of office
  - 600 hotel rooms
  - 650,000 square feet of industrial
  - 177 hospital beds
  - 418 ALF units
  - 54 golf course holes
  - Ancillary facilities, including parks and recreation, civic space, education and research facilities, places of worship, and infrastructure

Town of Babcock Ranch Community Vision

- Eco-centric
  - "Smart City" featuring solar energy, smart grid and fiber to homes
  - Florida Green Building-certified homes and community standards
  - Walkable and bikable
  - Mixed-use

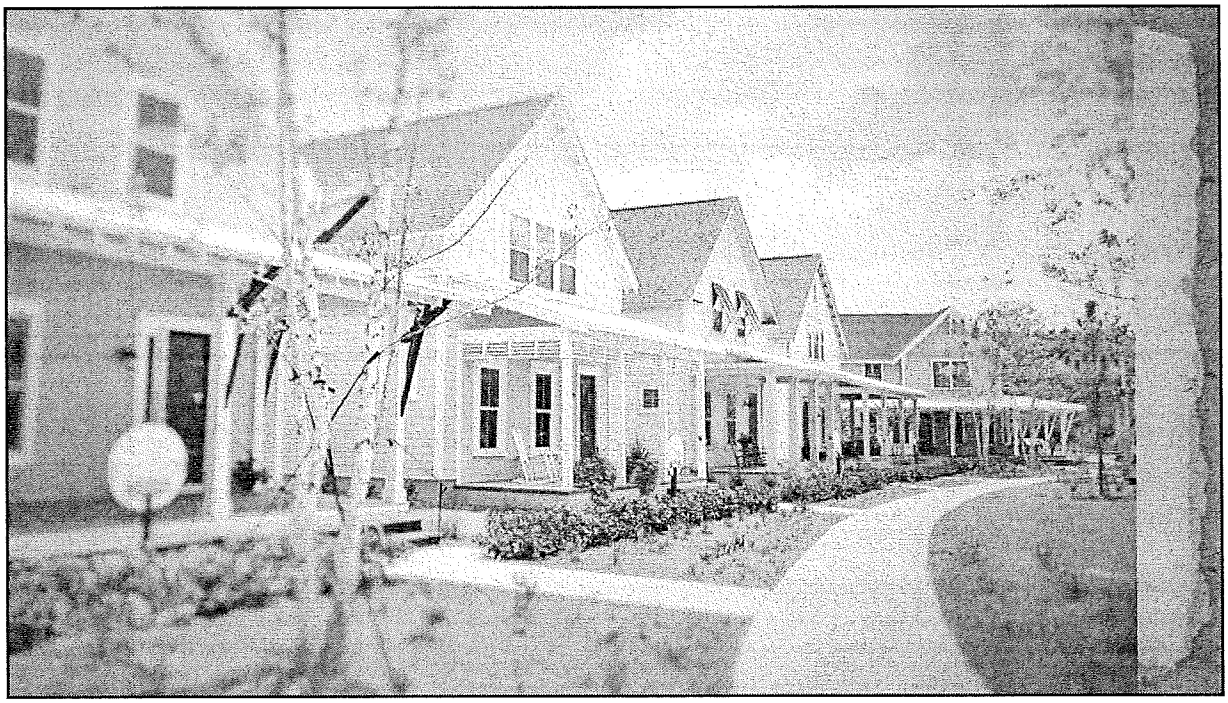


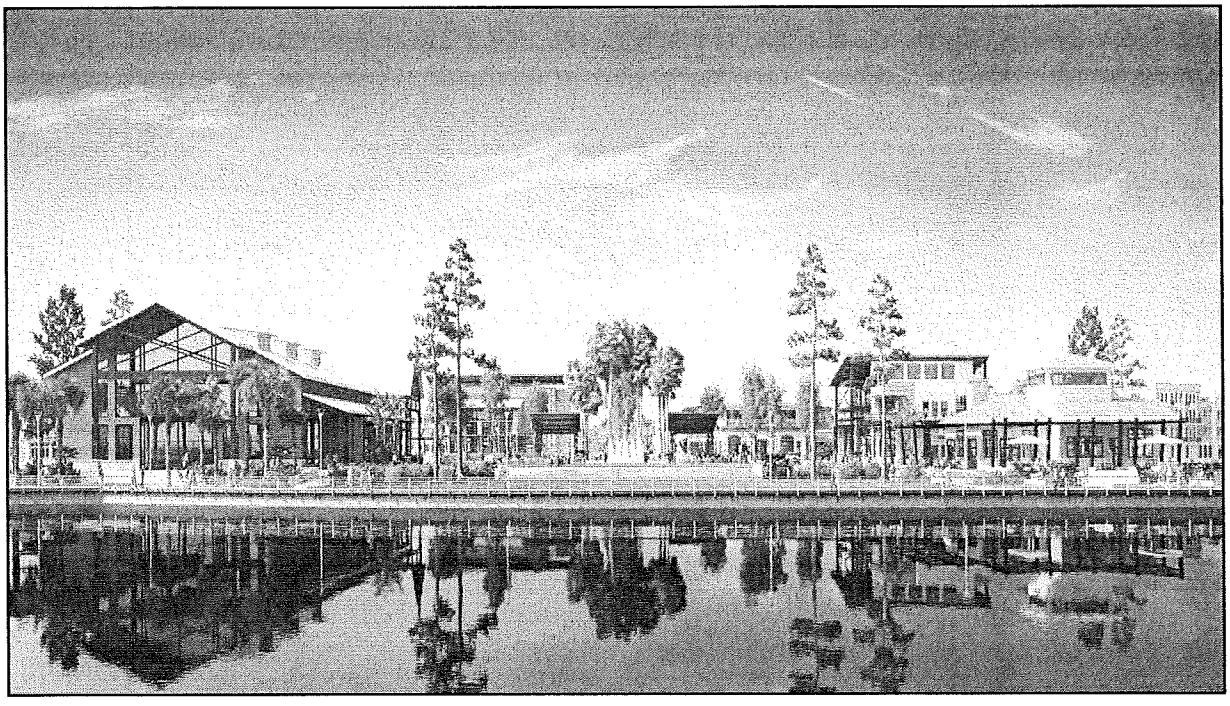

capital bikeshare

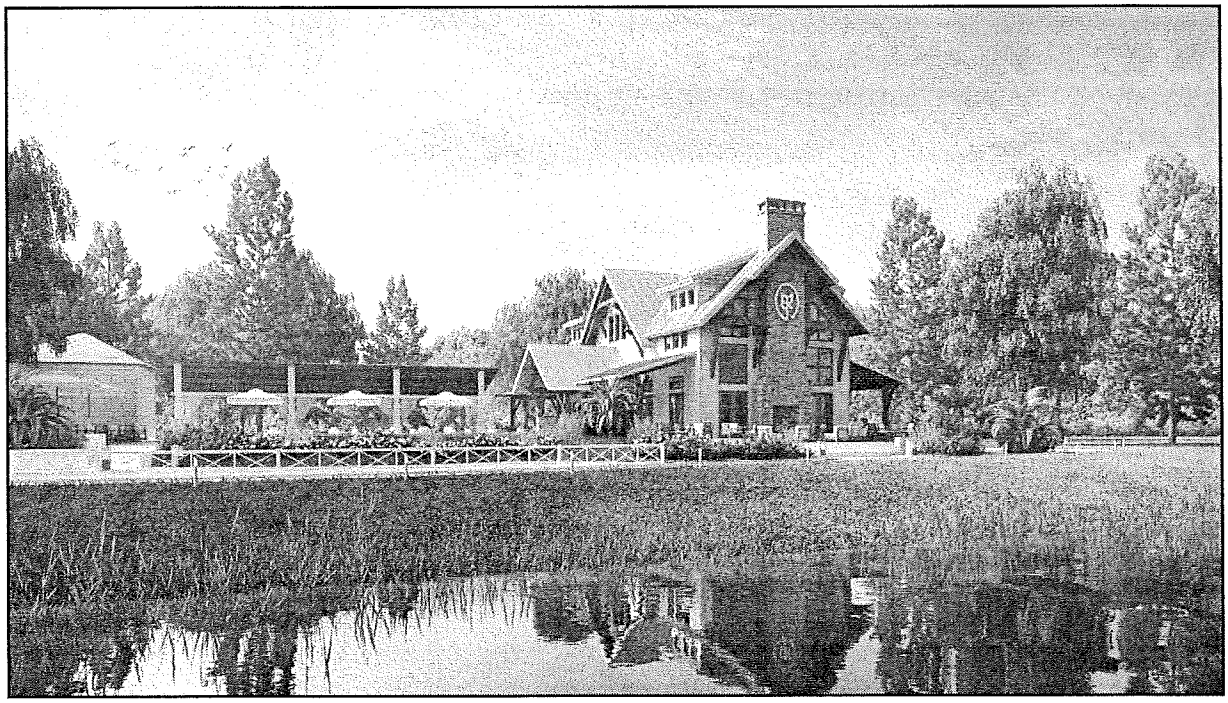


Town of Babcock Ranch Community Vision

- Architectural Character
  - Design rooted in regional tradition
  - Vibrant Main Street
  - Front porches, eclectic architecture
  - Focus on attractive streetscapes to support social interaction





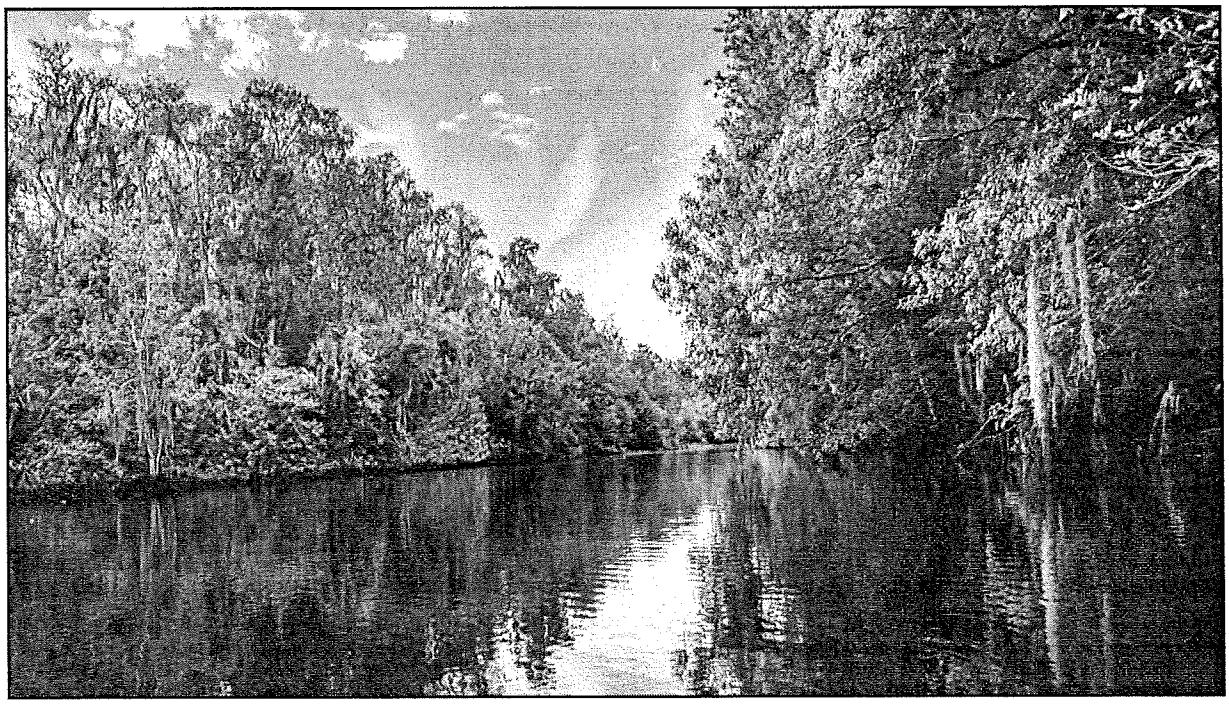


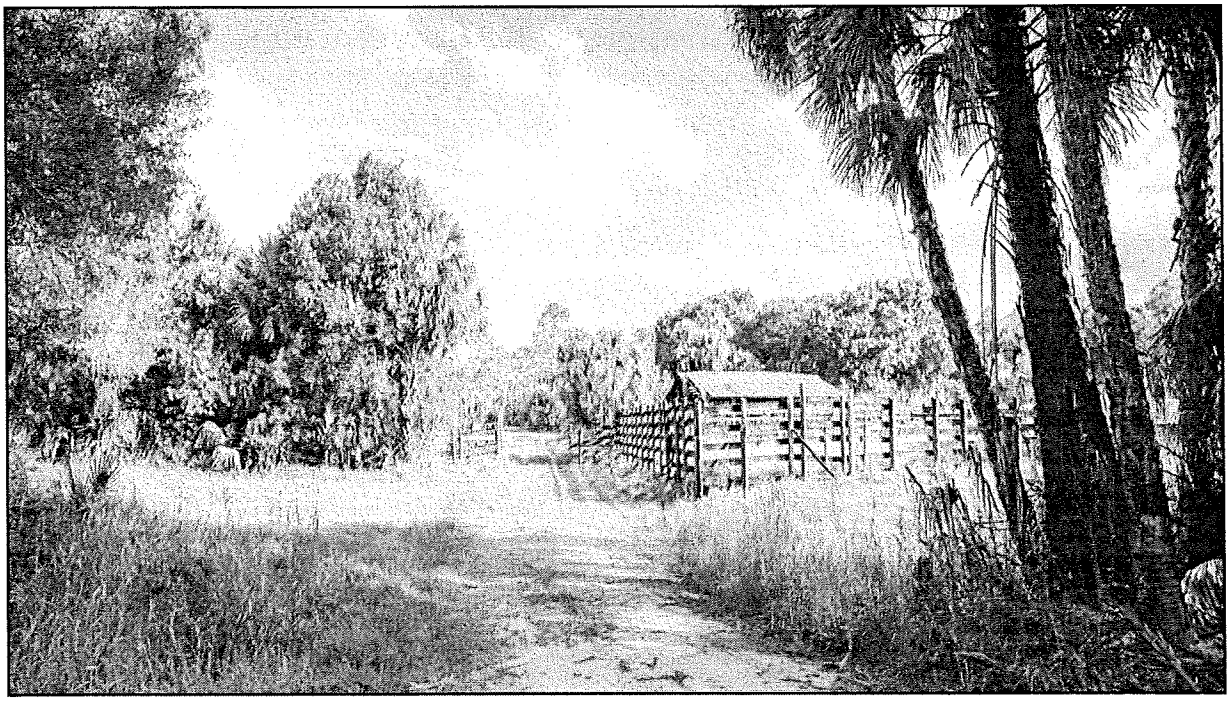


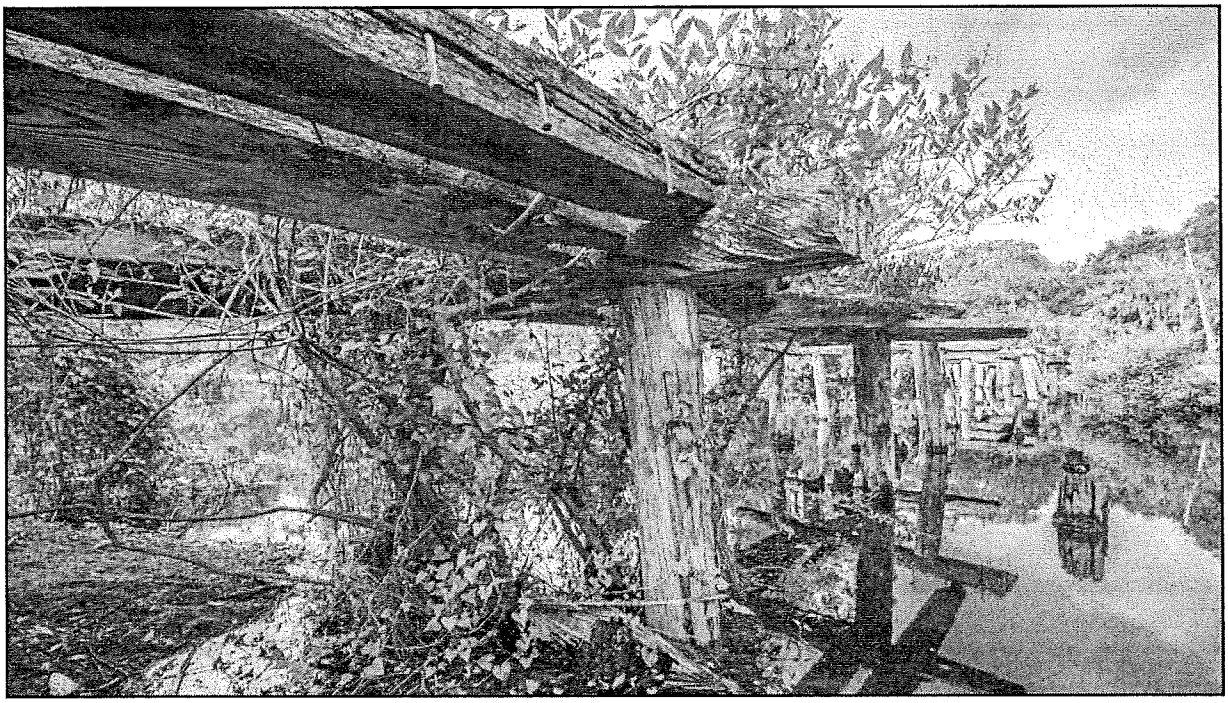


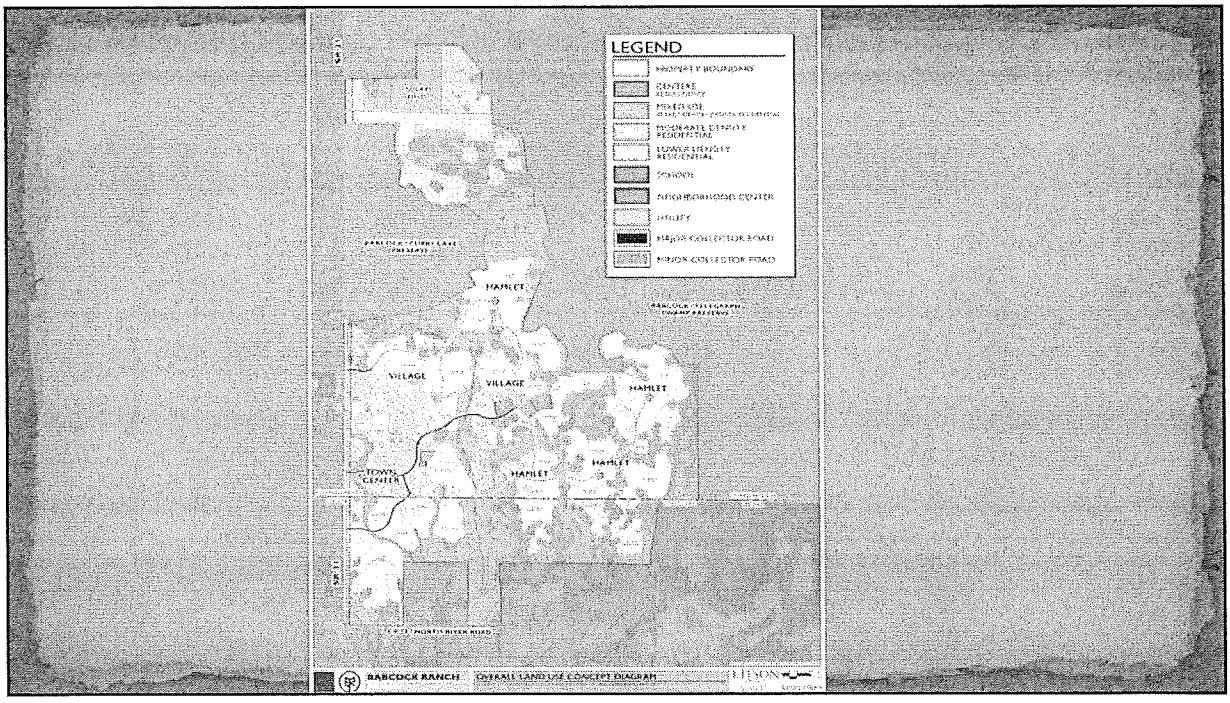
Town of Babcock Ranch Community Vision

- Environmental Stewardship
  - Expansive preserves
  - Restoration and rehydration of wetlands and flowways
  - Improved drainage, water quality and hydrology
  - Scrubber marshes and other techniques to slow down and clean water before leaving the property
  - Greenways and trails integrated throughout
  - Connectivity with outdoors



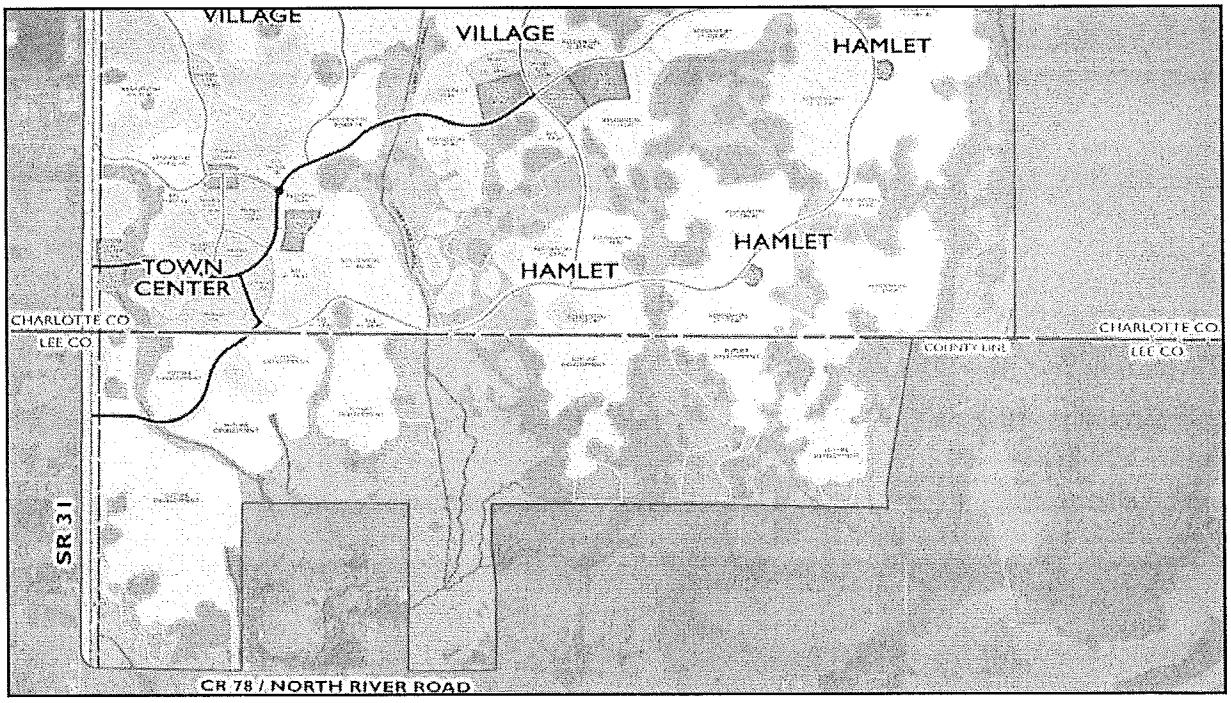





LEGEND
HAMLET
VILLAGE
VILLAGE
HAMLET
HAMLET
HAMLET
TOWN CENTER
BABCOCK RANCH
OVERALL LAND USE CONCEPT DIAGRAM

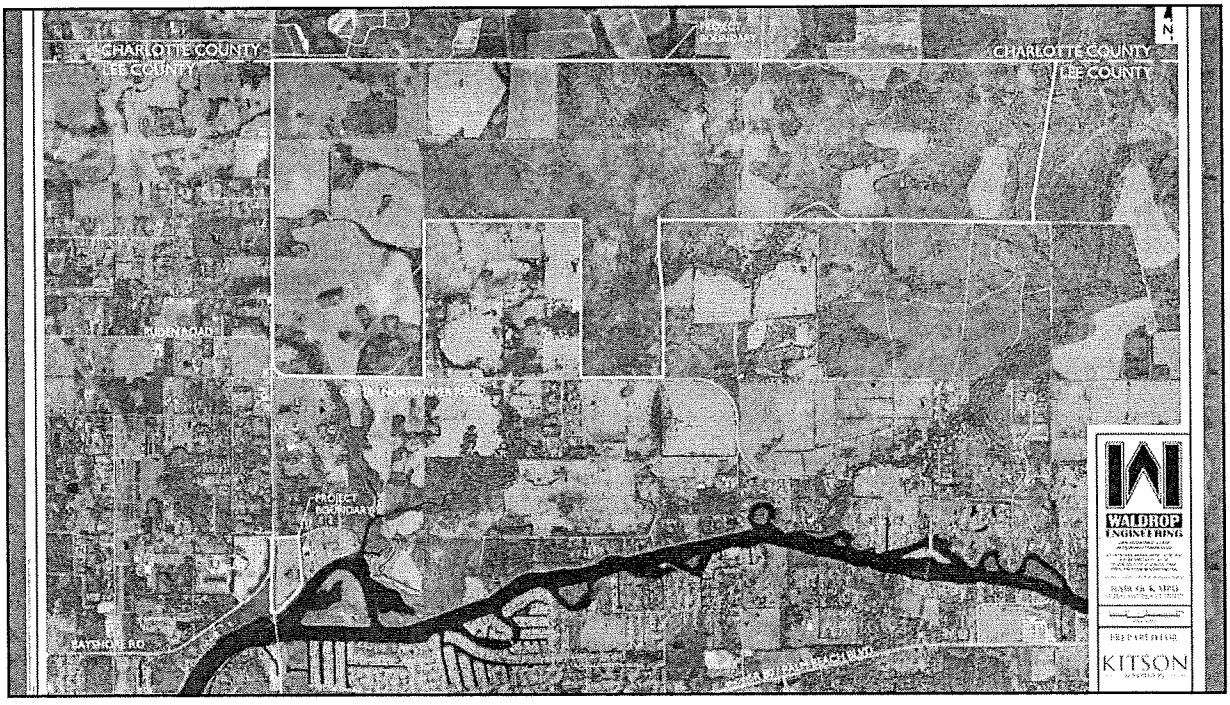
Timeline

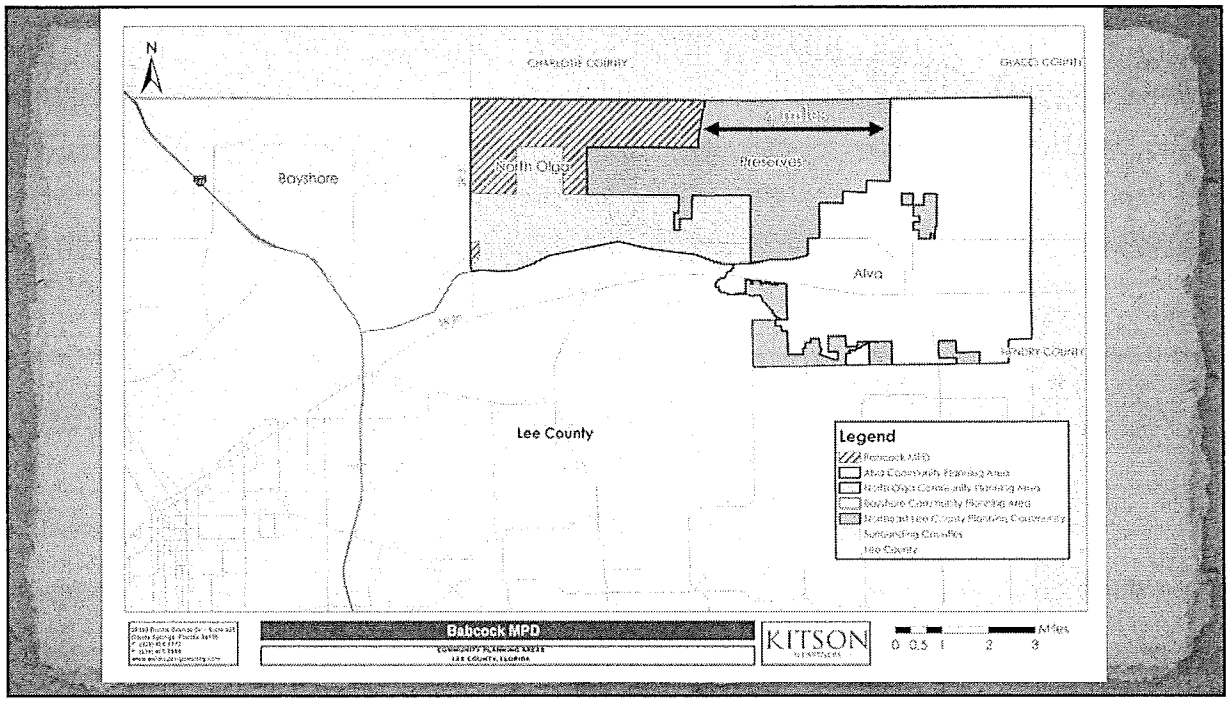
- October 2015 – Solar facility groundbreaking
- November 2015 – Town of Babcock Ranch groundbreaking
- April 2016 – Grand Reveal
- June 2016 – Downtown District groundbreaking
- June 2016 – Phase 1A plat approved for 220 single-family homes
- August 2016 – Model homes groundbreaking
- August 2016 – Lake Timber Lake House groundbreaking
- Early 2017 – Model homes opening
- Spring 2017 – Downtown opening



Overview: Lee County Lands

- 4,200+/- acres
- Immediately adjacent to Charlotte holdings
- DR/GR & Rural Future Land Uses
- AG-2 Zoning
- North Olga Community Planning Area and Northeast Lee County Planning Community
- Holding north of North River Road subject to existing SFWMD and ACOE approvals for development



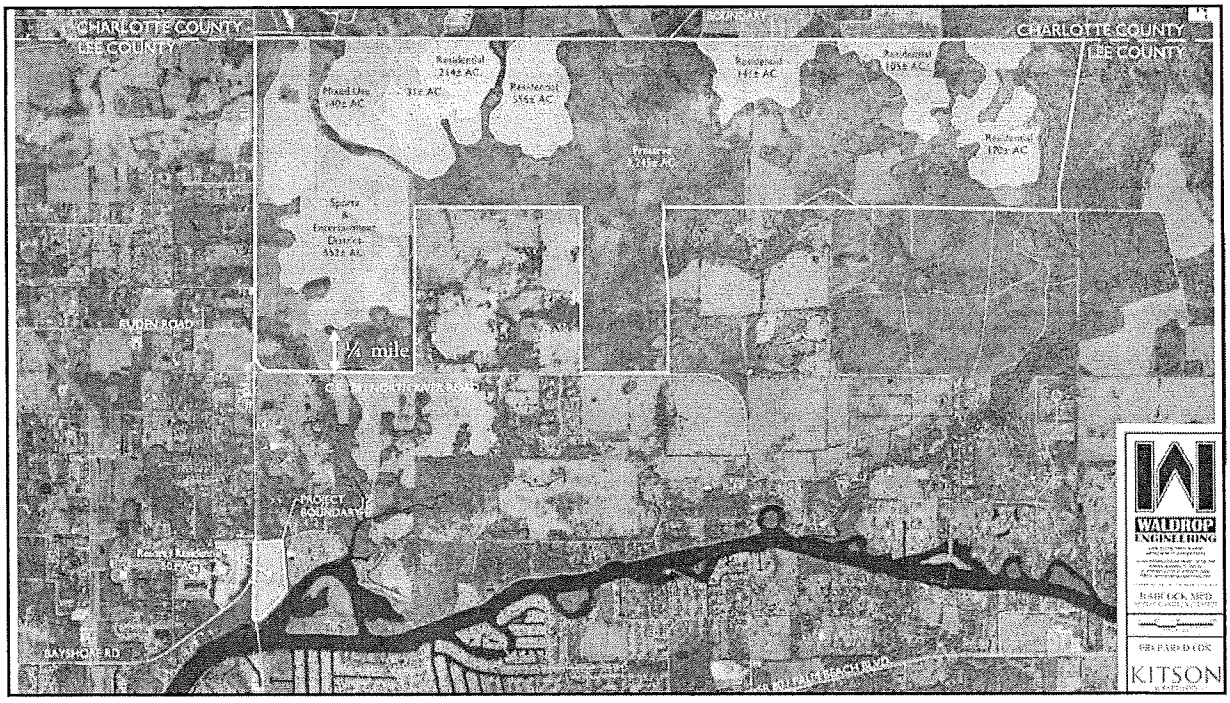


Proposed Development Program

- Extend some development area into northern portion of Lee County holdings from Charlotte County lands
- Largely a *shifting* of intensities already approved immediately north of county line by Charlotte County
- Utilize existing impacted acres permitted through SFWMD and ACOE
- Majority of site to be placed in permanent preserve
- Significant environmental enhancements relating to water quality, habitat protection and restoration
- Limit development along North River Road and eastern portions of the property

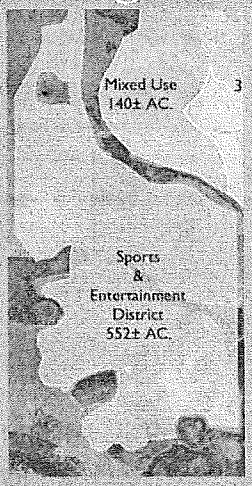
Proposed Development Program

- Sports & Entertainment District and Village Center
- Residential neighborhoods
- Expansive preserves
- Perfect Game tournament facility
- Riverfront resort and recreational uses on 50-acre Old Rodeo Drive parcel



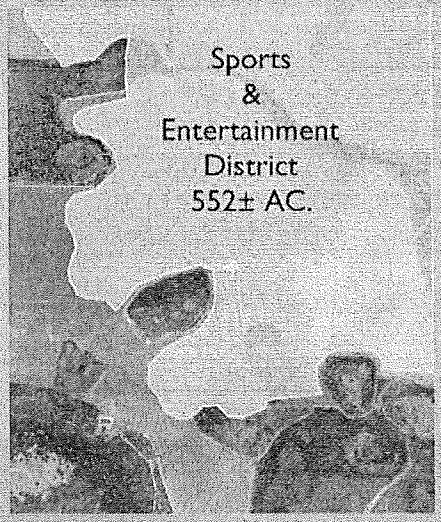
Sports/Entertainment District and Village Center

- Main Street anchored by stadiums
- Hotels
- Restaurants
- Entertainment (movie theater, bowling alley, miniature golf, etc.)
- Commercial retail
- Office
- Integrated residential uses on perimeters



Perfect Game Program

- 40 baseball fields
- 2 stadiums
- Supportive administrative offices
- "Stay & Play" with hotel, restaurants and entertainment
- Seeking to incorporate shuttle from RSW, internal shuttle system to reduce dependence on vehicle travel



What is Perfect Game USA?

- "Perfect Game promotes the game of baseball now and in the future by hosting the highest quality amateur events while providing meaningful opportunities and information to players, families, MLB organizations, college coaches and fans"

- Perfect Game goals include:
  - Collaborate with MLB and various other baseball partners to help the game grow
  - Host events at best-in-class facilities and venues
  - Encourage participation from all age and demographic groups
  - Identify, recognize and provide exposure for talented players and teams
  - Educate and assist parents, players and everyone involved in the game of baseball
  - Utilize best practices for the safety and care of baseball players

What is Perfect Game USA?

- Currently uses all of Lee County's existing baseball facilities

- Seeking to consolidate and add significant number of national and local tournaments in one venue with convenient goods, services and amenities

- "Stay & Play" concept: lodging, entertainment, amenities, restaurants, shopping, services

- Project is additive; other Lee County facilities will continue in use by Perfect Game and others

- Goal of 270 event days a year at new venue

- Peak tournament season differs from Lee County's peak tourism season

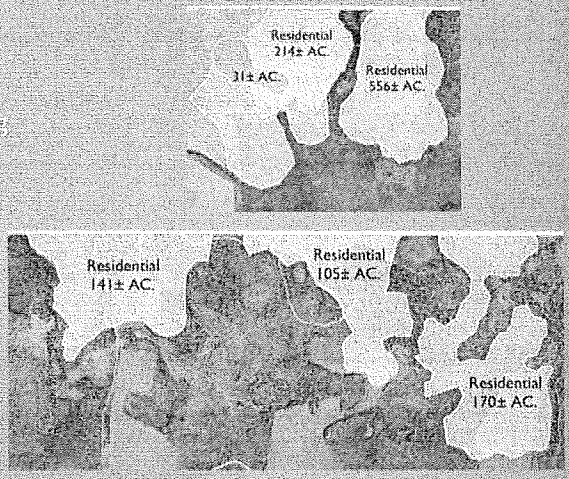
- Perfect Game currently accounts for nearly 25 percent of Lee County's sports tourism revenue

Perfect Game Proposal

- ***Directly supports Lee County's stated goal to support and expand sports tourism***
- Under proposal, Lee County would enter into long-term lease with Perfect Game and construct facilities on 300 donated acres
- 2,000 permanent new jobs created
- Significant revenues in bed tax, property tax and sales tax
- Visitor spending impacts
- Other direct and indirect economic impacts

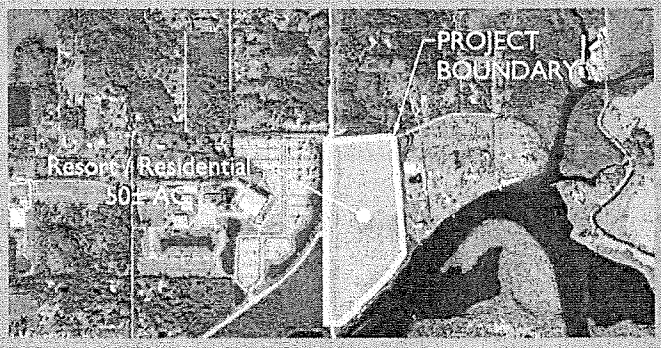
Residential Neighborhoods

- Maximum of 1,630 dwelling units on 4,200± acres
- Density of 1 dwelling unit per 2.6 acre (including non-residential lands)
- Density of 1 dwelling unit per 2.1 acres (excluding non-residential lands)
- Potential for mix of dwelling types near Village Center
- Lower densities in eastern neighborhoods
- Access from SR 31 and Charlotte County lands to the north



Old Rodeo Drive Parcel

- Resort and hospitality uses – all open to the public
- Access to the river, "Riverwalk" promenade concept
- Waterfront dining
- Old Florida-style boutique hotel
- Recreational amenities
- Limited marina uses, kayak launch
- Public boat ramp



Roadway Improvements

- Babcock Ranch funding improvements from Bayshore Road to Babcock Ranch main entrance
- State evaluating SR 31 improvements south of Bayshore Road to SR 80/Palm Beach Blvd, including bridge, under state's job creation directives
- Facilitates I-75 access via SR 80 and reduces impacts to Bayshore Road

Protection of Rural Character

- ***Protection of Rural Character is Fundamental to this Project***
- Development areas are internal to the site, with expansive setbacks and buffering along SR 31 and North River Road
- Access to Lee County development areas is from Charlotte County lands and along SR 31 in northern portion of frontage. Access to North River Road is strictly limited.
- Areas will maintain continuity of design quality, architectural elements and community theme to uphold unique character of North Olga and Babcock Ranch

Project Enhancements

- Expansive roadway buffers: Far exceed requirements of LDC and North Olga Plan
- Significant setbacks from roadways and project boundaries
- Focus on drainage and water quality enhancements
- Clean up and slow down water as it heads toward the Caloosahatchee River
- Restoration of flow ways
- Ecological restoration and replanting of disturbed uplands
- Creation of functional habitat design for wildlife and enhancement of wildlife corridors
- 2,200+ acres in permanent preserve
- Community meeting space
- Public access to all development areas
- River access and public boat ramp

Process & Timeline

- Conceptual phase of planning and design
- Must file both Comprehensive Plan Amendment and rezoning applications with Lee County
- Anticipating application submittal in September 2016 to start the process
- Comprehensive Plan Amendment will invoke state review
- Coordination with Lee County and Perfect Game
- Coordination with Florida Department of Transportation
- Minimum of five (5) public hearings and multiple community meetings
- Approximately 12 months for county review process and public hearings

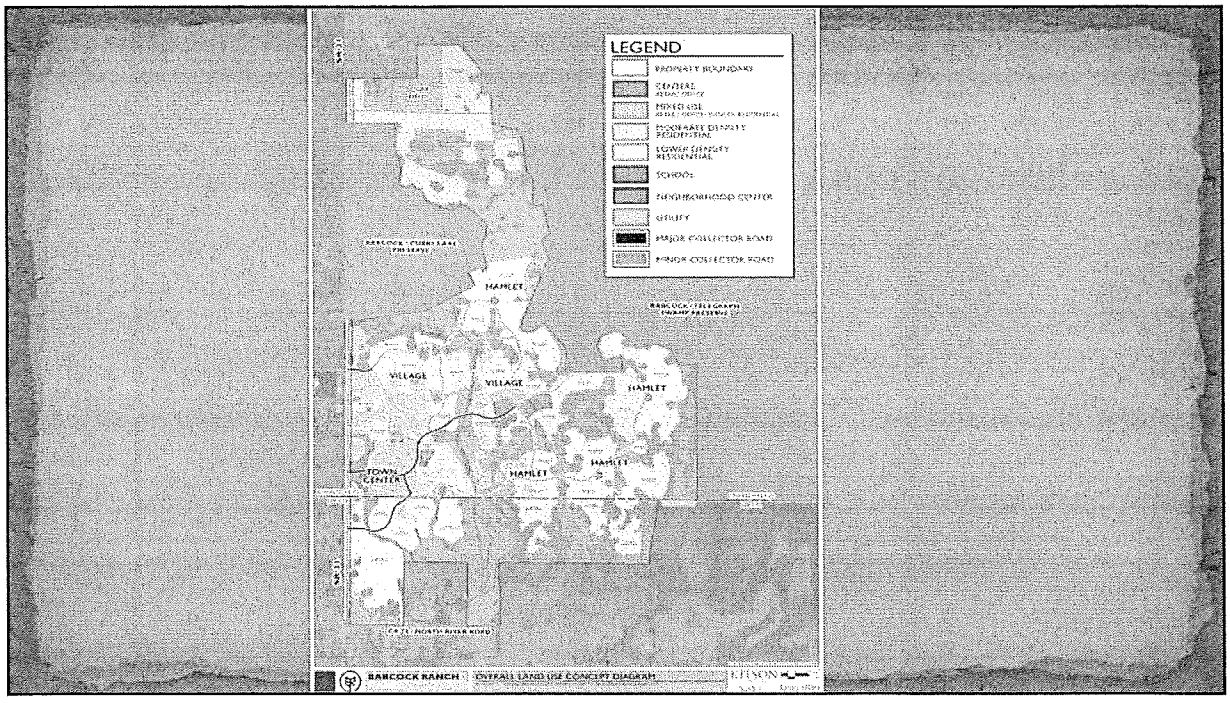
Next Steps

- Collecting input from community for consideration
- Alva, Inc. – Monday, August 8th
- Concerned Citizens of Bayshore – August or September meeting
- Website to provide facts, updated information: BabcockRanchLee.com
- Follow-up community meetings prior to public hearings

Thank You!

