

APPENDIX Q
MODEL ZONAL DATA PARAMETERS

APPENDIX - YR 2021 (FDOT)
BABCOCK RANCH - CHARLOTTE & LEE COUNTY
D1RPM ZONAL DATA BY TAZ

PROPOSED DEVELOPMENT SUMMARY (2021)

		COUNTY > TYPE > TRACT > TAZ No. >	Charlotte DRI TAZ 4070	Lee MPD TAZ 3113	Lee MPD TAZ 3121	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	Total
Residential												
	SF	d.u.	475	0	400	0	0	0	0	0	0	875
	MF	d.u.	200	0	0	0	0	0	0	0	0	200
	Senior Adult (Det)	d.u.	0	0	0	0	0	0	0	0	0	0
	SubTotal		675	0	400	0	0	0	0	0	0	1,075
	Hotel	rooms	0	0	0	0	0	0	0	0	0	0
	Industrial	sq. ft.	0	0	0	0	0	0	0	0	0	0
	Retail	sq. ft.	25,000	0	100,000	0	0	0	0	0	0	125,000
Office												
	General	sq. ft.	62,500	0	0	0	0	0	0	0	0	62,500
	Medical	sq. ft.	0	0	0	0	0	0	0	0	0	0
	Government	sq. ft.	0	0	0	0	0	0	0	0	0	0
	SubTotal		62,500	0	0	0	0	0	0	0	0	62,500
Other												
	Hospital	beds	0	0	0	0	0	0	0	0	0	0
	ALF	acres	0	0	0	0	0	0	0	0	0	0
Community - Ancillary ⁽¹⁾												
	Golf	holes	9	0	0	0	0	0	0	0	0	9
	Community Park	acres	10	0	48	0	0	0	0	0	0	58
	Regional Park	acres	0	0	0	0	0	0	0	0	0	0
	Civic/Recreation Center	sq. ft.	15,000	0	0	0	0	0	0	0	0	15,000
	Library	sq. ft.	0	0	0	0	0	0	0	0	0	0
	Churches	sq. ft.	0	0	0	0	0	0	0	0	0	0
	Elementary School	students	175	0	0	0	0	0	0	0	0	175
	Middle School	students	0	0	0	0	0	0	0	0	0	0
	High School	students	0	0	0	0	0	0	0	0	0	0

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

ZDATA - POPULATION / OCCUPANCY

		TRACT > TAZ No. >	TAZ 4070	TAZ 3113	TAZ 3121	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
SF	per/d.u.											
	2.20	Tot. Pop.	1,050	0	880	0	0	0	0	0	0	1,930
	0%	PCTVAC										
	20%	PCTVNP										
	2.20	SF Pop.	1,050	0	880	0	0	0	0	0	0	1,930
MF	per/d.u.											
	1.50	Tot. Pop.	300	0	0	0	0	0	0	0	0	300
	0%	PCTVAC										
	40%	PCTVNP										
	1.50	MF Pop.	300	0	0	0	0	0	0	0	0	300
Senior Adult	per/d.u.											
	1.50	Tot. Pop.	0	0	0	0	0	0	0	0	0	0
	0%	PCTVAC										
	25%	PCTVNP										
	1.50	Retire. Pop.	0	0	0	0	0	0	0	0	0	0
Hotel	occp/rm	Occupants	0	0	0	0	0	0	0	0	0	0
	2.00											

