



RECEIVED  
MAY 15 2024

May 10, 2024

COMMUNITY DEVELOPMENT

Ms. Katie Woellner, AICP  
Lee County Government  
1500 Monroe Street  
Ft. Myers, FL 33901

**RE: Babcock Ranch Text and Map Amendments  
CPA2023-00012**

Dear: Ms. Woellner:

Enclosed please find responses to Staff's comments below in bold. The following items are resubmitted in response to Staff's comments:

1. Revised Application;
2. Parcel ID/Property Owners List;
3. Letters of Availability;
4. Preliminary Density Calculation;
5. North Olga Sign-in Sheet and meeting summary;
6. Revised Narrative;
7. SFWMD Permit No. 08-105624-P;
8. Binding Wetland JD; and
9. Traffic Impact Analysis.

**PLANNING SECTION REVIEW:**

1. Revise the application to indicate that the comprehensive plan amendments are "Expedited State Review," not "State Coordinated Review."

**RESPONSE: Please find enclosed the revised CPA – Text application. The Map Amendment application has been withdrawn per correspondence sent on February 23, 2024. The application has been revised for "Expedited State Review."**

2. The list of parcels/property owners only includes the Babcock-owned properties and excludes the Pulte-owned properties. Please clarify why the Pulte parcels were omitted, and if necessary, revise the Parcel list to include all property owners within the area involved in this application.

**RESPONSE: Please find enclosed the revised Parcel ID/Property Owners List.**

3. Provide a Letter of Availability for Fire, EMS, and solid waste. Per application requirement # 3 of the FLUM amendment, Letters of Availability are required for Fire, EMS, Law Enforcement, Solid Waste, Mass Transit, and Schools. The application included letters from the Sheriff's Department, Water/Sewer, and Schools but did not include Fire, EMS, or solid waste.

**RESPONSE: Outstanding letters of availability have been provided with this resubmittal.**

4. Provide density calculations showing the existing FLU allowances (New Community/Wetlands), proposed density allowances (New Community/Wetlands), and what has already been constructed (existing/proposed units, including the number of ALF units). This information is included in the application materials but could be summarized into one table.

**RESPONSE: Density will not exceed 2,078 units for the subject property. The density was derived based upon the number of ALF and multi-family units the applicant is looking to construct within the Babcock Ranch Community in Lee County. Please note the text amendment has been revised to include a static unit count and not a density as the density number is slightly irregular (approximately 1 du/ 1.97 du) – exact density is in flux as the applicant intends to convey acreage to FDOT for SR 31 widening which will result in a change in the overall site acreage and final density calculation. The boundary for the CPA and the MCP will differ due to the State Road 31 widening. The widening will not affect the boundary of the CPA, but the MCP boundary is being revised to reflect the current Babcock land being turned over to FDOT for the widening and stormwater infrastructure.**

5. Per FLUM Amendment application Requirement #1, under internal consistency with the Lee Plan, provide some discussion on how the proposed amendment will impact the Lee County population projections in Table 1(b) and the total population capacity of the FLUM.

**RESPONSE: The FLUM Amendment application has been withdrawn.**

6. Per FLUM Amendment application requirement #3, under Internal Consistency with the Lee Plan, describe how the proposal impacts the adjacent jurisdiction's comprehensive plans.

**RESPONSE: The FLUM Amendment Application has been withdrawn.**

7. List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies that are relevant to this plan amendment.

**RESPONSE: Please reference Section VIII in the revised Narrative.**

8. A couple of the policy references included in the application are from an older version of the Lee Plan. Revise those references as necessary. In addition, respond to the following Lee Plan Policies
  - a. Objective 4.1, regarding Water and Sewer;
  - b. Objective 17.3, Public Input, and provide documentation on the public meeting if the meeting has already occurred;
  - c. Goal 54, [Water] Conservation;
  - d. Goal 71, Energy Conservation;
  - e. Policy 72.2.2 regarding new residential development and hurricane evacuation; and
  - f. Policy 135.1.12 regarding affordable housing.

**RESPONSE:** The policy references have been revised and the above noted Lee Plan Policies have been analyzed. Please reference the updated Narrative provided with this resubmittal.

**ZONING REVIEW:**

9. Indicate if the DRI will be amended to reduce the hotel units from 600 rooms to 250 rooms.

**RESPONSE:** The DRI will not be amended to reduce the hotel units to 250. The 600 hotel rooms outlined in the approved MPD are in addition to the hotel rooms in the DRI. The DRI hotel rooms will be available for development in Charlotte County.

10. Explain in the narrative how the 350-room reduction affects the project.

**RESPONSE:** Please refer to the additional details provided in Section V of the revised narrative. The reduction of hotel rooms will result in less intensity being developed in Lee County and with the overall DRI as the Lee County hotel rooms have always been additive and not within the DRI hotel room cap.

11. Revise the environmental documents to state the current FLUCCS of each wetland area being revised to Wetland FLUC. Indicate if these areas were proposed to be restored, created, or preserved areas. Indicate how proposing to add these areas to the Wetland FLUC affects the project.

**RESPONSE:** The FLUCFCS and wetlands maps previously provided in the Environmental Impacts/Benefits Analysis as Attachments 1 and 2, respectively, accurately reflect the existing wetland habitat types across the Lee County portion of the Babcock Ranch Community (BRC). The existing wetlands and uplands located within the preserve areas previously approved have already been platted as conservation tracts, and there are no changes in habitat types within the preserve areas. There was a previous recommendation to place the existing wetlands that are in the preserve areas back into the Wetland FLUC, but that is not a requirement of the CPA, and the applicant no longer proposes to make that change as part of this application.

This CPA proposes to include additional preserve areas that had previously been approved for development. The additional preserve areas (inclusive of wetlands and uplands) will also be platted as conservation tract(s). All of the preserve areas will be placed under a conservation easement granted to the South Florida Water Management District (SFWMD) with third party enforcement rights to the Florida Department of Environmental Protection (FDEP) and Lee County and will be enhanced through exotic vegetation removal and perpetual maintenance. Wetland creation is a separate classification from the existing wetlands within the preserves. The FLUCFCS/Development/Preserve Map included as Attachment 7 of the Environmental Impacts/Benefits Analysis report provides a table with the breakdown of the following preserve classifications: wetland creation, wetland preserve, OSW preserve, upland preserve, and trails. Converting areas previously approved for development into preserve allows for an expanded preserve/wildlife corridor with offsite preserve (Conservation 20/20) lands, resulting in a benefit to the regional conservation landscape.

**ENVIRONMENTAL SCIENCES REVIEW:**

12. Please provide an analysis of Lee Plan policy 126.1.1 and 126.1.4.

**RESPONSE: The above referenced policies have been incorporated into the revised Request Narrative provided within.**

13. Please provide a jurisdictional determination approved by South Florida Water Management or the Florida Department of Environmental Protection to support the request. The Environmental Impacts/Benefits Analysis stated that the jurisdictional wetlands were considered binding by SFWMD, but the applicable permit was not provided.

**RESPONSE: Special Condition 56 of SFWMD Permit No. 08-00004-S-05, issued on April 15, 2010, for the entirety of the BRC, states, “The delineation of the extent of wetlands and/or other surface waters located within the limits of the project area shall be considered binding as reflected on the Specific Purpose Survey (Exhibit 7.0 Incorporated by Reference)...”. The binding determination was re-validated with SFWMD Permit No. 08-105624-P (Special Condition 44), issued for the 2020 Babcock Modification on September 23, 2021. A copy of the referenced Specific Purpose Survey is attached for the file, along with a copy of SFWMD Permit No. 08-105624-P. Note a copy of SFWMD Permit No. 08-00004-S-05 has previously been provided.**

**TRANSPORTATION REVIEW:**

14. A detailed comparative analysis of the trip generation data from both the proposed and approved developments is required. This analysis should provide insights into the changes between the two scenarios.

**RESPONSE: A comparative analysis for the trip generation of the approved and proposed CPA has been added to the short-term analysis section. The detailed ITE Trip Generation has been provided in Appendix E to support the short-term analysis. The model derived trip generation for the approved and proposed development scenarios in year 2045 can be seen in Appendix C. For informational purposes, the Approved MPD TAZ produced 37,185 daily external trips, and the proposed MPD TAZ produced 42,718 daily external trips, for a difference of 5,533 daily trips.**

15. Conduct a Short-term (5 years) segment LOS analysis for the nearest or abutting arterial and major collector segments, as identified in the Transportation Inventory. Ensure adherence to the trip generation and roadway segment LOS analysis criteria outlined in AC-13-17.

**RESPONSE: DPA reached out to Lee County Staff on 2/8/2024 with the request to use the MPD zoning road segment analysis (Year 2030) to supplement the short-term 5-year CIP analysis in the CPA. Staff has agreed to the use of the MPD zoning road segment analysis.**

16. Exhibits 2-1, 2-2, 2-3, 3-1, 3-2, 3-3, and Appendix B (D1RPM Zonal Data) need more clarity due to poor resolution and presentation. Kindly provide these exhibits in a more presentable format, and if feasible, send the raw files for improved reviewability.

**RESPONSE: Please try printing the Exhibits in 11"x17" format, there should be no issues with the resolution. This road segment analysis format has been used by Babcock for 10+ years.**

17. Provide the changes in Level of Service (LOS) for roadway segments, comparing both the proposed and approved developments. This analysis should encompass both Short-term (5 years) and Long-range (2045) perspectives.

**RESPONSE: The purpose of the CPA traffic study is to identify the future roadway lane needs within the study area. The comparison of the proposed and approved roadway needs can be seen in the tables on pages 13, 14, and 15. The future LOS of these roadways are included in Exhibits 2 and 3. Additionally, the year 2030 roadway LOS has been included in the summary tables for the short-term analysis.**

**LEGAL DESCRIPTION REVIEW:**

18. The application submittal does not include the required legal description documentation. Submit a Signed/Sealed Legal Description and Sketch of the Description for each of the proposed Future Land Use designations. Wetlands future land use boundaries will be determined by using the methodology in Fla. Admin. Code R. 17-340 as ratified and amended in § 373.4211, Fla. Stat. A Jurisdictional Determination approved by SFWMD or Florida DEP must be submitted prior to the issuance of such an interpretation.

**RESPONSE: The Future Land Use Map Amendment application has been withdrawn.**

Thank you in advance for your consideration of the above information. We look forward to being found sufficient and scheduled for public hearing. If you require further information, please do not hesitate to contact me at 941.706.6132 or [tsacharski@rviplanning.com](mailto:tsacharski@rviplanning.com).

Sincerely,

**RVi Planning + Landscape Architecture**



**Tom Sacharski, AICP**  
Senior Project Manager

cc: Erica Woods & John Broderick, Kitson & Partners  
Richard Akin, Henderson Franklin Starnes & Holt, P.A.  
Laura Herrero, Johnson Engineering  
Stephen Leung & Chris Posey, David Plummer & Associates  
David Mercer, Kimley-Horn



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

**Project Name:** Babcock Ranch Lee Amendment

**Project Description:** Amend Lee Plan Policy 1.1.15 relating to the New Community Future Land Use Category and Objective 29.9 relating to New Community North Olga, to allow an increase in the number of dwelling units (DUs) from 1,630 DUs to 2,078 DUs and a reduction in hotel rooms from 600 to 250 rooms. The amendment will increase onsite preservation and wetlands

**State Review Process:**  State Coordinated Review  Expedited State Review  Small-Scale Text\*

\*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

**APPLICANT – PLEASE NOTE:**

**A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.**

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

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

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

**RECEIVED**  
MAY 15 2024

**COMMUNITY DEVELOPMENT**

1. **Name of Applicant:** Babcock Property Holdings, LLC

Address: 42850 Crescent Loop, Suite 200

City, State, Zip: Babcock Ranch, FL 33982

Phone Number: 941.235.6912

E-mail: ewoods@kitsonpartners.com

2. **Name of Contact:** Tom Sacharski, AICP

Address: 8725 Pendery Place, Suite 101

City, State, Zip: Bradenton, FL 34201

Phone Number: 941.706.6132

E-mail: tsacharski@rviplanning.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. +/- 4,157 acres located in the New Community FLU classification within the North Olga Planning Area. The Subject site is located east of State Road 31 and north of North River Road.