Questions & Answers

BabcockRanchLee.com



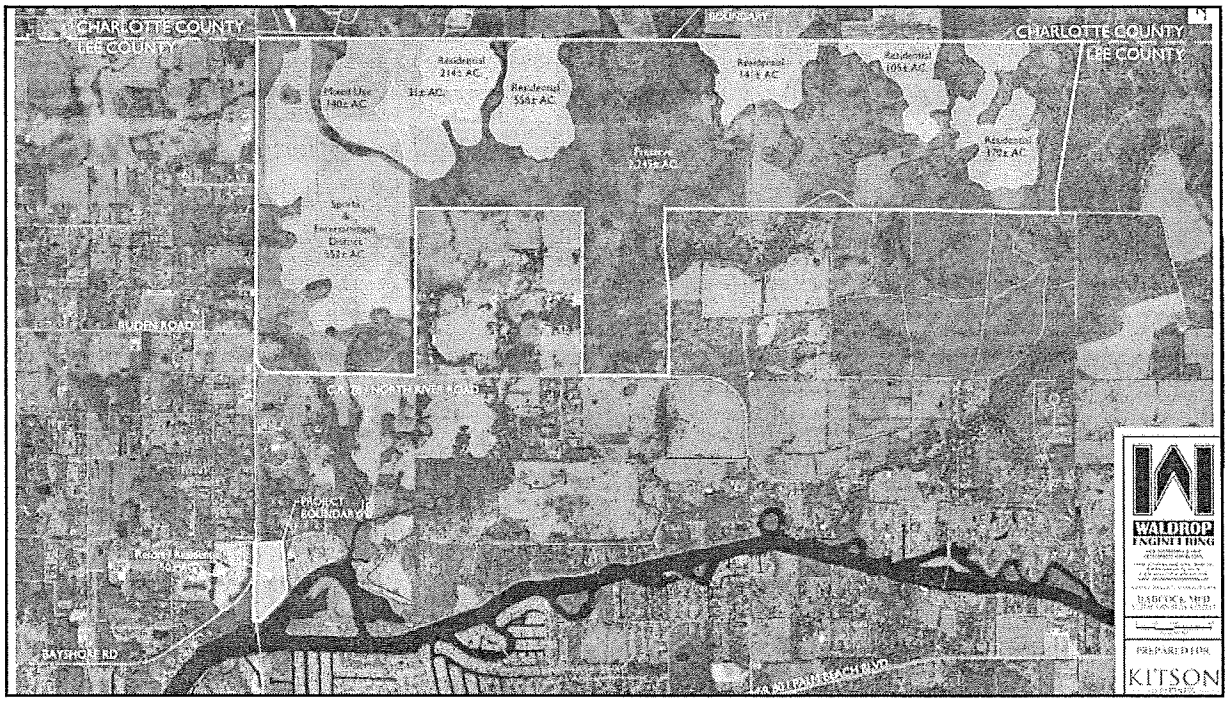

CHARLOTTE COUNTY
LEE COUNTY
CHARLOTTE COUNTY
LEE COUNTY
Residential
214± AC
Mixed Use
140± AC
Residential
558± AC
Residential
141± AC
Residential
105± AC
Residential
170± AC
Sports
&
Entertainment
District
552± AC
BURNT STORE ROAD
PROJECT
BOUNDARY
BAYSHORE RD
WALDROP
ENGINEERING
PREPARED FOR
KITSON

Exhibit IV.H
Summary of Public Information Meeting (Alva)

Minutes of Alva Inc. general membership meeting
Aug. 8, 2016
Recorded by Don Ruane

President Ruby Daniels opened the meeting at 7:05 p.m. with the Pledge of Allegiance

Around 100 people were present.

Secretary and treasury reports were suspended to make time for discussion of the Babcock Ranch project.

District 5 Commission candidates Diane Zigrosi and incumbent Frank Mann, District 3 Commission candidate Dick Anderson and School Board candidate Don Armstrong of District 6 introduced themselves.

A presentation on Babcock Ranch development plans followed and included a question and answer period.

Syd Kitson opened the Babcock Ranch presentation and said he wants to be transparent about the process.

Kitson, of Kitson & Partners. Described the energy efficiency features of the ranch.

Waldrop Engineering planner Alexis Crespo discussed the plans. Highlights included:

Size of project: 91,000 acres

Portion in Lee County: 4,200 acres, 50 acres between Old Rodeo Drive and the Caloosahatchee River on east side of SR 31

17,870 residential units or 1.3 per acre overall

1,630 residential units planned in Lee County or 1 unit per 2.6 acres

Housing design is old Florida and front porches, attractive vibrant main street spaces where people can interact

Density in housing areas decreases in vicinity of preserved areas to the east

1.4 million square feet for retail

3.5 million square feet for offices

90 percent of land will be preserved

Restoration and rehydration of wetlands and flow ways to slow and filter water flowing to the Caloosahatchee River

Sales and model home construction begins in 2017

Rodeo Drive area to include hotels and entertainment uses compatible with the river and the Lee County Civic Center

Public will have access to hiking trails, business and entertainment amenities, No gated communities at this time

Babcock Ranch will donate 300 acres to Lee County for entertainment and athletic uses. Lee County is expected to lease the land to Perfect Game, a baseball organization that will have tournaments and games on 40 baseball fields and two stadiums for championship games on the property

No roads planned to North River Road. Access for emergency use only

Significant buffers planned along SR 31 and North River Road

Access to Babcock neighborhoods and ball fields through Charlotte County

Babcock Ranch will pay to four-lane SR 31 as a divided highway to the Wilson Pigott drawbridge.

The drawbridge will be replaced by a highrise, fixed bridge at FDOT's expense

Project requires an amendment to the Lee County Comp Plan. Application for the change will be submitted in September.

There will be a minimum of five public hearings.

The process is expected to take 12 months.

Charlotte County approvals complete: Charlotte County approved the DRI and comp plan in 2007

Army Corps of Engineers and South Florida WMD permits approved

A question and answer period followed the presentation.

Question topics included:

Sheet flow

Opening a high school

Eco living practices

Cost of the Perfect Game plan

Preservation requirements and protection to ensure lands remain preserved

Water sources

Light pollution

Bike paths on North River Road

Babcockranchlee.com to stay up to date

The meeting adjourned around 9 p.m.

Babcock Ranch – Lee County
Planning Panel Meeting
Monday, August 08, 2016

Name	Email	Address	Zip Code
David Duncan	DUNCANCOWS@AOL		33920
Penelope Hall	penhill123@yahoo.com		33920
Dorothy Fehrenbach		Palm Beach Blvd	33920
MATT Miller		4204 23rd	33920
Rose Sandee Ogden	ROBogden@GMAIL.com		
Carol Barnett		21651 Tuckahoe Rd	33920
John Edwards	dee@mamaschiropractic.com		33907

Babcock Ranch – Lee County
Planning Panel Meeting
Monday, August 08, 2016

Name	Email	Address	Zip Code
WILLodene Harris	DON'T have	12430 Julia AVE. ALVA	33920
Cheri Mulling	Cherim147@aol.com	1811 Johns Ave	33972
Kathryn Wilbur	KWILBUR129@gmail.com	17520 Taylor Ave	33926
DANIEL POWERS	dhpowers@msn.com	22160 TUCKAHOE RD	33920
DEBI-LEE POWERS	deb.leec@msn.com	22160 TUCKAHOE RD	33920
Laura Harris	grandmama1963@gmail.com	17251 Frank Rd	33920
MIKE FORT	—	" "	" "
Joyce Pilewski	—	23851 N. River Rd	33920
ELIZABETH BANKER		14220 DUKE HIGHWAY	33920

Babcock Ranch – Lee County
Planning Panel Meeting
Monday, August 08, 2016

Name	Email	Address	Zip Code
Carl Veaux	cveaux@aol.com		
Rosa-Mary McEg	dtjodo@aol.com		33920
Joey Tines	jtines@alvaFirecontrol.org	1900 SUNSETTR ALVA FL 33920	33920
Jim Harper	rxmedic75@gmail.com		33598
Karen A Sour	karenazy4@comcast.net		33920
Paul A Sour	pasfour@comcast.net		
John Casani	jcass927@gmail.com		33920
Shane Ailant	SAilanta@gmail.com	2740 Packing house rd	33920
Bill Realfen	Williamred2E@bargmail.com	14651 Dike Hwy	33920

Babcock Ranch – Lee County
Planning Panel Meeting
Monday, August 08, 2016

Name	Email	Address	Zip Code
Bill Green	greenconstr1215@comcast.net	P.O. Box 433 Alva	33920
ED KIMBRELL	KIMBELL@NETZERO.COM	FT. MYERS SHORES	33905
Emily Smith	EmilyrSmith@msn.com	Alva, FL	33920
MARK Robbins	fl.cracker@earthlink.net	ALVA FL	33920
Dick Anderson	Dickanderson52@gmail.com		
Joyce Pigott	2168 Jacksboro Rd.	Alva, FL.	33920
Dawn Davis	DAWND7751@centurylink.net	2751 Packinghouse Rd Alva	33920
Tom Mullins			33972
Dave & Lynn Queen	davequeen2007@gmail.com	3521 Packinghouse Rd Alva	33920

Babcock Ranch – Lee County
Planning Panel Meeting
Monday, August 08, 2016

Name	Email	Address	Zip Code
Paul & Marian Muesler	FKMUSLER @STRATOMAIL.NET		33920
Sharon Jenkins-Owen	SJO@leegov.com	P.O. Box 398 Ft Myers FL	33902
Laura Greene	lgreene@leegov.com	2011 Wagner Ave Alva FL	33920
Debbie Fox	Dlfox33920@gmail.com	2130 Gardner Rd Alva, FL	33920
Lisa Robbins	3601 Rockinghouse Rd	S	33920
Denise Ebule	23091 Tuckahoe Rd ALVA, FL 33920	EEMSOUCH @AOL.COM	33920
Matt Marculaitis		145 Peoria ST Lehigh acres	33974
Angela Bailey	Swfangela@gmail.com	N River Rd	33920
Don Armstrong	D53292@AOL.com		

Babcock Ranch – Lee County
Planning Panel Meeting
Monday, August 08, 2016

Name	Email	Address	Zip Code
Ty Thornberry	t.thornberry@comcast.net	3087 Segitoria Lane ALVA 33920	33920
Judy Metz	Metzeagle101@aol.com	21201 Golden Road ALVA, 33920	33920
Janet Burch	janetburch@yahoo.com	20789 Mystic Way Ft Myers 33917	33917
Marissa Fewell	mfewell@leegov.com	1500 Monroe St, Fort Myers FL	33901
David Carter	DHCarter61@yahoo.com	21911 Tuckahoe Rd. ALVA, FL	33920
Nancy Rogers		22901 Tuckahoe Rd ALVA	33920
David Rogers		22901 Tuckahoe Rd ALVA	33920
Serena Roper	roper13@juno.com	22131 N. River Rd ALVA, FL 33920	33920
Robert Roper	roper13@juno.com	22131 N. River Rd ALVA, FL	33920

Babcock Ranch – Lee County
Planning Panel Meeting
Monday, August 08, 2016

Name	Email	Address	Zip Code
Joan Patterson	—	18409 Orangecraft	33936
Diane Zografossi	DHZLeeCounty@Yahoo.Com	20012 Peruvka Cir N. Unit D	33936
Matt Seiler	" " "	" "	" "
Valerie + Bob Clark	vwatkins0210@aol.com	18041 Cypress Creek Ln Alva FL	33920
B + Co Eg		21970 Edwards Dr	33920
DARREN WATKINS		17751 PARKINSON RD	33920
Juanita Harris		21590 Pearl St. Alva, FL. 33920	
LANE TEMPLE		23221 TUCKAHOE Ct ALVA FL 33920	33920
TODD RHODES		3340 STYLES RD ALVA FL 33920	33920

Babcock Ranch – Lee County
Planning Panel Meeting
Monday, August 08, 2016

Name	Email	Address	Zip Code
Donna Kinney	candlechick1958@aol.com		
Jeff Hasley	jhasley234@centurylink.net	21970 EDWARDS DR	33920
Fred & Sue Bisplinghoff	seb623@hotmail.com	18031 Riverchase Ct	33920
Holly & Schwartz	HOLLY031@CENTURYLINK.NET	17520 OAK CREEK RD ALVA	33920
Lee Hillman	zimbo85@gmail.com	2740 Packinghouse Rd Alva	33920
Lisa Hall	lisa@hallmedia.strategies.com	Tallahassee, FL	32312
Dawn Sanford	dawnsanford50@gmail.com	Lehigh	33972
[illegible]	msmeadow@eagle.fgcu.edu	FM	33905
DAVID & ELIZABETH BANFIELD	ALVA INC MEMBER		

Exhibit IV.H
Summary of Public Information Meeting (Bayshore)

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

Memorandum

To: **Syd Kitson, Gary Nelson, Erica Woods, Russell Schropp, Tina Matte**

From: **Alexis Crespo**

cc: **Cindy Brizuela**

Date: **August 23, 2016**

Subject: **Concerned Citizens of Bayshore Meeting Summary**

Kitson and Partners, in conjunction with Waldrop Engineering, Henderson Franklin & GSMA presented to the Concerned Citizens of Bayshore on Tuesday August 23rd. The meeting was held at 7:00 p.m. at the New Hope Christian Church at 17181 Tarpon Way.

The sign-in sheet is attached as Exhibit "A" and demonstrates a total of 45 people were in attendance (please note all attendees do not appear to have signed in). Handouts were distributed including the Babcock Lee Fact Sheet, maps of the project site and a conceptual site plan, and information about the Babcock community. The handouts are attached as Exhibit "B".

Syd provided introductions and a summary of his vision for the development of the Babcock Lee lands. Alexis followed with team introductions and a PowerPoint presentation attached as Exhibit "C".

Following the Consultant's presentation, Steve Brodkin asked for questions and comments on the proposal. The following is a summarized list of the questions asked and responses provided.

Question/Comment 1: You said the ERP was approved, but won't the project require an ERP modification?
Response: Yes. The conceptual permit is approved, delineating all development areas and preserve. As with all conceptual ERPs, individual permit modifications are required before each phase is constructed.

Question/Comment 2: Will there be another route to I-75?
Response: No, the idea was only proposed. The process to build an interchange takes approximately 20 years. We are required to make improvements based upon our phases of development much sooner than 20 years. We need to start improvements on SR 31 to mitigate traffic immediately, so the interchange concept did not work with that timeline.

Question/Comment 3: Are there issues with 20/20 Preserve?
Response: The proposed internal preserve areas will connect to the adjacent 20/20 preserves. We are not proposing any development near the county preserve lands .

Question/Comment 5: Making SR 31 four lanes is a nightmare, are there alternative options or is there only one way in and out of the project?
Response: The "stay and play concept" is intended to provide everything visitors need on-site, like restaurants, hotels, entertainment, shopping. So we want people to drive in and stay on-site their entire trip. We will make it walkable, like a Main Street, so they won't need to use their cars internally. We are also working on a private shuttle to the airport to limit trips.

Question/Comment 7: Will there be an interchange at Cook Brown Road?
Response: Interchange studies potentially take 20 years to design and permit. We are not pursuing an interchange at this time.

Question/Comment 8: Why did you give FPL 440 AC?
Response: The land was donated for utilities.

Question/Comment 9: Why the type of panels?
Response: Syd explained the size and type of solar panels that FPL will be using.

Question/Comment 10: Will there be lots over 80 x 100 (feet)?
Response: Yes, the lots will get bigger as you move to the east.

Question/Comment 11: Will the baseball parks be active at night? You will not be able to see the stars.
Response: Yes, there will be games played at night. The fields will have have focused LED lights to minimize light pollution, Lake Point, Georgia is a good example of an existing Perfect Game facility that has virtually no light trespass onto adjacent properties.

Question/Comment 12: Who pays for the ball fields?
Response: Lee County will conduct an economic analysis to determine if they want to enter into a long-term agreement with Perfect Game.

Question/Comment 13: Will there be different builders in the Town of Babcock Ranch?
Response: Yes, we have spent a great deal of time on the architectural design standards. The builders have come forward with some great designs that we are excited about. There will be variety of types and styles of houses.

Question/Comment 14: Will there be an entity looking at impacts west of SR 31?
Response: The roadway improvements must be carefully planned and permitted in conjunction with FDOT. We understand the concerns regarding SR 31 and will continue to work on that and bring you back information.

Question/Comment 15: Will there be critter crossings on SR 31?
Response: Yes.
Question/Comment 16: An attendees summarized some of the recent permit modifications, and stated the utility site was moved.
Response: N/A.

Question/Comment 17: How many large lots will there be?
Response: That is unknown at this time generally the large lots will be in the eastern portion of the project.

Question/Comment 18: I live across from a utilities plant; can you plant it/screen it? The lighting is also an issue.
Response: Yes, we will coordinate with you after this meeting.

Question/Comment 19: Is 20/20 sale still an option?
Response: Yes.

Question/Comment 20: Is 20/20 permanent? Can those lands ever be developed?
Response: It is virtually impossible to convert 20/20 lands from conservation to development. Only Lee County could propose and approve such a change, since they control those lands.

Question/Comment 21: Does the entire town run on solar?
Response: The Town will run on solar during the day and natural as at night. We will not be creating our own natural gas plant.

There were no further questions or comments. The Team thanked attendees for coming and noted that the Babcock website was available for those who wanted to download the presentation, or be informed of submittals and the project status. The meeting adjourned at approximately 9:30 p.m.

Exhibit IV. B.1
Traffic Circulation Analysis
(Prepared by David Plummer & Associates)

BABCOCK
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Project #16531

September 27, 2016
December 5, 2016 - Revised

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
2149 McGregor Boulevard
Fort Myers, Florida 33901

BABCOCK
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Introduction

The Babcock Ranch holdings encompass approximately 4,200 acres in northeast Lee County, Florida and within the North Olga Community Planning Area (Exhibit 1-A). A comprehensive plan amendment (CPA) is proposed to include the designated DR/GR and Rural lands within a new overlay known as the Environmental Enhancement Overlay, which will be specific to the North Olga area.

The subject property is primarily bounded by the Charlotte County Line to the north, North River Road (CR 78) to the south and SR 31 to the west. The proposed Comprehensive Plan Amendment (CPA) is anchored by a 42-field baseball complex for youth and amateur baseball tournaments. The proposal includes 1,500 hotel rooms and approximately 1.2 million square feet of retail/entertainment and office space to facilitate the "play and stay" concept for the baseball teams and families. The CPA would also allow 1,630 residential units to be included in the overlay.

The development program for the CPA is based on a combined non-residential square footage without exceeding the 6 million square feet between this Lee County Comprehensive Plan Amendment and the development conceptually approved in the Master Development Order for the Babcock Ranch DRI in Charlotte County.

Summary of Results

The results of the Long Range 20-Year Horizon analysis are as follows.

1. The proposed CPA does not cause additional transportation needs beyond those:
   a) Already needed "without" the Project; or
   b) Already in the MPO Transportation Plan.

2. The need for six lanes is anticipated on SR 31 from SR 78 to the Charlotte County Line at Year 2040 with the CPA. This need does not exceed those anticipated in the "without" CPA conditions.

3. The need for four lanes is anticipated on SR 78 from SR 31 to Palm Creek Drive at Year 2040 with the CPA.

4. The Short Range 5-Year Horizon analysis will be addressed as part of the zoning traffic study and application that will follow the CPA application.

5. The zoning traffic study will establish the transportation mitigation for the proposed CPA.

CPA Traffic Study

The original CPA traffic study dated September 27, 2016 was submitted to Lee County in support of the CPA application. In response to Lee County and FDOT review comments, the original traffic study has been revised and presented in this document.

Consistent with Lee County's Application for a Comprehensive Plan Amendment (Appendix A), this CPA traffic study provides a Long Range (20-year) Horizon analysis. Based on the agreed upon methodology, the Short Range — 5-year CIP Horizon analysis will be provided as part of the zoning traffic study.

The Long Range — 20-year Horizon analysis provides a comparison of future road segment traffic conditions in Year 2040 on the Lee County MPO's 2040 Highway Cost Feasible Plan network both "without" and "with" the proposed CPA. It has been established that the subject property would allow 416 single-family units under the current land use designation. This represents the Future "without" CPA scenario.

The outcome of the traffic study identifies the future needs of the Lee County Metropolitan Planning Organization (MPO) Transportation Plan. The MPO Plan is a long-term outlook for the purposes of identifying potential needs and funding sources to achieve that plan. When those needs are closer to reality, the MPO would then prioritize the needs along with the timing of the improvements to be included as part of the Cost Feasible Plan and Capital Improvement Plan.

The currently adopted 2040 MPO Needs Plan Projects for Lee County and Charlotte County are included as part of Appendix A.

Transportation Methodology

This revised CPA traffic study reflects revisions to the transportation methodology (Revised November 21, 2016) resulting from a series of discussions between the review agencies and the applicant including the following (Appendix B):

- CPA Transportation Methodology Report (Original) – September 12, 2016
- CPA/MPD Transportation Methodology Meeting - September 13, 2016
- Lee County CPA/MPD Methodology Review Comments – September 15, 2016
- FDOT CPA Methodology Review Comments – September 29, 2016
- Comprehensive Plan Amendment application (CPA2016-00013) – October 4, 2016
    - Babcock Comprehensive Plan Amendment Traffic Study – September 23, 2016
- FDOT CPA Courtesy Review Comments – October 28, 2016
- Lee County CPA Review Comments – November 8, 2016
- DPA Response to FDOT Comments – November 9, 2016

- FDOT Response to DPA Comments – November 17, 2016
- Teleconference (GoToMeeting) with FDOT, Traf-O-Data, VHB, Lee County & DPA - November 18, 2016
- CPA Transportation Methodology Report (Revised) – November 21, 2016
- CPA Sufficiency Review Meeting with Lee County Staff – November 29, 2016

The revised transportation methodology report dated November 21, 2016 (Appendix B) was provided to the public agencies. As a follow-up, sufficiency comments were discussed with Lee County Staff on November 29, 2016. The Applicant has committed to resolving the outstanding issues with the public agencies throughout the CPA process.

The resultant revised traffic study has been prepared consistent with the discussions and understanding of the proposed methodology between Staff and Applicant. The key CPA methodology assumptions are as follows.

- Year 2040 represents the Long Range — 20-year Horizon analysis
- The D1RPM_v1.0.2_Babcock travel model will be utilized
- Study area will be expanded beyond the 3-mile radius
- Study Area north of SR 78 in Lee County will be considered Rural
- Uninterrupted Flow will be assumed for SR 31, north of SR 78
- Generalized Service Volumes will apply
- Detail arterial analysis will not be accepted by the public agencies
- Short Range — 5-year CIP Horizon analysis to be provided in zoning application

Study Area

In accordance with Lee County's Application for a Comprehensive Plan Amendment, the study should include a review of projected roadway conditions within a 3-mile radius of the site. As a result of the methodology agreement, the study area has been extended to areas greater than the required 3-mile radius. At the request of FDOT, the analysis includes I-75 and SR 31 in Charlotte County.

CPA Development Parameters

The proposed project is anticipated to be developed in two phases with build-out expected in Year 2026. The CPA horizon year for this study, however, is Year 2040 to coincide with the adopted Lee County MPO 2040 Transportation Plan.

The development program for purposes of the CPA is summarized as follows. For comparison, the entitled and proposed parameters are provided.

CPA Development Program				
Land Use Type	**Unit**	**Size** (Cumulative)		
		Entitled [1]	**Proposed** [2]	**Difference**
Single-Family	d.u.	416	980	+ 564
Multifamily	d.u.	0	650	+ 650
Hotel	rooms	0	1,500 [3]	+ 1,500
Retail/Entertainment	sq. ft.	0	870,000	+ 870,000
Office	sq. ft.	0	300,000	+ 300,000
Community Park	acres	0	48	+48
Baseball – Sports Complex	fields	0	42 [4]	+ 42

Footnotes:
(1) Current DR/GR and Rural Lands designations.
(2) Proposed CPA Overlay.
(3) Equivalent to 900,000 sq. ft.
(4) Equivalent to 300 acres.

The development program for the CPA is based on a combined non-residential square footage without exceeding the 6 million square feet between this Lee County Comprehensive Plan Amendment and the development conceptually approved in the Master Development Order for the Babcock Ranch DRI in Charlotte County (Appendix C) and shown below.

Babcock Non-Residential Development Program				
Land Use Type	**Unit**	**Size**		
		CPA [1]	**DRI** [2]	**Babcock Total** [3]
Hotel	sq. ft.	900,000	0	900,000
Industrial	sq. ft.	0	650,000	650,000
Retail/Entertainment	sq. ft.	870,000	530,000	1,400,000
Office [3]	sq. ft.	300,000	2,660,000	2,960,000
Total	sq. ft.	2,070,000	3,840,000 [4]	5,910,000 [4]

Footnotes:
(1) Proposed Lee County CPA Overlay.
(2) Charlotte County BRC DRI.
(3) Excludes education, recreation, community and ancillary uses.
(4) BRC MDO - Development of the subject property shall not exceed 6,000,000 square feet of non-residential uses.

dpa

MPO Travel Model

The FDOT – District 1 Regional Planning Model (D1RPM_v1.0.2_Babcock) was utilized to project future traffic volumes. This travel model was provided by FDOT and reflects the sub-area validation of the study area.

Background Development Adjustments

Within close proximity to the approved Babcock Ranch Community DRI located in Charlotte County to the north, the travel model parameters reflective of this DRI were reviewed for reasonableness. Based on that review, it was apparent that the buildout of the Master DRI (Appendix C) were not reflected in the travel model as requested by Staff. As such, adjustments to the travel model's socio-economic data (TAZ 4070) were necessary for purposes of this CPA analysis and summarized below.

D1RPM Travel Model Background Development Parameters Adjustments				
Babcock Ranch Community DRI	**Adopted [1] MPO 2040**	**Master [2,3] DRI**	**BRC DRI Charlotte County**	
			Without [3,4] CPA	**With [3,5] CPA**
Single-Family Units	4,656	11,616	11,616	11,616
Multifamily Units	13,215	6,254	6,254	6,254
Industrial Employees	34	1,300	1,300	1,300
Commercial Employees	960	3,570	3,590	1,390
Service Employees	1,325	18,089	18,090	12,570
Total Employees	2,319	22,959	22,980	15,260
Hotel Rooms	0	600	600	0
School/University Students	0	4,154	4,154	4,154

Footnote:
(1) Current MPO 2040 Transportation Plan (TAZ 4070).
(2) Babcock Ranch Community DRI – Master Update Traffic Study (September 21, 2011).
(3) Based on a combined non-residential square footage without exceeding 6 million square feet between this currently proposed Lee County Comprehensive Plan amendment and the development conceptually approved in the Master Development Order for Babcock Ranch in Charlotte County.
(4) Background development "without" proposed Lee County CPA Overlay.
(5) Background development "with" proposed Lee County CPA Overlay.

Cost Feasible Network Adjustments

One Lee County traffic analysis zones were added to represent the CPA overlay in the 2040 Cost Feasible Plan Network without project.

- TAZ 3121 - Existing Entitlement

Two Lee County traffic analysis zones were added to represent the CPA overlay in the 2040 Cost Feasible Plan Network with project.

- TAZ 3113 - Baseball Complex
- TAZ 3121 - Hotel, Retail/Entertainment, Office and Residential

Notable adjustments to the network to reflect the CPA TAZs include the portrayal of the inter-connection between the Lee and Charlotte County via the Babcock Ranch Community DRI (TAZ 4070) internal road system (Appendix D).

Socio-Economic Data

The "without" CPA scenario reflected the following socio-economic parameters in the travel model. Worksheets were used to develop the input data for the analysis scenarios are provided in Appendix E.

D1RPM Travel Model Without CPA Development Parameters Summary	
Year 2040 Socio-Economic Data	**TAZ 3121(1)**
Single Family Units	416
Multifamily Units	0
Industrial Employees	0
Commercial Employees	0
Service Employees	0
Total Employees	0
Hotels	0
School/University Students	0

Footnote:
(1) Existing entitlement

The "with" CPA scenario reflected the following socio-economic parameters in the travel model. Worksheets were used to develop the input data for the analysis scenarios are provided in Appendix F.

D1RPM Travel Model With CPA Development Parameters Summary		
Year 2040 Socio-Economic Data	**TAZ #3121 (1)**	**TAZ #3113 (2)**
Single Family Units	0	980
Multifamily Units	0	650
Industrial Employees	0	0
Commercial Employees	0	2,180
Service Employees	0	2,700
Total Employees	0	4,880
Hotels	0	1,500
School/University Students	0	0

Footnote:
(1) Baseball Complex.
(2) Hotel, Retail/Entertainment, Office and Residential

Special Generators

The uniqueness of the baseball complex cannot be adequately portrayed by the standard input parameters of the D1RPM travel model. In accordance with standard modeling practice, both trip productions (P's) and trip attractions (A's) in the form of daily person-trips generation were developed as "special generators" and served as a direct input to the travel model as shown below.

D1RPM Travel Model Baseball Complex Special Generator (1) Summary		
Trip Purpose	**Productions**	**Attractions**
Home-Base Work	0%	5%
Home-Base Shop	20%	0%
Home-Base Social Recreation	60%	30%
Home-Base Other	10%	45%
Non Home-Base	10%	20%
Total	100%	100%
	9,000 Person Trips	9,000 Person Trips

Footnote:
(1) TAZ 3121.

The above trip purpose allocation assumptions best reflect the synergy between the various land uses and trip interaction expected to occur on-site. The trip generation assumptions associated with the Baseball Complex is further discussed in the next section.

Trip Generation

For purposes of the CPA, the D1RPM_v1.0.2_Babcock travel model was relied on to estimate the trip generation of the proposed overlay, consistent with the MPO Transportation Plan and Lee County CPA process. The resultant trip generation is explained in the following.

Baseball Complex

The Perfect Game (PG) organization operates youth baseball tournaments throughout the country, including tournaments in Lee County. These tournaments may involve 400 teams or more and play over multiple days. Tournaments of these magnitudes must work through logistics of game scheduling, travelling, hotel accommodations and meals for the participating teams.

Daily Trip Generation

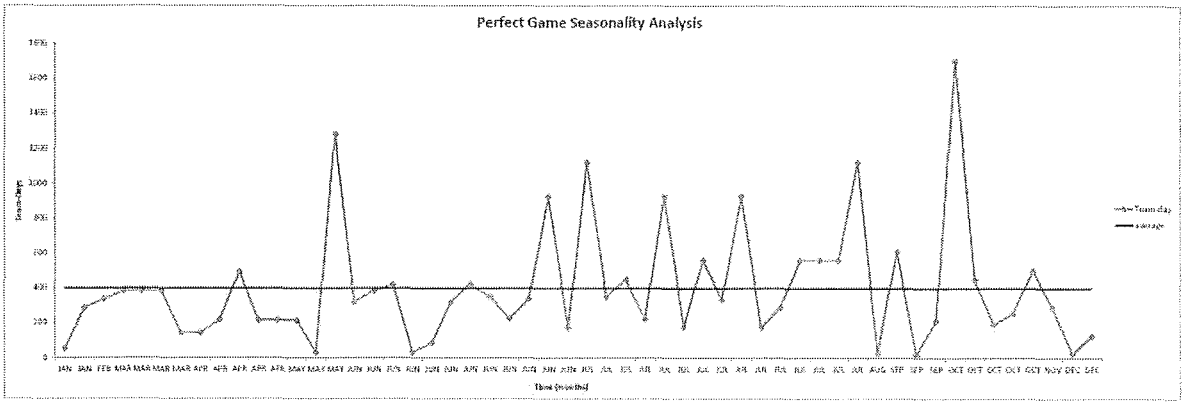
The trip generation estimate for the proposed 42-field baseball complex was developed based on traffic information provided by the Perfect Game organization (Appendix G) is as follows.

- 60 Vehicle (30 inbound/30 outbound) Trips per Game
- 5 Games per Day, per Field (inclusive of championship games)
- Therefore, 60 x 5 x 42 = 12,600 Daily External Trips

It is estimated that at full-capacity, the proposed 42-field baseball complex would generate 12,600 external trips per day. To address this travel demand, the proposed baseball complex provides the opportunity to promote the "play and stay" concept envisioned by Perfect Game.

Adjustment for Seasonality

Perfect Game operates tournaments 12 months out of the year. As shown below and in Appendix G, the peak PG baseball activities (112% above annual average) occur during the summer months when school is out and the players are on summer break. In fact, the lowest PG baseball activities (68% below annual average) take place during the winter and spring, opposite that of the peak snowbird season in southwest Florida.



	Team-Days of Play	% of Average	Baseball 2-Way Trips[1]
Average	398	100%	12600
Winter & Spring Avera	271	68%	8588
Summer Average	447	112%	14160
Fall Average	397	99.8%	12580

Footnotes:
(1) The 2-way average annual trips (12600) were derived based on the traffic data provided by Perfect Game.
(2) The winter & spring average (8588) reflects a reduction of 32% from the annual average.

To recognize the potential 32% reduction in baseball activities and corresponding traffic generated by the full 42-field capacity, a conservative 14% reduction was applied to the peak season daily trip generation in the travel model. Therefore, a conservatively high 10,820 PSWADT rather than 8,600 PSWADT was assumed to be generated by the typical baseball operation during the peak season for purposes of the CPA assessment.

Play and Stay

The "play and stay" concept offers the complete family experience that would provide greater accessibility to hotels, restaurants and entertainment opportunities for the participating teams, players and their families during tournament play. These opportunities would reduce unnecessary driving on game-day such as between hotel and the baseball facility or during idle times of in-between games as these amenities are provided on-site or are located in close proximity to the baseball complex. Furthermore, the shopping and entertainment/recreational amenities offered at the Babcock Ranch Community DRI in Charlotte County would further enhance the "play and stay" convenience for post-game relaxation and social gatherings throughout tournament stay.

It should be recognized that the "play and stay" concept cannot be accurately portrayed by the travel model without pre-processing of the model input parameters. The rules of the CPA analysis do not allow for such model adjustments. Nonetheless, the trip interactions between the major TAZs in the study area are summarized in the matrix below.

CPA Development Trip Distribution [1] Peak Season Weekday Average Daily Traffic			
To / From	**CPA Development**		**Babcock Ranch [4] Community DRI (Charlotte County)**
	Baseball [2] Complex	**Hotel, Retail/ [3] Entertainment, Office & Residential**	
Baseball Complex	0 (0%)	540 (1%)	5,222[5] (3%)
Hotel, Retail, Entertainment, Office and Residential	540 (5%)	1,662 (4%)	20,644 (10%)
Babcock Ranch Community DRI (Charlotte County)	5,222[5] (46%)	20,644 (46%)	117,776 (58%)
All Other Destination Beyond Babcock Ranch	5,058 (45%)	21,706 (49%)	61,160 (29%)
Total External Trip Generation	10,820 (100%)	44,552 (100%)	204,802 (100%)

Footnote:
(1) D1RPM derived.
(2) TAZ 3121 – Trip interaction.
(3) TAZ 3113 – Trip interaction.
(4) TAZ 4070 – Trip interaction.
(5) Contains external trip paths on SR 31.

The planned Babcock Ranch internal road system and linkages between the two major planning areas (i.e., Charlotte County and Lee County) is depicted in the Exhibit 1-B.

Long Range 20-Year Horizon (2040) Analysis

The sub-area validated travel model was used to project future 2040 traffic conditions both without and with the proposed CPA. As explained above, the future road network used for these travel model assignments was the Lee County MPO 2040 Highway Cost Feasible Plan network.

The D1RPM input and output files for the travel model assignments can be downloaded from the following link: ftp://ftpfm.dplummer.com/Public/16531_BabcockCPA. These files are available for download from the DPA ftp site for approximately one month. In response to review comments, large (36" x 42") model plots in PDF format have been included for easier viewing or printing by the public agencies.

Future Conditions Without CPA

Exhibits 2-1 (Lee County) and 2-2 (Charlotte County) show future traffic conditions in Year 2040 "without" the proposed CPA, reflective of the current land use designation.

As shown in Exhibit 2-1 (Lee County), several road segments may have level of service issues in 2040 without the proposed CPA. In accordance with Chapter 163.3180, F.S., these road segments are deemed to be "transportation deficient". The improvement necessary to correct the "transportation deficiency" is the funding responsibility of the entity that has maintenance responsibility for that facility. Therefore, the proposed CPA is not responsible to help improve and eliminate that deficiency.

For convenience, a summary of the analysis "without" the CPA is summarized in the table below. The traffic volume plots from the travel model are provided in Appendix H.

It is important to recognize that the background traffic levels in this analysis are based on the buildout of 6 million square feet that are conceptually approved in the Master Development Order for the Babcock Ranch Community DRI in Charlotte County. Realistic market demand projections will not support this level of commercial and office development and would fall closer to 60% of that number at buildout. Specific approvals for development in Babcock Ranch Community DRI - Charlotte County are currently only for 155,000 square feet. Additional approvals must be granted through Incremental Development Orders with regional transportation analysis and subsequent transportation mitigation approvals that would in the future include this comprehensive plan amendment as background traffic.

The CPA analysis represents a planning level analysis for in the long term. The actual improvement needs for "without" the CPA are established at the time of DRI or zoning assessment, coincident with future developments. It is anticipated that the funding sources for future long-term improvement needs within the study area will primarily be funded through transportation mitigation assessments from new developments.

Future Transportation Needs Without CPA						
Roadway	From	To	Lee County MPO 2040 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan [1]
			Cost Feasible Network # of Lane	Needs Plan Network # of Lanes		
SR 31	SR 80	SR 78	2	4	4	0
	SR 78	Old Rodeo Dr.	4	4	6	+2 [2,3]
	Old Rodeo Dr.	North River Rd.	4	4	6	+2 [2,3]
	North River Rd.	Babcock Lee Entrance	4	4	8 [4]	+4 [2,3]
	Babcock Lee Entrance	Charlotte County Line	4	4	8 [4]	+4 [2,3]
	Charlotte County Line	Cook Brown Rd.	2	4	8 [4]	+4 [2,3]
	Cook Brown Rd.	CR 74	2	4	4	0
SR 78	Business 41	Hart Rd.	4	6	8 [4]	+2 [2,3]
	Hart Rd.	Slater Rd.	4	6	6	0
	Slater Rd.	I-75	4	6	6	0
	I-75	Nalle Rd.	2	2	4	+2 [2,3]
	Nalle Rd.	Palm Creek Dr.	2	2	4	+2 [2,3]
	Palm Creek Dr.	SR 31	2	2	2	0
Broadway	SR 80	North River Rd.	2	2	4 [2,5]	0 [2,5]
SR 80	V.S. Shoemaker Blvd.	Ortiz Ave.	4	4	6	+2 [2,3]
	Ortiz Ave.	I-75	6	6	6	0
	I-75	SR 31	6	6	6	0
	SR 31	Buckingham Rd.	6	6	6	0
	Buckingham Rd.	Hickey Creek Rd.	4	4	4	0
	Hickey Creek Rd.	Joel Blvd.	4	4	4	0
I-75	Luckett Rd.	SR 80	6	6	6	0
	SR 80	SR 78	8	8	6	0
	SR 78	Charlotte Co. Line	6	6	6	0
	Charlotte Co. Line	Tucker's Grade	6	6	4	0
North River Road	SR 31	Olga Rd.	2	2	2	0
	Olga Rd.	Alva Bridge	2	2	2	0
	Alva Bridge	Hendry County Line	2	2	2	0
Buckingham Road	SR 82	Gunnery Rd.	2	4	2	0
Orange River Boulevard	SR 80	Staley Rd.	2	4	4	0

Footnotes:

(1) Changes to be considered by the Lee County MPO in future plan updates.
(2) Transportation Deficient per Chapter 163.3180, F.S. – Payment of Road Impact Fees may apply.
(3) Future transportation needs are offset through required mitigation contribution from new developments.
(4) CPA planning level analysis indicates greater than six lanes needs or parallel facility. Actual improvement needs subject to DRI or zoning traffic.
(5) Recommended as "constrained facility" in future plan updates.

Recommendation Without CPA

The on-going development of the BRC DRI will provide its fair share of mitigation funding for roadway improvements in the study area. The roadway improvement effort will continue to be coordinated between Babcock, the Charlotte County-Punta Gorda MPO, the Lee County MPO and the Florida DOT. The MPO Transportation Plans will be updated periodically to reflect the priority and timing needs of those future roadway improvements.

Future Conditions With CPA

Exhibits 3-1 (Lee County) and 3-2 (Charlotte County) shows future traffic conditions in 2040 "with" the proposed CPA, reflective of the buildout of the proposed overlay. For convenience, a summary of the analysis "with" the CPA is summarized in the table below. The traffic volume plots from the travel model are provided in Appendix I.

It should be recognized that greater than 6-Lane needs of SR 31 between SR 78 and North River Road (CR 78) was determined based on "rural" conditions and standards assumed for Horizon Year 2040. With the anticipated 20,000 dwelling units (50,000 population), and 6 million square feet of total commercial uses plus the 42-field baseball complex along the SR 31 corridor, it would be unreasonable to assume that the study area will remain "rural" in the next 25 years. Under "urban" conditions and standards, however, SR 31 would operate well within the 6-Lane capacity.

If the study area north of SR 78 is to remain "rural" through Horizon Year 2040, realistic market demand projections will not support this level of commercial and office development and would fall closer to 60% of that number at buildout of Babcock developments in both counties. Specific approvals for development in Babcock Ranch Community DRI - Charlotte County are currently only for 155,000 square feet. Additional approvals must be granted through Incremental Development Orders with regional transportation analysis and subsequent transportation mitigation approvals that would in the future include this comprehensive plan amendment as background traffic.

Even under the most conservative and worst-case scenario described above, the ultimate need on SR 31 would not exceed 6 lanes. As shown in Exhibit 3-1, the model derived 71,777 PSWADT volumes (or 3,530 peak hour, peak season, directional volume) on the segment of SR 31 from North River Road (CR78) to the Babcock Lee Entrance suggests the need for greater than 6 lanes at Year 2040. However, it should be recognized that the 3,530 peak hour, peak season, directional volume is comprised of 2,440 northbound thru traffic and 1,090 northbound right-turn vehicles into the Project. Therefore, the actual number of travel lanes needed on SR 31 to carry 2,440 northbound thru traffic is easily accomplished with only 6 lanes. The northbound right-turn lane needs at the Project will be addressed in the zoning traffic study and the Project access improvements will be considered "site-related".

