

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

August 15, 2017

The Honorable John Manning
Chairman, Lee County
Board of County Commissioners
Post Office Box 398
Fort Myers, Florida 33902-0398

Dear Chairman Manning:

The Department of Economic Opportunity (“Department”) has completed its review of the proposed comprehensive plan amendment for Lee County (Amendment No. 17-4DRI), which was received and determined complete on June 16, 2017. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified two objections and have included recommendations regarding measures that can be taken to address the objections. We are also providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is “in compliance” as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

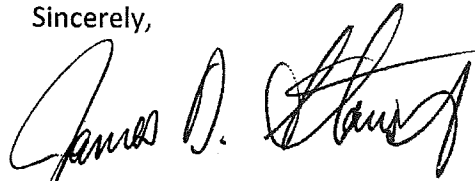
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. Also, please note that Section 163.3184(4)(e)1., F.S., provides that if the second public hearing is not held within 180 days of your receipt of the Department’s attached report, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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.

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

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large initial "J" and "S".

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

Enclosures: Objections, Recommendations, and Comments Report
Reviewing Agency Comments
Procedures for Adoption

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

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY
OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT
FOR
LEE COUNTY
PROPOSED AMENDMENT 17-4DRI

August 15, 2017
Division of Community Development
Bureau of Community Planning and Growth

**OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT
FOR
LEE COUNTY
AMENDMENT 17-4DRI**

I. CONSISTENCY WITH CHAPTER 163, PART II, F.S.

Proposed Amendment 17-4DRI includes amendments to the Lee County Comprehensive Plan maps (Map 1 Future Land Use Map; and Map 4 Private Recreation Facilities Overlay) and text (Glossary; Tables 1(a) and 1(b); Conservation and Coastal Management Element Policy 114.1.1; and Future Land Use Element Goal 35, Objectives 1.6, 35.3, 35.4 and 35.11 and Policies 1.6.1, 35.3.4, 35.11.1, 35.11.2, and 35.11.3). The proposed amendment to Map 1 Future Land Use Map (FLUM) changes the future land use on 4,157 acres from Density Reduction/Groundwater Resources and Wetlands to New Community and Wetlands.

A. The Department raises the following objections and comment to the proposed amendment regarding Future Land Use Element Objectives 1.6, 35.3 and 35.11, Policies 1.6.1, 35.3.4 and 35.11.2, and FLUM Map 1:

1. **Objection (New Community Land Use Intensity and Mix of Use):** The proposed amendment: (1) intends a balance of residential and non-residential land uses within the area designated as New Community; and (2) proposes a non-residential intensity of use standard that is to be applied to the amount (an unknown amount) of non-residential gross acreage in order to determine the amount of non-residential development potential. However, the proposed amendment does not establish meaningful and predictable standards to implement the plan defining: (1) the quantitative mix of residential and non-residential land uses in order to ensure the balance of land uses intended for the New Community future land use category; and (2) the non-residential intensity of land use within the New Community future land use category. These issues are further explained below.

Proposed Future Land Use Element Objective 1.6 addresses the New Community future land use category and intends that the New Community future land use category is for areas which are suitable for the development of large-scale multi-use communities. Proposed Future Land Use Element Policy 1.6.1 states, in part, that 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 development within the New Community future land use category 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 Amendment 17-4DRI does not establish a meaningful and predictable standard (e.g., percent

distribution of mix among residential and non-residential land uses based on applicable units of measure such as: (1) gross acres residential and gross acres non-residential; or (2) residential dwelling units and non-residential square feet) that defines the quantitative mix of residential and non-residential land uses in order to ensure that development within the New Community future land use category achieves and is consistent with the intended purposes stated in proposed Objective 1.6 and Policy 1.6.1 of a large-scale multi-use community with a balance and complete range of residential and non-residential land uses.

Proposed Policy 35.11.2 provides that the amount of non-residential development potential allowed within the New Community future land use category is a Floor Area Ratio of 0.15, and proposed Policy 35.11.2 states that *"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."* The amendment proposes to designate approximately 3,956 acres as New Community. Because the amendment does not establish standards quantifying the mix of use, the potential maximum amount of gross acreage dedicated to non-residential uses (as calculated by the methodology prescribed in Policy 35.11.2) and thus the potential amount of non-residential use allowed by the amendment is not based on a meaningful and predictable standard. Therefore, the amendment does not establish a meaningful and predictable standard that defines the non-residential intensity of land use.

The amendment is inconsistent with the following requirements: Sections 163.3177(1); 163.3177(2); 163.3177(5)(b); 163.3177(6)(a)1.; and 163.3177(6)(a)3.h., Florida Statutes (F.S.).

Recommendation: Revise Amendment 17-4DRI to establish a meaningful and predictable standard (e.g., percent distribution of mix among residential and nonresidential land uses) that defines the quantitative distribution of the mix of land uses in order to ensure that development within the New Community future land use category achieves and is consistent with the intended purposes stated in proposed Objective 1.6 and Policy 1.6.1 of a large-scale multi-use community with a balance and complete range of residential and nonresidential land uses. The distribution of mix among residential and non-residential land uses should be based on applicable units of measure such as: (1) gross acres residential and gross acres non-residential; or (2) residential dwelling units and non-residential square feet, which define the quantitative mix of residential and non-residential land uses. Revise Amendment 17-4DRI to establish a meaningful and predictable standard for the intensity of non-residential land uses allowed within the New Community future land use category. For the intensity of non-residential land uses, the amendment could establish quantitative caps on the minimum and maximum potential amounts of non-residential land uses (based on units of measure such as gross acres non-residential or non-residential square feet).

2. **Objection (Transportation):** The proposed Amendment 17-4DRI transmittal includes a long-range transportation analysis (year 2040) that: (1) does not analyze the projected future roadway operating conditions and roadway facilities that are needed to meet the roadway level of service standards based on the maximum development potential of the subject amendment

property and background growth; and (2) does not address the long-range roadway network shown on the adopted future transportation map (map series) of the Lee County Comprehensive Plan, and does not identify any amendments that are needed to the adopted future transportation map (map series) in order to meet the long-range level of service standards. Therefore, the proposed amendment is not supported by data and analysis of the roadway network facilities that are needed to support the maximum development potential of the amendment, and the proposed amendment is not supported by data and analysis demonstrating coordination of future land use planning with the planning of future transportation facilities in the Lee County Comprehensive Plan. Because of the lack of coordination between land use planning and transportation facility planning, the proposed Amendment 17-4DRI may potentially create adverse impacts to important state facilities including State Road 31, State Road 78, State Road 80 and Interstate-75.

The proposed amendment analyzes roadway improvements identified in the Lee County Metropolitan Planning Organization (MPO) 2040 Long Range Transportation Plan (MPO 2040 LRTP); however, the MPO 2040 LRTP was recently amended to revise road improvements, and the Amendment 17-4DRI data/analysis of the MPO 2040 LRTP is not based on the road improvements identified in the current MPO 2040 LRTP as recently amended. Thus, Amendment 17-4DRI is not supported by best available data and analysis of the road improvements identified in the Lee County MPO 2040 LRTP. In addition, the Lee County MPO 2040 LRTP is not part of the adopted portion of the Lee County Comprehensive Plan, and thus, the Amendment 17-4DRI transportation analysis of the MPO 2040 LRTP does not address coordination of the roadway network needed to support Amendment 17-4DRI with the Lee County Comprehensive Plan adopted future transportation map (map series). Lee County has transmitted a proposed Amendment 17-5ESR (Lee County anticipates adoption of Amendment 17-5ESR in August 2017), which proposes an amendment to include the Lee County MPO 2040 LRTP in the Lee County Comprehensive Plan future transportation map (map series).

The Amendment 17-4DRI data/analysis includes a Traffic Study (prepared by David Plummer & Associates) that assumes a non-residential square footage that is not based on the maximum non-residential development potential allowed by proposed Amendment 17-4DRI. Proposed Policy 35.11.2 provides that the amount of non-residential development potential allowed within the New Community future land use category is a Floor Area Ratio of 0.15, and proposed Policy 35.11.2 states that *"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."* The amendment proposes to designate approximately 3,956 acres as New Community. As indicated in Objection 1, the proposed amendment does not establish a meaningful and predictable standard to achieve a balanced mix of land uses (or establish a meaningful and predictable standard that defines the percent distribution of residential and non-residential land use among the mix of land uses such that the maximum amount of non-residential land use could be determined within the area designated as New Community to achieve a balanced mix of land uses). Thus, the potential maximum amount of gross acreage dedicated to non-residential uses (as calculated by the methodology prescribed in Policy 35.11.2 and as measured by applying the FAR 0.15 to the

gross acreage) would be an amount of square footage significantly larger than the amount assumed by the Traffic Study. For example, if 50 percent of the 3,956 acres designated as New Community are dedicated to non-residential use, the maximum non-residential development potential would be approximately 12,927,061 square feet. The amendment Traffic Study assumes a non-residential square footage of 2,070,000 square feet (hotel 900,000 sf for 1,500 hotel rooms; retail/entertainment 870,000 sf; office 300,000 sf; Traffic Study page 4), which would require approximately 317 acres to be dedicated to non-residential use (or approximately 8 percent of the 3,956 acres that are designated as New Community). Thus, the non-residential square footage land use assumption of the Traffic Study is not based on the maximum non-residential development potential allowed by proposed Amendment 17-4DRI. In addition, the Traffic Study assumes a 42 field baseball sports complex, which is not a reasonable land use assumption at this time for the amendment property based on best available data and analysis.

The amendment is inconsistent with the following requirements: Sections 163.3177(1)(f); 163.3177(2); 163.3177(6)(a)2., and 8.; and 163.3177(6)(b), F.S.

ORC Recommendation: Revise Amendment 17-4DRI to establish meaningful and predictable standards regarding the mix of residential and non-residential land uses and the non-residential intensity of use as recommended under Objection 1 of this Report. Revise the Amendment 17-4DRI transportation long range analysis to: (1) be based upon land use assumptions that are consistent with the future land uses (land use types and mix and maximum densities/intensities of land uses) allowed by Amendment 17-4DRI; (2) address the deficiencies/inconsistencies identified in item numbers 2, 3, 4, 8, 9, 10, and 11 in the Florida Department of Transportation (FDOT) Memorandum (dated July 14, 2017) as referenced in their letter of July 14, 2017, reviewing the proposed plan amendment (letter and memorandum are enclosed); (3) analyze the projected future roadway operating conditions and roadway facilities that are needed to meet the roadway level of service standards based on best available data/analysis of the future land uses proposed for the subject amendment property and background growth; and (4) address the long-range roadway network shown on the adopted future transportation map (map series) of the Lee County Comprehensive Plan, and identify any amendments that are needed to the adopted future transportation map (map series) in order to meet the level of service standards for the long-range. Revise Amendment 17-4DRI, based on the data/analysis, to include any amendments that are needed to the Lee County Comprehensive Plan adopted future transportation map (map series) in order to coordinate future land use and transportation planning in the Lee County Comprehensive Plan.

Given the short buildout anticipated for the project, the County should consider revising the amendment data and analysis to include a short-term (five-year) and buildout (year 2026) transportation analysis in order to identify potential impacts of Amendment 17-4DRI to the State Highway System, particularly State Road 31, State Road 78, State Road 80, and Interstate-75 as requested by FDOT. The short-term analysis should consider best available data and analysis, including reasonable assumptions, regarding the amount of development (on the subject amendment property and background growth) within the five-year timeframe, and the

buildout analysis should consider best available data and analysis regarding the anticipated amount of development at buildout on the subject amendment property and background growth. In considering the short-term analysis, the County should review the methodology and assumptions for the long-term analysis identified above for consistency. Also, consideration should be given to analyzing the coordination of any needed roadway facility improvements with the Lee County Comprehensive Plan Capital Improvements Element Five-Year Schedule of Capital Improvements in order to meet the level of service standards for the short-range timeframe.