ZDATA - EMPLOYMENT

		TRACT > TAZ No. >	TAZ 4070	TAZ 3113	TAZ 3121	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
Industrial												
	emp/1k											
	2.00	Emplys	0	0	0	0	0	0	0	0	0	0
Commercial												
	emp/1k											
	2.50	Emplys	60	0	250	0	0	0	0	0	0	310
	emp/hole											
	1.74	Emplys	20	0	0	0	0	0	0	0	0	20
	SubTotal	Emplys	80	0	250	0	0	0	0	0	0	330
Service												
	emp/rm											
	0.90	Emplys	0	0	0	0	0	0	0	0	0	0
	emp/1k											
	4.50	Emplys	280	0	0	0	0	0	0	0	0	280
	emp/1k											
	4.10	Emplys	0	0	0	0	0	0	0	0	0	0
	emp/1k											
	4.50	Emplys	0	0	0	0	0	0	0	0	0	0
	emp/bed											
	2.28	Emplys	0	0	0	0	0	0	0	0	0	0
	emp/unit											
	0.65	Emplys	0	0	0	0	0	0	0	0	0	0
	Sub Total	Emplys	280	0	0	0	0	0	0	0	0	280
Community - Ancillary ⁽¹⁾												
	emp/acre											
	0.27	Emplys	3	0	13	0	0	0	0	0	0	16
	emp/acre											
	0.27	Emplys	0	0	0	0	0	0	0	0	0	0
	emp/1k											
	2.00	Emplys	30	0	0	0	0	0	0	0	0	30
	emp/1k											
	1.10	Emplys	0	0	0	0	0	0	0	0	0	0
	emp/1k											
	1.00	Emplys	0	0	0	0	0	0	0	0	0	0
	emp/studnt											
	0.10	Emplys	20	0	0	0	0	0	0	0	0	20
	emp/studnt											
	0.19	Emplys	0	0	0	0	0	0	0	0	0	0
	emp/studnt											
	0.19	Emplys	0	0	0	0	0	0	0	0	0	0
	Sub Total	Emplys	53	0	13	0	0	0	0	0	0	66
Total Employment		Total	413	0	263	0	0	0	0	0	0	676
Students												
	Elementary School	Students	175	0	0	0	0	0	0	0	0	175
	Middle School	Students	0	0	0	0	0	0	0	0	0	0
	High School	Students	0	0	0	0	0	0	0	0	0	0
	Total	Students	175	0	0	0	0	0	0	0	0	175

Footnotes:
(1) Not subject to BRC MDO 6 million s.f. threshold.

APPENDIX - YR 2026 (FDOT)
BABCOCK RANCH - CHARLOTTE & LEE COUNTY
D1RPM ZONAL DATA BY TAZ

PROPOSED DEVELOPMENT SUMMARY (2026)

		COUNTY > TYPE > TRACT > TAZ No. >	Charlotte DRI TAZ 4070	Lee MPD TAZ 3113	Lee MPD TAZ 3121	TAZ	TAZ	TAZ	TAZ	TAZ	TAZ	Total
Unit												
Residential												
SF	d.u.		1,200	0	980	0	0	0	0	0	0	2,180
MF	d.u.		800	0	650	0	0	0	0	0	0	1,450
Senior Adult (Det)	d.u.		0	0	0	0	0	0	0	0	0	0
SubTotal			2,000	0	1,630	0	0	0	0	0	0	3,630
Hotel	rooms		0	0	600	0	0	0	0	0	0	600
Industrial	sq. ft.		0	0	0	0	0	0	0	0	0	0
Retail	sq. ft.		50,000	0	870,000	0	0	0	0	0	0	920,000
Office												
General	sq. ft.		125,000	0	257,000	0	0	0	0	0	0	382,000
Medical	sq. ft.		0	0	43,000	0	0	0	0	0	0	43,000
Government	sq. ft.		0	0	0	0	0	0	0	0	0	0
SubTotal			125,000	0	300,000	0	0	0	0	0	0	425,000
Other												
Hospital	beds		0	0	0	0	0	0	0	0	0	0
ALF	acres		0	0	0	0	0	0	0	0	0	0
Community - Ancillary ⁽¹⁾												
Golf	holes		18	0	0	0	0	0	0	0	0	18
Community Park	acres		10	0	48	0	0	0	0	0	0	58
Regional Park	acres		0	0	0	0	0	0	0	0	0	0
Civic/Recreation Center	sq. ft.		30,000	0	0	0	0	0	0	0	0	30,000
Library	sq. ft.		0	0	0	0	0	0	0	0	0	0
Churches	sq. ft.		0	0	0	0	0	0	0	0	0	0
Elementary School	students		350	0	0	0	0	0	0	0	0	350
Middle School	students		0	0	0	0	0	0	0	0	0	0
High School	students		0	0	0	0	0	0	0	0	0	0

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

ZDATA - POPULATION / OCCUPANCY

		TRACT > TAZ No. >	TAZ 4070	TAZ 3113	TAZ 3121	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
SF	per/d.u.											
	2.20	Tot. Pop.	2,640	0	2,160	0	0	0	0	0	0	4,800
	0%	PCTVAC										
	20%	PCTVNP										
MF	per/d.u.											
	1.50	Tot. Pop.	1,200	0	980	0	0	0	0	0	0	2,180
	0%	PCTVAC										
	40%	PCTVNP										
Senior Adult	per/d.u.											
	1.50	Tot. Pop.	0	0	0	0	0	0	0	0	0	0
	0%	PCTVAC										
	25%	PCTVNP										
Hotel	per/d.u.											
	2.00	Retire. Pop.	0	0	0	0	0	0	0	0	0	0

