



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

LEE COUNTY ZONING HEARING

and

COMPREHENSIVE PLAN AGENDA

Wednesday, February 7, 2018

9:30AM

MUD2017-00052	170 DAMFINO ST – MINIMUM USE DETERMINATION
DCI2015-00018 Z-15-037A	ARBORWOOD VILLAGE CPD – CORRECTING SCRIVENER'S ERROR
DRI2016-00014 Z-18-003	JETPORT/INTERSTATE COMMERCE PARK
CPA2015-00009	CAPTIVA COMMUNITY PLAN – ADOPTION
CPA2017-00008	CHAPTER 13 – ADOPTION
CPA2016-00013	BABCOCK CPA – ADOPTION
DCI2016-00022 Z-17-026	BABCOCK MIXED USE PLANNED DEVELOPMENT

CPA2016-00013

BABCOCK CPA

Summary Sheet

Babcock, CPA2016-13

Request:

The requested amendments would allow a low density mixed-use development with a maximum of one dwelling unit per 2.5 acres and commercial at a 0.15 floor area ratio (FAR).

- 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; Amend 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.

Transmittal Hearing:

The BoCC transmittal hearing was held on June 7, 2017. A motion was made to transmit the proposed amendments as recommended by staff and the LPA. **The motion was passed 3-1.**

Public Comment:

Four members of the public addressed the BoCC concerning the proposed amendments. Two members did not support transmittal because they believed the amendments were premature and were not consistent with the areas rural character of the area. Two members of the public supported the proposed amendments.

State Reviewing Agency Objections, Recommendations, and Comments:

There were two objections and one comment included in the attached ORC report dated August 15, 2017. The Objections and Comments have been addressed by staff and the applicant and are discussed in the staff report.

Changes to Proposed Adoption Language:

Changes were made to the proposed text amendments to address comments from the State Reviewing Agencies. These changes do not change the intent of the Babcock amendments as they were transmitted to the state reviewing agencies on June 7, 2017.

Staff Recommendation:

Staff recommends that the Board of County Commissioners **adopt** the amendments as identified in Attachment 1.

LEE COUNTY ORDINANCE NO. _____

Babcock
(CPA2016-00013)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “LEE PLAN,” ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE BABCOCK (CPA2016-00013) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF “THE LEE PLAN”; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (“Lee Plan”) Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners (“Board”); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency (“LPA”) held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on April 24, 2017; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on June 7, 2017. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Babcock (CPA2016-00013) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the June 7, 2017 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies’ written comments; and,

WHEREAS, on February 7, 2018, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "Babcock Ordinance (CPA2016-00013)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which amends Objective 1.6, Goal 35, Policy 1.6.1, Tables 1(a) and 1(b), and Maps 1 and 4 known as Babcock (CPA2016-00013).

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not

affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment 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.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____. The vote was as follows:

John Manning	_____
Cecil Pendergrass	_____
Larry Kiker	_____
Brian Hamman	_____
Frank Mann	_____

DONE AND ADOPTED this 7th day of February, 2018.

ATTEST:
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: _____
Deputy Clerk

BY: _____
Cecil Pendergrass, Chair

DATE: _____

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

County Attorney's Office

Exhibit A: Adopted revisions to Objective 1.6, Goal 35, Policy 1.6.1, Tables 1(a) and 1(b), and Maps 1 and 4 (Adopted by BOCC February 7, 2018)

EXHIBIT A

**Note: Text depicted with underscore represents additions to the Lee Plan.
Strike-through text represents deletions from the Lee Plan.**

Text Amendments:

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

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

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

1. The land will be developed under a well-conceived overall ~~master plan~~ Planned Development;
2. The land can be served with all necessary facilities and services at no expense to the county. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;
3. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;
4. The land must be developed in such a manner as to protect environmentally sensitive areas;
5. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas). The mix of land uses will be evaluated through buildout of the New Community to ensure developments include both residential and non-residential uses¹;
6. Off-site impacts must be mitigated; ~~and~~;
7. On-site levels of service must meet the county-wide standards contained in this plan;;
8. The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and
9. The land must be developed consistent with Goal 35 if located within the North Olga Community Planning Area identified on Lee Plan Map 1, Page 2.

¹ Planned developments in the New Community future land use category in the North Olga Community Planning Area must have a minimum of 50,000 square feet of non-residential floor area under construction prior to construction of the 1,000th residential dwelling unit.

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

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

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

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

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

POLICY 35.11.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/2.5 acres. In no case shall the unit count in the New Community future land use category in North Olga exceed 1,630 dwelling units.

POLICY 35.11.2: Non-residential intensities for lands within the New Community future land use category will be limited to a maximum permitted Floor Area Ratio (FAR) of 0.15. The FAR will be based upon the gross acreage dedicated to non-residential uses within the overall Planned Development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake. In no case shall the total commercial square footage in the New Community future land use category in North Olga exceed 1,170,000 square feet, in addition to 600 hotel rooms.

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

a. Environmental Enhancements.

1. A minimum of 60 percent open space, inclusive of onsite preserve, to accommodate the following:
 - i. Water quality enhancement areas, including but not limited to natural systems-based stormwater management facilities, filter marshes, and wetland buffers to reduce the rate of run-off and associated nutrient loads;
 - ii. Existing regional flowways;
 - iii. Preservation of 90% of the onsite wetlands;
 - iv. Critical wildlife connection(s) to adjacent conservation areas through on-site preserve areas;
 - v. Roadway setbacks and perimeter buffers; and
 - vi. Passive recreational and civic areas that comply with the definition of open space, as set forth in the Land Development Code.
2. Open space areas must be platted in separate tracts, outside of privately owned lots, and dedicated to an appropriate maintenance entity. A Community Development District (CDD), Independent Special District (ISD), or a master property owners association must be created to accept responsibility for perpetually maintaining the open space areas identified in the Planned Development.
3. Record a conservation easement for a minimum of 50 percent of the Planned Development benefiting a public agency acceptable to Lee County, or Lee County itself, and dedicated to an appropriate maintenance entity. Land subject to conservation easement(s) can be used for on-site mitigation and will be recorded as development orders are issued. The timing of conservation easement(s) and restoration may be phased so long as the area dedicated to conservation easement is equal to or greater than the area of land approved for development on a cumulative basis.
4. Provide a protected species management plan to address human wildlife coexistence, including educational programs and development standards.
5. Provide wildlife crossings on-site and to adjacent wildlife habitat areas.
6. Provide recreational connections to adjacent public and private conservation and preserve land, subject to approval by the appropriate agencies, through the provision of publicly accessible trailheads and similar facilities within the development.
7. Incorporate Florida friendly plantings with the low irrigation requirements in common areas.

8. A binding commitment as part of the Planned Development to implement an environmental education program for homeowners, businesses and visitors to describe the local ecology, including but not limited to wildlife, plant communities, and native habitats, in addition to the design standards, restoration projects, and management programs/plans, incorporated into the development to address environmental protection.
 9. Incorporate energy efficiency and other low impact development (LID) performance standards within the development.
 10. Minimize impacts to natural areas and native habitat by concentrating development primarily in areas previously impacted by agricultural uses and other development activities.
- b. Water Quality & Hydrological Enhancements.
1. The stormwater management system must demonstrate through design or other means that water leaving the development meets current state and federal water quality standards. Outfall monitoring will be required on a quarterly basis for a minimum of 5 years from the date of acceptance of construction of the water management system by the South Florida Water Management District. Monitoring may be eliminated after 5 years if the water quality standards are met.
 2. Demonstrate an additional 50% water quality treatment beyond the treatment required by the SFWMD for the on-site stormwater management basins.
 3. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, as applicable by SFWMD permits.
 4. Provide a lake management plan that requires best management practices for the following:
 - i. fertilizers and pesticides;
 - ii. erosion control and bank stabilization; and
 - iii. lake maintenance requirements and deep lake management for lakes exceeding 12 feet below lake surface (BLS).
 5. A site-specific ecological and hydrological plan, which includes at a minimum the following: preliminary excavation and grading plans, exotic removal and maintenance plan, supplemental planting plan, and success criteria for meeting established goals.
 6. A site-specific mitigation and enhancements to reduce discharge rates.
 7. Utilize reuse and surface water generated by the development to meet the irrigation demands of the recreation and development areas, to the extent such reuse is available.

8. Demonstrate that the proposed Planned Development will not result in significant detrimental impacts on present or future water resources.
- c. Infrastructure Enhancements.
1. All development within the Planned Development must connect to centralized water and sewer services, with the exception of interim facilities used on a temporary basis during construction, and for unmanned essential services on a temporary basis until water and sewer service is extended to the development.
 2. Written verification as to adequate public services for the Planned Development, from the sheriff, EMS, fire district, and Lee County School District, or via interlocal agreements with adjacent jurisdictions and/or special districts.
 3. Civic space, recreational areas, and a variety of amenities distributed throughout the development for use by the general public, to be maintained by the property owners' association or similar entity.
 4. Sufficient right-of-way to accommodate an 8-foot wide multi-purpose pathway along the roadway frontages, where the Planned Development abuts SR 31 and CR 78.
- d. Community Character.
1. Transition to lower densities and intensities where adjacent to off-site conservation lands.
 2. Enhanced buffers and setbacks along external roadways to preserve rural vistas and viewsheds that are at least 50% wider than the Land Development Code requirements.
 3. Locate access points onto adjacent arterial roadways to minimize impact to the surrounding rural community.

VII. CONSERVATION AND COASTAL MANAGEMENT

POLICY 114.1.1: Development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII of this plan, and except that owners of wetlands adjacent to Intensive Development, Central Urban, Urban Community, Suburban, New Community, and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnotes ~~9b and 9c~~ 8b of Table 1(a), Summary of Residential Densities. In Future Limerock Mining areas only (see Map 14), impacts to wetlands resulting from mining will be allowed by Lee County when those impacts are offset through appropriate mitigation, preferably within Southeast Lee County (see also Policy 33.1.3). Appropriate wetland mitigation may be provided by preservation of high quality indigenous habitat, restoration or reconnection of historic

flowways, connectivity to public conservation lands, restoration of historic ecosystems or other mitigation measures as deemed sufficient by the Division of Environmental Sciences. It is recommended that, whenever possible, wetland mitigation be located within Southeast Lee County. The Land Development Code will be revised to include provisions to implement this policy.

XII. GLOSSARY

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

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

Table Amendments:

Table 1(a): Summary of Residential Densities

Table 1(b): Year 2030 Allocations

Map Amendments:

Map 1, Page 1: Future Land Use Map

Map 4: Private Recreational Facilities Overlay

TABLE 1(a)
SUMMARY OF RESIDENTIAL DENSITIES¹

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

CLARIFICATIONS AND EXCEPTIONS

¹See the glossary in Chapter XII for the full definition of “density”.

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

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

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

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

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

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

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

- (a) If the dwelling units are relocated off-site through the provision of Transfer of Development Rights Ordinance (86-18, as amended or replaced); or
- (b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, and New Community from preserved freshwater wetlands at the same underlying density as permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.

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

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

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

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

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

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

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

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

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

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

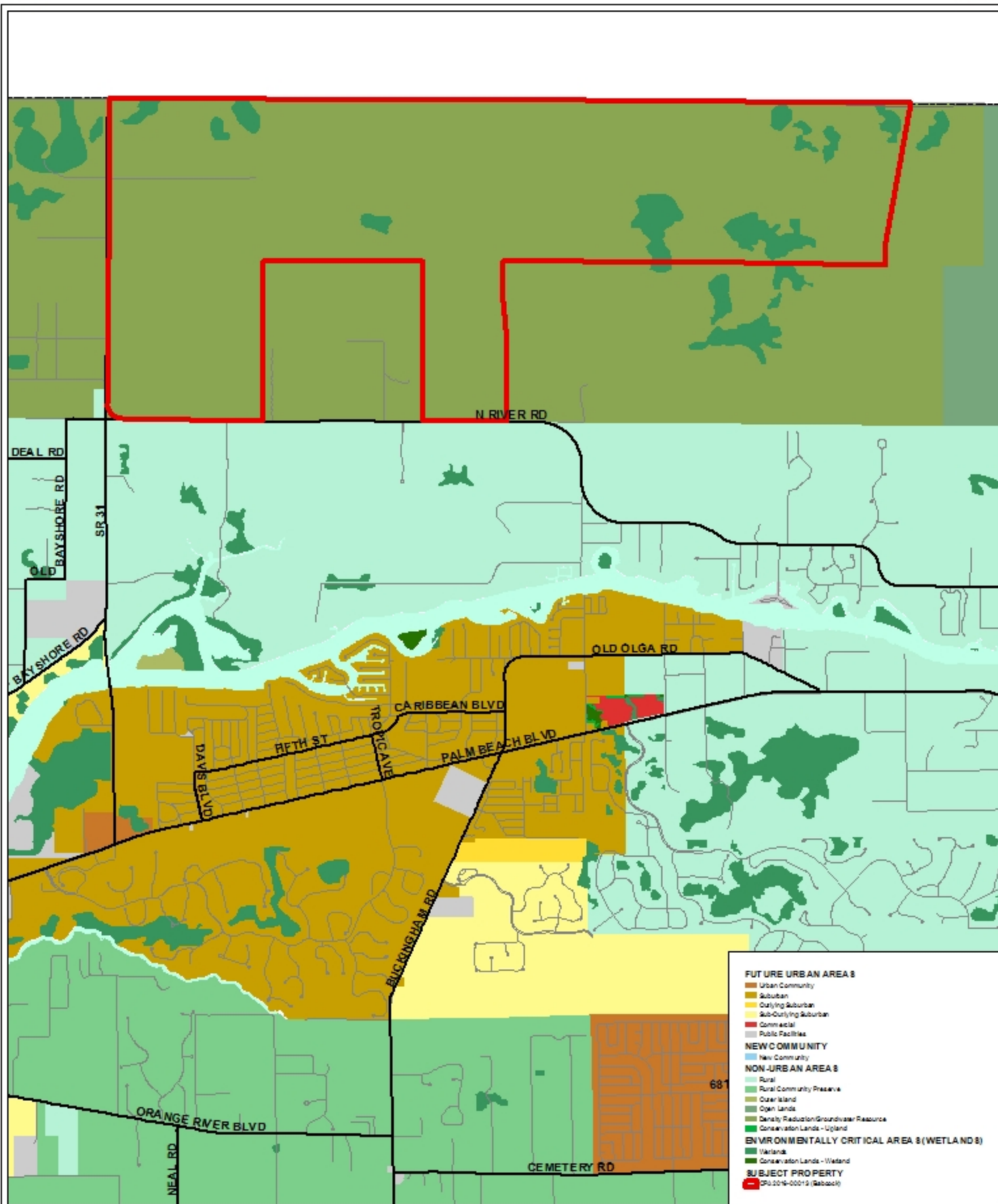
¹⁹Maximum density in the New Community future land use category is limited to 1 du/2.5 acres in the North Olga Community in accordance with Policy 1.6.1.

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category		Lee County Totals		Northeast Lee County		Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/Airport
		Existing	Proposed	Existing	Proposed									
<i>Residential By Future Land Use Category</i>	Intensive Development	<u>1,376</u>	<u>1,376</u>					20		27		250		
	Central Urban	<u>14,766</u>	<u>14,766</u>					225				230		
	Urban Community	<u>18,084</u>	<u>17,483</u>	520	<u>520</u>	485		637						250
	Suburban	<u>16,623</u>	<u>16,623</u>					1,810				85		
	Outlying Suburban	<u>3,957</u>	<u>3,957</u>	30	<u>30</u>			40	20	2	500			
	Sub-Outlying Suburban	<u>1,548</u>	<u>1,548</u>					367						
	Commercial													
	Industrial	<u>79</u>	<u>79</u>									39		20
	Public Facilities	<u>1</u>	<u>1</u>								1			
	University Community	<u>850</u>	<u>850</u>											
	Destination Resort Mixed Use Water Dependent	<u>8</u>	<u>8</u>											
	Burnt Store Marina Village	<u>4</u>	<u>4</u>						4					
	Industrial Interchange													
	General Interchange	<u>125</u>	<u>125</u>											11
	General Commercial Interchange													
	Industrial Commercial Interchange													
	University Village Interchange													
	Mixed Use Interchange													
	New Community	<u>900</u>	<u>2,100</u>		<u>1,200</u>									900
	Airport													
	Tradeport	<u>9</u>	<u>9</u>											9
	Rural	<u>8,313</u>	<u>8,313</u>	1,948	<u>1,948</u>			1,400	636					
	Rural Community Preserve	<u>3,100</u>	<u>3,100</u>											
	Coastal Rural	<u>1,300</u>	<u>1,300</u>											
	Outer Island	<u>202</u>	<u>202</u>	5	<u>5</u>			1			150			
	Open Lands	<u>2,805</u>	<u>2,805</u>	250	<u>250</u>				590					
	Density Reduction/ Groundwater Resource	<u>6,905</u>	<u>6,905</u>	711	<u>711</u>									94
	Conservation Lands Upland													
	Wetlands													
	Conservation Lands Wetland													
Unincorporated County Total Residential		<u>80,955</u>	<u>81,554</u>	<u>3,464</u>	<u>4,664</u>	485		4,500	1,250	29	651	604		1,284
Commercial		<u>12,793</u>	<u>12,793</u>	57	<u>177</u>	52		400	50	17	125	150		1,100
Industrial		<u>13,801</u>	<u>13,801</u>	26	<u>26</u>	3		400	5	26		300		3,100
Non Regulatory Allocations														
Public		<u>82,313</u>	<u>82,313</u>	7,100	<u>7,100</u>	421		2,000	7,000	20	1,961	350		7,500
Active AG		<u>17,027</u>	<u>17,027</u>	5,100	<u>5,100</u>			550	150					
Passive AG		<u>45,585</u>	<u>44,265</u>	13,549	<u>12,229</u>			2,500	109					1,241
Conservation		<u>81,933</u>	<u>81,933</u>	2,214	<u>2,214</u>	611		1,142	3,236	133	1,603	748		2,798
Vacant		<u>22,768</u>	<u>23,489</u>	1,953	<u>1,953</u>			226	931	34		45		300
Total		<u>357,175</u>	<u>357,175</u>	<u>33,463</u>	<u>33,463</u>	1,572		11,718	12,731	259	4,340	2,197		17,323
Population Distribution (unincorporated Lee County)		<u>495,000</u>	<u>495,000</u>	5,090	<u>9,266</u>	1,531		30,861	3,270	225	530	5,744		15,115

TABLE 1(b)
Year 2030 Allocation

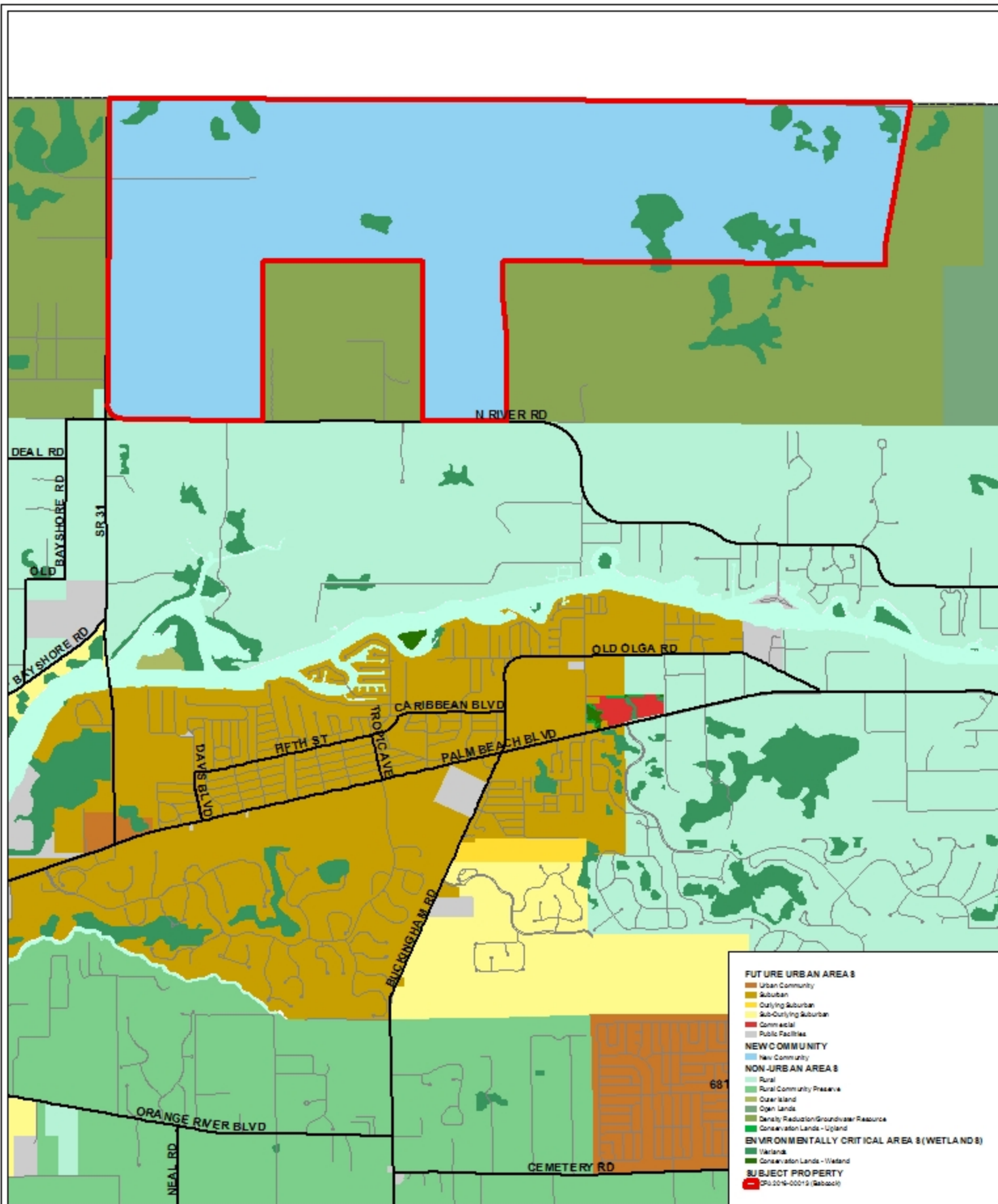
Future Land Use Category		Daniels Parkway	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres		Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category								Existing	Proposed					
	Intensive Development					660	3	42	42		365		9	
	Central Urban		375	17		3,140		8,179	8,179		2,600			
	Urban Community		850	1,000		860	500	12,422	11,821			110	450	
	Suburban		2,488	1,975		1,200	675				6,690		1,700	
	Outlying Suburban	1,552	377				600				382		454	
	Sub-Outlying Suburban			25							140	66		950
	Commercial													
	Industrial		5	5		10								
	Public Facilities													
	University Community			850										
	Destination Resort Mixed Use Water Dependent		8											
	Burnt Store Marina Village													
	Industrial Interchange													
	General Interchange	32								15	31		6	30
	General Commercial Interchange													
	Industrial Commercial Interchange													
	University Village Interchange													
	Mixed Use Interchange													
	New Community													
	Airport													
	Tradeport													
	Rural	1,500		90			190	14	14		500	50	635	1,350
	Rural Community Preserve											3,100		
	Coastal Rural						1,300							
	Outer Island		1				45							
	Open Lands	120									45			1,800
	Density Reduction/ Groundwater Resource									4,000				2,100
	Conservation Lands Upland													
	Wetlands													
	Conservation Lands Wetland													
Unincorporated County Total Residential		3,204	4,104	3,962		5,870	3,313	20,657	20,056	4,015	10,753	3,326	3,254	6,230
Commercial		440	1,100	1,944		2,100	226	1,420	1,300	68	1,687	18	1,700	139
Industrial		10	320	450		900	64	300	300	7,246	554	5	87	5
Non Regulatory Allocations														
Public		2,477	3,550	3,059		3,500	2,100	15,289	15,289	12,000	4,000	1,486	7,000	1,500
Active AG		20					2,400			7,171	200	411	125	900
Passive AG		20					815			18,000	1,532	3,619	200	4,000
Conservation		1,733	9,306	2,969		188	14,767	1,541	1,541	31,359	1,317	336	5,068	864
Vacant		63	975	594		309	3,781	8,697	9,418	470	2,060	1,000	800	530
Total		7,967	19,355	12,978		12,867	27,466	47,904	47,904	80,329	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)		16,375	34,538	36,963		58,363	13,265	160,405	156,229	1,270	71,001	6,117	25,577	8,760

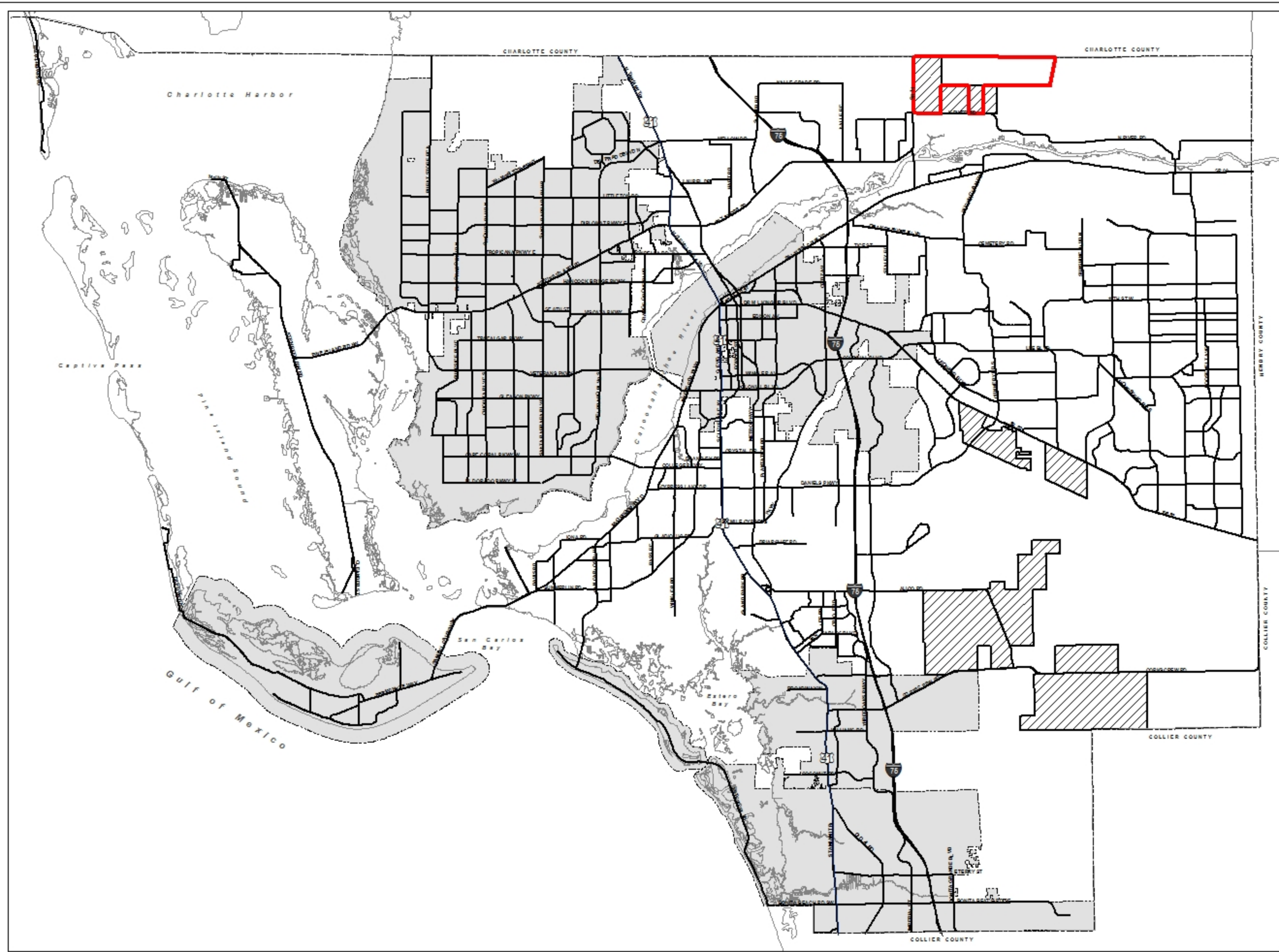


Map Generated March 2017



CPA2016-00013
Babcock
EXISTING 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. 99-16, 11/22/99
Amended By Ord. Nos. 10-21, 10-43

Lee Plan Map 4

STAFF REPORT FOR

CPA2016-13: Babcock

Privately Initiated **Text and Map** Amendments to the Lee Plan



Applicant:

Babcock Property Holdings

Representative:

Waldrop Engineering/
Alexis Crespo

Commissioner

District: # 5

Property Size:

4,157± Acres

Current FLUC:

DR/GR &
Wetlands

Current Zoning:

AG-2

Hearing Dates:

LPA:
4/24/17

Transmittal:
6/7/17

Adoption:
2/7/18

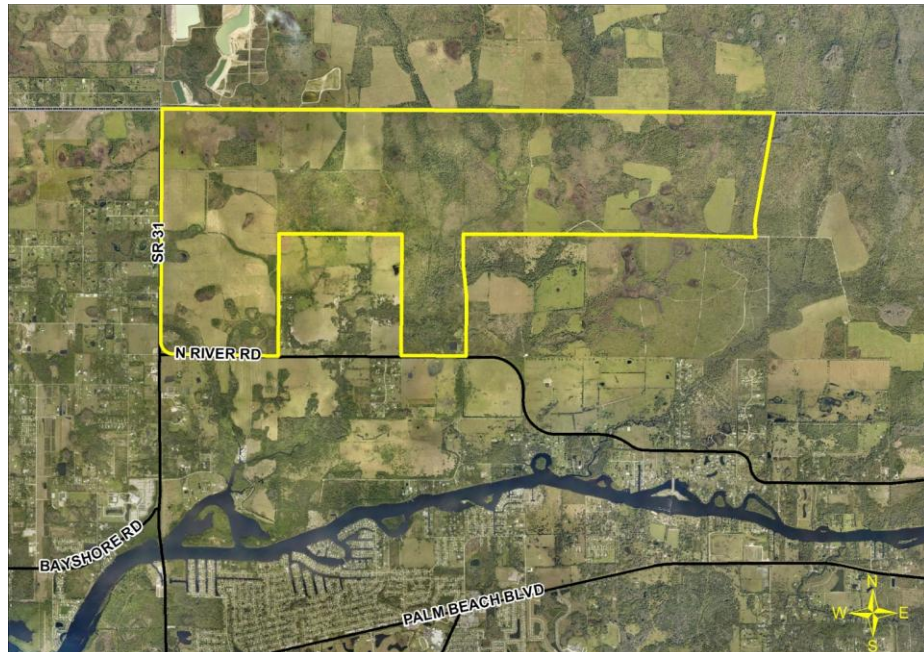
REQUEST

- 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.