Future Transportation Needs With CPA						
Roadway	From	To	Lee County MPO 2040 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan [1]
			Cost Feasible Network # of Lane	Needs Plan Network # of Lanes		
SR 31	SR 80	SR 78	2	4	4	0
	SR 78	Old Rodeo Dr.	4	4	6	+2 [2,3]
	Old Rodeo Dr.	North River Rd.	4	4	6	+2 [2,3]
	North River Rd.	Babcock Lee Entrance	4	4	6 [5]	+2 [2,3]
	Babcock Lee Entrance	Charlotte County Line	4	4	6	+2 [2,3]
	Charlotte County Line	Cook Brown Rd.	2	4	6	+2 [2,3]
	Cook Brown Rd.	CR 74	2	4	4	0
SR 78	Business 41	Hart Rd.	4	6	8 [4]	+2 [2,3]
	Hart Rd.	Slater Rd.	4	6	6	0
	Slater Rd.	I-75	4	6	6	0
	I-75	Nalle Rd.	2	2	4	+2 [2,3]
	Nalle Rd.	Palm Creek Dr.	2	2	4	+2 [2,3]
	Palm Creek Dr.	SR 31	2	2	4	+2 [3]
Broadway	SR 80	North River Rd.	2	2	4 [2,6]	0 [2,6]
SR 80	V.S. Shoemaker Blvd.	Ortiz Ave.	4	4	6	+2 [2,3]
	Ortiz Ave.	I-75	6	6	6	0
	I-75	SR 31	6	6	6	0
	SR 31	Buckingham Rd.	6	6	6	0
	Buckingham Rd.	Hickey Creek Rd.	4	4	4	0
	Hickey Creek Rd.	Joel Blvd.	4	4	4	0
I-75	Luckett Rd.	SR 80	6	6	3	0
	SR 80	SR 78	8	8	3	0
	SR 78	Charlotte Co. Line	6	6	3	0
	Charlotte Co. Line	Tucker's Grade	6	6	2	0
North River Road	SR 31	Olga Rd.	2	2	2	0
	Olga Rd.	Alva Bridge	2	2	2	0
	Alva Bridge	Hendry County Line	2	2	2	0
Buckingham Road	SR 82	Gunnery Rd.	2	4	2	0
Orange River Blvd.	SR 80	Staley Rd.	2	4	4	0

Footnotes:

(1) Changes to be considered by the Lee County MPO in future plan updates.
(2) Transportation Deficient per Chapter 163.3180, F.S. – Payment of Road Impact Fees may apply.
(3) Future transportation needs are offset through required mitigation contribution from new developments.
(4) CPA planning level analysis indicates greater than six lanes needs or parallel facility. Actual improvement needs subject to DRI or zoning traffic.
(5) Six travel lanes to accommodate thru traffic.
(6) Recommended as "constrained facility" in future plan updates.

In the comparison between the "without" and "with" CPA analysis, there are no improvements identified beyond those already needed "without" the CPA, as summarized below.

Future Transportation Needs Comparison						
Roadway	From	To	CPA Analysis		Changes To Adopted MPO Needs Plan [1]	
			Without CPA Needed # of Lanes	With CPA Needed # of Lanes	Without CPA	With CPA
SR 31	SR 80	SR 78	4	4	0	0
	SR 78	Old Rodeo Rd.	6	6	+2 [2]	+2 [2,3]
	Old Rodeo Rd.	North River Rd.	6	6	+2 [2]	+2 [2,3]
	North River Rd.	Babcock Lee Entance	8 [4]	6 [5]	+4 [2]	+2 [2,3]
	Babcock Lee Entance	Charlotte County Line	8 [4]	6	+4 [2]	+2 [2,3]
	Charlotte County Line	Cook Brown Rd.	8 [4]	6	+4 [2]	+2 [2,3]
	Cook Brown Rd.	CR 74	4	4	0	0
SR 78	Business 41	Hart Rd.	8 [4]	8 [4]	+2 [2]	+2 [2,3]
	Hart Rd.	Slater Rd.	6	6	0	0
	Slater Rd.	I-75	6	6	0	0
	I-75	Nalle Rd.	4	4	+2 [2]	+2 [2,3]
	Nalle Rd.	Palm Creek Dr.	4	4	+2 [2]	+2 [2,3]
	Palm Creek Dr.	SR 31	2	4	0	+2 [2,3]
Broadway	SR 80	North River Rd.	4	4	0 [2,6]	0 [2,6]
SR 80	V.S. Shoemaker Blvd.	Ortiz Ave.	6	6	+2 [2]	+2 [2,3]
	Ortiz Ave.	I-75	6	6	0	0
	I-75	SR 31	6	6	0	0
	SR 31	Buckingham Rd.	6	6	0	0
	Buckingham Rd.	Hickey Creek Rd.	4	4	0	0
	Hickey Creek Rd.	Joel Blvd.	4	4	0	0
I-75	Luckett Rd.	SR 80	3	3	0	0
	SR 80	SR 78	3	3	0	0
	SR 78	Charlotte Co. Line	3	3	0	0
	Charlotte Co. Line	Tucker's Grade	2	2	0	0
North River Road	SR 31	Olga Rd.	2	2	0	0
	Olga Rd.	Alva Bridge	2	2	0	0
	Alva Bridge	Hendry County Line	2	2	0	0
Buckingham Road	SR 82	Gunnery Rd.	2	2	0	0
Orange River Blvd.	SR 80	Staley Rd.	4	4	0	0

Footnotes:

(1) Changes to be considered by the Lee County MPO in future plan updates.
(2) Future transportation needs are offset through required mitigation contribution from new developments.
(3) Transportation Deficient per Chapter 163.3180, F.S. Payment of Road Impact Fees may apply.
(4) CPA planning level analysis indicates greater than six lanes needs or parallel facility. Actual improvement needs subject to DRI or zoning traffic.
(5) Six travel lanes to accommodate thru traffic.
(6) Recommended as "constrained facility" in future plan updates.

The CPA analysis represents a planning level analysis in the long term. The actual improvement needs and mitigation for "with" the CPA are established at the time of the zoning application, coincident with the buildout of the Project. It is anticipated that the funding sources for future long-term improvement needs within the study area will primarily be funded through transportation mitigation assessments from the Project and adjacent developments.

Recommendation With CPA

The on-going development of the BRC DRI and the Babcock Lee CPA will provide its fair share of mitigation funding for roadway improvements in the study area. The roadway improvement effort will continue to be coordinated between Babcock, the Charlotte County-Punta Gorda MPO, the Lee County MPO and the Florida DOT. The MPO Transportation Plans will be updated periodically to reflect the priority and timing needs of those future roadway improvements.

Short Range 5-Year CIP Analysis

It was agreed by both Staff and Applicant that the Short-Range 5-Year CIP Analysis will be addressed in the zoning traffic study (ZTIS), coincident with the phasing of the proposed overlay.

Findings and Conclusions

The results of the Long Range 20-Year Horizon analysis are as follows.

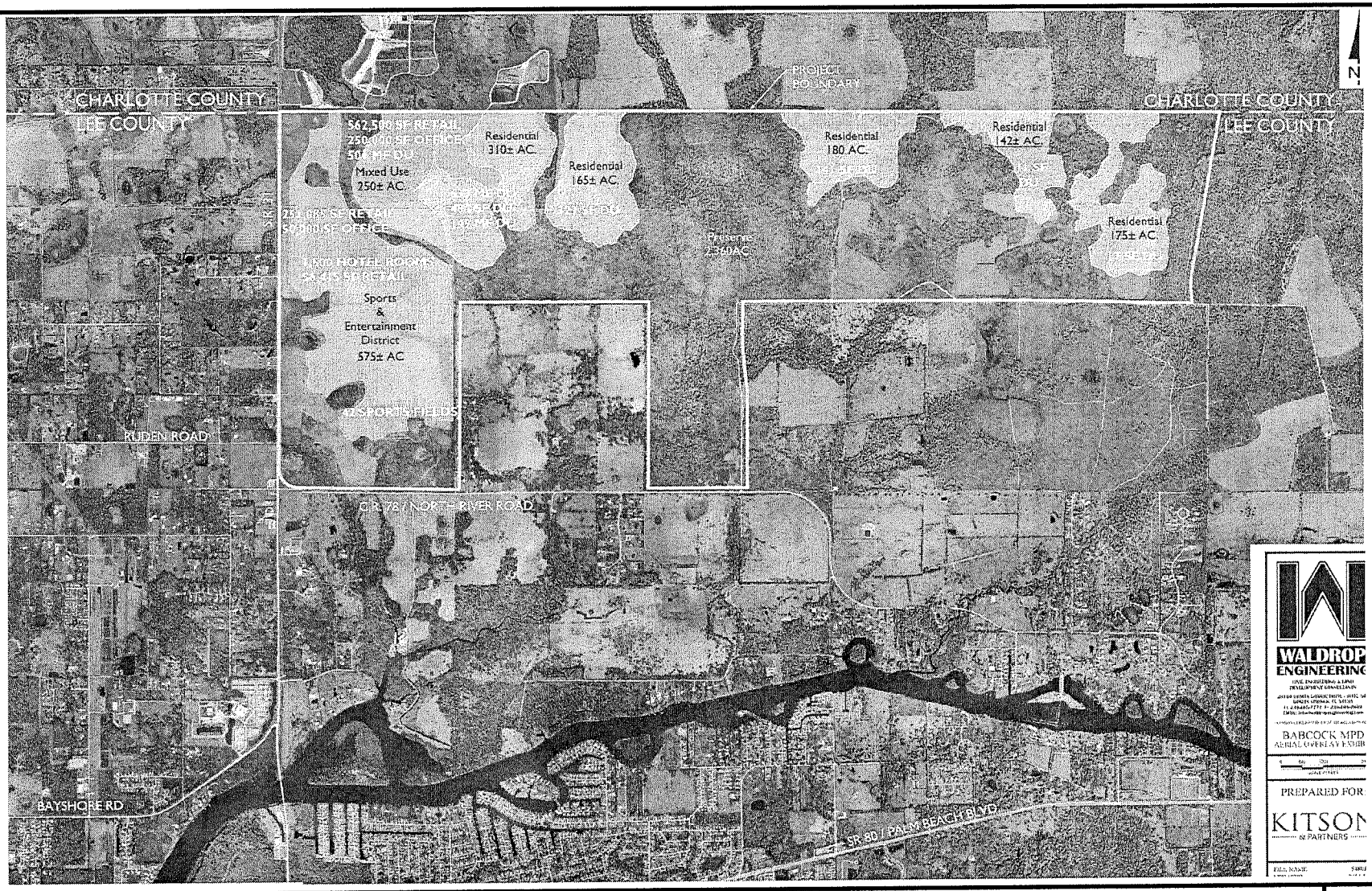
1. The proposed CPA does not cause additional transportation needs beyond those:
   a) Already needed "without" the Project; or
   b) Already in the MPO Transportation Plan.

2. The need for six lanes is anticipated on SR 31 from SR 78 to the Charlotte County Line at Year 2040 with the CPA. This need does not exceed those anticipated in the "without" CPA conditions.

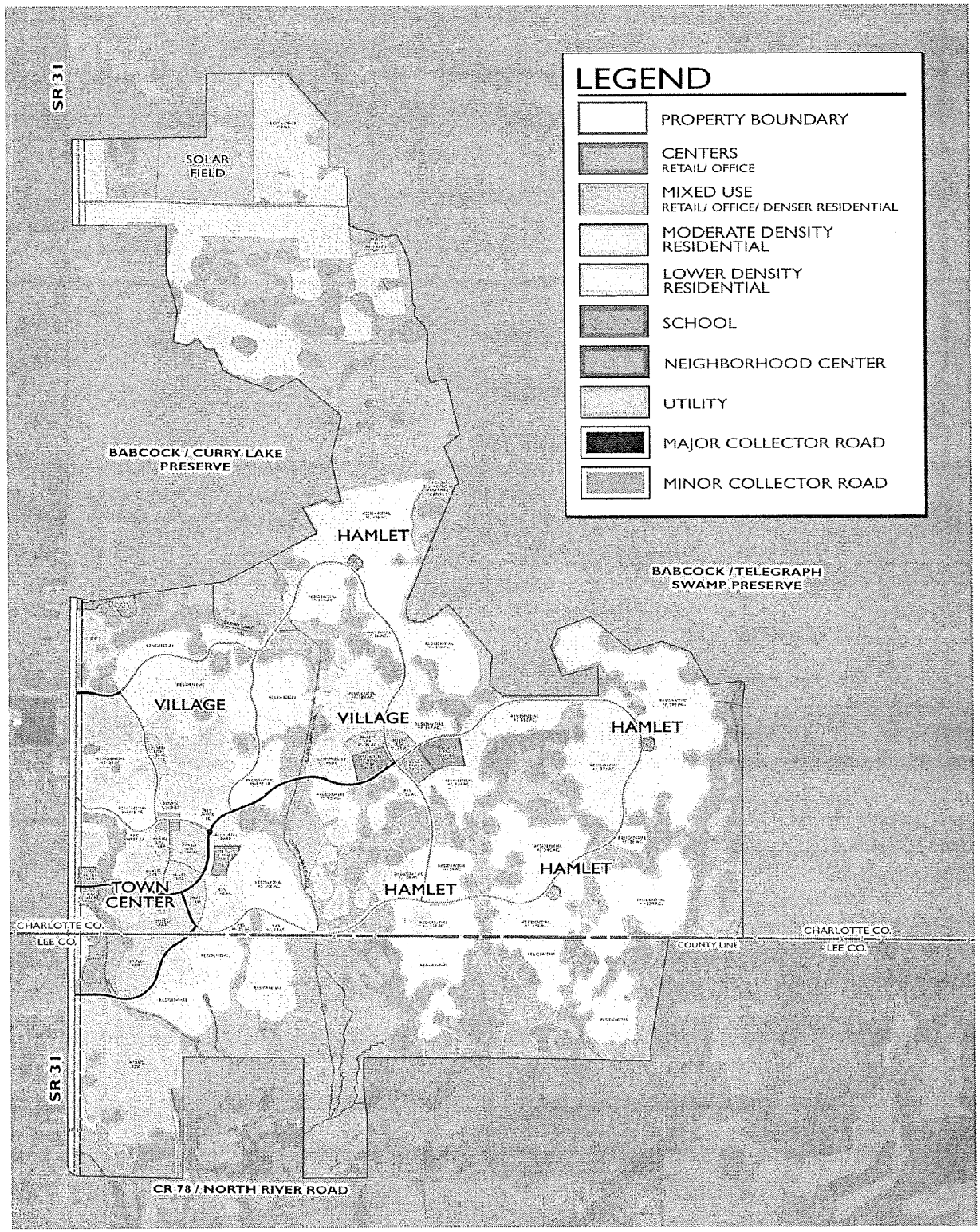
3. The need for four lanes is anticipated on SR 78 from SR 31 to Palm Creek Drive at Year 2040 with the CPA.

4. The Short Range 5-Year Horizon analysis will be addressed as part of the zoning traffic study and application that will follow the CPA application.

5. The zoning traffic study will establish the transportation mitigation for the proposed CPA.



dpa	BABCOCK COMMUNITY RANCH CPA	NORTH OLGA COMMUNITY PLANNING AREA	16531/01B/1216 1-A



dpa	BABCOCK COMMUNITY RANCH CPA	NORTH OLGA COMMUNITY PLANNING AREA	16531/01B/0916
			1-B

EXHIBIT 2-1
BABCOCK RANCH COMMUNITY - CPA
FUTURE (2040) TRAFFIC CONDITIONS WITHOUT PROJECT
DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE COUNTY

ROADWAY	FROM	TO	(9) D1RPM A Node	(9) D1RPM B Node	(1) # of Lanes	(2) LOS Std	(3) FDOT Site No./ LC-PCS #	(4) Raw FSUTMS PSWADT	(5) MOCF	AADT	(6) K Factor	2-Way Peak Hr Volume	(6) Peak Hr Directional Factor Dir1	Peak Hr Directional Factor Dir2	Peak Hr Volume Dir1	Peak Hr Volume Dir2		(7) K/SV/LOS std.	(8) SERVICE VOLUME @ LOS STD	LOS V/C Dir1	LOS V/C Dir2	2040 LOS Dir1	2040 LOS Dir2	Needed # of Lanes	Needed Improve-ment	
BAYSHORE RD./SR 78	US 41	Business 41	20945	19445	4LD	D	120003	32658	0.93	30400	0.090	2740	0.434	0.566	1190	1550	*	U/U/U	2100	0.57	0.74	C	C	4	Add	0 L
	Business 41	Hart Rd.	21001	20945	4LD	D	125028	69620	0.93	64700	0.090	5820	0.566	0.434	3290	2530	*	U/U/U	2100	1.57	1.20	F	F	8	Add	4 L
	Hart Rd.	Slater Rd.	21650	21524	4LD	D	120017	57847	0.93	53800	0.090	4840	0.566	0.434	2740	2100	*	U/U/U	2100	1.30	1.00	F	D	6	Add	2 L
	Slater Rd	I-75	22469	22416	4LD	D	126064	50844	0.93	47300	0.090	4260	0.523	0.477	2230	2030	*	U/U/U	2100	1.06	0.97	F	D	6	Add	2 L
	I-75	Nalle Rd.	23106	23386	2LU	D	120022	24514	0.93	22800	0.090	2050	0.575	0.425	1180	870	*	U/U/U	924	1.28	0.94	F	C	4	Add	2 L
	Nalle Rd.	Palm Creek Dr.	23386	24245	2LU	D	120022	21560	0.93	20100	0.090	1810	0.575	0.425	1040	770	*	U/U/U	924	1.13	0.83	F	C	4	Add	2 L
	Palm Creek Dr.	SR 31	24646	24784	2LU	D	121002	17756	0.93	16500	0.090	1490	0.575	0.425	860	630	*	U/U/U	924	0.93	0.68	C	C	2	Add	0 L
BROADWAY RD.	SR 80	North River Rd.	26800	26091	2LU	E	11	17123	0.92	15800	0.099	1560	0.470	0.530	730	830			740	0.99	1.12	E	F	4	Add	2 L
BUCKINGHAM RD.	SR 82	Gunnery Rd.	25730	25697	2LU	E	11	6187	0.92	5700	0.099	560	0.470	0.530	260	300			860	0.30	0.35	C	C	2	Add	0 L
	Gunnery Rd.	Orange River Blvd.	25412	25407	4LD	E	11	24126	0.92	22200	0.099	2200	0.470	0.530	1030	1170			1960	0.53	0.60	C	C	4	Add	0 L
	Orange River Blvd.	SR 80	25607	25567	2LU	E	11	24239	0.92	22300	0.099	2210	0.470	0.530	1040	1170			860	1.21	1.36	F	F	4	Add	2 L
I-75	Daniels Pkwy.	Colonial Blvd.	23744	23413	6F	D	120057	106353	0.91	96800	0.090	8710	0.568	0.432	4950	3760		U/U/U	5500	0.90	0.69	D	C	6	Add	0 L
	Colonial Blvd.	SR 82	23174	23278	6F	D	120058	106043	0.91	96500	0.090	8690	0.568	0.432	4940	3750		U/U/U	5500	0.90	0.68	D	C	6	Add	0 L
	SR 82	Luckett Rd.	23610	23997	6F	D	120059	107227	0.91	97600	0.090	8780	0.568	0.432	4990	3790		U/U/U	5500	0.91	0.69	D	C	6	Add	0 L
	Luckett Rd.	SR 80	23639	23651	6F	D	120060	102519	0.91	93300	0.090	8400	0.568	0.432	4770	3630		U/U/U	5500	0.87	0.66	D	C	6	Add	0 L
	SR 80	Bayshore Rd.	23007	22965	8F	D	120061	90962	0.91	82800	0.090	7450	0.568	0.432	4230	3220		U/U/U	7320	0.58	0.44	B	B	6	Add	0 L
	Bayshore Rd.	Charlotte County Line	22703	22675	6F	C	120062	82752	0.91	57100	0.090	5140	0.668	0.432	2920	2220	*	T/T/T	4280	0.68	0.52	B	B	6	Add	0 L
NALLE RD.	Bayshore Rd.	Nalle Grade Rd.	23386	23366	2LU	E	34	4158	0.92	3800	0.102	390	0.610	0.390	240	150			740	0.32	0.20	C	C	2	Add	0 L
NALLE GRADE RD.	Nalle Rd.	Slater Rd.	23371	22808	2LU	E	34	*7359*	*0.92*	*1300*	*0.102*	*130*	*0.610*	*0.390*	*80*	50			740	0.11	0.07	C	C	2	Add	0 L
NORTH RIVER RD.	SR 31	Olga Road	24796	25100	2LU	E	5	14469	0.92	13300	0.094	1250	0.610	0.390	760	490			860	0.88	0.57	C	C	2	Add	0 L
	Olga Road	Alva Bridge	25938	25881	2LU	E	5	12864	0.92	11800	0.094	1110	0.610	0.390	680	430			860	0.79	0.50	C	C	2	Add	0 L
	Alva Bridge	Hendry County Line	26800	26094	2LU	E	5	5307	0.92	4900	0.094	460	0.610	0.390	280	180			860	0.33	0.21	C	C	2	Add	0 L
ORANGE RIVER BLVD.	SR 80	Staley Rd.	23798	23803	2LU	E	11	21594	0.92	19900	0.099	1970	0.470	0.530	930	1040			740	1.26	1.41	F	F	4	Add	2 L
	Staley Rd.	Buckingham Rd.	24467	27646	2LU	E	11	19715	0.92	18100	0.099	1790	0.470	0.530	840	950			740	1.14	1.28	F	F	4	Add	2 L
SLATER RD.	Nalle Grade Rd.	Del Prado Blvd.	21966	21932	2LU	E	64	4870	0.92	4600	0.106	490	0.470	0.530	230	260			740	0.31	0.35	C	C	2	Add	0 L
	Del Prado Blvd.	*Bayshore Rd.*	23981	21964	2LU	E	64	9421	0.92	8700	0.106	920	0.470	0.530	430	490			860	0.50	0.57	C	C	2	Add	0 L
SR 31	SR 80	Bayshore Rd.	24798	24794	2LU	D	120030	36007	0.93	33500	0.090	3020	0.425	0.575	1280	1740	**	U/U/U	970	1.32	1.79	F	F	4	Add	2 L
	Bayshore Rd.	Old Rodeo Dr.	24794	19133	4LD	D	120030	52971	0.93	49300	0.090	4440	0.425	0.575	1890	2550	**	U/U/U	2205	0.86	1.16	F	F	6	Add	2 L
	Old Rodeo Dr.	North River Rd.	19133	24796	4LD	C	121001	53712	0.93	50000	0.095	4750	0.425	0.575	2020	2730		R/R/R	2120	0.95	1.29	C	D	6	Add	2 L
	North River Rd.	BRC Lee Entrance	24799	88556	4LD	C	120273	66369	0.93	61700	0.095	5860	0.556	0.444	3260	2600		R/R/R	2120	1.54	1.23	F	D	8	Add	4 L
	BRC Lee Entrance	Charlotte County Line	88556	24801	4LD	C	120273	65274	0.93	60700	0.095	5770	0.556	0.444	3210	2560		R/R/R	2120	1.51	1.21	F	D	8	Add	4 L
SR 82	Fowler Ave.	Evans Ave.	21701	21652	4LD	D	125052	36961	0.96	35500	0.090	3200	0.538	0.462	1720	1480	*	U/U/U	1712	1.00	0.86	E	D	6	Add	2 L
	Evans Ave.	V.S. Shoemaker Blvd.	22027	22068	4LD	D	125009	42166	0.96	40500	0.090	3650	0.538	0.462	1960	1690	*	U/U/U	1712	1.15	0.99	F	D	6	Add	2 L
	V.S. Shoemaker Blvd.	Michigan Link Ave.	22382	22451	4LD	D	125009	46907	0.96	45000	0.090	4050	0.538	0.462	*2160*	*1870.1*	*	U/U/U	1712	1.27	1.09	F	F	6	Add	2 L
	Michigan Link Ave.	Ortiz Ave.	22529	27647	5LD	D	125053	55778	0.96	53500	0.090	4820	0.538	0.462	2590	2230	***	U/U/U	2100/3171	1.23	0.70	F	C	6	Add	1 L
	Ortiz Ave.	I-75	23031	22839	6LD	D	126020	92264	0.96	88600	0.090	7970	0.538	0.462	4290	3680	*	U/U/U	3171	1.35	1.16	F	F	10	Add	4 L
	I-75	Buckingham Rd.	23789	23525	6LD	D	126068	94770	0.92	87200	0.090	7850	0.566	0.434	4440	3410	*	U/U/U	3171	1.40	1.08	F	F	10	Add	4 L
	Buckingham Rd.	Lee Blvd.	24520	24677	6LD	D	120021	73778	0.94	69400	0.090	6250	0.378	0.622	2360	3890	*	U/U/U	3171	0.74	1.23	C	F	8	Add	2 L
	Lee Blvd.	Gunnery Rd.	24677	25191	6LD	D	120077	71032	0.94	66800	0.090	6010	0.622	0.378	3740	2270	**	U/U/U	3330	1.12	0.68	F	C	8	Add	2 L
SR 80 - 1st St. & 2nd St.	Business 41	Seaboard St.	21594	21537	2LD	D	120023	18778	0.96	18000	0.090	1620	0.000	1.000	0	1620	**	U/U/U	2054	0.00	0.79		D	2	Add	0 L
	Business 41	*First St.*	*21963*	*21961*	*2LO*	*D*	*125053*	*18942*	*0.96*	*18200*	*0.090*	*1640*	*1.000*	*0.000*	*1640*	0	**	U/U/U	1956	0.84	0.00	D		2	Add	0 L
	Seaboard St.	V.S. Shoemaker Blvd.	22175	22098	4LD	D	125007	37979	0.96	36500	0.090	3290	0.538	0.462	1770	1520	*	U/U/U	2100	0.84	0.72	C	C	4	Add	0 L
	V.S. Shoemaker Blvd.	Ortiz Blvd.	22502	22438	4LD	D	125073	46647	0.96	44800	0.090	4030	0.538	0.462	2170	1860	*	U/U/U	2100	1.03	0.89	F	C	6	Add	2 L
	Ortiz Blvd.	I-75	22918	22684	6LD	D	125020	43654	0.96	41900	0.090	3770	0.538	0.462	2030	1740	*	U/U/U	3171	0.64	0.55	C	C	4	Add	0 L
	I-75	SR 31	24808	24702	6LD	D	126005	48815	0.93	45400	0.090	4090	0.632	0.368	2580	1510	*	U/U/U	3171	0.81	0.48	C	C	6	Add	0 L
	SR 31	Buckingham Rd.	24808	24875	4LD	D	120085	47453	0.93	44100	0.090	3970	0.575	0.425	2280	1690	*	U/U/U	2100	1.09	0.80	F	C	6	Add	2 L
	Buckingham Rd.	Hickey Creek	25607	25783	4LD	D	120012	17857	0.93	16600	0.090	1490	0.575	0.425	860	630	*	U/U/U	2100	0.41	0.30	C	C	2	Add	0 L
	Hickey Creek	Joel Blvd.	22921	26749	4LD	C	*120006*	*18934*	*0.93*	*17200*	*0.095*	*1630*	*0.575*	*0.425*	*940*	*690*		R/R/R	2120	0.44	0.33	B	B	4	Add	0 L
	Joel Blvd.	Hendry County Line	26861	27224	4LD	C	120086	23223	0.93	20700	0.105	2170	0.520	0.480	1130	1040		R/R/R	2120	0.53	0.49	B	B	4	Add	0 L
SUNSHINE BLVD.	Lee Blvd.	25th St.	26306	26312	2LU	E	22	15090	0.92	13900	0.092	1280	0.620	0.380	790	490			740	1.07	0.66	F	D	4	Add	2 L
	25th St.	38th St.	26326	26327	2LU	E	22	17506	0.92	16100	0.092	1480	0.620	0.380	920	560			740	1.24	0.76	F	D	4	Add	2 L

FOOTNOTES:

(1) FDOT D1RPM_v1.0.2_Babcock 2040 Cost Feasible Plan Number of Lanes.
(2) LOS Standard for State Roads = D for Urban, C for Transitioning, and C for Rural.
LOS Standard for Lee County Roads = LOS E per Lee Plan.
(3) FDOT Florida Traffic Information Online (2015) - Site Location Reference.
2015 Lee County Traffic Count Report - Permanent Count Station.
(4) FDOT D1RPM Model Run - Future 2040 SE Data with 2040 Cost Feasible Plan Network
(5) Model Output Conversion Factor per FDOT Florida Traffic Information Online (2015) for Lee County.
(6) FDOT Standardized K urban/transitioning/rural designation consistent with FDOT District 1 2014 LOS report and D factors from FDOT Florida Traffic Information Online (2015).
Lee County K and D factors from 2015 Lee County Traffic Count Report - Permanent Count Station.
(7) Area designation for K, Service Volume, and LOS Standard. An "*" indicates that adjustments may apply in accordance with the FDOT District 1 2014 LOS report.
(8) Service Volumes for State roads based on FDOT 2013 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning, and Table 9 - Rural. Service volumes were determined by using the FDOT District 1 2014 LOS report capacity.
Service Volumes for Lee County Roads based on Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas, April 2016.
(9) FDOT D1RPM_v1.0.2_Babcock Network Link Node numbers.

EXHIBIT 2-2
BABCOCK RANCH COMMUNITY - CPA
FUTURE (2040) TRAFFIC CONDITIONS WITHOUT PROJECT
DIRECTIONAL PEAK HOUR, PEAK SEASON

CHARLOTTE COUNTY

ROADWAY	FROM	TO	D1RPM (9) A Node	D1RPM (9) B Node	(1) # of Lanes	(2) LOS Std	(3) FDOT Site Ref.	(4) Raw FSUTMS PSWADT	(5) MCOF	AADT	(6) K Factor	2-Way Peak Hr Volume	(6) D Factor Dir1	(6) D Factor Dir2	(6) Peak Hr Volume Dir1	(6) Peak Hr Volume Dir2	(7) K/SV/LOS std.	(8) SERVICE VOLUME @ LOS STD	LOS V/C Dir1	LOS V/C Dir2	2040 LOS Dir1	2040 LOS Dir2	Needed # of Lanes	Needed improve-ment	
SR 31	Lee County Line	Cook Brown Road/Project Ent.	88555	24801	2	C	010039	65274	0.93	60700	0.090	5460	0.539	0.461	2940	2520	T/T/T	850	3.46	2.96	F	F	6	Add	4 L
	Cook Brown Road/Project Ent.	CR 74	88555	40030	2	C	010039	19805	0.93	18400	0.095	1750	0.539	0.461	940	810	R/R/R	670	1.40	1.21	F	F	4	Add	2 L
	CR 74	DeSoto County Line	13860	14172	2	C	010041	11503	0.93	10700	0.095	1020	0.539	0.461	550	470	R/R/R	670	0.82	0.70	C	C	2	Add	0 L
I - 75	Lee County Line	Tucker's Grade	13171	13173	6	C	010055	62752	0.91	57100	0.105	6000	0.522	0.478	3130	2870	R/R/R	3720	0.84	0.77	B	B	6	Add	0 L
	Tucker's Grade	N Jones Loop Rd.	13249	13254	6	C	010034	70558	0.91	64200	0.090	5780	0.522	0.478	3020	2760	T/T/T	4280	0.71	0.64	B	B	6	Add	0 L
	N Jones Loop Rd.	US 17	13421	13442	6	D	010350	75755	0.91	68900	0.105	7230	0.522	0.478	3770	3460	U/U/U	5500	0.69	0.63	C	C	6	Add	0 L
	US 17	Harbor View Rd.	13788	13838	6	D	010036	85778	0.91	78100	0.090	7030	0.522	0.478	3670	3360	U/U/U	5500	0.67	0.61	C	B	6	Add	0 L
US 41	Lee County Line	Zemel Rd.	20170	20025	4	C	120103	32291	0.91	29400	0.095	2790	0.526	0.474	1470	1320	R/R/R	2120	0.69	0.62	C	B	4	Add	0 L
	Zemel Rd.	Oil Well Rd.	13194	13200	4	C	010019	29570	0.91	26900	0.095	2560	0.526	0.474	1350	1210	R/R/R	2120	0.64	0.57	B	B	4	Add	0 L
	Oil Well Rd.	*Notre Dame Blvd.*	13200	13831	4	C	010367	29334	0.91	26700	0.095	2540	0.522	0.478	1330	1210	R/R/R	2120	0.63	0.57	B	B	4	Add	0 L
	Notre Dame Blvd.	Taylor Rd.	13247	13257	4	D	010021	18144	0.91	16500	0.090	1490	0.526	0.474	780	710	U/U/U	3240	0.24	0.22	B	B	2	Add	0 L
	Taylor Rd.	Acline Rd.	13277	13282	4	D	010021	18700	0.91	17000	0.090	1530	0.526	0.474	800	730	* U/U*/U	2100	0.38	0.35	C	C	2	Add	0 L
	Acline Rd.	Burnt Store Rd.	13301	13342	4	D	010021	22441	0.91	20400	0.090	1840	0.526	0.474	970	870	* U/U*/U	2100	0.46	0.41	C	C	4	Add	0 L
	Burnt Store Rd.	Aqui Esta Dr.	13342	13360	4	D	010016	35598	0.91	32400	0.090	2920	0.526	0.474	1540	1380	* U/U*/U	2100	0.73	0.66	C	C	4	Add	0 L
	Aqui Esta Dr.	Airport Rd.	13495	13519	4	D	010016	28982	0.91	26400	0.090	2380	0.526	0.474	1250	1130	* U/U*/U	2100	0.60	0.54	C	C	4	Add	0 L
	Airport Rd.	Henry St.	13531	13571	4	D	015001	27422	0.91	25000	0.090	2250	0.526	0.474	1180	1070	* U/U*/U	2100	0.56	0.51	C	C	4	Add	0 L
	Henry St.	*Northbound/Southbound Split*	13591	13620	4	D	015001	28231	0.91	25700	0.090	2310	0.526	0.474	1220	1090	* U/U*/U	2100	0.58	0.52	C	C	4	Add	0 L
CR 74	US 17	SR 31	13853	13849	2	D	014111	6324	0.91	5800	0.091	530	0.539	0.461	290	240		792	0.37	0.30	C	C	2	Add	0 L

FOOTNOTES:

(1) FDOT D1RPM_v1.0.2_Babcock 2040 Cost Feasible Plan Number of Lanes.
(2) LOS Standard for State Roads = D for Urban,C for Transistioning, and C for Rural.
LOS Standard for Charlotte County Roads = LOS D per Charlotte County Roadway Level Of Service Data (County Concurrency Worksheet) - 6/2/2015.
(3) FDOT Florida Traffic Information Online (2015) - Site Location Reference.
(4) FDOT D1RPM Model Run - Future 2040 SE Data with 2040 Cost Feasible Plan Network
(5) Model Output Conversion Factor per FDOT Florida Traffic Information Online (2015) for Lee County.
(6) *FDOT Standardized K, urban/transitioning/rural designation consistent with FDOT District 1 2014 LOS report and D factors from FDOT Florida Traffic Information* Online (2015).
Directional Service Volumes for Charlotte County Roads derrived by applying
Directional Distribution Factor (D) from FDOT 2013 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 9 - Rural (Developed Areas) to
(7) Area designation for K, Service Volume, and LOS Standard. An "*" indicates that adjustments may apply in accordance with the FDOT District 1 2014 LOS report.
(8) Service Volumes for State roads based on FDOT 2013 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning, and Table 9 - Rural. Service volumes were determined by using the FDOT District 1 2014 LOS report capacity.
Charlotte County peak hour, two-way service volumes from Charlotte County Roadway Level Of Service Data (County Concurrency Worksheet) - 6/2/2015.
(9) FDOT D1RPM_v1.0.2_Babcock Network Link Node numbers.

EXHIBIT 3-1
BABCOCK RANCH COMMUNITY - CPA
FUTURE (2040) TRAFFIC CONDITIONS WITH PROJECT
DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE COUNTY

ROADWAY	FROM	TO	(9) D1RPM A Node	(9) D1RPM B Node	(1) # of Lanes	(2) LOS Std	(3) FDOT Site No./ LCPCS #	(4) Raw FSUTMS PSWADT	(5) MDCF	AADT	(6) K Factor	(6) 2-Way Peak Hr Volume	(6) D Factor Dir1	(6) D Factor Dir2	Peak Hr Volume Dir1	Peak Hr Volume Dir2		(7) K/SV/LOS std	(8) SERVICE VOLUME @ LOS STD	LOS V/C Dir1	LOS V/C Dir2	2040 LOS Dir1	2040 LOS Dir2	Needed # of Lanes	Needed Improve-ment	
BAYSHORE RD./SR 78	US 41	Business 41	20945	19445	4LD	D	120003	32724	0.93	30400	0.090	2740	0.434	0.566	1190	1550	*	U/U/U	2100	0.57	0.74	C	C	4	Add	0 L
	Business 41	Hart Rd.	21001	20945	4LD	D	120028	69613	0.93	64700	0.090	5820	0.566	0.434	3290	2530	*	U/U/U	2100	1.57	1.20	F	F	8	Add	4 L
	Hart Rd.	Slater Rd.	21650	21624	4LD	D	120017	57744	0.93	53700	0.090	4830	0.566	0.434	2730	2100	*	U/U/U	2100	1.30	1.00	F	D	6	Add	2 L
	Slater Rd	I-75	22469	22416	4LD	D	120064	50208	0.93	46700	0.090	4200	0.523	0.477	2200	2000	*	U/U/U	2100	1.05	0.95	F	C	6	Add	2 L
	I-75	Nalle Rd.	23106	23366	2LU	D	120022	26635	0.93	24800	0.090	2230	0.575	0.425	1280	950	*	U/U/U	924	1.39	1.03	F	F	4	Add	2 L
	Nalle Rd.	Palm Creek Dr.	23386	24245	2LU	D	120022	24172	0.93	22500	0.090	2030	0.575	0.425	1170	860	*	U/U/U	924	1.27	0.93	F	C	4	Add	2 L
	Palm Creek Dr.	*SR 31*	24646	24794	2LU	D	121002	20307	0.93	18900	0.090	1700	0.575	0.425	980	720	*	U/U/U	924	1.06	0.78	F	C	4	Add	2 L
BROADWAY RD.	SR 80	North River Rd.	26800	26091	2LU	E	11	16232	0.92	14900	0.099	1480	0.470	0.530	700	780			740	0.95	1.05	E	F	4	Add	2 L
BUCKINGHAM RD.	SR 82	Gunnery Rd.	25730	25697	2LU	E	11	6264	0.92	5800	0.099	570	0.470	0.530	270	300			860	0.31	0.35	C	C	2	Add	0 L
	Gunnery Rd.	Orange River Blvd.	25412	25407	4LD	E	11	23586	0.92	21700	0.099	2150	0.470	0.530	1010	1140			1960	0.52	0.58	C	C	4	Add	0 L
	Orange River Blvd.	SR 80	25607	25567	2LU	E	11	23823	0.92	21900	0.099	2170	0.470	0.530	1020	1150			860	1.19	1.34	F	F	4	Add	2 L
I-75	Daniels Pkwy.	Colonial Blvd.	23744	23413	6F	D	120057	107335	0.91	97700	0.090	8790	0.568	0.432	4990	3800		U/U/U	5500	0.91	0.69	D	C	6	Add	0 L
	Colonial Blvd.	SR 82	23174	23278	6F	D	120058	107074	0.91	97400	0.090	8770	0.568	0.432	4980	3790		U/U/U	5500	0.91	0.69	D	C	6	Add	0 L
	SR 82	Luckett Rd.	23610	23597	6F	D	120059	107874	0.91	98200	0.090	8840	0.568	0.432	5020	3820		U/U/U	5500	0.91	0.69	D	C	6	Add	0 L
	Luckett Rd.	*SR 80*	23639	23651	6F	D	120060	102888	0.91	93600	0.090	8420	0.568	0.432	4780	3640		U/U/U	5500	0.87	0.66	D	C	6	Add	0 L
	SR 80	Bayshore Rd.	23007	22965	8F	D	120061	90219	0.91	82100	0.090	7390	0.568	0.432	4200	3190		U/U/U	7320	0.57	0.44	B	B	6	Add	0 L
	Bayshore Rd.	Charlotte County Line	22703	22675	6F	C	120062	62645	0.91	57000	0.090	5130	0.568	0.432	2910	2220	*	T/T/T	4260	0.68	0.52	B	B	6	Add	0 L
NALLE RD.	Bayshore Rd.	Nalle Grade Rd.	23386	23366	2LU	E	34	4034	0.92	3700	0.102	380	0.610	0.390	230	150			740	0.31	0.20	C	C	2	Add	0 L
NALLE GRADE RD.	Nalle Rd.	Slater Rd.	23371	22808	2LU	E	34	1247	0.92	1100	0.102	110	0.610	0.390	70	40			740	0.09	0.05	C	C	2	Add	0 L
NORTH RIVER RD.	SR 31	Olga Road	24796	25100	2LU	E	5	13999	0.92	12900	0.094	1210	0.610	0.390	740	470			860	0.86	0.55	C	C	2	Add	0 L
	Olga Road	Alva Bridge	25838	25891	2LU	E	5	12371	0.92	11400	0.094	1070	0.610	0.390	650	420			860	0.76	0.49	C	C	2	Add	0 L
	Alva Bridge	Hendry County Line	26800	26094	2LU	E	5	5522	0.92	5100	0.094	480	0.610	0.390	290	190			860	0.34	0.22	C	C	2	Add	0 L
ORANGE RIVER BLVD.	*SR 80*	Staley Rd.	23798	23803	2LU	E	11	21917	0.92	20200	0.099	2000	0.470	0.530	940	1060			740	1.27	1.43	F	F	4	Add	2 L
	Staley Rd.	Buckingham Rd.	24467	27646	2LU	E	11	20075	0.92	18500	0.099	1830	0.470	0.530	860	970			740	1.16	1.31	F	F	4	Add	2 L
SLATER RD.	Nalle Grade Rd.	Del Prado Blvd.	21966	21932	2LU	E	64	4924	0.92	4500	0.106	480	0.470	0.530	230	260			740	0.31	0.34	C	C	2	Add	0 L
	Del Prado Blvd.	Bayshore Rd.	21981	21954	2LU	E	64	9360	0.92	8600	0.106	910	0.470	0.530	430	480			860	0.50	0.56	C	C	2	Add	0 L
SR 31	SR 80	Bayshore Rd.	24798	24794	2LU	D	120030	37810	0.93	35200	0.090	3170	0.425	0.575	1350	1820	**	U/U/U	920	1.38	1.88	F	F	4	Add	2 L
	Bayshore Rd.	Old Rodeo Dr.	24794	19133	4LD	D	120030	57512	0.93	53500	0.090	4820	0.425	0.575	2050	2770	**	U/U/U	2205	0.93	1.26	F	F	6	Add	2 L
	Old Rodeo Dr.	North River Rd.	19133	24796	4LD	C	121001	58502	0.93	54400	0.095	5170	0.425	0.575	2200	2970		R/R/R	2120	1.04	1.40	D	E	6	Add	2 L
	North River Rd.	BRC Lee Entrance	24799	88556	4LD	C	120273	71777	0.93	66800	0.095	6350	0.556	0.444	3528	2820		R/R/R	2120	1.15	1.33	D	E	6	Add	2 L
	BRC Lee Entrance	*Charlotte County Line*	*88556*	*24801*	*4LD*	*C*	*120273*	53355	0.93	49600	0.095	4710	0.556	0.444	2620	2090		R/R/R	2120	1.24	0.99	D	C	6	Add	2 L
SR 82	Fowler Ave.	Evans Ave.	21701	21652	4LD	D	125052	37566	0.96	36100	0.090	3250	0.538	0.462	1750	1500	*	U/U/U	1712	1.02	0.88	E	D	6	Add	2 L
	Evans Ave.	V.S. Shoemaker Blvd.	22027	22068	4LD	D	125009	42722	0.96	41000	0.090	3690	0.538	0.462	1990	1700	*	U/U/U	1712	1.16	0.99	F	D	6	Add	2 L
	V.S. Shoemaker Blvd.	Michigan Link Ave.	22382	22451	4LD	D	125009	47267	0.96	45400	0.090	4090	0.538	0.462	2200	1890.1	*	U/U/U	1712	1.29	1.10	F	F	6	Add	2 L
	Michigan Link Ave.	Ortiz Ave.	22529	27647	5LD	D	125053	55989	0.96	53700	0.090	4830	0.538	0.462	2600	2230	***	U/U/U	2100/3171	1.24	0.70	F	C	6	Add	1 L
	Ortiz Ave.	I-75	23081	22839	6LD	D	126020	92085	0.96	88400	0.090	7960	0.538	0.462	4280	3680	*	U/U/U	3171	1.35	1.16	F	F	10	Add	4 L
	I-75	Buckingham Rd.	23789	23525	6LD	D	126068	84088	0.92	86600	0.090	7790	0.566	0.434	4410	3380	*	U/U/U	3171	1.39	1.07	F	F	10	Add	4 L
	Buckingham Rd.	Lee Blvd.	24520	24677	6LD	D	120021	73042	0.94	68700	0.090	6180	0.378	0.622	2340	3840	*	U/U/U	3171	0.74	1.21	C	F	8	Add	2 L
	Lee Blvd.	Gunnery Rd.	24677	25197	6LD	D	120077	71230	0.94	67000	0.090	6030	0.622	0.378	3750	2260	**	U/U/U	3330	1.13	0.68	F	C	8	Add	2 L
SR 80 - 1st St. & 2nd St.	Business 41	Seaboard St.	21594	21537	2LO	D	120023	18777	0.96	18000	0.090	1620	0.000	1.000	0	1620	**	U/U/U	2054	0.00	0.79		D	2	Add	0 L
	Business 41	First St.	21963	21961	2LO	D	125051	19191	0.96	18400	0.090	1660	1.000	0.000	1660	0	**	U/U/U	1958	0.85	0.00	D		2	Add	0 L
	Seaboard St.	V.S. Shoemaker Blvd.	22175	22098	4LD	D	125007	38294	0.96	36800	0.090	3310	0.538	0.462	1780	1530	*	U/U/U	2100	0.85	0.73	C	C	4	Add	0 L
	V.S. Shoemaker Blvd.	*Ortiz Blvd.*	22502	22438	4LD	D	125073	47333	0.96	45400	0.090	4090	0.538	0.462	2200	1890	*	U/U/U	2100	1.05	0.90	F	C	6	Add	2 L
	Ortiz Blvd.	I-75	22918	22684	6LD	D	125020	44689	0.96	42900	0.090	3860	0.538	0.462	2080	1780	*	U/U/U	3171	0.66	0.56	C	C	4	Add	0 L
	I-75	SR 31	24808	24762	6LD	D	126005	51607	0.93	48000	0.090	4320	0.632	0.368	2730	1590	*	U/U/U	3171	0.86	0.50	C	C	6	Add	0 L
	SR 31	Buckingham Rd.	24808	24875	4LD	D	120085	47244	0.93	43900	0.090	3950	0.575	0.425	2270	1680	*	U/U/U	2100	1.08	0.80	F	C	6	Add	2 L
	Buckingham Rd.	*Hickey Creek*	*25607*	*25783*	*4LD*	*D*	*120032*	17900	0.93	16800	0.090	1490	0.575	0.425	860	630	*	U/U/U	2100	0.41	0.30	C	C	2	Add	0 L
	Hickey Creek	Joel Blvd.	22921	26749	4LD	C	120006	18715	0.93	17400	0.095	1650	0.575	0.425	950	700		R/R/R	2120	0.45	0.33	B	B	4	Add	0 L
	Joel Blvd.	Hendry County Line	26861	27224	4LD	C	120086	22641	0.93	21100	0.105	2220	0.520	0.480	1150	1070		R/R/R	2120	0.54	0.50	B	B	4	Add	0 L
SUNSHINE BLVD.	Lee Blvd.	25th St.	26306	26312	2LU	E	22	15120	0.92	13900	0.092	1280	0.620	0.380	790	490			740	1.07	0.66	F	D	4	Add	2 L
	25th St.	38th St.	26326	26327	2LU	E	22	17496	0.92	16100	0.092	1480	0.620	0.380	920	560			740	1.24	0.76	F	D	4	Add	2 L