4a. **Does the proposed change affect any of the following areas?**

If located in one of the following areas, provide an analysis of the change to the affected area.

Public Acquisition  
[Map 1-D]

Agricultural Overlay  
[Map 1-G]

Airport Mitigation Lands  
[Map 1-D]

Airport Noise Zones  
[Map 1-E]

Southeast Lee County Residential Overlay [Map 2-D]

Mixed Use Overlay [Map 1-C]

Community Planning Areas [Map 2-A]

Urban Reserve [Map 1-D]

Water-Dependent Overlay [Map 1-H]

Private Recreational Facilities Overlay [Map 1-F]

**4b. Planning Communities/Community Plan Area Requirements**

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> N/A                             | <input type="checkbox"/> Bayshore [Goal 18]         | <input type="checkbox"/> Boca Grande [Goal 19]   | <input type="checkbox"/> Buckingham [Goal 20]          |
| <input type="checkbox"/> Caloosahatchee Shores [Goal 21] | <input type="checkbox"/> Olga [Goal 22]             | <input type="checkbox"/> Captiva [Goal 23]       | <input type="checkbox"/> Greater Pine Island [Goal 24] |
| <input type="checkbox"/> Lehigh Acres [Goal 25]          | <input type="checkbox"/> North Captiva [Goal 26]    | <input type="checkbox"/> NE Lee County [Goal 27] | <input type="checkbox"/> Alva [Goal 28]                |
| <input type="checkbox"/> North Olga [Goal 29]            | <input type="checkbox"/> North Fort Myers [Goal 30] | <input type="checkbox"/> Page Park [Goal 31]     | <input type="checkbox"/> San Carlos Island [Goal 32]   |
| <input type="checkbox"/> Southeast Lee County [Goal 33]  | <input type="checkbox"/> Tice [Goal 34]             |  |  |

**Public Facilities Impacts**

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon).

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

**Environmental Impacts**

Provide an overall analysis of potential environmental impacts (positive and negative).

**Historic Resources Impacts**

Provide an overall analysis of potential historic impacts (positive and negative).

**Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, actions and policies which are relevant to this plan amendment.

**Justify the proposed amendment based upon sound planning principles**

Support all conclusions made in this justification with adequate data and analysis.

**SUBMITTAL REQUIREMENTS**

*Clearly label all submittal documents with the exhibit name indicated below.*

**MINIMUM SUBMITTAL ITEMS**

<input type="checkbox"/>	Completed application (Exhibit – T1)
<input type="checkbox"/>	Filing Fee (Exhibit – T2)
<input type="checkbox"/>	Pre-Application Meeting (Exhibit – T3)
<input type="checkbox"/>	Proposed text changes (in strike through and underline format) (Exhibit – T4)
<input type="checkbox"/>	Analysis of impacts from proposed changes (Exhibit – T5)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – T6)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – T7)
<input type="checkbox"/>	Historic Resources Impacts Analysis (Exhibit – T8)
<input type="checkbox"/>	State Policy Plan Analysis (Exhibit – T9)
<input type="checkbox"/>	Strategic Regional Policy Plan Analysis (Exhibit – T10)

## AFFIDAVIT OF AUTHORIZATION

### APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

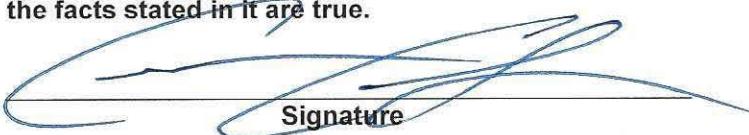
I, Cameron Crenshaw (name), as Corporate Real Estate Manager (owner/title) of Florida Power & Light Company (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

\*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.



Signature

8 March 2024

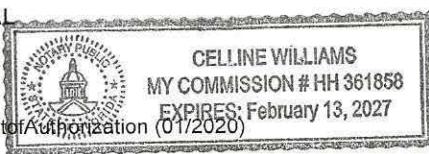
Date

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of March, 2024, by Cameron Crenshaw (name of person providing oath or affirmation), who is personally known to me or who has produced FL - DC (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

AFFIDAVIT

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



Signature of Applicant

3-8-24

Date



Printed Name of Applicant

STATE OF  
FLORIDA  
COUNTY OF  
~~LEE~~ Charlotte

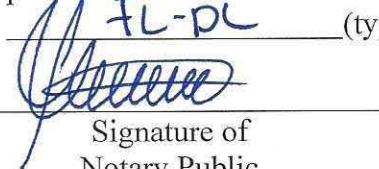
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization on 03/08/24 (date) by

Cameron Crenshaw

(name of person providing oath or affirmation), who is personally known to me or who has produced

FL-PL

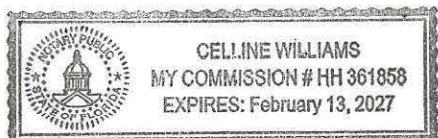
(type of identification) as identification.



Signature of  
Notary Public

Celine Williams

(Name typed,  
printed or  
stamped)



## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Cameron Crenshaw, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at SR-31, North Fort Myers FL 33917 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



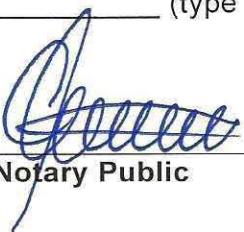
Cameron Crenshaw, as Corporate Real Estate Manager of  
Florida Power & Light Company

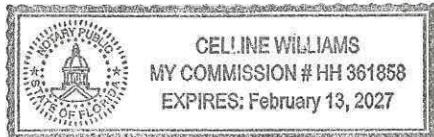
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, on 03.08.24 (date) by Cameron Crenshaw (name of person providing oath or affirmation), who is personally known to me or who has produced FL-D (type of identification) as identification.

STAMP/SEAL

  
Signature of Notary Public



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The land referred to herein is situated in the County of Lee, State of Florida, and is described as follows:

A tract or parcel of land lying in Section 7, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE S.00°19'49"W., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 525.08 FEET; THENCE N.90°00'00"E., DEPARTING SAID LINE, A DISTANCE OF 345.98 FEET TO THE POINT OF BEGINNING; THENCE S.89°40'11"E., A DISTANCE OF 180.00 FEET; THENCE N.00°19'49"E., A DISTANCE OF 197.50 FEET; THENCE S.89°40'11"E., A DISTANCE OF 570.00 FEET; THENCE S.00°19'49"W., A DISTANCE OF 520.00 FEET; THENCE N.89°40'11"W., A DISTANCE OF 570.00 FEET; THENCE N.00°19'49"E., A DISTANCE OF 197.50 FEET; THENCE N.89°40'11"W., A DISTANCE OF 180.00 FEET; THENCE N.00°19'49"E., A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.**

**BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE (1999 ADJUSTMENT) WHEREIN THE WEST LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEARS SOUTH 00°19'49" WEST.**



## **Babcock Comprehensive Plan Amendment Request Narrative**

### **I. Request**

Babcock Property Holdings, LLC (“Applicant”) is requesting approval of a Text Amendment Petition relating to the 4,157.2 +/- acre site known as “Babcock Ranch.” The proposed text amendment will amend Policy 1.1.15 relating to the New Community Future Land Use Category and Objective 29.9 relating to New Community North Olga future land use category, to allow an increase in the number of dwelling units (DUs) from 1,630 DUs to 2,078 DUs and a reduction in hotel rooms from 600 to 250 rooms. An amendment to the Mixed-Use Planned Development (MPD) approval per Resolution Z-17-026 is being filed concurrently with this petition. The amendment does not propose any changes to the non-residential intensity of 1,170,000 SF and the maximum proposed building height is 65 feet. The project is connected to central water and sanitary sewer services via Babcock Ranch Community (BRC) Independent Special District (ISD).

This amendment will allow for increased diversity of housing types, including additional multi-family units. The amendment will also provide opportunities for Assisted Living Facilities through the Land Use Equivalency Matrix (“LUEM”). The proposed additional density will be sensitively located in the far northern limits of the MPD adjacent to the Charlotte County line, and more intensive town center uses in the Town of Babcock Ranch. The requested density increase is offset via additional environmental and public/civic benefits, above and beyond those enhancements already committed through the existing MPD.

The proposed petition will support and enhance the development of a clustered, mixed-use community on impacted areas of the subject property, which are adjacent to the Town of Babcock Ranch. The petition also serves to substantially increase the specific and measurable enhancements relating to protection, conservation, enhancement and restoration of natural resources. Due to the location of the proposed additional density, the development will continue to maintain compatibility with the surrounding low-density, rural communities in North Olga.

### **II. Property Information & Existing Conditions**

The Property is comprised of 4,157.2 acres and is generally located north of North River Road/CR 78, south of the Lee/Charlotte County line, east of SR 31, and west of 20/20 Conservation lands in Northeast Lee County.

The subject property consists of a large assemblage of agricultural lands formerly owned and operated by the Babcock Family, until acquired by the Applicant in 2006. The underlying future land use designation is New Community and Wetlands per Ordinance 18-06, and all parcels are zoned Mixed Use Planned Development (MPD) per Resolution Z-17-026. Portions of the property are currently under development for permitted uses under the MPD zoning approval, while other portions continue to be used for agricultural purposes.

Pursuant to the CPA and MPD zoning approvals in 2018, the development of 1,000 dwelling units has commenced in the MU-2 and MU-1/R Tracts in a community known as TerraWalk at Babcock Ranch.

Lands in MPD have been conveyed to Pulte and Florida Power & Light (FPL) within the MPD boundary, as evidenced by the attached affidavits and disclosures of interest.

### **III. Town of Babcock Ranch/Project History**

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

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

Since acquisition, Babcock Ranch Holdings has conveyed 74,000 acres to the State and secured all required development approvals for development of the Town of Babcock Ranch within Charlotte County, including but not limited to: Development of Regional Impact (DRI); Comprehensive Plan Amendment; Planned Unit Development rezoning; South Florida Water Management District (SFWMD) permits; Department of Environmental Protection 404 Permit, and an Army Corps of Engineers (ACOE) permit. The subject property is subject to both a conceptual SFWMD Environmental Resource Permit and ACOE permit.

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

The DRI allows for the development of 17,870 dwelling units, 6 million square feet of non-residential uses, 600 hotel rooms, 177 hospital beds, 418 Assisted Living Facility (ALF) units, educational facilities, recreational uses, and civic space. The estimated population at build-out is 50,000 residents.

Substantial development has occurred in the Town including the construction of approximately 1,861 dwelling units, and the construction of 69,000+- SF of retail and 13,000 SF of office uses per the 2022 DRI Monitoring Report.

Of the 18,000 acres within Babcock Ranch, 4,157 acres are located in Lee County. In 2018, the County approved future development of these lands via adoption of the New Community – North Olga future land use category, which allowed for development on upland portions of the property at a density of 1 du/2.5 acre, along with commitments for environmental, infrastructure and civic enhancements. Additionally, the New Community category required 60% of the site to be retained as open space, with 50% of the acreage maintained as native preserve encumbered by a perpetual conservation easement.

The New Community FLU and companion MPD zoning provided Lee County with a mechanism to allow clustered development in areas immediately adjacent to the established Town footprint in Charlotte County, and shift approved commercial intensities into Lee County to realize some of the economic benefit and tax base associated with these uses. The Overlay balanced the County's goals for the preservation, enhancement and restoration of on-site natural resources; protection of North Olga's rural character; and economic development.

### **IV. Surrounding Land Use Pattern**

The subject property is located in a transitional area between the suburban development pattern south of the Caloosahatchee River in Fort Myers Shores; the semi-rural and agricultural lands within

the North Olga community; and the urban mixed-use Town of Babcock Ranch, located immediately to the north of the Lee/Charlotte County line. Table 1.1 below further defines the surrounding Future Land Use designations, zoning districts and adjacent land uses.

**Table 1.1: Inventory of Surrounding Lands**

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

The property has more than 2 miles of frontage on SR 31 and approximately 1.5 miles of frontage on North River Road/CR 78. Both SR 31 and North River Road are 2-lane arterial roadways.