PROJECT SUMMARY

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.

PROPERTY LOCATION



RECOMMENDATION

Staff recommends that the Board of County Commissioners **adopt** the text and map amendments provided in Attachment 1 based on the analysis and findings of this staff report.

PART 1 REQUEST

The applicant's request is to: re-designate the 4,157 acre property to New Community and Wetlands on the Future Land Use Map, Lee Plan Map 1, Page 1; amend Objectives 1.6 and 35.11, and Policy 1.6.1 to allow a maximum density of 1 dwelling unit per 2.5 acres (with no bonus density), nonresidential uses, and provide requirements for clustered development, environmental enhancements and permanent conservation; and update Table 1(a) to reflect the revised maximum density in the New Community future land use category and Table 1(b) to accommodate commercial uses in the Northeast Lee County Planning Community.

Concurrent Application Review: The Babcock Ranch comprehensive plan amendment was filed on October 4, 2016. The applicant has also filed a companion rezoning application (DCI2016-00022) that is being reviewed concurrently with the plan amendment application. DCI2016-00022 was filed on November 16, 2016 seeking to rezone the subject property from AG-2 to Mixed Use Planned Development (MPD).

Florida Statutes Chapter 163.3184(12) provides that "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County provide concurrent review the rezoning request.

PART 2 RECOMMENDATION

After thorough review and consideration of the factors discussed in the following report, staff is recommending that the following proposed amendments be **transmitted** to the state reviewing agencies:

- Map 1, Page 1 to change the future land use category of the subject property from DR/GR and Wetlands to New Community and Wetlands;
- Map 4, Private Recreational Facilities Overlay, to remove the subject property from the Overlay; and
- Objective 1.6, Goal 35, and Policy 1.6.1 and Tables 1(a) and (b) to provide parameters for future development in the New Community future land use category within the North Olga Community.

Attachment #1 provides the proposed text in strike-through and underline and the existing and revised maps and tables.

PART 3

BACKGROUND

The Babcock Ranch historically encompassed over 90,000 acres with land in both Charlotte and Lee Counties. In the late 1990's, the Babcock family attempted to sell the entire 90,000 acre property to the State of Florida; it was considered a priority for purchase by conservation leaders for an environmental corridor stretching from Lake Okeechobee to the Charlotte Harbor Estuary. The State and Babcock family were unable to reach an agreement on the sale, and discussions on public acquisition of the property ceased.

In 2006, Babcock Property Holdings, the applicant of this request, acquired the property with plans to convey environmentally sensitive areas to the State for permanent preservation and to develop the land most significantly impacted by the Babcock Ranch agricultural and timber operations. Since then, over 67,000 acres has been conveyed to the State and over 5,000 acres has been conveyed to Lee County to become known as the Bob Janes Preserve.

In Charlotte County, Babcock Ranch has been designed to maintain large tracts of preserve areas and open space to allow for the long-term protection of native habitats, facilitate water quality improvements, and create wildlife corridors that connect internal preserves to a regional network of off-site conservation lands, including the adjacent Conservation 20/20 preserves within Lee County.

In total, the following is approved to be developed on approximately 13,630 acres in Charlotte County:

- 17,870 dwelling units
- 6 million sq. ft. non-residential uses
- 600 hotel rooms
- 177 hospital beds
- 418 assisted living facility units
- Educational facilities
- Recreational and civic space
- 7,000 acres of greenways, flowways and agriculture

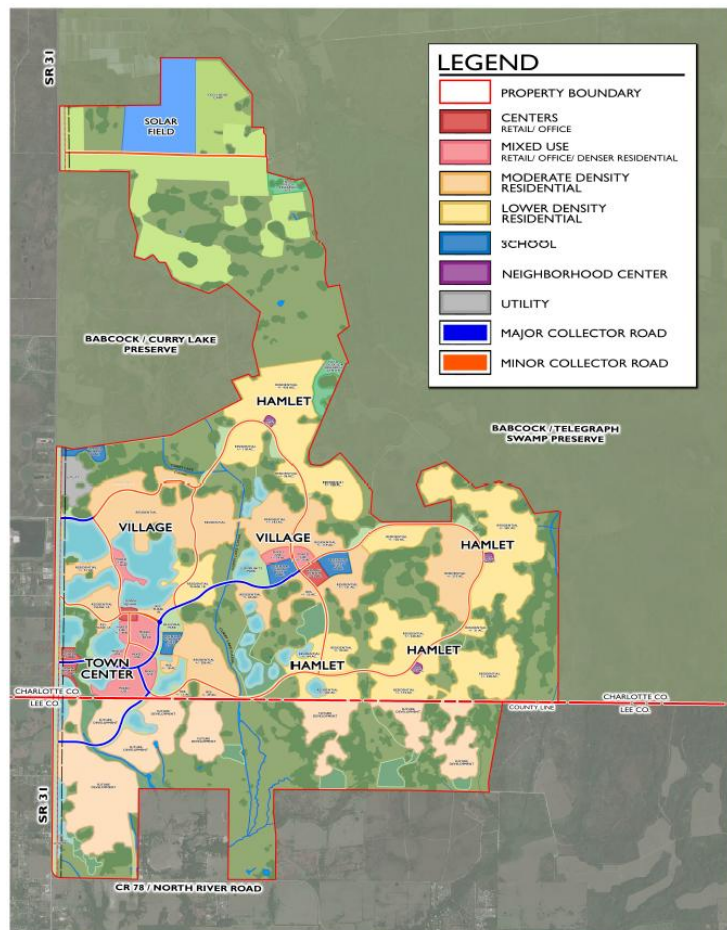


Figure 1: Babcock Ranch Conceptual Development Footprint

Development in Charlotte County commenced with the construction of the Florida Power & Light solar field, 224 residences, and a mixed-use “Town Center” including a public Charter School for Kindergarten through 8th grade. Development within Lee County would be a spatial extension of both the development areas and preservation areas of the Babcock Ranch Community.

PART 4

SURROUNDING PROPERTIES

The subject property is surrounded by land within the DR/GR, Rural, Conservation Lands, and Wetlands future land use categories.

North: To the north, the property abuts the Lee/Charlotte County line. As mentioned above, construction for the Town Center of the mixed-use Babcock Ranch Community has commenced and is part of the overall Babcock DRI.

East: To the east are 20/20 Conservation Lands, Telegraph Creek Preserve and Bob Janes Preserve. There are also properties used for agriculture and with single-family residential uses.

West: 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. These properties are in the AG-2 zoning district.

South: 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.

PART 5

STAFF DISCUSSION AND ANALYSIS

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 that is restored as phased development occurs.

Current Future Land Use Category – DR/GR and Wetlands:

The subject property’s uplands are currently within the DR/GR Future Land Use Category. The subject property was identified in the Open Lands and Rural future land use categories on the original Future Land Use Map adopted in 1984. At the time, both categories allowed for a maximum density of 1 dwelling unit per acre. In 1990, in response to concerns regarding

growth rate, dwelling unit capacity, groundwater recharge, and future water supply within the County the DR/GR future land use category was created. This category allows a residential density of one dwelling unit per ten acres, and certain other uses including agriculture and resource extraction. The subject property was designated DR/GR upon adoption of the 1990 amendment. The DR/GR future land use category is described in Policy 1.4.5 provided, in part, below:

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

The underlying objective for creating the DR/GR future land use category was to protect the County's shallow aquifers and, as part of a Stipulated Settlement Agreement between Lee County and the Florida Department of Community Affairs (DCA), to reduce the carrying capacity of the Future Land Use Map in the Lee Plan. The carrying capacity of the Future Land Use Map is the population that could be accommodated using the assigned densities when the county is "built out." To achieve the reduction required by the Stipulated Settlement Agreement, the density was changed to one unit per 10 acres for properties designated DR/GR. Also, a requirement was added that new land uses "*must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels.*"

The wetlands on the subject property are within the Wetlands future land use category which is described in the Lee Plan as follows:

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with F.S. 373.019(17) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended in F.S. 373.4211. (Amended by Ordinance No. 94-30)

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan. (Amended by Ordinance No. 94-30)

The current density and zoning provisions would 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. Under this scenario there would no requirements for: restoration of environmentally sensitive land, as discussed in Objective 34.1; preservation of large areas of open space, as discussed in Policies 34.1.2 and 35.1.1; protection of wildlife habitat and resources or native vegetation, as discussed in Objective 34.3 and Policy 34.4.3; and, a mixture of unit types, as discussed in Policy 35.2.1.

Proposed Future Land Use Category – New Community:

The New Community future land use category was originally included in the Lee Plan to accommodate the clustered, mixed use Gateway community. At that time, the category was established with a maximum density of 6 units per acre.

The applicant is proposing text amendments to Objective 1.6 and Policy 1.6.1 which describe the New Community future land use category as shown below:

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

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

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

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

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

The proposed text amendments provide a maximum density of 1 unit per 2.5 acres of uplands for property outside the Gateway/Airport Planning Community; establish a minimum size requirement 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.

The proposed amendments to Objective 1.6 and Policy 1.6.1 provide assurance that development within the New Community future land use category will be consistent with Goals 34 and 35 for Northeast Lee County and North Olga.

Consistency with the Northeast Lee County and North Olga Lee Plan Goals:

The subject property is located within the Northeast Lee County and the North Olga Community Planning areas. Policies for these areas are provided in Goal 34: Northeast Lee County Planning Community, and Goal 35: North Olga Community.

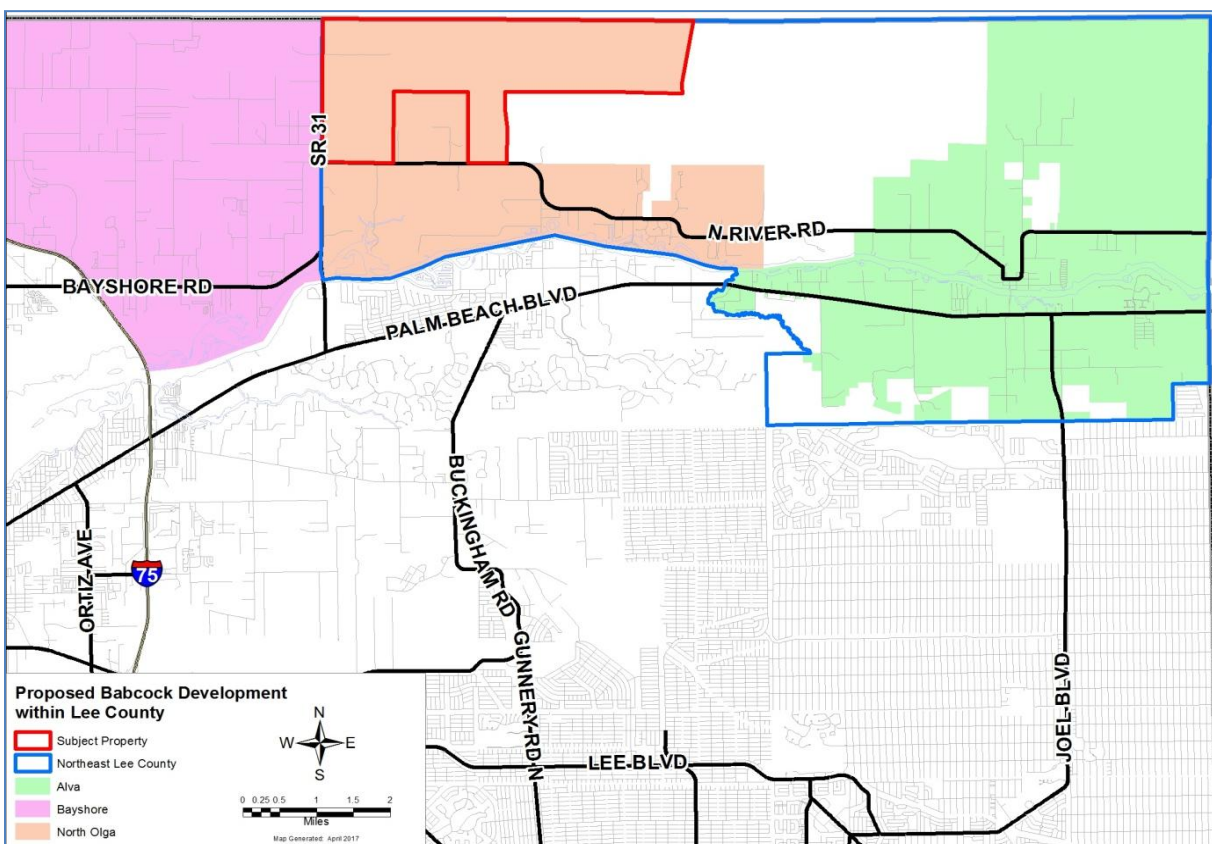


Figure 2: Community Planning Areas

There are several policies within these Goals regarding the desired character of residential and commercial development, anticipation of future growth, and protection of natural resources. Consistency with Objectives and Policies of these Goals is discussed in more detail below:

Objective 34.1: Agriculture and Rural Character & Policy 34.1.2 encourage preservation of open space and rural character through development characteristics such as clustered development and protection of wooded areas, open space, and river fronts in a way that promotes compatibility to adjacent residential and agricultural areas. Policy 1.6.1 requires land to be developed with an overall planned development, in a manner that protects environmentally sensitive areas and mitigates off-site impacts. As such, the revisions to the New Community future land use category are internally consistent with Objective 34.1 and Policy 34.1.2.

Objective 34.3: Natural Resources & Policy 34.4.3 provide that to enhance, preserve and protect the physical integrity, ecological standards, and rural character of Northeast Lee County, the focus should be on water basins, native vegetation, wildlife habitat, and long term conservation and that connections of wildlife habitats should be proactively planned. Policy 1.6.1 states that New Community areas must be “developed as a cohesive unit in order to better achieve conservation of important environmental resources and to initiate area wide surface water management” which is consistent with Objective 34.3 and Policy 34.4.3.

Policies 35.1.1 and 35.2.1 within the North Olga Goal are similar to the Objectives and Policies provided above, but also promote clustered developments to maintain large contiguous tracts of open space and zoning that allows a mix of unit types and flexible lot sizes to promote affordability and “diversity of choice within the community.” Development within the New Community must offer a complete range of land uses per Policy 1.6.1 which lists “a full mix of housing types for a range of household incomes” as an example. The density of one unit per ten acres allowed in the DR/GR future land use category does not promote affordability or choice of unit types.

As provided in the existing and proposed language of Objective 1.6 and Policy 1.6.1, a development pattern will be required that provides area wide surface water management, conserves important environmental resources and provides a mix of housing types consistent with Objectives 34.1 and 34.3 and Policies 34.1.2 and 34.4.3 of the Northeast Lee County Planning Community and Policies 35.1.1 and 35.2.1 of the North Olga Community Planning area.

Amendments to the North Olga Goal:

The amendments to Goal 35, the North Olga Community Goal, include minor amendments to Objective 35.3 and the addition of a new Objective, Objective 35.11: New Community. This new objective provides additional requirements for development within the New Community future land use category specific to the North Olga Community Planning area. These amendments provide assurances, in addition to those that are already part of the New Community future land use category (Objective 1.6 and Policy 1.6.1), that the development is

consistent with the environmental, water quality, and community character goals of Lee County, North Olga and Northeast Lee County. Objective 35.11, as proposed by the applicant is provided below:

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

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

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

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

Proposed Objective 35.11 and the subsequent policies require that development within the New Community future land use category and the North Olga Community Planning Area not exceed a maximum density of 1 dwelling unit per 2.5 acres and non-residential intensity of 0.15 floor area ratio (FAR). The proposed density is in keeping with the future non-urban areas of Lee County by being less than one dwelling unit an acre and the FAR would only allow commercial development that is less intense than typical suburban development within Lee County, all of which would have to be approved through a planned development.

Policy 35.11.3, as proposed by the applicant, is divided into four sections: a. Environmental Enhancements; b. Water Quality and Hydrological Enhancements; c. Infrastructure Enhancements; and, d. Community Character. An analysis of each section is provided in detail in the following discussion.

Environmental Analysis:

The provisions of Policy 35.11.3.a, as proposed below, will assure future development will: have large areas of connected open space that provides habitat and connectivity to public and private conservation areas for listed species; provide environmental education program for homeowners, businesses and visitors; and, preserve and maintain wetlands and flowways.

a. Environmental Enhancements.

1. A minimum of 60 percent open space, inclusive of onsite preserve, to accommodate the following:
 - i. Water quality enhancement areas, including but not limited to natural systems-based stormwater management facilities, filter marshes, and wetland buffers to reduce the rate of run-off and associated nutrient loads;
 - ii. Existing regional flowways;
 - iii. Preservation of 90% of the onsite wetlands;
 - iv. Critical wildlife connection(s) to adjacent conservation areas through on-site preserve areas;
 - v. Roadway setbacks and perimeter buffers; and
 - vi. Passive recreational and civic areas that comply with the definition of open space, as set forth in the Land Development Code.
2. Open space areas must be platted in separate tracts, outside of privately owned lots, and dedicated to an appropriate maintenance entity. A Community Development District (CDD), Independent Special District (ISD), or a master property owners association must be created to accept responsibility for perpetually maintaining the open space areas identified in the Planned Development.
3. Record a conservation easement for a minimum of 50 percent of the Planned Development benefiting a public agency acceptable to Lee County, or Lee County itself, and dedicated to an appropriate maintenance entity. Land subject to conservation easement(s) can be used for on-site mitigation and will be recorded as development orders are issued. The timing of conservation easement(s) and restoration may be phased so long as the area dedicated to conservation easement is equal to or greater than the area of land approved for development on a cumulative basis.
4. Provide a protected species management plan to address human wildlife coexistence, including educational programs and development standards.
5. Provide wildlife crossings on-site and to adjacent wildlife habitat areas.
6. Provide recreational connections to adjacent public and private conservation and preserve land, subject to approval by the appropriate agencies, through the provision of publicly accessible trailheads and similar facilities within the development.
7. Incorporate Florida friendly plantings with the low irrigation requirements in common areas.

8. A binding commitment as part of the Planned Development to implement an environmental education program for homeowners, businesses and visitors to describe the local ecology, including but not limited to wildlife, plant communities, and native habitats, in addition to the design standards, restoration projects, and management programs/plans, incorporated into the development to address environmental protection.
9. Incorporate energy efficiency and other low impact development (LID) performance standards within the development.
10. Minimize impacts to natural areas and native habitat by concentrating development primarily in areas previously impacted by agricultural uses and other development activities.

The proposed environmental enhancements and habitat connectivity are critical for animal wildlife. The 60 percent open space will add approximately 2,494 acres to the existing conservation and park areas in Northeast Lee County. Once complete the Babcock preservation areas will represent more than 20 percent of the combined 10,892 acres of public and private open space within Northeast Lee County. Conservation and park areas in the Northeast Lee County Planning Community include the following:

- Bob Janes Preserve (5,620.4 acres, acquired for \$41,583,620 in 2006),
- Telegraph Creek Preserve (1,726.8 acres, acquired for \$23,900,000 in 2009),
- Persimmon Ridge Preserve (40 acres, \$16,000 in 1961)
- Daniels Preserve at Spanish Creek (243.2 acres, acquired for \$3,891,040 in 2005),
- Caloosahatchee Regional Park (768 acres, leased from State and maintained by County), and,
- Babcock Ranch Open Space (2,494 acres, provided and maintained by Babcock Ranch).

The proposed onsite preserve areas will provide a critical link between major wildlife habitat areas to the west and east of the Babcock Ranch property in a corridor that stretches from Lake Okeechobee to the Gulf of Mexico. To the east, are lands within the State of Florida and Lee County conservation purchase, now known as the Babcock Ranch Preserve and Bob Janes Preserve. To the west is the Babcock/Webb Wildlife Management Area and Charlotte Harbor State Buffer Preserve.

The “Environmental Enhancements” are consistent with numerous provisions of the Lee Plan including Policies 34.4.3 (wildlife connections and habitats), 36.3.4 (wildlife crossings), 60.1.2 (flowway restoration), 107.1.1 (leveraging other funding sources to protect upland and wetland habitats), and 107.2.10 (habitat protection adjacent to public preserves); Objectives 34.3 (protect habitats in Northeast Lee County), 35.8 (provide long term conservation of wildlife resources in North Olga), 60.5 (incorporate green infrastructure into water management system), 66.4 (provide environmental education opportunities), 107.3 (maintain wildlife

diversity and distribution), and 107.4 (protect habitats of endangered and threatened species); and Goals 61 (protect water resources) and 107 (manage wetland and upland ecosystems).

Natural Resources Analysis:

The water quality and hydrological enhancements provisions of Policy 35.11.3.b. will assure that future development will: meet or exceed current state and federal water quality standards; protect existing groundwater levels and improve wetland hydroperiods; and, reduce stormwater discharge rates.

b. Water Quality & Hydrological Enhancements.

1. The stormwater management system must demonstrate through design or other means that water leaving the development meets current state and federal water quality standards. Outfall monitoring will be required on a quarterly basis for a minimum of 5 years from the date of acceptance of construction of the water management system by the South Florida Water Management District. Monitoring may be eliminated after 5 years if the water quality standards are met.
2. Demonstrate an additional 50% water quality treatment beyond the treatment required by the SFWMD for the on-site stormwater management basins.
3. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, as applicable by SFWMD permits.
4. Provide a lake management plan that requires best management practices for the following:
 - i. fertilizers and pesticides;
 - ii. erosion control and bank stabilization; and
 - iii. lake maintenance requirements and deep lake management for lakes exceeding 12 feet below lake surface (BLS).
5. A site-specific ecological and hydrological plan, which includes at a minimum the following: preliminary excavation and grading plans, exotic removal and maintenance plan, supplemental planting plan, and success criteria for meeting established goals.
6. A site-specific mitigation and enhancements to reduce discharge rates.
7. Utilize reuse and surface water generated by the development to meet the irrigation demands of the recreation and development areas, to the extent such reuse is available.
8. Demonstrate that the proposed Planned Development will not result in significant detrimental impacts on present or future water resources.

The proposed “Water Quality and Hydrological Enhancements” section is consistent with numerous provisions of the Lee Plan including Policies 34.3.2 (protect water quality and natural resources), 60.5.5 (coordinate surface water reviews), and 115.1.2 (protection of surface and groundwater resources); Objectives 60.3 (basin-wide level of service for water management systems), 60.5 (incorporate green infrastructure into water management system), and 115.1 (meet or exceed state and federal water quality standards); and Goals 107 (manage wetland and upland ecosystems), 108 (manage estuarine ecosystems), and 115 (maintain or improve water quality).

As required by Policy 2.4.2 the project has been reviewed to determine potential impacts to water resources.

POLICY 2.4.2: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9; and all land in the Density Reduction/ Groundwater Resource land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change. (Amended by Ordinance No. 92-47, 94-30, 00-22, 02-02, 14-10)

The subject property is a disturbed site which was previously used for farming row crops and cattle grazing. Based on application materials, the applicant intends to utilize reclaimed water from onsite wastewater treatment plant for irrigation needs. Additional irrigation water supply necessary will be provided from onsite lakes recharged with water from the Sandstone Aquifer only when there is a need for maintaining minimum water levels in the lakes. The applicant has indicated that recharging lakes would benefit the Surficial Aquifer and wetlands in the vicinity.

The Lower West Coast Water Supply Plan (LWCWSP) and its subsequent updates encourage a number of water supply strategies to help conserve and sustain traditional groundwater supplies within Lee County. To meet the challenge of protecting water resources in fast growing regions, the LWCWSP promotes the implementation of alternative water supply sources such as the use of reclaimed water, seasonal surface water usage and water conservation measures to reduce overall demand.