ZDATA - EMPLOYMENT

		TRACT > TAZ No. >	TAZ 4070	TAZ 3113	TAZ 3121	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	TAZ 0	Total
Unit												
Industrial												
	emp/1k 2.00	Emplys	0	0	0	0	0	0	0	0	0	0
Commercial												
General Retail	emp/1k 2.50	Emplys	130	0	2,180	0	0	0	0	0	0	2,310
Golf ⁽¹⁾	emp/hole 1.74	Emplys	30	0	0	0	0	0	0	0	0	30
SubTotal		Emplys	160	0	2,180	0	0	0	0	0	0	2,340
Service												
Hotel	emp/rm 0.90	Emplys	0	0	540	0	0	0	0	0	0	540
General Office	emp/1k 4.50	Emplys	560	0	1,160	0	0	0	0	0	0	1,720
Medical Office	emp/1k 4.10	Emplys	0	0	180	0	0	0	0	0	0	180
Government Office	emp/1k 4.50	Emplys	0	0	0	0	0	0	0	0	0	0
Hospital	emp/bed 2.28	Emplys	0	0	0	0	0	0	0	0	0	0
ALF	emp/unit 0.65	Emplys	0	0	0	0	0	0	0	0	0	0
Sub Total		Emplys	560	0	1,880	0	0	0	0	0	0	2,440
Community - Ancillary ⁽¹⁾												
Community Park	emp/acre 0.27	Emplys	3	0	13	0	0	0	0	0	0	16
Regional Park	emp/acre 0.27	Emplys	0	0	0	0	0	0	0	0	0	0
Civic/Recreation Center	emp/1k 2.00	Emplys	60	0	0	0	0	0	0	0	0	60
Library	emp/1k 1.10	Emplys	0	0	0	0	0	0	0	0	0	0
Church	emp/1k 1.00	Emplys	0	0	0	0	0	0	0	0	0	0
Elementary School	emp/studnt 0.10	Emplys	40	0	0	0	0	0	0	0	0	40
Middle School	emp/studnt 0.19	Emplys	0	0	0	0	0	0	0	0	0	0
High School	emp/studnt 0.19	Emplys	0	0	0	0	0	0	0	0	0	0
Sub Total		Emplys	103	0	13	0	0	0	0	0	0	116
Total Employment		Total	823	0	4,073	0	0	0	0	0	0	4,896
Students												
Elementary School	Students		350	0	0	0	0	0	0	0	0	350
Middle School	Students		0	0	0	0	0	0	0	0	0	0
High School	Students		0	0	0	0	0	0	0	0	0	0
Total		Students	350	0	0	0	0	0	0	0	0	350

Footnotes:
(1) Not subject to BRC MDO 6 million s.f. threshold.

Project Information	
Project Name:	BABCOCK RANCH COMMUNITY Increment 1 NOPC 2000 units - Yr2021
No:	16531
Date:	10/19/2016
City:	
State/Province:	FL
Zip/Postal Code:	33901
Country:	
Client Name:	
Analyst's Name:	dpafm
Edition:	ITE-TGM 9th Edition