It is important to emphasize that the subject property is largely surrounded by lands owned by the Applicant, government-owned conservation areas, or arterial roadways. The only adjacent properties under residential usage are those parcels in the “cut out” north of North River Road in Section 8. The vast majority of these lands are controlled by the Armeda Family, LLC, and utilized for agricultural purposes, with the exception of four (4) single-family properties on lots ranging from 5 to 7.5 acres along Turkey Run Lane. The lack of established residential communities adjacent to, or near the subject properties mitigates issues concerning neighborhood compatibility.

As outlined in the below analysis of Lee Plan Compliance section and the companion MPD Amendment application, the amendments to allow additional dwelling units within the New Community FLU will be limited to the far northern limits of the property and adjacent to Charlotte County, thereby protecting the surrounding rural lands in Lee County from impacts of additional density. Further, the amendment is offset by substantial reduction to the number of permitted hotel rooms and substantial increase to the on-site preserve areas. The MPD maintains all adopted performance standards to ensure the future development is complimentary to the surrounding land use pattern, including: a clustered development footprint with minimal external impacts; enhanced roadway and PD perimeter setbacks; transitional density from west to east; and increased buffers.

## V. Proposed New Community Amendment

The proposed New Community Amendment will continue the development of Babcock Ranch under a Mixed-Use Planned Development program with clustered development pods within the ±4,157-acre site. The proposed Comprehensive Plan Map Amendment will expand the total wetland acreage within the preserve from 608.2 acre to 615.28 acres. Within the development pods, density is proposed to slightly increase and be capped at a maximum of 2,078 dwelling units. This text amendment will continue to allow for the clustering of development in a mixed-use setting by allowing for an additional 360 multifamily dwelling units. The remaining density will be utilized for Assisted Living Facility beds utilizing the Land Use Equivalency Matrix adopted by the MPD. These changes will provide additional housing diversity and allow for aging in place opportunities for existing and future residents and their families.

The text amendment will work to balance the proposed change by reducing the total number of hotel rooms from 600 rooms to 250 rooms. The reduction of hotel rooms lessens the intensity of allowable development within the Lee County portion of Babcock Ranch. The multifamily units will achieve

more diverse housing stock for the Babcock Ranch community. Additionally, the companion MPD and supportive Master Concept Plan will delineate substantial increases to preserve areas that will remain under perpetual conservation easements.

The proposed amendments to Lee Plan Policy 1.1.15 and Objective 29.9 are in keeping with the policies and goals of the New Community Future Land Use category as outlined below in Section VII, particularly the protection and enhancement of natural resources and North Olga's rural character.

## **VI. Public Infrastructure**

The subject property is currently serviced, or will be serviced, by public and private infrastructure that can accommodate the proposed mix of uses at the requested densities and intensities. The subject property is located within the Babcock Ranch Community Independent Special District (ISD), established in 2007 by House Bill 1515 (codified in Chapter 2007-306, Laws of Florida) passed by the Florida Legislature, and approved by the Governor of Florida on June 27, 2007, as amended. The ISD will provide for the governing, financing, construction, operation and maintenance of essential public services and facilities within the Town of Babcock Ranch.

Potable water, sanitary sewer, and irrigation services will be provided by BRCISD. In addition, there are adequate community facilities and services in the immediate vicinity of the project, including fire protection, EMS, schools, and public parks.

As detailed in the accompanying Traffic Circulation Analysis prepared by David Plummer & Associates, the surrounding roadway network requires improvements with or without the project. Some of these improvements are currently being planned and funded by the developer of the Town of Babcock Ranch. It is understood the developer will continue to identify funding sources and work with the appropriate state, regional and local transportation agencies for the planning and financing of required improvements.

Please refer to the enclosed agency availability letters for a complete description of available infrastructure and services to support development within the subject property. It should also be noted that as the Town of Babcock Ranch grows, additional services will be readily available to the proposed MPD, and other Charlotte County services by way of interlocal agreements.

## **VII. Lee Plan Compliance**

In accordance with the Lee Plan, the enclosed application demonstrates compliance to the following policies and objectives:

**POLICY 1.1.15:** *The New Community future land use category are areas of land that can be planned and developed as a cohesive unit in order to better achieve conservation or important environmental resources and to initiate area wide surface water management. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the County (other than those associated with the delay in placing property improvements on the tax rolls). The residential density is one unit per 2.5 gross acres unit count in Babcock Ranch will not exceed 2,078 dwelling units (1 du/2.5 acres). Residential except within the Gateway/Airport Planning District, where a residential density of up to six dwelling units per gross acre (6 du/acre) may be permitted within the Gateway/Airport Planning District. [As proposed via this amendment].*

**Babcock Ranch is a mixed-use master planned community with the full range of land uses balanced with expansive preservation area in direct compliance with this policy. The community is self-contained in that it provides for a variety of housing types, which is further enhanced by the proposed amendment, as well as goods, services and**

**employment. Adequate resources are available to serve the proposed increase of dwelling units as outlined in the enclosed letter of availability from Babcock Ranch Community Independent Special District (BRCISD).**

*Development within the New Community future land use category must have at least the following characteristics:*

1. *The land will be developed under a well-conceived overall Planned Development;*

Babcock Ranch is a well-conceived MPD zoning district subject to a binding Master Concept Plan (MCP) with commercial, office, residential, and recreational uses located on impacted uplands of the property. The MCP provides for significant wetland and upland preservation areas, as well as common open space areas demonstrating a sensitively planned project that not only preserves but enhances natural resources.

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;*

Adequate services are available or planned for the proposed community, including those required for the additional density requested through this application. The amendment makes efficient use of the existing investment in developer-funded infrastructure.

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

Residential, recreational, and commercial uses are clustered within the Babcock Ranch MPD with extensive preserve area provided around the various development pods. The development pods are connected through a variety of streets, sidewalks, and multi-use trails with parks throughout the development. Mixed-use areas ensure goods and services are proximate to residential neighborhoods.

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

The proposed amendment and corresponding MPD increases the preservation area, as delineated on the MCP Land Use Summary, from 2,079 acres to 2,613, while decreasing acreage of development. This includes increases to both uplands and wetland preserves areas, both providing significant environmental benefit relating to connectivity of habitat for listed species, enhancement of surface water management systems, and protection of groundwater resources. The proposed amendment directly supports the protection of environmentally sensitive areas.

5. *The land must be developed as a free-standing community offering a complete range of land uses (e.g. 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 uses;*

The Babcock MPD is being developed as a free-standing community with residential within close proximity to a variety of commercial and recreational uses. The Lee County MPD lands are highly integrated with the greater Town of Babcock

**Ranch within Charlotte County and fully fulfill the intent of this future land use category to create a self-contained community.**

6. *Off-site impacts must be mitigated;*

**Off-site impacts are mitigated via the MPD zoning conditions relating to protection of natural resources and delivery of infrastructure and services. Letters of availability are provided with this application to support the increased unit count.**

7. *On-site levels of service must meet County-wide standards contained in this plan;*

**On-site levels of service meet County-wide standards as noted in the provided Utility/Service Demand Analysis, Traffic Impact Study, and the provided Letters of Availability.**

8. *The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and*

**The proposed amendments do not impact the ±4,157-acre site boundary approved with Ordinance 18-06.**

9. *The land must be developed consistent with Goal 29 if located within the North Olga Community Plan area identified on Lee Plan Map 2-A.*

**The proposed amendment is consistent with Goal 29, as noted below.**

**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 124. The maximum density is one dwelling units per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

**The proposed amendment provides for additional 7 acres of jurisdictional wetland preservation. No additional impacts to wetlands are proposed. Thus, the amendment will enhance the project's consistency with this policy.**

**OBJECTIVE 2.1: DEVELOPMENT LOCATION.** Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

**The proposed density increase will occur in areas of the site approved for development, resulting in no new impacts to preserve or open space areas. The project remains contiguous and interconnected with the Town of Babcock Ranch in Charlotte County with shared infrastructure to serve the proposed modifications to uses. The project demonstrates clustered development areas that maximize the permanent preservation of thousands of acres of native habitat, wildlife corridors and flowways.**

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

**The surrounding infrastructure has capacity to handle the increase in residential density outlined in the proposed Comprehensive Plan Amendment. Please find attached letters of availability from schools, fire, and police. The availability letter from EMS will be provided in a subsequent submittal.**

**STANDARD 4.1.1: WATER.**

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.)
2. If the proposed development lies within the boundaries of a water utility's certified or franchised service area, or Lee County Utilities' future potable water service area, then the development must be connected to that utility.
3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.
4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.
5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.
6. If a development lies outside any service area as described above, the developer may:
  - request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;
  - establish a community water system for the development; or
  - develop at an intensity that does not require a community water system.
7. Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.

**Potable water services will be provided by Babcock Ranch Community Independent Special District (BRCISD). Please refer to the enclosed letter from this entity confirming availability of services for the additional proposed density within this petition. All water flows will be in compliance with code requirements.**

**STANDARD 4.1.2: SEWER.**

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.
2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.
3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.
4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer,

*the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.*

5. *If a development lies outside any service area as described above, the developer may:* • request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property; • establish a self-provided sanitary sewer system for the development; • develop at an intensity that does not require sanitary sewer service; or • if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.
6. *Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.*

**Sanitary sewer services will be provided by Babcock Ranch Community Independent Special District (BRCISD). Please refer to the enclosed letter from this entity confirming availability of services for the additional proposed density within this petition.**

#### **POLICY 4.1.4: ENVIRONMENTAL FACTORS**

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.
2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.
3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

**The approved development footprint is reduced by the companion MPD Amendment. The areas proposed for development were carefully located in the prior zoning approval to maximize preservation of existing wetlands, upland habitat and flowways. Development is located in the areas historically impacted by agricultural, leaving over 60% undeveloped. Compliance with this policy is enhanced by the proposed amendment.**

**POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.**

**The CPA will maintain compatibility with the surrounding rural and residential land uses via expansive buffers and setbacks, limited access to surrounding roadways, and clustering of development adjacent to the Charlotte County line proximate to the urban core of the Town of Babcock Ranch.**

Specifically, the CPA and companion MPD amendment will not impact the 1,300' setback from North River Road; prohibition of access onto North River Road; and buffers in excess of the LDC along all roadways. A 50' setback from edge of pavement along SR 31 will be provided.

The proposed additional density will be located in the MU-1 or MU-2 areas of the site shown on the MCP, in the far northern limits of the project to enhance internal accessibility of the Town's goods, services and employment located in the mixed use areas of both Charlotte and Lee Counties.

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

**The New Community policies will continue to require expansive buffers and setbacks from adjacent agriculturally zoned property as well as any agricultural uses that may occur on the abutting Conservation 20/20 lands.**

**OBJECTIVE 17.3: PUBLIC INPUT:** *To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.*

**POLICY 17.3.1:** *Educate the public regarding comprehensive planning and sound planning principles by requiring public information meetings.*

To coincide with the application and inform the community on the proposed changes, the applicant has met with Alva Inc., North Olga, and held a townhall in Babcock Ranch. These were preliminary meetings, and the official publicly advertised meeting summaries and proof of noticing are provided.

**POLICY 17.3.2:** *One public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete.*

The applicant has held a Babcock Community Meeting on December 8, 2023, a North Olga meeting on January 18, 2024, and a North Olga meeting on February 13, 2024. An additional North Olga Community meeting was held on March 16, 2024. The purpose of these meetings is to inform the community of the proposed amendments. These were preliminary meetings, and the official publicly advertised meeting summaries and proof of noticing has been provided.

**GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN.** *Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans.*

The proposed Map and Text amendments will serve as enhancement to the rural character by clustering development adjacent to Charlotte County and away from low density and agricultural lands in Lee County. The amendment further enhances the natural resource protection elements committed by the original CPA, by increasing the wetland preserve areas shown on the Future Land Use Map. Policy requirements for expansive buffers and setbacks from all adjacent lands and public roadways will be maintained.