3. Comment (Water Supply, Potable Water and Sanitary Sewer Facilities): The FLUM Map 1 amendment data and analysis estimate the potable water and sanitary sewer demands created by the amendment and provide letters from the potable water and sanitary sewer utility (MSKP Town and Country Utility, LLC) asserting available planned capacity of potable water and sanitary sewer facilities to serve the estimated demands of the amendment property. However, the amendment is not supported by data and analysis demonstrating that the amendment coordinates land use planning with the planning of water supply, potable water and sanitary sewer facilities. Specifically, the amendment data and analysis should be revised to support the plan amendment with the following quantitative information: (1) the amount of projected demands on potable water and sanitary sewer facilities created by the maximum development potential of the plan amendment; (2) the amount of permitted potable water withdrawal; (3) the amount of planned capacity of the water treatment facility and wastewater treatment facility; (4) the amount of projected demands from the entire service area of the water treatment facility and the entire service area of the wastewater treatment facility; (5) demonstration that the amount of planned available capacity of water supply, potable water facilities and wastewater facilities is adequate to serve the projected demands from the amendment property and other development anticipated to be served by the facilities; and (6) identification of any additional water supply, potable water and sanitary sewer facilities needed to serve the projected demands. Revise the amendment, if necessary, to be supported by the data and analysis.

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR STATE COORDINATED REVIEW**

Section 163.3184(4), Florida Statutes

May 2011

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Economic Opportunity posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

Eubanks, Ray

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, July 13, 2017 1:16 PM
To: Eubanks, Ray; DCPexternalagencycomments
Cc: Plan_Review
Subject: Lee County 17-4DRI Proposed


To: Ray Eubanks, DEO Plan Review Administrator

Re: Lee County 17-4DRI – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.



Eubanks, Ray

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Monday, July 10, 2017 10:06 AM
To: DCPexternalagencycomments
Cc: bdunn@leegov.com; Mikki Rozdolski (MRozdolski@leegov.com); Winningham, Brenda; Margaret Wuerstle (mwuerstle@swfrpc.org)
Subject: Lee County, DEO #17-4DRI Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Eubanks:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Lee County (County). The amendment changes the land use designation, on approximately 4,156 acres in the Babcock Ranch DRI, from Density Reduction/Groundwater Resource (DR/GR) and Wetlands to New Community and Wetlands. The proposed changes do not appear to adversely impact the water resources in this area; therefore, the District has no comments on the proposed amendment package.

The District offers technical assistance to the County in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or doblaczy@sfwmd.gov

Eubanks, Ray

From: Hight, Jason <Jason.Hight@MyFWC.com>
Sent: Wednesday, July 19, 2017 5:14 PM
To: bdunn@leegov.com; DCPexternalagencycomments
Cc: Wallace, Traci; Chabre, Jane; Wettstein, Fritz; Goff, Jennifer; Graef, Thomas; Keltner, James; lherrero@johnsoneng.com; gnelson@kitsonpartners.com; alexisc@waldropengineering.com
Subject: FWC's Comments on Lee County 17-4 DRI (CPA2016-00013 [Babcock])
Attachments: Lee County 17-4DRI_33348_071917.pdf; Babcock Ranch Phase 1A_20712_061215.pdf; Charlotte County 16-2ESR_31070_070116.pdf

Please find attached FWC's comments on the above-referenced project. You will **not** receive a hard-copy version of this letter unless requested.

If you wish to reply to our comments, please send your reply to:

FWCConservationPlanningServices@myFWC.com

Sincerely,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 228-2055



July 19, 2017

**Florida Fish
and Wildlife
Conservation
Commission**

Brandon Dunn
Lee County Planning Section
P.O. Box 398
Fort Myers, FL 33902-0398
bdunn@leegov.com

Commissioners
Brian Yablonski
Chairman
Tallahassee

Aliese P. "Liesa" Priddy
Vice Chairman
Immokalee

Ronald M. Bergeron
Fort Lauderdale

Richard Hanas
Oviedo

Bo Rivard
Panama City

Michael W. Sole
Tequesta

Robert A. Spottswood
Key West

RE: Comprehensive Plan Amendment (CPA2016-00013 [Babcock]), Lee County 17-4DRI

Dear Mr. Dunn:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the above-referenced comprehensive plan amendment and provides the following comments and recommendations for your consideration in accordance with Chapter 163.3184(3), Florida Statutes. While we have no objection to the amendment, we offer the following information as technical assistance during your review of the application and as documentation of FWC staff's involvement in planning for this project on the subject property.

Proposed Amendment

The proposed Comprehensive Plan Amendment covers approximately 4,157 acres within the Babcock Ranch development that lies within the Lee County portion of the project area. Specifically, the proposal would change the designation in the Future Land Use Map (FLUM), Map 1 from Density Reduction/Groundwater Resource (DR/GR) and Wetlands to New Community and Wetlands, and remove the lands from FLUM Map 4 designated as the Private Recreational Facilities Overlay. If these planning amendments and local zoning changes for this property are approved, it would allow for a clustered, low density, mixed-use development with a maximum of one dwelling unit per 2.5 acres for 1,630 dwelling units, 1,170,000 square feet of non-residential uses, 600 hotel rooms, and other ancillary recreational and civic spaces. Current zoning and density provisions only allow for the property to be subdivided into 10-acre tracts in the DR/GR future land use category and 20-acre tracts in the Wetlands future land use category.

The lands contained in this application are dominated by agricultural uses and include 3,428 acres of uplands (improved pasture, pine flatwoods, palmetto prairies, mixed rangeland, pine with oak and cabbage palm, live oak, and upland scrub). Herbaceous and forested wetlands represent approximately 672 acres with varying degrees of disturbance and exotic infestation and the remaining 57 acres consists of streams, waterways and manmade surface waters associated with agricultural activities. These changes would allow for 1,662 acres (40% of property) of the agricultural lands to be developed and 2,494 acres (60% of property) to be set aside as open space. The majority of the open space area will be enhanced or restored, then placed under a permanent conservation easement. This will add to the existing conservation lands within northeast Lee County.

Executive Staff

Nick Wiley
Executive Director

Eric Sutton
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

Office of the
Executive Director
Nick Wiley
Executive Director

(850) 487-3796
(850) 921-5786 FAX

*Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.*

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488-4676

Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com

Potentially Affected Resources

A *Babcock Environmental Impacts/Benefits Analysis* (November 2016) was provided by Johnson Engineering for the CPA and identifies the following as potentially occurring on the parcel: gopher tortoise (*Gopherus polyphemus*, State Threatened, ST), little blue heron (*Egretta caerulea*, ST), reddish egret (*Egretta rufescens*, ST), tricolored heron (*Egretta tricolor*, ST), southeastern American kestrel (*Falco sparverius paulus*, ST), Florida sandhill crane (*Antigone canadensis pratensis*, ST), roseate spoonbill (*Platalea ajaja*, ST), Everglades mink (*Neovison vison evergladensis*), Sherman's fox squirrel (*Sciurus niger shermani*, State Species of Special Concern) and the Florida black bear (*Ursus americanus floridanus*). Presently, gopher tortoise is the only known state-listed species located within the Lee County portion of the Babcock Ranch Community (BRC) while other listed species have been observed foraging, but not nesting.

Prior to each phase of construction, 100% surveys for gopher tortoise are proposed to be conducted in suitable gopher tortoise habitat, by or under supervision of an Authorized Gopher Tortoise Agent. Snags and cavity trees within a construction area are proposed to be surveyed prior to removal to ensure there is no direct taking of a potential bat roost. Additional pre-construction surveys may be conducted or protection measures implemented in accordance with the approved listed species management plans, previously approved during the review of the conceptual Environmental Resource Permit (ERP) for the BRC for the following wildlife species: American alligator, gopher tortoise, eastern indigo snake, sandhill crane, wood stork, listed wading birds, burrowing owl, Audubon's crested caracara, Florida scrub-jay, red cockaded woodpecker, Sherman's fox squirrel, Florida black bear, and Florida panther.

There are 11 proposed wildlife crossings contained in South Florida Water Management District (SFWMD) conceptual ERP for the entire Babcock Ranch site. Only one is contained in this proposed amendment and the design details will be finalized in coordination with FWC staff, Florida Department of Transportation (FDOT) staff, and the applicant during future permitting phases. The development will also have multiple trails with access and use available to both residents and the public. To inform the residents and visitors that may be utilizing these trails about human-wildlife coexistence within the BRC, several layers of education will be provided to help them identify potential species that may be encountered and actions that should be implemented to minimize potential conflicts. The Property Owner Association (POA) documents contain information related to wildlife that may be found within the development, the need for bear-proof containers, and the use of prescribed fire as a management tool. Additional information will be provided for residents and visitors via educational kiosks placed at trail heads, signage at shade structures, and the Discovery Center (located in the Charlotte County BRC Town Center).

Comments and Recommendations

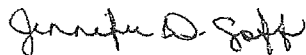
FWC staff played an active role in the visioning of the BRC since Kitson & Partners purchased the Crescent B Ranch in 2006. Shortly after land purchase, interested individuals from the public, non-governmental organizations (NGOs), and regulatory

agencies were invited to a series of charrettes to help develop a strategic vision plan for the property. FWC staff participated in several of the charrettes (February 1st, 2nd, and 8th of 2006) to facilitate planning for wildlife preserves and connectivity across the future development/preserve interface. The FWC is also an active member of the State's Acquisition and Restoration Council (ARC), which was instrumental in determining the final boundary of that portion of the Babcock Ranch that would be purchased by the State, now known as the Babcock Ranch Preserve. In 2008 through 2009, FWC staff participated in a Steering Committee that included FDOT, the Friends of Myakka River, Audubon and the Sierra Club that provided additional input and continues to play an active role in the management oversight of the Babcock Ranch Preserve, of which a portion is coordinated with the mitigation activities occurring on the BRC.

FWC staff previously provided comments for the Charlotte County Development of Regional Impact (DRI) and subsequent notices of proposed changes, the original SFWMD Conceptual ERP and ongoing applications for construct/operate modifications of specific development areas, and the ongoing Lee County Comprehensive Plan Amendments and zoning applications. Our previous comments and recommendations for fish and wildlife resources and any potential impacts from these projects remain the same and are enclosed for your reference. FWC staff will also continue to provide further technical assistance for the wildlife crossings and potential impacts to listed species during future permitting phases of this project.

We appreciate the opportunity to continue to provide input to this project. If you need further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at Jane.Chabre@MyFWC.com. If you have specific technical questions regarding the content of this letter, please contact Jim Keltner by phone at (239) 332-6972 x9209 or by email at James.Keltner@MyFWC.com.

Sincerely,



Jennifer D. Goff
Land Use Planning Program Administrator
Office of Conservation Planning Services

jdj/jdk

Env I
Lee County 17-4DRI_33348_071917
Attachments (3)

cc: Laura Herrero, Johnson Engineering, lherrero@johnsoneng.com
Gary Nelson, Babcock Property Holdings LLC, gnelson@kitsonpartners.com
Alexis Crespo, Waldrop Engineering, alexisc@waldropengineering.com
Ray Eubanks, Department of Economic Opportunity,
DCPexternalagencycomments@deo.myflorida.com



July 1, 2016

Florida Fish and Wildlife Conservation Commission

Claire Jubb, Director
Charlotte County Community Development
18400 Murdock Circle
Port Charlotte, FL 33948
Claire.Jubb@charlottefl.com

- Commissioners
Brian Yablonski
Chairman
Tallahassee
Aliese P. "Liesa" Priddy
Vice Chairman
Immokalee
Ronald M. Bergeron
Fort Lauderdale
Richard Hanas
Oviedo
Bo Rivard
Panama City
Charles W. Roberts III
Tallahassee
Robert A. Spottswood
Key West

Re: Large Scale Plan Amendment (PA-16-02-01-LS), Charlotte County 16-2ESR

Dear Ms. Jubb:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the above-referenced comprehensive plan amendment and provides the following comments and recommendations for your consideration in accordance with Chapter 163.3184, Florida Statutes. While we have no objection to the amendment, we offer the following information as technical assistance when planning for any additional development that may occur on the subject property.

Proposed Amendment

The proposed comprehensive plan amendment would modify the Future Transportation Map Series Map #7: Bicycle and Pedestrian Ways to add the Babcock Trail Alignment. The proposed trail alignment begins just east of I-75 in the Babcock-Webb Wildlife Management Area (WMA), runs east 12.6 miles following the unpaved Tuckers Grade Road through the WMA to connect to State Road 31. The alignment then connects to a proposed, multi-use trail winding through Babcock Ranch to the south, then connects to the Pine Island Trail Corridor (SR 31) again heading south to terminate at Bayshore Road. The addition of the trail alignment would also be added to the Long Range Transportation Plan making it eligible for state and federal funding for improvements. The dominant land covers along the trail include mesic flatwoods, hydric pine, dry prairie, wet prairie freshwater marsh, forested wetlands, and lakes.