FOOTNOTES:

(1) FDOT D1RPM_v1.0.2_Babcock 2040 Cost Feasible Plan Number of Lanes.
(2) LOS Standard for State Roads = D for Urban, C for Transitioning, and C for Rural.
LOS Standard for Lee County Roads = LOS E per Lee Plan.
(3) FDOT Florida Traffic Information Online (2015) - Site Location Reference.
2015 Lee County Traffic Count Report - Permanent Count Station.
(4) FDOT D1RPM Model Run - Future 2040 SE Data with 2040 Cost Feasible Plan Network
(5) Model Output Conversion Factor per FDOT Florida Traffic Information Online (2015) for Lee County.
(6) *FDOT Standardized K, urban/transitioning/rural designation consistent with FDOT District 1 2014 LOS report and D factors from FDOT Florida Traffic Information Online (2015).*
Lee County K and D factors from 2015 Lee County Traffic Count Report - Permanent Count Station.
(7) Area designation for K, Service Volume, and LOS Standard. An "*" indicates that adjustments may apply in accordance with the FDOT District 1 2014 LOS report.
(8) Service Volumes for State roads based on FDOT 2013 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning, and Table 9 - Rural. Service volumes were determined by using the FDOT District 1 2014 LOS report capacity.
Service Volumes for Lee County Roads based on Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas, April 2016.
(9) FDOT D1RPM_v1.0.2_Babcock Network Link Node numbers.

Thru Volume of 2,440 + Total Volume of 3,530 less Project Right-Turn Volume of 1,090.

EXHIBIT 3-2
BABCOCK RANCH COMMUNITY - CPA
FUTURE (2040) TRAFFIC CONDITIONS WITH PROJECT
DIRECTIONAL PEAK HOUR, PEAK SEASON

CHARLOTTE COUNTY

ROADWAY	FROM	TO	D1RPM A Node (9)	D1RPM B Node (9)	(1) # of Lanes	(2) LOS Std	(3) FDOT Site Ref.	(4) Raw FSUTMS PSWADT	(5) MCOF	AADT	(6) K Factor	2-Way Peak Hr Volume	(6) D Factor Dir1	(6) D Factor Dir2	Peak Hr Volume Dir1	Peak Hr Volume Dir2	(7) K/SV/LOS std.	(8) SERVICE VOLUME @ LOS STD	LOS V/C Dir1	LOS V/C Dir2	2040 LOS Dir1	2040 LOS Dir2	Needed # of Lanes	Needed Improve-ment	
SR 31	Lee County Line	Cook Brown Road/Project Ent.	88555	24801	2	C	010039	53355	0.93	49600	0.090	4460	0.539	0.461	2400	2060	T/T/T	850	2.82	2.42	F	F	4	Add	2 L
	Cook Brown Road/Project Ent.	CR 74	88555	40030	2	C	010039	19041	0.93	17700	0.095	1680	0.539	0.461	910	770	R/R/R	670	1.36	1.15	F	F	4	Add	2 L
	CR 74	DeSoto County Line	13860	14172	2	C	010041	12707	0.93	11800	0.095	1120	0.539	0.461	600	520	R/R/R	670	0.90	0.78	C	C	2	Add	0 L
I - 75	Lee County Line	Tucker's Grade	13171	13173	6	C	010055	62645	0.91	57000	0.105	5990	0.522	0.478	3130	2860	R/R/R	3720	0.84	0.77	B	B	6	Add	0 L
	Tucker's Grade	N Jones Loop Rd.	13249	13254	6	C	010034	69979	0.91	63700	0.090	5730	0.522	0.478	2990	2740	T/T/T	4280	0.70	0.64	B	B	6	Add	0 L
	N Jones Loop Rd.	US 17	13421	13442	6	D	010350	74800	0.91	68100	0.105	7150	0.522	0.478	3730	3420	U/U/U	5500	0.68	0.62	C	C	6	Add	0 L
	US 17	Harbor View Rd.	13788	13838	6	D	010036	86063	0.91	78300	0.090	7050	0.522	0.478	3680	3370	U/U/U	5500	0.67	0.61	C	C	6	Add	0 L
US 41	Lee County Line	Zemel Rd.	20170	20025	4	C	120103	32219	0.91	29300	0.095	2780	0.526	0.474	1460	1320	R/R/R	2120	0.69	0.62	C	B	4	Add	0 L
	Zemel Rd.	Oil Well Rd.	13194	13200	4	C	010019	29503	0.91	26800	0.095	2550	0.526	0.474	1340	1210	R/R/R	2120	0.63	0.57	B	B	4	Add	0 L
	Oil Well Rd.	Notre Dame Blvd.	13200	18831	4	C	010367	29263	0.91	26600	0.095	2530	0.522	0.478	1320	1210	R/R/R	2120	0.62	0.57	B	B	4	Add	0 L
	Notre Dame Blvd.	Taylor Rd.	13247	13257	4	D	010021	18288	0.91	16600	0.090	1490	0.526	0.474	780	710	U/U/U	3240	0.24	0.22	B	B	2	Add	0 L
	Taylor Rd.	Acline Rd.	13277	13282	4	D	010021	18786	0.91	17100	0.090	1540	0.526	0.474	810	730	* U/U*/U	2100	0.39	0.35	C	C	2	Add	0 L
	Acline Rd.	Burnt Store Rd.	13301	13342	4	D	010021	22411	0.91	20400	0.090	1840	0.526	0.474	970	870	* U/U*/U	2100	0.46	0.41	C	C	4	Add	0 L
	Burnt Store Rd.	Agui Esta Dr.	13342	13360	4	D	010016	35689	0.91	32500	0.090	2930	0.526	0.474	1540	1390	* U/U*/U	2100	0.73	0.66	C	C	4	Add	0 L
	Agui Esta Dr.	Airport Rd.	13495	13519	4	D	010016	28990	0.91	26400	0.090	2380	0.526	0.474	1250	1130	* U/U*/U	2100	0.60	0.54	C	C	4	Add	0 L
	Airport Rd.	Henry St.	13531	13571	4	D	015001	27540	0.91	25100	0.090	2260	0.526	0.474	1190	1070	* U/U*/U	2100	0.57	0.51	C	C	4	Add	0 L
	Henry St.	Northbound/Southbound Split	13591	13620	4	D	015001	28327	0.91	25800	0.090	2320	0.526	0.474	1220	1100	* U/U*/U	2100	0.58	0.52	C	C	4	Add	0 L
CR 74	US 17	SR 31	13853	13849	2	D	014111	4782	0.91	4400	0.091	400	0.539	0.461	220	180		792	0.28	0.23	C	C	2	Add	0 L

FOOTNOTES:

(1) FDOT D1RPM_v1.0.2_Babcock 2040 Cost Feasible Plan Number of Lanes.
(2) LOS Standard for State Roads = D for Urban,C for Transistioning, and C for Rural.
LOS Standard for Charlotte County Roads = LOS D per Charlotte County Roadway Level Of Service Data (County Concurrency Worksheet) - 6/2/2015.
(3) FDOT Florida Traffic Information Online (2015) - Site Location Reference.
(4) FDOT D1RPM Model Run - Future 2040 SE Data with 2040 Cost Feasible Plan Network
(5) Model Output Conversion Factor per FDOT Florida Traffic Information Online (2015) for Lee County.
(6) FDOT Standardized K, urban/transitioning/rural designation consistent with *FDOT District 1 2014 LOS report and D factors from FDOT Florida Traffic Information Online (2015).*
Directional Service Volumes for Charlotte County Roads dervived by applying
Directional Distribution Factor (D) from FDOT 2013 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 9 - Rural (Developed Areas) to
(7) Area designation for K, Service Volume, and LOS Standard. An "*" indicates that adjustments may apply in accordance with the FDOT District 1 2014 LOS report.
(8) Service Volumes for State roads based on FDOT 2013 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning, and Table 9 - Rural. Service volumes were determined by using the FDOT District 1 2014 LOS report capacity.
Charlotte County peak hour, two-way service volumes from Charlotte County Roadway Level Of Service Data (County Concurrency Worksheet) - 6/2/2015.
(9) FDOT D1RPM_v1.0.2_Babcock Network Link Node numbers.

APPENDIX A

Lee County CPA Application (Traffic Circulation Analysis)
Adopted 2040 Lee County MPO Needs Project List
Adopted 2040 Charlotte County MPO Needs Plan Road Projects

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: _____

PROJECT SUMMARY:

_____

_____

_____

_____

Plan Amendment Type: ☐ Normal ☐ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

_____ _____

Signature of Owner or Authorized Representative Date

_____

Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

Agent*: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

Owner(s) of Record: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☐ Text Amendment

☐ Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: _____

1. Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

   At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:
   1. Site Address: _____
   2. STRAP(s): _____

B. Property Information:
   Total Acreage of Property: _____
   Total Acreage included in Request: _____
      Total Uplands: _____
      Total Wetlands: _____
   Current Zoning: _____
   Current Future Land Use Designation: _____
   Area of each Existing Future Land Use Category: _____
   Existing Land Use: _____

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:
   Lehigh Acres Commercial Overlay: _____
   Airport Noise Zone 2 or 3: _____
   Acquisition Area: _____
   Joint Planning Agreement Area (adjoining other jurisdictional lands): _____
   Community Redevelopment Area: _____

D. Proposed change for the subject property:

   _____

E. Potential development of the subject property:
   1. Calculation of maximum allowable development under existing FLUM:
      Residential Units/Density _____
      Commercial intensity _____
      Industrial intensity _____

   2. Calculation of maximum allowable development under proposed FLUM:
      Residential Units/Density _____
      Commercial intensity _____
      Industrial intensity _____

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

5. Map and describe existing zoning of the subject property and surrounding properties.

6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

7. A copy of the deed(s) for the property subject to the requested change.

8. An aerial map showing the subject property and surrounding properties.

9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

   Long Range – 20-year Horizon:

   a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
   b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
   c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
   d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
   e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
   f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

   Short Range – 5-year CIP horizon:

   a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
   b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
      Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
   c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
   d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools.

   Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):
   - Franchise Area, Basin, or District in which the property is located;
   - Current LOS, and LOS standard of facilities serving the site;
   - Projected 2030 LOS under existing designation;
   - Projected 2030 LOS under proposed designation;
   - Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
   - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
   - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
   - Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

   In addition to the above analysis for Potable Water:
   - Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
   - Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
   - Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
   - Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   d. Solid Waste;
   e. Mass Transit; and
   f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.

5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles
Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements
If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☐ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT

I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

_____ _____

Signature of Applicant Date

_____

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

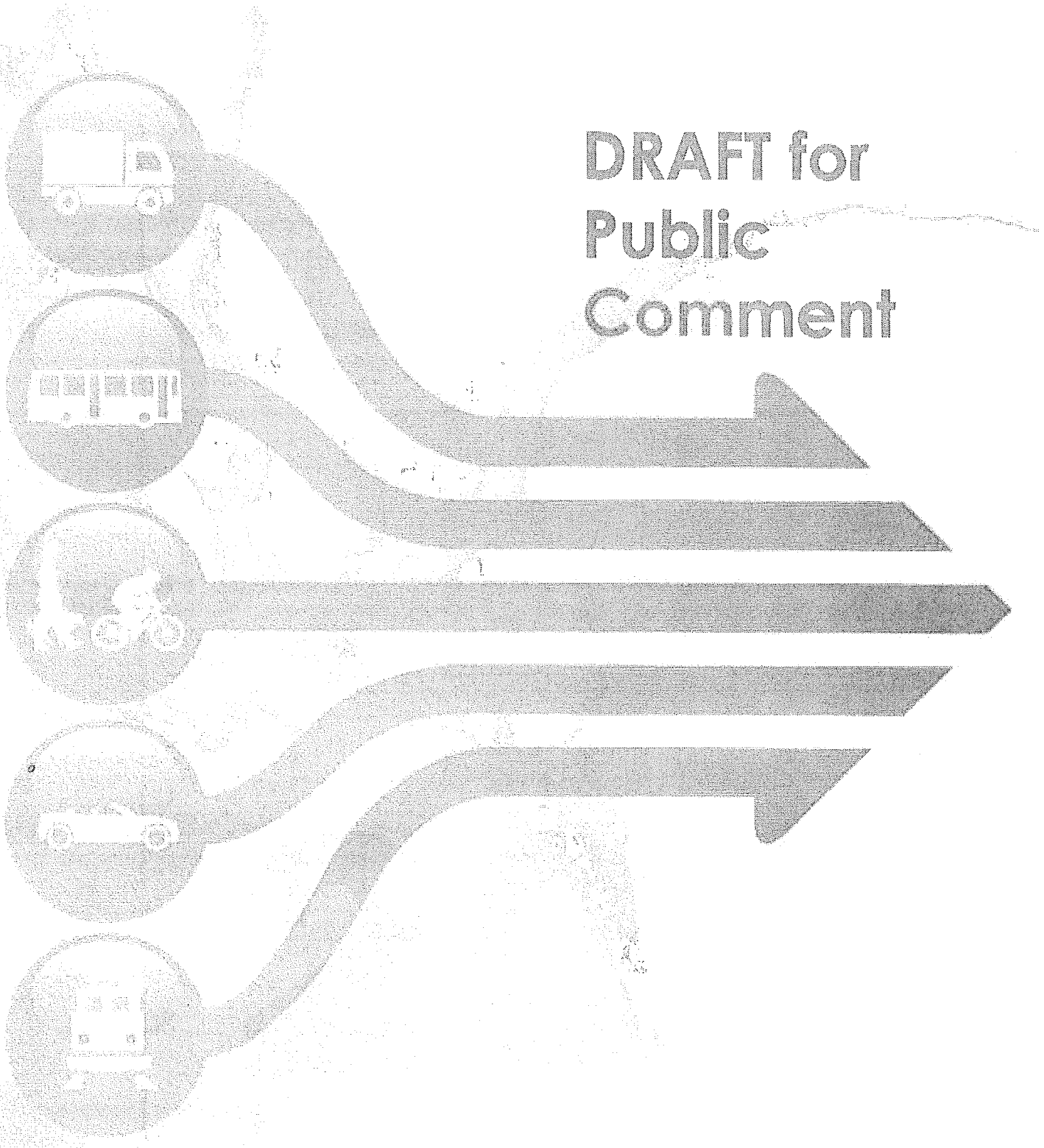
The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

_____

Signature of Notary Public

_____

(Name typed, printed or stamped)



DRAFT for Public Comment

2040 TRANSPORTATION PLAN: EXECUTIVE SUMMARY

DRAFT: November 3, 2015

LEE COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION

APPENDIX A

2040 NEEDS PLAN PROJECTS

Needs Plan: Road Projects

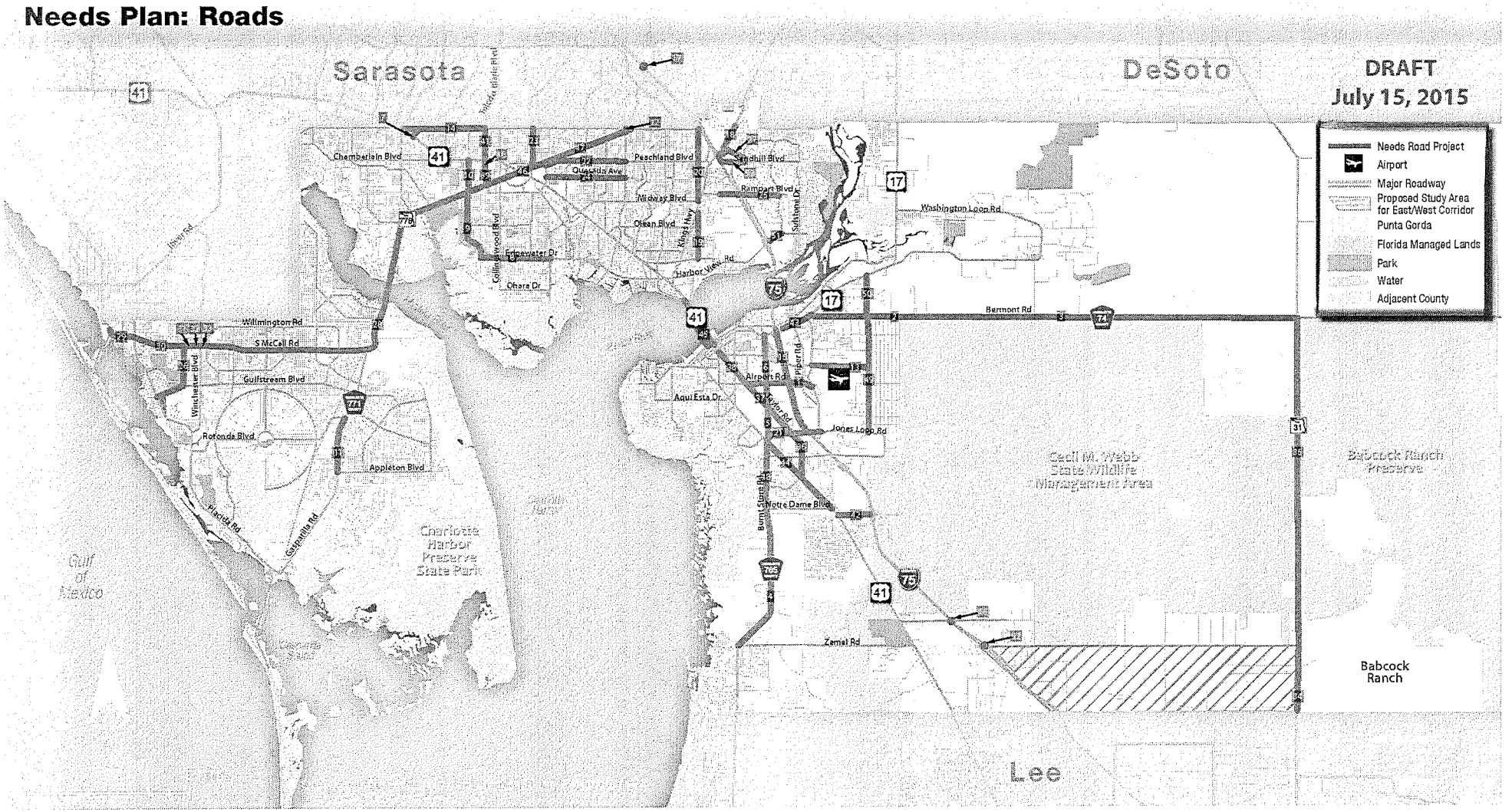
Facility	From	To	Improvement		Cost (millions)
			From (# of lanes)	To (# of lanes)	
1st Street	Fowler St	Palm Beach Blvd	Two way		$ 5.50
23rd Street SW	Gunnery Rd	Beth Stacey Blvd	2	4	$ 85.70
2nd Street	Fowler St	Palm Beach Blvd	Two way		$ 5.50
40TH Street	End of 40th Street	Alabama	New 2 Lanes		$ 4.51
Alabama Street	SR 82	Homestead Rd	2	4	$ 70.10
SR 78	W. of Santa Barbara	East of Pondella	4	6	$ 36.80
Alico Connector	Alico	SR 82	New 4 Lanes		$ 51.70
Alico Road	Ben Hill Griffin	Airport Haul Road	2	4	Committed
Alico Road	Airport Haul Road	Alico Connector	2	4	$ 33.10
Alva Drawbridge			Reconstruct Bridge		$ 26.00
Andalusia Boulevard	Pine Island Road	Tropicana Parkway	4	6	$ 6.90
Andalusia Boulevard	Jacaranda Parkway	Kismet Parkway	New 4 Lanes		$ 26.30
Bell Boulevard	SR 82	Leeland Heights Blvd	2	4	$ 112.20
Beth Stacey Boulevard	23rd St SW	Homestead Rd	2	4	$ 21.80
Big Carlos Bridge	Bridge Replacement		Reconstruct Bridge		$ 30.10
Big Hickory Pass Br			Reconstruct Bridge		$ 12.10
Bonita Beach Road	I-75	Bonita Grande Drive	4	6	$ 19.00
Bonita Grande Drive	Terry Street	Bonita Beach Road	2	4	$ 20.40
Buckingham Road	Orange River Blvd.	SR 80	2	4	$ 82.30
Buckingham Road Bridge	Over the Orange River		Reconstruct Bridge		$ 3.00
Burnt Store Road	Pine Island Road	Van Buren Parkway	2	4	Committed
Burnt Store Road	Van Buren Parkway	Charlotte Co. Line	2	4	$ 89.50
Cape Coral Bridge			Reconstruct Bridge		$ 85.40
Chiquita Boulevard	Pine Island Road	Cape Coral Parkway	4	6	$ 72.60
Colonial	at Summerlin		Intersection		Unknown
Constitution Circle Bridge	Over Mullock Creek		Reconstruct Bridge		$ 1.00
Corkscrew Road	US 41	e/o Ben Hill Griffin Pkwy	4	6	$ 62.60
Corkscrew Road	Ben Hill Griffin	Alico Road	2	4	$ 76.40
Crystal Drive	US 41	Metro Pkay	2	3	$ 5.80
Daniels Parkway	Gateway Blvd	SR 82	4	6	$ 35.50
Del Prado Extension	e/o US 41	e/o Prarie Pines	2	4	Total Cost included below
Del Prado Extension	I-75	SR 31	New 4 Lanes		$ 263.20
Del Prado Extension	Mellow Dr	I-75	New 2 Lane		$ 29.00
Diplomat Parkway	Burnt Store Road	US 41	4 Lane Divided	Limited Access	$ 58.00
East West	Ben Hill Griffin	Airport Haul Road	New 2 Lanes		$ 31.10
Edison Avenue	US 41	Fowler St	2	4	$ 11.00

Facility	From	To	Improvement		Cost (millions)
			From (# of lanes)	To (# of lanes)	
Estero	Segment 4		Reconstruction		Committed
Estero	Segment 5		Reconstruction		$ 7.75
Estero	Segment 6		Reconstruction		$ 7.75
Estero Ext.	Ben Hill Griffin	Corkscrew Road	New 2 Lanes		$ 44.90
Fowler Street	Metro/Fowler	SR 82			Improvement Unknown
Garden Boulevard	North of DeNavarra Parkway	NE 23rd Place	2	4	$ 12.70
Gunnery Road	Lee Blvd	Buckingham Rd	2	4	$ 35.90
Hancock Bridge Parkway Bridge			Reconstruct Bridge		$ 3.00
Hanson Extension	Veronica Shoemaker	Ortiz Avenue	New 4 Lanes		$ 34.10
Hanson Street	Evans Avenue	Veronica Shoemaker	2	4	$ 22.40
Hanson Street	US 41	Fowler St	2	4	$ 12.70
Harbor Drive Bridge	Over Boca Grande Canal		Reconstruct Bridge		$ 1.00
Homestead Road	Milwaukee	Sunrise	2	4	$ 28.90
Joel Blvd	17th St	Palm Beach Blvd	2	4	$ 53.00
Homestead Road	Sunrise	Alabama	2	4	Committed
Homestead Road	SR 82	Milwaukee	2	4	$ 35.90
I-75	at SR 884		Interchange		$ 70.00
I-75	at Corkscrew Road		Interchange		$ 78.00
I-75	at Bonita Beach Rd		Interchange		$ 91.40
I-75	Collier Co. Line	Luckett Road	6	8	$ 255.83
I-75	at Daniels Parkway		Interchange		$ 91.90
Intermodal Freight Terminal	il/Truck at Hanson/Veronica Shoemaker				$ 3.00
Jacaranda Parkway	Old Burnt Store Road	Burnt Store Road	New 2 Lane		$ 22.50
Kismet Parkway	NW 18th Avenue	Chiquita Boulevard	2	4	$ 5.00
Kismet Parkway	Burnt Store Road	El Dorado Parkway	New 4 Lanes		$ 38.60
Leeland Heights Boulevard	Lee Blvd	Bell Blvd	4	6	$ 37.40
Leonard Boulevard	Lee Blvd	Gunnery Rd	2	4	$ 51.40
Little Carlos Pass Br.			Reconstruct Bridge		$ 10.10
Little Pine Island			Reconstruct Bridge		$ 10.10
Littleton Road	NE 24TH	Business 41	2	4	$ 39.10
Littleton Road	US 41/N. Tamiami Trl	SR 78	New 2 Lane		$ 50.70
Livingston/Imperial Parkway	Collier Co. Line	Bonita Beach Road	4	6	$ 12.70
Luckett Road	Ortiz Avenue	I-75	2	4	$ 6.60
Luckett Road ext.	Sunshine Blvd	Hendry County Line	New 4 Lanes		$ 126.20
Luckett Road ext.	Buckingham Rd	Gunnery Rd	New 4 Lanes		$ 32.70
Luckett Road ext.	Gunnery Rd	Sunshine Blvd	2	4	$ 68.20

Facility	From	To	Improvement		Cost (millions)
			From (# of lanes)	To (# of lanes)	
Luckett Road ext.	e/o I-75	Buckingham Rd	New 4 Lanes		$ 118.40
Metro Parkway	Daniels Parkway	South of Winkler Avenue	4	6	$ 67.50
NE 24th Avenue	Pondella Road	Garden Boulevard	2	4	$ 48.20
NE 24th Avenue	Garden Boulevard	Del Prado Boulevard	New 4 Lanes		$ 26.90
Nelson Road North	Embers Parkway	Tropicana Parkway	2	4	$ 9.60
New Pass Bridge			Reconstruct Bridge		$ 15.60
North Airport Rd Extension	Metro Parkway	Plantation Road	New 2 Lane		Committed
Old US 41	Bonita Beach Road	Collier Co. Line	2	4	$ 18.40
Del Prado Extension	US 41	I-75	New 4 Lanes		Total Cost included in Extension between I-75 and SR 31
Orange River Road	Buckingham Rd	SR 80	2	4	$ 65.50
Orange River Road Bridge			Reconstruct Bridge		$ 2.00
Ortiz Avenue	Martin Luther King	Luckett Road	2	4	$ 9.30
Ortiz Avenue	Colonial Blvd	SR 82 (MLK)	2	4	$ 13.30
Ortiz Avenue	Luckett Road	SR 80	2	4	$ 13.40
Pine Island Road	Del Pine Dr	Hancock Creek Blvd (NE 24th Ave)	4	6	$ 11.40
Pine Island Road Bridge	Over Porpoise Pass Canal		Reconstruct Bridge		$ 3.00
Pine Island Road Bridge	Over Pine Island Creek		Reconstruct Bridge		$ 3.00
Rail Intermodal Yard	Alico Road				$ 8.00
River Road Bridge 1	Over Millers Gulley		Reconstruct Bridge		$ 0.75
River Road Bridge 2	Over Spansih Creek		Reconstruct Bridge		$ 0.75
River Road Bridge 3	Over Ficthers Creek		Reconstruct Bridge		$ 0.75
River Road Bridge 4	Over Cypress Creek		Reconstruct Bridge		$ 0.75
San Carlos Boulevard	Reconstruction/Transit, Pedestrian, and Capacity Improvements		TBD		Unknown
Sandy Lane Extension	Strike Lane	Pelican Colony	New 2 Lanes		$ 23.43
Signal Interconnection	Phase III		Signal		$ 8.00
SR 31	SR 80	Charlotte Co. Line	2	4	$ 58.10
SR 78	Business 41	I-75	4	6	$ 70.80
SR 78	Chiquita Boulevard	w/o Santa Barbara	4	6	$ 26.50
SR 78	24th Ave	US 41	4	6	$ 19.90
SR 78	US 41	Business 41	4	6	$ 14.60
SR 80	SR 31	Buckingham Rd	4	6	$ 61.50
SR 82	Colonial Blvd/Lee Blvd	Shawnee	2	6	Committed
SR 82	Alabama	Homestead	4	6	$ 35.30
Stingfellow Road Bridge	Over Monroe Canal		Reconstruct Bridge		$ 1.00
SR 82	at Colonial Blvd		Intersection		Unknown
SR 82	Shawnee	Alabama	2	6	$ 35.30

Facility	From	To	Improvement		Cost (millions)
			From (# of lanes)	To (# of lanes)	
SR 82	at Daniels Parkway/Gunnery Road		CFI		Included in Lee to Shawnee Widening
SR 82	Homestead	Hendry County Line	2	4	$ 31.10
SR 82	Michigan Avenue	Ortiz Avenue	5	6	$ 2.10
Sunshine Blvd	SR 82	Lee Blvd	2	4	$ 41.50
Surfside Boulevard	Trafalgar Parkway	Pine Island Road	New 4 lanes		$ 36.30
Terry Street	Bonita Grande Drive	West of Imperial Parkway	2	4	$ 28.70
Three Oaks Ext.	North of Alico Road	Daniels Parkway	New 4 lanes		$ 40.30
Traffic Operations Center					$ 5.70
Transportation Enhancement Box	Bike/Ped/CMP/Transit				$ 89.30
Tropicana Parkway	Chiquita Boulevard	Nelson Road	2	4	$ 19.50
US 41/Daniels Parkway	Intersection		Intersection		Unknown
Veronica Shoemaker	Michigan Avenue	SR 80	2	4	$ 19.00
Veterans	at Santa Barbara		Overpass		$ 30.10
Williams Road	US 41	Three Oaks Parkway	2	4	$ 17.80
Winkler Road	Gladiolus Drive	Cypress Lake Drive	2	3	$ 11.80
				Total	$ 4,039.67

Needs Plan: Roads



APPENDIX B

Babcock CPA Transportation Methodology, November 21, 2016 - Revised

BABCOCK
COMPREHENSIVE PLAN AMENDMENT
TRANSPORTATION METHODOLOGY

Project #16531

September 12, 2016
November 21, 2016 - Revised

Prepared by:

DAVID PLUMMER & ASSOCIATES, INC.
2149 McGregor Boulevard
Fort Myers, Florida 33901

BABCOCK
COMPREHENSIVE PLAN AMENDMENT
TRANSPORTATION METHODOLOGY

Introduction

The Babcock Ranch holdings encompass approximately 4,200 acres in northeast Lee County, Florida and within the North Olga Community Planning Area (see attached Exhibit). The Applicant is seeking a comprehensive plan amendment to include the designated DR/GR and Rural lands within a new overlay known as the Environmental Enhancement and Economic Development Overlay, which will be specific to the North Olga area. The proposed methodology to conduct the traffic study in support of the comprehensive plan amendment (CPA) is presented in this document.

CPA Transportation Methodology

This CPA transportation methodology report has been revised based on the resolution of issues resulting from a series of discussions between the review agencies and the applicant from the following (refer to Attachment 1):

- CPA Transportation Methodology Report (Original) – September 12, 2016
- CPA/MPD Transportation Methodology Meeting - September 13, 2016
- Lee County CPA/MPD Methodology Review Comments – September 15, 2016
- FDOT CPA Methodology Review Comments – September 29, 2016
- Comprehensive Plan Amendment application (CPA2016-00013) – October 4, 2016
    - Babcock Comprehensive Plan Amendment Traffic Study – September 23, 2016
- FDOT CPA Courtesy Review Comments – October 28, 2016
- Lee County CPA Review Comments – November 8, 2016
- DPA Response to FDOT Comments – November 9, 2016
- FDOT Response to DPA Comments – November 17, 2016
- Teleconference (GoToMeeting) with FDOT, Traf-O-Data, VHB, Lee County & DPA - November 18, 2016

CPA Development Parameters

The development program for purposes of the CPA is summarized as follows. For comparison, the entitled and proposed parameters are compared.

CPA Development Parameters				
Land Use Type	**Unit**	**Size** [1] (Cumulative)		
		Entitled [2]	**Proposed** [3]	**Difference**
Single-Family	d.u.	416	980	+ 564
Multifamily	d.u.	0	650	+ 650
Hotel	rooms	0	1,500 [4]	+ 1,500
Retail/Entertainment	sq. ft.	0	870,000	+ 870,000
Office	sq. ft.	0	300,000	+ 300,000
Baseball – Sports Complex	fields	0	42 [5]	+ 42

Footnote:
(1) For discussion purposes only.
Development Program will be finalized at time of application.
(2) Reflects current DR/GR and Rural Lands designations.
(3) Reflects CPA Overlay.
(4) Equivalent to 900,000 sq. ft.
(5) Equivalent to 300 acres.

As shown above, the proposed development is anchored by a 42-field Baseball-Sports Complex intended for youth and amateur baseball. The hotel and commercial/entertainment amenities reinforce the "play and stay" concept to enable teams, players and their families to stay on-site during the entire length of tournament play. The peak of the baseball activities occur during the summer and fall, which is opposite of the peak snowbird season of winter and spring.

CPA Study Area

Per Lee Plan requirements, the CPA study area is extended within a 3-mile radius of the overlay boundary. However, the study area will be extended well beyond the required 3-mile radius to include I-75 and CR 74 (Charlotte County).

Transportation Assessment

The proposed methodology for the CPA has been prepared consistent with requirements including: i) The Lee Plan; ii) Lee County Application For a Comprehensive Plan Amendment; iii) Lee County MPO 2040 Transportation Plan; and iv) Chapter 163.3180 Concurrency, F.S.

Future Year - 2040 LRTP

D1RPM Model

The estimate of future traffic will be based on the Florida Department of Transportation 2010-2040 District One Regional Planning Model (D1RPM). Version D1RPM_v1.0.2_Babcock, as provided by FDOT/Traf-O-Data to DPA on April 26, 2016, will be utilized for the CPA traffic assessment.

Subarea Model Validation

The D1RPM_v1.0.2_Babcock sub-area model validation of the study area was performed by FDOT/Traf-O-Data.

2040 Cost Feasible Plan Roadway Network

- D1RPM_v1.0.2_Babcock 2040 Cost Feasible Plan roadway network will be utilized.
- Additional improvements assumed, if any, will be documented.
- Internal Roadway Network
    - Within Lee County Overlay Boundary
    - Between Babcock Ranch Community DRI (Charlotte County)

TAZ Structure

- Babcock Ranch Community DRI
    - 1 TAZ (Charlotte County)
- Lee County CPA Overlay
    - Baseball-Sports Complex (42 fields) – Special Generator format
    - Hotel/Commercial/Entertainment/Office/Residential – ZDATA format
    - Number of TAZs representing CPU Overlay to be determined

Analysis Scenarios

- Future 2040 Conditions without CPA.
    - Babcock Ranch Community DRI Master Development Parameters will be assumed as background.
    - Entitled Development Parameters will be assumed for overlay boundary.

- Future 2040 Conditions with CPA.
    - Babcock Ranch Community DRI Master Development Parameters will be assumed as part of background.

- Proposed Development Parameters will be assumed.
- Combined Charlotte and Lee County Development Program subject to 6 million sq. ft. threshold for non-residential uses (excluding educational, churches, ancillary, recreational and amenities).

Trip Generation

- Trip rates and trip generation derived by the D1RPM_v1.0.2_Babcock model.
- Baseball-Sports Complex (Special Generator)
  - Trip generation will be derived based on 60 vehicle trips (two-way) per game, 5 games per day, per field.
  - Trip generation will be adjusted to reflect prorated field usage during snowbird peak season peak season conditions.

Trip Distribution/Assignment

- Based on D1RPM_v1.0.2_Babcock, PSWADT assignment on the 2040 Cost Feasible Plan roadway network will determine the CPA trip on a segment basis.
- The D1RPM_v1.0.2_Babcock input files and loaded network (output) file and volume plots will be provided to the public agencies.

Future Traffic Volumes

- 2040 Peak Hour, Peak Season (K) and Peak Direction (D) conditions
  - AADT = PSWADT * MOCF
  - County Roads – Lee County K_{100} and D_{100}
  - State Roads - FDOT Planning Analysis, Standard K

FDOT QLOS Handbook-2013 – Standard K

- Urbanized and transitioning areas (all facility types) – 0.090
- Large urbanized – 0.080-0.090
- Urban
  - Freeways – 0.105
  - Highways – 0.090
  - Arterials – 0.090
- Rural developed and rural undeveloped
  - Freeways – 0.105
  - Highways – 0.095
  - Arterials – 0.095

Service Volumes and LOS Standard

- Peak Hour, Directional
- Lee County 2016 Concurrency Report, where applicable
    - Lee County Generalized Service Volumes will be applied
- FDOT Generalized Peak Hour Directional Service Volumes (12/18/12)
    - Urbanized Areas = LOS D Standard
        - SR 31 from SR 80 to Old Rodeo Drive
          = State Signalized Arterials – Class I
    - Rural Developed Areas = LOS C Standard
        - SR 31 from Old Rodeo Drive to Charlotte County Line
        - SR 31 from Cook Brown Road to DeSoto County Line
          = Uninterrupted Flow Highways - Rural Developed
    - Transitioning Areas = LOS C Standard
        - SR 31 from Charlotte County Line to Cook Brown Road
          = Uninterrupted Flow Highways - Transitioning
- Detailed arterial analysis (i.e., Synchro/SimTraffic) may be performed for informational purposes.

Future 2040 Traffic Conditions

- Future Traffic Without CPA
    - Roadway LOS and v/c will be reported.
    - Transportation Deficient "Backlogged" facilities per Chapter 163.3180 Concurrency, F.S. will be identified.
    - Recommendation for improvements to the 2040 LRTP will be provided.
- Future Traffic With CPA
    - Significant impacted facilities will be identified.
    - Roadway LOS and v/c will be reported.
    - Transportation Deficient "Backlogged" facilities per Chapter 163.3180 Concurrency, F.S. will be identified.
    - Recommendation for improvements to the 2040 LRTP will be provided.