Since available reclaimed water for irrigation will be in short supply, the applicant satisfies the LWCWSP’s goals and objectives through providing irrigation demands through combined use of reclaimed, surface and groundwater supply sources as stated above. The withdrawal and recycling of storm water is expected to reduce nutrient load discharge onto County’s MS4 system. During the periods of high demands or dry seasons, temporary and limited

augmentation of groundwater from the Sandstone Aquifer is anticipated to improve overall water quality within internal water management lakes.

Residential irrigation systems will be metered individually. As part of the service agreement, the irrigation provider (Babcock Ranch Irrigation, LLC) will set the initial controls for each irrigation system to comply with the Lee County year-round water conservation ordinance. Additionally, the service agreement will require that any modifications to the initial controls be authorized by Babcock Ranch Irrigation, LLC. All new customers will be required to install programmable irrigation control devices with rain sensors.

Prior to installation of Sandstone Aquifer landscape irrigation wells on the project site in Lee County, a Sandstone Aquifer potentiometric head monitoring program will be implemented. The monitoring program will consist of monitoring water level at USGS well L-2216, located at the intersection of SR 31 and the Lee-Charlotte county line. This well has over 40 years of background data. The existing Sandstone Aquifer monitor well JE-812, located on the project site will also be equipped with a data logging pressure transducer. Water level data will be downloaded quarterly from JE-812 and compared to data from the L-2216, which will serve as a background reference well, to determine whether landscape irrigation withdrawals at the project site are adversely impacting Sandstone Aquifer water levels on neighboring properties.

Lee County entered into a Settlement Agreement with Babcock Property Holdings, LLC, with regard to development of Babcock Ranch in Lee and Charlotte Counties. As part of the agreement, "An Integrated Surface Water/Groundwater Modeling Analysis of Infiltration and Storm Water Runoff from the Babcock Ranch Community Development, Charlotte and Lee Counties, Florida (July 2012, Earthfx, Rawl, Mades)" was developed to address surface and groundwater issues surrounding the development. The applicant is expected to meet terms and conditions of this agreement during the plan development process.

A water quality monitoring report has been supplied to the County. The applicant has obtained sufficient water quality data over the past few years to establish "background" levels. Additional testing will be required as part of the settlement agreement. It is understood that development of the land could potentially change the water quality in the area. As a result, during the plan development phase a new water quality monitoring plan must be submitted for review and approval by the Lee County Division of Natural Resources. This monitoring plan will address the interior water management system along with outfalls to Lee County's MS4 and/or waters of the State. A water quality report shall be submitted annually. The report must contain results, maintenance activities, and recommendations. A mitigation plan must be included as a part of recommendations if negative impacts or trends are observed in water quality. After a period of 5 years this water quality monitoring plan may be modified if agreed by the Lee County Division of Natural Resources.

Based on the information provided, staff finds that no significant impacts on present or future water resources will result from the requested change. ***Staff recommends that the Board of***

County Commissioners make a formal finding that no significant impacts on present or future water resources will result from changing the Future Land Use Category, as required in Policy 2.4.2.

Infrastructure Analysis:

The Infrastructure Enhancements provisions of Policy 35.11.3.c. will assure that the development will: utilize centralized water and sewer services; have adequate levels of public safety and education services; provide for civic and recreation areas; and accommodate multi-use paths along adjacent roadways (SR 31 and SR 78).

c. Infrastructure Enhancements.

1. All development within the Planned Development must connect to centralized water and sewer services, with the exception of interim facilities used on a temporary basis during construction.
2. Written verification as to adequate public services for the Planned Development, from the sheriff, EMS, fire district, and Lee County School District, or via interlocal agreements with adjacent jurisdictions and/or special districts.
3. Civic space, recreational areas, and a variety of amenities distributed throughout the development for use by the general public, to be maintained by the property owners' association or similar entity.
4. Sufficient right-of-way to accommodate an 8-foot wide multi-purpose pathway along the roadway frontages, where the Planned Development abuts SR 31 and CR 78.

The "Infrastructure Enhancements" section is consistent with numerous provisions of the Lee Plan including Policies 2.2.1 (assure adequate infrastructure and public facilities), 5.1.7 (providing adequate recreational facilities and open space for residential development), 34.4.1 (protect scenic qualities of N. River Road and provide for multiple modes of transportation), 34.4.2 (provide pedestrian pathways and greenways), 35.7.1 (provide for linkages to the Greenway Master Plan), 53.1.5 (connection to centralized water), 56.1.5 (connection to centralized sewer), 56.2.1 (cease use of septic systems and package plants), 77.3.6 (public and private coordination for Greenways), and 158.3.5 (provide adequate recreational opportunities); Objective 87.2 (coordinate recreational opportunities); and Goals 11 (water and sewer standards), 53 (potable water service), 55 (assure water infrastructure and capacity), and 56 (provision of sewer service).

The following is a summary of the infrastructure and services available to the subject property.

FIRE PROTECTION SERVICE: The Bayshore Fire and Rescue will provide fire and rescue services.

LAW ENFORCEMENT: Lee County Sheriff's Office will provide core services to the area.

EMS: Lee County Emergency Medical Services will be addressed at the time of zoning.

SCHOOL DISTRICT: The School District of Lee County has capacity for the elementary school within the Concurrency Service Area (CSA). For middle and high schools, the development will create a deficit for the CSA; however, there are sufficient seats available to serve the need within the contiguous CSA. In addition, as part of the Babcock Ranch Community DRI, a charter school was approved that will serve students in Lee and Charlotte Counties.

WATER AND SEWER: Service will be provided by MSKP Town and Country Utility, LLC, Florida and Babcock Ranch Irrigation, LLC.

MASS TRANSIT: Lee County Transit does not serve the subject property.

SOLID WASTE: Lee County Solid Waste Division has adequate capacity to provide solid waste collection service for the subject property through Lee County's franchised hauling contractor.

TRANSPORTATION: The subject property has primary access to SR 31.

The applicant and staff met and agreed on a traffic methodology that evaluates future traffic well beyond the typical three mile radius study area for a CPA application. Due to the size and complexity of the project, the study area is expanded to include segments where the traffic potentially could meet the significance threshold defined in AC-13-16. The methodology includes traffic analysis of short range and long range. The traffic analysis is based on development parameters of 1.2 million square feet of retail/office, 1,500 motel rooms, 1,630 residential units and a 42 field baseball complex. The same development parameters are utilized in the companion zoning application DCI2016-00022 transportation analysis.

The short (5+ year) and long range (year 2040) analysis are both based on the Florida Standard Urban Transportation Modeling System (FSUTMS) model utilized in development of the MPO 2040 LRTP Need Plan and Cost Feasible Plan. The Needs Plan represents project LOS deficiencies. The Cost Feasible Plan represents the projects that can be completed with projected revenues. The FSUTMS model is developed and maintained by the Florida Department of Transportation District One. The analysis made revisions to include the Charlotte County Babcock Ranch Community (BRC) Development of Regional Impact (DRI), and the proposed CPA in Lee County. The Charlotte County BRC DRI is already approved, with traffic impacts determined with each increment of DRI development. Consistent with state law for evaluation of this application, approved development, including Charlotte County BRC DRI, is considered as part of the traffic without the project.

The 2040 analysis without the project identified possible future transportation deficiencies on these road segments:

Roadway	From	To	Comment
Broadway	SR 80	North River Rd	4 lanes with Charlotte County BRC DRI
SR 31	SR 80	SR 78	4 lanes on MPO 2040 Needs Plan
	SR 78	Charlotte County line	4 lanes on MPO 2040 Needs Plan, 6 lanes with Charlotte County BRC DRI
SR 78 (Bayshore Rd)	Business 41	Hart Rd	6 lanes on MPO 2040 Needs Plan, 8 lanes with Charlotte County BRC DRI
	Hart Rd	I-75	6 lanes on MPO 2040 Needs Plan
	I-75	SR 31	4 lanes with Charlotte County BRC DRI
SR 80 (Palm Beach Blvd)	V.S. Shoemaker Blvd	Ortiz Avenue	6 lanes with Charlotte County BRC DRI

All but one of the possible future deficient segments listed above are on the State Highway System. Florida Department of Transportation representatives were included in the transportation methodology meeting. The determination of transportation mitigation and, if applicable, proportionate share for a Lee County project does not occur with a CPA. Instead transportation mitigation occurs consistent with AC-13-16, and typically at the time of local development order. The Charlotte County DRI is responsible for mitigation of traffic impacts with each increment consistent with the project DRI Development Orders and state statute. Increment One of the Charlotte County BRC DRI has been approved. The Charlotte BRC DRI DO has identified proportionate share contributions on SR 31 from SR 78 to North River Road for Increment One. FDOT is conducting a Preliminary Development & Environmental Study for SR 31. A revision to the Charlotte County BRC DRI Increment One is under review by Charlotte County.

The methodology agreement included using the same traffic analysis for the short range (5 year/phase 1) scenario for both the CPA2016-000013 and DCI2016-00022 applications. The Phase 1 development parameters are 600 motel rooms and a 42 field baseball complex. The 5 year analysis identifies a need for four lanes on SR 31 with the project from SR 78 to the Lee County project entrance, and on SR 78 (Bayshore Road) from I-75 to Nalle Road. DCI2016-00022 substantive traffic analysis comments will be provided when the zoning application is found sufficient for review.

Staff has reviewed CPA2016-00013 and agrees with the results of the traffic analysis dated December 5, 2016 and amended pages dated January 30, 2017 that CPA2016-00013 does not create additional transportation deficiencies beyond those identified in the traffic analysis without CPA2016-00013, or those that are already identified in the Lee County Metropolitan Planning Organization (MPO) 2040 Long Range Transportation Plan (LRTP).

Compatibility Analysis:

The community character provisions of requested Policy 35.11.3.d. will assure that the development will: provide a transition to lower densities adjacent to public conservation lands;

provided enhanced roadway buffers to preserve scenic views; and, prohibit access on North River Road to preserve rural character.

d. Community Character.

1. Transition to lower densities and intensities where adjacent to off-site conservation lands.
2. Enhanced buffers and setbacks along external roadways to preserve rural vistas and viewsheds that are at least 50% wider than the Land Development Code requirements.
3. Locate access points onto adjacent arterial roadways to minimize impact to the surrounding rural community.

The proposed “Community Character” section is consistent with numerous provisions of the Lee Plan including the Visions for Northeast Lee County and North Olga; Policies 34.4.1 (preserve rural character of North River Road) and 34.5.3 (maintain and enhance rural character of Northeast Lee County); Objectives 34.1 (preserve open space and rural character), 35.1 (protect rural character and aesthetic appearance), and 35.2 (preserve views of wooded areas and open spaces); and Goals 34 (maintain rural character of Northeast Lee County) and 35 (maintain rural character of North Olga).

Objective 35.11 and subsequent policies, as requested by the applicant, outline requirements for development within the New Community future land use category in the North Olga Community Planning area. ***Staff finds the proposed Objective 35.11 and subsequent policies is consistent with the environmental, water quality, and community character goals of Lee County, North Olga and Northeast Lee County.***

**PART 6
CONCLUSION**

The proposed re-designation of the 4,157-acre subject property from the DR/GR and Wetlands future land use categories to the New Community and Wetlands future land use categories will allow for clustered development which includes both residential and commercial uses. While the amendment will remove the subject property from the DR/GR land use category, future development, based on existing and proposed Lee Plan language, will be required to preserve and maintain approximately 2,494 acres within Northeast Lee County.

Future development meeting the requirements of the proposed map and text amendments will further the goals of the Lee Plan, North Olga and Northeast Lee County by:

- Providing for environmental protection and an area or basin wide surface water management system;
- Providing for well-planned, free-standing communities with a full range of land uses, housing types, civic spaces, employment and services;
- Connecting to publicly-owned conservation lands that serve as the backbone for wildlife movement within Northeast Lee County and the region as a whole;
- Preserving and enhancing existing natural flowways to achieve improved water quality and water storage;
- Designing the surface water management system in a manner that enhances the potential groundwater recharge in the area;
- Restoring natural habitats and wetlands;
- Requiring future development to minimize impacts to the land; and,
- Maintaining rural character of North Olga and Northeast Lee County.

**PART 7
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: April 24, 2017

LOCAL PLANNING AGENCY REVIEW:

The applicant and their representatives gave a detailed presentation for the proposed Map and Text amendments which covered consistency with the Lee Plan and surrounding uses, hydrology, surface water management, wildlife movement, and transportation. The applicant's presentation also detailed characteristics of the subject property land that are not consistent with the DR/GR future land use category such as not being suitable for well field development and low aquifer recharge capabilities.

During the applicants presentation members of the LPA asked questions about management of conservation areas, human/wildlife interaction, and an east-west connection between SR 31 and Interstate 75.

Staff gave a brief presentation including a project overview and staff findings with a recommendation that the proposed amendments be transmitted to the state for review.

Seven members of the public addressed the LPA concerning the proposed amendments. Four members believed the amendments should be reevaluated due to Lee County no longer considering the Perfect Game, two members supported the proposed amendment, and one member of the public said the amendment should not be transmitted because they believed it was not consistent with the areas rural character. The applicant and staff noted the concern about the amendments being premature is due to not having details typically addressed during the zoning process.

LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to recommend that the Board of County Commissioners **transmit** CPA2016-00013 as recommended by staff. The motion was passed 5 to 1.

VOTE:

NOEL ANDRESS	AYE
DENNIS CHURCH	AYE
JIM GREEN	NAY
CHRISTINE SMALE	AYE
STAN STOUDE	AYE
GARY TASMAN	AYE
JUSTIN THIBAUT	ABSENT

PART 8
BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: June 7, 2017

BOARD REVIEW:

The applicant and their representatives gave a detailed presentation for the proposed Map and Text amendments which covered the Babcock Vision, existing Babcock development within Charlotte County, surrounding uses, consistency with the Lee Plan, wildlife movement, transportation and community outreach. The applicant's presentation also detailed characteristics of the subject property land that are not consistent with the DR/GR future land use category such as not being suitable for well field development and low aquifer recharge capabilities.

Staff gave a brief presentation outlining the findings and conclusions for the proposed amendments. The presentation included staff and LPA recommendations to transmit CPA2016-13.

Four members of the public addressed the BoCC concerning the proposed amendments. Two members did not support transmittal because they believed the amendments were premature and were not consistent with the areas rural character of the area. Two members of the public supported the proposed amendments.

BOARD ACTION AND FINDINGS OF FACT SUMMARY:

A motion was made that the Board of County Commissioners transmit the proposed amendments as recommended by staff and the LPA. The motion was called and passed 3-1.

VOTE:

BRIAN HAMMAN	AYE
LARRY KIKER	AYE
FRANK MANN	NAY
JOHN MANNING	AYE
CECIL L. PENDERGRASS	ABSENT

PART 9
STATE REVIEWING AGENCIES'
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

- A. The amendment was submitted to the State Reviewing Agencies under the State Coordinated Review process. Therefore Lee County received a single Objections, Recommendation, and Comments Report from the Florida Department of Economic Opportunity, which was due to Lee County by August 15, 2017.

OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT:

There were two objections and one comment included in the attached ORC report dated August 15, 2017. The Objections and Comments along with responses from the applicant and Lee County are summarized below.

Objection 1 (New Community Land Use Intensity and Mix of Use): The DEO was concerned that proposed amendments do not “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.”

Response 1: To address the concerns of the DEO, Lee County staff and the applicant worked together to revised the proposed language in order to provide a meaningful and predictable standard for the intensity of non-residential land uses. The finalized version of the revised text was provided by the applicant on January 16, 2018. The finalized language has been previously reviewed by the Florida DEO.

The complete strikethrough and underline version of the recommended amendments are provided in attachment 1. The proposed changes to the text amendments which address the concerns of the DEO are provided in double-underline text below:

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

New Communities will not exceed a residential density of one unit per 2.5 gross acres (1 du/2.5 acres), except within the Gateway/Airport Planning Community, where residential densities of up

to six dwelling units per gross acre may be permitted. Development within the New Community future land use category and must have at least the following characteristics:

1. The land will be developed under a well-conceived overall ~~master plan~~ Planned Development;
2. The land can be served with all necessary facilities and services at no expense to the county. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;
3. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;
4. The land must be developed in such a manner as to protect environmentally sensitive areas;
5. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas). The mix of land uses will be evaluated through buildout of the New Community to ensure developments include both residential and non-residential uses¹;
6. Off-site impacts must be mitigated; ~~and~~;
7. On-site levels of service must meet the county-wide standards contained in this plan;;
8. The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and
9. The land must be developed consistent with Goal 35 if located within the North Olga Community Planning Area identified on Lee Plan Map 1, Page 2.

POLICY 35.11.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/2.5 acres. In no case shall the unit count in the New Community future land use category in North Olga exceed 1,630 dwelling units.

POLICY 35.11.2: Non-residential intensities for lands within the New Community future land use category will be limited to a maximum permitted Floor Area Ratio (FAR) of 0.15. The FAR will be based upon the gross acreage dedicated to non-residential uses within the overall Planned Development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake. In no case shall the total commercial square footage in the New Community future land use category in North Olga exceed 1,170,000 square feet, in addition to 600 hotel rooms.

Objection 2 (Transportation): The Florida departments of Transportation and Economic Opportunities are concerned that the proposed amendment (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 Plan, and does not identify any amendments that are needed to the adopted

¹ Planned developments in the New Community future land use category in the North Olga Community Planning Area must have a minimum of 50,000 square feet of non-residential floor area under construction prior to construction of the 1,000th residential dwelling unit.

future transportation map (map series) in order to meet the long-range level of service standards.

Response 2: To address the concerns of the state reviewing agencies, the applicant provided a Supplemental Traffic Study on January 16, 2018 which was prepared by David Plummer and Associates. Inc. The supplemental study had been previously shared with FDOT in December 2017 and is attached to this staff report.

Comment 3: (Water Supply, Potable Water and Sanitary Sewer Facilities): The Florida DEO commented that the amendment data and analysis should be revised with additional quantitative information that address the supply and demand of potable water and sanitary sewer services.

Response 3: A response was provided by the applicant on October 19, 2017 which includes additional data and analysis as requested by the Florida DEO. The response and additional data and analysis are attached.

B. STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners ***adopt*** the amendments to the Lee Plan as provided in Attachment 1.

ATTACHMENT 1

- Text Amendments
- Table 1(a): Summary of Residential Densities
- Table 1(b): Year 2030 Allocations
- Map 1, Page 1: Future Land Use Map (Existing)
- Map 1, Page 1: Future Land Use Map (Proposed)
- Map 4: Private Recreational Facilities Overlay

Text Amendments:

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

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

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

1. The land will be developed under a well-conceived overall ~~master plan~~ Planned Development;
2. The land can be served with all necessary facilities and services at no expense to the county. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;
3. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;
4. The land must be developed in such a manner as to protect environmentally sensitive areas;
5. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas). The mix of land uses will be evaluated through buildout of the New Community to ensure developments include both residential and non-residential uses¹;
6. Off-site impacts must be mitigated; ~~and~~;
7. On-site levels of service must meet the county-wide standards contained in this plan;;
8. The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and
9. The land must be developed consistent with Goal 35 if located within the North Olga Community Planning Area identified on Lee Plan Map 1, Page 2.

¹ Planned developments in the New Community future land use category in the North Olga Community Planning Area must have a minimum of 50,000 square feet of non-residential floor area under construction prior to construction of the 1,000th residential dwelling unit.

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

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

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

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

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

POLICY 35.11.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/2.5 acres. In no case shall the unit count in the New Community future land use category in North Olga exceed 1,630 dwelling units.

POLICY 35.11.2: Non-residential intensities for lands within the New Community future land use category will be limited to a maximum permitted Floor Area Ratio (FAR) of 0.15. The FAR will be based upon the gross acreage dedicated to non-residential uses within the overall Planned Development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake. In no case shall the total commercial square footage in the New Community future land use category in North Olga exceed 1,170,000 square feet, in addition to 600 hotel rooms.

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

a. Environmental Enhancements.

1. A minimum of 60 percent open space, inclusive of onsite preserve, to accommodate the following:
 - i. Water quality enhancement areas, including but not limited to natural systems-based stormwater management facilities, filter marshes, and wetland buffers to reduce the rate of run-off and associated nutrient loads;
 - ii. Existing regional flowways;
 - iii. Preservation of 90% of the onsite wetlands;
 - iv. Critical wildlife connection(s) to adjacent conservation areas through on-site preserve areas;
 - v. Roadway setbacks and perimeter buffers; and
 - vi. Passive recreational and civic areas that comply with the definition of open space, as set forth in the Land Development Code.
2. Open space areas must be platted in separate tracts, outside of privately owned lots, and dedicated to an appropriate maintenance entity. A Community Development District (CDD), Independent Special District (ISD), or a master property owners association must be created to accept responsibility for perpetually maintaining the open space areas identified in the Planned Development.
3. Record a conservation easement for a minimum of 50 percent of the Planned Development benefiting a public agency acceptable to Lee County, or Lee County itself, and dedicated to an appropriate maintenance entity. Land subject to conservation easement(s) can be used for on-site mitigation and will be recorded as development orders are issued. The timing of conservation easement(s) and restoration may be phased so long as the area dedicated to conservation easement is equal to or greater than the area of land approved for development on a cumulative basis.
4. Provide a protected species management plan to address human wildlife coexistence, including educational programs and development standards.
5. Provide wildlife crossings on-site and to adjacent wildlife habitat areas.
6. Provide recreational connections to adjacent public and private conservation and preserve land, subject to approval by the appropriate agencies, through the provision of publicly accessible trailheads and similar facilities within the development.
7. Incorporate Florida friendly plantings with the low irrigation requirements in common areas.

8. A binding commitment as part of the Planned Development to implement an environmental education program for homeowners, businesses and visitors to describe the local ecology, including but not limited to wildlife, plant communities, and native habitats, in addition to the design standards, restoration projects, and management programs/plans, incorporated into the development to address environmental protection.
 9. Incorporate energy efficiency and other low impact development (LID) performance standards within the development.
 10. Minimize impacts to natural areas and native habitat by concentrating development primarily in areas previously impacted by agricultural uses and other development activities.
- b. Water Quality & Hydrological Enhancements.
1. The stormwater management system must demonstrate through design or other means that water leaving the development meets current state and federal water quality standards. Outfall monitoring will be required on a quarterly basis for a minimum of 5 years from the date of acceptance of construction of the water management system by the South Florida Water Management District. Monitoring may be eliminated after 5 years if the water quality standards are met.
 2. Demonstrate an additional 50% water quality treatment beyond the treatment required by the SFWMD for the on-site stormwater management basins.
 3. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, as applicable by SFWMD permits.
 4. Provide a lake management plan that requires best management practices for the following:
 - i. fertilizers and pesticides;
 - ii. erosion control and bank stabilization; and
 - iii. lake maintenance requirements and deep lake management for lakes exceeding 12 feet below lake surface (BLS).
 5. A site-specific ecological and hydrological plan, which includes at a minimum the following: preliminary excavation and grading plans, exotic removal and maintenance plan, supplemental planting plan, and success criteria for meeting established goals.
 6. A site-specific mitigation and enhancements to reduce discharge rates.
 7. Utilize reuse and surface water generated by the development to meet the irrigation demands of the recreation and development areas, to the extent such reuse is available.

8. Demonstrate that the proposed Planned Development will not result in significant detrimental impacts on present or future water resources.
- c. Infrastructure Enhancements.
1. All development within the Planned Development must connect to centralized water and sewer services, with the exception of interim facilities used on a temporary basis during construction, and for unmanned essential services on a temporary basis until water and sewer service is extended to the development.
 2. Written verification as to adequate public services for the Planned Development, from the sheriff, EMS, fire district, and Lee County School District, or via interlocal agreements with adjacent jurisdictions and/or special districts.
 3. Civic space, recreational areas, and a variety of amenities distributed throughout the development for use by the general public, to be maintained by the property owners' association or similar entity.
 4. Sufficient right-of-way to accommodate an 8-foot wide multi-purpose pathway along the roadway frontages, where the Planned Development abuts SR 31 and CR 78.
- d. Community Character.
1. Transition to lower densities and intensities where adjacent to off-site conservation lands.
 2. Enhanced buffers and setbacks along external roadways to preserve rural vistas and viewsheds that are at least 50% wider than the Land Development Code requirements.
 3. Locate access points onto adjacent arterial roadways to minimize impact to the surrounding rural community.

VII. CONSERVATION AND COASTAL MANAGEMENT

POLICY 114.1.1: Development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII of this plan, and except that owners of wetlands adjacent to Intensive Development, Central Urban, Urban Community, Suburban, New Community, and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnotes ~~9b and 9c~~ 8b of Table 1(a), Summary of Residential Densities. In Future Limerock Mining areas only (see Map 14), impacts to wetlands resulting from mining will be allowed by Lee County when those impacts are offset through appropriate mitigation, preferably within Southeast Lee County (see also Policy 33.1.3). Appropriate wetland mitigation may be provided by preservation of high quality indigenous habitat, restoration or reconnection of historic

flowways, connectivity to public conservation lands, restoration of historic ecosystems or other mitigation measures as deemed sufficient by the Division of Environmental Sciences. It is recommended that, whenever possible, wetland mitigation be located within Southeast Lee County. The Land Development Code will be revised to include provisions to implement this policy.