Potentially Affected Resources

To provide species and habitat information to Charlotte County staff for future planning, FWC staff conducted a geographic information system (GIS) analysis of the project area. Based on this analysis, the project area is located near, within, or adjacent to:

- One or more wood stork (Mycteria americana, Federally Threatened [FT]) nesting colony core foraging areas (CFA). The CFA constitutes an 18.6-mile radius around the nesting colony.
U.S. Fish and Wildlife Service (USFWS) Consultation Area for the following federally listed species:

Executive Staff
Nick Wiley
Executive Director
Eric Sutton
Assistant Executive Director
Jennifer Fitzwater
Chief of Staff
Office of the Executive Director
Nick Wiley
Executive Director
(850) 487-3796
(850) 921-5786 FAX
Managing fish and wildlife resources for their long-term well-being and the benefit of people.
620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488-4676
Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)
MyFWC.com

- Red-cockaded woodpecker (*Picoides borealis*, Federally Endangered [FE])
- Audubon's crested caracara (*Polyborus plancus audubonii*, FT)
- Florida scrub jay (*Aphelocoma coerulescens*, FT)
- Florida bonneted bat (*Eumops floridanus*, FE)
- Florida grasshopper sparrow (*Ammodramus savannarum floridanus*, FE)
- Florida panther (*Puma concolor coryi*, FE- Primary Dispersal/Expansion Area)

- Potential habitat for state- and federally listed species:
 - Eastern indigo snake (*Drymarchon corais couperi*, FT)
 - Gopher tortoise (*Gopherus polyphemus*, State Threatened [ST])
 - Florida pine snake (*Pituophis melanoleucus mugitus*, State Species of Special Concern [SSC])
 - Sherman's fox squirrel (*Sciurus niger avicennia*, ST)
 - Sherman's short-tailed shrew (*Blarina carolinensis shermani*, SSC)
 - Florida sandhill crane (*Grus canadensis pratensis*, ST)
 - Florida burrowing owl (*Athene cunicularia*, SSC)
 - Little blue heron (*Egretta caerulea*, SSC)

- Bald eagle (*Haliaeetus leucocephalus*) nest:
 - CH033 approximately 1,000 feet south of the eastern portion of the project site which was last active in 2013

- Wading bird rookeries:
 - 619116 located approximately 2,400 feet south of the west central portion of the project; last known active in 1980
 - 619116 located approximately 2,300 feet south of the east central portion of the project; last known active in 1980

- Habitat for the Florida black bear (*Ursus americanus floridanus*) – South Central Bear Management Unit

- Babcock/Webb Wildlife Management Area (WMA) managed by the FWC

Comments and Recommendations

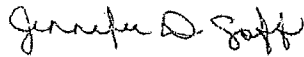
Future Coordination

Based on the location of the alignment and the habitat and species information above, FWC staff will be available to provide technical assistance to county staff and others if improvements within the alignment are planned. Specifically, FWC staff can provide information and guidance during the planning stages for prescribed fire, hunting access, human-wildlife interactions (bears and panthers), listed species, and wildlife surveys. The Florida Wildlife Conservation Guide (FWCG) can also provide helpful information for County staff during future planning for the corridor (<http://myfwc.com/conservation/value/fwcg/>). Finally, due to the presence of federally listed species within the area, we also recommend County staff coordinate with the

USFWS South Florida Environmental Service Office at (772) 562-3909 for information regarding potential impacts to these species.

The comments provided above are intended to assist the County in fulfilling the requirements of Objective 2.3: Protect Listed Flora and Fauna of the Charlotte County's Comprehensive Plan Natural Resources Element. We look forward to working with Charlotte County as the proposed project moves forward. FWC staff remains available to provide technical assistance to the County on measures to avoid and minimize potential impacts to fish and wildlife species and their habitats. If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions regarding the content of this letter, please contact Mark Schulz at (863) 648-3820 or by email at mark.schulz@MyFWC.com.

Sincerely,



Jennifer D. Goff
Land Use Planning Program Administrator
Office of Conservation Planning Services

jdg/mas
ENV 2-3-3
Charlotte County 16-2ESR_31070_070116

cc: Ray Eubanks, DEO, DCPexternalagencycomments@DEO.myflorida.com



June 12, 2015

Florida Fish and Wildlife Conservation Commission

Jewelene Harris
South Florida Water Management District
2301 McGregor Boulevard
Fort Myers, FL 33901
jsharris@sfwmd.gov

Commissioners

Richard A. Corbett
Chairman
Tampa

Brian Yablonski
Vice Chairman
Tallahassee

Ronald M. Bergeron
Fort Lauderdale

Richard Hanas
Oviedo

Aliese P. "Liesa" Priddy
Immokalee

Bo Rivard
Panama City

Charles W. Roberts III
Tallahassee

RE: Babcock Ranch Phase 1A, South Florida Water Management District (SFWMD)
Environmental Resource Permit (ERP) Application #150220-10, Charlotte
County

Dear Ms. Harris:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the
above-referenced permit application. We provide the following comments and
recommendations as technical assistance during your review of the ERP application
under Chapter 373, Florida Statutes (F.S.), and in accordance with FWC's authorities
under Chapter 379, F.S.

Executive Staff

Nick Wiley
Executive Director

Eric Sutton
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

Office of the
Executive Director

Nick Wiley
Executive Director

(850) 487-3796
(850) 921-5786 FAX

Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488-4676

Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com

Project Description

The applicant seeks a permit modification to ERP 08-0004-S-05 to construct Phase 1A
consisting of 219 single-family homes, a 30-acre commercial retail center, and associated
infrastructure on approximately 359 acres in Charlotte County. The subject property is
located in the northwestern corner of the Babcock Ranch Community and lies
immediately east of SR 31. The Babcock Community received conceptual approval from
the SFWMD on April 15, 2010 (ERP #08-00004-S-05). The conceptual approval
established 10,000 acres of development and 6,000 acres of on-site wetland mitigation.
The current land covers on the project site include borrow pits, pine flatwoods, brushland,
pasture, freshwater marsh, shrub wetland, and wet prairie.

Based on the proposed site plan, the applicant intends to permanently impact 15.81 acres
of shrub wetlands, 44.29 acres of freshwater marsh and 7.23 acres of wet prairie; and
temporarily impact 0.04 acres of shrub wetland, 2.18 acres of freshwater marsh, and 0.81
acres of wet prairie. The applicant is proposing the withdrawal of 3.74 herbaceous
credits from on-site Mitigation Area C Phase 1, 16.03 herbaceous credits from Mitigation
Area C Phase 2, and 23.0 herbaceous credits from Mitigation Area C Phase 3 as
compensatory mitigation.

Potentially Affected Resources

FWC staff conducted a geographic information system (GIS) analysis of the project area.
Based on this analysis, the project area is located near, within, or adjacent to:

- Two wood stork (*Mycteria americana*, Federally Threatened [FT]) nesting colony core foraging areas (CFA). The CFA constitutes an 18.6-mile radius around the nesting colony.
- U.S. Fish and Wildlife Service (USFWS) Consultation Area for the following federally listed species:
 - Florida panther (*Puma concolor coryi*, Federally Endangered [FE]) - Primary Dispersal/Expansion Area
 - Red-cockaded woodpecker (*Picoides borealis*, FE)
 - Audubon's crested caracara (*Polyborus plancus audubonii*, FT)
 - Florida scrub jay (*Apelocoma coerulescens*, FT)
 - Florida bonneted bat (*Eumops floridanus*, FE)
- Potential habitat for state- and federally listed species:
 - Eastern indigo snake (*Drymarchon corais couperi*, FT)
 - Sherman's fox squirrel (*Sciurus niger avicennia*, State Threatened [ST])
 - Gopher tortoise (*Gopherus polyphemus*, ST)
 - Florida sandhill crane (*Grus canadensis pratensis*, ST)
 - Little blue heron (*Egretta caerulea*, State Species of Special Concern [SSC])
- Habitat for the Florida black bear (*Ursus americanus floridanus*)
- Babcock/Webb WMA managed by the FWC within 0.5 miles

According to the *Environmental Supplement* (Rev. April 2015) by Johnson Engineering, submitted in support of the permit application, listed species surveys were conducted on the proposed project site in 2006, 2007, and February 2015. Based on these survey efforts, wood stork, Florida sandhill crane, gopher tortoise, snowy egret (*Egretta thula*, SSC), white ibis (*Eudocimus albus*, SSC), tricolored heron (*Egretta tricolor*, SSC), and little blue heron have been observed on site.

A Biological Opinion (USFWS Consultation Code: 41420-2007-F-0900) was issued in August 2009 for the Babcock Ranch Community. The USFWS determined that the project "may affect but not likely adversely affect" the eastern indigo snake, Florida scrub jay, Audubon's crested caracara, and red-cockaded woodpecker. The USFWS also determined the project is "not likely to jeopardize" the continued existence of either the wood stork or Florida panther. These determinations were based on the applicant's proposed on-site and off-site preservation. For the Florida panther, the applicant intends to preserve and manage approximately 2,952 acres on-site and will preserve 5,479 acres and 2,549.11 acres of wetlands off-site. The applicant also intends to construct two crossing structures and associated fencing to allow passage of panthers on SR 31. For the wood stork, the applicant intends to preserve 2,460 acres of wetlands on-site and create 268 acres of new wetlands suitable for wood stork foraging.

Comments and Recommendations

A *Listed Species Management Plan* (Rev. February 2008) (LSMP) by Johnson Engineering was developed as a part of the Development of Regional Impact and approved conceptual ERP for the Babcock Ranch. The LSMP provides additional measures and specific land management criteria including the gopher tortoise, eastern indigo snake, Florida sandhill crane, wood stork, wading birds, Audubon's crested caracara, Florida scrub jay, red-cockaded woodpecker, Sherman's fox squirrel, Florida black bear, and Florida panther. Avoidance, minimization, and mitigation measures found in the LSMP generally follow accepted guidelines for these species. FWC staff offers the following recommendations to further enhance the intent of the LSMP.

Florida Sandhill Crane

Florida sandhill cranes have been documented on the project site and the freshwater emergent marshes onsite may provide potential nesting habitat for this species. FWC staff recommends that surveys for nesting sandhill cranes be conducted during the January through August breeding season prior to construction. If there is evidence of nesting during this period, we recommend that any Florida sandhill crane nest sites be buffered by 400 feet to avoid disturbance by human activities. If nesting is discovered after construction has begun or if maintaining the recommended buffer is not possible, we recommend that the applicant contact FWC staff identified below to discuss potential permitting needs. Basic guidance for conducting wildlife surveys may be found in the Florida Wildlife Conservation Guide (FWCG) at <http://myfwc.com/conservation/value/fwcg/> and FWC Nongame Technical Report No. 15 provides guidance on survey methods for sandhill cranes.

Gopher Tortoise

Gopher tortoises have been documented on the proposed project site. We recommend that the applicant refer to the FWC's Gopher Tortoise Permitting Guidelines (Revised February 2015) (<http://myfwc.com/media/2984206/GT-Permitting-Guidelines-FINAL-Feb2015.pdf>) for survey methodology and permitting guidance prior to construction. Survey methodologies require a burrow survey covering a minimum of 15 percent of potential gopher tortoise habitat to be impacted by development activities including staging areas (refer to Appendix 4 in the Gopher Tortoise Permitting Guidelines for additional information). Specifically, the permitting guidelines include methods for avoiding impacts (such as preservation of occupied habitat) as well as options and state requirements for minimizing, mitigating, and permitting potential impacts of the proposed activities. Any commensal species observed during burrow excavations should be handled in accordance to Appendix 9 of the Gopher Tortoise Permitting Guidelines.

Sherman's Fox Squirrel

The proposed measures and land management criteria for Sherman's fox squirrels found in the LSMP are consistent with FWC's minimum requirements. FWC staff is available to discuss additional measures that could be taken to benefit fox squirrels, both in the preserve and developed areas. In addition, the applicant proposes to distribute an educational brochure to all homeowners. FWC staff recommends that this brochure

should include information deterring homeowners from feeding fox squirrels. The feeding of fox squirrels may result in the squirrels losing their natural fear of humans and becoming a nuisance. If you need further technical assistance regarding human-wildlife interactions, please contact the FWC staff identified below.