Intersections

Intersection assessment is not required for a CPA assessment. However, if a detailed arterial analysis is performed, the analysis may include the following intersections.

- SR 31 and SR 80
- SR 31 and SR 78
- SR 31 and CR 78 (North River Road)
- SR 31 and Project Entrance(s)

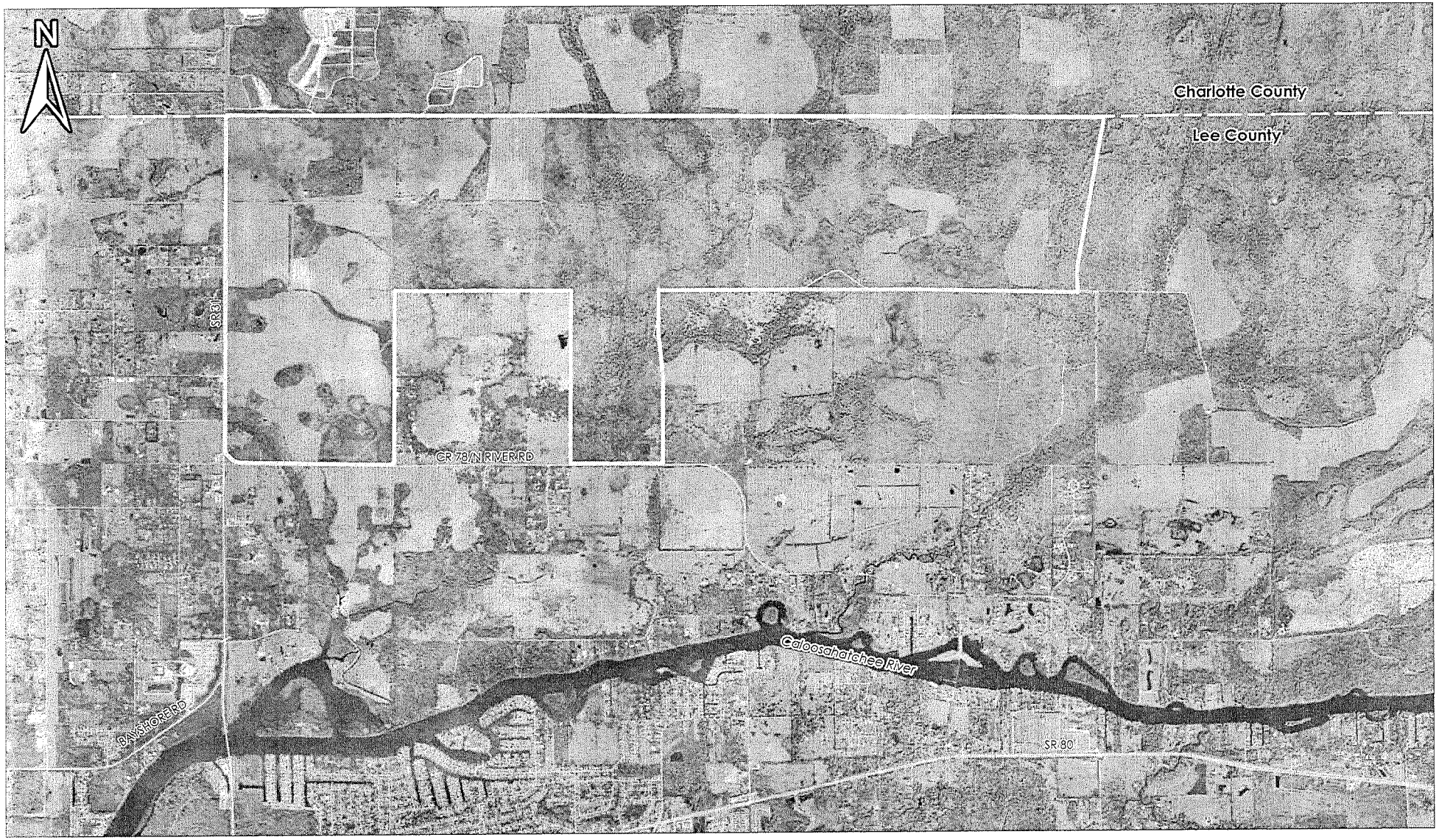
Short Range 5-Year CIP Analysis

At the September 13, 2016 CPA/MPD Methodology Meeting, it was agreed by Lee County that the submittal of the rezoning (MPD) traffic analysis will satisfy the 5-Year CIP traffic analysis requirement of the CPA.

Text and Map Amendments

Any text or map amendments to the Lee Plan (2040 MPO Long-Range Transportation Plan and TIP/CIP) supported by the CPA traffic assessment will be established, subject to agreement by all parties.

EXHIBIT 1



WALDROP ENGINEERING

Babcock CPA

AERIAL MAP
LEE COUNTY, FLORIDA

KITSON & PARTNERS

0 2,000 4,000 8,000 12,000 Feet

CPA
METHODOLOGY
ATTACHMENTS

BABCOCK
COMPREHENSIVE PLAN AMENDMENT
TRANSPORTATION METHODOLOGY

Project #16531

September 12, 2016

Prepared by:

DAVID PLUMMER & ASSOCIATES, INC.
2149 McGregor Boulevard
Fort Myers, Florida 33901

BABCOCK
COMPREHENSIVE PLAN AMENDMENT
TRANSPORTATION METHODOLOGY

Introduction

The Babcock Ranch holdings encompass approximately 4,200 acres in northeast Lee County, Florida and within the North Olga Community Planning Area (see attached Exhibit). The Applicant is seeking a comprehensive plan amendment to include the designated DR/GR and Rural lands within a new overlay known as the Environmental Enhancement and Economic Development Overlay, which will be specific to the North Olga area. The proposed methodology to conduct the traffic study in support of the comprehensive plan amendment (CPA) is presented in this document.

CPA Development Parameters

The development program for purposes of the CPA is summarized as follows. For comparison, the entitled and proposed parameters are compared.

CPA Development Parameters				
Land Use Type	**Unit**	**Size** [1] (Cumulative)		
		Entitled [2]	**Proposed** [3]	**Difference**
Single-Family	d.u.	435	930	+ 495
Multifamily	d.u.	0	750	+ 750
Hotel	rooms	0	1,500	+ 1,500
Retail/Entertainment	sq. ft.	30,000	900,000	+ 870,000
Office	sq. ft.	0	300,000	+ 300,000
Boat Slips	slips	77	0	-77
Baseball – Sports Complex	fields	0	42	+ 42

Footnote:
(1) For discussion purposes only.
Development Program will be finalized at time of application.
(2) Reflects current DR/GR and Rural Lands designations.
(3) Reflects CPA Overlay.

As shown above, the proposed development is anchored by a 42-field Baseball-Sports Complex intended for youth and amateur baseball. The hotel and commercial/entertainment amenities reinforce the "play and stay" concept to enable teams, players and their families to stay on-site

during the entire length of tournament play. The peak of the baseball activities occur during the summer and fall, which is opposite of the peak snowbird season of winter and spring.

CPA Study Area

Per Lee County requirements, the CPA study area is extended within a 3-mile radius of the overlay boundaries, including the 49-acre Greenwell parcel. This will be measured on the Lee County roadway network anticipated to include North River Road, SR 31, SR 78 and SR 80.

Transportation Assessment

The proposed methodology for the CPA has been prepared consistent with requirements including: i) The Lee Plan; ii) Lee County Application For a Comprehensive Plan Amendment; iii) Lee County MPO 2040 Transportation Plan; and iv) Chapter 163.3180 Concurrency, F.S.

Future Year - 2040 LRTP

D1RPM Model

The estimate of future traffic will be based on the Florida Department of Transportation 2010-2040 District One Regional Planning Model (D1RPM).

Subarea Model Validation

The D1RPM (v1.0.2_Babcock) sub-area model validation of the study area was performed by FDOT/Traf-O-Data.

2040 Cost Feasible Plan Roadway Network

- D1RPM 2040 Cost Feasible Plan roadway network will be utilized.
- Additional improvements assumed, if any, will be documented.
- Internal Roadway Network
    - Within Lee County Overlay Boundary
    - Between Babcock Ranch Community DRI (Charlotte County)

TAZ Structure

- Babcock Ranch Community DRI
    - 1 TAZ (Charlotte County)

- Lee County CPA Overlay
    - Baseball-Sports Complex – 1 TAZ (Special Generator)
    - Hotel/Commercial/Residential – 1 TAZ
    - Greenwell Parcel – 1 TAZ

Analysis Scenarios

- Future 2040 Conditions without CPA.
    - Babcock Ranch Community DRI Master Development Parameters will be assumed as background.
    - Entitled Development Parameters will be assumed for overlay boundaries.

- Future 2040 Conditions with CPA.
    - Babcock Ranch Community DRI Master Development Parameters will be assumed as part of background.
    - Proposed Development Parameters will be assumed.

Trip Generation

- Trip rates and trip generation derived by the D1RPM model.
- Baseball-Sports Complex (Special Generator)
    - Trip generation will be derived based on 60 vehicle trips (two-way) per game, 5 games per day, per field.
    - Trip generation will be adjusted to reflect prorated field usage during snowbird peak season peak season conditions.

Trip Distribution/Assignment

- Based on D1RPM, PSWADT assignment on the 2040 Cost Feasible Plan roadway network will determine the CPA trip on a segment basis.
- The D1RPM input files and loaded network (output) file and volume plots will be provided to the public agencies.

Future Traffic Volumes

- 2040 Peak Hour, Peak Season (K) and Peak Direction (D) conditions
    - AADT = PSWADT * MOCF
    - County Roads – Lee County K_{100} and D_{100}
    - State Roads - FDOT Planning Analysis, Standard K_s
        - Rural Arterials = 0.095
        - Urban Arterials = 0.090

Service Volumes and LOS Standard

- Peak Hour, Directional
- Lee County 2015 Concurrency Report, where applicable
    - Lee County Generalized Service Volumes will be applied
- FDOT Generalized Peak Hour Directional Service Volumes (12/18/12)
    - LOS D Standard = Urbanized Areas
        - SR 31 from SR 80 to Old Rodeo Drive
          = 2LU, State Signalized Arterials – Class I
          = 880 vph @ LOS D Standard
    - LOS C Standard = Rural Developed Areas
        - SR 31 from Old Rodeo Drive to Charlotte County Line
          = 2LU, Uninterrupted Flow Highways - Rural Developed
          = 850 vph @ LOS C Standard
- Detailed arterial analysis (i.e., Synchro/SimTraffic) may be performed to establish roadway LOS.

Future 2040 Traffic Conditions

- Future Traffic Without CPA
    - Roadway LOS and v/c will be reported.
    - Transportation Deficient "Backlogged" facilities per Chapter 163.3180 Concurrency, F.S. will be identified.
    - Recommendation for improvements to the 2040 LRTP will be provided.
- Future Traffic With CPA
    - Significant impacted facilities will be identified.
    - Roadway LOS and v/c will be reported.
    - Transportation Deficient "Backlogged" facilities per Chapter 163.3180 Concurrency, F.S. will be identified.
    - Recommendation for improvements to the 2040 LRTP will be provided.

Intersections

Intersection assessment is not required for a CPA assessment. However, if a detailed arterial analysis is submitted, the analysis may include the following intersections.

- SR 31 and SR 80
- SR 31 and SR 78
- SR 31 and CR 78 (North River Road)
- SR 31 and Project Entrance(s)

Five Year - 2021 CIP

D1RPM Model

The estimate of future traffic will be based on the Florida Department of Transportation 2010-2040 District One Regional Planning Model (D1RPM).

Subarea Model Validation

The D1RPM sub-area model validation of the study area was performed by FDOT/Traf-O-Data.

2018 Existing plus Committed Roadway Network

- D1RPM 2018 Existing plus Committed (E+C) roadway network will be utilized.
- Additional improvements assumed, if any, will be documented.
- Internal Roadway Network
    - Within Lee County Overlay Boundary
    - Between Babcock Ranch Community DRI (Charlotte County)

TAZ Structure

- Babcock Ranch Community DRI
    - 1 TAZ (Charlotte County)
- Lee County CPA Overlay
    - Baseball-Sports Complex – 1 TAZ (Special Generator)
    - Hotel/Commercial/Residential – 1 TAZ
    - Greenwell Parcel – 1 TAZ

Analysis Scenarios

- Future 2021 Conditions without CPA.
    - Babcock Ranch Community DRI Master Development Parameters (interpolated) will be assumed as background.
    - Entitled Development Parameters (prorated) will be assumed for overlay boundaries.

- Future 2021 Conditions with CPA.
    - Babcock Ranch Community DRI Master Development Parameters (interpolated) will be assumed as part of background.
    - Proposed Development Parameters (prorated) will be assumed.

Trip Generation

- Trip rates and trip generation derived by the D1RPM model.
- Baseball-Sports Complex (Special Generator)
    - Trip generation will be derived based on 60 vehicle trips (two-way) per game, 5 games per day, per field.
    - Trip generation will be adjusted to reflect field usage (prorated) during snowbird peak season conditions.

Trip Distribution/Assignment

- Based on D1RPM, PSWADT assignment on the 2018 Existing plus Committed (E+C) roadway network will determine the CPA trip on a segment basis.
- The D1RPM input files and loaded network (output) file and volume plots will be provided to the public agencies.

Future Traffic Volumes

- 2021 Peak Hour, Peak Season (K) and Peak Direction (D) conditions
    - AADT = PSWADT * MOCF
    - County Roads – Lee County K_{100} and D_{100}
    - State Roads - FDOT Planning Analysis, Standard K_s
        - Rural Arterials = 0.095
        - Urban Arterials = 0.090

Service Volumes and LOS Standard

- Peak Hour, Directional
- Lee County 2015 Concurrency Report, where applicable
- FDOT Generalized Peak Hour Directional Service Volumes (12/18/12)
    - LOS D Standard = Urbanized Areas
        - SR 31 from SR 80 to Old Rodeo Drive
          = 2LU, State Signalized Arterials – Class I
          = 880 vph @ LOS D Standard
    - LOS C Standard = Rural Developed Areas
        - SR 31 from Old Rodeo Drive to Charlotte County Line
          = 2LU, Uninterrupted Flow Highways - Rural Developed
          = 850 vph @ LOS C Standard

- Detailed arterial analysis (i.e., Synchro/SimTraffic) may be performed to establish roadway LOS.

Future 2021 Traffic Conditions

- Future Traffic Without CPA
  - Roadway LOS and v/c will be reported.
  - Transportation Deficient "Backlogged" facilities per Chapter 163.3180 Concurrency, F.S. will be identified.
  - Recommendation for improvements to the 2021 CIP will be provided.
- Future Traffic With CPA
  - Significant impacted facilities will be identified.
  - Roadway LOS and v/c will be reported.
  - Transportation Deficient "Backlogged" facilities per Chapter 163.3180 Concurrency, F.S. will be identified.
  - Recommendation for improvements to the 2021 CIP will be provided.

Intersections

Intersection assessment is not required for a CPA assessment. However, if a detailed arterial analysis is submitted, the analysis may include the following intersections.

- SR 31 and SR 80
- SR 31 and SR 78
- SR 31 and CR 78 (North River Road)
- SR 31 and Project Entrance(s)

Text and Map Amendments

Any text or map amendments to the Lee Plan (2040 MPO Long-Range Transportation Plan and TIP/CIP) supported by the CPA traffic assessment will be established, subject to agreement by all parties.

Stephen Leung

Subject:	Babcock CPA & MPD Methodology
Location:	CONF ROOM 2C
Start:	Tue 9/13/2016 10:30 AM
End:	Tue 9/13/2016 11:30 AM
Recurrence:	(none)
Meeting Status:	Accepted
Organizer:	Carpenter, Deborah

On the advice of Dave Loveland, Steve Leung requested a transportation methodology meeting with staff concerning the Babcock CPA & MPD.

ATTENDEES: Andy Getch, Lili Wu, Marcus Evans, Brandon Dunn and Audra Ennis, with Mr. Leung and others (see below)

responses to date:
Stephanie Write
Alexis Crespo
Gary Nelson
Russell Schropp
Erica Woods
Sarah Catala
Lawrence Massey

Coordinated/confirmed with Stephen Leung, David Plummer & Associates by email

cc: Dave Loveland

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Stephen Leung

From: Getch, Andrew [AGetch@leegov.com]
Sent: Thursday, September 15, 2016 1:50 PM
To: Stephen Leung; Andrew Newman
Cc: Russell Schropp; Alexis Crespo; Erica S. Woods; Gary Nelson; Cerchie, Randy; Ennis, Audra; Rozdolski, Mikki; Sweigert, Rebecca; Dunn, Brandon; Meurer, Douglas; Harner, David; Jacob, Michael; Borkert, Neysa; Lawrence Massey; Dan Trescott (trescott@embarqmail.com); Loveland, David; Wu, Lili; Evans, Marcus; Babuji Ambikapathy; Sarah Catala (sarah.catala@dot.state.fl.us)
Subject: RE: Babcock CPA & MPD - Lee County CPA - Transportation Methodology Meeting

Here is a summary of comments from county staff at the meeting. The summary below includes additional comments I have upon further review of the submitted draft methodologies for the Babcock Ranch Community (BRC) CPA & MPD:

General

Service volumes and LOS standards – At the meeting, staff recommended use of generalized service volumes for analyses beyond five years (Lee Plan Policy 37.1.2). Staff is in the process of updating link-specific service volumes that may be used for the five year (2021) analysis. Staff does not support use of a detailed arterial analysis to determine LOS. However, staff defers to FDOT for the determination of the appropriate service volumes for analysis of and evaluation of impacts to the state highway system.

CPA methodology

Study Area –The magnitude of the project is greater than the typical CPA. Expansion of the analysis beyond the three mile radius southward into unincorporated Lee County will be helpful to staff in review and evaluation of potential impacts from the proposed amendment. At the meeting, FDOT staff requested including I-75 in the analysis. A cursory measurement from aerials indicates that portions of I-75 from State Road 80 to State Road 78, Buckingham Road from Orange River Boulevard to State Road 80, and North River Road east of State Road 31 are within three miles of the subject property. Based on prior analyses, approximately 85 percent of BRC Charlotte DRI external traffic travels south into Lee County, prior significant impacts were identified well beyond the three mile radius. I recommend that the methodology list the roadway segments proposed to be analyzed.

Travel model – At the meeting, staff agreed with using the 2040 FDOT District One Regional Planning Model (D1RPM) for the CPA analysis.

Traffic Analysis Zone (TAZ) structure – At the meeting, staff requested that the applicant provide a table comparison of modified TAZ socio-economic data, such as the methodology proposal to include build-out parameters of the Charlotte County DRI. Demonstrate in the application traffic study how the Lee County TAZ's in the CPA will interact with uses and the privately maintained BRC Charlotte County DRI road network.

Trip Generation – Provide data to support trip generation estimates for the baseball-sports complex, and identify the proposed model parameters for developing a special generator.

Five year analysis (CPA and MPD) and ten year MPD build-out analysis

At the meeting staff recommended use of one five-year analysis for both the CPA and Zoning, instead of submitting separate analyses. Staff recognizes that the zoning analysis may take longer to prepare due to the time involved in obtaining intersection traffic counts. Staff agreed with utilizing the same phase dates as the BRC Charlotte DRI NOPC currently under separate review. FDOT representatives requested to receive Zoning submittal documents with an

opportunity to review and provide comment. CPA and Zoning submittals are all posted on the county website DCD pages.

D1RPM – Staff agreed at the meeting that use of the sub-area validated D1RPM utilized for the BRC Charlotte County DRI may be appropriate. Please include in the methodology a minimum background traffic growth rate of one percent as a check against model redistribution of background traffic or manual trend background traffic projections. A manual projection of background traffic volumes for five and ten years, as an alternative to modeling methods in the zoning analysis, is also acceptable.

Trip generation and internal capture – Include provision of documentation of trip generation estimates for the baseball-sports complex in the methodology, and a basis for comparison to data in the most similar Institute of Transportation Engineers Trip Generation Manual Land Use Code (Regional Park 417, seems to be the most similar). With four different TAZ's, presumably connecting to State Road 31, the proposed model method of internal capture calculations for the proposed application in Lee County is unclear. Address how Lee County TAZ's in the MPD will interact with BRC Charlotte County DRI uses and the privately maintained road network. If BRC Lee County is reviewed as a separate (non-aggregated) project from BRC Charlotte County, then trips between the proposed application and the BRC Charlotte County DRI would be more appropriately characterized as external trips (rather than internal capture), that are distributed and assigned to a proposed BRC Charlotte/Lee privately maintained street network.

Study area – Staff recommends including all roadway segments where project phase or stage traffic is estimated to be utilizing 5% or more of the maximum service volume of the adopted Level of Service standard. This will provide consistency with the current adopted LOS standards and statute definition of significant impacts, and Lee County Administrative Code AC-13-16.

Andy Getch, P.E.
Infrastructure Planning Manager
Lee County Department of Community Development
2nd floor
1500 Monroe Street
Fort Myers, Florida 33901
direct line (239) 533-8510
DCD department line (239) 533-8585
FAX (239) 485-8344
AGetch@leegov.com

From: Stephen Leung [mailto:stephen.leung@dplummer.com]
Sent: Monday, September 12, 2016 1:35 PM
To: Loveland, David; Getch, Andrew; Wu, Lili; Evans, Marcus; Sarah Catala (sarah.catala@dot.state.fl.us); Andrew Newman
Cc: Russell Schropp; Alexis Crespo; Erica S. Woods; Gary Nelson; Cerchie, Randy; Ennis, Audra; Rozdolski, Mikki; Sweigert, Rebecca; Dunn, Brandon; Meurer, Douglas; Harner, David; Jacob, Michael; Borkert, Neysa; Lawrence Massey; Dan Trescott (trescott@embarqmail.com)
Subject: Babcock CPA & MPD - Lee County CPA - Transportation Methodology Meeting

In preparation of the transportation methodology meeting tomorrow, the CPA traffic methodology is attached for review.
The ZTIS methodology document will follow this afternoon.
Please let me know if you have questions.

Stephen Leung
Vice President - Transportation
DAVID PLUMMER & ASSOCIATES

Transportation • Civil • Structural • Environmental
2149 McGregor Boulevard
Fort Myers, Florida 33901
Phone: 239-332-2617 Fax: 239-332-2645
www.dplummer.com

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

FDOT

Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

JIM BOXOLD
SECRETARY

September 29, 2016

Mr. Andy Getch, P.E.
Infrastructure Planning Manager
Lee County Department of Community Development
2nd floor
1500 Monroe Street
Fort Myers, Florida 33901

RE: Babcock Comprehensive Plan Amendment (CPA) Transportation Methodology - FDOT Review Comments and Recommendations

Dear Mr. Getch:

The Florida Department of Transportation (FDOT), District One, has reviewed the Babcock CPA Transportation Methodology dated September 12, 2016. Based on the review of the proposed transportation methodology and the transportation methodology meeting held on September 13, 2016, the Department offers the following comments and recommendations.

Babcock Ranch Holdings is proposing 1,680 residential dwelling units (DUs) (930 single family DUs and 750 multi-family DUs), 1,500 hotel rooms, 900,000 square feet of retail/entertainment, 300,000 square feet of office, and 42 Baseball fields on approximately 4.200 acres in northeast Lee County, Florida and within the North Olga Community Planning Area. The applicant is seeking a CPA to include the designated Density Reduction/Groundwater Resource (DR/GR) and rural land uses within a new overlay known as the Environmental Enhancement and Economic Development Overlay.

FDOT Comment # 1 – CPA Development Parameters:

a. Please provide the buildout year of the proposed development. Please clarify if there will be two phases as reported in the Babcock Zoning Traffic Impact Statement Methodology. If so, please indicate a build-out year for each phase.
b. Please update the table to include the 77 boat slips under the proposed scenario.
c. Pursuant to the requirements of Chapter 380, Florida Statutes (F.S.) and Florida Administrative Code (FAC), Rule 28-24.012, the proposed development of 900,000 square feet of retail (225% of the allowable 400,000 square feet threshold) land use qualifies this project as a Development of Regional Impact (DRI).

FDOT Comment # 2 – CPA Study Area:

Page 2 of the methodology mentions that the CPA study area is extended within a 3-mile radius of the overlay boundaries including the 49.82-acre parcel located at the NE quadrant of SR31/Wilson Pigott Bridge, abutting the north end of the Caloosahatchee River.

Since the proposed development qualifies as a DRI, the Department recommends that the study area be defined to include all roadways generated by the proposed development with traffic that is equivalent to 5 percent of the maximum service volume at the adopted LOS standard for the facility, including SR 31, SR 78, SR 80 and I-75, as opposed to extending the study area out to a 3-mile radius of the overlay boundaries.

FDOT Comment # 3 – Transportation Assessment:

a. The Department recommends the use of District One Regional Planning Model (D1RPM) 2040 Cost Feasible model for the year 2040 assessment. Also, the Department recommends the use of District One Regional Planning Model (D1RPM) Existing plus Committed (E+C) roadway network for the year 2021 assessment.
b. The Department recommends that documentation be provided for the socio-economic data (ZDATA) for the Babcock CPA and Babcock Ranch Community (BRC) DRI TAZs for years 2021 and 2040.

FDOT Comment # 4 – Analysis Scenarios:

As proposed in the transportation methodology, the BRC DRI will be assumed as background. Therefore, all trips between the Babcock CPA and BRC DRI should be considered as external trips.

FDOT Comment # 5 – Trip Generation:

a. The Department recommends that the procedures outlined in ITE, Trip Generation, 9th Edition and ITE, Trip Generation Handbook, 3rd Edition, be used to derive the net new external daily and p.m. peak hour trips.
b. Please provide documentation for the 60 vehicle trips (two-way) per game for the Baseball Sports Complex.
c. Please clarify whether the number of games per day per field will be limited to only five (5). Because the fields will be provided with lights facilitating games during the night time, there is the potential for more than five games per day per field.
d. Please provide documentation to show how the trip generation will be adjusted to reflect prorated field usage during "snowbird" peak season conditions.
e. Please clarify how the trip generation will be calculated for the two fields that will have stadiums.

FDOT Comment # 6 – Trip Distribution / Assignment:

a. The Department recommends that the model derived project trip distribution percentages be applied to the estimated net new external daily and p.m. peak hour trips to get the project trips.
b. The Department recommends that the associated model files (including all of the changes made to the network and socio-economic data) for 2021 and 2040 conditions be provided along with legible model plots for review.

FDOT Comment # 7 – Future Background Traffic Volumes:

The Department recommends that the latest District One Regional Planning Model (D1RPM) be used as one of the tools in deriving the future background traffic. The Departments also recommends the following:

a. Historic growth trends should be calculated based upon five (5) or more years of historic count data provided by the Florida Transportation Information (FTI) DVD for State roadways.
b. Growth rates to calculate future background traffic volumes should be based on comparison of model based growth rates and growth rates based on the trends analysis (*based on historic traffic data*). Please provide a table showing the comparison.

FDOT Comment # 8 – Service Volumes:

The Department recommends using generalized service volumes (from 2012 FDOT Q/LOS Handbook) in determining the roadway LOS for state roadways for years 2020 and 2040.

FDOT Comment # 9 – Intersections:

a. Since the proposed development qualifies as a DRI, the Department recommends to include intersection analysis also as part of the study. As mentioned in the methodology, please include all the project entrances along SR 31 (both for BRC DRI and Babcock CPA) in the analysis. Please provide a map showing all the project entrances along SR 31.
b. The Department recommends that the intersection turning movement counts (TMCs) utilized for this study be no greater than 1-year old.
c. The Department recommends that the intersections be expanded to include all signalized and major un-signalized intersections on significant roadways including SR 31 and CR 74 in Charlotte County.
d. The Department recommends utilizing a two percent (2%) heavy vehicle percentage for the analysis of future traffic conditions if the existing traffic count data shows heavy vehicle percentage less than 2%.
e. The Department recommends that a clear and precise explanation of the methodology that will be used to identify adversities along signalized and unsignalized study intersections be provided in the Transportation Methodology. The proposed methodology to identify if mitigation is required at signalized and unsignalized study intersections should include the following:

- The overall intersections that are anticipated to operate at or below the adopted LOS performance standard.
- Intersection movements and approaches that are anticipated to operate at LOS 'E' or worse. It should be noted that engineering judgment will be used to determine if an improvement is needed for a movement that is operating at LOS 'F'. The engineering judgment will consider the volume and volume to capacity (v/c) ratio.
- Intersection movements and approaches that are anticipated to operate at a v/c ratio greater than 1.0.
- The Department recommends that the 2021 intersection analysis (involving state roadways and I-75 at SR 78/Bayshore Road interchange) include a queue analysis for all intersection movements operating at LOS "E" or "F" to confirm that blockage does not occur and to identify any improvements needed to accommodate queued vehicles. Please base all storage length calculations on the FDOT Plans Preparation Manual (PPM) procedures.

Thank you for providing FDOT with the opportunity to review and comment on the Babcock CPA Transportation Methodology. If you have any questions or need to discuss these comments further, please contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,



Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

CC: *Mr. Lawrence Massey, Florida Department of Transportation*
Mr. Dennis Smith, Florida Department of Transportation
Ms. Margaret Wuerstle, Southwest Florida Regional Planning Council
Ms. Brenda Winningham, Florida Department of Economic Opportunity

BABCOCK
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Project #16531

September 27, 2016

Prepared by:
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BABCOCK
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Introduction

The Babcock Ranch holdings encompass approximately 4,200 acres in northeast Lee County, Florida and within the North Olga Community Planning Area (Exhibit 1-A). A comprehensive plan amendment (CPA) is proposed to include the designated DR/GR and Rural lands within a new overlay known as the Environmental Enhancement and Economic Development Overlay, which will be specific to the North Olga area.

The subject property is primarily bounded by the Charlotte County Line to the north, North River Road (CR 78) to the south and SR 31 to the west. A 50-acre parcel situated to the south (a.k.a. Caloosahatchee River parcel) and located in the east quadrants of the SR 31 and SR 78 intersection is also included as part of the overlay.

The proposed Comprehensive Plan Amendment (CPA) is anchored by a 42-field baseball complex for youth and amateur baseball tournaments. The proposal includes 1,500 hotel rooms, restaurants and entertainment/recreational facilities of 1.22 million square feet to facilitate the "play and stay" concept for the baseball teams and families. The MPD would also allow 1,680 residential units to be included in the overlay.

The development assumptions for the CPA are based on a combined non-residential square footage of over 7 million square feet between this currently proposed Lee County Comprehensive Plan amendment and the development conceptually approved in the Master Development Order for Babcock Ranch in Charlotte County (Appendix 1-B). Realistic market demand projections will not support this level of commercial and office development and would fall closer to 60% of that number at buildout of both projects. Specific approvals for development in Babcock Ranch - Charlotte County are currently only for 155,000 square feet. In order to proceed further, additional approvals must be granted through the DRI process.

Summary of Results

The results of the Long Range 20-Year Horizon analysis are as follows.

1. The CPA analysis reflects over 7 million square feet of non-residential development is significantly higher than what could be supported by the market at buildout.

2. SR 31 between SR 78 and North River Road (CR 78) may need to be expanded to 6 lanes as an urban arterial by Year 2040.

3. It is recommended that the Lee County MPO consider the re-classification of the SR 31 corridor between SR 78 and the Charlotte County Line from "rural" to "urban" in the Long Range Transportation Plan.

4. The Short Range 5-Year Horizon analysis will be addressed as part of the detail rezoning traffic study and application that will follow the CPA application.

CPA Traffic Study

This traffic study is in support of the CPA application. Consistent with Lee County's Application for a Comprehensive Plan Amendment (Appendix A), this CPA traffic study provides both a Long Range (20-Year) Horizon analysis and a Short Range (5-Year) Horizon analysis.

The Long Range 20-Year Horizon analysis provides a comparison of future road segment traffic conditions in 2040 on the Lee County MPO's 2040 Highway Cost Feasible Plan highway network both "without" and "with" the proposed CPA. It has been established that the subject property would allow 434 single-family units, 30,000 square feet of commercial and 77 boat slips under the current land use designation. This represents the Future "without" CPA scenario.

The outcome of the traffic study identifies the future needs of the Lee County Metropolitan Planning Organization (MPO) Transportation Plan. The MPO Plan is a long-term outlook for the purposes of identifying potential needs and funding sources to achieve that plan. When those needs are closer to reality, the MPO would then prioritize the needs along with the timing of the improvements to be included as part of the Cost Feasible Plan and Capital Improvement Plan.

The currently adopted 2040 MPO Needs Plan Projects for Lee County and Charlotte County are included as part of Appendix A.

Transportation Methodology

A draft transportation methodology report dated September 12, 2016 (Appendix B) was prepared consistent with Lee County's Application for a Comprehensive Plan Amendment and provided to the Lee County staff prior to the transportation methodology meeting held on September 13, 2016.

This draft methodology was reviewed with Lee County and Florida DOT staff during the methodology meeting. Staff comments and recommendations were provided to the Applicant on September 15, 2016 (Appendix B) based on the discussions from the methodology meeting.

This traffic study has been prepared consistent with the discussions and understanding of the proposed methodology between Staff and Applicant. The key CPA methodology assumptions for Year 2040 are as follows.

- Adopted Lee County MPO 2040 travel model will be utilized
- Study area will be expanded beyond the 3-mile radius
- Areas north of SR 78 will remain Rural
- Interrupted Flow will be assumed for SR 31
- Generalized Service Volumes will apply
- Detail arterial analysis will not be accepted by the public agencies

Study Area

In accordance with Lee County's Application for a Comprehensive Plan Amendment, the study should include a review of projected roadway conditions within a 3-mile radius of the site. As a result of the methodology agreement, the study area has been extended to areas greater than the required 3-mile radius. At the request of FDOT, the analysis includes I-75 and SR 31 in Charlotte County.

CPA Development Parameters

The proposed project is anticipated to be developed in two phases with build-out expected in Year 2026. The CPA horizon year for this study, however, is Year 2040 to coincide with the adopted Lee County MPO 2040 Long-Range Transportation Plan.

The development program for purposes of the CPA is summarized as follows. For comparison, the entitled and proposed parameters are provided.

CPA 2040 Development Parameters				
Land Use Type [1]	**Unit**	**Size** (Cumulative)		
		Entitled [2]	**Proposed** [3]	**Difference**
Single-Family	d.u.	434	980	+ 546
Main Planning Area		416	980	+564
Caloosahatchee River Parcel		18	0	-18
Multifamily	d.u.	0	700	+ 700
Main Planning Area		0	650	+650
Caloosahatchee River Parcel		0	50	+50
Hotel	rooms	0	1,500	+ 1,500
Retail/Entertainment	sq. ft.	30,000	920,000	+ 890,000
Main Planning Area		0	870,000	+870,000
Caloosahatchee River Parcel		30,000	50,000	+20,000
Office	sq. ft.	0	300,000	+ 300,000
Park	acres	0	48	+48
Boat Slips	slips	77	77	0
Main Planning Area		0	0	0
Caloosahatchee River Parcel		77	77	0
Baseball Recreation Complex	fields	0	42	+ 42

Footnote:
(1) Unless specified, the development parameters reflect the 4,200-acre main planning area.
(2) Reflects current DR/GR and Rural Lands designations.
(3) Reflects CPA Overlay.

The land use assumptions in this analysis are based on a combined non-residential square footage of over 7 million square feet between this currently proposed Lee County Comprehensive Plan amendment and the development conceptually approved in the Master Development Order for Babcock Ranch in Charlotte County. Realistic market demand projections will not support this level of commercial and office development and would fall closer to 60% of that number at buildout of both projects. Specific approvals for development in Babcock Ranch - Charlotte County are currently only for 155,000 square feet. Additional approvals must be granted through Incremental Development Orders with regional transportation analysis and subsequent transportation mitigation approvals that would in the future include this comp plan amendment as background traffic.

MPO Travel Model

The adopted Lee County MPO 2040 travel model (FDOT – District1 Regional Planning Model) was utilized to project future traffic volumes. This travel model was the basis in which the Lee County MPO 20104 Long-Range Transportation Plan was developed.

Background Development Adjustments

Within close proximity to the approved Babcock Ranch Community DRI located in Charlotte County to the north, the travel model parameters reflective of this DRI were reviewed for reasonableness. Based on that review, it was apparent that the buildout of the Master DRI (Appendix C) were not reflected in the travel model as requested by Staff. As such, adjustments to the travel model's socio-economic data (TAZ 4070) were necessary for purposes of this CPA analysis and summarized below.

D1RPM Travel Model Background Development Parameters Adjustments			
Babcock Community DRI (Charlotte County)	**Adopted [1] MPO 2040**	**Master [2,3] DRI**	**Difference**
Single Family Units	4,656	11,616	+6,960
Multifamily Units	13,215	6,254	-6,961
Industrial Employees (650,000 sq. ft.)	34	1,300	+1,266
Commercial Employees (1,400,000 sq. ft.)	960	3,570	+2,610
Service Employess (3,950,000 sq. ft.)	1,325	1,889	+564
Total Employees (6.0 million sq. ft.)	2,319	6,759	+4440
Hotel Rooms	0	600	+600
School/University Students	0	4,154	+4154

Footnote:

(1) Reflects MPO 2040 LRTP (TAZ 4070).

(2) Reflects Babcock Ranch Community DRI – Master Update Traffic Study.

(3) The land use assumptions in this analysis are based on a combined non-residential square footage of over 7 million square feet between this currently proposed Lee County Comprehensive Plan amendment and the development conceptually approved in the Master Development Order for Babcock Ranch in Charlotte County. Realistic market demand projections will not support this level of commercial and office development and would fall closer to 60% of that number at buildout of both projects. Specific approvals for development in Babcock Ranch - Charlotte County are currently only for 155,000 square feet. Additional approvals must be granted through Incremental Development Orders with regional transportation analysis and subsequent transportation mitigation approvals that would in the future include this comp plan amendment as background traffic.

Cost Feasible Network Adjustments

Three traffic analysis zones were used to represent the CPA overlay in the 2040 Cost Feasible Network: TAZ 5054 for the baseball complex located in the main planning area; TAZ 5055 for all other uses within the main planning area; and TAZ 5056 for the Caloosahatchee River parcel (Appendix D).

Notable adjustments to the network to reflect the CPA TAZs include the portrayal of the inter-connection between the Lee and Charlotte County via the Babcock Ranch Community DRI (TAZ 4070) internal road system. Also, the centroid connector from the Lee County Civic Center (TAZ 3882) was aligned with Old Rodeo Drive (Appendix D).

Socio-Economic Data

The "without" CPA scenario reflected the following socio-economic parameters in the travel model. Worksheets were used to develop the input data for the analysis scenarios are provided in Appendix E.

D1RPM Travel Model Without CPA Development Parameters Summary			
Year 2040 Socio-Economic Data	**TAZ #5054 (1)**	**TAZ #5055 (2)**	**TAZ #5056 (3)**
Single Family Units	0	417	18
Multifamily Units	0	0	0
Industrial Employees	0	0	0
Commercial Employees	0	0	80
Service Employess	0	0	0
Total Employees	0	0	80
Hotels	0	0	0
School/University Students	0	0	0

Footnote:
(1) Baseball Complex in main planning area.
(2) All other uses in main planning area.
(3) Caloosahatchee River parcel.

The "with" CPA scenario reflected the following socio-economic parameters in the travel model. Worksheets were used to develop the input data for the analysis scenarios are provided in Appendix F.

D1RPM Travel Model With CPA Development Parameters Summary			
Year 2040 Socio-Economic Data	**TAZ #5054 (1)**	**TAZ #5055 (1)**	**TAZ #5056 (1)**
Single Family Units	0	980	0
Multifamily Units	0	650	50
Industrial Employees	0	0	0
Commercial Employees	0	2,180	130
Service Employess	0	2,713	0
Total Employees	0	4,893	130
Hotels	0	1,500	0
School/University Students	0	0	0

Footnote:
(1) Baseball Complex in main planning area.
(2) All other uses in main planning area.
(3) Caloosahatchee River parcel.

Special Generators

The uniqueness of the baseball complex and the boat slips cannot be adequately portrayed by the standard input parameters of the D1RPM travel model. In accordance with standard modeling practice, the trip attractions (A's) in the form of daily person-trips generation were developed as "special generators" and served as a direct input to the travel model as shown below.

D1RPM Travel Model Special Generators Development Parameters Summary		
Year 2040 Socio-Economic Data	**TAZ #5054 (1)**	**TAZ #5056 (2)**
Baseball Complex (Trip Attraction, HBSR – 100%)	18,000 person trips	-
Boat Slips (Trip Attraction, HBSR – 100%)	-	450 person trips

Footnote:
(1) Baseball Complex in main planning area.
(2) All other uses in main planning area.
(3) Caloosahatchee River parcel.

The trip generation assumptions associated with the above special generators are discussed in the next section.

Trip Generation

The adopted Lee County 2040 MPO travel model (D1RPM) was used to estimate the trip generation for the subject property, consistent with all other zones in the MPO travel model. The resultant trip generation is explained in the following.

Baseball Complex

The Perfect Game (PG) organization operates youth baseball tournaments throughout the country, including tournaments in Lee County. These tournaments may involve 400 teams or more and play over multiple days. Tournaments of these magnitudes must work through logistics of game scheduling, travelling, hotel accommodations and meals for the participating teams.

Daily Trip Generation

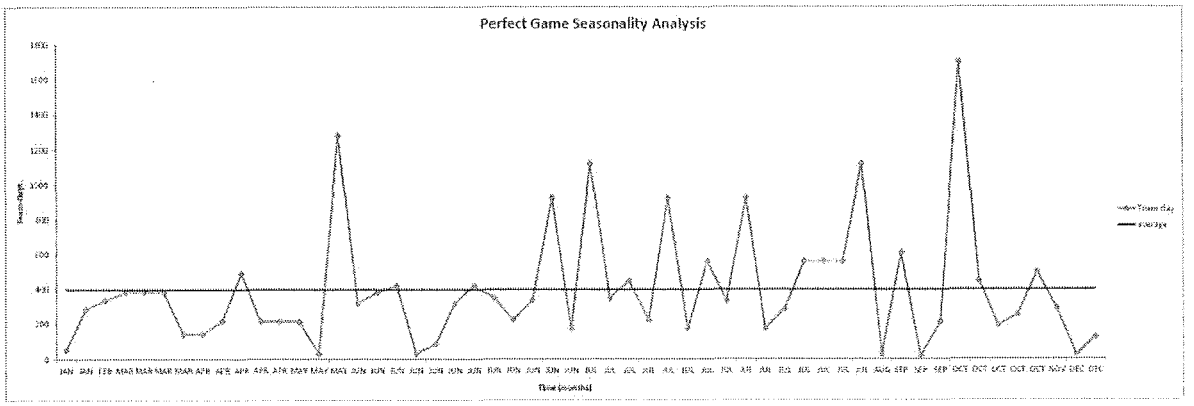
The trip generation estimate for the proposed 42-field baseball complex was developed based on traffic information provided by the Perfect Game organization (Appendix G) is as follows.