**POLICY 27.1.2:** Work with residents and property owners of Alva and North Olga to develop standards and guidelines for clustering future development and conserving large areas of open lands to promote compatibility with adjacent residential and agricultural areas. These standards and guidelines are intended to give clear and meaningful direction for future amendments to the Land Development Code.

The proposed CPA will continue to cluster development areas in a manner that conserves large areas of undeveloped lands in perpetuity, and also addresses compatibility with active agricultural operations in the area.

**POLICY 27.3.2:** Identify, maintain, and enhance appropriate public access to Northeast Lee County's public lands and surface waters, balanced with new and ongoing efforts to protect and enhance the community's water quality and natural resources.

An internal trail system will be provided and open to the public. The trails will be accessible by trailheads throughout the development and within the adjacent Town of Babcock Ranch in Charlotte County. Main access points to the project from SR 31 and from the Town of Babcock Ranch will not be gated, and will facilitate public ingress/egress to these trailheads.

**POLICY 27.4.1:** Work to preserve the rural character and scenic qualities of North River Road, and support multiple modes of travel for residents, business, visitors, and commercial agriculture within Northeast Lee County. Implementation of this policy will not impact the function or operation of agricultural lands within the Planning Community for the purposes of scenic preservation.

The concurrent MPD and MCP will continue to limit access to North River Road for the purposes of preserving the rural character of this corridor. The MPD conditions further limit access to this roadway for emergency purposes only. In addition, development areas are proposed to be setback 1,300 feet from North River Road in order to preserve the expansive rural vistas. The proposed sub-policies also require enhanced setbacks where proposed development abuts adjacent agricultural uses to mitigate impacts to the function and operations of these lands. Therefore, the CPA/MPD is in direction compliance with the above policy.

**GOAL 29: NORTH OLGA COMMUNITY PLAN.** Promote and support the unique rural character, heritage, economy, quality of life, and natural resources in the North Olga Community Plan.

**POLICY 29.1.1.** Protect the community's rural aesthetic qualities, preserve the natural and historic resources, and support a diverse rural economy by promoting compact or clustered development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses.

The proposed amendment increases onsite preservation area from 2,079 acres to 2,613 acres. This promotes the rural character of the North Olga area by preserving sensitive lands and clustering onsite development within pods dispersed throughout the site.

**POLICY 29.1.3.** Maintain enhanced design, landscaping, signage, and architectural standards to promote the rural character of the North Olga Community Plan area.

The proposed amendment will not alter the approved design or landscaping which takes into consideration traditional Florida architectural Florida-friendly/Florida-native landscaping.

**OBJECTIVE 29.2: RESIDENTIAL LAND USES.** Protect and enhance the rural character of the North Olga Community by evaluating residential development proposals for consistency with the community rural character and sense of community. Rural character is defined as those characteristics that convey the rural lifestyle such as: large lots or clustered development, ample view of wooded areas, open spaces, and river fronts, working farms, productive agricultural uses, and the protections of environmentally sensitive lands.

**POLICY 29.2.1:** Proposed planned developments will be encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability, preservation of open space, natural assets, and diversity of choice within the community.

**The proposed amendment will provide additional types of residential product types increasing affordability within the community. The proposed multifamily units will cluster units and create more of a walkable, mixed-use development.**

**OBJECTIVE 29.9: NEW COMMUNITY.** Land designated as New Community on the Future Land Use Map within the North Olga Community Plan area will be developed as a unified planned development in order to achieve conservation and enhancement of important environmental resources; initial area wide 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 29.9.1:** Residential densities for land within the New Community future land use category may be permitted up to a maximum of 2,078 dwelling units ~~1 du/2.5 1.97 acres. In no case shall the unit county in the New Community future land use category in North Olga exceed 1,630 2,078 dwelling units~~ [As proposed via this amendment].

**The proposed petition would amend this policy to allow for up to 2,078 dwelling units. As an off-set, the total number of hotel rooms would be decreased from 600 rooms to 250 rooms. The applicant is also proposing to increase the onsite preservation areas from 2,079 acres to 2,613 acres, reducing the overall developable area within Babcock Ranch.**

**POLICY 29.9.2.** 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 acreages 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~~ **250** hotel rooms.

**The proposed amendment will not exceed the outlined FAR. The amendment will decrease total hotel rooms from 600 rooms to 250 rooms.**

**GOAL 54: CONSERVATION.** To ensure that future populations have access to potable water supplies and services at a reasonable price by using and encouraging conservation and resource management measures to reduce consumption of potable water.

**Babcock Ranch is designed to be environmentally conscious through site design, Florida-friendly landscaping, preservation, and clustered development. The community is designed to preserve existing natural resources and continues to educate the community on the importance of conservation and resiliency.**

**POLICY 60.1.1:** Require design of surface water management systems to protect or enhance the groundwater.

The CPA will enhance the project's surface water management system that incorporates "green infrastructure" through addition of open space, preserve and wetlands in the easter portion of the site. The surface water management system for the Property has been conceptually permitted through the South Florida Water Management District (SFWMD) to include a net reduction in discharge rates throughout the development. This allows for more contact time between surface water and groundwater tables directly enhancing the potential for recharge in the area. The MPD conditions require an additional 50% water quality treatment in addition to state requirements. This will enhance both groundwater and surface water quality in the vicinity. These commitments are not changed by the proposed amendment.

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

Much of the site will remain under a preserve easement with natural surface flowways being maintained.

**POLICY 60.4.1:** *The County encourages new developments to design their surface water management systems to incorporate best management practices including, but not limited to, filtration marshes, grassed swales planted with native vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.*

The Babcock Ranch site will continue to follow best practices for surface water management through filtration marshes, grassed swales, native vegetation, and increase preserve area, as outlined in the Johnson Engineering Environmental Benefit/Impact Analysis.

**POLICY 60.4.2:** *The County encourages new developments to design their surface water management system to incorporate existing wetland systems.*

The site has been significantly altered by agricultural operations, and many of the existing flowways have been redefined. The CPA will continue to maintain and enhance the existing flow ways. In addition to preserving much of the land directly encompassing the flowways, the project also includes weirs within the ditched system that will hold back lower flows, thereby restoring natural communities.

As detailed within the Environmental Impact Analysis prepared by Johnson Engineering, the development also includes substantial wetland creation areas throughout the development.

**POLICY 60.4.3:** *The County encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.*

Existing natural flowways will continue to be preserved. The proposed CPA increases the total preservation area within Lee County portions of Babcock Ranch.

**OBJECTIVE 71.1: ENERGY CONSERVATION.** *Support programs on energy efficiency and conservation, resource conservation and recycling, appropriate community technology, and environmental protection.*

The Babcock Ranch community includes 150 MW of solar generation on more than 440 acres. This energy is fed into the FPL energy grid and is sufficiency to power the existing and planned development in Babcock Ranch, thereby contributing to a self-sustained

community. Additionally, the project includes substantial environmental protection measures directly relating to conservation of protected species, native habitat, surface water and groundwater. The community is also planned for multimodal transportation and an integrated mix of land uses to reduce Vehicle Miles Travelled (VMT),

**POLICY 72.2.2:** *Assess the impact of all new residential development upon the projected hurricane evacuation network and upon projected hurricane evacuation times, and require mitigation either through structural (on-site or off-site shelter) provisions or through nonstructural methods or techniques. Pursuant to Policy 24.7.5, all new residential development and redevelopment within the Hurricane Vulnerability Zone in Greater Pine Island must mitigate hurricane sheltering and evacuation impacts in accordance with the LDC, Chapter 2, Article XI.*

Babcock Ranch is located within Hurricane Evacuation Zone D, which is less likely to evacuate during a hurricane. Babcock Ranch demonstrated strong resiliency during Hurricane Ian in September of 2022 and experienced limited flooding impacts due to design consistent with current state and federal regulations. Additionally, the planned widening of the surrounding roadway network will better accommodate an emergency evacuation.

**POLICY 123.2.4:** *Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.*

The CPA via the companion MPD is increasing the acreage of natural preserve areas to 2,613 acres, which is over 60% of the site. This commitment far exceeds the standards of the Lee Plan and LDC and will provide substantial environmental benefit to the region due to connectivity to vast private and public conservation areas.

**POLICY 125.1.2:** *New development and additions to existing development must not degrade surface and ground water quality.*

The CPA will continue to include conditions to ensure no degradation to surface and groundwater, including but not limited to Surface Water and Groundwater Monitoring Plans, Water Quality Monitoring Plans, and enhanced standards related to pre-treatment of stormwater and discharge rates. No changes to these commitments are proposed to the MPD. Moreover, the amendment will provide more open space/preserve within the project to enhance the project's stormwater management capabilities via additional pervious areas.

**POLICY 126.1.1:** *Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.*

The Flow-ways Map included as Attachment 6 of the Environmental Impacts/Benefits Analysis illustrates the major flowways that were mapped across the Lee County BRC during original permitting. Comparing this map to the Development/Preserves Map and Preserve Phasing Map included as Attachments 7 and 8, respectively, of the same report, illustrates the natural flow-ways have been incorporated into the preserve areas.

**POLICY 126.1.4:** *Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.*

The development/preserve layout was designed to accommodate major flow-ways remaining in place. As part of the review process for the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) that has been obtained for the project,

surface water flows and groundwater levels were evaluated in great detail to ensure a permitted stormwater management design that does not negatively impact preserved wetlands and surface waters.

## VIII. State Comprehensive Plan Analysis

The Community Planning Act of 2011 (HB7207) removed the requirement to address consistency with the local comprehensive plan and state comprehensive plan, however, the proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure the protection of natural resources. Specifically, the amendment is consistent with the following guiding policies:

### **187.201 (15) Land Use.**

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

(b) *Policies.—*

1. *Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.*
2. *Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.*

As identified in the attached letters of availability there is service capacity in place to serve the project in terms of potable water and sanitary sewer service. There is also adequate capacity of law enforcement, school services, solid waste, and emergency services.

### **187.201 (17) PUBLIC FACILITIES.—**

(a) *Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.*

(b) *Policies.—*

1. *Provide incentives for developing land in a way that maximizes the uses of existing public facilities.*
3. *Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.*

The proposed amendment will utilize existing and already planned facilities. The added density clusters housing within the already planned development pod to minimize impacts. Potable water and sanitary sewer will be privately provided through Babcock Ranch Community Independent Special District.

## IX. Conclusion

In sum, the Comprehensive Plan Amendment proposes an increase to residential density and a decrease in total hotel units while maintaining all performance standards and goals, objectives and policies that ensure protection of natural resources and rural character. The additional density will be clustered on impacted areas of the subject property, immediately adjacent to the Town of Babcock Ranch in the far northern portion of the site pursuant to the companion MPD. The development will continue in a manner that creates specific and measurable enhancements relating to protection,

conservation, enhancement and restoration of natural resources, as well as furthering the County's defined economic goals and objectives, all of which result in significant regional benefits. These enhancements will fulfill the intent of the New Community-North Olga future land use category. The Applicant has committed to additional Wetland future land use acreage as further evidence of their commitment to environmental protection. The proposed amendment will meet or exceed the standards set forth in the LDC is consistent and supportive of the Lee Plan as a whole, and the specific intent for North Olga. For these reasons, the Applicant respectfully requests approval of this Comprehensive Plan Amendment as proposed.

**From:** [Abes, Benjamin](#)  
**To:** [Tom Sacharski; Alexis Crespo](#)  
**Subject:** Re: Letter of Availability  
**Date:** Sunday, February 4, 2024 6:46:36 PM  
**Attachments:** [image001.jpg](#)  
[Outlook-dzbqsw0y](#)

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Tom,

I'm sorry for the delay in getting back to you. I know your application is with DCD now.

We met with representatives from Babcock in January and I was able to get my questions answered about the changes they are proposing.

We did not issue a Letter of Service Availability because the previous agreement stipulated certain terms and conditions. I will let DCD know that we do not have any new objections and will hold steady with the stipulations in the existing agreement for EMS coverage.

Thank you again for your patience.