XII. GLOSSARY

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

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

Table Amendments:

Table 1(a): Summary of Residential Densities

Table 1(b): Year 2030 Allocations

Map Amendments:

Map 1, Page 1: Future Land Use Map

Map 4: Private Recreational Facilities Overlay

TABLE 1(a)
SUMMARY OF RESIDENTIAL DENSITIES¹

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

CLARIFICATIONS AND EXCEPTIONS

¹See the glossary in Chapter XII for the full definition of “density”.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

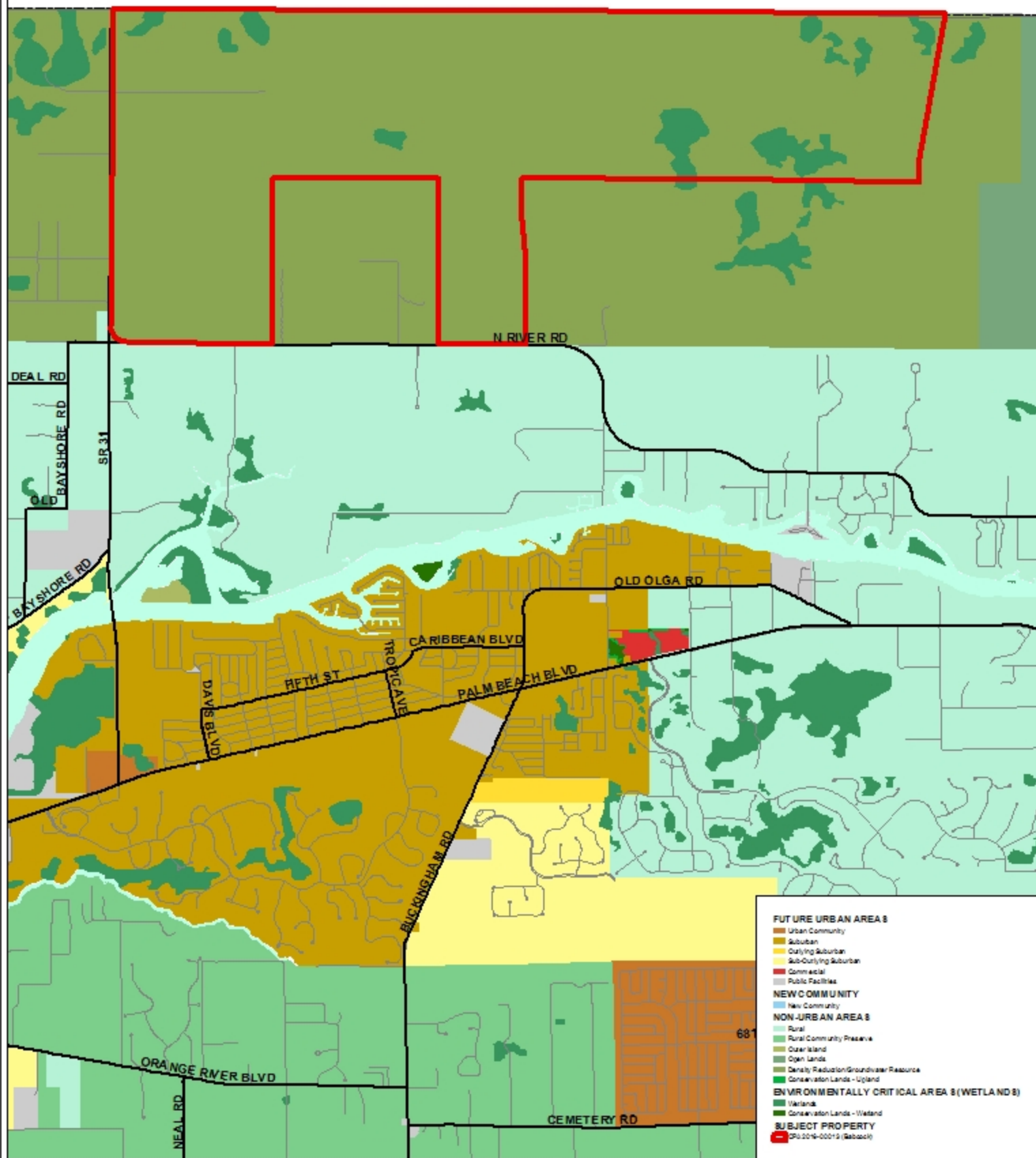
¹⁹Maximum density in the New Community future land use category is limited to 1 du/2.5 acres in the North Olga Community in accordance with Policy 1.6.1.

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category		Lee County Totals		Northeast Lee County		Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport
		Existing	Proposed	Existing	Proposed									
<i>Residential By Future Land Use Category</i>	Intensive Development	<u>1,376</u>	<u>1,376</u>					20		27		250		
	Central Urban	<u>14,766</u>	<u>14,766</u>					225				230		
	Urban Community	<u>18,084</u>	<u>17,483</u>	520	<u>520</u>	485		637						250
	Suburban	<u>16,623</u>	<u>16,623</u>					1,810				85		
	Outlying Suburban	<u>3,957</u>	<u>3,957</u>	30	<u>30</u>			40	20	2	500			
	Sub-Outlying Suburban	<u>1,548</u>	<u>1,548</u>					367						
	Commercial													
	Industrial	<u>79</u>	<u>79</u>									39		20
	Public Facilities	<u>1</u>	<u>1</u>								1			
	University Community	<u>850</u>	<u>850</u>											
	Destination Resort Mixed Use Water Dependent	<u>8</u>	<u>8</u>											
	Burnt Store Marina Village	<u>4</u>	<u>4</u>						4					
	Industrial Interchange													
	General Interchange	<u>125</u>	<u>125</u>											11
	General Commercial Interchange													
	Industrial Commercial Interchange													
	University Village Interchange													
	Mixed Use Interchange													
	New Community	<u>900</u>	<u>2,100</u>		<u>1,200</u>									900
	Airport													
	Tradeport	<u>9</u>	<u>9</u>											9
	Rural	<u>8,313</u>	<u>8,313</u>	1,948	<u>1,948</u>			1,400	636					
	Rural Community Preserve	<u>3,100</u>	<u>3,100</u>											
	Coastal Rural	<u>1,300</u>	<u>1,300</u>											
	Outer Island	<u>202</u>	<u>202</u>	5	<u>5</u>			1			150			
	Open Lands	<u>2,805</u>	<u>2,805</u>	250	<u>250</u>				590					
	Density Reduction/ Groundwater Resource	<u>6,905</u>	<u>6,905</u>	711	<u>711</u>									94
	Conservation Lands Upland													
	Wetlands													
	Conservation Lands Wetland													
Unincorporated County Total Residential		<u>80,955</u>	<u>81,554</u>	<u>3,464</u>	<u>4,664</u>	485		4,500	1,250	29	651	604		1,284
Commercial		<u>12,793</u>	<u>12,793</u>	57	<u>177</u>	52		400	50	17	125	150		1,100
Industrial		<u>13,801</u>	<u>13,801</u>	26	<u>26</u>	3		400	5	26		300		3,100
Non Regulatory Allocations														
Public		<u>82,313</u>	<u>82,313</u>	7,100	<u>7,100</u>	421		2,000	7,000	20	1,961	350		7,500
Active AG		<u>17,027</u>	<u>17,027</u>	5,100	<u>5,100</u>			550	150					
Passive AG		<u>45,585</u>	<u>44,265</u>	13,549	<u>12,229</u>			2,500	109					1,241
Conservation		<u>81,933</u>	<u>81,933</u>	2,214	<u>2,214</u>	611		1,142	3,236	133	1,603	748		2,798
Vacant		<u>22,768</u>	<u>23,489</u>	1,953	<u>1,953</u>			226	931	34		45		300
Total		<u>357,175</u>	<u>357,175</u>	<u>33,463</u>	<u>33,463</u>	1,572		11,718	12,731	259	4,340	2,197		17,323
Population Distribution (unincorporated Lee County)		<u>495,000</u>	<u>495,000</u>	5,090	<u>9,266</u>	1,531		30,861	3,270	225	530	5,744		15,115

TABLE 1(b)
Year 2030 Allocation

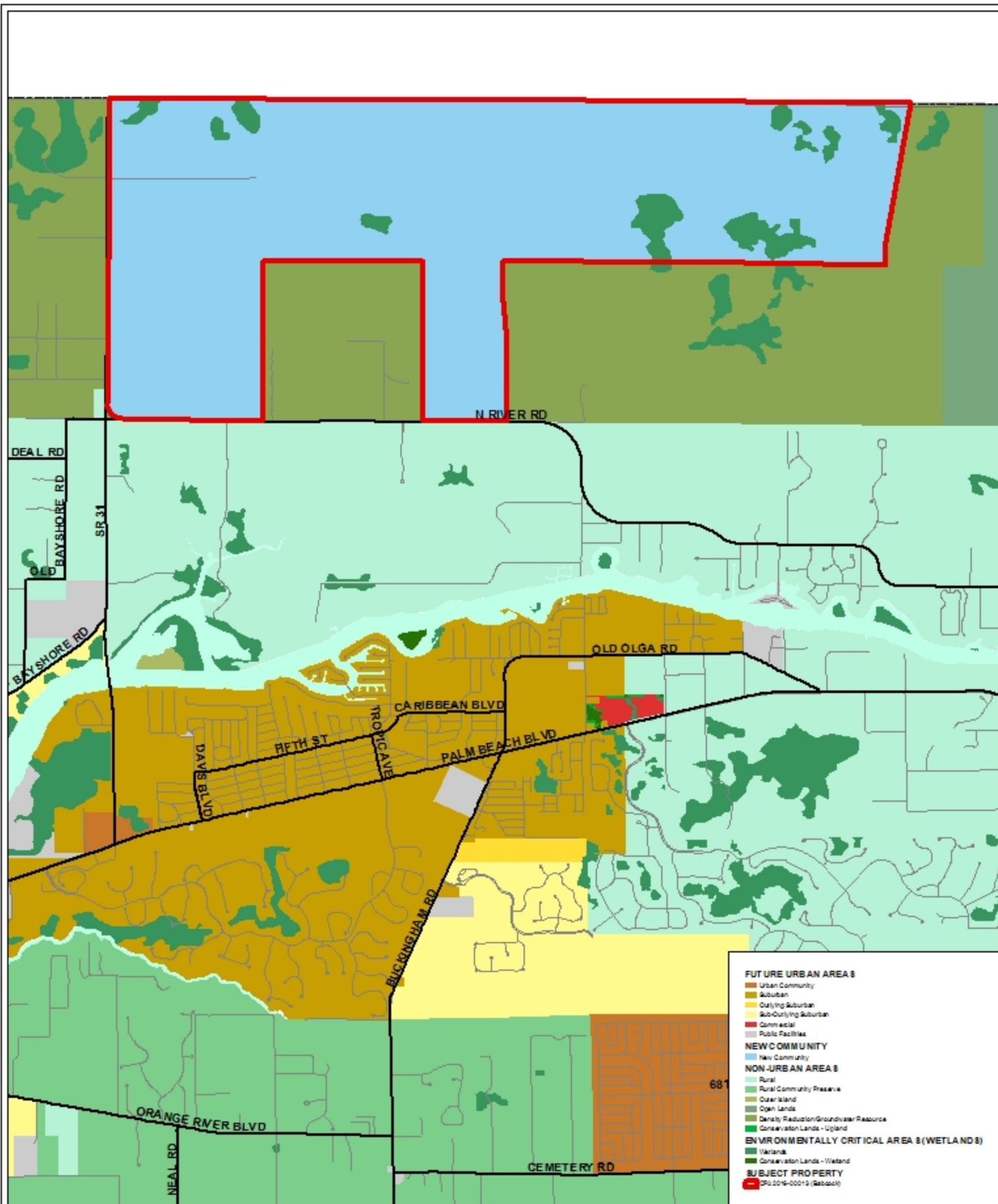
Future Land Use Category		Daniels Parkway	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres		Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
								Existing	Proposed					
Residential By Future Land Use Category	Intensive Development					660	3	42	42		365		9	
	Central Urban		375	17		3,140		8,179	8,179		2,600			
	Urban Community		850	1,000		860	500	12,422	11,821			110	450	
	Suburban		2,488	1,975		1,200	675				6,690		1,700	
	Outlying Suburban	1,552	377				600				382		454	
	Sub-Outlying Suburban			25							140	66		950
	Commercial													
	Industrial		5	5		10								
	Public Facilities													
	University Community			850										
	Destination Resort Mixed Use Water Dependent		8											
	Burnt Store Marina Village													
	Industrial Interchange													
	General Interchange	32								15	31		6	30
	General Commercial Interchange													
	Industrial Commercial Interchange													
	University Village Interchange													
	Mixed Use Interchange													
	New Community													
	Airport													
	Tradeport													
	Rural	1,500		90			190	14	14		500	50	635	1,350
	Rural Community Preserve											3,100		
	Coastal Rural						1,300							
	Outer Island		1				45							
	Open Lands	120									45			1,800
	Density Reduction/ Groundwater Resource									4,000				2,100
	Conservation Lands Upland													
	Wetlands													
	Conservation Lands Wetland													
Unincorporated County Total Residential		3,204	4,104	3,962		5,870	3,313	20,657	20,056	4,015	10,753	3,326	3,254	6,230
Commercial		440	1,100	1,944		2,100	226	1,420	1,300	68	1,687	18	1,700	139
Industrial		10	320	450		900	64	300	300	7,246	554	5	87	5
Non Regulatory Allocations														
Public		2,477	3,550	3,059		3,500	2,100	15,289	15,289	12,000	4,000	1,486	7,000	1,500
Active AG		20					2,400			7,171	200	411	125	900
Passive AG		20					815			18,000	1,532	3,619	200	4,000
Conservation		1,733	9,306	2,969		188	14,767	1,541	1,541	31,359	1,317	336	5,068	864
Vacant		63	975	594		309	3,781	8,697	9,418	470	2,060	1,000	800	530
Total		7,967	19,355	12,978		12,867	27,466	47,904	47,904	80,329	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)		16,375	34,538	36,963		58,363	13,265	160,405	156,229	1,270	71,001	6,117	25,577	8,760

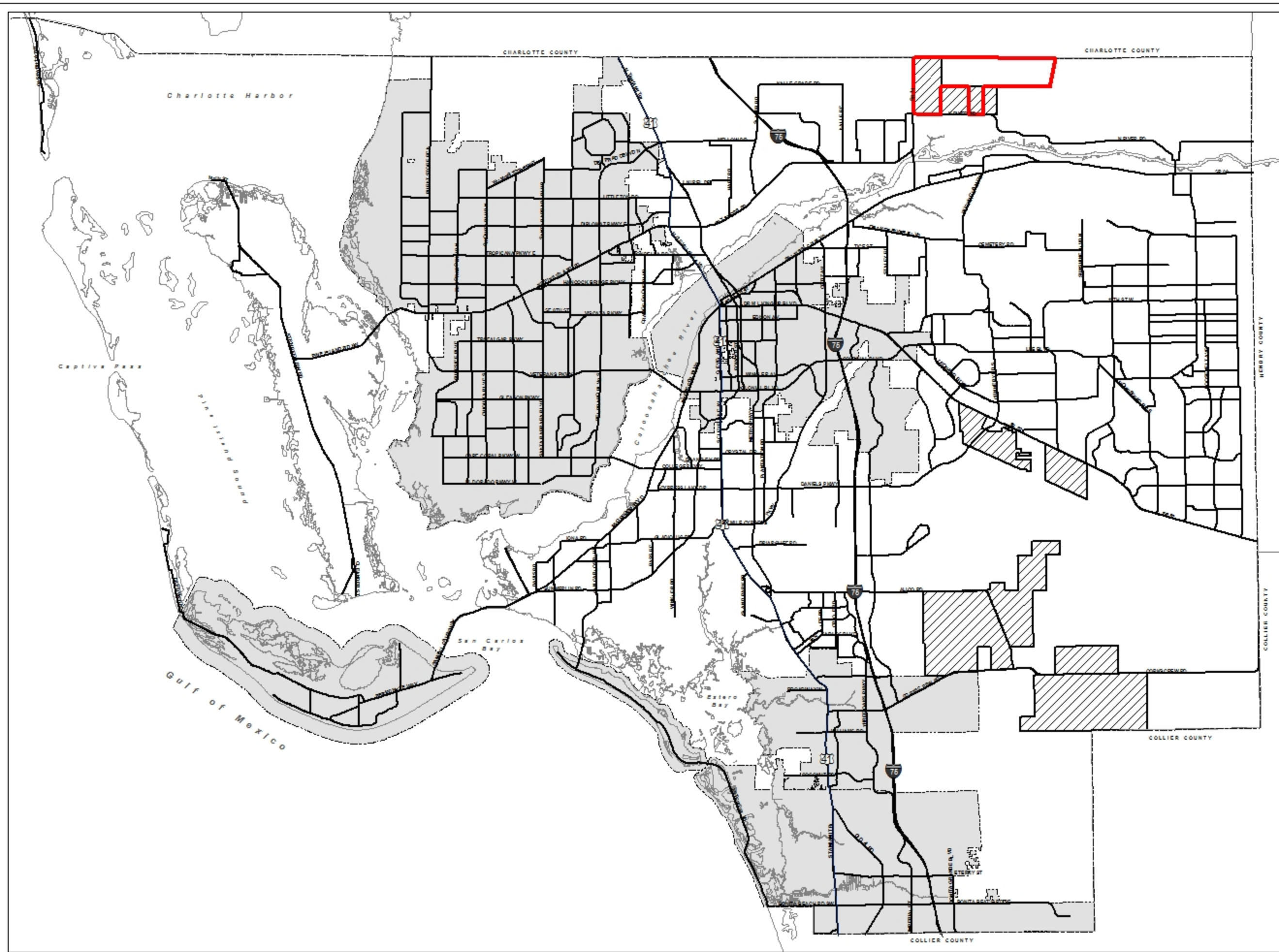


Map Generated March 2017



CPA2016-00013
Babcock
EXISTING 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. 99-16, 11/22/99
Amended By Ord. Nos. 10-21, 10-43

Lee Plan Map 4

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.

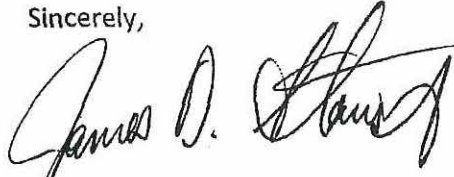
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. Also, please note that Section 163.3184(4)(e)1., F.S., provides that if the 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,



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

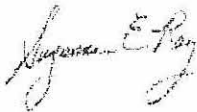
To: Ray Eubanks, DEO Plan Review Administrator

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



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(800) 955-8770 (V)

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July 19, 2017

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

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.

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

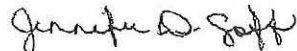
FWC staff played an active role in the visioning of the BRC since Kitson & Partners purchased the Crescent B Ranch in 2006. Shortly after land purchase, interested individuals from the public, non-governmental organizations (NGOs), and regulatory

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 1

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



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July 1, 2016

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

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:

- 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

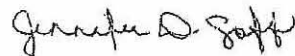
Future Coordination

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



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(800) 955-8770 (V)

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June 12, 2015

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

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.

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 (*Aphelocoma 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

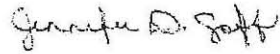
According to the *Environmental Supplement*, prescribed burning will be used to maintain the native vegetative communities in the mitigation areas. FWC staff recommends that the applicant include provisions for a community covenant that would ensure the ability to perform prescribed burns on fire-dependent 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://fwcg.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

Jewelene Harris
Page 6
June 12, 2015

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
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Florida Department of Transportation

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**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
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July 14, 2017

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Plan Processing Administrator
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Caldwell Building
107 East Madison Street, MSC 160
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**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
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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

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



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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</u> <u>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
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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
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Gary Nelson, Babcock Property Holdings, LLC

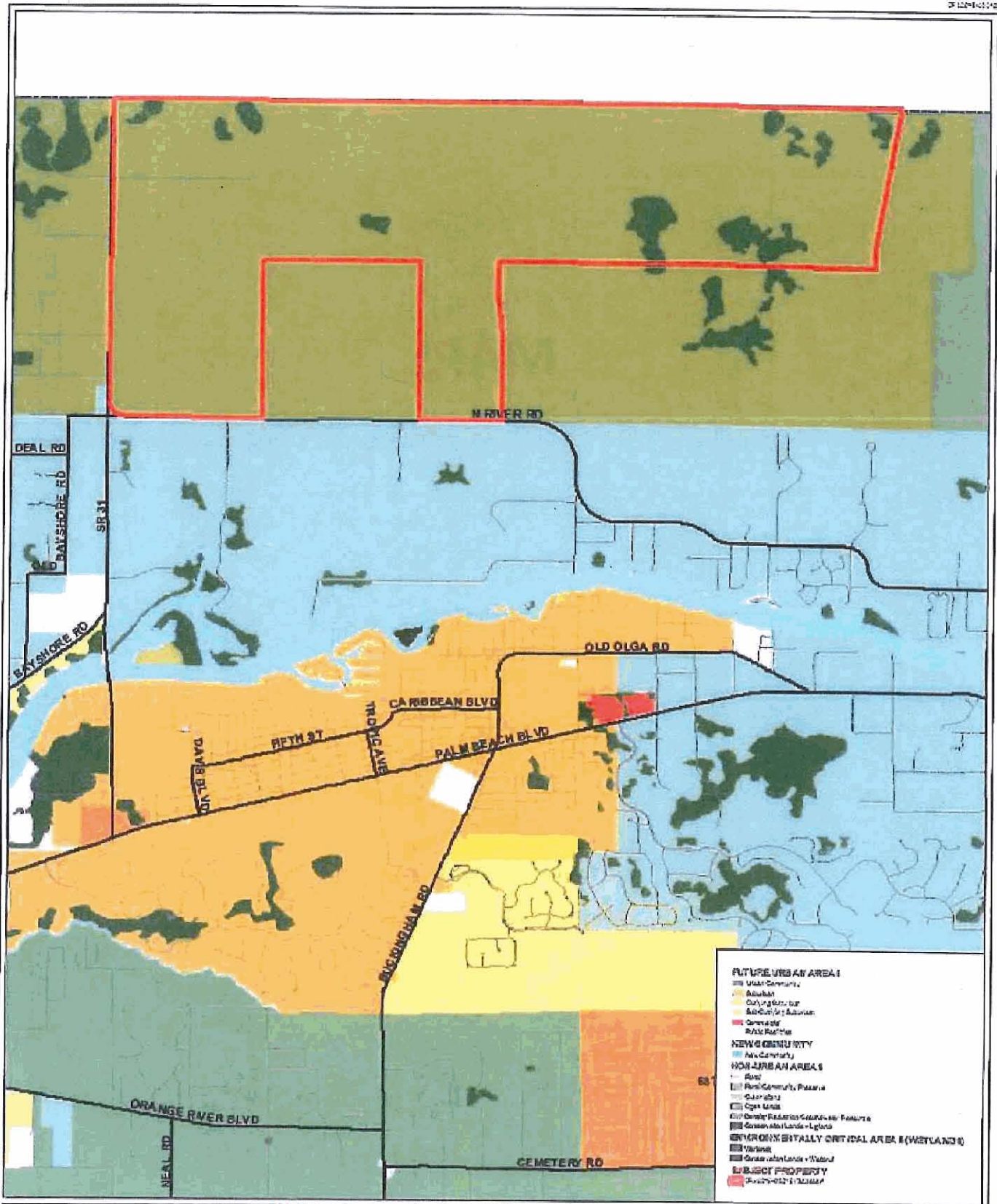
MAPS

Lee County

DEO 17-4DRI

Growth Management Plan

Comprehensive Plan Amendment

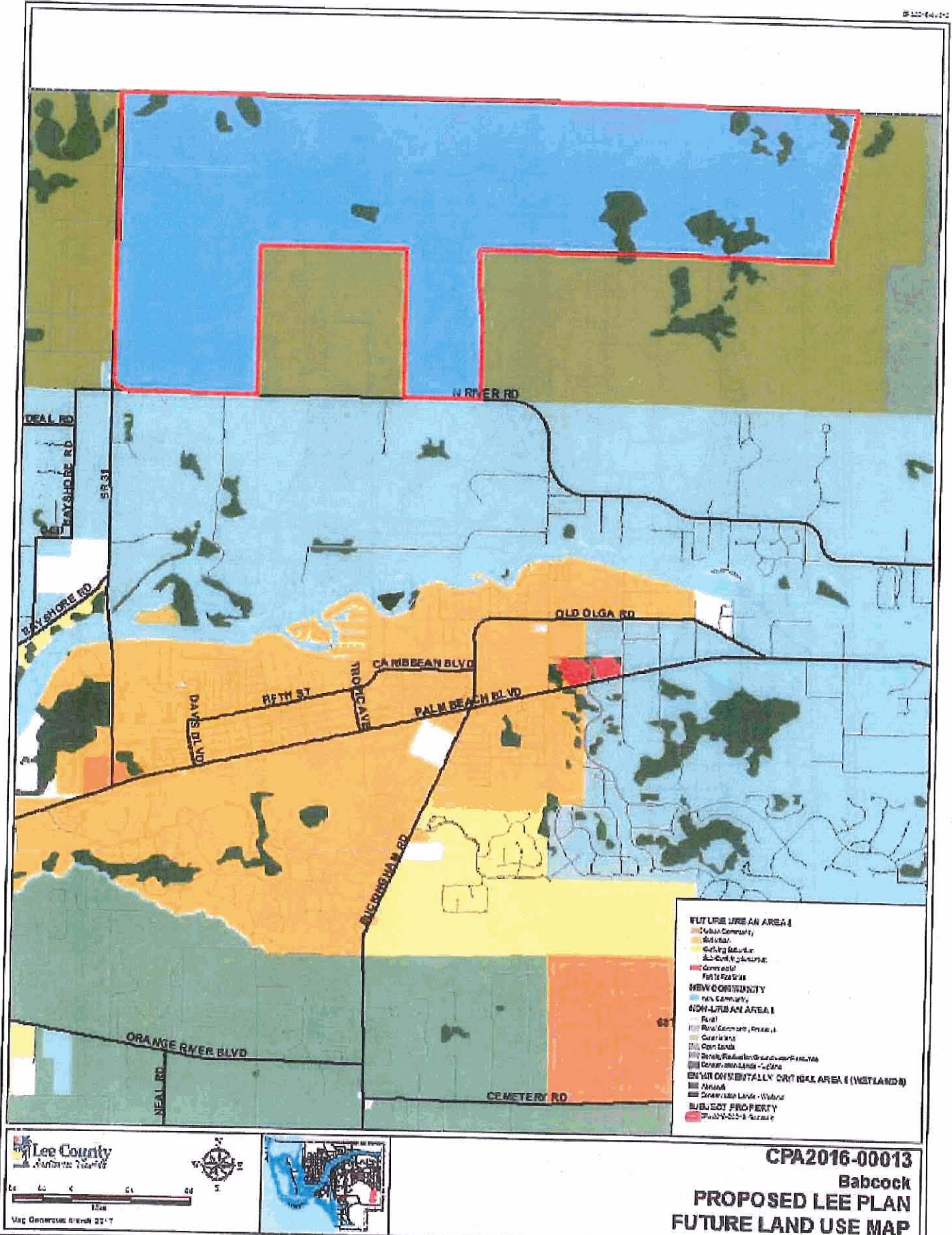


Lee County
Southwest Florida

Map Generated March 2017



CPA2016-00013
Babcock
EXISTING LEE PLAN
FUTURE LAND USE MAP



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

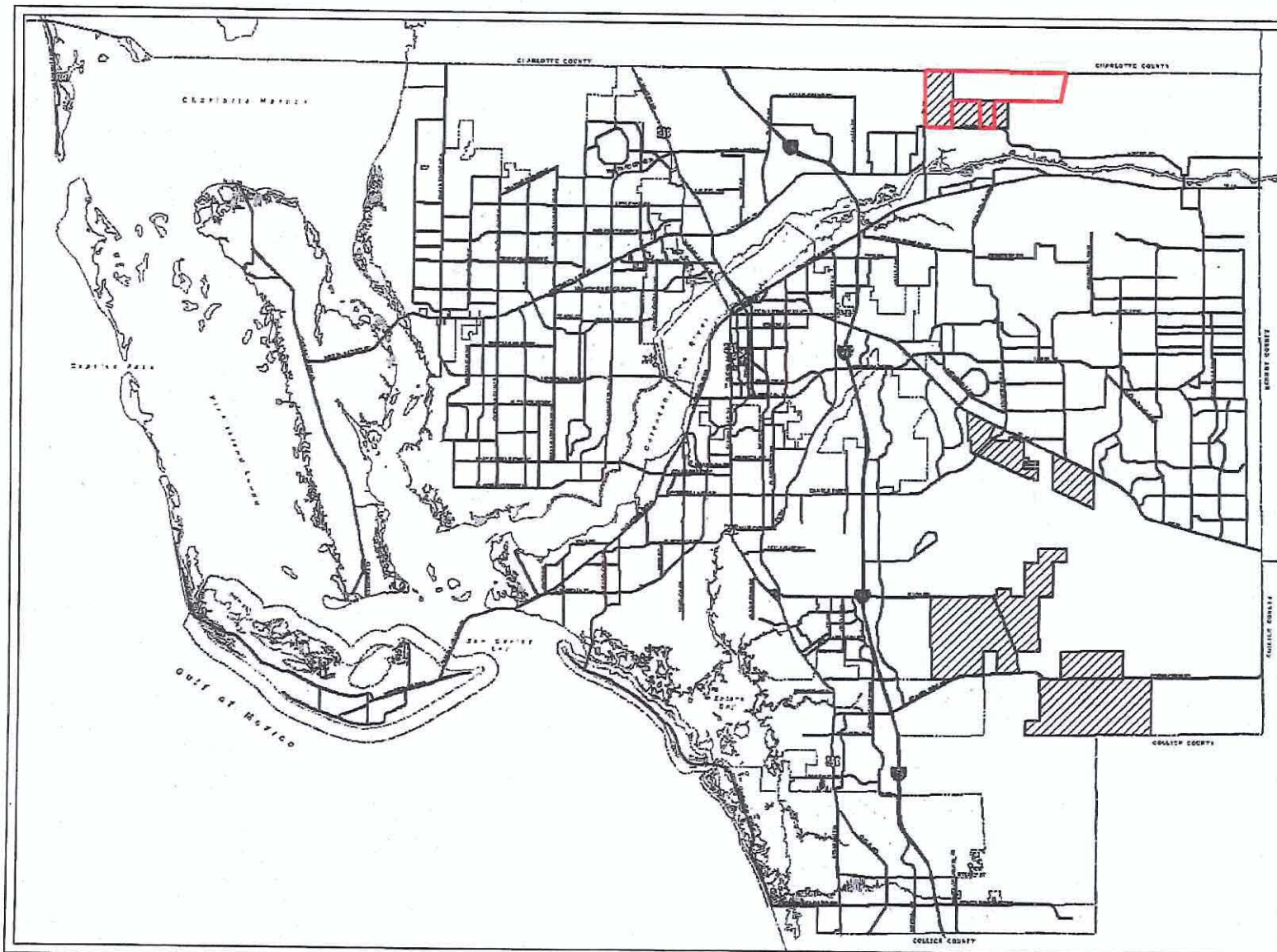
Remove from Private
Recreational Facilities

Lee County
Southwest Florida



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, 10-43

Lee Plan Map 4



October 19, 2017

Mr. Brandon Dunn
Lee County Planning Division
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
OCT 19 2017

RE: **Babcock Comprehensive Plan Amendment**
CPA2016-00013

COMMUNITY DEVELOPMENT

Dear Mr. Dunn:

Enclosed please find responses to the Department of Economic Opportunities (DEO) comments received August 16, 2017. The following information has been provided to assist in your review of the petition:

3. Six (6) copies of the Comment Response Letter;
4. Six (6) copies of the revised Text Amendment;
5. Six (6) copies of the Infrastructure Analysis;
6. Six (6) copies of the MSKP Town and Country Utilities Water Conservation Plan; and
7. Six (6) copies of the Babcock Ranch Communities Water Demand & Wastewater Flow Projections prepared by CDM.