- 60 Vehicle (30 inbound/30 outbound) Trips per Game
- 5 Games per Day, per Field
- Therefore, 60 x 5 x 42 = 12,600 Daily External Trips

It is estimated that at full-capacity, the proposed 42-field baseball complex would generate 12,600 external trips per day. To address this travel demand, the proposed baseball complex provides the opportunity to promote the "play and stay" concept envisioned by Perfect Game.

Adjustment for Seasonality

Perfect Game operates tournaments 12 months out of the year. As shown below and in Appendix G, the peak PG baseball activities (112% above annual average) occur during the summer months when school is out and the players are on summer break. In fact, the lowest PG baseball activities (68% below annual average) take place during the winter and spring, opposite that of the peak snowbird season in southwest Florida.



	Team-Days of Play	% of Average	Baseball 2-Way Trips[1]
Average	398	100%	12600
Winter & Spring Avera	271	68%	8588
Summer Average	447	112%	14160
Fall Average	397	99.8%	12580

Footnotes:
(1) The 2-way average annual trips (12600) were derived based on the traffic data provided by Perfect Game.
(2) The winter & spring average (8588) reflects a reduction of 32% from the annual average.

To recognize the potential 32% reduction in baseball activities and corresponding traffic generated by the full 42-field capacity, a conservative 11% reduction was applied to the peak season daily trip generation in the travel model. Therefore, approximately 11,200 rather than the full 12,600 PSWADT was assumed to be generated by the travel model during the peak season.

Play and Stay

The "play and stay" concept offers the complete family experience that would provide greater accessibility to hotels, restaurants and entertainment opportunities for the participating teams, players and their families during tournament play. These opportunities would reduce unnecessary driving on game-day such as between hotel and the baseball facility or during idle times of in-between games as these amenities are provided on-site or are located in close proximity to the baseball complex. Furthermore, the shopping and entertainment/recreational amenities offered at the Babcock Ranch Community DRI in Charlotte County would further enhance the "play and stay" convenience for post-game relaxation and social gatherings throughout tournament stay.

It should be recognized that the "play and stay" concept cannot be accurately portrayed by the travel model without pre-processing of the model input parameters. The rules of the CPA analysis do not allow for such model adjustments. Nonetheless, the trip interactions between the major TAZs in the study area are summarized in the matrix below.

CPA Development Trip Distribution [1] Peak Season Weekday Average Daily Traffic			
To / From	**CPA Development**		**Babcock Ranch [4] Community DRI (Charlotte County)**
	Baseball [2] Complex	**Retail/ [3] Entertainment/ Residential**	
Baseball Complex	0 (0%)	200 (1%)	4,000 (2%)
Retail, Entertainment, and Residential	200 (2%)	1,800 (4%)	19,600 (9%)
Babcock Ranch Community DRI (Charlotte County)	4,000 (36%)	19,600 (44%)	145,000 (68%)
External (Caloosahatchee River Parcel and All Others)	7,000 (62%)	23,000 (51%)	44,900 (21%)
Total Trip Generation	11,200 (100%)	44,600 (100%)	213,500 (100%)

Footnote:
(1) D1RPM derived.
(2) TAZ 5054 – Trip Interaction.
(3) TAZ 5055 – Trip Interaction.
(4) TAZ 5056 – Trip Interaction.

Boat Slips

The 77 boat slips are located within the Caloosahatchee River parcel and provides the recreational linkage to the Caloosahatchee. For purposes of the travel model, the person trips were converted from the daily trip generation estimate from ITE, Trip Generation, 9th Edition, LUC (420) – Marina (Appendix H).

Long Range 20-Year Horizon (2040) Analysis

The adopted Lee County MPO travel model was used to project future 2040 traffic conditions both without and with the proposed CPA. As explained above, the future road network used for these travel model assignments was the Lee County MPO 2040 Highway Cost Feasible Plan network.

The D1RPM input and output files for the travel model assignments can be downloaded from the following link: ftp://ftpfm.dplummer.com/Public/16531_BabcockCPA. These files will be available for download from the DPA website for approximately one month.

Future Conditions Without CPA

Exhibits 2-1 (Lee County) and 2-2 (Charlotte County) show future traffic conditions in Year 2040 "without" the proposed CPA, reflective of the current land use designation.

As shown in Exhibit 2-1 (Lee County), several road segments may have level of service issues in 2040 without the proposed CPA. In accordance with Chapter 163.3180, F.S., these road segments are deemed to be "transportation deficient". The improvement necessary to correct the "transportation deficiency" is the funding responsibility of the entity that has maintenance responsibility for that facility. Therefore, the proposed CPA is not responsible to help improve and eliminate that deficiency.

For convenience, a summary of the analysis "without" the CPA is summarized in the table below. The traffic volume plots from the travel model are provided in Appendix I.

It is important to recognize that the background traffic levels in this analysis are based on the buildout of approximately 6 million square feet that are conceptually approved in the Master Development Order for the Babcock Ranch Community DRI in Charlotte County. Realistic market demand projections will not support this level of commercial and office development and would fall closer to 60% of that number at buildout. Specific approvals for development in Babcock Ranch Community DRI - Charlotte County are currently only for 155,000 square feet. Additional approvals must be granted through Incremental Development Orders with regional transportation analysis and subsequent transportation mitigation approvals that would in the future include this comprehensive plan amendment as background traffic.

The CPA analysis represents a planning level analysis for in the long term. The actual improvement needs for "without" the CPA are established at the time of DRI or rezoning application, coincident with buildout of the project. It is anticipated that the funding sources for future long-term improvement needs within the study area will primarily be funded through transportation mitigation assessments from new developments.

Future Transportation Needs Without CPA						
Roadway	From	To	Lee County MPO 2040 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan [1]
			Cost Feasible Network # of Lane	Needs Plan Network # of Lanes		
SR 31	SR 80	SR 78	2	4	4	0
	SR 78	North River Rd.	4	4	6	+2 [2,3]
	North River Rd.	Lee County Line	4	4	6	+2 [2,3]
	Lee County Line	Cook Brown Rd.	2	4	6	+2 [2,3]
	Cook Brown Rd.	CR 74	2	4	4	0
SR 78	Business 41	Hart Rd.	4	6	*	* [2,3]
	Hart Rd.	Slater Rd.	4	6	6	0
	Slater Rd.	I-75	4	6	6	0
	I-75	SR 31	2	2	2	0
SR 80	V.S. Shoemaker Blvd.	Ortiz Ave.	4	4	6	+2 [2,3]
	Ortiz Ave.	I-75	6	6	6	0
	I-75	SR 31	6	6	6	0
	SR 31	Buckingham Rd.	6	6	6	0
	Buckingham Rd.	Hickey Creek Rd.	4	4	4	0
	Hickey Creek Rd.	Joel Blvd.	4	4	4	0
I-75	Luckett Rd.	SR 80	6	6	6	0
	SR 80	SR 78	8	8	6	0
	SR 78	Charlotte Co. Line	6	6	6	0
	Charlotte Co. Line	Tucker's Grade	6	6	4	0
North River Road	SR 31	Olga Rd.	2	2	2	0
	Olga Rd.	Alva Bridge	2	2	2	0
	Alva Bridge	Hendry County Line	2	2	2	0
Buckingham Road	SR 82	Gunnery Rd.	2	4	2	0
Orange River Blvd.	SR 80	Staley Rd.	2	4	4	0

Footnotes:
(1) Changes to be considered by the Lee County MPO.
(2) Transportation Deficient per Chapter 163.3180, F.S. – Payment of Road Impact Fees may apply.
(3) Future transportation needs are offset through required mitigation contribution from new developments.

* CPA planning level analysis indicates greater than six lanes – Actual improvement needs subject to DRI or rezoning traffic study.

The CPA analysis represents a planning level analysis for in the long term. The actual improvement needs for "without" the CPA lands are established at the time of DRI or rezoning application, coincident with buildout of the project.

Future Conditions With CPA

Exhibits 3-1 (Lee County) and 3-2 (Charlotte County) shows future traffic conditions in 2040 "with" the proposed CPA, reflective of the buildout of the proposed overlay. For convenience, a summary of the analysis "with" the CPA is summarized in the table below. The traffic volume plots from the travel model are provided in Appendix J.

As compared to the "without" CPA analysis, there are no improvements identified beyond those already needed "without" the CPA, as summarized below.

Future Transportation Needs With CPA

Roadway	From	To	CPA Analysis		Without and With CPA Diff.	Changes To Adopted MPO Needs Plan [1]
			Without CPA Needed # of Lanes	With CPA Needed # of Lanes		
SR 31	SR 80	SR 78	4	4	0	0
	SR 78	North River Rd.	6 [2]	6* [2,3]	0 [2,3]	0 [2,3]
	North River Rd.	Lee County Line	6	6	0	0
	Lee County Line	Cook Brown Rd.	6	6	0	0
	Cook Brown Rd.	CR 74	4	4	0	0
SR 78	Business 41	Hart Rd.	*	*	0	0
	Hart Rd.	Slater Rd.	6	6	0	0
	Slater Rd.	I-75	6	6	0	0
	I-75	SR 31	2	2	0	0
SR 80	V.S. Shoemaker	Ortiz Ave.	6	6	0	0
	Ortiz Ave.	I-75	6	6	0	0
	I-75	SR 31	6	6	0	0
	SR 31	Buckingham Rd.	6	6	0	0
	Buckingham Rd.	Hickey Creek Rd.	4	4	0	0
	Hickey Creek Rd.	Joel Blvd.	4	4	0	0
I-75	Luckett Rd.	SR 80	3	3	0	0
	SR 80	SR 78	3	3	0	0
	SR 78	Charlotte Co. Line	3	3	0	0
	Charlotte Co. Line	Tucker's Grade	2	2	0	0
North River Road	SR 31	Olga Rd.	2	2	0	0
	Olga Rd.	Alva Bridge	2	2	0	0
	Alva Bridge	Hendry County Line	2	2	0	0
Buckingham Road	SR 82	Gunnery Rd.	2	2	0	0
Orange River Blvd.	SR 80	Staley Rd.	4	4	0	0

Footnotes:

(1) Changes to be considered by the Lee County MPO.

(2) Transportation Deficient per Chapter 163.3180, F.S. Payment of Road Impact Fees may apply.

(3) 6-Lane needs reflective of Urban standards and Generalized Service Volumes or detail arterial analysis.

* CPA planning level analysis indicates greater than six lanes - Actual improvement needs subject to DRI or rezoning traffic study.

It should be recognized that greater than 6-Lane needs of SR 31 between SR 78 and North River Road (CR 78) was determined based on "rural" conditions and standards assumed for Horizon Year 2040. With the anticipated 20,000 dwelling units (50,000 population), and more than 7 million square feet of total commercial uses plus the 42-field baseball complex along the SR 31 corridor, it would be unreasonable to assume that the study area will remain "rural" in the next 20 years. Under "urban" conditions and standards, however, SR 31 would operate well within the 6-Lane capacity (same as without the CPA) as an urban arterial with the proposed CPA.

If the study area north of SR 78 is to remain "rural" through Horizon Year 2040, realistic market demand projections will not support this level of commercial and office development and would fall closer to 60% of that number at buildout of Babcock developments in both counties. Specific approvals for development in Babcock Ranch Community DRI - Charlotte County are currently only for 155,000 square feet. Additional approvals must be granted through Incremental Development Orders with regional transportation analysis and subsequent transportation mitigation approvals that would in the future include this comprehensive plan amendment as background traffic.

The CPA analysis represents a planning level analysis in the long term. The actual improvement needs and mitigation for "with" the CPA lands are established at the time of DRI or rezoning application, coincident with the buildout of the project. It is anticipated that the funding sources for future long-term improvement needs within the study area will primarily be funded through transportation mitigation assessments from the CPA project and adjacent developments.

Short Range 5-Year CIP Analysis

It was agreed by both Staff and Applicant that the Short-Range 5-Year CIP Analysis will be addressed in the zoning traffic study (ZTIS), coincident with the phasing of the proposed overlay.

Findings and Conclusions

The results of the Long Range 20-Year Horizon analysis are as follows.

1. The CPA analysis reflects over 7 million square feet of non-residential development is significantly higher than what could be supported by the market at buildout.

2. SR 31 between SR 78 and North River Road (CR 78) may need to be expanded to 6 lanes as an urban arterial by Year 2040.

3. It is recommended that the Lee County MPO consider the re-classification of the SR 31 corridor between SR 78 and the Charlotte County Line from "rural" to "urban" in the Long Range Transportation Plan.

4. The Short Range 5-Year Horizon analysis will be addressed as part of the detail rezoning traffic study and application that will follow the CPA application.

Florida Department of Transportation

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JIM BOXOLD
SECRETARY

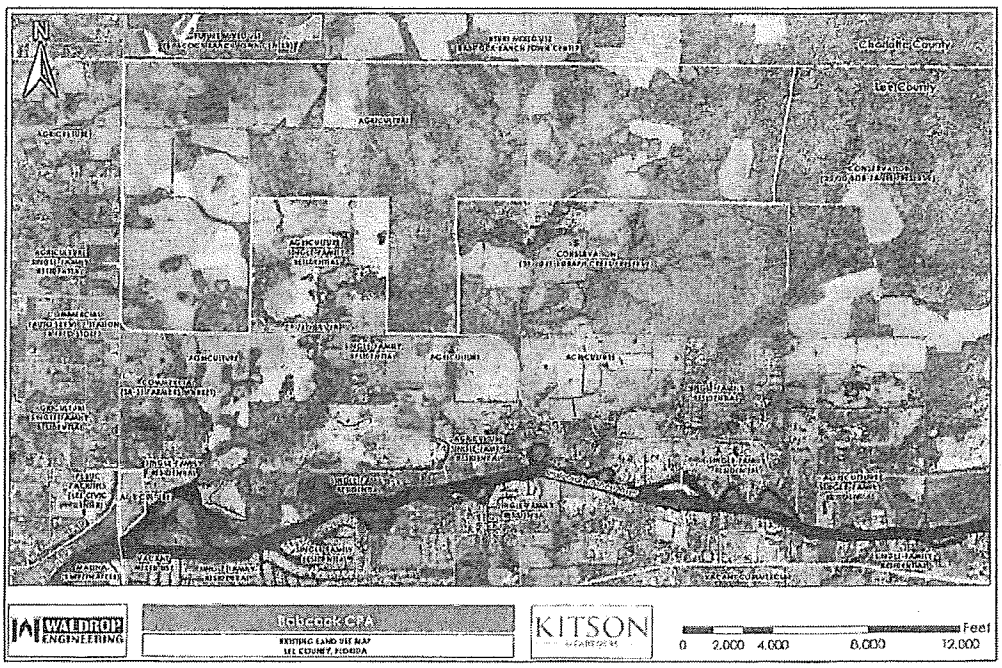
October 28, 2016

Mr. Brandon Dunn
Principal Planner
Community Development Department
1500 Monroe St.
Fort Myers, FL 33901

RE: Babcock Proposed Comprehensive Plan Amendment – FDOT Technical Assistance Review and Comments

Dear Mr. Dunn:

Lee County provided the Florida Department of Transportation (FDOT) a copy of the submitted Babcock Proposed Comprehensive Plan Amendment (CPA), locally known as CPA2016-00013. Pursuant to email communication on October 7, 2016 regarding a courtesy review and comments on the referenced CPA, FDOT offers Lee County the following technical assistance comments based upon our review of the application and model files.



The Babcock Proposed CPA area is located in Lee County, Florida, within the North Olga Community, generally east of SR 31 and south of the Lee/Charlotte County Line.

The Babcock Proposed CPA includes text amendments that increase residential and commercial density within the subject property area, under the currently adopted Density Reduction/Groundwater (DR/GR) future land use (FLU) and Rural designations. The applicant is filing a companion Mixed-Use Planned Development (MPD) rezoning application to define the conditions of development within the Overlay.

Proposed Development Program

According to information provided in the CPA package, the proposed Babcock project consists of approximately 4,204.7 acres, and will include 1,680 residential dwelling units (DU), 1,220,000 square feet of non-residential uses, 1,500 hotel rooms, 42 sports fields, and other ancillary recreational and civic spaces. This development includes the proposed consolidation and expansion of the Perfect Games' existing operations within a 300-acre parcel in the Overlay, proposed for donation by the Applicant. The intent is to develop the 300-acre parcel with 40 baseball fields and two stadiums for championship games, along with supportive uses and infrastructure.

The proposed CPA is being submitted independently of the adjacent Babcock Ranch Community (BRC) Development of Regional Impact (DRI) within Charlotte County. Based on the most recent BRC Master DRI Development Order (adopted under Resolution 2014-047, dated January 28, 2014), the BRC DRI is approved for 17,870 residential dwelling units, 1,400,000 square feet of retail, 3,500,000 square feet of office (general office, medical office, and civic, community, and miscellaneous public facilities), 600 hotel rooms (assumes 360,000 square feet of building), 650,000 square feet of industrial, 177 hospital beds, 418 units of assisted living facilities, and 54 golf holes.

TEXT AND MAP AMENDMENTS

The Babcock Proposed CPA amends the Lee Plan (Lee County Comprehensive Plan) as follows:

Text Amendments:

- Amend Future Land Use Element (FLUE) Goal 35 to include new Objective 35.11 and supportive policies, relating to the newly proposed Environmental Enhancement & Economic Development Overlay.
    - The Overlay proposes to cluster development in impacted areas of the property (within the North Olga Community), in exchange for specific and measurable enhancements relating to protection, conservation, enhancement and restoration of natural resources, as well as economic development.
    - The Overlay proposes the following:
        - Policy 35.11.1(1): A maximum density of one dwelling unit (DU) per 2.5 acres in the DR/GR FLU designation and one DU per acre in the Rural FLU designation.

    - Policy 35.11.1(2): A maximum Floor Area Ratio of 0.5 for non-residential uses.
- The amendment also includes supportive text amendments throughout the Lee Plan for internal consistency purposes (Goal 35, Objectives 35.3 and 35.4, Policies 1.4.5, 6.1.2, 6.1.8, 35.3.4 and 35.4.3).

Map Amendments:

- Amend Lee Plan Map 1 to include the Environmental Enhancement & Economic Development Overlay Map (Map 1, Page 9 of 9) to designate the subject property within the Overlay.
- Remove the subject property from Lee Plan Map 4, Private Recreational Facilities Overlay Map.
- Amend Lee Plan Map 6, Future Water Service Area, to include a portion of the subject property.

FDOT Comment #1: CPA Application

The *Comprehensive Plan Amendment Application* (pdf page 6) includes information on the property size. Per the application, the total acreage is 4,204.7 acres, with 4,157.2 acres of DR/GR land uses and 47.5 acres of Rural land uses. This accounts for a maximum allowable development of 1,680 residential DUs (1,630 in DR/GR and 50 in Rural) and 0.25 FAR for commercial uses.

Based on our calculations, the residential DUs total 1,663 in the DR/GR area and 47 in the Rural area (1,710 total DUs). **Please clarify the differences between the calculations of residential DUs. In addition, please provide a breakdown showing how the non-residential (commercial) uses are calculated based on the 0.25 FAR (or 0.50 FAR per Comment #3).**

FDOT Comment #2: CPA Application

The *Comprehensive Plan Amendment Application* (pdf page 8) includes Amendment Support Documentation. Per the application (part B. Public Facilities Impacts, 1. Traffic Circulation Analysis), the analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Per the County's Comprehensive Plan, LeePlan (as amended in April 2016), Map 3A has a horizon year of 2030, and the analysis provided as part of the traffic analysis (traffic analysis comments are included in the following section) uses a horizon year of 2040. **In coordination with Lee County, please verify the appropriate analysis horizon year for the Babcock CPA, and update (if necessary) any related analyses.**

FDOT Comment #3: Text Amendment

Policy 35.11.1(2) states that the maximum FAR for non-residential uses is 0.5. However, the *Application for a Comprehensive Plan Amendment* (pdf pages 4 - 11 of the CPA package (Part 1 of 2) and the *Request Narrative* (pdf pages 18 - 26) states that non-

residential uses are limited to a maximum FAR of 0.25. **Please clarify the difference between Policy 35.11.1(2) and the Application/Narrative.**

FDOT Comment #4: Text Amendment

Policy 35.11.1(3)b states that all development within the Planned Development will be required to mitigate the traffic impacts of the project, and provide proportionate share of the needed roadway improvements in accordance with Objective 37.4 and Administrative Code (AC) 13-16. AC 13-16 has been revised by Lee County and is pending final adoption in November 2016. Per the revised AC 13-16, Section G.2., the County will coordinate with affected jurisdictions, including FDOT, regarding mitigation to impacted transportation facilities not under the jurisdiction of the County. **FDOT requests to be included in future discussions regarding mitigation along any State and Strategic Intermodal System (SIS) facilities, including I-75, SR 31, SR 78 and SR 80, resulting from the Babcock Proposed CPA, per AC 13-16.**

TRAFFIC ANALYSIS

As noted in the previous section, the Overlay proposes to increase residential and non-residential maximum densities as follows:

- Policy 35.11.1(1): A maximum density of one dwelling unit (DU) per 2.5 acres in the DR/GR FLU designation and one DU per acre in the Rural FLU designation.
- Policy 35.11.1(2): A maximum Floor Area Ratio of 0.5 for non-residential uses.

As part of the CPA package (Part 1 of 2), the applicant has included a traffic circulation analysis as Exhibit IV.B.1 (Babcock Comprehensive Plan Amendment Traffic Study, dated September 27, 2016, pdf pages 99 – 168) to assess the impacts of the proposed density increases. Based on the review of the Babcock CPA traffic study, FDOT offers Lee County the following comments and recommendations for your consideration.

FDOT Comment #5: Traffic Study - Introduction

The Department of Economic Opportunity (DEO) in its letter dated September 15, 2016 has determined that the proposed Babcock Lee County development may be processed by Lee County pursuant to the state coordinated review process codified in Section 163.3184(4), F.S., as required by Section 380.06(30), F.S., instead of being processed as a substantial deviation to the Charlotte County BRC DRI.

Also, pursuant to the requirements of Chapter 380, Florida Statutes (F.S.) and Florida Administrative Code (FAC), Rule 28-24.012, the proposed development of 920,000 square feet of retail (230% of the allowable 400,000 square feet threshold) land use qualifies this project independently as a DRI.

Based on the above, please explain why the development assumptions for the CPA is based on a combined non-residential square footage of over seven million, which includes the currently proposed Lee County CPA and the development conceptually approved in the Master Development Order for BRC in Charlotte County.

FDOT Comment #6: Traffic Study – Transportation Methodology

Page 2 of the traffic study mentions that the traffic study has been prepared consistent with the discussions and understanding of the proposed methodology between Staff and the Applicant. FDOT does not agree with the assumption of using "Interrupted Flow" for SR 31 unless analysis is provided to indicate that SR 31 is projected to operate with interrupted flow.

a. As used in the BRC DRI Increment 1 Notice of Proposed Change (NOPC) (dated July 28, 2016), FDOT recommends to revise the area type for SR 31 as follows:
   - from SR 80 to Old Rodeo Drive (within Lee County) as "Urbanized";
   - from Old Rodeo Drive to Charlotte County Line (within Lee County) as "Rural Developed";
   - from Lee County Line to Cook Brown Road (within Charlotte County) as "Transitioning"; and
   - from Cook Brown Road to DeSoto County Line (within Charlotte County) as "Rural Developed".

b. FDOT also recommends to revise SR 31 as an uninterrupted minor arterial in Lee County for the segment north of Old Rodeo Drive, and the entire roadway segment in Charlotte County, and to update the generalized service volumes used in the analysis appropriately.

FDOT Comment #7: Traffic Study – CPA Development Parameters

Please refer to comment #1 for CPA Application.

FDOT Comment #8: Traffic Study – Background Development Parameters Adjustments Table

a. Please clarify the 3,950,000 square footage for the Service category used to calculate the service employees. Based on the most recent BRC Master DRI Development Order (adopted under Resolution 2014-047, dated January 28, 2014), the Master DRI only consists of 3,500,000 square feet of office (general office, medical office, and civic, community, and miscellaneous public facilities).

b. Please correct the Service Employees from 1,889 to 18,089 and Total Employees from 6,759 to 22,959 for the Master DRI.

FDOT Comment #9: Traffic Study – Special Generators

Please explain how the person trips were calculated from the vehicle trips for the Baseball Complex and Boat Slips for TAZs 5054 and 5055, respectively. Please provide appropriate documentation.

FDOT Comment #10: Traffic Study – Baseball Complex

a. As requested during the methodology meeting on September 13, 2016, please provide a comparison of how 60 vehicular trips per game per day compare against ITE Trip Generation Manual and procedures.

b. As mentioned in the FDOT comment #5c on the methodology (letter dated September 29, 2016), please clarify whether the number of games per day per field will be limited to only five. Because the fields will be provided with lights facilitating games during the night time, there is the potential for more than five games per day per field.
c. As mentioned in the FDOT comment #5e on the methodology (letter dated September 29, 2016), please clarify how the trip generation will be calculated for the two fields that will have stadiums. The traffic study assumes the same number of vehicular trips (60 per day) for each of the 42 fields including the two fields with the stadiums. FDOT believes that the field with the stadiums could generate more number of daily and peak hour trips.

FDOT Comment #11: Traffic Study – Long Range 20-Year Horizon (2040) Analysis – Comments on the 2040 Babcock CPA Model

a. The 2040 Service Employment for the BRC TAZ 4070 was coded as 1,889 employees. This value must be revised to 18,089 service employees to match the BRC Master DRI Development Parameters (Appendix C), and to be consistent with the Total Employment coded for this TAZ. Please correct this discrepancy. Please also refer to comment #8b.
b. The Relative Gap (RGAP) parameter in the Mid-Day Assignment scripts were changed from 0.0001 to 0.0005, which results in some significant assignment variations in areas. This parameter must be restored to 0.0001 as used in the 2040 District One Regional Planning Model (D1RPM) to maintain the model integrity.
c. The new project TAZ numbers (5054, 5055 and 5056) are not within the appropriate TAZ number ranges for Charlotte and Lee Counties, resulting in an improper distribution of airport trips to/from these TAZs. Please correct this discrepancy.
d. Please correct the below network inconsistencies between the 2040 D1RPM Model and the 2040 Babcock CPA model:

    i. CR 78 from the Charlotte/Hendry County Line to Fort Denaud Bridge Way is coded as two lanes in the 2040 D1RPM, but is coded as 4 lanes in the 2040 Babcock CPA model.

    ii. US 17 in Polk County (two links in Polk County (9974-10190 and 9954-10049)) are coded as four lanes in the 2040 D1RPM, but are coded as 2 lanes in the 2040 Babcock CPA model.

    iii. Kirby Thompson Road from the Hendry/Glades County Line to Loblolly Bay Road is coded as two lanes in the 2040 D1RPM, but is coded as 4 lanes in the 2040 Babcock CPA model.

    iv. US 27 from Kingdom Way to the Highlands/Polk County Line is coded as six lanes in the 2040 D1RPM, but is coded as 4 lanes in the 2040 Babcock CPA model.

e. **Please explain the below socio-economic data inconsistencies and revise them appropriately:**

   i. **The 2040 D1RPM shows no development for TAZs 5055 and 5056, while the 2040 Babcock CPA without project model shows a total of 435 DU and 80 commercial employees for these new project TAZs.**

   ii. **The 2040 D1RPM shows socio-economic data in TAZs 1488, 1508, and 3337, however socio-economic data for these TAZs have been zeroed out in the 2040 Babcock CPA models (with and without project).**

   iii. **For TAZ 1648, the Babcock 2040 CPA with project model shows that TAZ 1648 has 400 fewer DUs, 842 fewer employment, and 878 fewer K-12 students than in the without project model.**

FDOT Comment #12: Traffic Study – Long Range 20-Year Horizon (2040) Analysis

a. **As mentioned in the FDOT Comments #7a and 7b on the methodology (letter dated September 29, 2016), please develop the 2040 traffic volumes for without project scenario using growth rates based on comparison of model based growth rates and growth rates based on the trends analysis.**

b. **As mentioned in the FDOT Comment #5a on the methodology (letter dated September 29, 2016), FDOT recommends that the procedures outlined in ITE, Trip Generation, 9th Edition and ITE, Trip Generation Handbook, 3rd Edition, be used to derive the net new external daily and p.m. peak hour trips.**

c. **As mentioned in the FDOT Comment #6a on the methodology (letter dated September 29, 2016), FDOT recommends that the model derived project trip distribution percentages be applied to the estimated net new external daily and p.m. peak hour trips to get the project trips.**

d. There were several roadway segments in Exhibits 2-1 and 2-2 (without project) and 3-1 and 3-2 (with project), where the 2040 model volume (PSWADT) used in the analysis for the project scenario is lower than without project scenario. For example, the model volumes used in the analysis for SR 31 from Lee County Line to Cook Brown Road in Charlotte County has a 2040 model volume of 39,256 for the "without project" scenario (Exhibit 2-2), as compared to a 2040 model volume of 33,772 for the "with project" scenario (Exhibit 3-2). Similarly, SR 80 from I-75 to SR 31 in Lee County Line has a 2040 model volume of 53,138 for the "without project" scenario (Exhibit 2-1), compared to a 2040 model volume of 52,114 for the "with project" scenario (Exhibit 3-1).

   FDOT recommends that 2040 volumes be derived for the 2040 without project scenario by applying a recommended growth rate (based on the comparison of model based growth rates and growth rates based on the trends analysis) to the existing volumes as mentioned previously in Comment #12a. FDOT also recommends that the project traffic be added based on the project trip distribution percentages as mentioned in Comments #12b and 12c to derive the 2040 volumes for the "with project"

scenario. This will avoid creating situations where the 2040 volumes for the "with project" scenario are lower than 2040 volumes for the "without project" scenario.

FDOT Comment #13: Traffic Study – Future Conditions Without CPA – Exhibit 2-1 (Lee County)

a. Please provide legible model plots that cover the entire study area showing the model volumes used in the analysis.
b. Please utilize the highest model volumes for each segment in the analysis. For example, the 2040 model volume for SR 78 from just east of I-75 to SR 31 must be revised from 15,964 to 24,019. Based on the revised 2040 volume, the needed number of lanes would be four.
c. Please update all of the model volumes for I-75 roadway segments used in the analysis. For example, the 2040 model volume for I-75 from Luckett Road to SR 80 must be revised from 101,176 to 103,784.
d. Please revise the number of lanes along I-75 roadway segments to reflect the 2040 Cost Feasible "Two-Way" number of Lanes rather than the directional number of lanes.
e. Please revise the Model Output Correction Factor (MOCF) for I-75 from 0.92 to 0.91, as listed in Florida Traffic Online (2015) for Lee County.
f. Please revise the K factor for I-75 from Daniels Parkway to SR 78 from 0.099 to standard K factor of 0.090 (for urbanized area) and revise the K factor for the I-75 segment from SR 78 to Charlotte County Line to standard K factor of 0.105 (for transitioning and rural areas).
g. Please revise the service volume for I-75 from SR 78 to Charlotte County Line from 4,580 to 4,280, since this roadway segment is a 6-lane freeway located within Transitioning Area.
h. Please revise the needed number of lanes for I-75 from Daniels Parkway to Luckett Road from "greater than 6 lanes" to six lanes.
i. Based on Comment #6a, please revise the service volume for SR 31 from SR 78 to Charlotte County Line from 1,530 to 2,120. Based on the revised service volume, please revise the needed number of lanes to four instead of six lanes consistent with the 2040 Lee County Metropolitan Planning Organization (MPO) Cost Feasible Plan.
j. Please revise the K factor along SR 31 from SR 80 to SR 78 from 0.095 to standard K factor of 0.09 (for urbanized area).
k. Please revise the MOCF for SR 80 from Business US 41 to I-75 (west of I-75) from 0.92 to 0.96 and for SR 80 from I-75 to Hendry County Line (east of I-75) from 0.92 to 0.93, as listed in Florida Traffic Online (2015) for Lee County.
l. Please revise the D factor for SR 80 from Joel Boulevard to Hendry County Line from 0.62 to 0.52, as listed in Florida Traffic Online (2015) for Lee County.
m. Please revise the service volume for SR 80 from US 41 Business to Seaboard Street and from US 41 Business to First Street from 2,400 to 1,956, since these roadway segments are two lane one-way class II arterials located

within Urbanized Area. Please update the needed number of lanes accordingly.

n. Please revise the LOS Standard for SR 80 from Hickey Creek Road to Hendry County Line from "D" to "C", since this segment is located within Rural Developed area type. Please revise the service volume to 2,120 accordingly.
o. Please revise the MOCF for SR 82 from Fowler Avenue to I-75 (west of I-75) from 0.92 to 0.96 and for SR 82 from I-75 to Gunnery Road (east of I-75) from 0.92 to 0.94, as listed in Florida Traffic Online (2015) for Lee County.
p. Please revise the service volume for SR 82 from Fowler Avenue to Veronica Shoemaker Boulevard from 2,000 to 1,630, since this roadway segment is a 4-lane class II arterial located within Urbanized Area. Please update the needed number of lanes accordingly.
q. Please revise the service volume for SR 82 from I-75 to Gunnery Road from 880 to 3,020, since this roadway segment is a six lane class I arterial located within Urbanized Area.

FDOT Comment #14: Traffic Study – Future Conditions Without CPA – Exhibit 2-2 (Charlotte County)

a. Please revise the Level of Service standard for I-75 from Tuckers Grade to N. Jones Loop Road from "D" to "C", since this roadway segment is located within Transitioning Area. Please revise the service volume to 4,280 accordingly.
b. Please update all of the model volumes for I-75 roadway segments used in the analysis. For example, the 2040 model volume for I-75 from Lee County Line to Tucker's Grade must be revised from 30,873 to 61,701. Please revise the needed number of lanes accordingly.
c. Please revise the D factor for I-75 from Lee County Line to Harbor View Road from 0.553 to 0.522, as listed in Florida Traffic Online (2015) for Charlotte County.
d. Based on Comment #6a, please revise the service volume for SR 31 from Lee County Line to Cook Brown Road and from Cook Brown Road to DeSoto County Line from 670 to 850. Based on the revised service volume, please revise the needed number of lanes to four instead of six lanes for SR 31 from Lee County Line to Cook Brown Road consistent with the 2040 Charlotte County-Punta Gorda MPO Needs Plan.

FDOT Comment #15: Traffic Study – Future Transportation Needs Without CPA

a. Please revise the number of lanes along SR 80 from SR 31 to Buckingham Road from six to four under the column "Lee Country MPO 2040 LRTP Cost Feasible Network # of Lanes".
b. Based on Comment #13b, please revise the "CPA Analysis Needed # of Lanes" from two to four for SR 78 from just east of I-75 to SR 31.
c. Based on Comment #13i, please revise the "CPA Analysis Needed # of Lanes" from six to four for SR 31 from SR 78 to Charlotte County Line.

d. Based on Comment #14d, please revise the "CPA Analysis Needed # of Lanes" from six to four for SR 31 from Lee County Line to Cook Brown Road.
e. Please update the table based on the revised analysis based on above comments.

FDOT Comment #16: Traffic Study – Future Conditions With CPA – Exhibit 3-1 (Lee County)
Please update the analysis based on Comments #13a through 13q.

FDOT Comment #17: Traffic Study – Future Conditions With CPA – Exhibit 3-2 (Charlotte County)
Please update the analysis based on Comments #14a through 14d.

FDOT Comment #18: Traffic Study – Future Transportation Needs With CPA

a. Based on above comments and revised analysis, please revise the "CPA Analysis Needed # of Lanes" from greater than six lanes to six lanes for SR 31 from 78 to North River Road. The need for two additional lanes, from four (Without CPA) to six (With CPA), is projected to be caused by the CPA.
b. Based on above comments and revised analysis, please revise the "CPA Analysis Needed # of Lanes" from six to four for SR 31 from North River Road to Charlotte County Line.
c. Based on above comments and revised analysis, please revise the "CPA Analysis Needed # of Lanes" from six to four for SR 31 from Lee County Line to Cook Brown Road.
d. Please update the table based on the revised analysis based on above comments.

FDOT Comment #19: Traffic Study – Short Range 5-Year Capital Improvement Program (CIP) Analysis
FDOT recommends that the short term analysis for year 2021 as specified in the methodology be included as part of the CPA traffic study. This is also required by Lee County for the applicant to show the Public Facilities Impacts (including Traffic Circulation Analysis) for the Short Range – 5 Year CIP horizon.

FDOT Comment #20: Traffic Study – Intersections
As mentioned in the FDOT Comments #9a through 9e on the methodology (letter dated September 29, 2016), FDOT requests the below regarding the intersections.

a. Since the proposed development qualifies as a DRI, FDOT recommends to include intersection analyses as part of the study. As mentioned in the methodology, please include all of the project entrances along SR 31 (both for BRC DRI and Babcock CPA) in the analysis. Please provide a map showing all the project entrances along SR 31.
b. FDOT recommends that the intersection turning movement counts (TMCs) utilized for this study be no greater than 1-year old.

c. FDOT recommends that all signalized (including but not limited to SR 31 and SR 80 in Lee County) and major un-signalized intersections (including but not limited to SR 31 and CR 74 in Charlotte County) on significant roadways be included in the intersection analysis.
d. FDOT recommends utilizing a two percent (2%) heavy vehicle percentage for the analysis of future traffic conditions if the existing traffic count data shows heavy vehicle percentage less than 2%.
e. FDOT recommends that a clear and precise explanation of the methodology that will be used to identify adversities along signalized and un-signalized study intersections be provided in the Transportation Methodology. The proposed methodology to identify if mitigation is required at signalized and un-signalized study intersections should include the following:
    - The overall intersections that are anticipated to operate at or below the adopted LOS performance standard.
    - Intersection movements and approaches that are anticipated to operate at LOS 'E' or worse. It should be noted that engineering judgment will be used to determine if an improvement is needed for a movement that is operating at LOS 'F'. The engineering judgment will consider the volume and volume to capacity (v/c) ratio.
    - Intersection movements and approaches that are anticipated to operate at a v/c ratio greater than 1.0.
    - FDOT recommends that the 2021 intersection analysis (involving state roadways including I-75 at SR 78/Bayshore Road interchange) include a queue analysis for all intersection movements operating at LOS "E" or "F" to confirm that blockage does not occur and to identify any improvements needed to accommodate queued vehicles. Please base all storage length calculations on the FDOT Plans Preparation Manual (PPM) procedures.

FDOT Comment #21: Traffic Study – Findings and Conclusions

Please revise the findings and conclusions based on the revised analysis resulting from the above comments.

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. If you have any questions please free to contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,

Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

CC: *Mr. Andy Getch, Lee County Department of Community Development*
Mr. Lili Wu, Lee County Department of Transportation
Mr. Lawrence Massey, Florida Department of Transportation
Mr. Dennis Smith, Florida Department of Transportation
Mr. Ray Eubanks, Florida Department of Economic Opportunity

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Donna Marie Collins
Hearing Examiner

November 8, 2016

Alexis Crespo, AICP
Waldrop Engineering
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135

Re: Babcock Comprehensive Plan Amendment
CPA2016-00013
Map and Text Amendment Application

Dear Ms. Alexis Crespo, AICP:

Staff has reviewed the application materials, dated October 4, 2016, for the comprehensive plan amendment application CPA2016-00013. Planning staff finds that the mentioned submittal is insufficient and further information is needed. A public hearing date will not be scheduled until a complete application is submitted. Please provided the requested information within 90 days of this letter or this application will be considered withdrawn.

General Application Requirements & Comments:

1. SW FL 1B, LLC is listed as the owner of the property adjacent to the Caloosahatchee River. According to SUNBIZ, the manager for this LLC is Richard Delotto. Please provide the proper authorization for Erica Woods to sign on behalf of SW FL 1B LLC or in the alternative, have Mr. Delotto sign a separate authorization for this property.

2. Please provide the required letter from Lee County Solid Waste stating that they are able to serve the proposed development within Lee County.

3. There are inconsistencies within the application, please correct for consistency:
    a. Acreages for conservation land. Range from 40-60%.
    b. Acreages for the river parcel. Range from 45-50 acres.
    c. Uses and Density. Requested uses and density vary throughout the report.
    d. Number of Dwelling Units. For example, the regional and community park calculations for the parks, recreation and open space section based on 1,630 dwelling units, but Page 3 of the application form indicates that 1,680 dwelling units are proposed.
    e. Number of single and multi-family units. For example, the Waldrop Engineering Infrastructure Analysis report says 700 multi-family dwellings, but the DPA table says 750.
    f. Boat Slips. For example, the traffic report says the 77 slips are proposed; other portions of the analysis omit or do not mention the slips.

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address http://www.leegov.com
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g. Retail square footage. For example, the Waldrop Engineering Infrastructure Analysis report says 920,000 sf of retail but the DPA table shows 900,000 sf.

4. Portions of the document include the Caloosahatchee River parcel and others do not. Should the Caloosahatchee parcel be considered separately or with this application?

5. Does the "Four Party Agreement" need to be altered if some of the commercial development is shifted from Charlotte County to Lee County? Please include the agreement in with the resubmittal.

6. Please provide additional detail to confirm that the 77 slips referenced in the application would be consistent with the Manatee protection Plan.

7. Is the 73,000 acre nature preserve (Babcock Ranch Preserve) state and county owned?

8. Will the entire subject property be powered by solar?

Lee Plan Consistency:

1. Policy 34.3.2 is to enhance appropriate public access to Northeast Lee County's public lands. Will the internal trails on the subject property be open to the public? How will the general public reach them?

2. Policy 34.4.3 is to proactively plan for wildlife connections that support habitat needs of native animals. How will the developed areas be designed to reduce wildlife conflict? Please also demonstrate locations for wildlife corridor connectivity within and through the Overlay including across State Route 31.

3. Policy 34.4.4 is to identify opportunities for creating a multipurpose path along North River Road throughout Northeast Lee County. Will the proposed development accommodate a future multipurpose path along the North River Road frontage?

4. Policy 35.1.6 is to improve the safety and accessibility of roadways, trails, and pathways through the implementation of complete streets. Please ensure that the proposed development setbacks accommodate the potential 6 lanes, multimodal paths, and buffers if needed.

5. Policy 60.5.3 encourages the preservation of natural flowways and the restoration of historic natural flowways. Please identify and explain whether you will be maintaining natural flowways or restoring flowways that have been modified on the subject property. Also explain the regional significance (on a watershed or watershed sub-basin scale) of these flowways.

6. How will this amendment meet Objective 35.3, which provides that non-residential land use "serve and support the rural community" as opposed to the Lee County community at large?