Ben



**Benjamin Abes | Director**  
Public Safety  
office: (239) 533-3911  
email: [benjamin.abes@leegov.com](mailto:benjamin.abes@leegov.com)

---

**From:** Tom Sacharski <[tsacharski@rviplanning.com](mailto:tsacharski@rviplanning.com)>  
**Sent:** Thursday, December 7, 2023 1:50 PM  
**To:** Abes, Benjamin <[Benjamin.Abes@leegov.com](mailto:Benjamin.Abes@leegov.com)>  
**Subject:** RE: Letter of Availability

**Caution:** This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: [servicedesk@leegov.com](mailto:servicedesk@leegov.com) or 533-HELP.

Please see attached – let me know if you have any questions.

This is the updated MCP, similar to what was approved in the past.

**Tom Sacharski, AICP**  
Planning Project Manager



## BAYSHORE FIRE PROTECTION AND RESCUE SERVICE DISTRICT

*17350 Nalle Road, North Fort Myers, Florida 33917*

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

**“Serving With Pride”**

February 9<sup>th</sup>, 2023

Tom Sacharski, AICP  
Planning Project Manager  
RVi Planning + Landscape Architecture  
8725 Pendery Place, Suite 101 • Bradenton, FL 34201

**RE: Babcock Ranch – Lee Plan Amendment  
Letter of Service Availability**

Mr. Sacharski,

Bayshore Fire Protection and Rescue Service District (The District) is in receipt of your request for a letter of availability concerning the above referenced project. The District is aware, that the amendment is proposing to increase the density from 1,630 to 2,078 units, and decrease the number of permitted hotel units from 600 to 250 hotel rooms, with no proposed change to the approved 1.2 million square feet of commercial. The District provides fire and rescue services to the subject property, and can provide services to the proposed development. This is based on the understand that the District, and Lee County EMS will be building a Fire/EMS facility, and providing services on land donated by Babcock within the development.

Let me know if you have questions.

Sincerely,

William Underwood  
Fire Chief  
Bayshore Fire Rescue



February 21, 2024

Tom Sacharski, AICP  
RVi Planning + Landscape Architecture  
8725 Pendery Place, Suite 101  
Bradenton, FL 34201

Mr. Sacharski,

Waste Pro of Florida has reviewed your Comprehensive Plan Amendment and Mixed-Use Planned Development Amendment application requests for the +/-4,157-acre property located at the corner of State Road 31 and River Road in unincorporated Lee County.

The proposed amendments for this property would increase the total number of dwelling units from 1,630 to 2,078 dwelling units and decrease the number of permitted hotel units from 600 to 250 rooms while expanding preservation lands. The project's anticipated buildout is 2026.

This agency evaluated your service availability request solely on its ability to provide solid waste service to the development. Based on that criterion, we do not object to the proposed amendments and future development.

Sincerely,

*Billy R Jones*

Bill Jones  
Division Vice President  
Waste Pro of Florida



**Babcock Lee Comprehensive Plan Amendment & MPD Amendment**  
**CPA2023-00012 & DCI2023-00053**  
**North Olga Community Meeting Summary**

In accordance with the Northeast Lee County Community Plan Requirements of the Lee County Lee Plan and Land Development Code, the Applicant, Babcock Property Holdings, LLC held a community meeting on the proposed Comprehensive Plan Amendment (CPA2023-00012) and Mixed-Use Planned Development Amendment (DCI2023-00053) for the +/-4,157-acre property known as “Babcock Lee”.

The meeting was held on the subject property, generally at the intersection of Saw Palmetto Parkway and Curry Preserve Drive at 10:00 a.m., on Saturday, March 16, 2024. The meeting was advertised in the News Press as shown on Exhibit A. Three (3) attendees participated in the meeting per the Sign-In Sheet attached as Exhibit B.

The Consultant presented the proposed MPD Master Concept Plan (MCP) in contrast to the approved MCP, noting the request will increase the unit count from 1,630 units to 2,078 units. It was noted the number of hotel rooms would be decreased from 600 to 250 rooms. Consultants explained the expanded/increased preserve areas and open space, as well as the FDOT improvements to SR 31, noting no change to proposed access. The Consultants concluded the meeting at approximately 11:00 a.m.

# NOTICE OF PUBLIC INFORMATION MEETING

DATE: Saturday, March 16, 2024

TIME: 10:00 AM

ADDRESS: Intersection of Saw Palmetto Pkwy and Curry Preserve Dr, Alva, FL 33920

In accordance with the Northeast Lee County Community Plan Requirements of the Lee County Lee Plan and Land Development Code, the Applicant, Babcock Property Holdings, LLC will be presenting information to the public on the following request:

The request is to amend the approved Mixed-Use Planned Development (DCI2023-00053) for the +/-4,157-acre property to allow an increase in the number of dwelling units (DUs) from 1,630 DU to 2,078 DUs and a reduction in hotel rooms from 600 rooms to 250 rooms. The amendment will increase onsite preservation acreage. A companion Comprehensive Plan Amendment (CPA2023-00012) includes amending Lee Plan Policy 1.1.15 and Objective 29.9 relating to New Community, North Olga, to modify the entitlements.

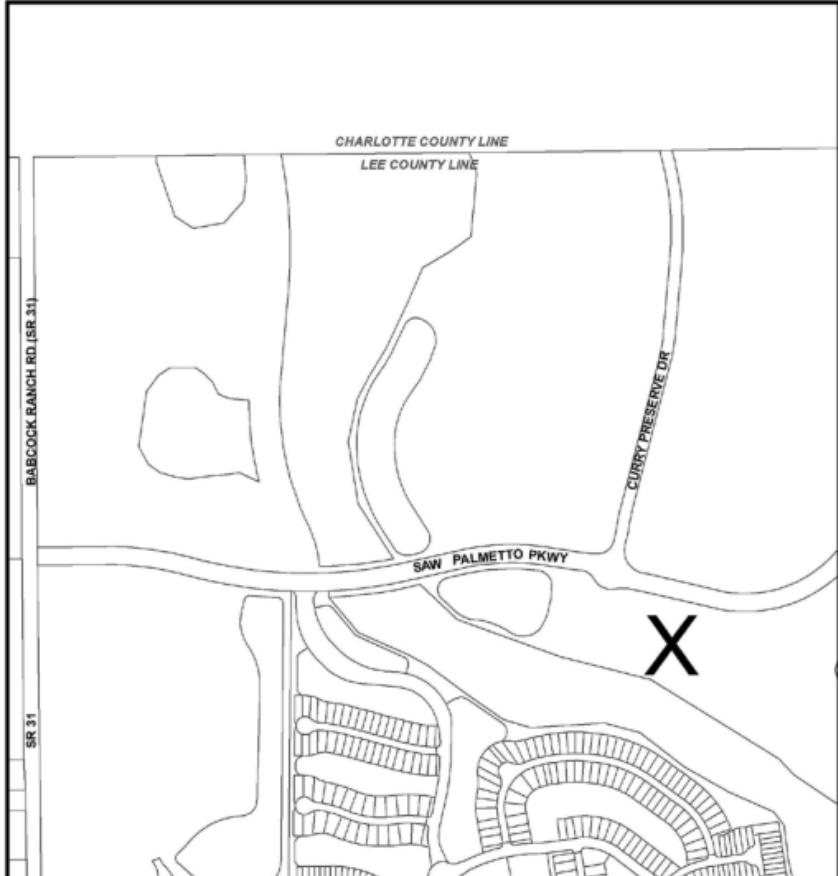
For questions, please contact:

Tom Sacharski, AICP  
RVi Planning + Landscape Architecture  
8725 Pendery Place, Suite 101, Bradenton, FL 34201

(941) 706-6132 or [tsacharski@rviplanning.com](mailto:tsacharski@rviplanning.com)

Directions:

From the Lee Civic Center Complex (11831 Bayshore Rd, North Fort Myers) driving north, go approximately 2.75 miles. Take a right onto Saw Palmetto Pkwy (traveling straight through the stop sign) for approximately 0.75 miles. The meeting location will be onsite, south of the intersection of Saw Palmetto Pkwy and Curry Preserve Dr. Please see attached location map.



**BABCOCK LEE COMPREHENSIVE PLAN AMENDMENT & MPD AMENDMENT  
NORTH OLGA COMMUNITY MEETING  
MARCH 16, 2024**



## Property Owners List/Parcel IDs

STRAP	OWNER OF RECORD
024326L301CE21000	BABCOCK PROPERTY HOLDINGS LLC
054326L101E250000	BABCOCK PROPERTY HOLDINGS LLC
064326L301D880000	BABCOCK PROPERTY HOLDINGS LLC
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064326L302B8700CE	PULTE HOME COMPANY LLC
064326L402D154000	PULTE HOME COMPANY LLC
064326L4020003719	PULTE HOME COMPANY LLC





## **BABCOCK MPD AMENDMENT PRELIMINARY DENSITY CALCULATION**

The Babcock Mixed Use Planned Development Amendment application is companion to the Babcock Comprehensive Plan Amendment. The CPA proposes to increase the maximum allowable density from 1 du/2.5 acres to 1 du/1.97 acres, and reduce the number of hotel rooms from 600 to 250 rooms. No change to the project intensity is proposed. The amendments will continue to allow for clustered mixed-use development, in a manner that supports specific and measurable enhancements relating to protection, conservation, enhancement and restoration of natural resources, as well as furthering the County's defined economic development goals, all of which result in significant regional benefits. The amendment also specifically supports housing diversity and the inclusion of multi-family and ALF units in the northern portion of the MPD, adjacent to more intensive "town center" uses in the Town of Babcock Ranch.

The following is a breakdown of the project density based upon the companion Comprehensive Plan Amendment.

<b>Future Land Use</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Unit Count</b>
New Community (Uplands & Preserved Wetlands)	1 du/1.97 AC	4,100.6 AC	2,081 DU
Wetlands (Impacted)	1 du/20 AC	56.52 AC	3 DU
<b>TOTAL PERMITTED UNIT COUNT*</b>			<b>2,078 DU</b>
<b>TOTAL REQUESTED UNIT COUNT*</b>			<b>2,078 DU</b>

\*Both Lee Plan Text Amendments and companion MPD zoning limit unit count to 2,078 DU

BABCOCK MPD  
*COMPREHENSIVE PLAN AMENDMENT*  
*TRAFFIC STUDY*

*February 21, 2024*

**Prepared By:**  
David Plummer & Associates

**Prepared For:**  
Kitson & Partners

**Date Prepared:**  
December 21, 2023  
Revised – February 21, 2024

**DPA Job #:**  
23521

**BABCOCK MPD**  
**COMPREHENSIVE PLAN AMENDMENT**  
**TRAFFIC STUDY**

### **Introduction**

The Babcock Ranch holdings encompass +/- 4,157 acres in northeast Lee County, Florida and within the North Olga Community Planning Area (Exhibit 1). The subject property is primarily bounded by the Charlotte County Line to the north, North River Road (CR 78) to the south and SR 31 to the west.

A comprehensive plan amendment (CPA) is proposed to amend Policy 1.1.15 relating to the New Community Future Land Use Category and Objective 29.9 relating to New Community North Olga. This CPA amendment proposes an addition of 360 multi-family residential dwelling units and 350 assisted living facility beds, for a total of 2,078 units using the County's density conversion in LDC section 34-1494. Additionally, the total number of hotel rooms will be reduced by 350 for a total of 250 hotel rooms. The amendment does not propose to increase the non-residential intensity of 1,170,000 SF. However, the traffic study reflects the entirety of this square footage as commercial retail to reflect "worst case scenario". 24,000 square feet of library use will be included in this proposed amendment and reflected as amenities in this traffic study.

The proposed map amendment will increase the wetlands reflected on the Future Land Use (FLU) Map from ±608-acres to ±615-acres, thereby decreasing overall development acreage. An amendment to the Mixed-Use Planned Development (MPD) approval per Resolution Z-17-026 is being filed concurrently with this petition.

### **Revised Traffic Study**

This CPA traffic study has been revised to address sufficiency comments left by Lee County Staff. Responses to the sufficiency comments can be seen in Appendix F.

### **Summary of Results**

The results of the Long Range 20-Year Horizon analysis are as follows.

1. The proposed Babcock MPD CPA does not cause additional transportation needs beyond those already identified by the following:
  - The 2045 improvement needs without the proposed CPA as established by this traffic study.
  - The 2045 improvement needs identified in the current 2045 Lee County MPO Long-Range Transportation Plan.