The following is a list of DEO recommendations with our responses in bold:

1. New Community Land Use Intensity and Mix of Uses: 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 non-residential or non-residential square feet).

RESPONSE: Please refer to the revised Text Amendment document attached. Policy 35.11.1 has been revised to include a maximum number of dwelling units (1,630 du) in addition to the maximum density of 1 du/2.5 acres.

Similarly, Policy 35.11.2 has been revised to include a maximum commercial square footage (1,170,000 s.f.) and 600 hotel rooms, in addition to the maximum intensity of 0.15 Floor Area Ratio (FAR).

In terms of ensuring a balance of residential and non-residential uses, the initial phases of development in the Charlotte County portion of Babcock Ranch demonstrate retail, office, institutional and residential uses. Specifically, 60,000 square feet of non-residential uses are constructed, or are under construction in the downtown area, also known as Founder's Square, which is geographically proximate to the Lee County New Community lands and can serve residents of the development. The residential components currently under construction entail approximately 900 dwelling units. This initial phase of development is demonstrative of the mix of uses that will be developed in both Lee and Charlotte Counties.

To provide further assurance that the project will contain a mix of uses, the Applicant has included the following language in proposed Policy 35.11.1:

"Before issuance of the certificate of occupancy for the 1,000th residential dwelling unit, a minimum of 50,000 square feet of non-residential floor area must be under construction within the Planned Development."

2. Transportation: 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 per 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; and (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 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 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.

RESPONSE: Comments are noted. The Applicant is coordinating with FDOT Staff on the revised traffic study and supportive analysis. The updated study will be provided upon completion.

3. Water Supply, Potable Water and Sanitary Sewer Facilities: 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.

RESPONSE: The following information is provided in response to the above questions and recommendations.

- (1) The amount of projected demands on potable water and sanitary sewer facilities created by the maximum development potential of the plan amendment:*

Per the attached Infrastructure Analysis, the projected demand for potable water and sanitary sewer upon build-out of the density and intensity authorized by this plan amendment is 567,000 GPD for both water and sewer. This calculation is based upon the maximum attainable unit count and commercial square footage set forth in Policies 35.11.1 & 35.11.2, and the Lee County Utilities Design Manual, Sections 2 & 3.

- (2) The amount of permitted potable water withdrawal:*

The public water supply withdrawals to support the amendment will be permitted in phases. The current water use permit issued by the SFWMD (08-00122-W) permits an annual allocation of 282.84 Million Gallons (MG), equivalent to 77,904 GPD. The permit also establishes a maximum monthly allocation of 35.34 MG, equivalent to approximately 1,178,000 GPD. All permitted allocations are for raw water withdrawals, and account for standard treatment and distribution system efficiencies and losses. It is anticipated that the water use permit will be modified at no greater

than 5-year increments to increase the permitted allocation to accommodate the demand through build-out of the Charlotte DRI and Lee County lands subject to this Comprehensive Plan Amendment application.

(3) The amount of planned capacity of the water treatment facility and wastewater treatment facility.

The water (WTP) and wastewater treatment plants (WWTP) owned and operated by MSKP Town & Country Utilities, LLC have a current capacity of 0.25 MGD and 0.2 MGD, respectively, to serve Phase I development in Charlotte County. Expansions to the plants are planned in phases to accommodate the projected demands above. In fact, the Applicant has permitted the expansion of the WTP to 0.99 MGD for Phase 2 of development, and is in the process of permitting the WWTP expansion to 0.75 MGD. The current design buildout of the WTP and WWTP is 5.5MGD and 5.0 MGD, respectively, which is expected to provide adequate capacity based on the significant conservation measures which will be used for developments within the Charlotte DRI and the Lee County lands. However, each of these treatment facilities can be further expanded as necessary to meet the needs of the combined demand from the Charlotte DRI and Lee County lands for water and wastewater treatment facilities if conservation targets are not realized.

(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.

- CDM prepared the attached demand analysis for the DRI, which assumed 19,221 dwelling units (49,208 Population based upon 2.56 persons per ERU) and 6,000,000 SF of commercial uses.
- Per the attached data and analysis prepared by CDM, the total residential water demand at build-out is 4,330,332 GPD and total commercial water demand is 1,629,216 GPD (See Table 9 on page 13) for the Charlotte DRI alone
- Total residential wastewater demand at build-out is 3,897,299 GPD and total commercial wastewater demand is 1,466,294 GPD for the Charlotte DRI alone.
- Total maximum build-out of the Charlotte DRI lands and Lee County lands is 19,500 DU and 6,000,000 SF of commercial uses. Therefore, an additional 279 DU in Lee County, generating an additional 69,750 GPD of water and wastewater demand, could be generated by the proposed Comprehensive Plan Amendment to establish the most conservative combined demand projection for both projects.
- Resulting Combined Total Utilities Demand (Charlotte DRI plus Lee County Lands) is summarized as follows:

DEMANDS	GPD
Residential Water Demand	4,400,082 GPD
Commercial Water Demand	1,629,216 GPD
TOTAL PROJECTED WATER DEMAND AT BUILD-OUT	6,029,298 GPD
Residential Wastewater Demand	3,967,049 GPD
Commercial Wastewater Demand	1,466,294 GPD
TOTAL PROJECTED WASTE WATER DEMAND AT BUILD-OUT	5,433,343 GPD

- (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:*

While the current design buildout of the WTP and WWTP is 5.5MGD and 5.0 MGD, respectively, the design is expected to provide adequate capacity based on the significant conservation measures which will be used for developments within the Charlotte DRI and the Lee County lands. However, each of these treatment facilities can be further expanded as necessary to meet the needs of the combined demand from the Charlotte DRI and Lee County lands for water and wastewater treatment facilities if conservation targets are not realized.

Attached please find a copy of the Town & Country Utilities water conservation plan that was provided at part of the 2015 water use permit modification for the PWS system, and the most recently adopted Babcock Ranch DRI Master Development Order. The water conservation plan and DRI require various mandatory conservation measures that will also apply to the Lee County lands served by Town & Country Utilities. These measures include, but are not limited to: low-flow plumbing fixtures and mandatory year-round landscape irrigation conservation measures. Implementation of the water conservation plan is required per Special Condition 16 of the TCU Water Use Permit. The South Florida Water Management District also requires a water conservation plan for PWS systems similar to the attached documents, thereby providing additional enforcement and oversight.

The projected water and wastewater demands provided above are conservatively based on conventional demand rates for single family residences that may use potable water for landscape irrigation. Both Charlotte and Lee County portions of the Babcock Ranch Community will be served by a centralized, dedicated irrigation system using reuse water and surface water, and supplemented with groundwater, as needed. Similar developments, such as Ave Maria, with new PWS systems and dedicated irrigation systems have reported historical per capita potable water usage below 65 gpdpc, or approximately 165 GPD per single family residence based on 2.5 persons per household (figures from SFWMD permit app. #150724-8). Assumed per capita usage rates for the Town and Country PWS system are 100 gpdpc or an equivalent 250 GPD per single family residence (Figures provided in #1 above). Historical usage for new communities with dedicated PWS and irrigation systems indicate the projected potable water demands provided under #1 above may be 35% lower in reality due to elimination of potable water use for irrigation. Applying the 35% reduction due to conservation measures to the potable water demands provided above results in a total demand at buildout of 3,919,044 GPD. Based on the design buildout of the WTP of 5.5 MGD (provided under #2), this results in a surplus capacity plant of 1,580,956 GPD.

(6) Identification of any additional water supply, potable water and sanitary sewer facilities needed to serve the projected demands.

In the event additional facilities are needed to serve the projected demands, the Applicant will expand the WTP and WWTP as needed to meet the combined demands from the Charlotte DRI and Lee County lands subject to this amendment. As noted in the previous response, the DRI DO and Lee County MPD will require significant conservation measures, which are anticipated to reduce the demand for potable water and sewer.

Please also note, the Applicant is proposing additional verbiage in Policy 35.11.3.c.1 to allow unmanned essential services to connect to well and septic on a temporary basis, until such time as centralized water and sewer services are available to the project.

Thank you for your consideration of this additional information. If you have any further questions, please contact me directly at (239) 405-7777 ext. 207, or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Vice President of Planning

Enclosures

cc: Gary Nelson, Kitson & Partners Communities
Erica Woods, Kitson & Partners Communities
Russell Schropp, Henderson, Franklin, Starnes & Holt P.A.
Linda Shelley, Buchanan Ingersoll & Rooney, PC
Amy Wicks, P.E., Kimley-Horn & Associates
Laura Herrero, Johnson Engineering
Kim Arnold, P.G., Johnson Engineering
Stephen Leung, David Plummer & Associates

Text Amendments:

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

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

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

1. The land will be developed under a well-conceived overall ~~master plan~~ Planned Development;
2. The land can be served with all necessary facilities and services at no expense to the county. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;
3. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;
4. The land must be developed in such a manner as to protect environmentally sensitive areas;
5. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas);
6. Off-site impacts must be mitigated; ~~and~~,
7. On-site levels of service must meet the county-wide standards contained in this plan;
8. The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and
9. The land must be developed consistent with Goal 35 if located within the North Olga Community Planning Area identified on Lee Plan Map 1, Page 2.

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

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

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

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

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

POLICY 35.11.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/2.5 acres. In no case shall the unit count in the New Community future land use category in North Olga exceed 1,630 dwelling units. Before issuance of the certificate of occupancy for the 1,000th residential dwelling unit, a minimum of 50,000 square feet of non-residential floor area must be under construction within the Planned Development.

POLICY 35.11.2: Non-residential intensities for lands within the New Community future land use category will be limited to a maximum permitted Floor Area Ratio (FAR) of 0.15. The FAR will be based upon the gross acreage dedicated to non-residential uses within the overall Planned Development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake. In no case shall the total commercial square footage in the New Community future land use category in North Olga exceed 1,170,000 square feet, in addition to 600 hotel rooms.

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

- a. Environmental Enhancements.
-

1. A minimum of 60 percent open space, inclusive of onsite preserve, to accommodate the following:
 - i. Water quality enhancement areas, including but not limited to natural systems-based stormwater management facilities, filter marshes, and wetland buffers to reduce the rate of run-off and associated nutrient loads;
 - ii. Existing regional flowways;
 - iii. Preservation of 90% of the onsite wetlands;
 - iv. Critical wildlife connection(s) to adjacent conservation areas through on-site preserve areas;
 - v. Roadway setbacks and perimeter buffers; and
 - vi. Passive recreational and civic areas that comply with the definition of open space, as set forth in the Land Development Code.
 2. Open space areas must be platted in separate tracts, outside of privately owned lots, and dedicated to an appropriate maintenance entity. A Community Development District (CDD), Independent Special District (ISD), or a master property owners association must be created to accept responsibility for perpetually maintaining the open space areas identified in the Planned Development.
 3. Record a conservation easement for a minimum of 50 percent of the Planned Development benefiting a public agency acceptable to Lee County, or Lee County itself, and dedicated to an appropriate maintenance entity. Land subject to conservation easement(s) can be used for on-site mitigation and will be recorded as development orders are issued. The timing of conservation easement(s) and restoration may be phased so long as the area dedicated to conservation easement is equal to or greater than the area of land approved for development on a cumulative basis.
 4. Provide a protected species management plan to address human wildlife coexistence, including educational programs and development standards.
 5. Provide wildlife crossings on-site and to adjacent wildlife habitat areas.
 6. Provide recreational connections to adjacent public and private conservation and preserve land, subject to approval by the appropriate agencies, through the provision of publicly accessible trailheads and similar facilities within the development.
 7. Incorporate Florida friendly plantings with the low irrigation requirements in common areas.
 8. A binding commitment as part of the Planned Development to implement an environmental education program for homeowners, businesses and visitors to describe the local ecology, including but not limited to wildlife, plant communities, and native habitats, in addition to the design standards, restoration projects, and management programs/plans, incorporated into the development to
-

address environmental protection.

9. Incorporate energy efficiency and other low impact development (LID) performance standards within the development.
10. Minimize impacts to natural areas and native habitat by concentrating development primarily in areas previously impacted by agricultural uses and other development activities.

b. Water Quality & Hydrological Enhancements.

1. The stormwater management system must demonstrate through design or other means that water leaving the development meets current state and federal water quality standards. Outfall monitoring will be required on a quarterly basis for a minimum of 5 years from the date of acceptance of construction of the water management system by the South Florida Water Management District. Monitoring may be eliminated after 5 years if the water quality standards are met.
2. Demonstrate an additional 50% water quality treatment beyond the treatment required by the SFWMD for the on-site stormwater management basins.
3. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, as applicable by SFWMD permits.
4. Provide a lake management plan that requires best management practices for the following:
 - i. fertilizers and pesticides;
 - ii. erosion control and bank stabilization; and
 - iii. lake maintenance requirements and deep lake management for lakes exceeding 12 feet below lake surface (BLS).
5. A site-specific ecological and hydrological plan, which includes at a minimum the following: preliminary excavation and grading plans, exotic removal and maintenance plan, supplemental planting plan, and success criteria for meeting established goals.
6. A site-specific mitigation and enhancements to reduce discharge rates.
7. Utilize reuse and surface water generated by the development to meet the irrigation demands of the recreation and development areas, to the extent such reuse is available.
8. Demonstrate that the proposed Planned Development will not result in significant detrimental impacts on present or future water resources.

c. Infrastructure Enhancements.

1. All development within the Planned Development must connect to centralized water and sewer services, with the exception of interim facilities used on a temporary basis during construction, and for unmanned essential services on a temporary basis until water and sewer service is extended to the development.
-

2. Written verification as to adequate public services for the Planned Development, from the sheriff, EMS, fire district, and Lee County School District, or via interlocal agreements with adjacent jurisdictions and/or special districts.
3. Civic space, recreational areas, and a variety of amenities distributed throughout the development for use by the general public, to be maintained by the property owners' association or similar entity.
4. Sufficient right-of-way to accommodate an 8-foot wide multi-purpose pathway along the roadway frontages, where the Planned Development abuts SR 31 and CR 78.

d. Community Character.

1. Transition to lower densities and intensities where adjacent to off-site conservation lands.
2. Enhanced buffers and setbacks along external roadways to preserve rural vistas and viewsheds that are at least 50% wider than the Land Development Code requirements.
3. Locate access points onto adjacent arterial roadways to minimize impact to the surrounding rural community.

VII. CONSERVATION AND COASTAL MANAGEMENT

POLICY 114.1.1: Development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII of this plan, and except that owners of wetlands adjacent to Intensive Development, Central Urban, Urban Community, Suburban, New Community, and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities. In Future Limerock Mining areas only (see Map 14), impacts to wetlands resulting from mining will be allowed by Lee County when those impacts are offset through appropriate mitigation, preferably within Southeast Lee County (see also Policy 33.1.3). Appropriate wetland mitigation may be provided by preservation of high quality indigenous habitat, restoration or reconnection of historic flowways, connectivity to public conservation lands, restoration of historic ecosystems or other mitigation measures as deemed sufficient by the Division of Environmental Sciences. It is recommended that, whenever possible, wetland mitigation be located within Southeast Lee County. The Land Development Code will be revised to include provisions to implement this policy.

XII. GLOSSARY

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

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

Babcock Comprehensive Plan Amendment
Exhibit IV.B.2 – Infrastructure Analysis

REVISED OCTOBER 2017

I. Sanitary Sewer

LOS Standard = 250 GPD

Existing Future Land Use – DR/GR

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

TOTAL EXISTING DEMAND: 108,500 GPD

Proposed Land Use – North Olga New Community

980 single-family @ 250 GPD = 245,000 GPD

650 multi-family @ 200 GPD = 130,000 GPD

870,000 sq. ft. retail @ 0.1 GPD/1 sq. ft. = 87,000 GPD

300,000 sq. ft. office @ 15 GPD/100 sq. ft. = 45,000 GPD

600 hotel rooms @ 100 GPD = 60,000 GPD

TOTAL PROPOSED DEMAND: 567,000 GPD

The proposed comprehensive plan amendment results in an increased sanitary sewer demand of 458,500 GPD.

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

II. Potable Water

LOS Standard = 250 GPD

Existing Future Land Use – DR/GR

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

TOTAL EXISTING DEMAND: 108,500 GPD

Proposed Land Use – North Olga New Community

980 single-family @ 250 GPD = 245,000 GPD

650 multi-family @ 200 GPD = 130,000 GPD

870,000 sq. ft. retail @ 0.1 GPD/1 sq. ft. = 87,000 GPD
300,000 sq. ft. office @ 15 GPD/100 sq. ft. = 45,000 GPD
600 hotel rooms @ 100 GPD = 60,000 GPD

TOTAL PROPOSED DEMAND: 567,000 GPD

The proposed comprehensive plan amendment results in an increased sanitary sewer demand of 458,500 GPD.

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

III. Surface Water Management

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

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

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

IV. Public Schools – East Zone, E-2

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

Existing Future Land Use – DR/GR

434 single-family @ 0.147 elementary school = 63.79 students
434 single-family @ 0.071 middle school = 30.81 students
434 single-family @ 0.077 high school = 33.41 students
Total = 128 students

TOTAL EXISTING DEMAND = 128 students

Proposed Land Use – North Olga New Community

980 single-family @ 0.147 elementary school = 144.06 students
980 single-family @ 0.071 middle school = 69.58 students
980 single-family @ 0.077 high school = 75.46 students
Total = 289.1 students

650 multi-family @ 0.044 elementary school = 28.6 students
650 multi-family @ 0.021 middle school = 13.65 students

650 multi-family @ 0.023 high school = 14.95 students
Total = 57.2 students

TOTAL PROPOSED DEMAND = 346 students

Elementary Schools

Projected 2015-2016 Permanent FISH Capacity= 7,081

Available Capacity = 1,357

Middle Schools

Projected 2015-2016 Permanent FISH Capacity = 3,721

Available Capacity = -553

High Schools

Projected 2015-2016 Permanent FISH Capacity = 4,050

Available Capacity = -189

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

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

V. Parks, Recreation and Open Space

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

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

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

Existing Future Land Use – DR/GR

434 single-family dwellings @ 2.5 people per household = 1,085 people

Proposed Land Use – North Olga New Community

980 single-family dwellings @ 2.5 people per household = 2,450 people

650 multi-family dwellings @ 2.55 people per household = 1,658 people
Total = 4,108 people

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

The Property is located in the East Community Park Benefit District #52. According to the 2015 Concurrency Report, there are 337 acres of Community Park within the district, which far exceeds the acres required. No additional Community Parks are required as a result of this amendment.

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

Section E5

Water Conservation

The MSKP Town and Country Utility system will implement the following Water Conservation Plan. It is a standard conservation plan.

Permanent Irrigation Ordinance: MSKP Town and Country Utility does not have authority to adopt ordinances, but supports SFWMD and Charlotte County rules and ordinances limiting landscape irrigation days and times.

Landscape Ordinance: MSKP Town and Country Utility does not have authority to adopt ordinances, but supports SFWMD and Charlotte County rules and ordinances encouraging use of Florida Friendly landscaping.

Plumbing Fixture Ordinance: MSKP Town and Country Utility does not have authority to adopt ordinances requiring the use of ultra-low flow volume plumbing fixtures.

Rain Sensor Ordinance: MSKP Town and Country Utility does not have authority to adopt ordinances requiring the use of rain sensors for automatic sprinkler systems. Rain sensors will be incorporated in the irrigation system design for the Babcock Ranch Community in order to avoid excess irrigation during wet weather.

Low Flow Fixtures: Ultra-low volume plumbing fixtures will be installed in all new homes and businesses. The plumbing fixtures will comply with the following maximum flow volumes at 80 psi:

Toilets: 1.6 gallons per flush
Shower heads: 2.5 gallons per minute
Faucets: 2.0 gallons per minute

Rate Structures: Customer billing will be based on the use of water conservation-based rate structures. The rate structure will incorporate at least one or more of the following: increasing block rates, seasonal rates, quantity based surcharges, and/or time of day pricing.

Leak Detection: The utility will implement leak detection programs in the event water losses exceed 10 percent. Reports of water leaks will be directed to personnel during working hours. Site

tours and routine maintenance personnel trips along water supply and distribution lines will also be conducted. On a monthly basis, metered usage will be compared to the master potable supply meter reading.

Public Education:

The utility will implement public education programs, including, but not limited to, distribution of literature to households describing water conservation practices.

Irrigation:

The utility will provide irrigation water via a separate distribution system strictly dedicated to that purpose, or individual developments will be responsible for providing irrigation water separate from the potable supply system. The utility will convert treatment plant effluent to reclaimed water, which will be used for irrigation to the greatest extent feasible. All irrigation systems will adhere to the water conservation measures described in Subsection 2.3.2.F.1.a of the SFWMD Applicant's Handbook for Water Use Permit Applications.

Plan Review:

The Water Conservation Plan will be reviewed by management on an annual basis and will have changes incorporated in the plan at that time.



Memorandum

To: Michael Acosta, P.E., Director of Utility Operations
Kitson Babcock, LLC

From: Clay Tappan, P.E., BCEE, CDM
Marc Stonehouse, P.E., CDM

Date: December 17, 2010

Subject: MSKP Town and Country Utility, LLC - Babcock Ranch Communities
Water Demand and Wastewater Flow Projections Memo – 2nd Draft

The purpose of this Memorandum is to provide water demands and wastewater flow projections for the Babcock Ranch development. A review of existing documents included the following:

- Babcock Ranch Development Master Plan, by others – 2007
- Development of Regional Impact (DRI) Application and responses, by others –2007
- *Town and Country Utilities Company, Babcock Ranch Water and Wastewater Facilities, Master Plan*, October 2007, CDM
- *Babcock Ranch Community Water and Wastewater Systems, Preliminary Design Report*, March 2008, CDM
- Babcock Ranch, Updated Absorption Summary, 2010
- Charlotte County Comprehensive Plan
- Ten State Standards

Introduction

The proposed development of the Babcock Ranch is shown on **Figure 1** at the end of this memorandum. Construction is planned using a phased approach which allows for the water and wastewater treatment plants, as well as the raw water supply, to be constructed in smaller initial increments that can be expanded as the development grows. These treatment plants are located on the proposed Utility Site (Light Industrial area on Figure 1). As the development of residential, commercial and institutional properties occurs in the various communities (Town, Villages and Hamlets), the infrastructure needed to serve the population

will need to be in place. In preparation for infrastructure design, this memo develops water demands and wastewater flow projections.

A review of the updated absorption schedule provided by Kitson Babcock, LLC indicated that the timeline for the phased developments has shifted. Residential home closings are now projected to begin in 2013 instead of 2010 (original projection) and commercial development will begin in 2014. Current projections indicate that all commercial flows are anticipated to be in the Town Center and Center Village sections of the development. Although the timeline has shifted, the overall number of residential homes and commercial areas remains relatively unchanged.

The updated absorption schedule for residential home closings by community was utilized to project the water demands and wastewater flows for residential units. However, because the historical data provided in the Development of Regional Impact Application documents for the commercial developments provide greater detail for the types and size of commercial developments, which is needed to determine the projected water and wastewater needs, historical data was utilized to calculate the water demands and wastewater flow projections for the commercial developments presented in this memo.

Population Projections for Residential Development

The master plan which was prepared for the Babcock Ranch Development used a residential occupancy rate of 2.56 persons per equivalent residential unit (ERU). This same residential occupancy rate has been utilized for this memo. The 2010 absorption schedule included a breakdown for the number of home closings by year for each community and this data was utilized for the development of population projections (Table 1). Because the development areas will be added in phases, the following population projections are broken down within each phase by the approximate relative area that the respective community contributes.

Levels of Service

Charlotte County's Comprehensive Plan (Chapter 4 - Potable Water and Sanitary Sewer Section) provides Levels of Service (LOS) for water and wastewater flow projections. These are 225 gallons per day (gpd)/ERU for potable water and 190 gallons per day/ERU for wastewater.