Wading Birds

The potential exists for wading bird nesting activity to occur in the forested wetlands in the project area. We recommend that additional surveys for nesting wading birds be conducted during their breeding season, which typically extends from March 1st through August 1st in southern Florida. Basic guidance for conducting wildlife surveys may be found in the FWCG. If there is evidence of nesting during this period, we recommend that any wading bird sites be buffered by 100 meters (328 feet) to avoid disturbance by human activities. If nesting is discovered after construction has begun, or the removal or trimming of trees with active nests is unavoidable, or if maintaining the recommended buffer is not possible, we recommend that the applicant contact the FWC staff identified below to discuss potential permitting alternatives.

Florida Black Bear

FWC has received 10 reports of black bears within roughly a 6-mile radius of the project site since 2012 (compilation of FWC data 1976-2013) and the Florida black bear has the potential to occur within and around the project area. The site is located within the South Central Bear Management Unit as designated by the 2012 Bear Management Plan. While black bears that live in remote areas tend to shy away from people, they are adaptable and will take advantage of human-provided food sources. Once bears become accustomed to finding food around people, their natural wariness is reduced to the point that there can be an increased risk to public safety or private property. There are additional measures that can be taken to reduce conflicts with bears both during and after development activities, including:

- Preserving buffer areas with adequate distance around natural features.
- Following best management practices during construction:
 - Requiring clean construction sites with wildlife-resistant containers for workers to use for food-related and other wildlife attractant refuse.
 - Requiring frequent trash removal and the use of proper food storage and removal on work sites.
- Proactively deterring human-bear conflicts by providing residents and businesses with bear resistant garbage containers and outreach materials regarding bears and successful coexistence with them in potential habitat areas. This information should include deterrent measures, such as:
 - Using bear-resistant garbage containers, and
 - Using electric fencing.

Landscaping designs should focus on removing thick vegetation close to areas that people use such as parking lots. Fencing can also be a deterrent to wildlife movement into an area if there are no food sources or other attractants inside the fenced area. FWC staff is available to assist with residential planning to incorporate the above features. Additional

information about Florida black bears can be found on our website at <http://www.myfwc.com/wildlifehabitats/managed/bear>.

Florida Panther

The proposed project is also located within the Florida panther Primary Dispersal/Expansion Area as defined by the USFWS. The applicant has proposed to mitigate for the habitat impacts to the Florida panther. In order to further reduce the potential for human-wildlife interactions, we recommend that FWC's *Living with Panthers* informative brochure be provided to residents within Babcock Ranch Community. The *Living with Panthers* brochure can be downloaded from our panther website at: http://www.floridapanther.net.org/images/uploads/Living_with_Panthers_9-4-14.pdf. In addition, if any walking or exercise trails are planned, FWC recommends that the applicant consider posting informational signs regarding appropriate actions residents should take if they encounter wildlife such as Florida panthers, Florida black bears, and coyotes.

Florida Bonneted Bat

The project is located within the USFWS Consultation Area for the Florida bonneted bat and potential habitat may exist onsite. While specific guidance has not yet been approved for the Florida bonneted bat, the applicant may want to consider identifying any potential roost sites that could be used by any bat species within the project area. If potential roost sites are located, FWC staff recommends that the cavity should be scoped or the area around it should be searched for signs of bats. If bats are found roosting on near the project site, they should be identified to species to determine if they are the federally endangered bonneted bat. If Florida bonneted bats are identified, the applicant should immediately provide that occurrence information to the FWC and the USFWS South Florida Ecological Services Office (ESO). The USFWS South Florida ESO can be contacted at (772) 562-3909.

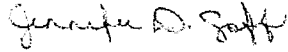
Prescribed Burning

According to the *Environmental Supplement*, prescribed burning will be used to maintain the native vegetative communities in the mitigation areas. FWC staff recommends that the applicant include provisions for a community covenant that would ensure the ability to perform prescribed burns on fire-dependent plant communities within the preserved areas. The applicant may also consider informing prospective home buyers that prescribed burning is an acceptable practice for land management and provide educational materials on what residents can expect during prescribed burns. Information regarding prescribed burning can be found at http://fwc.myfwc.com/docs/LAP_Prescribed_Burning.pdf.

We appreciate the applicant's willingness to work with FWC staff regarding potential wildlife issues on the property. If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical

questions regarding the content of this letter, please contact Mark Schulz at (863) 648-3820 or by email at Mark.Schulz@MyFWC.com.

Sincerely,



Jennifer D. Goff
Land Use Planning Program Administrator
Office of Conservation Planning Services

jdg/mas
ENV 1-12-2
Babcock Ranch Phase 1A_20712_061215

cc: Amy Wicks, Kimley-Horn, amy.wicks@kimley-horn.com
Church Roberts, Johnson Engineering, CLR@johnsoneng.com
Jennifer Korn, FWC, Jennifer.Korn@MyFWC.com
Darrell Land, FWC, Darrell.Land@MyFWC.com
Brooke Talley, FWC, Brooke.Talley@MyFWC.com
Craig Faulhaber, FWC, Craig.Faulhaber@MyFWC.com
Terry Doonan, FWC, Terry.Doonan@MyFWC.com



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

July 14, 2017

Mr. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

**RE: Lee County 17-4DRI Proposed Comprehensive Plan Amendment (Babcock)
State Coordinated Review – FDOT Review Comments and Recommendations**

Dear Mr. Eubanks:

The Florida Department of Transportation (FDOT), District One has reviewed the Lee County 17-4 DRI proposed Comprehensive Plan Amendment (CPA), locally named CPA 2016-00013 (Babcock), pursuant to the state coordinated review (SCR) process set forth in section 163.3184 (4), Florida Statutes (F.S.). The following is a summary of the current Lee County 17-4 DRI proposed CPA along with the Department's comments and recommendations related to important state transportation resources and facilities.

CPA OVERVIEW

The CPA proposes to amend the Lee County Comprehensive Plan Future Land Use (FLU) Map and FLU Element to allow a low density, mixed-use development on 4,157± acres of land located directly south of the Lee/Charlotte County Line and east of SR 31, in Lee County, FL. (reference Figure 1).

Figure 1: Location and Impacted Roadway Map



FLU Map Amendments

- Amend the FLU Map (Map 1) to change the FLU category of the property from Density Reduction/Groundwater Resource (DR/GR) and Wetlands to New Community and Wetlands
- Amend the Private Recreational Facilities Overlay (Map 4) to remove the subject property from the overlay

FLU ELEMENT TEXT AMENDMENTS

Amend Objectives 1.6, 35.3, 35.4 and 35.11 (new Objective and Policies 35.11.1, 35.11.2 and 35.11.3), Policies 1.6.1 and 35.3.4 (new Policy), Goal 35, Policy 114.1.1, and Tables 1(a) and 1(b) to allow a maximum density of 1 dwelling unit per 2.5 acres (1,662 dwelling units), nonresidential uses at a 0.15 floor area ratio (FAR) (1,170,000 square feet) and provide requirements for clustered development, environmental enhancements and permanent conservation.

The following summarizes the major highlights of the proposed text amendments:

- Objective 1.6 and Policy 1.6.1 provide a maximum density of 1 DU per 2.5 acres of uplands for property outside the Gateway/Airport Planning Community, establish a minimum size requirement of 2,000 acres for property to be designated New Community and provide a cross reference to development parameters for property designated New Community within the North Olga Community Planning area
- Goal 35, Objectives 35.3 and 35.4 and new Policy 35.3.4 reference the uses allowed under new Objective 35.11
- New Objective 35.11 establishes the New Community FLU category within the North Olga Community as follows:
 - New Policy 35.11.1 specifies the maximum density of one DU per 2.5 acres
 - New Policy 35.11.2 specifies the maximum permitted FAR of 0.15 for nonresidential uses
 - New Policy 35.11.3 specifies the conditions of a Planned Development Rezoning regarding Environmental Enhancements, Water Quality and Hydrological Enhancements, Infrastructure Enhancements and Community Character
- Policy 114.1.1 allows owners of wetlands adjacent to the New Community FLU category to transfer densities to developable contiguous uplands per Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities
- Table 1(a), Summary of Residential Densities, limits residential densities on the New Community FLU category within the North Olga Community to one DU per 2.5 acres
- Table 1(b), Year 2030 Allocations, revises the allocations of development permitted within each FLU category to reflect the Babcock development in Lee County

FDOT COMMENTS

FDOT is responsible for preserving and maintaining the functional operation of the State Highway System (SHS) and the focus the review is related to major transportation issues that would create an adverse impact to transportation facilities of state importance and identification of measures to eliminate, reduce, or mitigate such adverse impacts in accordance with sections 163.3161(3) and 163.3184(4), F.S. Important SHS facilities include the Strategic Intermodal System (SIS) and certain significant regional resources and corridors as identified in the Lee County Metropolitan Planning Organization (MPO) 2040 Long Range Transportation Plan (LRTP).

Based on our review FDOT has three main comments regarding the proposed amendments; 5-year planning horizon, data input and analysis and transportation methodology - intersections. Measures recommended by the Department to eliminate, reduce, or mitigate the impact of the proposed amendment are also provided. Agency comments, if not addressed, may result in a challenge to an adopted amendment.

FDOT Comment #1 – Planning Horizon:

Pursuant to 163.3177(5)(a), F.S., any comprehensive plan amendment traffic analysis is required to cover at least two planning periods; short-term (5-Year Capital Improvements Element) and long-term planning horizons to determine the effect of the land use change. The statute also states that additional planning periods for land use amendments shall be permissible and accepted as part of the planning process.

FDOT finds the transmitted CPA package is not consistent with section 163.3177(5)(a), F.S. because the submitted amendment only includes analysis of one planning period (the long-term (2040) conditions). Since the required short-term 5-year planning period traffic analysis is not included, the effect of the proposed development on nearby SHS facilities, including SR 31, SR 78, SR 80, and I-75 cannot be fully evaluated. This creates concern the proposed development may adversely impact important state resources within the short-term planning horizon as well as at build-out (2026).

Resolution:

FDOT recommends that the short-term (5-year) traffic analysis required pursuant to 163.3177(5)(a) be provided with the CPA package and build-out (2026) analysis in order to identify impacts of the proposed development to the SHS. Significant and adverse impacts should include appropriate mitigation measures along with a proportionate share calculation for each solution.

FDOT Comment #2 – Data, Input and Analysis:

FDOT finds the transmitted CPA package is not consistent with sections 163.3177(3)(a)3 and 163.3177(6)(a)8, F.S. The traffic study supporting this application does not adequately reflect future land uses and programmed future improvements. As an

example, the revised development program (emailed to FDOT on May 26, 2017) no longer includes 42 amateur sports fields and shows that hotel rooms will be reduced from 1,500 to 600 rooms. In addition, the widening of SR 31 from SR 80 to SR 78 included in the Lee County MPO's Long Range Transportation Plan Cost Feasible Plan was not factored into the study.

In October, 2016 Lee County requested a courtesy review of the draft CPA and original CPA traffic study (dated September 27, 2016) from FDOT. As part of this review several inconsistencies between this CPA package, the original report and the revised CPA application, including the accompanying staff report and traffic study, were identified. These inconsistencies are summarized in the following Table 1:

Table 1: Development Program Comparison

Category	Development Program (10/14/2016)	Revised Development Program		
		Application (4/27/2017)	Staff Report (6/7/2017)	Traffic Analysis (12/5/2016)
Residential Dwelling Units (DUs)	1,680	1,630	1,662	1,630
Non-Residential Square Feet (SF)	1,220,000	1,170,000	1,170,000	1,170,000
Hotel Rooms	1,500	1,500	N/A ³	1,500
Amateur Sports Fields	42	42	0	42
Acres	4,204.7	4,157.2	4,157.2	4,200
Land Use	Includes an Overlay ¹ modifying the densities and intensities allowed under the DR/GR ² FLU Category	Change from DR/ GR ² and Wetlands FLU to New Community and Wetlands	Change from DR/ GR ² and Wetlands FLU to New Community and Wetlands	Includes an Overlay ¹ modifying the densities and intensities allowed under the DR/GR ² FLU Category
FAR for Nonresidential	0.25	0.25	0.15	N/A ³

- 1) Environmental Enhancement & Economic Development Overlay specific to the North Olga Community.
- 2) DR/GR = Density Reduction/Groundwater (DR/GR).
- 3) Not Available – Not specified in the revised application

Resolution:

FDOT prepared a traffic study memorandum (enclosed) which details the noted deficiencies in data inputs and analysis. FDOT staff is available to discuss these technical issues with the applicant so that we can adequately determine the extent of the proposed development program's short and long term impacts and ensure that the future land use map is based on an accurate analysis of the availability of facilities and services, pursuant to 163.3177(3)(a)3, and 163.3177(6)(a)8, F.S.