- The 2050 improvement needs identified in the current 2050 Charlotte County – Punta Gorda MPO Long-Range Transportation Plan.
2. The SR 31 corridor has been extensively studied since 2005 inclusive of the following:
- FDOT SR 31 PD&E Study (from SR 78 to Cook Brown Road) was completed in 2021 and established the ultimate improvements needed by 2045. First phase of construction begins in mid 2024.
  - FDOT SR 31 PD&E Study (from SR 78 to SR 80) is underway to establish the ultimate improvements needed by 2045.
  - FDOT SR 78 PD&E Study (from SR 31 to I-75) is underway to establish the ultimate improvements needed by 2045

### **CPA Traffic Study**

Consistent with Lee County’s Application for a Comprehensive Plan Amendment (Appendix A), this CPA traffic study provides a Long Range (20-year) Horizon analysis. Consistent with the Lee County’s non-regulatory transportation concurrency policies, the CPA 5-year analysis is provided to determine the actual transportation impacts of the Babcock MPD can be tracked for the first 5 years of development.

The Long-Range 20-year Horizon analysis provides a comparison of future road segment traffic conditions in Year 2045 on the Lee County MPO’s 2045 Highway Cost Feasible Plan network both “without” and “with” the proposed CPA. It has been established that the subject property would allow 1,630 residential units, 1,170,000 sq. ft. of commercial (retail + office), and 600 hotels rooms under the current land use designation. This represents the Future “approved” CPA scenario.

The outcome of the traffic study identifies the future needs of the Lee County Metropolitan Planning Organization (MPO) Transportation Plan. The MPO Plan is a long-term outlook for the purposes of identifying potential needs and funding sources to achieve that plan. When those needs are closer to reality, the MPO would then prioritize the needs along with the timing of the improvements to be included as part of the Cost Feasible Plan and Capital Improvement Plan.

The currently adopted 2045 MPO Needs Plan Projects for Lee County and Charlotte County are included as part of Appendix A.

### **Transportation Methodology**

The resultant traffic study has been prepared consistent with the original discussions and understanding of the proposed methodology between Staff and Applicant. The key CPA methodology assumptions are as follows.

- Year 2045 represents the Long Range – 20-year Horizon analysis
- The FDOT D1RPM travel model will be utilized
- Study area will be expanded beyond the 3-mile radius
- Generalized Service Volumes will apply
- Detail arterial analysis will not be accepted by Lee County
- Short Range – 5-year CIP Horizon analysis

## **Study Area**

In accordance with Lee County's Application for a Comprehensive Plan Amendment, the study should include a review of projected roadway conditions within a 3-mile radius of the site. As a result of the original methodology agreement, the study area has been extended to areas greater than the required 3-mile radius. At the request of FDOT, the analysis includes I-75 and SR 31 in Charlotte County. Additionally, segments studied for the Incremental DRI analysis have been included in this CPA study.

## **CPA Development Parameters**

The proposed project is anticipated to be build-out in Year 2030. The CPA horizon year for this study, however, is Year 2045 to coincide with the adopted Lee County MPO 2045 Transportation Plan.

The development program for purposes of the CPA is summarized as follows. For comparison, the entitled and proposed parameters are provided.

<b>MPD CPA Development Program</b>				
<b>Land Use Type</b>	<b>Unit</b>	<b>Size</b>		
		<b>Entitled <sup>(1)</sup></b>	<b>Proposed <sup>(2)</sup></b>	<b>Difference</b>
Single-Family	d.u.	980	1,630	+ 650
Multifamily	d.u.	650	360	-290
Hotel	rooms	600 <sup>(3)</sup>	250 <sup>(3)</sup>	-350
Retail/Entertainment	sq. ft.	870,000	1,170,000	+ 300,000
Office	sq. ft.	300,000	0	-300,000
Assisted Live Facility (ALF)	beds	0	350	+350
Church	sq. ft.	0	24,000	+24,000
Community Park	acres	48	48	+0

Footnotes:

(1) Current DR/GR and Rural Lands designations.

(2) Proposed CPA Overlay.

(3) Equivalent to 600 sq. ft. per hotel room.

(4) Equivalent to 500 sq. ft. per ALF bed.

Babcock Non-Residential Development Program				
Land Use Type	Unit	Size		
		CPA <sup>(1)</sup>	DRI <sup>(2)</sup>	Babcock Total <sup>(3)</sup>
Hotel	sq. ft.	150,000	360,000	510,000
Industrial	sq. ft.	0	650,000	650,000
Retail/Entertainment	sq. ft.	1,170,000	1,400,000	2,570,000
Office <sup>(3)</sup>	sq. ft.	0	3,025,500	3,025,500
Hospital	sq. ft.	0	265,500	265,500
ALF	sq. ft.	175,000	209,000	384,000
Total	sq. ft.	1,495,000	5,910,000 <sup>(4)</sup>	7,405,000

Footnotes:

- (1) Proposed Lee County CPA Overlay.
- (2) Charlotte County BRC DRI.
- (3) Excludes education, recreation, community and ancillary uses.
- (4) BRC MDO - Development of the subject property shall not exceed 6,000,000 square feet of non-residential uses.

## MPO Travel Model

The FDOT – District 1 Regional Planning Model (D1RPM\_v2.1\_InterimUpdate) was utilized to project future traffic volumes. The version, v2.1\_InterimUpdate, is the latest adopted D1RPM, which was adopted June 19, 2023.

### Background Development Adjustments

Within close proximity to the MPD, the approved Babcock Ranch Community DRI located in Charlotte County to the north, the travel model parameters reflective of this DRI were reviewed for reasonableness. Based on the daily external trips produced by the DRI TAZ (TAZ 4598), the TAZ parameters are considered reasonable for this CPA analysis.

Additionally, the recently approved Greenwell property was added to the 2045 CF network. The Greenwell property's allowable residential and commercial densities have been increased, which will impact the surrounding roadway network adjacent to the MPD, so a TAZ (TAZ 4492) was added to the D1RPM travel model.

### Socio-Economic Data

The approved CPA scenario reflected the following socio-economic parameters in the travel model. Worksheets were used to develop the input data for the analysis scenarios are provided in Appendix B.

<b>D1RPM Travel Model</b> <b>Approved CPA</b> <b>Development Parameters Summary</b>	
<b>Year 2045</b> <b>Socio-Economic Data</b>	<b>TAZ</b> <b>4305<sup>(1)</sup></b>
Single Family Units	980
Multifamily Units	650
Industrial Employees	0
Commercial Employees	2,175
Service Employees	1,886
Total Employees	4,061
Hotels	600
School/University Students	0

Footnote:

(1) Existing entitlements

The proposed CPA scenario reflected the following socio-economic parameters in the travel model. Worksheets were used to develop the input data for the analysis scenarios are provided in Appendix B.

<b>D1RPM Travel Model</b> <b>Proposed CPA</b> <b>Development Parameters Summary</b>	
<b>Year 2045</b> <b>Socio-Economic Data</b>	<b>TAZ</b> <b>4305<sup>(1)</sup></b>
Single Family Units	1,630
Multifamily Units	360
Industrial Employees	0
Commercial Employees	2,925
Service Employees	489
Total Employees	3,414
Hotels	250
School/University Students	0

Footnote:

(1) Proposed entitlements

## **Trip Generation**

For purposes of the CPA, the D1RPM\_v2.1\_InterimUpdate travel model was relied on to estimate the trip generation of the proposed overlay, consistent with the MPO Transportation Plan and Lee County CPA process. The resultant trip generation is explained in the following.

## **Long Range 20-Year Horizon (2045) Analysis**

The travel model was used to project future 2045 traffic conditions both without and with the proposed CPA. As explained above, the future road network used for these travel model assignments was the Lee County MPO 2045 Highway Cost Feasible Plan network.

The D1RPM input and output files for the travel model assignments can be downloaded from the following link:

<https://www.dropbox.com/scl/fo/zb0mtqxxms8p5sytcrz7/h?rlkey=xyekhzlqifa1bdekpkxu5x58y&dl=0>.

These files are available for download from the DPA drop box for approximately one month.

### **Future Conditions Without CPA**

Exhibits 2-1 (Lee County) and 2-2 (Charlotte County) show future traffic conditions in Year 2045 with the approved CPA, reflective of the current land use designation.

As shown in Exhibit 2-1 (Lee County), several road segments may have level of service issues in 2045 without the proposed CPA. In accordance with Chapter 163.3180, F.S., these road segments are deemed to be “transportation deficient”. The improvement necessary to correct the “transportation deficiency” is the funding responsibility of the entity that has maintenance responsibility for that facility. Therefore, the proposed CPA is not responsible to help improve and eliminate that deficiency.

For convenience, a summary of the analysis for the approved CPA is summarized in the table below. The traffic volume plots from the travel model are provided in Appendix C.

It is important to recognize that the background traffic levels in this analysis are based on the buildup of 6 million square feet that are conceptually approved in the Master Development Order for the Babcock Ranch Community DRI in Charlotte County. Additional approvals must be granted through the Incremental Development Orders with regional transportation analysis and subsequent transportation mitigation approvals that would in the future include this comprehensive plan amendment as background traffic.

The CPA analysis represents a planning level analysis for the long term. The SR 31 corridor has been extensively studied since 2005. The ultimate improvement needs at 2045 has been and will be established by the Florida DOT such as the SR 31 and SR 78 PD&E Studies. For Lee County facilities, it is anticipated that the funding sources for future long-term improvement needs within the study area will be primarily funded through the collection of road impact fees from new developments.

Future Transportation Needs Without CPA						
Roadway	From	To	Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan <sup>(1)</sup>
			Cost Feasible Network # of Lanes	Needs Plan Network # of Lanes		
Broadway St.	SR 80	North River Rd.	2	2	4	+2 <sup>(2,3)</sup>
Buckingham Rd.	SR 82	Gunnery Rd.	2	4	2	0
	Gunnery Rd.	Cemetery Rd.	2	2	4	+2 <sup>(2,3)</sup>
	Cemetery Rd.	Orange River Blvd.	2	2	4	+2 <sup>(2,3)</sup>
	Orange River Blvd.	SR 80	4	2	4	+2 <sup>(2,3)</sup>
Colonial Blvd.	Dynasty Dr.	SR 82	6	6	8	+2 <sup>(2,3)</sup>
Del Prado Blvd.	US 41	Slater Rd.	2	4	2	0
Gunnery Rd.	SR 82	Lee Blvd	4	4	4	0
	Lee Blvd.	Buckingham Rd.	2	2	4	+2 <sup>(2,3)</sup>
Joel Blvd.	Bell Blvd.	18th St.	4	4	4	0
	18th St.	SR 80	2	4	4	0
Lee Blvd.	SR 82	Alvin Ave.	6	6	8	+2 <sup>(2,3)</sup>
	Alvin Ave.	Gunnery Rd.	6	6	8	+2 <sup>(2,3)</sup>
	Gunnery Rd.	Homestead Rd.	6	6	6	0
Leeland Heights	Homestead Rd.	Joel Blvd.	4	6	4	0
Littleton Rd.	Corbett Rd.	US 41	4	6	4	0
	US 41	BUS 41	2	4	2	0
Luckett Rd.	Ortiz Ave.	Enterprise Pkwy.	4	4	4	0
	Enterprise Pkwy.	I-75	4	4	4	0
	I-75	Northland Rd.	2	4	4	0
	Northland Rd.	Country Lakes Dr.	2	4	4	0
N River Rd.	SR 31	Franklin Lock Rd.	2	2	2	0
	Franklin Lock Rd.	Broadway Rd.	2	2	2	0
N River Rd.	Broadway Rd.	County Line	2	2	2	0
Nalle Grade Rd.	Slater Rd.	Nalle Rd.	2	2	2	0
Nalle Rd.	SR 78	Nalle Grade Rd.	2	2	2	0
Orange River Blvd.	SR 80	Staley Rd.	2	2	4	+2 <sup>(2,3)</sup>
	Staley Rd.	Buckingham Rd.	2	2	4	+2 <sup>(2,3)</sup>
Ortiz Ave.	Colonial Blvd.	SR 82	4	4	6	+2 <sup>(2,3)</sup>
	SR 82	Luckett Rd.	4	4	4	0
	Luckett Rd.	SR 80	4	4	2	0
Plantation Rd.	Daniels Pkwy.	Idlewild St.	2	2	2	0
	Idlewild St.	Colonial Blvd.	4	4	4	0
Six Mile Cypress	Daniels Pkwy.	Winkler Rd.	4	4	4	0
	Winkler Rd.	Challenger Blvd.	6	6	4	0
	Challenger Blvd.	Colonial Blvd.	6	6	6	0
Slater Rd.	SR 78	Nalle Grade Rd.	2	2	2	0
Sunshine Blvd.	SR 82	23rd St. SW	4	4	4	0
	23rd St. SW	Lee Blvd.	4	4	2	0
Treeline Ave.	Daniels Pkwy.	Amberwood Rd.	4	4	6	+2 <sup>(2,3)</sup>
	Amberwood Rd.	Colonial Blvd.	4	4	4	0
USB 41 (Fowler St./USB 41 SB)	SR 80 (First St.)	N. End of Edison Bridge	3	3	3	0
USB 41	N. End of Edison Bridge	SR 78	6	6	6	0