7. Is the proposed commercial considered ancillary? If so, how does the proposed amendment support the local, rural-based economy and promote rural and agricultural character as stated in Policy 35.3.2?

8. How does the proposal retain and expand the County's eco-tourism and agri-tourism industries as encouraged in Objective 35.4? The application is singularly focused on sports tourism. How does the proposal promote the rural and agricultural-based quality of life for the residents?

9. The application materials do not include sufficient Lee Plan consistency narrative explaining how the proposed Map amendment (adding the BRC and River Parcels to the Overlay on Map 1, Page 9 of 9) is consistent with the proposed text amendments. Please provide additional narrative to address consistency of the proposed Map amendments.

10. The application does not seem to address neighborhood compatibility around the Caloosahatchee River parcel? Please provide additional detail addressing how the applicant proposes to assure the proposed amendments will not result in a development pattern that is inconsistent or not compatible with the existing development that is adjacent to this parcel.

Economic Impact Analysis:

1. Would the 40 baseball fields and two stadiums be taxable if built on land given to the County? Would County owned property be subject to ISD taxes, assessments, or other charges?

2. What are proposed economic enhancements of the project without the Perfect Game proposal?

3. It seems that the economic development component of the Overlay could easily apply to other areas of the County. What is the rational nexus between economic development enhancements and the proposed location of the Overlay?

FEMA Flood Mapping:

1. Much of the proposed development area in Lee County is currently in an X Zone that lies beyond the limits of detailed study in Lee County's 2008 map update. There are no established base flood elevations in the unstudied X Zone. Base flood elevations, flood zones and other flood mapping should be accurate for Lee County and consistent with the new mapping in Charlotte County. It is not clear whether FEMA is requiring the applicant to continue its hydrology modeling and flood mapping into Lee County or whether the applicant will do so as part of its application here. Please provide a copy and status of the Charlotte County CLOMR and their intentions regarding flood mapping in Lee.

2. Please provide a map that shows existing and, if necessary, proposed FEMA flood zones and proposed development footprint and disturbed areas.

3. The application regarding the South Florida Water Management District permit refers to Ex. No. 2.7, pre and post development flood mapping, but the maps themselves are not included in the submission to Lee County. They are included by reference (Application # 070330-5 and Permit # 08-00004-S-05). Please provide in the resubmittal.

Natural Resources Surface Water and Hydrology:

1. What impacts will the proposed amendment and anticipated development have on the 2009 Settlement Agreement for Charlotte County's comprehensive plan amendment and subsequent correspondence in relation to the Babcock Ranch Community? Please provide the information required by the conditions of the Settlement Agreement.

2. Please identify and provide three different layouts of historic, existing, and proposed drainage patterns on the site. Explain measures taken to restore historic flow ways and measures taken to meet goals and objectives of DRGR. Explain how the adjacent properties are protected by the proposed development due to change in existing drainage patterns. Use flow arrows to demonstrate directions of flow.

3. Please clarify the following statements under Irrigation Water Supply begins on page 24: "At build-out, the Lee County portion of the Babcock MPD will contain approximately 600 irrigated acres, which will require 771 million gallons of irrigation water annually, and 103. 6 million gallons per month under 1-in-10 drought conditions, based on the Blaney-Criddle model used by the South Florida Water Management District (SFWMD). The following statement is on page 25: "Irrigation withdrawals from the Surficial, Intermediate, and Floridian Aquifer Systems have been permitted on the Babcock Ranch site since the late 1970s.....As development replaces former agricultural areas, the agricultural irrigation permit will be modified to reduce the allocation accordingly. Currently, the Babcock MPD project area has a permitted agricultural allocation of approximately 96.57 million gallons per month and 650 million gallons per year from the Water Table and Sandstone aquifers." This is in addition to the reuse water for irrigation of the Babcock Ranch Community. If it is estimated that the wastewater treatment plant will generate approximately 5 MGD of reuse water at build-out, these statements give the appearance that there is not a reduction in allocation from the aquifers, but that there is actually an increase in water use for irrigation purposes going from agricultural operations to residential uses during drought conditions. Please clarify and provide a table of water use in MGD/yr from different sources for existing and proposed uses. Include 1 in 10 drought condition, as well. Show the water demand on the same table.

4. Page 26, Potable Water Supply – "Irrigation withdrawals from the Water Table, Sandstone, and Floridan aquifers have been permitted on the Babcock Ranch site since the late 1970s. The current permitted allocation for the site is 3,251 MGY and 627.5 MGM..." There are discrepancies between language used in the "Irrigation" and "Water

Supply" sections of the Water Supply narrative. Consistency in aquifer names and units of measurement throughout the document is recommended to eliminate ambiguity (see page 25).

5. Page 22, Wetland Creation areas – If the wetland creation areas will receive treated runoff from the development pod's stormwater system and will provide additional water quality treatment prior to final discharge to the downstream receiving bodies, and limited cattle grazing will be permitted, what are the plans regarding Best Management Practices to ensure protection of water quality in these areas?

6. Please clarify the overall irrigation supply that will be utilized on the proposed project. On page 9 of 9 of the "Request Narrative" the applicant states that "irrigation water for all development within the BRC portion of the overlay will be supplied via an onsite lake within the Town of Babcock Ranch." Yet on Page 24 section #1 "Irrigation Water Supply" of the "Babcock Surface Water, Groundwater and Environmental Impacts/Benefits Analysis" states that "A dedicated irrigation provider will obtain a water use permit separate from the potable supply, and construct a separate irrigation supply that maximizes the use of reclaimed wastewater to serve the development. The development will use 100% of the reuse water generated for irrigation of sports fields/ golf course, right of way residential and common areas over the entire project site (Lee and Charlotte County portions). Withdrawals from surface water and /or groundwater will supply irrigation for demands beyond those met with reuse water.

7. Does the estimated irrigation demand include irrigation of the sports fields?

8. Is there any agricultural uses remaining or proposed for the completed project? If there will be agricultural uses, does the estimated irrigation demand include irrigation of agricultural uses?

9. The amendment request indicates that reclaimed water from a wastewater treatment plant operated by Babcock Ranch Irrigation, LLC, and pumped into a lake, will be used to irrigate all landscape areas within the 4,157.2 acres abutting the Lee/Charlotte County line. Given that the sports complex would have 42 intensively cultivated and used fields, is there any chance that there will be supply issues during the dry season, particularly during April and May when many seasonal visitors are back home?

10. The application provides no analysis or mention of irrigation supply for the Caloosahatchee River Parcel. Please clarify the source of irrigation water for the Caloosahatchee River Parcel.

11. Explain how the applicant intends to meet the Lee County water conservation ordinance?

12. Were there any investigations conducted to check the presence of chemical or other forms of contaminants onsite that may have potential for leaching into groundwater or surface water runoff?

13. Please provide details of water quality including historical lab analysis of reclaimed water that will be used for irrigation. Also, provide details of proposed use fertilizer on ball fields and other recreation areas. Staff is concerned about the quality of water being recharged into the ground and potential contamination of groundwater supply within the DRGR boundary.

14. Will the applicant be proposing any dewatering onsite for the lake and utility construction? If so, will the applicant be maintaining all water onsite to not exacerbate any introduction of additional water discharge offsite?

15. Please provide a map that shows the areas required to be kept in conservation by State and Federal environmental permits and locations where development could occur.

Transportation:

1. How will access to North River Road be limited to emergencies? Will there be access points onto SR 31 for the Sports and Entertainment District?

2. One traffic study states portions of State Road 31 should be 6 lanes, another report says 4. Has adequate space been left for 6 lanes and the appropriate buffering? How will wildlife connectivity be maintained across State Road 31?

3. The applicant's consultants traffic circulation analysis introduction and page 5 footnote 3 indicates "Realistic market demand projections will not support this level of commercial and office development and would fall closer to 60 percent....". At the same time the proposal moves nearly 1.2 million SF of commercial/retail from Charlotte County to Lee County.

4. The applicant's consultants traffic circulation analysis does not explain why Traffic Analysis Zone (TAZ) 5055 (representing the commercial portion of the Lee County CPA) includes 4,893 employees for 1,170,000 square feet commercial/retail (District One Regional Planning Model (D1RPM) Travel Model With CPA Table on Page 7), the Charlotte BRC Master DRI Table on page 5 includes 6,759 employees for 6,000,000 square feet, while Appendix C shows 22,959 total employees.

5. The submittal did not include the 5 year analysis. It is our understanding that the analysis is being prepared to be the same as the pending zoning submittal.

Model:

6. The current D1RPM TAZ containing the Charlotte BRC DRI appears to have a centroid location north of most development area depicted on the planning community map. Is

this TAZ only for the Charlotte BRC DRI or does it cover other land uses east of SR 31 and south of Bermont Road (CR 74) in Charlotte County?

7. Please provide documentation and justification for representing the Charlotte to Lee internal roadway connectivity with a single segment connecting the D1RPM TAZ containing the Charlotte BRC DRI and TAZ's representing the proposed Lee County CPA.

8. What is the basis for the BRC Perfect Game special generator trip purpose percentages? At the methodology meeting county staff had requested a comparison of the BRC Perfect Game data to ITE data for the most similar recreational uses.

Exhibit 3-1 CPA with project spreadsheet:

9. Staff recommends selection of the highest volume in a roadway segment, and splitting segments where appropriate.
    a. On state highway analysis staff provides the following observations and defers to FDOT comments on analysis of state highways,
        i. SR 31 from North River Rd to Lee County Line needs to be broken to two segments: (1) from North River Rd to Project's entrance in Lee County (2) from Project's entrance in Lee County to Lee County Line.
        ii. Buckingham Rd from SR 82 to Gunnery Rd needs to be broken to three segments: (1) from SR 82 to Future 4 lane (2) from future 4 lane to future 4 lane (3) from future 4 lane to Gunnery Rd.
        iii. Traffic volumes on Bayshore Rd(SR 78) from I-75 to SR 31 are various from 16600 to 24300. This segment may need to be broken to 2 or 3 segments.
    b. Broadway from SR 80 to North River Rd will operate at LOS D without project and will operate at LOS F with project (Exhibit 2-1 and 3-1). Include Broadway in the future transportation needs with CPA.
    c. The traffic volumes on Orange River Blvd from Staley Rd to Buckingham Rd in the Exhibit 2-1 and 3-1 are much lower (8000+) than in the model (19000+). A revision is necessary.
    d. Exhibit 2-1 and 3-1 show the v/c ratio on SR 82 from Fowler St to Evans Ave is under 1 and LOS is F. A revision is necessary.

<u>Substantive Issues:</u> (Please respond or provide clarification as necessary.)

Sports Tourism:

1. Please note that Lee County has not committed to a type or number of sport fields at this time and there is no agreement between Lee County and Kitson and Partners nor Lee County and Perfect Game. Lee County is in the process of a sports need assessment and field types for Lee County will be based on the report. The construction of fields will be based on need and will likely be phased. Currently, there is not an agreement for the 300 acres of sports fields between Kitson and Partners and Lee County. How was the

number of fields determined? What if additional fields or types or fields are required? Will the 300 acres with the preserves support the layout of fields that is proposed?

2. Will the sports tourism area be able to be designed in a way that will protect the rural character of Northeast Lee County consistent with Objective 34.1? Staff is especially concerned with lighting of the sports fields.

Development Considerations:

3. The FLUCFCS/Development/Preserves Map identifies development along the southern and western perimeters of the property. What are the proposed uses in these areas and how will existing rural character be maintained?

4. If the applicant proposes to maintain open space, restore historic flow ways or species corridors or offers other proposals consistent with the environmental enhancement overlay, and should those areas lie in FEMA's current or revised Special Flood Hazard Area, the language of the Comp Plan Amendment or any other deed restrictions or easements should be consistent with the NFIP's Community Rating System standards for open space preservation (422.a), deed restrictions (422.b.) and/or natural functions open space (422.c) and other CRS activities.

5. How will the homes and other constructed areas be designed to reduce wildlife conflict in this Strategic Habitat Conservation Area and enhance wildlife corridors?

6. The proposed development is in close proximity to Cecil B. Webb Wildlife Management Area, Babcock Ranch Preserve, Bob Janes Preserve and Telegraph Creek Preserve. All these conservation areas use prescribed fire to manage the sites. Residential, commercial and sports fields are proposed in areas where smoke from prescribed burns may occur at all times of the year.

7. The subject property abuts Lee County's Telegraph Creek Preserve and Bob Janes Preserve. Currently Bob Janes Preserve and the subject property contain cogongrass, an especially aggressive nonnative species along the shared boundaries. The Conservation 20/20 program staff would prefer control of this species to occur earlier than when development pods are permitted. Aggressive control now will reduce land management cost in the subject parcel's conservation areas in the future and will reduce spread among the conservation areas.

Text Amendments:

8. The anticipated development will not be able to discharge storm water from the development into County's MS4 system unless specifically authorized by the Division of Natural Resources. This may be satisfied with the submittal of a Water Quality Monitoring Plan for review and approval by the staff. Goals and objectives of the Plan must be clearly stated. Outfall monitoring is required on a quarterly basis for 3 years

from the date of acceptance of construction of the water management system by SFWMD. Monitoring frequency may be reduced after 5 years if water quality standards are met. Discharge water quality from the site into the MS4 system shall meet state standards for the designated class. Note: if necessary, the Division of Natural Resources could provide an outline to help in organizing and developing the Water Quality Monitoring Plan. This requirement should be identified in the proposed text amendments to Policy 35.11.1.

9. Please revise Policy 35.11.1 as necessary to assure the following items are addressed in the lake management plan.
    a. Best management practices for fertilizers and pesticides,
    b. Erosion control and bank stabilization including any proposed boat slips,
    c. Lake maintenance requirements and deep lake management for lakes exceeding 12 feet BLS,
    d. Water Quality Monitoring Plan which will document the specifics of the surface water and groundwater monitoring networks.

10. In general, the newly created Lee Plan text requires land developers to create public park-like areas and, in Option 1, seem to indicate that Lee County will not be responsible for maintaining any of these park-like areas, which, we support. However, maintenance responsibility text should also be included under Option 2 in order for it to pertain to all future development within the proposed overlay.

11. The amendments to Policies 6.1.2, 6.1.8 and proposed Policies 35.11.1(3)(b), and 35.11.2 are not necessary. Please consider removing these proposed text changes.

12. Proposed Policy 35.11.1(1)(a)(3) requires that the owner "record a conservation easement for a minimum of 50 percent of the planned development, to be dedicated to the appropriate maintenance entity that designates a public agency acceptable to Lee County with third party enforcement rights." It further states that "lands subject to conservation easements can be used for on-site mitigation and will be recorded as development proceeds." The first statement should be clarified. It is unclear as written whether Lee County will have third party enforcement rights. Also, we have recently come across issues with the DEP where they are not allowing for the County to have third party rights in their easements. Second, how does the timing work if the easements are recorded as development proceeds? How will the applicant meet the requirement of the minimum 50 percent if the easements are only recorded one development area at a time?

13. Does Policy 35.11.3(b) conflict with the current setback requirements for power plants, electric facilities, etc.?

14. Policy 35.11.3(f) does not say anything that is legally binding and should be removed.

15. The proposed text amendment to Goal 35 allows for "diverse economic development opportunities that will enhance natural resources." Please clarify how can diverse economic development opportunities enhance natural resources? The connection between economic development and natural resources is not clear. Also, what does "enhance" natural resources (also used in Policy 35.4.3) mean?

16. How is rural character defined in the language proposed for Objective 35.3?

17. The proposed text amendment to Objective 35.4 allows for a variety of economic development activities if they are clustered in a well-planned development footprint. Please expand upon the rational nexus between economic development and development being clustered and well-planned?

18. Policy 35.11.1 describes the proposed Overlay options. Please clarify, is the only property eligible for the Overlay the properties on the Map 1, Page 9 of 9? Can both Options be utilized on one property?

19. Specifically for Option 1, is density intended to be based on the total acreage of the Overlay or of the area within the PD application?

20. Specifically for Option 2, it is not clear why/how this Option is related to the Overlay or how the criteria are measured. What are the "measurable economic development enhancements" and what are the baselines for comparison?

21. Based on Policy 35.11.2, if other properties "opt-in" to the Overlay – will the terms of the Interlocal also apply to those properties?

22. Please clarify if Policy 35.11.3 applies to Planned Development rezonings using Option 1, Option 2, or both. Also are the buffer and setback requirements intended to apply to the perimeter of the PD or of the Overlay? Will the required buffers be installed in preservation/conservation areas?

23. Is Option 2 needed to achieve commercial development on the Babcock Ranch property within the DR/GR, or the River Parcel, or both.

24. It seems that Option 2 could apply to any land within the Rural future land use category within North Olga which would not protect the existing rural character along North River Road.

25. Does general commercial services and retail really diversify Lee County's economy, or is this limited to the sports tourism aspect of the proposed amendments?

26. Instead of tying commercial development to environmental enhancement, would it make more sense if the commercial retail and services allowed through the Overlay were limited to the Babcock Ranch property within the DR/GR and this type of commercial use was allowed as the incentive for providing the sports tourism or other commercial activities that measurably increased economic diversity through activities identified in Objective 35.4?

27. Should proposed Policy 35.11.1.3(b) be addressed as a zoning condition, or to rely on the LDC regulations and AC process? Please note the policy specifies the current AC-13-16. An amendment to AC-13-16 is on BOCC 11/15/16 agenda.

28. Will there be changes to the Babcock Ranch Community Objective 36.3? Objective 36.3 and Policy 36.3.2.b. refer to the BRC Independent Service District (ISD). Policy 36.3.4 has a specific reference to Division of Environmental Sciences, which no longer exists. How does Policies 36.3.2 and 36.3.3 relate to current development proportionate share payment legislation. A portion of the Charlotte BRC is in the D1RPM model socioeconomic data used for the 2040 MPO LRTP, which resulted in showing 4 lanes on SR 31. The analysis in the application considers the full Charlotte BRC DRI as background traffic, and shows a need on page 12 for additional lanes on SR 31, SR 78, and SR 80.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Section

Brandon Dunn
Principal Planner

xc: Planning File (CPA2016-00013)

Stephen Leung

From: Stephen Leung
Sent: Wednesday, November 09, 2016 2:50 PM
To: 'Catala, Sarah'; Getch, Andrew; Wu, Lili; Dunn, Brandon; MEvans@leegov.com; Margaret Wuerstle; Winningham, Brenda; Smith, Dennis
Cc: Massey, Lawrence; Babuji Ambikapathy (BAmbikapathy@VHB.com); jgraham@trafodata.net; Gary Nelson; Erica Woods (ewoods@kitsonpartners.com); russell.schropp@henlaw.com; Andrew Newman; Alexis Crespo (alexisc@waldropengineering.com)
Subject: RE: Lee County - Babcock Transportation Methodology for the Comprehensive Plan Amendment and Zoning - FDOT Recommendations

Sarah,
We are in receipt of FDOT comments dated October 28, 2016 regarding the above-referenced Project.
Based on our review of FDOT Comment #11 (a. thru e.), we find it to be troubling in that the Department's comments suggest that the DPA had modified the D1RPM resulting in inconsistencies with the adopted MPO LRTP.
We feel that the following core issues need to be resolved immediately as we move forward in responding to the traffic comments.

1. Two versions of the D1RPM have been provided to DPA by FDOT/Traf-O-Data in 2016: i) D1RPM_v1.0.0 on 01/19/2016; and ii) D1RPM_v1.0.2_Babcock on 04/26/2016 - Please confirm that these are the current D1RPM models.
2. The agreed upon methodology for The Babcock NOPC - Increment 1 is to utilize D1RPM_v1.0.2_Babcock - Please confirm.
3. The agreed upon methodology for Lee County - Babcock CPA/Zoning is to utilize D1RPM_v1.0.0 - Please confirm.
4. The Relative GAP (RGAP) for the Mid-Day period (as provided by FDOT/Traf-O-Data above) is in fact: D1RPM_v1.0.0, RGAP = 0.0005; and D1RPM_v1.0.2_Babcock, RGAP=0.0001. No modifications were made by DPA – Please advise as to how DPA should proceed.
5. Based on all of DPA's previous work using the model, FDOT has recognized that the absence of RSW trip assignment and especially within a District-wide context, will have insignificant impact on the overall model assignment – As now requested by the Department, however, please confirm that FDOT will accept the consolidation of occupied TAZs in Charlotte and Lee County in order to free up as many as 25 TAZs needed to represent the Babcock DRI and CPA/RPD in the analysis.
6. As per the inconsistencies of the adopted roadway network throughout the District such as those in Polk and Hendry County that were identified by the Department, DPA relied on the networks that were provided by FDOT/Traf-O-Data without inappropriate modifications.

Thank you for your attention and we look forward to the Department's response.

Stephen Leung
Vice President - Transportation
DAVID PLUMMER & ASSOCIATES
Transportation • Civil • Structural • Environmental
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Fort Myers, Florida 33901
Phone: 239-332-2617 Fax: 239-332-2645
www.dplummer.com

From: Catala, Sarah [mailto:Sarah.Catala@dot.state.fl.us]
Sent: Thursday, September 29, 2016 2:17 PM
To: Getch, Andrew; Wu, Lili; Dunn, Brandon; MEvans@leegov.com; Margaret Wuerstle; Winningham, Brenda; Smith, Dennis; Stephen Leung
Cc: Massey, Lawrence
Subject: Lee County - Babcock Transportation Methodology for the Comprehensive Plan Amendment and Zoning - FDOT Recommendations

Greetings:

Attached are comments and recommendations from FDOT on the proposed transportation methodologies for both the Babcock Comprehensive Plan Amendment and Zoning change. Thank you for allowing FDOT to be a part of both processes.

Please feel free to contact me if you should have any questions.

Regards,

Sarah Catala
District 1 SIS Coordinator
Growth Management Coordinator
P: 239.225.1981
E: sarah.catala@dot.state.fl.us
Florida DOT - Southwest Area Office
10041 Daniels Parkway
Fort Myers, Florida 33913

Stephen Leung

From: Catala, Sarah [Sarah.Catala@dot.state.fl.us]
Sent: Thursday, November 17, 2016 8:53 AM
To: Stephen Leung
Cc: Getch, Andrew; Wu, Lili; Dunn, Brandon; MEvans@leegov.com; Margaret Wuerstle; Brenda Winningham; Smith, Dennis; Massey, Lawrence; Ambikapathy, Babuji; Jerry Graham; Gary Nelson; ewoods; Vattikuti, Venkat
Subject: RE: Lee County - Babcock Transportation Methodology for the Comprehensive Plan Amendment and Zoning - FDOT Recommendations

Stephen:

It is unfortunate that there has been some misunderstanding in FDOT's comments (attached) to Lee County relating to the D1RPM_v1.0.2_Babcock model. It was not the intent of the Department to imply that the applicant deliberately incorporated any of the discrepancies identified. In our email to Lee County, FDOT had requested a meeting to go over our comments so we could provide further explanation if necessary to move the application forward. FDOT is still available for a meeting with Lee County and the applicant to go over our comments.

Based upon the comments/questions below, FDOT has taken the time to examine and verify the D1RPM_v1.0.2_Babcock model which was provided for this proposed development. Our responses are below in red:

1. Two versions of the D1RPM have been provided to DPA by FDOT/Traf-O-Data in 2016: i) D1RPM_v1.0.0 on 01/19/2016; and ii) D1RPM_v1.0.2_Babcock on 04/26/2016 - Please confirm that these are the current D1RPM models.

   The D1RPM_v1.0.2_Babcock model was provided to the consultant for use as a basis for both the NOPC and CPA studies.

2. The agreed upon methodology for The Babcock NOPC - Increment 1 is to utilize D1RPM_v1.0.2_Babcock - Please confirm.

   The model provided to the consultant for the Babcock NOPC study (Charlotte County) is D1RPM_v1.0.2_Babcock.

3. The agreed upon methodology for Lee County - Babcock CPA/Zoning is to utilize D1RPM_v1.0.0 - Please confirm.

   FDOT provided comments and recommendations for the transportation methodology on 9-29-16 for both the Comprehensive Plan Amendment and Zoning. There was not a response or acknowledgement to FDOT's letter for the methodology to be utilized for the Amendment and zoning Traffic Impact Statement (TIS). Hence, it is not clear what was the final agreement for the transportation methodology. However, Page 2 of the Babcock CPA Transportation Methodology document, dated 9/12/2016, indicates that D1RPM_v1.0.2_Babcock model will be used as a basis for this study.

4. The Relative GAP (RGAP) for the Mid-Day period (as provided by FDOT/Traf-O-Data above) is in fact: D1RPM_v1.0.0, RGAP = 0.0005; and D1RPM_v1.0.2_Babcock, RGAP=0.0001. No modifications were made by DPA – Please advise as to how DPA should proceed.

   Page 2 of the Babcock CPA Transportation Methodology document, dated 9/12/2016, indicates that D1RPM_v1.0.2_Babcock model will be used as a basis for this study.

5. Based on all of DPA's previous work using the model, FDOT has recognized that the absence of RSW trip assignment and especially within a District-wide context, will have insignificant impact on the overall model assignment – As now requested by the Department, however, please confirm that FDOT will accept the consolidation of occupied TAZs in Charlotte and Lee County in order to free up as many as 25 TAZs needed to represent the Babcock DRI and CPA/RPD in the analysis.

   TAZ consolidation is not recommended since the model currently has 160 available unused Lee County centroids and 9 available Charlotte centroids. If more than 9 new Charlotte centroids are needed, the model script can be modified to accommodate them, upon request.

6. As per the inconsistencies of the adopted roadway network throughout the District such as those in Polk and Hendry County that were identified by the Department, DPA relied on the networks that were provided by FDOT/Traf-O-Data without inappropriate modifications.

   Page 2 of the Babcock CPA Transportation Methodology document, dated 9/12/2016, indicates that D1RPM_v1.0.2_Babcock model will be used as a basis for this study.

   The model submitted for this project includes three 2040 Cost Feasible scenarios. The first scenario is the unadjusted YR2040CF network that was included in the D1RPM_v1.0.2_Babcock model we provided, which does not reflect the discrepancies identified. The second and third scenarios, YR2040-Without Project MPO and YR2040-With Project MPO, were developed by the applicant and do contain these discrepancies.

   It appears that the second and third scenario networks (with and without project) were not developed directly from the first scenario network (unadjusted Cost Feasible).

The above consultant responses pertain only to FDOT comments 11b through 11d, and do not address comments 11a and 11e. We assume that these comments are being addressed by the applicant.

As stated above, FDOT is available for a meeting (it can be a gototmeeting) to go over our comments and address any remaining questions.

Respectfully,

Sarah Catala
District 1 SIS Coordinator
Growth Management Coordinator
P: 239.225.1981
E: sarah.catala@dot.state.fl.us
Florida DOT - Southwest Area Office
10041 Daniels Parkway
Fort Myers, Florida 33913

From: Stephen Leung [mailto:stephen.leung@dplummer.com]
Sent: Wednesday, November 09, 2016 2:50 PM
To: Catala, Sarah; Getch, Andrew; Wu, Lili; Dunn, Brandon; MEvans@leegov.com; Margaret Wuerstle; Winningham, Brenda; Smith, Dennis
Cc: Massey, Lawrence; Babuji Ambikapathy (BAmbikapathy@VHB.com); jgraham@trafodata.net; Gary Nelson; Erica Woods (ewoods@kitsonpartners.com); russell.schropp@henlaw.com; Andrew Newman; Alexis Crespo (alexisc@waldropengineering.com)
Subject: RE: Lee County - Babcock Transportation Methodology for the Comprehensive Plan Amendment and Zoning - FDOT Recommendations

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Stephen Leung
Vice President - Transportation
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Please feel free to contact me if you should have any questions.

Regards,

Sarah Catala

District 1 SIS Coordinator
Growth Management Coordinator

P: 239.225.1981

E: sarah.catala@dot.state.fl.us

Florida DOT - Southwest Area Office
10041 Daniels Parkway
Fort Myers, Florida 33913

Stephen Leung

Subject: Babcock Model v1.02 - GoToMeeting Invitation

Start: Fri 11/18/2016 11:00 AM
End: Fri 11/18/2016 12:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Catala, Sarah

New Meeting
Fri, Nov 18, 2016 8:00 AM - 9:00 AM PST

Please join my meeting from your computer, tablet or smartphone.
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APPENDIX C

Babcock Ranch Community Master DRI Development Parameters
MDO Development conditions

EXHIBIT 21.B-2
BABCOCK RANCH COMMUNITY DRI
MASTER TRAFFIC STUDY UPDATE
FSUTMS SOCIO-ECONOMIC DATA BY TAZ & TRACT

MASTER DEVELOPMENT SUMMARY (2035)

Charlotte County

	Unit	TRACT C1	TRACT C2	TRACT C3	TRACT C4	TRACT C5	TRACT C6	TRACT C7	TRACT C8	TRACT C9	Charlotte Total
Residential											
SF	d.u.	0	629	1,035	2,217	975	4,468	1,006	747	339	11,816
MF	d.u.	0	446	557	1,194	525	2,406	541	403	182	6,254
SubTotal		0	1,275	1,592	3,411	1,500	6,874	1,547	1,150	521	17,070
Hotel	rooms	0	0	100	100	100	300	0	0	0	600
Industrial	sq. ft.	0	0	0	0	0	650,000	0	0	0	650,000
Retail	sq. ft.	0	51,000	95,520	272,880	60,000	756,340	104,820	46,000	11,440	1,400,000
Office											
General	sq. ft.	0	21,930	31,070	117,346	25,800	2,733,230	45,070	20,646	4,920	3,000,000
Medical	sq. ft.	0	0	10,000	0	0	490,000	0	0	0	500,000
SubTotal		0	21,930	41,070	117,346	25,800	3,223,230	45,070	20,646	4,920	3,500,000
Recreation											
Golf	holes	0	18	0	0	18	0	0	0	0	36
Community Park	acres	0	15	10	20	10	0	15	10	10	90
Regional Park	acres	0	0	0	40	0	145	0	0	0	185
Recreation Center	sq. ft.	0	0	0	0	0	0	0	0	0	0
Library	sq. ft.	0	0	0	0	0	0	0	0	0	0
Community											
Hospital	beds	0	0	0	0	0	177	0	0	0	177
ALF	units	0	0	0	0	0	418	0	0	0	418
Churches	sq. ft	0	0	20,000	20,000	0	60,000	20,000	0	0	120,000
Elementry School	students	0	0	550	600	0	0	600	0	0	1,750
Middle School	students	0	0	0	0	0	662	0	0	0	662
High School	students	0	0	0	0	0	1,742	0	0	0	1,742
Government/Civic	sq. ft.	0	0	20,000	30,000	0	60,000	10,000	0	0	120,000

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

ZDATA 1

			TRACT >>>	C1	C2	C3	C4	C5	C6	C7	C8	C9	Charlotte
			TAZ >>>	4111, 4112	4113-4118	4119-4126, 4188, 4189	4127-4136	4137-4143	4144-4158	4159-4166	4167-4171	4172-4176	Total
SF	per/d.u. C-2,1B / L-2.30	0.80	Population	0	1,800	2,260	4,830	2,120	9,740	2,190	1,630	740	25,310
			Perm. Pop.	0	1,440	1,810	3,870	1,700	7,790	1,750	1,300	590	20,250
MF	per/d.u. C-2,1B / L-2.30	0.80	Population	0	960	1,210	2,590	1,140	5,250	1,180	880	400	13,640
			Perm. Pop.	0	768	970	2,080	920	4,200	940	700	320	10,910
Hotel	occp/rm 2.00		Occupants	0	0	200	200	200	600	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
Industrial	emp/1k 0.0020	Emplys	0	0	0	0	0	1,300	0	0	0	1,300
Commercial												
General Retail	emp/1k 0.0025	Emplys	0	130	240	680	160	1,690	260	120	30	3,510
Golf	emp/hole 1.7400	Emplys	0	30	0	0	30	0	0	0	0	60
SubTotal		Emplys	0	160	240	680	190	1,690	260	120	30	3,570
Service												
Hotel	emp/rm 0.9000	Emplys	0	0	90	90	90	280	0	0	0	550
General Office	emp/1k 0.0045	Emplys	0	100	140	530	110	12,300	200	90	20	13,490
Medical Office	emp/1k 0.0041	Emplys	0	0	40	0	0	1,980	0	0	0	2,020
Community Park	emp/acre 0.2700	Emplys	0	4	3	10	3	0	4	3	3	29
Regional Park	emp/acre 0.2700	Emplys	0	0	0	10	0	30	0	0	0	40
Recreation Center	emp/1k 0.0020	Emplys	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
Hospital	emp/bed 2.2600	Emplys	0	0	0	0	0	400	0	0	0	400
ALF	emp/unit 0.6460	Emplys	0	0	0	0	0	270	0	0	0	270
Church	emp/1k 0.0010	Emplys	0	0	20	30	0	60	20	0	0	130
Elementary School	emp/student 0.0780	Emplys	0	0	40	50	0	0	50	0	0	140
Middle School	emp/student 0.1990	Emplys	0	0	0	0	0	130	0	0	0	130
High School	emp/student 0.1900	Emplys	0	0	0	0	0	330	0	0	0	330
Government/Civic	emp/1k 0.0045	Emplys	0	0	90	140	0	280	50	0	0	560
Sub Total		Emplys	0	104	423	860	203	16,060	324	93	23	18,089
Total Employment	Total	Emplys	0	264	663	1,540	393	19,250	584	213	53	22,959
Students												
Elementary School		Students	0	0	550	600	0	0	600	0	0	1,750
Middle School		Students	0	0	0	0	0	662	0	0	0	662
High School		Students	0	0	0	0	0	1,742	0	0	0	1,742
	Total	Students	0	0	550	600	0	2,404	600	0	0	4,154

* If later approved by Lee County in a separate approval. If not approved, or sought, the 60,000 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.

(Expanded Fixed and Variable Criteria depicted on B-1 Master Concept Plan – Map H)

FIXED AND VARIABLE DEVELOPMENT CRITERIA FOR PROPOSED DEVELOPMENT OF +/- 13,630.6 ACRES LOCATED ON S.R. 31 IN CHARLOTTE COUNTY BABCOCK RANCH

FIXED DEVELOPMENT CRITERIA

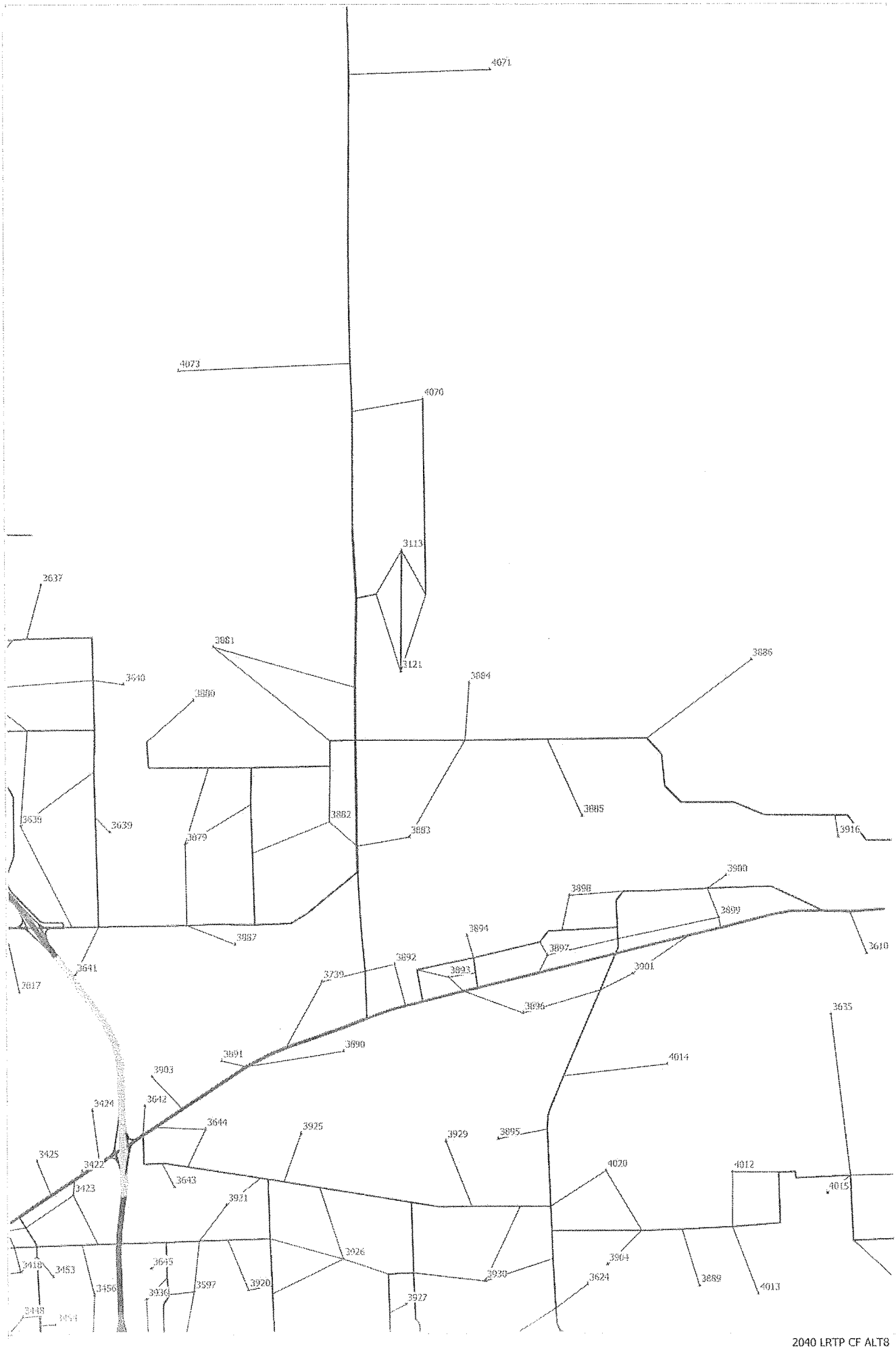
1. Development of the subject property shall not exceed: 17,870 dwelling units and 6,000,000 square feet of non-residential uses, including commercial/ office/ retail space, light industrial, government/ civic space (not including schools, places of worship, libraries, or parks), assisted living units, hospital beds, and hotel rooms.
   Ancillary facilities such as the educational service center, schools, and university research facilities, libraries, places of worship, regional and community park sites, and the necessary utility infrastructure including, but not limited to, water, wastewater and reuse water systems, electric, telephone and cable systems will not be attributed to other development components set forth above, will not count towards the maximum thresholds of development as established in the Development Order and the BROD policies of the 2050 Smart Charlotte Comprehensive Plan, and will not require use of the equivalency matrix.
2. Agricultural uses shall be permitted throughout the Babcock Ranch Community.
3. There shall be a minimum of thirty-five (35%) percent Open Space provided overall.
4. Open Space/ Conservation Easements shall be addressed during subsequent incremental submittals, and recorded in the Public Records following final permitting.

VARIABLE DEVELOPMENT CRITERIA

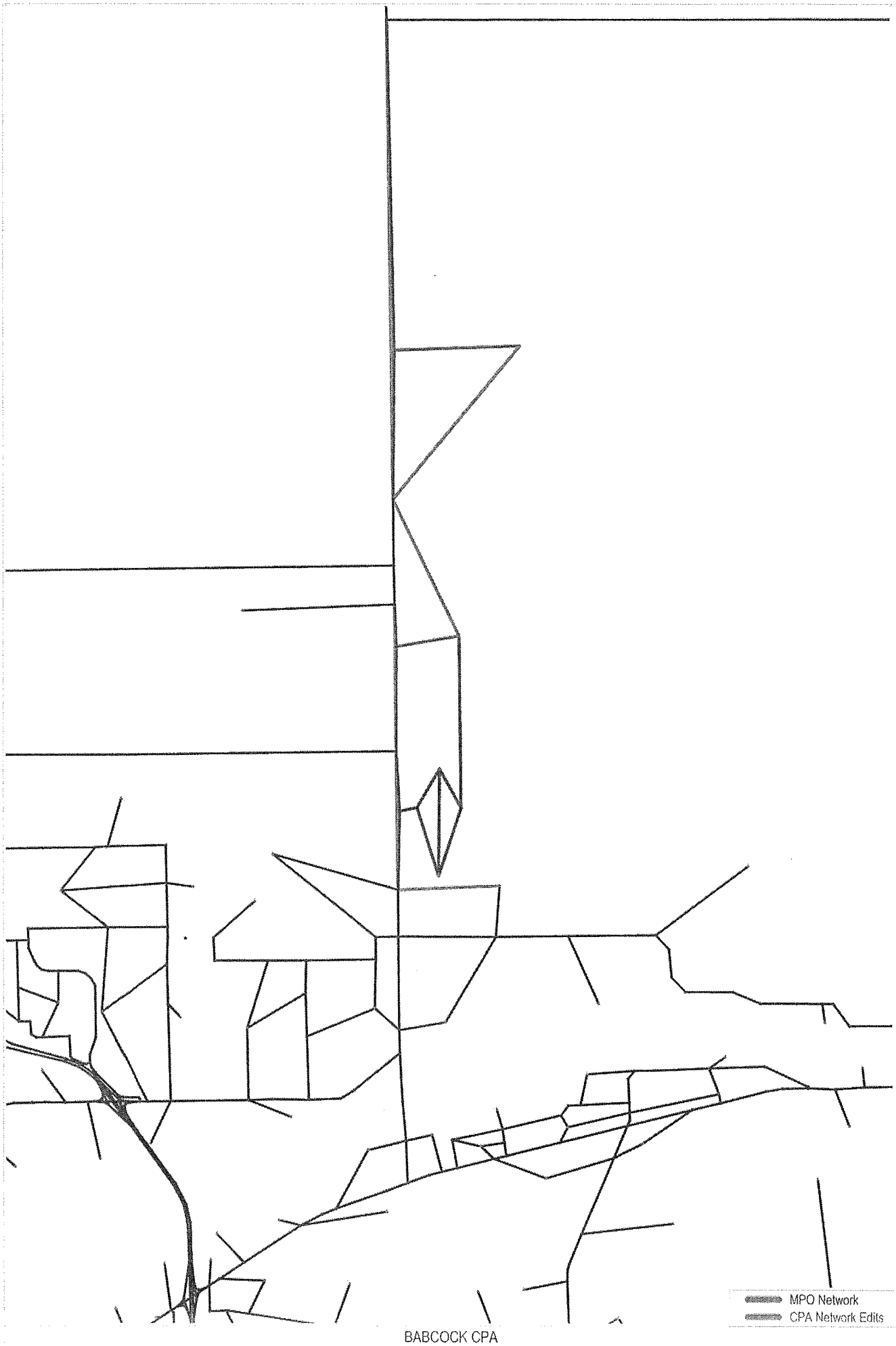
1. The following items will be refined during subsequent incremental reviews and/or final permitting:
   a. Final acreages of all proposed uses;
   b. Native habitat preservation, alteration, enhancement, mitigation, and conservation acreages may be modified based on stormwater lake design, other engineering requirements and final permitting;
   c. The final location and allocation of civic facilities (i.e. internal parks, schools, emergency services buildings, etc.);
   d. The internal road alignments and circulation;
   e. The configuration and detail associated with the agriculture areas;
   f. The final location, allocation, alignment and use of the conceptual trail system;
   g. The location of vehicular access points, including existing temporary entry ways, to external public roadways; and
   h. The limited transportation, pedestrian, and utility corridor between Hamlet I and North Babcock Area.
2. The existing mining operations, including areas currently planned or permitted, will be allowed to continue, consistent with mining permits for these areas. Additional mining areas may be allowed consistent with subsequent permitting. These areas will be shown on updated maps provided through the DRI monitoring process or through subsequent DRI increments.
3. The boundaries of the areas shown as "Mixed Use/ Residential/ Commercial", including Town Center, Villages, and Hamlets, are conceptual in nature, and may be modified through the subsequent incremental review process. Specific uses to support "mixed use" or "residential" or "commercial," including, but not limited to parking, stormwater lakes, preservation areas, parks or other space, may be identified and refined during subsequent incremental review and/or through subsequent permitting consistent with local Land Development Regulations.