FDOT Comment #3 – Intersection Methodology:

FDOT provided comments and recommendations on September 29, 2016 for the transportation methodology to be utilized in analysis of the proposed development and its effect on the SHS roadway network. One of the recommendations was to include intersection analysis in the CPA transportation analysis. On October 28, 2016, FDOT again recommended intersection analysis be included as part of the CPA transportation analysis a part of the courtesy review and technical assistance provided to Lee County. To date, intersection traffic analyses for the CPA have not been provided by the applicant.

Resolution:

To ensure safe and efficient access to the SHS, FDOT recommends intersection analysis be included for the short-term (2021) and build-out (2026) horizons as part of the study. Significant and adverse impacts should include appropriate mitigation measures along with a proportionate share calculation for each solution.

- a. Include all project entrances along SR 31 (both for BRC DRI and Babcock CPA) in the intersection analysis along with a map showing all project entrances along SR 31
- b. Intersection turning movement counts (TMCs) utilized for this study should be no more than one-year old
- c. All signalized and major un-signalized intersections (including SR 31 @ SR 80 in Lee County and SR 31 @ CR 74 in Charlotte County) on significant roadways should be included in the intersection analysis
- d. Utilize a minimum 2% heavy vehicle percentage for analysis of future traffic conditions even if existing traffic count data shows heavy vehicle percentages of less than 2%
- e. Provide a clear and precise explanation of the methodology to be used in identifying adversities and proposed remedy mitigation along signalized and un-signalized study intersections in the CPA Transportation Methodology. This methodology should include the following:
 - Intersections that are anticipated to operate overall at, or below, the adopted LOS performance standard
 - Intersection movements and approaches that are anticipated to operate at a v/c ratio > 1.0 or LOS E or worse
- f. Include the I-75 @ SR 78/Bayshore Road interchange and conduct a queue analysis for all intersection movements operating at LOS E or F in both short-term (2021) and build out (2026) analyses to confirm that blockage does not occur and to identify any improvements needed to accommodate queued vehicles. Please

base all storage length calculations on FDOT Plans Preparation Manual (PPM) procedures

FDOT District One staff will continue to work with Lee County staff and the applicant to address our comments and ensure impacts to the SHS and SIS facilities of state importance are adequately mitigated prior to submittal of the final amendment package. Please contact Lawrence Massey at (239) 225-1980 or Sarah Catala at (239) 225-1981 with any questions or concerns.

Sincerely,



Laura Herrscher
Intermodal Systems Development Administrator

LH:sc

Enclosure

- C: LK Nandam, P.E., Florida Department of Transportation
Steve Walls, Florida Department of Transportation
Lawrence Massey, Florida Department of Transportation
Sarah Catala, Florida Department of Transportation
Richard Shine, Esq., Florida Department of Transportation
Carmen Monroy, Florida Department of Transportation
Dana Reiding, Florida Department of Transportation
Andy Getch, P.E., Lee County Department of Community Development
David Loveland, AICP, Lee County Department of Community Development
Margaret Wuerstle, Southwest Florida Regional Planning Council
Ray Eubanks, Florida Department of Economic Opportunity
Brenda Winningham, Florida Department of Economic Opportunity
Gary Nelson, Babcock Property Holdings, LLC



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

July 14, 2017

Mr. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

**RE: Lee County 17-4DRI Proposed Comprehensive Plan Amendment (Babcock)
State Coordinated Review – Traffic Study Memorandum**

Dear Mr. Eubanks:

The purpose of this memorandum is to inform the Department of Economic Opportunity (DEO) of the noted deficiencies / inconsistencies in the Traffic Study dated December 5, 2016 (Exhibit IV. B.1, Traffic Circulation Analysis), included as part of the Lee County 17-4DRI Proposed CPA (Babcock) data, input and analysis. These deficiencies / inconsistencies include the following:

1. There are inconsistent development program references throughout the CPA package. Please clarify the proposed development program throughout the amendment package.
2. Lee County MPO amended their Long Range Transportation Plan Cost Feasible Plan in January 2017 to include widening of SR 31 from SR 80 to SR 78 as a Private/Grant Funded Project. This improvement is not included in the sub-area validated FDOT/MPO District 1 Regional Planning Model (D1RPM_V1.02_Babcock) used in the CPA Long Range 20-Year Horizon (2040) traffic analysis. Please update the D1RPM_V1.02_Babcock to include four lanes along SR 31 from SR 80 to SR 78.
3. Please remove discussions related to Special Generators and Baseball Complex since the Baseball Complex is no longer applicable¹. Please remove Traffic Analysis Zone (TAZ) #3113 and the socio-economic data associated with the previously proposed Baseball Complex. Also, please update the socio-economic data to reflect the reduction of hotel rooms from 1,500 to 600¹.

¹ During the SR 31 PD&E Project Traffic teleconference call on May 26, 2017, the applicant stated that the revised development program (emailed to FDOT on May 26, 2017) no longer includes the 42 amateur sports fields, and that the hotel rooms would be reduced from 1,500 to 600 rooms.

4. Please rerun the D1RPM_V1.02_Babcock with the recommended revisions identified above, and revise the Long Range 20-Year Horizon (2040) traffic analysis accordingly.
5. The analysis included in the traffic study is inconsistent with the currently proposed amendment to Map 4 (Private Recreational Facilities Overlay) because it includes the previously proposed 42 amateur sports fields, which have since been removed from the overlay². Please clarify this inconsistency and revise the analysis as appropriate.
6. The following is in reference to the calculations used in determining the number of residential units and the square feet of non-residential land use.
 - a. Please clarify the number of residential DUs being proposed, and provide a breakdown showing how the 1,662 residential DUs were calculated.

The proposed 1,662 DUs appear to be based on the entire 4,157± acre site, calculated at one DU per 2.5 acres. Per the CPA Application (pdf page 44), the site consists of 3,427.8 acres of uplands, 729.4 acres of wetlands and surface water (671.8 acres of wetlands and 57.6 acres of total surface waters). Based on these acreages, the Department calculates the total number of residential units as follows:

 - The 3,427.8 acres of uplands at one DU per 2.5 acres yields 1,371 DUs, and the 729.4 acres of wetlands at one DU per 20 acres (FLU Element Policy 1.5.1) yields 36 DUs, resulting in a total of approximately 1,407 DUs; which is less than the 1,662 DUs described in the Project Summary.
 - b. Please provide a breakdown showing how the 1,170,000 square feet of commercial uses were calculated based on the 0.15 FAR (see pdf pages 4 and 44 of the CPA package).
7. Policy 114.1.1 references Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities. Please verify the Footnote references as Table 1(a) on pdf pages 32 and 33, does not include Footnotes 9b and 9c.
8. The following deficiencies pertain to the revised Traffic Study – Future Conditions Without CPA and Future Conditions With CPA – Exhibits 2-1 and 2-2 (*Lee County*).
 - a. Please revise the service volume along SR 31 from SR 80 to Bayshore Road from 970 to 924. The service volume of 880 (corresponding to acceptable LOS standard D for a Class I 2-lane arterial located in an Urbanized Area) should be adjusted by 5% only once for the presence of exclusive right turn lanes.

² During the SR 31 PD&E Project Traffic teleconference call on May 26, 2017, the applicant stated that the revised development program (emailed to FDOT on May 26, 2017) no longer includes the 42 amateur sports fields, and that the hotel rooms would be reduced from 1,500 to 600 rooms.

- b. Please revise the service volume along SR 31 from Bayshore Road to Old Rodeo Drive from 2,205 to 2,100. The service volume of 2,000 (corresponding to acceptable LOS standard D for a Class I 4-lane arterial located in an Urbanized Area) should be adjusted by 5% only once for the presence of exclusive right turn lanes.

9. The following deficiencies pertain to the revised Traffic Study – Future Conditions Without CPA and Future Conditions With CPA – Exhibits 2-1 and 2-2 (*Charlotte County*).
 - a. Please revise the service volume along SR 31 from Cook Brown Road to DeSoto County Line from 670 to 850 consistent with the Revised Methodology dated November 21, 2016, since it is an uninterrupted highway in a rural developed area.

10. The following deficiencies pertain to the revised Traffic Study – Future Transportation Needs Without CPA.
 - a. Please revise the number of lanes along SR 80 from SR 31 to Buckingham Road from 6 lanes to 4 lanes under the column “Lee Country MPO 2040 LRTP Cost Feasible Network # of Lanes”.
 - b. Please revise the number of lanes along SR 31 from SR 80 to SR 78 from 2 lanes to 4 lanes under the column “Lee Country MPO 2040 LRTP Cost Feasible Network # of Lanes”.
 - c. Based on the analysis provided in Exhibit 2-2, please revise the “CPA Analysis Needed # of Lanes” from 8 to 6 for SR 31 from Lee County Line to Cook Brown Road. Accordingly, please revise the number of lanes under “Changes to Adopted MPO Needs Plan” from “Add 4 lanes” to “Add 2 lanes”.
 - d. Based on the analysis provided in Exhibit 2-2, please revise the “CPA Analysis Needed # of Lanes” from 4 lanes to 6 lanes for I-75 from Charlotte County Line to Tuckers Grade.

11. The following deficiencies pertain to the revised Traffic Study – Future Transportation Needs With CPA:
 - a. FDOT does not support separating right turn volumes from through volumes in determining the number of lanes required for the roadway segment. Therefore, please revise the “CPA Analysis Needed # of Lanes” from 6 lanes to 8 lanes for SR 31 from North River Road to Babcock Lee Entrance similar to “Without Project Scenario”.
 - b. Per the analysis provided in Exhibit 3-2, please revise the “CPA Analysis Needed # of Lanes” from 6 lanes to 4 lanes for SR 31 from Lee County Line to Cook Brown Road.

FDOT District One looks forward to working expeditiously with Lee County and the applicant to address the above listed deficiencies in data, input and analysis and ensure any impacts to the SHS and SIS facilities of state importance are adequately mitigated prior to the submittal of the final amendment package. Please contact Lawrence Massey at (239) 225-1980 or Sarah Catala at (239) 225-1981 (at your earliest convenience) so that we can set up a meeting to review and address these deficiencies.

Sincerely,

Laura Herrscher
District Intermodal Systems Development
Administrator

CC: LK Nandam, P.E., Florida Department of Transportation
Steve Walls, Florida Department of Transportation
Lawrence Massey, Florida Department of Transportation
Sarah Catala, Florida Department of Transportation
Richard Shine, Esq., Florida Department of Transportation
Carmen Monroy, Florida Department of Transportation
Dana Reiding, Florida Department of Transportation
Andy Getch, P.E., Lee County Department of Community Development
David Loveland, AICP, Lee County Department of Community Development
Margaret Wuerstle, Southwest Florida Regional Planning Council
Ray Eubanks, Florida Department of Economic Opportunity
Brenda Winningham, Florida Department of Economic Opportunity
Gary Nelson, Babcock Property Holdings, LLC

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817
www.swfipc.org

July 18, 2017

Ms. Mikki Rozdolski
Planning Manager
Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

Re: Lee County CPA2016-00013 / DEO 17-4DRI

Dear Ms. Rozdolski:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 17-4DRI) to the Lee County Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment and the staff recommendations at its September 21, 2017 meeting. Council staff is recommending that the request be found regionally significant and conditionally consistent with the SRPP. As previously stated in our review of the Babcock Ranch Clearance Letter for the Lee County portion, staff recommended "the project not go through the state coordinated review process instead it must be reviewed as a substantial deviation to the Charlotte County Babcock Ranch MDO DRI.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,
Southwest Florida Regional Planning Council

A handwritten signature in blue ink that reads 'Margaret Wuerstle'.