Future Transportation Needs Without CPA (Continued)						
Roadway	From	To	Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan <sup>(1)</sup>
			Cost Feasible Network # of Lanes	Needs Plan Network # of Lanes		
USB 41	SR 78	Littleton Rd.	4	6	4	0
	Littleton Rd.	US 41 SB	4	4	4	0
	US 41 SB	SR 45/US 41	1	1	2	+1 <sup>(2,3)</sup>
USB 41 (Evans Ave./Park Ave.)	SR 82/MLK Blvd.	N. End of Edison Bridge	3	3	3	0
SR 884 (Colonial Blvd.)	SR 45/US 41	0.195 miles W. Solomon Blvd.	6	6	4	0
	0.195 miles W. Solomon Blvd.	Metro Pkwy.	6	6	6	0
	Metro Pkwy.	CR 865/Ortiz Ave.	6	6	8	+2 <sup>(2,3)</sup>
	CR 865/Ortiz Ave.	I-75	6	6	10	+4 <sup>(2,3)</sup>
	I-75	400 Ft E. of Dynasty Dr.	6	6	8	+2 <sup>(2,3)</sup>
US 41	Hanson St.	Johnson St.	6	6	6	0
	Johnson St.	Pondella Rd.	4	4	6	+2 <sup>(2,3)</sup>
	Pondella Rd.	Littleton Rd.	4	4	4	0
	Littleton Rd.	Del Prado Blvd.	4	4	4	0
	Del Prado Blvd.	Sun Seekers RV Park Entrance	4	4	8	+4 <sup>(2,3)</sup>
	Sun Seekers RV Park Entrance	Charlotte County Line	4	4	6	+2 <sup>(2,3)</sup>
SR 80 (First St.)	Fowler St.	SR 80/Seaboard St.	2	2	4	+2 <sup>(2,3)</sup>
SR 80 (Palm Beach Blvd.)	SR 80/Seaboard St.	Veronica Shoemaker Blvd.	4	4	4	0
	Veronica Shoemaker Blvd.	CR 80B (Ortiz Ave.)	4	4	4	0
	CR 80B (Ortiz Ave.)	I-75	6	6	4	0
	I-75	SR 31	6	6	6	0
	SR 31	Buckingham Rd.	4	4	6	+2 <sup>(2,3)</sup>
	Buckingham Rd.	W. of Werner Dr.	4	4	4	0
	W. of Werner Dr.	Hickey Creek Rd.	4	4	4	0
	Hickey Creek Rd.	Broadway St./CR 78	4	4	4	0
	Broadway St./CR 78	CR 884 (Joel Blvd.)	4	4	6	+2 <sup>(2,3)</sup>
	CR 884 (Joel Blvd.)	Hendry County Line	4	4	4	0
SR 80 (Second St.)	SR 739 (Fowler St.)	SR 739 (Park Ave.)	2	2	2	0
	SR 739 (Park Ave.)	SR 80	2	2	2	0
SR 78	Santa Barbara Blvd.	Del Prado Blvd.	6	6	6	0
	Del Prado Blvd.	W. of CR 78A	6	6	6	0
	W. of CR 78A	SR 45/US 41	4	6	4	0
SR 78	SR 45/US 41	SR 739/US 41 BUS	4	4	4	0
	SR 739/US 41 BUS	New Post Rd.	6	6	6	0
	New Post Rd.	Coon Rd./Slater Rd.	6	6	6	0
	Coon Rd./Slater Rd.	W. of Pritchett Pkwy.	4	4	6	+2 <sup>(2,3)</sup>

Roadway	From	To	Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan <sup>(1)</sup>
			Cost Feasible Network # of Lanes	Needs Plan Network # of Lanes		
	Coon Rd./Slater Rd.	W. of Pritchett Pkwy.	4	4	6	+2 <sup>(2,3)</sup>
	W. of Pritchett Pkwy.	Pritchett Pkwy.	4	4	6	+2 <sup>(2,3)</sup>
	Pritchett Pkwy.	Old Bayshore Rd.	4	2	4	+2 <sup>(2,3)</sup>
	Old Bayshore Rd.	SR 31	4	4	4	0
SR 82	SR 739	Michigan Link Ave.	4	4	6	+2 <sup>(2,3)</sup>
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	6	0
	CR 865/Ortiz Ave.	W. of Teter Rd.	6	6	8	+2 <sup>(2,3)</sup>
SR 82	W. of Teter Rd.	Buckingham Rd.	6	6	8	+2 <sup>(2,3)</sup>
	Buckingham Rd.	Colonial Blvd.	6	6	6	0
	Colonial Blvd.	Gateway Blvd.	6	6	6	0
	Gateway Blvd.	Griffin Dr.	6	6	6	0
	Griffin Dr.	Daniels Pkwy.	6	6	4	0
SR 93/I-75	Terminal Access Rd.	Daniels Pkwy.	10	10	8	0
	Daniels Pkwy.	Colonial Blvd.	10	10	8	0
	Colonial Blvd.	SR 82	10	10	8	0
	SR 82	Luckett Rd.	10	10	8	0
	Luckett Rd.	SR 80	10	10	6	0
	SR 80	SR 78	6	6	6	0
	SR 78	County Line	6	6	8	+2 <sup>(2,3)</sup>
SR 31	SR 80	SR 78	6	6	8	+2 <sup>(2,3)</sup>
	SR 78	Old Rodeo Dr.	6	6	8	+2 <sup>(2,3)</sup>
	Old Rodeo Dr.	N River Rd.	6	6	8	+2 <sup>(2,3)</sup>
	N River Rd.	Shirley Ln.	6	6	10	+4 <sup>(2,3)</sup>
	Shirley Ln.	Fox Hill Rd.	6	6	8	+2 <sup>(2,3)</sup>
	Fox Hill Rd.	Busbee Ln.	6	6	8	+2 <sup>(2,3)</sup>
	Busbee Ln.	County Line	6	6	8	+2 <sup>(2,3)</sup>

Footnotes:

- (1) Changes to be considered by the Lee County MPO in future plan updates.
- (2) Transportation Deficient per Chapter 163.3180, F.S. – Payment of Road Impact Fees may apply.
- (3) Future transportation needs are offset through required mitigation contribution from new developments.
- (4) CPA planning level analysis indicates greater than six lanes needs or parallel facility.  
Actual improvement needs subject to DRI or zoning traffic.

### Recommendation Without CPA

The on-going development of the SR 31 will provide its fair share of mitigation funding for roadway improvements in the study area. The roadway improvement effort will continue to be coordinated between Babcock Ranch, the Charlotte County-Punta Gorda MPO, the Lee County MPO and the Florida DOT. The MPO Transportation Plans will be updated periodically to reflect the priority and timing needs of those future roadway improvements, identified in this traffic study.

## **Future Conditions With CPA**

Exhibits 3-1 (Lee County) and 3-2 (Charlotte County) shows future traffic conditions in 2045 with the proposed CPA, reflective of the buildup of the proposed overlay. For convenience, a summary of the CPA analysis is summarized in the table below. The traffic volume plots from the travel model are provided in Appendix C.

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>Lee County MPO 2045 LRTP</b>		<b>CPA Analysis Needed # of Lanes</b>	<b>Changes To Adopted MPO Needs Plan <sup>(1)</sup></b>
			<b>Cost Feasible Network # of Lanes</b>	<b>Needs Plan Network # of Lanes</b>		
Broadway St.	SR 80	North River Rd.	2	2	4	+2 <sup>(2,3)</sup>
Buckingham Rd.	SR 82	Gunnery Rd.	2	4	2	0
	Gunnery Rd.	Cemetery Rd.	2	2	4	+2 <sup>(2,3)</sup>
	Cemetery Rd.	Orange River Blvd.	2	2	4	+2 <sup>(2,3)</sup>
	Orange River Blvd.	SR 80	4	2	4	+2 <sup>(2,3)</sup>
Colonial Blvd.	Dynasty Dr.	SR 82	6	6	8	+2 <sup>(2,3)</sup>
Del Prado Blvd.	US 41	Slater Rd.	2	4	2	0
Gunnery Rd.	SR 82	Lee Blvd	4	4	4	0
	Lee Blvd.	Buckingham Rd.	2	2	4	+2 <sup>(2,3)</sup>
Joel Blvd.	Bell Blvd.	18th St.	4	4	4	0
	18th St.	SR 80	2	4	4	0
Lee Blvd.	SR 82	Alvin Ave.	6	6	8	+2 <sup>(2,3)</sup>
	Alvin Ave.	Gunnery Rd.	6	6	8	+2 <sup>(2,3)</sup>
	Gunnery Rd.	Homestead Rd.	6	6	6	0
Leeland Heights	Homestead Rd.	Joel Blvd.	4	6	4	0
Littleton Rd.	Corbett Rd.	US 41	4	6	4	0
	US 41	BUS 41	2	4	2	0
Luckett Rd.	Ortiz Ave.	Enterprise Pkwy.	4	4	4	0
	Enterprise Pkwy.	I-75	4	4	4	0
	I-75	Northland Rd.	2	4	4	0
	Northland Rd.	Country Lakes Dr.	2	4	4	0
N River Rd.	SR 31	Franklin Lock Rd.	2	2	2	0
	Franklin Lock Rd.	Broadway Rd.	2	2	2	0
	Broadway Rd.	County Line	2	2	2	0
Nalle Grade Rd.	Slater Rd.	Nalle Rd.	2	2	2	0
Nalle Rd.	SR 78	Nalle Grade Rd.	2	2	2	0
Orange River Blvd.	SR 80	Staley Rd.	2	2	4	+2 <sup>(2,3)</sup>
	Staley Rd.	Buckingham Rd.	2	2	4	+2 <sup>(2,3)</sup>
Ortiz Ave.	Colonial Blvd.	SR 82	4	4	6	+2 <sup>(2,3)</sup>
	SR 82	Luckett Rd.	4	4	4	0
	Luckett Rd.	SR 80	4	4	2	0
Plantation Rd.	Daniels Pkwy.	Idlewild St.	2	2	2	0
	Idlewild St.	Colonial Blvd.	4	4	4	0
Six Mile Cypress	Daniels Pkwy.	Winkler Rd.	4	4	4	0
	Winkler Rd.	Challenger Blvd.	6	6	4	0
Six Mile Cypress	Challenger Blvd.	Colonial Blvd.	6	6	6	0