Land Use	Size	AM Peak Hour		PM Peak Hour		Weekday	
		Entry	Exit	Entry	Exit	Entry	Exit
210 Single-Family (General Urban/Suburban)	475 Dwelling Units	86	256	269	158	2202	2202
Reduction		0	0	0	0	0	0
Internal		29	45	53	30	742	535
Pass-by		0	0	0	0	0	0
Non-pass-by		57	211	216	128	1460	1667
230 - Multifamily (General Urban/Suburban)	200 Dwelling Units	15	75	71	35	588	588
Reduction		0	0	0	0	0	0
Internal		11	32	46	20	402	394
Pass-by		0	0	0	0	0	0
Non-pass-by		4	43	25	15	186	194
820 - Retail (General Urban/Suburban)	25 1000 Sq. Feet Gross Leasable Area	42	25	114	123	1379	1379
Reduction		0	0	0	0	0	0
Internal		12	10	33	68	580	685
Pass-by		2	0	4	3	0	0
Non-pass-by		28	15	77	52	799	694
710 - Office (General Urban/Suburban)	62.5 1000 Sq. Feet Gross Floor Area	115	16	25	123	459	459
Reduction		0	0	0	0	0	0
Internal		10	4	9	13	140	110
Pass-by		0	0	0	0	0	0
Non-pass-by		105	12	16	110	319	349
730 - Civic (General Urban/Suburban)	15 1000 Sq. Feet Gross Floor Area	74	14	6	12	517	517
Reduction		0	0	0	0	0	0
Internal		7	4	5	10	242	382
Pass-by		0	0	0	0	0	0
Non-pass-by		67	10	1	2	275	135
411 - City Park (General Urban/Suburban)	10 Acres	25	20	20	15	10	9
Reduction		0	0	0	0	0	0
Internal		17	13	6	9	9	9
Pass-by		0	0	0	0	0	0
Non-pass-by		8	7	14	6	1	0
520 - Elementary School (General Urban/Suburban)	175 Students	43	36	13	13	113	113
Reduction		0	0	0	0	0	0
Internal		38	23	4	4	80	80
Pass-by		0	0	0	0	0	0
Non-pass-by		5	13	9	9	33	33
430 - Golf Course (General Urban/Suburban)	9 Holes	15	4	13	13	161	161
Reduction		0	0	0	0	0	0
Internal		9	2	8	10	129	129
Pass-by		0	0	0	0	0	0
Non-pass-by		6	2	5	3	32	32
Total		415	446	531	492	5429	5428
Total Reduction		0	0	0	0	0	0
Total Internal		133	133	164	164	2324	2324
Total Pass-by		2	0	4	3	0	0
Total Non-pass-by		280	313	363	325	3105	3104



Project Information	
Project Name:	BABCOCK RANCH COMMUNITY Increment 1 NOPC 2000 units
No:	15528
Date:	5/2/2016
City:	
State/Province:	FL
Zip/Postal Code:	33901
Country:	
Client Name:	
Analyst's Name:	dpafm
Edition:	ITE-TGM 9th Edition

Land Use	Size	AM Peak Hour		PM Peak Hour		Weekday	
		Entry	Exit	Entry	Exit	Entry	Exit
210 Single-Family	1200 Dwelling Units	213	637	619	364	5166	5165
Reduction		0	0	0	0	0	0
Internal		49	79	86	60	1398	1035
Pass-by		0	0	0	0	0	0
Non-pass-by		164	558	533	304	3768	4130
230 - Multifamily	800 Dwelling Units	46	227	222	109	1964	1963
Reduction		0	0	0	0	0	0
Internal		35	74	87	40	1000	848
Pass-by		0	0	0	0	0	0
Non-pass-by		11	153	135	69	964	1115
820 - Retail	50 1000 Sq. Feet Gross Leasable Area	63	39	181	196	2164	2164
Reduction		0	0	0	0	0	0
Internal		24	19	55	109	977	1298
Pass-by		2	1	6	5	0	0
Non-pass-by		37	19	120	82	1187	866
710 - Office	125 1000 Sq. Feet Gross Floor Area	202	27	37	181	778	777
Reduction		0	0	0	0	0	0
Internal		19	8	23	22	329	187
Pass-by		0	0	0	0	0	0
Non-pass-by		183	19	14	159	449	590
730 - Civic	30 1000 Sq. Feet Gross Floor Area	148	28	11	25	1034	1034
Reduction		0	0	0	0	0	0
Internal		14	8	7	21	549	886
Pass-by		0	0	0	0	0	0
Non-pass-by		134	20	4	4	485	148
411 - City Park	10 Acres	25	20	20	15	10	9
Reduction		0	0	0	0	0	0
Internal		22	18	13	12	9	9
Pass-by		0	0	0	0	0	0
Non-pass-by		3	2	7	3	1	0
520 - Elementary School	350 Students	87	71	26	27	226	226
Reduction		0	0	0	0	0	0
Internal		78	53	9	11	175	175
Pass-by		0	0	0	0	0	0
Non-pass-by		9	18	17	16	51	51
430 - Golf Course	18 Holes	29	8	27	26	322	321
Reduction		0	0	0	0	0	0
Internal		26	8	19	24	258	257
Pass-by		0	0	0	0	0	0
Non-pass-by		3	0	8	2	64	64
Total		813	1057	1143	943	11664	11659
Total Reduction		0	0	0	0	0	0
Total Internal		267	267	299	299	4695	4695
Total Pass-by		2	1	6	5	0	0
Total Non-pass-by		544	789	838	639	6969	6964