Margaret Wuerstle, AICP
Executive Director

MW/DEC
Attachment

Cc: Mr. Eubanks, Administrator, Plan Review and Processing, Department of Economic Development

1400 Colonial Blvd., Suite 1
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817
www.swfipc.org

July 18, 2017

Mr. Ray Eubanks
Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison- MSC 160
Tallahassee, FL. 32399-0800

Re: Lee County CPA2016-00013 / DEO 17-4DRI

Dear Mr. Eubanks:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 17-4DRI) to the Lee County Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment and the staff recommendations at its September 21, 2017 meeting. Council staff is recommending that the request be found regionally significant and conditionally consistent with the SRPP. As previously stated in our review of the Babcock Ranch Clearance Letter for the Lee County portion, staff recommended "the project not go through the state coordinated review process instead it must be reviewed as a substantial deviation to the Charlotte County Babcock Ranch MDO DRI.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,
Southwest Florida Regional Planning Council

Margaret Wuerstle, AICP
Executive Director

MW/DEC
Attachment

Cc: Ms. Rozdolski, Lee County



**LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS
LEE COUNTY**

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee County Comprehensive Plan (DEO 17-4DRI). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

Factors of Regional Significance

<u>Proposed Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-4DRI	Yes	No	No	(1) Regionally significant (2) Conditionally consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County

07/2017

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

Regional Planning Council Review

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 17-4DRI)

RECEIVED: JUNE 13, 2017

Summary of Proposed Amendment

Lee County DEO 17-4DRI (Babcock) proposes both map amendments and text amendments:

Map Amendments: Amend Map 1, the Future Land Use Map, to change the future land use category of the property from Density Reduction/Groundwater Resource (DR/GR) and Wetlands to New Community and Wetlands; and Map 4, the Private Recreational Facilities Overlay, to remove the subject property from the overlay.

Text Amendments: Amend Objective 1.6, Goal 35, Policy 1.6.1, and Tables 1(a) and 1(b) to allow a maximum density of 1 dwelling unit per 2.5 acres, nonresidential uses, and provide requirements for clustered development, environmental enhancements and permanent conservation.

The requested amendments would allow a low density mixed-use development with a maximum of one dwelling unit per 2.5 acres (1,662 dwelling units) and commercial at a 0.15 floor area ratio (1,170,000 square feet). The development will be clustered onto 1,662 acres, approximately 40% of the subject property. The remaining land, 2,494 acres or 60% of the property, will be for conservation and restored. This conservation and restoration will have positive impacts on water quality, wildlife, downstream flooding, and groundwater resources. In addition, it will add to the already extensive conservation land within Northeast Lee County.

The subject property is approximately 4,157 acres and is located within the Babcock Ranch DRI. To the north, the property abuts the Lee/Charlotte County line. To the east are 20/20 Conservation Lands, Telegraph Creek Preserve and Bob Janes Preserve. To the west, the property abuts State Road 31 (SR 31). Across SR 31 are single family homes and agricultural activities on parcels ranging in size from one acre to approximately 240 acres. To the south is State Road 78 (SR 78), North River Road. There are some single family homes and agricultural activities on parcels ranging in size from approximately 1.4 acres to approximately 400 acres immediately abutting the subject property north of North River Road. South of North River Road are properties within the Rural future land use category and AG-2 zoning district that range in size from approximately 5 acres to over 300 acres.

Regional and Extra-Jurisdictional Impacts

The Florida Department of Transportation (FDOT) provided comments that are attached in this report. FDOT states that their comments, if not addressed, may result in a challenge to an adopted amendment. FDOT Comment 1 explains that the required short term (5 year) traffic analysis has not been submitted in the transmittal. FDOT Comment 2 points out that the traffic study does not adequately reflect future land uses and programmed future improvements. FDOT Comment 3 recommends that an intersection traffic analysis be included for the proposal. FDOT prepared a traffic study memorandum which is also attached.

Given the comments from FDOT, Council staff finds this amendment is regionally significant in regards to location, due to the potential impacts on state transportation systems. The amendment is conditionally consistent with the SRPP if the transportation issues are resolved. As previously stated in our review of the Babcock Ranch Clearance Letter for the Lee County portion, we recommended "the project not go through the state coordinated review process instead it must be reviewed as a substantial deviation to the Charlotte County Babcock Ranch MDO DRI. The Lee County Babcock Ranch must be reviewed cumulatively for regional impacts as one project with Charlotte County Babcock Ranch. This cumulative analysis is particularly necessary for the transportation impacts to be reviewed as one development project for mitigation on State Road 31 and other Lee County Roads that receive the majority of traffic from the total Charlotte/Lee Babcock Ranch. The best review process to address cumulative impacts and for "shifting of intensities already approved immediately north of county line by Charlotte County" is for the total Babcock Ranch to submit a Master Application for Development Approval in Lee County with incremental applications as the development in Lee become solidified when actual development is ready to be developed".

Conclusion

Council staff finds this amendment regionally significant in regards to location and conditionally consistent with the SRPP if the transportation issues are resolved. Council staff additionally recommends that this project be reviewed as an AMDA DRI.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

10041 Daniels Parkway
Fort Myers, FL 33913

**MIKE DEW
SECRETARY**

July 14, 2017

Mr. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

**RE: Lee County 17-4DRI Proposed Comprehensive Plan Amendment (Babcock)
State Coordinated Review – FDOT Review Comments and Recommendations**

Dear Mr. Eubanks:

The Florida Department of Transportation (FDOT), District One has reviewed the Lee County 17-4 DRI proposed Comprehensive Plan Amendment (CPA), locally named CPA 2016-00013 (Babcock), pursuant to the state coordinated review (SCR) process set forth in section 163.3184 (4), Florida Statutes (F.S.). The following is a summary of the current Lee County 17-4 DRI proposed CPA along with the Department's comments and recommendations related to important state transportation resources and facilities.

CPA OVERVIEW

The CPA proposes to amend the Lee County Comprehensive Plan Future Land Use (FLU) Map and FLU Element to allow a low density, mixed-use development on 4,157± acres of land located directly south of the Lee/Charlotte County Line and east of SR 31, in Lee County, FL. (reference Figure 1).

Figure 1: Location and Impacted Roadway Map



FLU Map Amendments

- Amend the FLU Map (Map 1) to change the FLU category of the property from Density Reduction/Groundwater Resource (DR/GR) and Wetlands to New Community and Wetlands
- Amend the Private Recreational Facilities Overlay (Map 4) to remove the subject property from the overlay

FLU ELEMENT TEXT AMENDMENTS

Amend Objectives 1.6, 35.3, 35.4 and 35.11 (new Objective and Policies 35.11.1, 35.11.2 and 35.11.3), Policies 1.6.1 and 35.3.4 (new Policy), Goal 35, Policy 114.1.1, and Tables 1(a) and 1(b) to allow a maximum density of 1 dwelling unit per 2.5 acres (1,662 dwelling units), nonresidential uses at a 0.15 floor area ratio (FAR) (1,170,000 square feet) and provide requirements for clustered development, environmental enhancements and permanent conservation.

The following summarizes the major highlights of the proposed text amendments:

- Objective 1.6 and Policy 1.6.1 provide a maximum density of 1 DU per 2.5 acres of uplands for property outside the Gateway/Airport Planning Community, establish a minimum size requirement of 2,000 acres for property to be designated New Community and provide a cross reference to development parameters for property designated New Community within the North Olga Community Planning area
- Goal 35, Objectives 35.3 and 35.4 and new Policy 35.3.4 reference the uses allowed under new Objective 35.11
- New Objective 35.11 establishes the New Community FLU category within the North Olga Community as follows:
 - New Policy 35.11.1 specifies the maximum density of one DU per 2.5 acres
 - New Policy 35.11.2 specifies the maximum permitted FAR of 0.15 for nonresidential uses
 - New Policy 35.11.3 specifies the conditions of a Planned Development Rezoning regarding Environmental Enhancements, Water Quality and Hydrological Enhancements, Infrastructure Enhancements and Community Character
- Policy 114.1.1 allows owners of wetlands adjacent to the New Community FLU category to transfer densities to developable contiguous uplands per Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities
- Table 1(a), Summary of Residential Densities, limits residential densities on the New Community FLU category within the North Olga Community to one DU per 2.5 acres
- Table 1(b), Year 2030 Allocations, revises the allocations of development permitted within each FLU category to reflect the Babcock development in Lee County

FDOT COMMENTS

FDOT is responsible for preserving and maintaining the functional operation of the State Highway System (SHS) and the focus the review is related to major transportation issues that would create an adverse impact to transportation facilities of state importance and identification of measures to eliminate, reduce, or mitigate such adverse impacts in accordance with sections 163.3161(3) and 163.3184(4), F.S. Important SHS facilities include the Strategic Intermodal System (SIS) and certain significant regional resources and corridors as identified in the Lee County Metropolitan Planning Organization (MPO) 2040 Long Range Transportation Plan (LRTP).

Based on our review FDOT has three main comments regarding the proposed amendments; 5-year planning horizon, data input and analysis and transportation methodology - intersections. Measures recommended by the Department to eliminate, reduce, or mitigate the impact of the proposed amendment are also provided. Agency comments, if not addressed, may result in a challenge to an adopted amendment.

FDOT Comment #1 – Planning Horizon:

Pursuant to 163.3177(5)(a), F.S., any comprehensive plan amendment traffic analysis is required to cover at least two planning periods; short-term (5-Year Capital Improvements Element) and long-term planning horizons to determine the effect of the land use change. The statute also states that additional planning periods for land use amendments shall be permissible and accepted as part of the planning process.

FDOT finds the transmitted CPA package is not consistent with section 163.3177(5)(a), F.S. because the submitted amendment only includes analysis of one planning period (the long-term (2040) conditions). Since the required short-term 5-year planning period traffic analysis is not included, the effect of the proposed development on nearby SHS facilities, including SR 31, SR 78, SR 80, and I-75 cannot be fully evaluated. This creates concern the proposed development may adversely impact important state resources within the short-term planning horizon as well as at build-out (2026).

Resolution:

FDOT recommends that the short-term (5-year) traffic analysis required pursuant to 163.3177(5)(a) be provided with the CPA package and build-out (2026) analysis in order to identify impacts of the proposed development to the SHS. Significant and adverse impacts should include appropriate mitigation measures along with a proportionate share calculation for each solution.

FDOT Comment #2 – Data, Input and Analysis:

FDOT finds the transmitted CPA package is not consistent with sections 163.3177(3)(a)3 and 163.3177(6)(a)8, F.S. The traffic study supporting this application does not adequately reflect future land uses and programmed future improvements. As an

example, the revised development program (emailed to FDOT on May 26, 2017) no longer includes 42 amateur sports fields and shows that hotel rooms will be reduced from 1,500 to 600 rooms. In addition, the widening of SR 31 from SR 80 to SR 78 included in the Lee County MPO's Long Range Transportation Plan Cost Feasible Plan was not factored into the study.

In October, 2016 Lee County requested a courtesy review of the draft CPA and original CPA traffic study (dated September 27, 2016) from FDOT. As part of this review several inconsistencies between this CPA package, the original report and the revised CPA application, including the accompanying staff report and traffic study, were identified. These inconsistencies are summarized in the following Table 1:

Table 1: Development Program Comparison

Category	Development Program (10/14/2016)	Revised Development Program		
		Application (4/27/2017)	Staff Report (6/7/2017)	Traffic Analysis (12/5/2016)
Residential Dwelling Units (DUs)	1,680	1,630	1,662	1,630
Non-Residential Square Feet (SF)	1,220,000	1,170,000	1,170,000	1,170,000
Hotel Rooms	1,500	1,500	N/A ³	1,500
Amateur Sports Fields	42	42	0	42
Acres	4,204.7	4,157.2	4,157.2	4,200
Land Use	Includes an Overlay ¹ modifying the densities and intensities allowed under the DR/GR ² FLU Category	Change from DR/ GR ² and Wetlands FLU to New Community and Wetlands	Change from DR/ GR ² and Wetlands FLU to New Community and Wetlands	Includes an Overlay ¹ modifying the densities and intensities allowed under the DR/GR ² FLU Category
FAR for Nonresidential	0.25	0.25	0.15	N/A ³

- 1) Environmental Enhancement & Economic Development Overlay specific to the North Olga Community.
- 2) DR/GR = Density Reduction/Groundwater (DR/GR).
- 3) Not Available – Not specified in the revised application

Resolution:

FDOT prepared a traffic study memorandum (enclosed) which details the noted deficiencies in data inputs and analysis. FDOT staff is available to discuss these technical issues with the applicant so that we can adequately determine the extent of the proposed development program's short and long term impacts and ensure that the future land use map is based on an accurate analysis of the availability of facilities and services, pursuant to 163.3177(3)(a)3, and 163.3177(6)(a)8, F.S.