The Charlotte County Comprehensive plan notes that 225 gpd/ERU for potable water demands is a conservative estimate simulating maximum day water demands and that "Actual average day demands have historically been significantly lower (e.g., 156 gpd/ERU)." The County's Comprehensive Plan lists the County average ERU density at 2.18 persons per ERU which translates into a water demand rate of 103 gallons per capita day (gpcd). Using the residential density of 2.56 persons/ERU for the Babcock Ranch development, the estimated potable water demand reduces to 88 gpcd. In comparison, using the historical average day water demands of 156 gpd/ERU seen for Charlotte County with the County's ERU density of 2.18, provides an average day potable water demand of 72 gpcd.

Table 1
Population Projections

Phase I (2013 - 2018)					
Community	Total Number of Units	% in Phase	Number of Developed Units	Persons per Unit	Total Population
Village Center	3,616	2.93%	106	2.56	271
Village III	1,700	72.35%	1,230	2.56	3,149
Town Center	7,071	30.31%	2,143	2.56	5,486
Hamlet I	1,351	51.37%	694	2.56	1,777
Totals			4,173		10,683
Phase II (2019 - 2023)					
Community	Total Number of Units	% in Phase	Number of Developed Units	Persons per Unit	Total Population
Village Center	3,616	61%	2,190	2.56	5,606
Village III	1,700	28%	470	2.56	1,203
Town Center	7,071	26%	1,826	2.56	4,675
Hamlet I	1,351	49%	657	2.56	1,682
Hamlet II	1,589	56%	888	2.56	2,273
Totals			6,031		15,439
Phase III (2024 - 2028)					
Community	Total Number of Units	% in Phase	Number of Developed Units	Persons per Unit	Total Population
Village Center	3,616	32%	1,142	2.56	2,924
Village IV	1,694	17%	281	2.56	719
Town Center	7,071	29%	2,064	2.56	5,284
Hamlet II	1,589	44%	701	2.56	1,795
Hamlet III	1,219	67%	813	2.56	2,081
Hamlet IV	553	33%	184	2.56	471
Hamlet V	429	11%	46	2.56	118
Totals			5,231		13,391
Phase IV (2029 - 2033)					
Community	Total Number of Units	% in Phase	Number of Developed Units	Persons per Unit	Total Population
Village Center	3,616	5%	178	2.56	456
Village IV	1,694	83%	1,413	2.56	3,617
Town Center	7,071	15%	1,038	2.56	2,657
Hamlet III	1,219	33%	406	2.56	1,039
Hamlet IV	553	67%	369	2.56	945
Hamlet V	429	89%	383	2.56	980
Totals			3,787		9,695
Grand Totals			19,222		49,208

The County LOS for wastewater flow projections of 190 gpd/ERU includes a peaking factor of 1.160 to account for inflow and infiltration (I&I) seen during storm events. Using the County's ERU density of 2.18 persons per ERU, wastewater flows are projected at 87 gpcd. Using the residential density of 2.56 persons/ERU for the Babcock Ranch development, the estimated wastewater flow reduces to 74 gpcd. Charlotte County's actual wastewater flow without the peaking factor for I&I is approximately 164 gpd/ERU. Estimating the wastewater flows without the I&I peaking factor with the County's residential density of 2.18 persons per ERU, results in estimated wastewater flows of 75 gpcd.

Residential Water Demand Projections

The population projections presented in Table 1 were multiplied by the 88 gpcd LOS to obtain the water demand projections for Babcock Ranch in gpd. The potable water demands were then converted from gpd to gallons per minute (gpm) and multiplied by a peaking factor of 3.0 (established in the *Babcock Ranch Community Water and Wastewater Systems, Preliminary Design Report*, March 2008, CDM) to obtain the peak hour demand projections in gpm. The average day demand projections and peak hour demands projections are presented in Table 2 for each phase of the Babcock Ranch Development.

Table 2
Residential Water Demand Projections

Phase I (2013 - 2018)				
Community	Total Population	Average Day Demands (gpd)	Average Day Demands (gpm)	Peak Hour Demands (gpm)
Village Center	271	23,880	17	50
Village III	3,149	277,094	192	577
Town Center	5,486	482,775	335	1,006
Hamlet I	1,777	156,344	109	326
Totals	10,683	940,093	653	1,959
Phase II (2019 - 2023)				
Community	Total Population	Average Day Demands (gpd)	Average Day Demands (gpm)	Peak Hour Demands (gpm)
Village Center	5,606	493,363	343	1,028
Village III	1,203	105,882	74	221
Town Center	4,675	411,361	286	857
Hamlet I	1,682	148,009	103	308
Hamlet II	2,273	200,049	139	417
Totals	15,439	1,358,664	944	2,831
Phase III (2024 - 2028)				
Community	Total Population	Average Day Demands (gpd)	Average Day Demands (gpm)	Peak Hour Demands (gpm)
Village Center	2,924	257,270	179	536
Village IV	719	63,304	44	132
Town Center	5,284	464,978	323	969

Table 2
Residential Water Demand Projections – Continued:

Hamlet II	1,795	157,921	110	329
Hamlet III	2,081	183,153	127	382
Hamlet IV	471	41,452	29	86
Hamlet V	118	10,363	7	22
Totals	13,391	1,178,440	818	2,455
Phase IV (2029 - 2033)				
Community	Total Population	Average Day Demands (gpd)	Average Day Demands (gpm)	Peak Hour Demands (gpm)
Village Center	456	40,100	28	84
Village IV	3,617	318,321	221	663
Town Center	2,657	233,841	162	487
Hamlet III	1,039	91,464	64	191
Hamlet IV	945	83,128	58	173
Hamlet V	980	86,282	60	180
Totals	9,695	853,135	592	1,777
Grand Totals	49,208	4,330,332	3,007	9,022

Wastewater Flow Projections

The population projections presented in Table 1 were multiplied by the 74 gpcd LOS to obtain the average day wastewater flow projections for Babcock Ranch in gpd. To calculate the peak hourly wastewater flows, the average day flow projections were multiplied by a peaking factor which was calculated using the following Ten State Standards formula:

$$\text{Peak Factor for wastewater} = \frac{(18 + (\text{population}/1000)^{1/2})}{(4 + (\text{population}/1000)^{1/2})}$$

Using this formula, as the population increases the peaking factors decrease. For the peaking factor calculation for each phase of construction, the total population for the previous phase was added to the formula in addition to the new population in each community for the phase being evaluated. Using this methodology, peaking factors range from a high of 4.1 to a low of 2.35. Peak hour factors utilized in the previous documents reviewed during the development of this memo indicated peaking factors ranging from a high of 4.0 to a low of 2.5. For consistency with previous methodologies, this same range of peaking factors will be applied to this memo such that calculated results falling above 4.0 will be indicated as 4.0 and calculated results falling below 2.5 will be indicated as 2.5. The average day and peak hour wastewater flow projections and calculated peaking factors are presented in Table 3 for each phase of the Babcock Ranch Development.

Table 3
Residential Wastewater Flow Projections Using Charlotte County LOS

Phase I (2013 - 2018)					
Community	Total Population	Average Day Flows (gpd)	Average Day Flows (gpm)	Calculated Peaking Factors	Peak Hour Flows (gpm)
Village Center	271	20,081	14	4.00	56
Village III	3,149	233,011	162	3.42	554
Town Center	5,486	405,970	282	3.21	904
Hamlet I	1,777	131,471	91	3.63	331
Totals	10,683	790,533	549		1,845
Phase II (2019 - 2023)					
Community	Total Population	Average Day Flows (gpd)	Average Day Flows (gpm)	Calculated Peaking Factors	Peak Hour Flows (gpm)
Village Center	5,606	414,874	288	2.74	790
Village III	1,203	89,037	62	2.88	178
Town Center	4,675	345,917	240	2.77	665
Hamlet I	1,682	124,462	86	2.86	247
Hamlet II	2,273	168,223	117	2.84	332
Totals	15,439	1,142,513	793		2,212
Phase III (2024 - 2028)					
Community	Total Population	Average Day Flows (gpd)	Average Day Flows (gpm)	Calculated Peaking Factors	Peak Hour Flows (gpm)
Village Center	2,924	216,340	150	2.50	376
Village IV	719	53,233	37	2.52	93
Town Center	5,284	391,004	272	2.50	679
Hamlet II	1,795	132,797	92	2.51	231
Hamlet III	2,081	154,015	107	2.50	268
Hamlet IV	471	34,857	24	2.53	61
Hamlet V	118	8,714	6	2.53	15
Totals	13,391	990,961	688		1,723
Phase IV (2029 - 2033)					
Community	Total Population	Average Day Flows (gpd)	Average Day Flows (gpm)	Calculated Peaking Factors	Peak Hour Flows (gpm)
Village Center	456	33,720	23	2.50	70
Village IV	3,617	267,679	186	2.50	558
Town Center	2,657	196,639	137	2.50	410
Hamlet III	1,039	76,913	53	2.50	160
Hamlet IV	945	69,903	49	2.50	146
Hamlet V	980	72,556	50	2.50	151
Totals	9,695	717,409	498		1,495
Grand Totals	49,208	3,641,416	2,529		7,276

Previous methodologies assumed a 90 percent return rate of potable water demands to calculate wastewater flow projections. To provide a comparison to results shown in Table 3, the wastewater flow projections were also calculated using a 90 percent return with the calculated peaking factors. This methodology resulted in a slight increase (more conservative estimate) in the projected wastewater flows of 6.57 percent. The results of this evaluation are presented in Table 4.

Table 4
Residential Wastewater Flow Projections Using 90 Percent Potable Water Demand Return Rate

Phase I (2013 - 2018)					
Community	Average Day Potable Water Demands (gpd)	Average Day Flows (gpd)	Average Day Flows (gpm)	Calculated Peaking Factor	Peak Hour Flows (gpm)
Village Center	23,880	21,492	15	4.00	60
Village III	277,094	249,385	173	3.42	593
Town Center	482,775	434,498	302	3.21	968
Hamlet I	156,344	140,710	98	3.63	354
Totals	940,093	846,084	588		1,975
Phase II (2019 - 2023)					
Community	Average Day Potable Water Demands (gpd)	Average Day Flows (gpd)	Average Day Flows (gpm)	Calculated Peaking Factor	Peak Hour Flows (gpm)
Village Center	493,363	444,027	308	2.74	846
Village III	105,882	95,293	66	2.88	191
Town Center	411,361	370,225	257	2.77	712
Hamlet I	148,009	133,208	93	2.86	265
Hamlet II	200,049	180,044	125	2.84	355
Totals	1,358,664	1,222,797	849		2,368
Phase III (2024 - 2028)					
Community	Average Day Potable Water Demands (gpd)	Average Day Flows (gpd)	Average Day Flows (gpm)	Calculated Peaking Factor	Peak Hour Flows (gpm)
Village Center	257,270	231,543	161	2.50	402
Village IV	63,304	56,973	40	2.52	100
Town Center	464,978	418,480	291	2.50	727
Hamlet II	157,921	142,129	99	2.51	248
Hamlet III	183,153	164,837	114	2.50	287
Hamlet IV	41,452	37,306	26	2.53	66
Hamlet V	10,363	9,327	6	2.53	16
Totals	1,178,440	1,060,596	737		1,844

Phase IV (2029 - 2033)					
Community	Average Day Potable Water Demands (gpd)	Average Day Flows (gpd)	Average Day Flows (gpm)	Calculated Peaking Factor	Peak Hour Flows (gpm)
Village Center	40,100	36,090	25	2.50	75
Village IV	318,321	286,489	199	2.50	597
Town Center	233,841	210,457	146	2.50	438
Hamlet III	91,464	82,317	57	2.50	171
Hamlet IV	83,128	74,815	52	2.50	156
Hamlet V	86,282	77,654	54	2.50	162
Totals	853,135	767,822	533		1,600
Grand Totals	4,330,332	3,897,299	2,706		7,787

Commercial Water Demand and Wastewater Flow Projections

Because the Development of Regional Impact Application provided greater detail for the proposed commercial developments than the updated absorption schedule, this data was utilized to predict the commercial water demands and wastewater flow projections.

Table 5 presents the projected usage rates for the various types of planned commercial developments for potable water demands and wastewater flows. Usage rates for wastewater flows were calculated as 90 percent of the potable water usage. The projected commercial developments by phase are presented in Table 6.

Table 5
Commercial Development Projected Usage Rates

Type of Development	Projected Water Usage	Projected Wastewater Flows (90% of Water Usage)	Units
Retail	0.2	0.18	gpd/ft ²
Office	0.2	0.18	gpd/ft ²
Medical Office	0.2	0.18	gpd/ft ²
Industrial	0.2	0.18	gpd/ft ²
Golf Course Facilities	500	450	gpd/hole
Hotel	0.42	0.378	gpd/ft ²
School	22	19.8	gpd/student
Religious Facilities	0.2	0.18	gpd/ft ²
Parks	200	180	gpd/acre
Hospital	250	225	gpd/bed
Assisted Living	200	180	gpd/unit
Civic	0.2	0.18	gpd/ft ²

Table 6
Proposed Commercial Developments by Phase

Type of Development	Phase 1	Phase 2	Phase 3	Phase 4
Retail (ft ²)	344,640	413,640	2,050,623	117,040
Office (ft ²)	146,160	231,700	996,880	25,260
Medical Office (ft ²)	-	200,000	300,000	-
Industrial (ft ²)	50,000	150,000	464,057	-
Golf Course Facilities (holes)	-	36	18	-
Hotel (ft ²)	60,000	210,000	90,000	-
School (students)	1,036	1,551	1,502	964
Religious Facilities (ft ²)	10,000	50,000	45,000	15,000
Parks (acres)	80	115	70	35
Hospital (beds)	-	177	-	-
Assisted Living (units)	-	418	-	-
Civic (ft ²)	80,000	30,000	30,000	10,000

Using data presented in Tables 5 and 6, the average potable water demands in gpd and peak hour demands in gpm, using a peaking factor of 3.0, were calculated. These results are presented in Table 7. Assuming a 90 percent return rate of the water demands, the wastewater flow projections were calculated using a conservative peaking factor of 4.0. Projected commercial wastewater flows are presented in Table 8.

Table 7
Commercial Potable Water Demands

Type of Development	Commercial Potable Water Demands (gpd)				
	Phase 1	Phase 2	Phase 3	Phase 4	Totals
Retail (ft ²)	68,928	82,728	410,125	23,408	585,189
Office (ft ²)	29,232	46,340	199,376	5,052	280,000
Medical Office (ft ²)	-	40,000	60,000	-	100,000
Industrial (ft ²)	10,000	30,000	92,811	-	132,811
Golf Course Facilities (holes)	-	18,000	9,000	-	27,000

Table 7
Commercial Potable Water Demands - Continued:

Type of Development	Commercial Potable Water Demands (gpd)				
	Phase 1	Phase 2	Phase 3	Phase 4	Totals
Hotel (ft ²)	25,200	88,200	37,800	-	151,200
School (students)	22,792	34,122	33,044	21,208	111,166
Religious Facilities (ft ²)	2,000	10,000	9,000	3,000	24,000
Parks (acres)	16,000	23,000	14,000	7,000	60,000
Hospital (beds)	-	44,250	-	-	44,250
Assisted Living (units)	-	83,600	-	-	83,600
Civic (ft ²)	16,000	6,000	6,000	2,000	30,000
Totals	190,152	506,240	871,156	61,668	1,629,216
Type of Development	Commercial Peak Hour Potable Water Demands (gpm)				
	Phase 1	Phase 2	Phase 3	Phase 4	Totals
Retail (ft ²)	144	172	854	49	1,219
Office (ft ²)	61	97	415	11	583
Medical Office (ft ²)	-	83	125	-	208
Industrial (ft ²)	21	63	193	-	277
Golf Course Facilities (holes)	-	38	19	-	56
Hotel (ft ²)	53	184	79	-	315
School (students)	47	71	69	44	232
Religious Facilities (ft ²)	4	21	19	6	50
Parks (acres)	33	48	29	15	125
Hospital (beds)	-	92	-	-	92
Assisted Living (units)	-	174	-	-	174
Civic (ft ²)	33	13	13	4	63
Totals	396	1,055	1,815	128	3,394

Table 8
Commercial Wastewater Flows Using 90 Percent Water Demand Return Rate

Type of Development	Commercial Wastewater Flows (gpd)				
	Phase 1	Phase 2	Phase 3	Phase 4	Totals
Retail (ft ²)	62,035	74,455	369,112	21,067	526,670
Office (ft ²)	26,309	41,706	179,438	4,547	252,000
Medical Office (ft ²)	-	36,000	54,000	-	90,000
Industrial (ft ²)	9,000	27,000	83,530	-	119,530
Golf Course Facilities (holes)	-	16,200	8,100	-	24,300
Hotel (ft ²)	22,680	79,380	34,020	-	136,080
School (students)	20,513	30,710	29,740	19,087	100,049
Religious Facilities (ft ²)	1,800	9,000	8,100	2,700	21,600
Parks (acres)	14,400	20,700	12,600	6,300	54,000
Hospital (beds)	-	39,825	-	-	39,825
Assisted Living (units)	-	75,240	-	-	75,240
Civic (ft ²)	14,400	5,400	5,400	1,800	27,000
Totals	171,137	455,616	784,040	55,501	1,466,294
Type of Development	Commercial Peak Hour Wastewater Flows (gpm)				
	Phase 1	Phase 2	Phase 3	Phase 4	Totals
Retail (ft ²)	172	207	1,025	59	1,463
Office (ft ²)	73	116	498	13	700
Medical Office (ft ²)	-	100	150	-	250
Industrial (ft ²)	25	75	232	-	332
Golf Course Facilities (holes)	-	45	23	-	68
Hotel (ft ²)	63	221	95	-	378
School (students)	57	85	83	53	278

Table 8
Commercial Wastewater Flows Using 90 Percent Water Demand Return Rate – Continued:

Type of Development	Commercial Peak Wastewater Flows (gpm)				
	Phase 1	Phase 2	Phase 3	Phase 4	Totals
Religious Facilities (ft ²)	5	25	23	8	60
Parks (acres)	40	58	35	18	150
Hospital (beds)	-	111	-	-	111
Type of Development	Commercial Peak Hour Wastewater Flows (gpm)				
	Phase 1	Phase 2	Phase 3	Phase 4	Totals
Assisted Living (units)	-	209	-	-	209
Civic (ft ²)	40	15	15	5	75
Totals	475	1,266	2,178	154	4,073

Summary

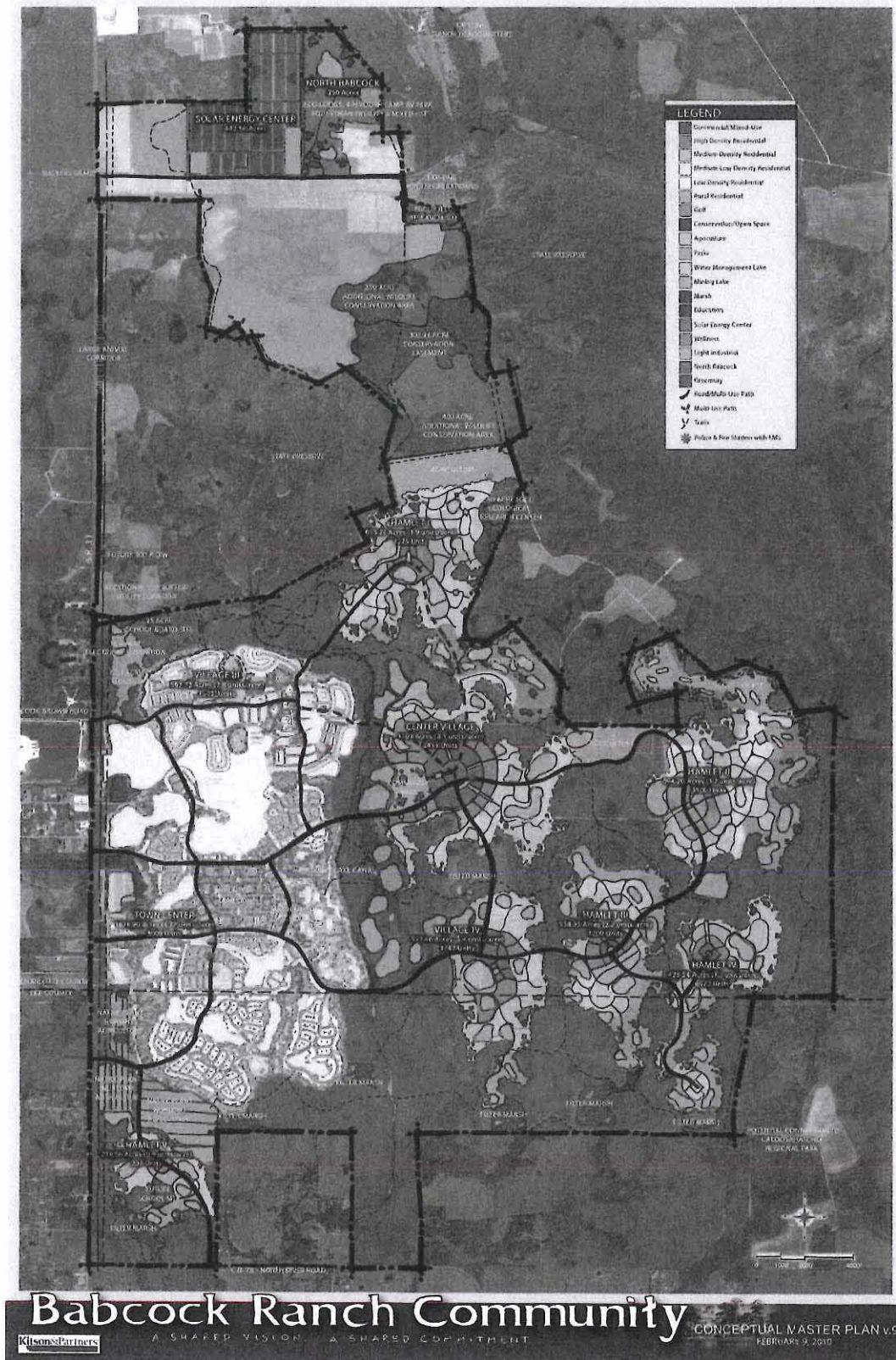
Population projections and the percentages of contribution from the various planned communities by phase were updated using the 2010 absorption schedule. Based on the population updates, Charlotte County LOS, a residential occupancy rate of 2.56 persons per ERU, and a peaking factor of 3.0, the residential water demand projections were calculated. The residential wastewater flow projections were also updated based on population updates, Charlotte County LOS, a residential occupancy rate of 2.56 persons per ERU, and calculated peaking factors. Prior reports evaluated during the development of this memo estimated wastewater flows by assuming a 90 percent return of the potable water demands. Wastewater flow projections were also calculated using the 90 percent return method and produced similar results to those obtained using the Charlotte County LOS and the residential occupancy rate of 2.56 persons per ERU. Because the results were similar but slightly more conservative, the residential wastewater demands presented in the summary table, **Table 9**, are based on the 90 percent return evaluation.

Commercial water demands were calculated based on commercial usage rates for potable water, and the types of commercial planned commercial developments. This information was obtained from the Development of Regional Impact Application. Typical usage rates were not available for commercial wastewater flow projection so these flows were calculated assuming a 90 percent return of the projected potable water demands.

Table 9
Summary of Residential and Commercial Water Demands and Wastewater Flows

Demands	Phase 1	Phase 2	Phase 3	Phase 4	Totals
Residential Water Demands (gpd)	940,093	1,358,664	1,178,440	853,135	4,330,332
Commercial Water Demands (gpd)	190,152	506,240	871,156	61,668	1,629,216
Residential Peak Hour Water Demands (gpm)	1,959	2,831	2,455	1,777	9,022
Commercial Peak Hour Water Demands (gpm)	396	1,055	1,815	128	3,394
Residential Wastewater Flows (gpd)	846,084	1,222,797	1,060,596	767,822	3,897,299
Commercial Wastewater Flows (gpd)	171,137	455,616	784,040	55,501	1,466,294
Residential Peak Hour Wastewater Flows (gpm)	1,975	2,368	1,844	1,600	7,787
Commercial Peak Hour Wastewater Flows (gpm)	475	1,266	2,178	154	4,073

Figure 1
Conceptual Master Plan for Babcock Ranch Community



DOCUMENT TRANSMITTAL

SUBJECT

BABCOCK CPA2016-00013

TO:

Lee County First Floor
Intake Counter
ATTN: Brandon Dunn,
Planning Division

The following items are transmitted as listed below:

COPIES	DESCRIPTION
3	Copies of ORC Response Cover Letter
3	Copies of Revised Text Amendment
3	Copies of Supplemental Traffic Study
3	Flash Drives Containing Traffic Study Appendices & Exhibits

FROM:

Alexis Crespo

DATE/TIME:

1/12/2018

PROJECT NAME:

Babcock

PROJECT NUMBER:

CPA2016-00013

REMARKS

For your review.

SIGNED



- ☐ for approval
- ☐ approved as submitted
- ☐ approved as noted
- ☐ for your use
- ☒ as requested
- ☐ for review and comment
- ☐ other (see remarks)

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COMMUNITY DEVELOPMENT

January 12, 2018

Mr. Brandon Dunn
Lee County Planning Division
1500 Monroe Street
Fort Myers, FL 33901

RE: **Babcock Comprehensive Plan Amendment**
CPA2016-00013

Dear Mr. Dunn:

Enclosed please find updated responses to the Department of Economic Opportunities (DEO) comments received August 16, 2017. The following information has been provided to assist in your review of the petition:

1. Three (3) copies of the revised Text Amendment; and
2. Three (3) copies of the FDOT Supplemental Traffic Study prepared by David Plummer & Associates, Inc. (Please note referenced Appendices and Exhibits are provided on enclosed flash drive).

The following is a list of DEO recommendations with our responses in bold:

1. New Community Land Use Intensity and Mix of Uses: 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 non-residential or non-residential square feet).

RESPONSE: Please refer to the revised Text Amendment document attached. Policy 35.11.1 has been revised to include a maximum number of dwelling units (1,630 du) in addition to the maximum density of 1 du/2.5 acres. Similarly, Policy 35.11.2 has been revised to include a maximum commercial square footage (1,170,000 s.f.) and 600 hotel rooms, in addition to the maximum intensity of 0.15 Floor Area Ratio (FAR).

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In terms of ensuring a balance of residential and non-residential uses, the initial phases of development in the Charlotte County portion of Babcock Ranch demonstrate retail, office, institutional and residential uses. Specifically, 60,000 square feet of non-residential uses are constructed, or are under construction in the downtown area, also known as Founder's Square, which is geographically proximate to the Lee County New Community lands and can serve residents of the development. The residential components currently under construction entail approximately 900 dwelling units. This initial phase of development is demonstrative of the mix of uses that will be developed in both Lee and Charlotte Counties.

To provide further assurance that the project will contain a mix of uses, the Applicant has included the following footnote in Policy 1.6.1:

"Before issuance of the certificate of occupancy for the 1,000th residential dwelling unit, a minimum of 50,000 square feet of non-residential floor area must be under construction within the Planned Development."

2. Transportation: 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 per 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; and (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 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 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. **RESPONSE:** Please refer to the enclosed Supplemental Traffic Study prepared by David Plummer and Associates, Inc. The Study was provided to Florida Department of Transportation Staff in December 2017. Please note referenced Appendices and Exhibits are provided on enclosed flash drive.
3. Water Supply, Potable Water and Sanitary Sewer Facilities: 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.