APPENDIX D

D1RPM Traffic Analysis Zones (TAZ)
D1RPM Cost Feasible Network Adjustments



2040 LRTP CF ALT8
BABCOCK NETWORK MAP



BABCOCK CPA
2040 ADOPTED MPO TO CPA NETWORK COMPARISON

APPENDIX E

Without CPA (Entitled) Development Parameters

BABCOCK RANCH COMMUNITY CPA
D1RPM ZONAL DATA BY TAZ

MASTER DEVELOPMENT SUMMARY (2040)

CHARLOTTE COUNTY

	Unit	TRACT > TAZ >	TAZ 4070	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	Total
Residential												
SF	d.u.		11,616	0	0	0	0	0	0	0	0	11,616
MF	d.u.		6,254	0	0	0	0	0	0	0	0	6,254
Senior Adult (Del)	d.u.		0	0	0	0	0	0	0	0	0	0
	SubTotal		17,870	0	0	0	0	0	0	0	0	17,870
Hotel	rooms		600	0	0	0	0	0	0	0	0	600
Industrial	sq. ft.		650,000	0	0	0	0	0	0	0	0	650,000
Retail	sq. ft.		1,400,000	0	0	0	0	0	0	0	0	1,400,000
Office												
General	sq. ft.		3,000,000	0	0	0	0	0	0	0	0	3,000,000
Medical	sq. ft.		500,000	0	0	0	0	0	0	0	0	500,000
	SubTotal		3,500,000	0	0	0	0	0	0	0	0	3,500,000
Recreation												
Golf	holes		54	0	0	0	0	0	0	0	0	54
Community Park	acres		90	0	0	0	0	0	0	0	0	90
Regional Park	acres		185	0	0	0	0	0	0	0	0	185
Recreation Center	sq. ft.		0	0	0	0	0	0	0	0	0	0
Library	sq. ft.		0	0	0	0	0	0	0	0	0	0
Community												
Hospital	beds		177	0	0	0	0	0	0	0	0	177
ALF	units		418	0	0	0	0	0	0	0	0	418
Churches	sq. ft.		120,000	0	0	0	0	0	0	0	0	120,000
Elementry School	students		1,750	0	0	0	0	0	0	0	0	1,750
Middle School	students		662	0	0	0	0	0	0	0	0	662
High School	students		1,742	0	0	0	0	0	0	0	0	1,742
Government/Civic	sq. ft.		120,000	0	0	0	0	0	0	0	0	120,000

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

ZDATA - POPULATION / OCCUPANCY

			TRACT > TAZ >	TAZ 4070	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
SF	per/d.u. 2.18	Tot. Pop.		25,320	0	0	0	0	0	0	0	0	25,320
	20%	PCTVNP											
	0%	PCTVAC											
	1.74	Perm. Pop.		20,260	0	0	0	0	0	0	0	0	20,260
MF	per/d.u. 1.50	Tot. Pop.		9,380	0	0	0	0	0	0	0	0	9,380
	40%	PCTVNP											
	0%	PCTVAC											
	0.90	Perm. Pop.		5,630	0	0	0	0	0	0	0	0	5,630
Senior Adult	per/d.u. 1.50	Tot. Pop.		0	0	0	0	0	0	0	0	0	0
	25%	PCTVNP											
	0%	PCTVAC											
	1.13	Perm. Pop.		0	0	0	0	0	0	0	0	0	0
Hotel	occp/rm 2.00	Occupants		1,200	0	0	0	0	0	0	0	0	1,200

ZDATA - EMPLOYMENT

	Unit		TRACT > TAZ >	TAZ 4070	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
Industrial	emp/1k 2.00	Emplys		1,300	0	0	0	0	0	0	0	0	1,300
Commercial													
General Retail	emp/1k 2.50	Emplys		3,500	0	0	0	0	0	0	0	0	3,500
Golf	emp/hole 1.74	Emplys		90	0	0	0	0	0	0	0	0	90
	SubTotal	Emplys		3,590	0	0	0	0	0	0	0	0	3,590
Service													
Hotel	emp/rm 0.90	Emplys		540	0	0	0	0	0	0	0	0	540
General Office	emp/1k 4.50	Emplys		13,500	0	0	0	0	0	0	0	0	13,500
Medical Office	emp/1k 4.10	Emplys		2,050	0	0	0	0	0	0	0	0	2,050
Community Park	emp/acre 0.27	Emplys		26	0	0	0	0	0	0	0	0	26
Regional Park	emp/acre 0.27	Emplys		50	0	0	0	0	0	0	0	0	50
Recreation Center	emp/1k 2.00	Emplys		0	0	0	0	0	0	0	0	0	0
Library	emp/1k 1.10	Emplys		0	0	0	0	0	0	0	0	0	0
Hospital	emp/bed 2.28	Emplys		400	0	0	0	0	0	0	0	0	400
ALF	emp/unit 0.65	Emplys		270	0	0	0	0	0	0	0	0	270
Church	emp/1k 1.00	Emplys		120	0	0	0	0	0	0	0	0	120
Elementary School	emp/studnt 0.08	Emplys		140	0	0	0	0	0	0	0	0	140
Middle School	emp/studnt 0.19	Emplys		130	0	0	0	0	0	0	0	0	130
High School	emp/studnt 0.19	Emplys		330	0	0	0	0	0	0	0	0	330
Government/Civic	emp/1k 4.50	Emplys		540	0	0	0	0	0	0	0	0	540
	Sub Total	Emplys		18,090	0	0	0	0	0	0	0	0	18,090
Total Employment	Total	Emplys		22,980	0	0	0	0	0	0	0	0	22,980
Students													
Elementary School		Students		1,750	0	0	0	0	0	0	0	0	1,750
Middle School		Students		662	0	0	0	0	0	0	0	0	662
High School		Students		1,742	0	0	0	0	0	0	0	0	1,742
	Total	Students		4,154	0	0	0	0	0	0	0	0	4,154

Footnotes:

BABCOCK RANCH COMMUNITY WITH CPA
D1RPM ZONAL DATA BY TAZ

PROPOSED DEVELOPMENT SUMMARY (2040)

LEE COUNTY

	Unit	TRACT > TAZ >	TAZ 3121[1]	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	Total
Residential												
SF	d.u.		416	0	0	0	0	0	0	0	0	416
MF	d.u.		0	0	0	0	0	0	0	0	0	0
Senior Adult (Det)	d.u.		0	0	0	0	0	0	0	0	0	0
	SubTotal		416	0	0	0	0	0	0	0	0	416
Hotel	rooms		0	0	0	0	0	0	0	0	0	0
Industrial	sq. ft.		0	0	0	0	0	0	0	0	0	0
Retail	sq. ft.		0	0	0	0	0	0	0	0	0	0
Office												
General	sq. ft.		0	0	0	0	0	0	0	0	0	0
Medical	sq. ft.		0	0	0	0	0	0	0	0	0	0
	SubTotal		0	0	0	0	0	0	0	0	0	0
Recreation												
Golf	holes		0	0	0	0	0	0	0	0	0	0
Community Park	acres		0	0	0	0	0	0	0	0	0	0
Regional Park	acres		0	0	0	0	0	0	0	0	0	0
Recreation Center	sq. ft.		0	0	0	0	0	0	0	0	0	0
Library	sq. ft.		0	0	0	0	0	0	0	0	0	0
Community												
Hospital	beds		0	0	0	0	0	0	0	0	0	0
ALF	units		0	0	0	0	0	0	0	0	0	0
Churches	sq. ft.		0	0	0	0	0	0	0	0	0	0
Elementry School	students		0	0	0	0	0	0	0	0	0	0
Middle School	students		0	0	0	0	0	0	0	0	0	0
High School	students		0	0	0	0	0	0	0	0	0	0
Government/Civic	sq. ft.		0	0	0	0	0	0	0	0	0	0

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

ZDATA - POPULATION / OCCUPANCY

			TRACT > TAZ >	TAZ 3121(1)	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
	per/d.u.												
SF	2.50	Tot. Pop		1,040	0	0	0	0	0	0	0	0	1,040
	30%	PCTVNP											
	0%	PCTVAC											
	1.75	Perm. Pop		736	0	0	0	0	0	0	0	0	736
	per/d.u.												
MF	1.50	Tot. Pop		0	0	0	0	0	0	0	0	0	0
	40%	PCTVNP											
	0%	PCTVAC											
	0.90	Perm. Pop.		0	0	0	0	0	0	0	0	0	0
	per/d.u.												
Senior Adult	1.50	Tot. Pop.		0	0	0	0	0	0	0	0	0	0
	25%	PCTVNP											
	0%	PCTVAC											
	1.13	Perm. Pop.		0	0	0	0	0	0	0	0	0	0
	occp/rm												
Hotel	3.00	Occupants		0	0	0	0	0	0	0	0	0	0

ZDATA - EMPLOYMENT

	Unit		TRACT > TAZ >	TAZ 3121(1)	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
	emp/1k												
Industrial	2.00	Emplys		0	0	0	0	0	0	0	0	0	0
Commercial													
	emp/1k												
General Retail	2.50	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/hole												
Golf	1.74	Emplys		0	0	0	0	0	0	0	0	0	0
	SubTotal	Emplys		0	0	0	0	0	0	0	0	0	0
Service													
	emp/rm												
Hotel	0.50	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
General Office	4.50	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Medical Office	4.10	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/acre												
Community Park	0.27	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/acre												
Regional Park	0.27	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Recreation Center	2.00	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Library	1.10	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/bed												
Hospital	2.28	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/unit												
ALF	0.65	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Church	1.00	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/studnt												
Elementary School	0.08	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/studnt												
Middle School	0.10	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/studnt												
High School	0.19	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Government/Civic	4.50	Emplys		0	0	0	0	0	0	0	0	0	0
	Sub Total	Emplys		0	0	0	0	0	0	0	0	0	0
Total Employment	Total	Emplys		0	0	0	0	0	0	0	0	0	0
Students													
Elementary School		Students		0	0	0	0	0	0	0	0	0	0
Middle School		Students		0	0	0	0	0	0	0	0	0	0
High School		Students		0	0	0	0	0	0	0	0	0	0
	Total	Students		0	0	0	0	0	0	0	0	0	0

Footnotes:
(1) Taz 3113 represents the aproximate 4,157 AC. in the Lee County portion of the Babcock Ranch Community.

APPENDIX F

With CPA (Proposed Overlay) Development Parameters

BABCOCK RANCH COMMUNITY CPA
D1RPM ZONAL DATA BY TAZ

MASTER DEVELOPMENT SUMMARY (2040)

CHARLOTTE COUNTY

	Unit	TRACT > TAZ >	TAZ 4070	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	Total
Residential												
SF	d.u.		11,616	0	0	0	0	0	0	0	0	11,616
MF	d.u.		6,254	0	0	0	0	0	0	0	0	6,254
Senior Adult (Del)	d.u.		0	0	0	0	0	0	0	0	0	0
	SubTotal		17,870	0	0	0	0	0	0	0	0	17,870
Hotel	rooms		0	0	0	0	0	0	0	0	0	0
Industrial	sq. ft.		650,000	0	0	0	0	0	0	0	0	650,000
Retail	sq. ft.		530,000	0	0	0	0	0	0	0	0	530,000
Office												
General	sq. ft.		2,203,000	0	0	0	0	0	0	0	0	2,203,000
Medical	sq. ft.		457,000	0	0	0	0	0	0	0	0	457,000
	SubTotal		2,660,000	0	0	0	0	0	0	0	0	2,660,000
Recreation												
Golf	holes		36	0	0	0	0	0	0	0	0	36
Community Park	acres		90	0	0	0	0	0	0	0	0	90
Regional Park	acres		185	0	0	0	0	0	0	0	0	185
Recreation Center	sq. ft.		0	0	0	0	0	0	0	0	0	0
Library	sq. ft.		0	0	0	0	0	0	0	0	0	0
Community												
Hospital	beds		0	0	0	0	0	0	0	0	0	0
ALF	units		0	0	0	0	0	0	0	0	0	0
Churches	sq. ft.		120,000	0	0	0	0	0	0	0	0	120,000
Elementry School	students		1,750	0	0	0	0	0	0	0	0	1,750
Middle School	students		662	0	0	0	0	0	0	0	0	662
High School	students		1,742	0	0	0	0	0	0	0	0	1,742
Government/Civic	sq. ft.		0	0	0	0	0	0	0	0	0	0

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

ZDATA - POPULATION / OCCUPANCY

			TRACT > TAZ >	TAZ 4070	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
	per/d.u.												
SF	2.18	Tot. Pop.		25,320	0	0	0	0	0	0	0	0	25,320
	20%	PCTVNP											
	0%	PCTVAC											
	1.74	Perm. Pop.		20,260	0	0	0	0	0	0	0	0	20,260
	per/d.u.												
MF	1.50	Tot. Pop.		9,380	0	0	0	0	0	0	0	0	9,380
	40%	PCTVNP											
	0%	PCTVAC											
	0.90	Perm. Pop.		5,630	0	0	0	0	0	0	0	0	5,630
	per/d.u.												
Senior Adult	1.50	Tot. Pop.		0	0	0	0	0	0	0	0	0	0
	25%	PCTVNP											
	0%	PCTVAC											
	1.13	Perm. Pop.		0	0	0	0	0	0	0	0	0	0
	occp/rm												
Hotel	3.00	Occupants		0	0	0	0	0	0	0	0	0	0

ZDATA - EMPLOYMENT

	Unit		TRACT > TAZ >	TAZ 4070	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
	emp/1k												
Industrial	2.00	Emplys		1,300	0	0	0	0	0	0	0	0	1,300
Commercial													
	emp/1k												
General Retail	2.50	Emplys		1,330	0	0	0	0	0	0	0	0	1,330
	emp/hole												
Golf	1.74	Emplys		60	0	0	0	0	0	0	0	0	60
	SubTotal	Emplys		1,390	0	0	0	0	0	0	0	0	1,390
Service													
	emp/rm												
Hotel	0.90	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
General Office	4.50	Emplys		9,910	0	0	0	0	0	0	0	0	9,910
	emp/1k												
Medical Office	4.10	Emplys		1,870	0	0	0	0	0	0	0	0	1,870
	emp/acre												
Community Park	0.27	Emplys		20	0	0	0	0	0	0	0	0	20
	emp/acre												
Regional Park	0.27	Emplys		50	0	0	0	0	0	0	0	0	50
	emp/1k												
Recreation Center	2.09	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Library	1.10	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/bed												
Hospital	2.28	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/unit												
ALF	0.65	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Church	1.00	Emplys		120	0	0	0	0	0	0	0	0	120
	emp/studnt												
Elementary School	0.08	Emplys		140	0	0	0	0	0	0	0	0	140
	emp/studnt												
Middle School	0.19	Emplys		130	0	0	0	0	0	0	0	0	130
	emp/studnt												
High School	0.19	Emplys		330	0	0	0	0	0	0	0	0	330
	emp/1k												
Government/Civic	4.50	Emplys		0	0	0	0	0	0	0	0	0	0
	Sub Total	Emplys		12,570	0	0	0	0	0	0	0	0	12,570
Total Employment	Total	Emplys		15,260	0	0	0	0	0	0	0	0	15,260
Students													
Elementary School		Students		1,750	0	0	0	0	0	0	0	0	1,750
Middle School		Students		662	0	0	0	0	0	0	0	0	662
High School		Students		1,742	0	0	0	0	0	0	0	0	1,742
	Total	Students		4,154	0	0	0	0	0	0	0	0	4,154

Footnotes:

BABCOCK RANCH COMMUNITY WITH CPA
D1RPM ZONAL DATA BY TAZ

PROPOSED DEVELOPMENT SUMMARY (2040)

LEE COUNTY

	Unit	TRACT > TAZ >	TAZ 3121[1]	TAZ 3113[2]	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	Total
Residential												
SF	d.u.		0	980	0	0	0	0	0	0	0	980
MF	d.u.		0	650	0	0	0	0	0	0	0	650
Senior Adult (Del)	d.u.		0	0	0	0	0	0	0	0	0	0
	SubTotal		0	1,630	0	0	0	0	0	0	0	1,630
Hotel	rooms		0	1,500	0	0	0	0	0	0	0	1,500
Industrial	sq. ft.		0	0	0	0	0	0	0	0	0	0
Retail	sq. ft.		0	870,000	0	0	0	0	0	0	0	870,000
Office												
General	sq. ft.		0	257,000	0	0	0	0	0	0	0	257,000
Medical	sq. ft.		0	43,000	0	0	0	0	0	0	0	43,000
	SubTotal		0	300,000	0	0	0	0	0	0	0	300,000
Recreation												
Golf	holes		0	0	0	0	0	0	0	0	0	0
Community Park	acres		0	48	0	0	0	0	0	0	0	48
Regional Park	acres		0	0	0	0	0	0	0	0	0	0
Recreation Center	sq. ft.		0	0	0	0	0	0	0	0	0	0
Library	sq. ft.		0	0	0	0	0	0	0	0	0	0
Community												
Hospital	beds		0	0	0	0	0	0	0	0	0	0
ALF	units		0	0	0	0	0	0	0	0	0	0
Churches	sq. ft.		0	0	0	0	0	0	0	0	0	0
Elementry School	students		0	0	0	0	0	0	0	0	0	0
Middle School	students		0	0	0	0	0	0	0	0	0	0
High School	students		0	0	0	0	0	0	0	0	0	0
Government/Civic	sq. ft.		0	0	0	0	0	0	0	0	0	0

ZDATA (SUMS) POPULATION & EMPLOYMENT ESTIMATE

ZDATA - POPULATION / OCCUPANCY

			TRACT > TAZ >	TAZ 3121(1)	TAZ 3113(2)	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
	per/d.u.												
SF	2.50	Tot. Pop.		0	2,450	0	0	0	0	0	0	0	2,450
	30%	PCTVNP											
	0%	PCTVAC											
	1.75	Perm. Pop.		0	1,720	0	0	0	0	0	0	0	1,720
	per/d.u.												
MF	1.50	Tot. Pop.		0	980	0	0	0	0	0	0	0	980
	40%	PCTVNP											
	0%	PCTVAC											
	0.90	Perm. Pop.		0	590	0	0	0	0	0	0	0	590
	per/d.u.												
Senior Adult	1.50	Tot. Pop.		0	0	0	0	0	0	0	0	0	0
	25%	PCTVNP											
	0%	PCTVAC											
	1.13	Perm. Pop.		0	0	0	0	0	0	0	0	0	0
	occp/rm												
Hotel	3.00	Occupants		0	4,500	0	0	0	0	0	0	0	4,500

ZDATA - EMPLOYMENT

	Unit		TRACT > TAZ >	TAZ 3121(1)	TAZ 3113(2)	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
	emp/1k												
Industrial	2.00	Emplys		0	0	0	0	0	0	0	0	0	0
Commercial													
	emp/1k												
General Retail	2.50	Emplys		0	2,180	0	0	0	0	0	0	0	2,180
	emp/hole												
Golf	1.74	Emplys		0	0	0	0	0	0	0	0	0	0
	SubTotal	Emplys		0	2,180	0	0	0	0	0	0	0	2,180
Service													
	emp/rm												
Hotel	0.90	Emplys		0	1,350	0	0	0	0	0	0	0	1,350
	emp/1k												
General Office	4.50	Emplys		0	1,150	0	0	0	0	0	0	0	1,150
	emp/1k												
Medical Office	4.10	Emplys		0	180	0	0	0	0	0	0	0	180
	emp/acre												
Community Park	0.27	Emplys		0	10	0	0	0	0	0	0	0	10
	emp/acre												
Regional Park	0.27	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Recreation Center	2.00	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Library	1.10	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/bed												
Hospital	2.28	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/unit												
ALF	0.65	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Church	1.00	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/studnt												
Elementary School	0.08	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/studnt												
Middle School	0.19	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/studnt												
High School	0.19	Emplys		0	0	0	0	0	0	0	0	0	0
	emp/1k												
Government/Civic	4.50	Emplys		0	0	0	0	0	0	0	0	0	0
	Sub Total	Emplys		0	2,700	0	0	0	0	0	0	0	2,700
Total Employment	Total	Emplys		0	4,880	0	0	0	0	0	0	0	4,880
Students													
Elementary School		Students		0	0	0	0	0	0	0	0	0	0
Middle School		Students		0	0	0	0	0	0	0	0	0	0
High School		Students		0	0	0	0	0	0	0	0	0	0
	Total	Students		0	0	0	0	0	0	0	0	0	0

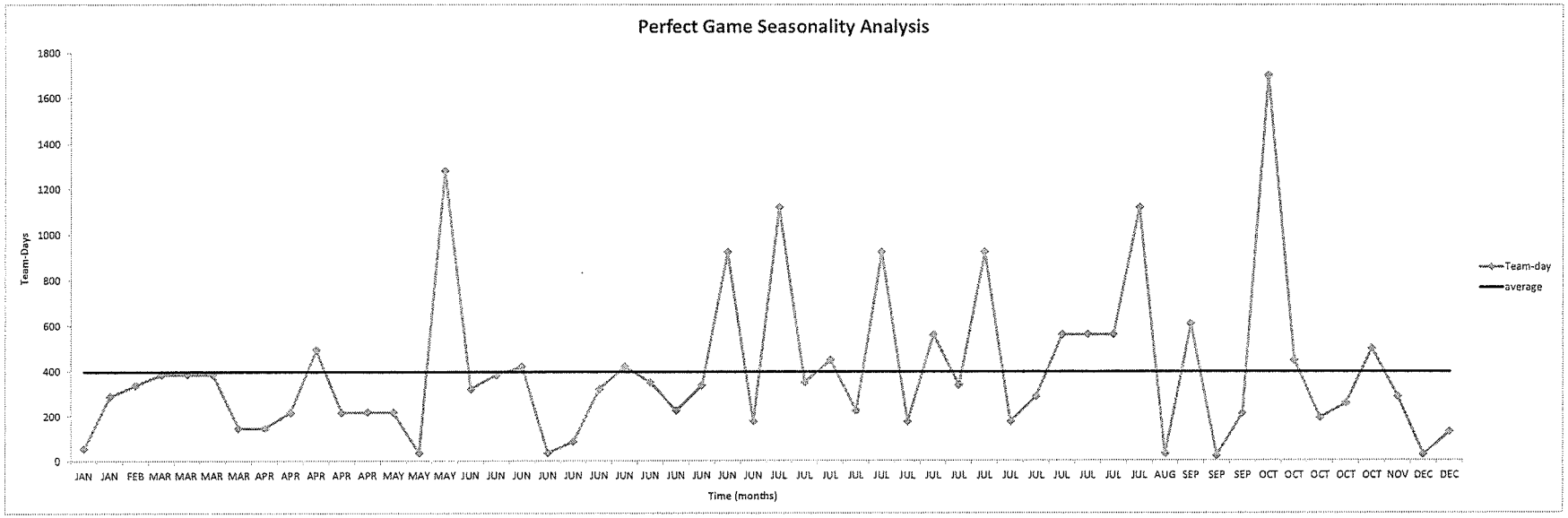
Footnotes:
(1) Taz 3121 represents the 42 baseball fields (300 AC.) there are no development paramters to input in to the zonal data, inputted as a special generator.
(2) Taz 3113 represents the aproximate 3,857 AC. in the Lee County portion of the Babcock Ranch Community.

APPENDIX G

Perfect Game Traffic Data
Perfect Game Seasonality Analysis

Appendix B: Sample Annual Schedule, 2019

2019	Event	Teams	Event Days	Room Nights	Attendance
Jan 7-8	World, World Uncommitted, National Under East Showcase	26	2	940	717
Jan 13-16	East MLK Championship (12,13,14)	72	4	2808	1,548
Feb 9-11	Presidents Day Tourney (9,10,11,12,13)	112	3	2240	2,408
Mar 12-17	Spring Break Tourney	64	6	4260	1,652
Mar 19-24	Spring Break Tourney	64	6	4260	1,652
Mar 26-31	Spring Break Tourney	64	6	4260	1,652
Mar 30-Apr 1	PG BCS HS Classic	48	3	1480	1,796
Apr 6-8	PG BCS HS Classic	48	3	1480	1,796
Apr 7-9	PG Super25 Florida State Regional (9,10,13)	72	3	1872	1,548
Apr 14-16	PG Easter Classic (9,10,11,12,13,14)	164	3	4264	3,526
Apr 21-23	PG Super25 Florida State Regional (11,12,14)	72	3	1872	1,548
Apr 28-30	FL State Championship (9,10,13)	72	3	1872	1,548
May 5-7	FL State Championship (11,12,14)	72	3	1872	1,548
May 20-21	Sunshine East Showcase	16	2	540	422
May 26-29	East Memorial Day Classic (10,12,14,16,18)	320	4	8360	8,660
Jun 2-5	PG Super25 Florida State Regional (15,16,17)	80	4	2430	2,410
Jun 9-12	FL State Championship (15,17)	96	4	2910	2,890
Jun 9-15	BCS Finals (18)	60	7	3600	1,800
Jun 10-13	PG Jr National Showcase	8	4	1200	424
Jun 14-19	PG National Showcase	14	6	2250	967
Jun 16-19	FL State Championship (16)	80	4	2430	2,410
Jun 23-29	BCS Finals (11,12)	60	7	4680	1,290
Jun 23-29	PG Super25 National Championship (11,12)	50	7	3900	1,075
Jun 24-27	FL State Championship (18)	56	4	1710	1,690
Jun 30-Jul 6	PG Series Classic Softball (12,14,16,18)	48	7	4620	1,226
Jun 30-Jul 6	BCS Finals (15)	132	7	8040	3,980
Jun 30-Jul 6	PG Super25 National Championship (15)	25	7	1500	750
Jul 3-9	BCS Finals (13,14)	160	7	9600	3,920
Jul 3-9	PG Super25 National Championship (13,14)	50	7	3000	1,225
Jul 6-12	BCS Finals (9,10)	64	7	4992	1,376
Jul 6-12	PG Super25 National Championship (9,10)	32	7	2496	688
Jul 10-16	BCS Finals (17)	132	7	8220	4,010
Jul 10-16	PG Super25 National Championship (17)	25	7	1500	750
Jul 10-16	PG Series Classic (14)	80	7	5040	2,200
Jul 12-18	PG Series Classic Softball (11,13,15,17)	48	7	4620	1,226
Jul 17-23	BCS Finals (16)	132	7	8220	4,010
Jul 17-23	PG Super25 National Championship (16)	25	7	1500	750
Jul 18-23	PG Softball National Championships (12,14,16,18)	48	6	2020	1,052
Jul 23-29	PG Series Classic (11)	80	7	8400	1,960
Jul 24-30	PG Series Classic (12)	80	7	8400	1,960
Jul 30-Aug 5	PG Series Classic (13)	80	7	9520	2,200
Jul 31-Aug 6	PG Series Classic (15,16)	160	7	19390	4,450
Aug 19-20	Florida Top & Under Showcase	14	2	460	363
Sep 1-4	East Labor Day Classic (9,10,11,12,13,Fresh,Under, Upper)	152	4	3040	3,952
Sep 9-10	PG Series Challenge (9,10,11,12,13,14,15,16,17,18)	10	2	20	170
Sep 22-24	Florida Youth Classic (9,10,11,12,13)	70	3	1820	1,505
Oct 5-9	WWBA Underclass World Championship	340	5	11700	11,720
Oct 13-16	WWBA Florida Qualifier	112	4	1892	3,298
Oct 20-22	Florida Fall Championship (9,10,11,12,13)	64	3	1664	1,376
Oct 26-29	WWBA Youth World Championships (9,10,11,12)	64	4	2496	1,376
Oct 26-30	WWBA World Championship	100	5	8800	4,600
Nov 23-25	Thanksgiving Tournament (9,10,11,12,13,14)	96	3	2496	2,064
Dec 28-30	National Showcase Softball	8	3	340	246
Dec 28-30	National Underclass Main Showcase	42	3	1300	1,049
	TOTALS	4,263	267	214,596	116,429

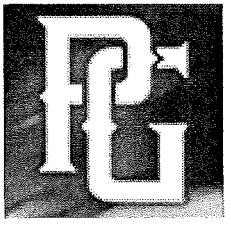


	Team-Days of Play	% of Average	Baseball 2-Way Trips[1]
Average	398	100%	12600
Winter & Spring Avera	271	68%	8588
Summer Average	447	112%	14160
Fall Average	397	99.8%	12580

Footnotes:

(1) The 2-way average annual trips (12600) were derived based on the traffic data provided by Perfect Game.

(2) The winter & spring average (8588) reflects a reduction of 32% from the annual average.



Gary Nelson,
Senior Vice President - Planning & Development
Kitson & Partners Communities
11390 Palm Beach Blvd.
Fort Myers, FL 33905

Dear Gary,

Perfect Game tournaments have been held around the country and in particular, the state of Florida in locations such as Jupiter and Fort Myers. The PG events in Lee County typically host 40,000 players and 2,500 teams per year. We are looking to triple these numbers in the first three years of opening. Our busiest tournament schedule is held during the summer months when the players are out of school on summer break.

Based on tournament data that we have, we are able to provide the following traffic estimate that we can expect on average for tournament play.

5 games per day per field.
Each game will have approximately 60 cars/vans/buses, in/out trips.
The second, third, fourth, and fifth games per day will be an overlap.
(Est time - 9 AM, 11:15 AM, 1:30 PM, 3:45 PM)
Composition of arrival and departures:
10% Coaches and scouts
90% Players and parents

The above information was calculated using our parking and gate receipts particular to the PG events. We believe that these numbers are the best information that we have regarding our baseball operations. Based on feedback received from our tournaments, we look forward to be able to offer a complete family experience for our participants with close-by hotels, restaurants and other activities in addition to baseball.

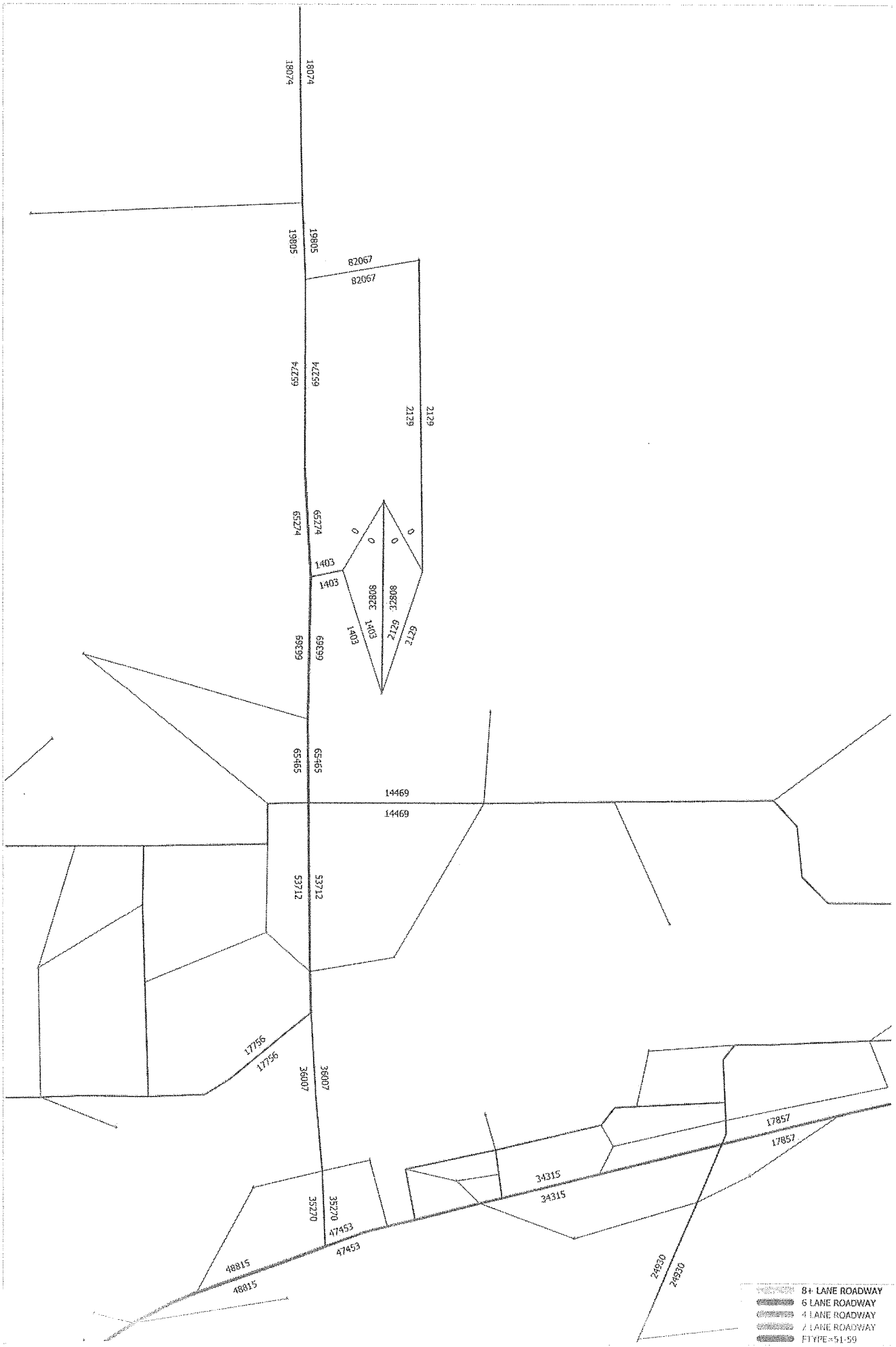
Hope this information is helpful to you.

Sincerely,

Ben Ford
Perfect Game

APPENDIX H

D1RPM without CPA PSWADT



BABCOCK CPA YEAR 2040 WITHOUT PROJECT
PSWDT

(Licensed to Florida Department of Transportation)

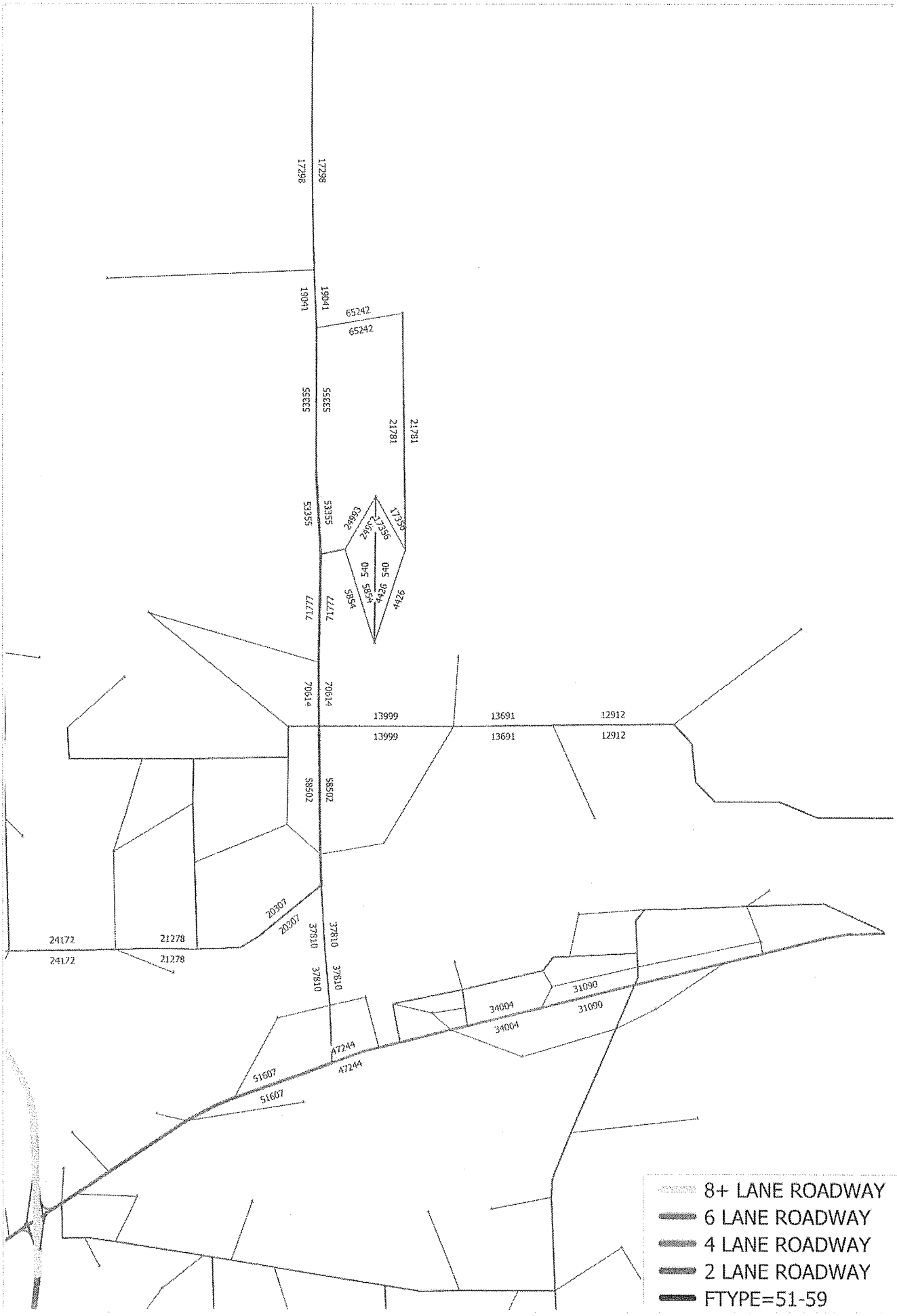


BABCOCK CPA YEAR 2040 WITHOUT PROJECT
PSWDT

Licensed to Florida Department of Transportation

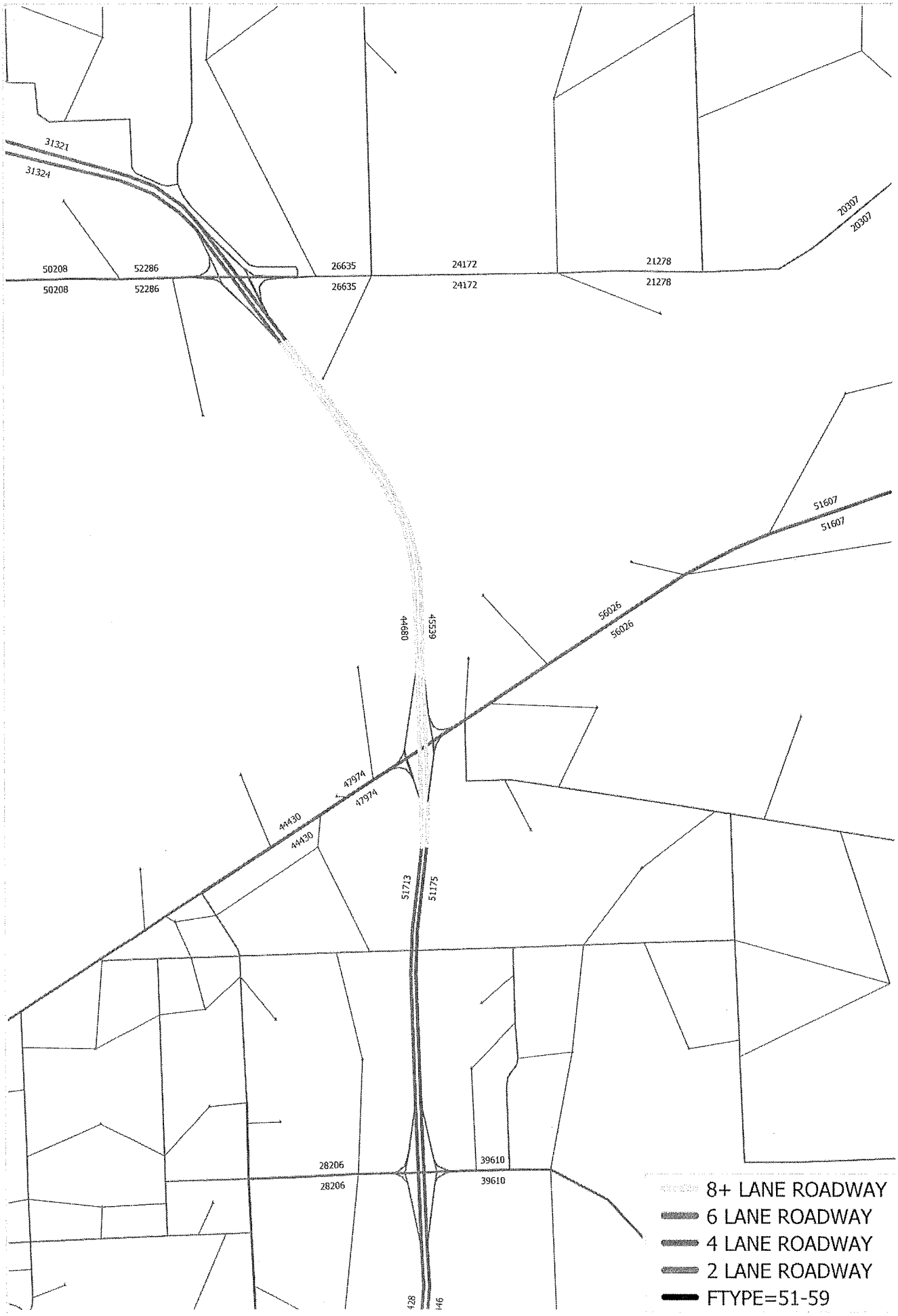
APPENDIX I

D1RPM with CPA PSWADT



BABACOCK CPA YEAR 2040 WITH PROJECT
PSWDT VOLUMES

(Licensed to Florida Department of Transportation)



BABACOCK CPA YEAR 2040 WITH PROJECT
PSWDT VOLUMES