FDOT Comment #3 – Intersection Methodology:

FDOT provided comments and recommendations on September 29, 2016 for the transportation methodology to be utilized in analysis of the proposed development and its effect on the SHS roadway network. One of the recommendations was to include intersection analysis in the CPA transportation analysis. On October 28, 2016, FDOT again recommended intersection analysis be included as part of the CPA transportation analysis a part of the courtesy review and technical assistance provided to Lee County. To date, intersection traffic analyses for the CPA have not been provided by the applicant.

Resolution:

To ensure safe and efficient access to the SHS, FDOT recommends intersection analysis be included for the short-term (2021) and build-out (2026) horizons as part of the study. Significant and adverse impacts should include appropriate mitigation measures along with a proportionate share calculation for each solution.

- a. Include all project entrances along SR 31 (both for BRC DRI and Babcock CPA) in the intersection analysis along with a map showing all project entrances along SR 31
- b. Intersection turning movement counts (TMCs) utilized for this study should be no more than one-year old
- c. All signalized and major un-signalized intersections (including SR 31 @ SR 80 in Lee County and SR 31 @ CR 74 in Charlotte County) on significant roadways should be included in the intersection analysis
- d. Utilize a minimum 2% heavy vehicle percentage for analysis of future traffic conditions even if existing traffic count data shows heavy vehicle percentages of less than 2%
- e. Provide a clear and precise explanation of the methodology to be used in identifying adversities and proposed remedy mitigation along signalized and un-signalized study intersections in the CPA Transportation Methodology. This methodology should include the following:
 - Intersections that are anticipated to operate overall at, or below, the adopted LOS performance standard
 - Intersection movements and approaches that are anticipated to operate at a v/c ratio > 1.0 or LOS E or worse
- f. Include the I-75 @ SR 78/Bayshore Road interchange and conduct a queue analysis for all intersection movements operating at LOS E or F in both short-term (2021) and build out (2026) analyses to confirm that blockage does not occur and to identify any improvements needed to accommodate queued vehicles. Please

base all storage length calculations on FDOT Plans Preparation Manual (PPM) procedures

FDOT District One staff will continue to work with Lee County staff and the applicant to address our comments and ensure impacts to the SHS and SIS facilities of state importance are adequately mitigated prior to submittal of the final amendment package. Please contact Lawrence Massey at (239) 225-1980 or Sarah Catala at (239) 225-1981 with any questions or concerns.

Sincerely,



Laura Herrscher
Intermodal Systems Development Administrator

LH:sc

Enclosure

- C: LK Nandam, P.E., Florida Department of Transportation
Steve Walls, Florida Department of Transportation
Lawrence Massey, Florida Department of Transportation
Sarah Catala, Florida Department of Transportation
Richard Shine, Esq., Florida Department of Transportation
Carmen Monroy, Florida Department of Transportation
Dana Reiding, Florida Department of Transportation
Andy Getch, P.E., Lee County Department of Community Development
David Loveland, AICP, Lee County Department of Community Development
Margaret Wuerstle, Southwest Florida Regional Planning Council
Ray Eubanks, Florida Department of Economic Opportunity
Brenda Winningham, Florida Department of Economic Opportunity
Gary Nelson, Babcock Property Holdings, LLC



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

July 14, 2017

Mr. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

**RE: Lee County 17-4DRI Proposed Comprehensive Plan Amendment (Babcock)
State Coordinated Review – Traffic Study Memorandum**

Dear Mr. Eubanks:

The purpose of this memorandum is to inform the Department of Economic Opportunity (DEO) of the noted deficiencies / inconsistencies in the Traffic Study dated December 5, 2016 (Exhibit IV. B.1, Traffic Circulation Analysis), included as part of the Lee County 17-4DRI Proposed CPA (Babcock) data, input and analysis. These deficiencies / inconsistencies include the following:

1. There are inconsistent development program references throughout the CPA package. Please clarify the proposed development program throughout the amendment package.
2. Lee County MPO amended their Long Range Transportation Plan Cost Feasible Plan in January 2017 to include widening of SR 31 from SR 80 to SR 78 as a Private/Grant Funded Project. This improvement is not included in the sub-area validated FDOT/MPO District 1 Regional Planning Model (D1RPM_V1.02_Babcock) used in the CPA Long Range 20-Year Horizon (2040) traffic analysis. Please update the D1RPM_V1.02_Babcock to include four lanes along SR 31 from SR 80 to SR 78.
3. Please remove discussions related to Special Generators and Baseball Complex since the Baseball Complex is no longer applicable¹. Please remove Traffic Analysis Zone (TAZ) #3113 and the socio-economic data associated with the previously proposed Baseball Complex. Also, please update the socio-economic data to reflect the reduction of hotel rooms from 1,500 to 600¹.

¹ During the SR 31 PD&E Project Traffic teleconference call on May 26, 2017, the applicant stated that the revised development program (emailed to FDOT on May 26, 2017) no longer includes the 42 amateur sports fields, and that the hotel rooms would be reduced from 1,500 to 600 rooms.

4. Please rerun the D1RPM_V1.02_Babcock with the recommended revisions identified above, and revise the Long Range 20-Year Horizon (2040) traffic analysis accordingly.
5. The analysis included in the traffic study is inconsistent with the currently proposed amendment to Map 4 (Private Recreational Facilities Overlay) because it includes the previously proposed 42 amateur sports fields, which have since been removed from the overlay². Please clarify this inconsistency and revise the analysis as appropriate.
6. The following is in reference to the calculations used in determining the number of residential units and the square feet of non-residential land use.
 - a. Please clarify the number of residential DUs being proposed, and provide a breakdown showing how the 1,662 residential DUs were calculated.

The proposed 1,662 DUs appear to be based on the entire 4,157± acre site, calculated at one DU per 2.5 acres. Per the CPA Application (pdf page 44), the site consists of 3,427.8 acres of uplands, 729.4 acres of wetlands and surface water (671.8 acres of wetlands and 57.6 acres of total surface waters). Based on these acreages, the Department calculates the total number of residential units as follows:

 - The 3,427.8 acres of uplands at one DU per 2.5 acres yields 1,371 DUs, and the 729.4 acres of wetlands at one DU per 20 acres (FLU Element Policy 1.5.1) yields 36 DUs, resulting in a total of approximately 1,407 DUs; which is less than the 1,662 DUs described in the Project Summary.
 - b. Please provide a breakdown showing how the 1,170,000 square feet of commercial uses were calculated based on the 0.15 FAR (see pdf pages 4 and 44 of the CPA package).
7. Policy 114.1.1 references Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities. Please verify the Footnote references as Table 1(a) on pdf pages 32 and 33, does not include Footnotes 9b and 9c.
8. The following deficiencies pertain to the revised Traffic Study – Future Conditions Without CPA and Future Conditions With CPA – Exhibits 2-1 and 2-2 (*Lee County*).
 - a. Please revise the service volume along SR 31 from SR 80 to Bayshore Road from 970 to 924. The service volume of 880 (corresponding to acceptable LOS standard D for a Class I 2-lane arterial located in an Urbanized Area) should be adjusted by 5% only once for the presence of exclusive right turn lanes.

² During the SR 31 PD&E Project Traffic teleconference call on May 26, 2017, the applicant stated that the revised development program (emailed to FDOT on May 26, 2017) no longer includes the 42 amateur sports fields, and that the hotel rooms would be reduced from 1,500 to 600 rooms.

- b. Please revise the service volume along SR 31 from Bayshore Road to Old Rodeo Drive from 2,205 to 2,100. The service volume of 2,000 (corresponding to acceptable LOS standard D for a Class I 4-lane arterial located in an Urbanized Area) should be adjusted by 5% only once for the presence of exclusive right turn lanes.
9. The following deficiencies pertain to the revised Traffic Study – Future Conditions Without CPA and Future Conditions With CPA – Exhibits 2-1 and 2-2 (*Charlotte County*).
 - a. Please revise the service volume along SR 31 from Cook Brown Road to DeSoto County Line from 670 to 850 consistent with the Revised Methodology dated November 21, 2016, since it is an uninterrupted highway in a rural developed area.
10. The following deficiencies pertain to the revised Traffic Study – Future Transportation Needs Without CPA.
 - a. Please revise the number of lanes along SR 80 from SR 31 to Buckingham Road from 6 lanes to 4 lanes under the column “Lee Country MPO 2040 LRTP Cost Feasible Network # of Lanes”.
 - b. Please revise the number of lanes along SR 31 from SR 80 to SR 78 from 2 lanes to 4 lanes under the column “Lee Country MPO 2040 LRTP Cost Feasible Network # of Lanes”.
 - c. Based on the analysis provided in Exhibit 2-2, please revise the “CPA Analysis Needed # of Lanes” from 8 to 6 for SR 31 from Lee County Line to Cook Brown Road. Accordingly, please revise the number of lanes under “Changes to Adopted MPO Needs Plan” from “Add 4 lanes” to “Add 2 lanes”.
 - d. Based on the analysis provided in Exhibit 2-2, please revise the “CPA Analysis Needed # of Lanes” from 4 lanes to 6 lanes for I-75 from Charlotte County Line to Tuckers Grade.
11. The following deficiencies pertain to the revised Traffic Study – Future Transportation Needs With CPA:
 - a. FDOT does not support separating right turn volumes from through volumes in determining the number of lanes required for the roadway segment. Therefore, please revise the “CPA Analysis Needed # of Lanes” from 6 lanes to 8 lanes for SR 31 from North River Road to Babcock Lee Entrance similar to “Without Project Scenario”.
 - b. Per the analysis provided in Exhibit 3-2, please revise the “CPA Analysis Needed # of Lanes” from 6 lanes to 4 lanes for SR 31 from Lee County Line to Cook Brown Road.

FDOT District One looks forward to working expeditiously with Lee County and the applicant to address the above listed deficiencies in data, input and analysis and ensure any impacts to the SHS and SIS facilities of state importance are adequately mitigated prior to the submittal of the final amendment package. Please contact Lawrence Massey at (239) 225-1980 or Sarah Catala at (239) 225-1981 (at your earliest convenience) so that we can set up a meeting to review and address these deficiencies.

Sincerely,

Laura Herrscher
District Intermodal Systems Development
Administrator

CC: LK Nandam, P.E., Florida Department of Transportation
Steve Walls, Florida Department of Transportation
Lawrence Massey, Florida Department of Transportation
Sarah Catala, Florida Department of Transportation
Richard Shine, Esq., Florida Department of Transportation
Carmen Monroy, Florida Department of Transportation
Dana Reiding, Florida Department of Transportation
Andy Getch, P.E., Lee County Department of Community Development
David Loveland, AICP, Lee County Department of Community Development
Margaret Wuerstle, Southwest Florida Regional Planning Council
Ray Eubanks, Florida Department of Economic Opportunity
Brenda Winningham, Florida Department of Economic Opportunity
Gary Nelson, Babcock Property Holdings, LLC