RESPONSE: Response provided in submittal received by Lee County Staff on October 19, 2017.

Thank you for your consideration of this additional information. If you have any further questions, please contact me directly at (239) 405-7777 ext. 207, or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Vice President of Planning

Enclosures

cc: Gary Nelson, Kitson & Partners Communities
Russell Schropp, Henderson, Franklin, Starnes & Holt P.A.
Linda Shelley, Buchanan Ingersoll & Rooney, PC
Stephen Leung, David Plummer & Associates

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Text Amendments:

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

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

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

1. The land will be developed under a well-conceived overall ~~master plan~~ Planned Development;
2. The land can be served with all necessary facilities and services at no expense to the county. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;
3. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;
4. The land must be developed in such a manner as to protect environmentally sensitive areas;
5. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas). The mix of land uses will be evaluated through buildout of the New Community to ensure developments include both residential and non-residential uses¹.
6. Off-site impacts must be mitigated; ~~and~~;
7. On-site levels of service must meet the county-wide standards contained in this plan;
8. The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and
9. The land must be developed consistent with Goal 35 if located within the North Olga Community Planning Area identified on Lee Plan Map 1, Page 2.

[FOOTNOTE ¹Planned developments in the New Community future land use category in the North Olga Community Planning Area must have a minimum of 50,000 square feet of non-residential floor area under construction prior to construction of the 1,000th residential dwelling unit.

GOAL 35: NORTH OLGA COMMUNITY. To promote and support North Olga's unique rural character, heritage, economy, and quality of life, and natural resources ~~by establishing a participatory~~

REZ 2015-00013

~~community planning efforts to guide North Olga's future.~~ For the purpose of this Goal, the North Olga Community boundaries are defined by Map 1, Page 2 of 8 of the Lee Plan.

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

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

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

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

POLICY 35.11.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/2.5 acres. In no case shall the unit count in the New Community future land use category in North Olga exceed 1,630 dwelling units.

POLICY 35.11.2: Non-residential intensities for lands within the New Community future land use category will be limited to a maximum permitted Floor Area Ratio (FAR) of 0.15. The FAR will be based upon the gross acreage dedicated to non-residential uses within the overall Planned Development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake. In no case shall the total commercial square footage in the New Community future land use category in North Olga exceed 1,170,000 square feet, in addition to 600 hotel rooms.

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

- a. Environmental Enhancements.

1. A minimum of 60 percent open space, inclusive of onsite preserve, to accommodate the following:
 - i. Water quality enhancement areas, including but not limited to natural systems-based stormwater management facilities, filter marshes, and wetland buffers to reduce the rate of run-off and associated nutrient loads;
 - ii. Existing regional flowways;
 - iii. Preservation of 90% of the onsite wetlands;
 - iv. Critical wildlife connection(s) to adjacent conservation areas through on-site preserve areas;
 - v. Roadway setbacks and perimeter buffers; and
 - vi. Passive recreational and civic areas that comply with the definition of open space, as set forth in the Land Development Code.
2. Open space areas must be platted in separate tracts, outside of privately owned lots, and dedicated to an appropriate maintenance entity. A Community Development District (CDD), Independent Special District (ISD), or a master property owners association must be created to accept responsibility for perpetually maintaining the open space areas identified in the Planned Development.
3. Record a conservation easement for a minimum of 50 percent of the Planned Development benefiting a public agency acceptable to Lee County, or Lee County itself, and dedicated to an appropriate maintenance entity. Land subject to conservation easement(s) can be used for on-site mitigation and will be recorded as development orders are issued. The timing of conservation easement(s) and restoration may be phased so long as the area dedicated to conservation easement is equal to or greater than the area of land approved for development on a cumulative basis.
4. Provide a protected species management plan to address human wildlife coexistence, including educational programs and development standards.
5. Provide wildlife crossings on-site and to adjacent wildlife habitat areas.
6. Provide recreational connections to adjacent public and private conservation and preserve land, subject to approval by the appropriate agencies, through the provision of publicly accessible trailheads and similar facilities within the development.
7. Incorporate Florida friendly plantings with the low irrigation requirements in common areas.
8. A binding commitment as part of the Planned Development to implement an environmental education program for homeowners, businesses and visitors to describe the local ecology, including but not limited to wildlife, plant communities, and native habitats, in addition to the design standards, restoration

projects, and management programs/plans, incorporated into the development to address environmental protection.

9. Incorporate energy efficiency and other low impact development (LID) performance standards within the development.
10. Minimize impacts to natural areas and native habitat by concentrating development primarily in areas previously impacted by agricultural uses and other development activities.

b. Water Quality & Hydrological Enhancements.

1. The stormwater management system must demonstrate through design or other means that water leaving the development meets current state and federal water quality standards. Outfall monitoring will be required on a quarterly basis for a minimum of 5 years from the date of acceptance of construction of the water management system by the South Florida Water Management District. Monitoring may be eliminated after 5 years if the water quality standards are met.
2. Demonstrate an additional 50% water quality treatment beyond the treatment required by the SFWMD for the on-site stormwater management basins.
3. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, as applicable by SFWMD permits.
4. Provide a lake management plan that requires best management practices for the following:
 - i. fertilizers and pesticides;
 - ii. erosion control and bank stabilization; and
 - iii. lake maintenance requirements and deep lake management for lakes exceeding 12 feet below lake surface (BLS).
5. A site-specific ecological and hydrological plan, which includes at a minimum the following: preliminary excavation and grading plans, exotic removal and maintenance plan, supplemental planting plan, and success criteria for meeting established goals.
6. A site-specific mitigation and enhancements to reduce discharge rates.
7. Utilize reuse and surface water generated by the development to meet the irrigation demands of the recreation and development areas, to the extent such reuse is available.
8. Demonstrate that the proposed Planned Development will not result in significant detrimental impacts on present or future water resources.

c. Infrastructure Enhancements.

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

temporary basis until water and sewer service is extended to the development.

2. Written verification as to adequate public services for the Planned Development, from the sheriff, EMS, fire district, and Lee County School District, or via interlocal agreements with adjacent jurisdictions and/or special districts.
3. Civic space, recreational areas, and a variety of amenities distributed throughout the development for use by the general public, to be maintained by the property owners' association or similar entity.
4. Sufficient right-of-way to accommodate an 8-foot wide multi-purpose pathway along the roadway frontages, where the Planned Development abuts SR 31 and CR 78.

d. Community Character.

1. Transition to lower densities and intensities where adjacent to off-site conservation lands.
2. Enhanced buffers and setbacks along external roadways to preserve rural vistas and viewsheds that are at least 50% wider than the Land Development Code requirements.
3. Locate access points onto adjacent arterial roadways to minimize impact to the surrounding rural community.

VII. CONSERVATION AND COASTAL MANAGEMENT

POLICY 114.1.1: Development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII of this plan, and except that owners of wetlands adjacent to Intensive Development, Central Urban, Urban Community, Suburban, New Community, and Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership in accordance with Footnotes 9b and 9c of Table 1(a), Summary of Residential Densities. In Future Limerock Mining areas only (see Map 14), impacts to wetlands resulting from mining will be allowed by Lee County when those impacts are offset through appropriate mitigation, preferably within Southeast Lee County (see also Policy 33.1.3). Appropriate wetland mitigation may be provided by preservation of high quality indigenous habitat, restoration or reconnection of historic flowways, connectivity to public conservation lands, restoration of historic ecosystems or other mitigation measures as deemed sufficient by the Division of Environmental Sciences. It is recommended that, whenever possible, wetland mitigation be located within Southeast Lee County. The Land Development Code will be revised to include provisions to implement this policy.

XII. GLOSSARY

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

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

BABCOCK
MIXED USE PLANNED DEVELOPMENT
SUPPLEMENTAL TRAFFIC STUDY

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JAN 16 2018

COMMUNITY DEVELOPMENT

REZ 2015-00013

Project #16531

December 8, 2017

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
2149 McGregor Boulevard
Fort Myers, Florida 33901



BABCOCK
MIXED USE PLAN DEVELOPMENT
SUPPLEMENTAL TRAFFIC STUDY

Introduction

The Babcock Ranch holdings encompass approximately 4,200 acres in northeast Lee County, Florida and within the North Olga Community Planning Area (Exhibit 1). A comprehensive plan amendment (CPA) has been submitted and reviewed to include the designated DR/GR and Rural lands within a new overlay known as the Environmental Enhancement Overlay, which will be specific to the North Olga area.

The zoning of the property as a Mixed Use Planned Development (MPD) is currently under review by the Lee County Hearing Examiner. The Zoning Traffic Impact Statement (ZTIS) titled, Babcock Mixed Use Planned Development Zoning Traffic Study and dated March 17, 2017 – Revised was prepared in support of the MPD application (DCI2016-00022). The Lee County ZTIS reflected a “worst-case” development scenario that included a 42-field baseball complex of which has been withdrawn from the current MPD.

At the request of the Florida Department of Transportation (FDOT), this supplemental traffic study was prepared to address the Babcock MPD traffic impacts on state roads without the baseball complex (Appendix A).

Scope of Study

The scope of the supplemental traffic assessment reflects the following:

- Year 2021 – Short-term (5-Year) and Year 2026 – Buildout Analysis Years
- Future Conditions With Project
- PM Peak Hour
- Roadway and Intersection Capacity Analysis
- Recommended Improvements
- Proportionate Share Estimates
- Road Impact Fee Estimates

Transportation Methodology

This supplemental traffic study reflects the methodology consistent with the following Babcock Ranch traffic studies.

- Babcock Comprehensive Plan Amendment Traffic Study
(December 5, 2016 – Revised)

- Babcock Mixed Use Planned Development Zoning Traffic Study (March 17, 2017 - Revised)
- Babcock Ranch Community DRI, Increment 1, Notice of Proposed Change Traffic Study (April 28, 2017 - Updated)

Furthermore, the methodology is consistent with the FDOT recommendations from the following review comments (Appendix A).

- Lee County 17-4DRI Proposed Comprehensive Plan Amendment (Babcock) State Coordinated Review – Traffic Study Memorandum (July 14, 2017)
- Lee County 17-4DRI Proposed Comprehensive Plan Amendment (Babcock) State Coordinated Review – FDOT Review Comments and Recommendations (July 14, 2017)
- Babcock Comprehensive Plan Amendment (17-4DRI) Meeting Summary (August 16, 2017)
- Babcock Mixed Use Planned Development Zoning Traffic Study Review (September 15, 2017)
- Lee County 17-4DRI Proposed Comprehensive Plan Amendment – FDOT Courtesy Review (October 09, 2017)

MPD Master Concept Plan

The MPD Master Concept Plan (MCP) development area is presented in Exhibit 1. The MCP reflects the proposed residential, hotel and commercial land uses.

Three primary access points to serve the MPD are provided on SR 31: 1) opposite Busbee Lane (North Access); 2) opposite Fox Hill Road (Middle Access) and; 3) opposite Shirley Lane (South Access). The connection shown on North River Road (CR 78) is provided for emergency only access.

Access to the proposed residential pods is provided via the internal roadway system of the Babcock Ranch Community (BRC) DRI internal road system in Charlotte County. Planned internal interconnections between the DRI in Charlotte County and the MPD Lee County will minimize the overall Babcock Ranch traffic impacts on SR 31.

MPD Development Parameters

For purposes of this supplemental traffic study, the Short-Term (Year 2021) and Buildout (Year 2026) and the cumulative buildout development parameters of the MPD are summarized in the matrix below.

Babcock MPD Development Parameters			
Land Use Type	Unit	Size	
		Year 2021 (Short-Term ⁽¹⁾)	Buildout Year 2026 (Cumulative)
Single-Family	d.u.	400	980
Multifamily	d.u.	0	650
Hotel ⁽²⁾	Rooms	0	600
Retail ⁽²⁾	sq. ft.	100,000	870,000
Office – General ⁽²⁾	sq. ft.	0	257,000
Office – Medical ⁽²⁾	sq. ft.	0	43,000
Park	Acres	48	48

Footnote:

(1) For CPA analysis requirement only.

(2) Subject to Charlotte County BROD maximum threshold of 6 million sq. ft. non-residential.

Background Development

The approved BRC DRI - Increment 1 NOPC in Charlotte County has been specifically included as background development in the analysis. The anticipated BRC DRI development levels coincident with Phase 1 and Buildout of the Babcock MPD are shown as follow.

BRC DRI - Increment 1 NOPC Background Development Parameters			
Land Use Type	Unit	Size	
		Year 2021 (Short-Term ^(1,2))	Buildout ⁽³⁾ Year 2026 (Cumulative)
Single-Family	d.u.	475	1,200
Multifamily	d.u.	200	800
Retail	sq. ft.	25,000	50,000
Office – General	sq. ft.	62,500	125,000
Civic	sq. ft.	15,000	30,000
Park	Acres	10	10 ⁽³⁾
Elementary School	students	175	350 ⁽²⁾
Golf Course	holes	9	18 ⁽³⁾

Footnotes:

(1) For CPA analysis requirement only.

(2) Year 2021 estimate only - Subject to change reflective of IDO conversion matrix.

(3) Babcock Ranch Community DRI, Increment 1 Notice of Proposed Change Traffic Study, April 28, 2017 – Updated.

Future Traffic Assumptions

Committed Improvements

Roadway improvements scheduled for construction within the first three years of the Lee County Capital Improvement Program, the Charlotte County Capital Improvement Program, and the FDOT Work Program were considered to be committed improvements. For SIS and other state roadways, the first three years of the FDOT's five-year work program is considered to be committed.

The review of the jurisdictional improvement programs indicates that there were no significant roadway improvements that were considered to be "committed" for construction in the areas of southeast Charlotte County and northeast Lee County.

Study Area

As a result of the methodology agreement, the study area reflected the Project's significant impact of roadway service volume consumption of 5% or more, consistent with DRI thresholds.

Travel Model

The FDOT - District 1 Regional Planning Model (D1RPM_v1.0.2_Babcock) was utilized to develop future traffic volumes. The sub-area validation was performed by FDOT/Traf-O-Data for purposes of this traffic study.

The existing plus committed (E+C) network reflective of year 2018 conditions and the socioeconomic input data coincident with Year 2026 were provided by FDOT as part of the D1RPM_v1.0.2_Babcock, sub-area validated travel model. The Year 2021 socioeconomic zonal data was interpolated from the base year 2010 and year 2040 datasets.

Two Lee County traffic analysis zones were utilized to represent the Babcock Ranch developments in the 2018 E+C Plan Network.

- TAZ #4070 – Babcock Ranch Community DRI (Charlotte County)
- TAZ #3121 – Babcock MPD (Lee County)

Notable adjustments to the network to reflect the MPD TAZs included the inter-connection between the Lee and Charlotte County via the Babcock Ranch Community DRI (TAZ #4070) internal road system.

The D1RPM_v1.0.2_Babcock model input and output files are available for download at the following link: ftp://ftpfm.dplummer.com/Public/16531_FDOT_Babcock_CPA_MPD.

Link and Segment Volumes

A roadway segment is typically comprised of multiple links (nodes and connectors) in the travel model. The selection of the link volume to represent the roadway segment volume was determined by the following priority order.

- Link corresponding to the FDOT Count Location
- Link corresponding to a Lee County Permanent Count Station
- Link located nearest to the Project

Therefore, the selected link volumes presented in the roadway segment analysis may differ from the intersection turn volumes located at either end of that particular roadway segment.

Future Functional Classification

The future roadway area type (i.e., urbanized/transitional/rural) and functional classification designation for state roads were reflective of FDOT's 2016 District 1 LOS spreadsheets (Appendix D).

Traffic Data and Conversion Factors

For future year background (non-Project) traffic, the Peak Season Weekday Average Daily Traffic (PSWADT) derived by the travel model were converted to Annual Average Daily Traffic (AADT) using the following Model Output Conversion Factor (MOCF) consistent with the MOCF provided by the database from FDOT Florida Traffic Online (2016) (Appendix C).

- Charlotte County (Countywide) – 0.91
 - SR 31 – 0.93
 - I-75 – 0.91
- DeSoto County (Rural State Roads) – 0.92
- Glades County (Countywide) – 0.91
- Lee County (Countywide) – 0.92
 - SR 31 – 0.93
 - SR 78 – 0.93
 - SR 80 (East of I-75) – 0.93
 - (West of I-75) – 0.96
 - I-75 – 0.91
 - US 41 – 0.90

The AADT was then converted to peak hour, peak season, peak direction volumes using the standard K and D factors reflective of the appropriate FDOT count locations for all state and Charlotte County facilities.

For purposes of this supplemental traffic study, the most recent FDOT and Lee County traffic information were compiled from the following sources.

- FDOT Florida Traffic Online (2016)
- 2017 Lee County Concurrency Report

The reported traffic volumes by roadway segments are documented in Appendix C and Appendix D.

Furthermore and while the FDOT database indicates the D factor, it did not explicitly indicate the actual peak direction (i.e., NB, SB, EB or WB) Where available, the FDOT site synopsis or actual intersection counts were relied on to establish the existing peak direction.

For Lee County roadways, the peak season directional volumes were based on the appropriate permanent count station (PCS) data provided in the 2016 Lee County Traffic Count Report, Appendix D.

Future Model Volumes Check

In addition to the sub-area validation of the D1RPM, the model derived traffic volumes reflective of Year 2021 and Year 2026 socioeconomic data and the 2018 E+C network were compared with growth trends for state roads. The trends analysis reflective of historic AADT is provided as part of Appendix C. If the D1RPM derived traffic volumes and resultant growth rate was the same or higher than the historic AADT growth rate, it was deemed to have met the “reasonableness” criteria.

In addition to the “reasonable” check performed for growth rates, the model derived volumes for state roads were further reviewed and adjusted to ensure the following.

- “Future With Project” background traffic volumes are no lower than “Existing”.
- Where applicable, “Future With Project” background traffic volumes are no lower than “Future Without Project”.

The volume comparisons and adjustments on a segment basis are provided in Appendix O.

Future Conditions Service Volumes (Peak Direction)

The existing service volumes for state roads are established in FDOT’s 2016 District 1 LOS spreadsheets (Appendix D). The service volumes in the spreadsheets reflect the generalized service volumes contained in FDOT’s 2013 Quality/Level of Service Handbook. The “Generalized Peak Hour Directional Service Volumes” from Table 7 – Urbanized Areas, Table 8 – Transitional Areas and Table 9 – Rural Developed Areas are referenced in Appendix D.

Furthermore, it was further clarified by FDOT on March 7, 2017 that the peak hour directional service volume of the segment of SR 31 from SR 80 to Old Rodeo Road is 924 vph at LOS D (urban standard), Appendix D.

From the Charlotte County data, the service volumes are expressed as peak hour, two-way. For conversion to peak direction, the D-factors provided in the FDOT 2013 Quality/Level of Service Handbook, “Generalized Peak Hour Directional Service Volumes” (Appendix D) were applied to derive the peak directional service volumes.

Consistent with Lee County requirements, roadway directional service volumes under future conditions (greater than 5 years) were based on Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas (Appendix D). For consistency with the Year 2026 analysis, the Year 2021 traffic analysis also utilized the more conservative generalized service volumes.

Future Intersection Turn Volumes

Future turn volumes at the intersections under study were developed based on the model generated turn volumes and the use of the FDOT TURNS5 program. The resultant TURNS5 volumes were then further adjusted for reasonableness and checked against available traffic counts. Where necessary, individual turn movements were further reviewed and adjusted to ensure the following.

- Where warranted, “Future With Project” background turn volumes are no lower than “Existing”.

All documentation associated with the development of the intersection turn volumes are provided in Appendix J and K.

Future Intersection Analysis

Intersection LOS analysis were performed in conjunction with the development of the turn volumes. The LOS of the overall intersection is reported reflective of HCM and ICU (i.e., TWSC intersections) methods. The complete HCM and ICU output are provided for all intersections (Appendix L).

Future Traffic Conditions Without Project

For purposes of this supplemental traffic study, Future Traffic Conditions Without Project is not performed. Instead, reference to Future Traffic Conditions Without Project would rely on the Year 2026 Traffic Conditions Without Project analysis provided in the document, Babcock Ranch Community DRI, Increment 1, Notice of Proposed Change Traffic Study (April 28, 2017 - Updated).

As such, the comparison between the “Without” and “With” Project conditions would be consistent with the same comparison as the traffic assessment between the “Without” and “With” Project conditions performed for the approved BRC DRI – Increment 1 traffic study.

Year 2021 (Short-Term, 5-Year)

Under the short-term analysis as required by the CPA, the Year 2021 analysis does not represent a phase of the Project. The purpose of the 5-Year analysis is to establish the short-term needs of the MPO Long-Range Transportation Plan that were established by the Year 2040 Babcock CPA analysis (Babcock Comprehensive Plan Amendment Traffic Study, December 5, 2016 – Revised) and by the Year 2026 Babcock MPD analysis (this document).

Road Impact Fee Estimate

Road impact fees were estimated for the Project through Year 2021 and Year 2026 (cumulative) reflective of the Lee County Roads Impact Fee Schedule listed in the current Lee County Land Development Code (discounted to 45%) and at 100%.

Proportionate Share Calculation

For purposes of this supplemental traffic study, the MPD’s proportionate share estimates were calculated reflective of the same roadway and intersection improvements as identified in the BRC DRI – Increment 1 proportionate share estimate. In addition, improvements that were triggered by the MPD beyond those triggered by the BRC DRI at Year 2026 were identified and included in the MPD proportionate share calculation.

It should be noted that while the BRC DRI – Increment 1 traffic impacts on the external road network would be reduced when assessed with the Babcock MPD development (due to community capture between the DRI and MPD), the approved mitigation plan identified in the Babcock Ranch Community DRI’s Master Development Order and Incremental Development Order would remain unchanged.

Under the short-term analysis, the Year 2021 MPD proportionate share calculation assumed the same roadway and intersection improvements as those identified at buildout in Year 2026, regardless of whether those improvements are needed at Year 2021. This simplified approach may lead to higher proportionate share in the short-term but would ensure consistency with the MPD mitigation plan at buildout.

Documentation and Appendices

The documentation provided in the Appendices section of this document was numbered for easier reference. A listing of the Appendices is provided at the beginning of the section.

Future 2021 (Short-Term) Traffic Conditions With Project

This supplemental traffic study assesses the traffic impacts of the proposed Babcock MPD development, coincident with Year 2021.

Year 2021 SR 31 Segment Volumes

For purposes of this supplemental traffic study, the anticipated Babcock Ranch Community DRI – Increment 1 in Charlotte County, coincident with Year 2021, is reflected in the overall background traffic (non-Project). Based on the review of the model derived traffic volumes in comparison with existing growth trends on state roads, it was apparent that the anticipated growth in the background traffic within the study area would be sufficiently accounted for by the approved BRC DRI traffic alone. Nonetheless, the resultant background (Non-Babcock plus BRC DRI) traffic with the MPD was adjusted, where necessary to ensure that it is no less than the existing AADT volumes for state roads.

Year 2021 Development Parameters

The proposed Babcock MPD development parameters are as follows.

Babcock MPD Buildout Development Parameters		
Land Use Type	Unit	Size ⁽¹⁾
Single-Family	d.u.	400
Multifamily	d.u.	0
Hotel ⁽¹⁾	rooms	0
Retail ⁽¹⁾	sq. ft.	100,000
Office – General ⁽¹⁾	sq. ft.	0
Office – Medical ⁽¹⁾	sq. ft.	0
Park	Acres	48

Footnote:

- (1) Subject to Charlotte County BROD threshold of 6 million sq. ft. for non-residential uses.

Year 2021 Project Trip Generation

The Project's trip generation was established based on the trip rates from the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. All trip generation land use assumptions and calculations are provided in Appendix N.

The resultant Daily and PM peak hour trip generation estimates are presented in Exhibits 5a (FDOT) and 5b (FDOT), respectively. For convenience, the PM peak hour trip generation is summarized below.

Babcock MPD				
Year 2021 ITE Trip Generation – PM Peak Hour ⁽¹⁾				
Land Use	LUC	In	Out	Total
Single-Family	210	231	135	366
Multifamily	230	0	0	0
Hotel	310	0	0	0
Retail	820	288	311	599
Office – General	710	0	0	0
Office – Medical	720	0	0	0
Park	411	96	72	168
Total		615	518	1,133

Footnotes:

(1) ITE, Trip Generation, 9th Edition.

Year 2021 Internal Capture

The internal trip capture of traditional land use categories within the MPD were estimated based on the methodology described on ITE, Trip Generation Handbook, 3rd Edition and shown in Exhibits 5a (FDOT) and 5b (FDOT).

The resultant PM peak hour trip interaction of the land use components within the MPD is summarized in the matrix below and detailed in Exhibit 5b (FDOT).

The trip interaction between the MPD and the Babcock Ranch Community DRI in Charlotte County were established by the travel model and summarized in the matrix below. The trip capture of 56 trips (5% of MPD Total) during the PM peak hour between the MPD and DRI are identified. Therefore, the remaining 799 (70% of MPD Total) net new external trips are to/from all other TAZs beyond Babcock Ranch, as distributed and assigned by the D1RPM travel model.

Babcock MPD Year 2021 Development Trip Distribution PM Peak Hour – Two-way Trips		
To / From	MPD ⁽¹⁾ Development	Babcock Ranch ⁽²⁾ Community DRI (Charlotte County)
Total Trip Generation	1,133 ⁽³⁾ (100%)	1,023 ⁽³⁾ (100%)
MPD Development	258 ⁽⁴⁾ (23%)	56 ⁽⁶⁾ (5%)
Retail Pass-by	20 ⁽⁵⁾ (2%)	7 ⁽⁵⁾ (1%)
Babcock Ranch Community DRI (Charlotte County)	56 ⁽⁶⁾ (5%)	328 ⁽⁴⁾ (32%)
All Other External TAZs Beyond Babcock Ranch	799 ⁽⁶⁾ (70%)	632 ⁽⁶⁾ (62%)

Footnote:

- (1) DIRPM TAZ #3121.
- (2) DIRPM TAZ #4070.
- (3) ITE, Trip Generation, 9th Edition.
- (4) ITE, Trip Generation Handbook – An ITE Proposed Recommended Practice, 3rd Edition.
- (5) Retail pass-by trips less than standard ITE pass-by rates and less than 10% of passing traffic on SR 31.
- (6) DIRPM travel model derived.

Year 2021 Retail Pass-by Trips

A modest pass-by trip deduction of 20 pm peak hour external trips was assumed for the retail component of the MPD. The retail pass-by traffic assumed is less than 10% of the passing traffic on SR 31.

A modest 20 retail pass-by trips during the pm peak hour was assumed for the MPD at Year 2021.

Year 2021 Net New External Trips

The Project is estimated to generate 855 net new external trips (or 75% of total) during the PM peak hour as summarized below.

Babcock MPD Year 2021 Trip Generation – PM Peak Hour			
Trip Type	In	Out	Total
Total ⁽¹⁾	615	518	1,133
Internal ⁽²⁾	129	129	258
External ⁽³⁾	486	389	875
Pass-by ⁽⁴⁾	10	10	20
Net New ⁽⁵⁾	476	379	855

Footnotes:

- (1) ITE, Trip Generation, 9th Edition.
- (2) Internal captured trips within MPD.
- (3) Project trips beyond MPD boundaries.
- (4) Retail Pass-by Trips, if applicable.
- (5) External trip assignment.