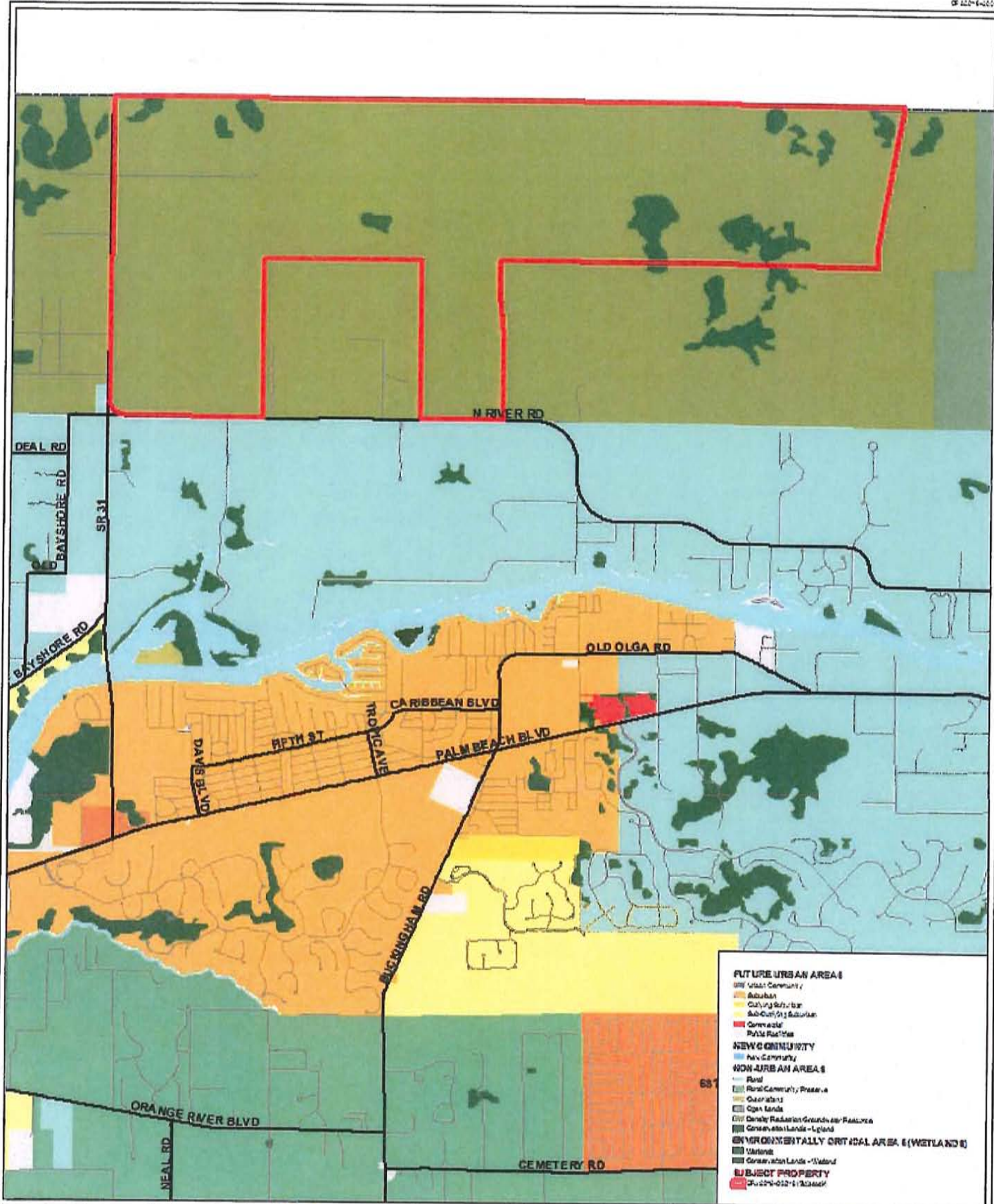
MAPS

Lee County

DEO 17-4DRI

Growth Management Plan

Comprehensive Plan Amendment



- FUTURE URBAN AREA 1**
- Urban Community
- Suburban
- Country Suburban
- Sub-Country Suburban
- Commercial
- Public Facilities
- NEW COMMUNITY**
- New Community
- NON-URBAN AREA 1**
- Road
- Rural Community Preserve
- Conservation Lands - Upland
- Open Lands
- Densely Reforested Groundwater Resource
- Conservation Lands - Wetland
- ENVIRONMENTALLY CRITICAL AREA 1 (WETLANDS)**
- Wetland
- Conservation Lands - Wetland
- SUBJECT PROPERTY**
- CPA 2016-00013 (Address)

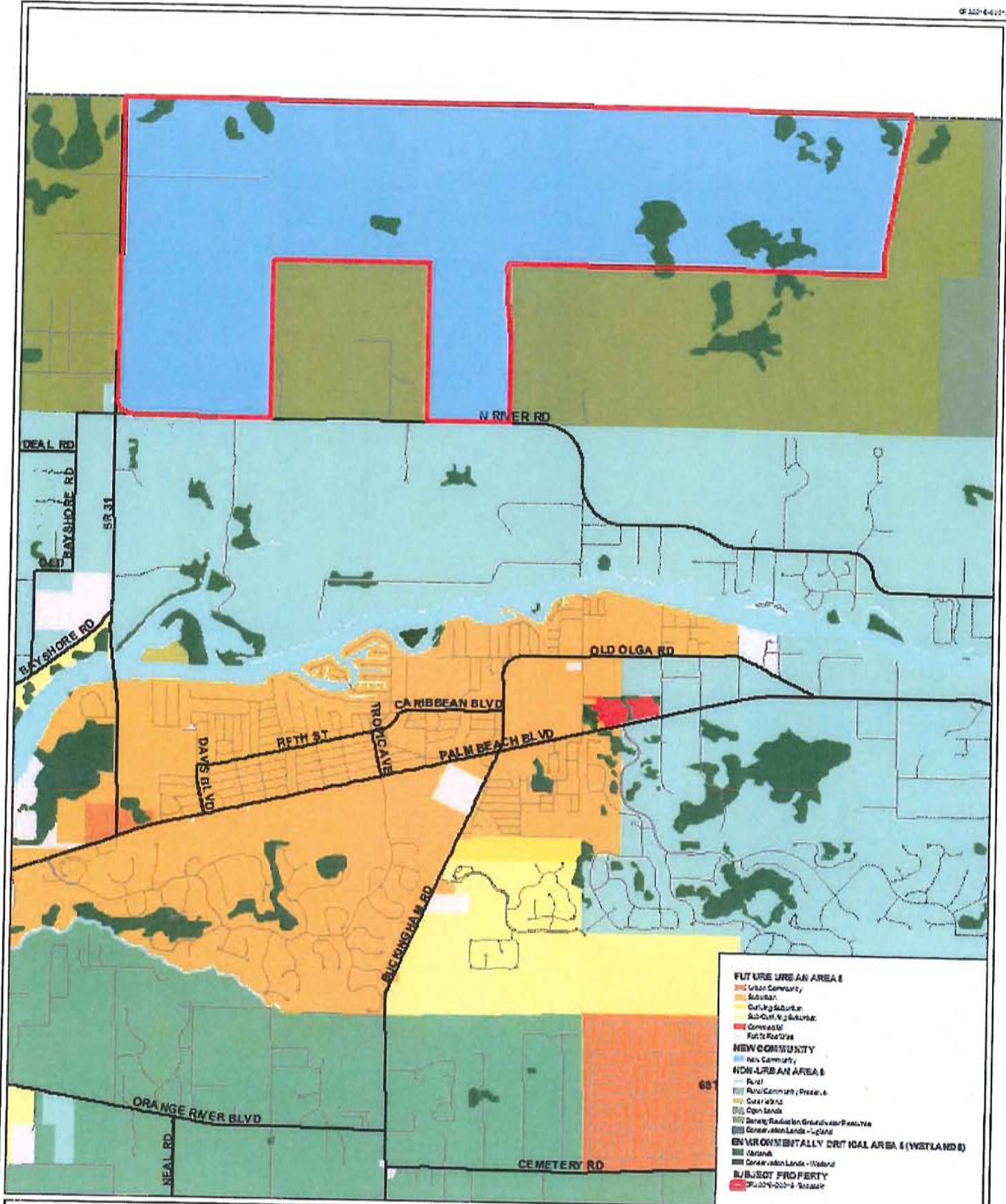
Lee County
 Southwest Florida



Map Generated 3/16/2017



CPA2016-00013
Babcock
EXISTING LEE PLAN
FUTURE LAND USE MAP



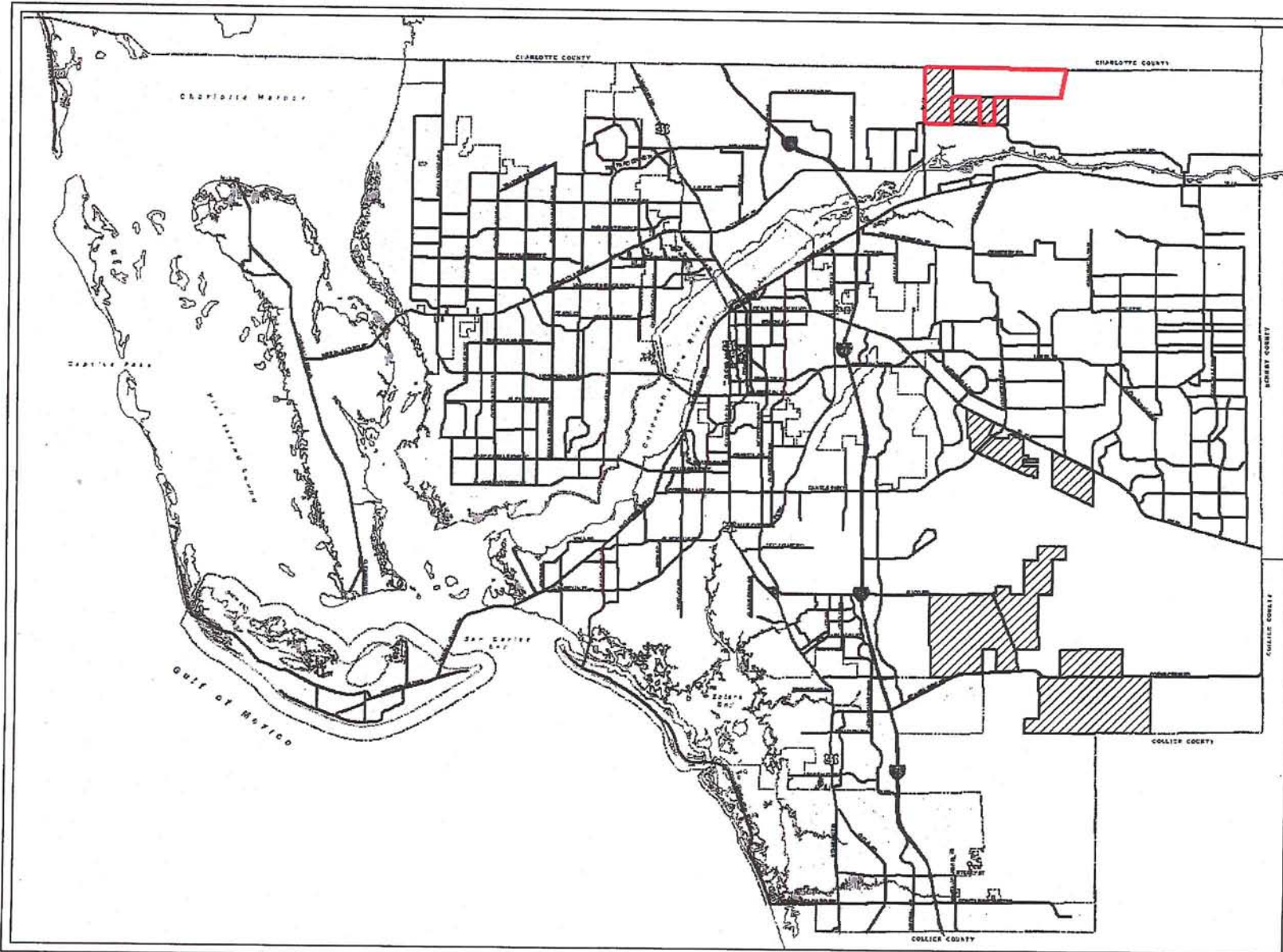
- FUTURE URBAN AREA 6**
- Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Office / Suburban
 - Commercial
 - Future Retail
- NEW COMMUNITY**
- New Community
- NON-URBAN AREA 6**
- Rural
 - Rural Community / Preserve
 - Courtesy
 - Open Lands
 - Designated Recreation / Preserve
 - Conservation Lands - Upland
- ENVIRONMENTALLY CRITICAL AREA 6 (WETLAND 6)**
- Wetland
 - Conservation Lands - Wetland
- SUBJECT PROPERTY**
- CPA2016-00013 - Subject

Lee County
Northern Florida

Map Generated: 6/16/2017



CPA2016-00013
Babcock
PROPOSED LEE PLAN
FUTURE LAND USE MAP



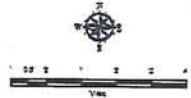
PRIVATE RECREATIONAL FACILITIES OVERLAY MAP

LEGEND

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

CPA2016-00013
BABCOCK

Remove from Private Recreational Facilities



Map Generated: March 2017
City Limits current to date of map generation
Adopted By Ord. No. 95-10, 11/22/95
Amended By Ord. Nos. 10-21, 12-43

Lee Plan Map 4