Year 2021 Model - Project TAZs

Project TAZ #3121 was assigned to represent Babcock MPD in the D1RPM travel model. The MPD development parameters were entered into the D1RPM model in standard ZONEDATA format. The D1RPM model was then run and adjustments made to the model derived daily trip generation using the SPECGEN parameters for the Project TAZs. The model was then rerun and the SPECGEN person trip generation readjusted in an iterative process until the model derived BRC cumulative daily trip generation to be within five percent (5%) of the ITE daily net trip estimate.

The replication of the ITE daily trip loading in the year 2021 travel model for the Babcock MPD was within 4% (317 external daily trips) as summarized below.

Babcock MPD Year 2021 Project TAZ Trip Loading Comparison External Daily Trips	
ITE – Project Net New External Trips	7,966
Project TAZs Trip Loading ⁽¹⁾	8,283
Model Trip Difference from ITE	317
Model Trip % Difference from ITE	4.0%

Footnote:

- (1) FSUTMS TAZ #3121.

Year 2021 Segment Analysis With Project

Under future conditions “With” the Project, the segment analysis coincident with Year 2021 is presented Exhibits 6b (FDOT). As shown, all components of the segment analysis is provided including background (All Other plus BRC DRI) traffic, Project (MPD) traffic, significant and

adverse impacts, services volumes, LOS and recommended number of lanes to maintain LOS standard.

Year 2021 Project Trip Distribution/Assignment

The Project Trip Distribution and Assignment based on the D1RPM model is summarized as follows. The PM peak hour trip distribution at the Project access points are included as part of Appendix K.

Babcock MPD Year 2021 Project Trip Distribution/Assignment	
Direction	Percent
North	15%
Southeast	25%
Southwest	55%
West	5%
Total	100%

Year 2021 Project Significant Impact

The Project's net new external trips as a percentage of service volume consumption are identified in Exhibit 6b (FDOT). The Project is deemed to have significant impact on a roadway segment if the Project's consumption of the roadway service volume is five percent (5%) or greater. Therefore, Babcock MPD is expected to have significant impact on the following state roads as summarized below.

Babcock MPD Year 2021 Project Significant Impact		
Roadway	From	To
Bayshore Road (SR 78)	I-75	Nalle Rd.
	Nalle Rd.	Palm Creek Dr.
	Palm Creek Dr.	SR 31
SR 31	SR 80	Bayshore Rd. (SR 78)
	Bayshore Rd. (SR 78)	Old Rodeo Dr.
	Old Rodeo Dr.	North River Rd.
SR 80	North River Rd.	Lee/Charlotte Co. Line
	I-75	SR 31

Year 2021 Project Significant and Adverse Impact

As presented in Exhibit 6b (FDOT), Babcock MPD is expected to have significant and adverse impact on the following state roads.

Babcock MPD Year 2021 Project Significant and Adverse Impact		
Roadway	From	To
SR 31	Bayshore Rd. (SR 78)	Old Rodeo Dr.
	Old Rodeo Dr.	North River Rd.

As identified in Exhibits 6b (FDOT), the future roadway levels of service were determined based on current area (i.e., urbanized/transitional/rural) designation and generalized service volumes.

Year 2021 Syncho Arterial Analysis

The detailed arterial analysis was performed on SR 31. The arterial analysis was performed using Synrho that takes into consideration of the future intersection improvements and signal timing along the SR 31 corridor. (Please refer to the intersection LOS analysis in the next section of this document).

The results of the Synchro arterial analysis for SR 31 are summarized below and included in Appendix P.

Babcock MPD – Year 2021				
Synchro Arterial Level of Service				
Roadway	From	To	Northbound	Southbound
SR 31	Charlotte County Line	Busbee Ln. (MPD-N)	A	A
	Busbee Ln. (MPD-N)	Fox Hill Rd. (MPD-M)	A	A
	Fox Hill Rd. (MPD-M)	Shirley Ln. (MPD-S)	A	A
	Shirley Ln. (MPD-S)	North River Rd.	C	C
	North River Rd.	Bayshore Rd. (SR 78)	A	B
Overall			A	A

The Synchro arterial analysis indicates that all segments of SR 31 (including overall segment LOS) are expected operate within FDOT LOS standards with the existing two-lanes, coincident with the Year 2021.

The Synchro input and output files are available for download at the following link:
ftp://ftpfm.dplummer.com/Public/16531_FDOT_Babcock_CPA_MPD.

Year 2021 Intersection Volumes With Project

The turning movement volumes at the intersections under study are presented in Appendix F, Appendix J and Appendix K, coincident with Year 2021.

2021 Intersection LOS With Project

The operation of the intersections were evaluated based on methodologies from the Highway Capacity Manual, 6th Edition (HCM) using the Synchro_9 software. For unsignalized intersections (i.e., TWSC), the Intersection Capacity Utilization (ICU) LOS from Synchro_9 is reported to provide the LOS of the overall operations of the intersection. The complete HCM and ICU analysis and output are included in Appendix L.

The resultant intersection LOS “With” the Project, under PM peak hour, peak season conditions, is summarized below.

Babcock MPD Year 2021 Traffic Conditions With Project Intersection Level of Service			
Ref. #	Major Street	Minor Street	LOS
			With Needed Improvements
18	SR 31	SR 78 (Bayshore Rd.)	D ^(1,2)
19	SR 31	North River Rd. (CR 78)	B ^(1,2)
25	SR 31	Shirley Lane/ Babcock MPD South Access	B ^(1,3)
26	SR 31	Fox Hill Road/ Babcock MPD Middle Access	A ^(3,4)
27	SR 31	Busbee Lane/ Babcock MPD North Access	B ^(1,3)

Footnotes:

- (1) Signalized Intersection – HCM Overall intersection LOS reported.
- (2) Potential Mitigation.
- (3) Potential Site-related Improvement.
- (4) Unsignalized Intersection – Overall Intersection ICU LOS reported.

Year 2021 Recommended Improvements

Roadways

No roadway widening improvement needs have been identified coincident with the short-term, Year 2021.

The recommended roadway improvements to accommodate future Babcock MPD and area-wide traffic coincident with horizon year 2026 is summarized as follows.

Babcock MPD Year 2021 Recommended Improvements Roadways			
Roadway	From	To	Recommended Improvement
SR 78	Hart Rd.	Slater Rd.	Widen from 4L to 6L ⁽¹⁾ Consistent with MPO LRTP Traffic Monitoring
	I-75	Nalle Rd.	Widen from 2L to 4L ⁽¹⁾ Traffic Monitoring

Footnote:

(1) Subject to detailed arterial analysis and traffic monitoring.

SR 78 from Hart Road to SR 31

The anticipated need for the widening of some segments of SR 78 from Hart Road to SR 31 is based on assessment using generalized service volumes. The actual need and timing of the improvement is subject to detailed arterial analysis and traffic monitoring.

SR 31 from SR 80 to Charlotte County Line

The anticipated need for the widening of some segments of SR 31 from SR 80 to the Charlotte County Line from two to four lanes is consistent with the Lee County MPO Long-Range Transportation Plan.

The SR 31 PD&E Study from SR 80 to SR 78, the SR 31 SEIR (South) between SR 78 to North River Road (CR 78) and the SR 31 SEIR (North) from North River Road (CR 78) to the Babcock Ranch Community DRI North Entrance(s) (Charlotte County) are underway and conducted by FDOT.

Intersections

The recommended intersection improvements to accommodate future Babcock MPD traffic and area-wide traffic coincident with horizon year 2021 is summarized as follows.

Babcock MPD Year 2021 Recommended Improvements with Project Intersections			
Ref. #	Major Street	Minor Street	Description
4b	SR 78	I-75 East Ramp	
11b	SR 80	I-75 East Ramp	
12	SR 80	Orange River Boulevard	
13	SR 80	SR 31	Add NB – Turn Lane Channelize NB – RT Lane Add SB – Left-Turn Lane Channelize SB – RT Lane Add EB – Left-Turn Lane Add EB – Thru Lane Add WB – Left-Turn Lane Signal Retiming Traffic Monitoring
14	SR 80	Davis Avenue	Add EB – Thru Lane
15	SR 80	Tropic Avenue	Add NB – Right-Turn Lane Add SB – Right-Turn Lane Add EB – Thru Lane
17	SR 80	Buckingham Road	
18	SR 31	SR 78	Add NB – Thru Lane Add SB – Thru Lane Signal Retiming Traffic Monitoring
19	SR 31	North River Rd. (CR 78)	Add NB – Thru Lane Add SB – Thru Lane Add SB – Right-Turn Lane Add EB – Left-Turn Lane Add EB – Right-Turn Lane Add WB – Left-Turn Lane Add WB – Right-Turn Lane Signalization, if and when warranted Traffic Monitoring

Babcock MPD Year 2021 Recommended Improvements with Project Intersections (Continued)			
Ref. #	Major Street	Minor Street	Description
25	SR 31	Shirley Lane/ Babcock MPD South Access	Add NB – Left-Turn Lane Add NB – Two Thru Lanes Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add SB – Thru Lane Add SB – Right-Turn Lane Add EB – Left-Turn Lane Configure EB – Thru/RT Lane Add WB – Dual Left-Turn Lane Add WB - Thru/Right-Turn Lane Signalization, if and when warranted Traffic Monitoring
26	SR 31	Fox Hill Road/ Babcock MPD Middle Access	Add NB – Left-Turn Lane Add NB – Thru Lane Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add SB – Thru Lane Add SB – Right-Turn Lane Add EB – Left-Turn Lane Configure EB – Thru/RT Lane Add WB – Dual Left-Turn Lane Add WB - Thru/Right-Turn Lane Signalization, if and when warranted Traffic Monitoring
27	SR 31	Busbee Lane/ Babcock MPD North Access	Add NB – Left-Turn Lane Add NB – Thru Lane Add NB – Right-Turn Lane Add SB – Left-Turn Lane Add SB – Thru Lane Add SB – Right-Turn Lane Add EB – Left-Turn Lane Configure EB – Thru/RT Lane Add WB – Left-Turn Lane Add WB - Thru/Right-Turn Lane Signalization, if and when warranted Traffic Monitoring

Year 2021 - Road Impact Fee Estimate

In accordance with the Roads Impact Fee Schedule contained in the current Lee County LDC, the MPD is estimated to generate between \$1.5 Million to \$3.4 Million through to Year 2021, Exhibit 7a (FDOT).

Babcock MPD Year 2021 – Road Impact Fee Estimate	
At 45% Discount	\$1.5 Million
At 100%	\$3.4 Million

Year 2021 – Proportionate Share Estimate

Based on the same methodology and FDOT improvement cost assumptions of the BRC DRI – Increment 1, the MPD proportionate share estimate through to Year 2021 is summarized below and presented in Exhibits 7b (FDOT) and 7c (FDOT).

Babcock MPD Year 2021 – Proportionate Share Estimate	
Roadways	\$0.8 Million
Intersections	\$3.4 Million
Total	\$4.2 Million

Year 2021 – Traffic Mitigation Plan

Babcock MPD is expected to mitigate its traffic impacts through: 1) Payment of roads impact fees; and/or 2) Participate in the payment of proportionate share; and 3) Provide for site-related improvements.

Future 2026 (Buildout) Traffic Conditions With Project

This supplemental traffic study assesses the traffic impacts of the proposed Babcock MPD development, coincident with Year 2026.

Year 2021 SR 31 Segment Volumes

For purposes of this supplemental traffic study, the anticipated Babcock Ranch Community DRI – Increment 1 in Charlotte County, coincident with Year 2026, is reflected in the overall background traffic (non-Project). Based on the review of the model derived traffic volumes in comparison with existing growth trends on state roads, it was apparent that the anticipated growth in the background traffic within the study area would be sufficiently accounted for by the approved BRC DRI traffic alone. Nonetheless, the resultant background (Non-Babcock plus BRC DRI) traffic with the MPD was adjusted, where necessary to ensure that it is no less than the existing AADT volumes for state roads.

Year 2026 Development Parameters

The proposed Babcock MPD development parameters are as follows.

Babcock MPD Buildout Development Parameters		
Land Use Type	Unit	Size ⁽¹⁾
Single-Family	d.u.	980
Multifamily	d.u.	650
Hotel ⁽¹⁾	rooms	600
Retail ⁽¹⁾	sq. ft.	870,000
Office – General ⁽¹⁾	sq. ft.	257,000
Office – Medical ⁽¹⁾	sq. ft.	43,000
Park	acres	48

Footnote:

- (1) Subject to Charlotte County BROD threshold of 6 million sq. ft. non-residential.

Year 2026 Project Trip Generation

The Project's trip generation was established based on the trip rates from the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. All trip generation land use assumptions and calculations are provided in Appendix N.

The resultant Daily and PM peak hour trip generation estimates are presented in Exhibits 8a (FDOT) and 8b (FDOT), respectively. For convenience, the PM peak hour trip generation is summarized below.

Babcock MPD				
Year 2026 ITE Trip Generation – PM Peak Hour ⁽¹⁾				
Land Use	LUC	In	Out	Total
Single-Family	210	517	303	820
Multifamily	230	187	92	279
Hotel	310	206	214	420
Retail	820	1,225	1,328	2,553
Office – General	710	62	304	366
Office – Medical	720	38	98	136
Park	411	96	72	168
Total		2,331	2,411	4,742

Footnotes:

(1) ITE, Trip Generation, 9th Edition.

Year 2026 Internal Capture

The internal trip capture of traditional land use categories within the MPD were estimated based on the methodology described on ITE, Trip Generation Handbook, 3rd Edition and shown in Exhibit 8a (FDOT) and Exhibit 8b (FDOT).

The resultant PM peak hour trip interaction of the land use components within the MPD is summarized in the matrix below and detailed in Exhibit 8b (FDOT).

The trip interaction between the MPD and the Babcock Ranch Community DRI in Charlotte County were established by the travel model and summarized in the matrix below. The trip capture of 393 trips (9% of MPD Total) during the PM peak hour between the MPD and DRI are identified. Therefore, the remaining 2861 (60% of MPD Total) net new external trips are to/from all other TAZs beyond Babcock Ranch, as distributed and assigned by the DIRPM travel model.

Babcock MPD Year 2026 Development Trip Distribution PM Peak Hour – Two-way Trips		
To / From	MPD ⁽¹⁾ Development	Babcock Ranch ⁽²⁾ Community DRI (Charlotte County)
Total Trip Generation	4,742 ⁽³⁾ (100%)	2,086 ⁽³⁾ (100%)
MPD Development	1,410 ⁽⁴⁾ (30%)	393 ⁽⁶⁾ (19%)
Retail Pass-by	78 ⁽⁵⁾ ($< 2\%$)	11 ⁽⁵⁾ ($< 1\%$)
Babcock Ranch Community DRI (Charlotte County)	393 ⁽⁶⁾ (9%)	598 ⁽⁴⁾ (29%)
All Other External TAZs Beyond Babcock Ranch	2,861 ⁽⁶⁾ (60%)	1,084 ⁽⁶⁾ (52%)

Footnote:

- (1) DIRPM TAZ #3121.
- (2) DIRPM TAZ #4070.
- (3) ITE, Trip Generation, 9th Edition.
- (4) ITE, Trip Generation Handbook – An ITE Proposed Recommended Practice, 3rd Edition.
- (5) Retail pass-by trips less than standard ITE pass-by rates and less than 10% of passing traffic on SR 31.
- (6) DIRPM travel model derived.

Year 2026 Retail Pass-by Trips

A modest pass-by trip deduction of 78 external trips was assumed for the retail component of the MPD. The retail pass-by traffic assumed is less than 10% of the passing traffic on SR 31.

Year 2026 Net New External Trips

The Project is estimated to generate 3,254 net new external trips (69% of total) during the PM peak hour as summarized below.

Babcock MPD			
Year 2026 Trip Generation – PM Peak Hour			
Trip Type	In	Out	Total
Total ⁽¹⁾	2,331	2,411	4,742
Internal ⁽²⁾	705	705	1,410
External ⁽³⁾	1,626	1,706	3,332
Pass-by ⁽⁴⁾	39	39	78
Net New ⁽⁵⁾	1,587	1,667	3,254

Footnotes:

- (1) ITE, Trip Generation, 9th Edition.
- (2) Internal captured trips within MPD.
- (3) Project trips beyond MPD boundaries.
- (4) Retail Pass-by Trips.
- (5) External trip assignment.

Year 2026 Model - Project TAZs

Project TAZ #3121 was assigned to represent Babcock MPD in the D1RPM travel model. The MPD development parameters were entered into the D1RPM model in standard ZONEDATA format. The D1RPM model was then run and adjustments made to the model derived daily trip generation using the SPECGEN parameters for the Project TAZs. The model was then rerun and the SPECGEN person trip generation readjusted in an iterative process until the model derived BRC cumulative daily trip generation was within five percent (5%) of the ITE daily net trip estimate.

The replication of the ITE daily trip loading in the travel model for the Project was within one percent (1%) or 63 external daily trips as summarized below.

Babcock MPD	
Year 2026 Project TAZ Trip Loading Comparison	
External Daily Trips	
ITE – Project Net New External Trips	36,249
Project TAZs Trip Loading ⁽¹⁾	36,312
Model Trip Difference from ITE	63
Model Trip % Difference from ITE	0.17%

Footnote:

- (1) FSUTMS TAZ #3121.

Year 2026 Segment Analysis With Project

Under future conditions “With” the Project, the segment analysis coincident with Year 2026 is presented Exhibits 9b (FDOT). As shown, all components of the segment analysis is provided including background (All Other plus BRC DRI) traffic, Project (MPD) traffic, significant and

adverse impacts, services volumes, LOS and recommended number of lanes to maintain LOS standard.

Year 2026 Project Trip Distribution/Assignment

The Project Trip Distribution and Assignment based on the D1RPM model is summarized as follows. The PM peak hour trip distribution at the Project access points are included as part of Appendix K.

Babcock MPD Year 2026 Project Trip Distribution/Assignment	
Direction	Percent
North	20%
Southeast	23%
Southwest	55%
West	2%
Total	100%

Year 2026 Project Significant Impact

The Project's net new external trips as a percentage of service volume consumption are identified in Exhibit 9b (FDOT). The Project is deemed to have significant impact on a roadway segment if the Project's consumption of the roadway service volume is five percent (5%) or greater. Therefore, Babcock MPD is expected to have significant impact on the following state roads as summarized below.

Babcock MPD Year 2026 Project Significant Impact		
Roadway	From	To
Bayshore Road (SR 78)	Business 41	Hart Rd.
	Hart Rd.	Slater Rd.
	Slater Rd.	I-75
	I-75	Nalle Rd.
	Nalle Rd.	Palm Creek Dr.
SR 31	Palm Creek Dr.	SR 31
	SR 80	Bayshore Rd. (SR 78)
	Bayshore Rd. (SR 78)	Old Rodeo Dr.
	Old Rodeo Dr.	North River Road
	North River Road	Lee/Charlotte Co. Line
SR 80	I-75	SR 31
	SR 31	Buckingham Rd.

Year 2026 Project Significant and Adverse Impact

As presented in Exhibit 9b (FDOT), Babcock MPD is expected to have significant and adverse impact on the following state roads.

Babcock MPD Year 2026 Project Significant and Adverse Impact		
Roadway	From	To
SR 78	Business 41	Hart Rd. ⁽¹⁾
	Hart Rd.	Slater Rd.
	I-75	Nalle Rd.
SR 31	Nalle Rd.	Palm Creek Dr.
	SR 80	Bayshore Rd. (SR 78)
	Bayshore Rd. (SR 78)	Old Rodeo Dr.
	Old Rodeo Dr.	North River Rd.
	North River Rd.	Lee/Charlotte Co. Line

Footnote:

(1) Transportation Deficient per Chapter 168.3180, F.S.

As identified in Exhibits 9b (FDOT), the future roadway levels of service were determined based on current area (i.e., urbanized/transitional/rural) designation and generalized service volumes.

Year 2026 Syncho Arterial Analysis

The detailed arterial analysis was performed on SR 31. The arterial analysis was performed using Synrho that takes into consideration of the future intersection improvements and signal timing along the SR 31 corridor. (Please refer to the intersection LOS analysis in the next section of this document).

The results of the Synchro arterial analysis for SR 31 are summarized below and included in Appendix P.

Babcock MPD – Year 2026				
Synchro Arterial Level of Service				
Roadway	From	To	Northbound	Southbound
SR 31	Charlotte County Line	Busbee Ln. (MPD-N)	B	A
	Busbee Ln. (MPD-N)	Fox Hill Rd. (MPD-M)	B	B
	Fox Hill Rd. (MPD-M)	Shirley Ln. (MPD-S)	B	B
	Shirley Ln. (MPD-S)	North River Rd.	C	B
	North River Rd.	Bayshore Rd. (SR 78)	A	C
	Bayshore Rd. (SR 78)	SR 80	C	C
Overall			B	A

The Synchro arterial analysis indicates that all segments of SR 31 (including overall segment LOS) are expected operate within FDOT LOS standards with the existing two-lanes, coincident with the Year 2021.

The Synchro input and output files are available for download at the following link:
ftp://ftpfm.dplummer.com/Public/16531_FDOT_Babcock_CPA_MPD .

Year 2026 Intersection Volumes With Project

The turning movement volumes at the intersections under study are presented in Appendix F, Appendix J and Appendix K, coincident with Year 2026.

Year 2026 Intersection LOS With Project

The operation of the intersections were evaluated based on methodologies from the Highway Capacity Manual, 6th Edition (HCM) using the Synchro_9 software. For unsignalized intersections (i.e., TWSC), the Intersection Capacity Utilization (ICU) LOS from Synchro_9 is reported to provide the LOS of the overall operations of the intersection. The complete HCM and ICU analysis and output are included in Appendix L.

The resultant intersection LOS “With” the Project, under PM peak hour, peak season conditions, is summarized below.

Babcock MPD Year 2026 Traffic Conditions With Project Intersection Level of Service			
Ref. #	Major Street	Minor Street	LOS
			With Recommended Improvements
4a	SR 78	I-75 West Ramp	A ⁽¹⁾
4b	SR 78	I-75 East Ramp	D ⁽¹⁾
11a	SR 80	I-75 West Ramp	C ⁽¹⁾
11b	SR 80	I-75 East Ramp	D ⁽¹⁾
12	SR 80	Orange River Blvd.	C ⁽¹⁾
13	SR 80	SR 31	D ^(1,2)
14	SR 80	Davis Blvd.	B ^(1,2)
15	SR 80	Tropic Blvd.	C ^(1,2)
17	SR 80	Buckingham Rd.	C ⁽¹⁾
18	SR 31	SR 78 (Bayshore Rd.)	D ^(1,2)
19	SR 31	North River Rd. (CR 78)	C ^(1,2)
25	SR 31	Shirley Lane/ Babcock MPD South Access	C ^(1,3)
26	SR 31	Fox Hill Road/ Babcock MPD Middle Access	A ^(3,4)
27	SR 31	Busbee Lane/ Babcock MPD North Access	C ^(1,3)

Footnotes:

- (1) Signalized Intersection – HCM Overall intersection LOS reported.
- (2) Potential Mitigation.
- (3) Potential Site-related Improvement.
- (4) Unsignalized Intersection – Overall Intersection ICU LOS reported.

Year 2026 Recommended Improvements

Roadways

The recommended roadway improvements to accommodate future Babcock MPD and area-wide traffic coincident with horizon year 2026 is summarized as follows.

Babcock MPD Year 2026 Recommended Improvements Roadways			
Roadway	From	To	Recommended Improvement
SR 78	Hart Rd.	Slater Rd.	Widen from 4L to 6L ⁽¹⁾ Consistent with MPO LRTP Traffic Monitoring
	I-75	Nalle Rd.	Widen from 2L to 4L ⁽¹⁾ Traffic Monitoring

Footnote:

(1) Subject to detailed arterial analysis and traffic monitoring.

SR 78 from Hart Road to SR 31

The anticipated need for the widening of some segments of SR 78 from Hart Road to SR 31 is based on assessment using generalized service volumes. The actual need and timing of the improvement is subject to detailed arterial analysis and traffic monitoring.

SR 31 from SR 80 to Charlotte County Line

The anticipated need for the widening of some segments of SR 31 from SR 80 to the Charlotte County Line from two to four lanes is consistent with the Lee County MPO Long-Range Transportation Plan.

The SR 31 PD&E Study from SR 80 to SR 78, the SR 31 SEIR (South) between SR 78 to North River Road (CR 78) and the SR 31 SEIR (North) from North River Road (CR 78) to the Babcock Ranch Community DRI North Entrance(s) (Charlotte County) are underway and conducted by FDOT.

Intersections

The recommended intersection improvements to accommodate future Babcock MPD traffic and area-wide traffic coincident with horizon year 2026 is summarized as follows.

Babcock MPD Year 2026 Recommended Improvements with Project Intersections			
Ref. #	Major Street	Minor Street	Description
4b	SR 78	I-75 East Ramp	
11b	SR 80	I-75 East Ramp	
12	SR 80	Orange River Boulevard	
13	SR 80	SR 31	Add NB – Turn Lane Channelize NB – RT Lane Add SB – Left-Turn Lane Channelize SB – RT Lane Add EB – Left-Turn Lane Add EB – Thru Lane Add WB – Left-Turn Lane Signal Retiming Traffic Monitoring
14	SR 80	Davis Avenue	Add EB – Thru Lane
15	SR 80	Tropic Avenue	Add NB – Right-Turn Lane Add SB – Right-Turn Lane Add EB – Thru Lane
17	SR 80	Buckingham Road	
18	SR 31	SR 78	Add NB – Thru Lane Add SB – Thru Lane Signal Retiming Traffic Monitoring
19	SR 31	North River Rd. (CR 78)	Add NB – Thru Lane Add SB – Thru Lane Add SB – Right-Turn Lane Add EB – Left-Turn Lane Add EB – Right-Turn Lane Add WB – Left-Turn Lane Add WB – Right-Turn Lane Signalization, if and when warranted Traffic Monitoring

Year 2026 - Road Impact Fee Estimate

In accordance with the Roads Impact Fee Schedule contained in the current Lee County LDC, the MPD is estimated to generate between \$1.5 Million to \$3.4 Million through to Year 2026, Exhibit 10a (FDOT).

Babcock MPD Year 2026 – Road Impact Fee Estimate	
At 45% Discount	\$8.9 Million
At 100%	\$19.7 Million

Year 2026 – Proportionate Share Estimate

Based on the same methodology and FDOT improvement cost assumptions of the BRC DRI – Increment 1, the MPD proportionate share estimate through to Year 2026 is summarized below and presented in Exhibits 10b (FDOT) and 10c (FDOT).

Babcock MPD Year 2026 – Proportionate Share Estimate	
Roadways	\$2.5 Million
Intersections	\$5.7 Million
Total	\$8.2 Million

Traffic Mitigation – Year 2026

Babcock MPD is expected to mitigate its traffic impacts through: 1) Payment of roads impact fees; and/or 2) Participate in the payment of proportionate share; and 3) Provide for site-related improvements.

To review the Babcock CPA application materials, please click below:

[Click Here](#)