Future Transportation Needs With CPA (Continued)						
Roadway	From	To	Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan <sup>(1)</sup>
			Cost Feasible Network # of Lanes	Needs Plan Network # of Lanes		
Slater Rd.	SR 78	Nalle Grade Rd.	2	2	2	0
Sunshine Blvd.	SR 82	23rd St. SW	4	4	4	0
	23rd St. SW	Lee Blvd.	4	4	2	0
Treeline Ave.	Daniels Pkwy.	Amberwood Rd.	4	4	6	+2 <sup>(2,3)</sup>
	Amberwood Rd.	Colonial Blvd.	4	4	4	0
USB 41 (Fowler St./USB 41 SB)	SR 80 (First St.)	N. End of Edison Bridge	3	3	3	0
USB 41	N. End of Edison Bridge	SR 78	6	6	6	0
	SR 78	Littleton Rd.	4	6	4	0
	Littleton Rd.	US 41 SB	4	4	4	0
	US 41 SB	SR 45/US 41	1	1	2	+1 <sup>(2,3)</sup>
USB 41 (Evans Ave./Park Ave.)	SR 82/MLK Blvd.	N. End of Edison Bridge	3	3	3	0
SR 884 (Colonial Blvd.)	SR 45/US 41	0.195 miles W. Solomon Blvd.	6	6	4	0
	0.195 miles W. Solomon Blvd.	Metro Pkwy.	6	6	6	0
	Metro Pkwy.	CR 865/Ortiz Ave.	6	6	8	+2 <sup>(2,3)</sup>
	CR 865/Ortiz Ave.	I-75	6	6	10	+4 <sup>(2,3)</sup>
	I-75	400 Ft E. of Dynasty Dr.	6	6	8	+2 <sup>(2,3)</sup>
US 41	Hanson St.	Johnson St.	6	6	6	0
	Johnson St.	Pondella Rd.	4	4	6	+2 <sup>(2,3)</sup>
	Pondella Rd.	Littleton Rd.	4	4	4	0
	Littleton Rd.	Del Prado Blvd.	4	4	4	0
	Del Prado Blvd.	Sun Seekers RV Park Entrance	4	4	8	+4 <sup>(2,3)</sup>
	Sun Seekers RV Park Entrance	Charlotte County Line	4	4	6	+2 <sup>(2,3)</sup>
SR 80 (First St.)	Fowler St.	SR 80/Seaboard St.	2	2	4	+2 <sup>(2,3)</sup>
SR 80 (Palm Beach Blvd.)	SR 80/Seaboard St.	Veronica Shoemaker Blvd.	4	4	4	0
	Veronica Shoemaker Blvd.	CR 80B (Ortiz Ave.)	4	4	4	0
	CR 80B (Ortiz Ave.)	I-75	6	6	4	0
	I-75	SR 31	6	6	6	0
	SR 31	Buckingham Rd/Old Olga Rd.	4	4	6	+2 <sup>(2,3)</sup>
	Buckingham Rd/Old Olga Rd.	W. of Werner Dr.	4	4	4	0
	W. of Werner Dr.	Hickey Creek Rd.	4	4	4	0
	Hickey Creek Rd.	Broadway St./CR 78	4	4	4	0
	Broadway St./CR 78	CR 884 (Joel Blvd.)	4	4	6	+2 <sup>(2,3)</sup>
	CR 884 (Joel Blvd.)	Hendry County Line	4	4	4	0

Future Transportation Needs With CPA (Continued)						
<b>Roadway</b>	<b>To</b>	<b>From</b>	<b>Lee County MPO 2045 LRTP</b>		<b>CPA Analysis Needed # of Lanes</b>	<b>Changes To Adopted MPO Needs Plan <sup>(1)</sup></b>
			<b>Cost Feasible Network # of Lanes</b>	<b>Needs Plan Network # of Lanes</b>		
SR 80 Second St.)	SR 739 (Fowler St.)	SR 739 (Park Ave.)	2	2	2	0
	SR 739 (Park Ave.)	SR 80	2	2	2	0
SR 78	Santa Barbara Blvd.	Del Prado Blvd.	6	6	6	0
	Del Prado Blvd.	W. of CR 78A	6	6	6	0
	W. of CR 78A	SR 45/US 41	4	6	4	0
SR 78	SR 45/US 41	SR 739/US 41 BUS	4	4	4	0
	SR 739/US 41 BUS	New Post Rd.	6	6	6	0
	New Post Rd.	Coon Rd./Slater Rd.	6	6	6	0
	Coon Rd./Slater Rd.	W. of Pritchett Pkwy.	4	4	6	+2 <sup>(2,3)</sup>
	W. of Pritchett Pkwy.	Pritchett Pkwy.	4	4	6	+2 <sup>(2,3)</sup>
	Pritchett Pkwy.	Old Bayshore Rd.	4	<u>2</u>	4	+2 <sup>(2,3)</sup>
	Old Bayshore Rd.	SR 31	4	4	4	0
SR 82	SR 739	Michigan Link Ave.	4	4	6	+2 <sup>(2,3)</sup>
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	6	0
	CR 865/Ortiz Ave.	W. of Teter Rd.	6	6	8	+2 <sup>(2,3)</sup>
SR 82	W. of Teter Rd.	Buckingham Rd.	6	6	8	+2 <sup>(2,3)</sup>
	Buckingham Rd.	Colonial Blvd.	6	6	6	0
	Colonial Blvd.	Gateway Blvd.	6	6	6	0
	Gateway Blvd.	Griffin Dr.	6	6	6	0
	Griffin Dr.	Daniels Pkwy.	6	6	4	0
SR 93/I-75	Terminal Access Rd.	Daniels Pkwy.	10	10	8	0
	Daniels Pkwy.	Colonial Blvd.	10	10	8	0
	Colonial Blvd.	SR 82	10	10	8	0
	SR 82	Luckett Rd.	10	10	8	0
	Luckett Rd.	SR 80	10	10	6	0
	SR 80	SR 78	6	6	6	0
	SR 78	County Line	6	6	8	+2 <sup>(2,3)</sup>
SR 31	SR 80	SR 78	6	6	8	+2 <sup>(2,3)</sup>
	SR 78	Old Rodeo Dr.	6	6	8	+2 <sup>(2,3)</sup>
	Old Rodeo Dr.	N River Rd.	6	6	8	+2 <sup>(2,3)</sup>
	N River Rd.	Shirley Ln.	6	6	10	+4 <sup>(2,3)</sup>
	Shirley Ln.	Fox Hill Rd.	6	6	8	+2 <sup>(2,3)</sup>
	Fox Hill Rd.	Busbee Ln.	6	6	8	+2 <sup>(2,3)</sup>
	Busbee Ln.	County Line	6	6	8	+2 <sup>(2,3)</sup>

Footnotes:

- (1) Changes to be considered by the Lee County MPO in future plan updates.
- (2) Transportation Deficient per Chapter 163.3180, F.S. – Payment of Road Impact Fees may apply.
- (3) Future transportation needs are offset through required mitigation contribution from new developments.
- (4) CPA planning level analysis indicates greater than six lanes needs or parallel facility.

Actual improvement needs subject to DRI or zoning traffic.

## Future 2045 LRTP Needs Comparison

In the comparison between the approved and proposed CPA analysis, there are no improvements identified beyond those already needed with the approved CPA, as summarized below.

Future Transportation Needs Comparison						
<b>Roadway</b>	<b>From</b>	<b>To</b>	Lee County MPO 2045 LRTP		Changes To Adopted MPO Needs Plan <sup>(1)</sup>	
			Without CPA Needed # of Lanes	With CPA Needed # of Lanes	Without CPA	With CPA
Broadway St.	SR 80	North River Rd.	4	4	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
Buckingham Rd.	SR 82	Gunnery Rd.	2	2	0	0
	Gunnery Rd.	Cemetery Rd.	4	4	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Cemetery Rd.	Orange River Blvd.	4	4	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Orange River Blvd.	SR 80	4	4	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
Colonial Blvd.	Dynasty Dr.	SR 82	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
Del Prado Blvd.	US 41	Slater Rd.	2	2	0	0
Gunnery Rd.	SR 82	Lee Blvd	4	4	0	0
	Lee Blvd.	Buckingham Rd.	4	4	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
Joel Blvd.	Bell Blvd.	18th St.	4	4	0	0
	18th St.	SR 80	4	4	0	0
Lee Blvd.	SR 82	Alvin Ave.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Alvin Ave.	Gunnery Rd.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Gunnery Rd.	Homestead Rd.	6	6	0	0
Leeland Heights	Homestead Rd.	Joel Blvd.	4	4	0	0
Littleton Rd.	Corbett Rd.	US 41	4	4	0	0
	US 41	BUS 41	2	2	0	0
Luckett Rd.	Ortiz Ave.	Enterprise Pkwy.	4	4	0	0
	Enterprise Pkwy.	I-75	4	4	0	0
	I-75	Northland Rd.	4	4	0	0
	Northland Rd.	Country Lakes Dr.	4	4	0	0
N River Rd.	SR 31	Franklin Lock Rd.	2	2	0	0
	Franklin Lock Rd.	Broadway Rd.	2	2	0	0
	Broadway Rd.	County Line	2	2	0	0
Nalle Grade Rd.	Slater Rd.	Nalle Rd.	2	2	0	0
Nalle Rd.	SR 78	Nalle Grade Rd.	2	2	0	0
Orange River Blvd.	SR 80	Staley Rd.	4	4	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Staley Rd.	Buckingham Rd.	4	4	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
Ortiz Ave.	Colonial Blvd.	SR 82	6	6	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	SR 82	Luckett Rd.	4	4	0	0
	Luckett Rd.	SR 80	2	2	0	0
Plantation Rd.	Daniels Pkwy.	Idlewild St.	2	2	0	0
	Idlewild St.	Colonial Blvd.	4	4	0	0
Six Mile Cypress	Daniels Pkwy.	Winkler Rd.	4	4	0	0
	Winkler Rd.	Challenger Blvd.	4	4	0	0
	Challenger Blvd.	Colonial Blvd.	6	6	0	0
Slater Rd.	SR 78	Nalle Grade Rd.	2	2	0	0

Future Transportation Needs Comparison (Continued)						
<b>Roadway</b>	<b>From</b>	<b>To</b>	Lee County MPO 2045 LRTP		Changes To Adopted MPO Needs Plan <sup>(1)</sup>	
			Without CPA Needed # of Lanes	With CPA Needed # of Lanes	Without CPA	With CPA
Sunshine Blvd.	SR 82	23rd St. SW	4	4	0	0
	23rd St. SW	Lee Blvd.	2	2	0	0
Treeline Ave.	Daniels Pkwy.	Amberwood Rd.	6	6	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Amberwood Rd.	Colonial Blvd.	4	4	0	0
USB 41 (Fowler St./USB 41 SB)	SR 80 (First St.)	N. End of Edison Bridge	3	3	0	0
USB 41 (N. Tamiami Trail/)	N. End of Edison Bridge	SR 78	6	6	0	0
	SR 78	Littleton Rd.	4	4	0	0
	Littleton Rd.	US 41 SB	4	4	0	0
	US 41 SB	SR 45/US 41	2	2	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
USB 41 (Evans Ave./Park Ave.)	SR 82/MLK Blvd.	N. End of Edison Bridge	3	3	0	0
SR 884 (Colonial Blvd.)	SR 45/US 41	0.195 miles W. Solomon Blvd.	4	4	0	0
	0.195 miles W. Solomon Blvd.	Metro Pkwy.	6	6	0	0
	Metro Pkwy.	CR 865/Ortiz Ave.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	CR 865/Ortiz Ave.	I-75	10	10	+4 <sup>(2,3)</sup>	+4 <sup>(2,3)</sup>
	I-75	400 Ft E. of Dynasty Dr.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
US 41	Hanson St.	Johnson St.	6	6	0	0
	Johnson St.	Pondella Rd.	6	6	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Pondella Rd.	Littleton Rd.	4	4	0	0
	Littleton Rd.	Del Prado Blvd.	4	4	0	0
	Del Prado Blvd.	Sun Seekers RV Park Entrance	8	8	+4 <sup>(2,3)</sup>	+4 <sup>(2,3)</sup>
	Sun Seekers RV Park Entrance	Charlotte County Line	6	6	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
SR 80 (First St.)	Fowler St.	SR 80/Seaboard St.	4	4	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
SR 80 (Palm Beach Blvd.)	SR 80/Seaboard St.	Veronica Shoemaker Blvd.	4	4	0	0
	Veronica Shoemaker Blvd.	CR 80B (Ortiz Ave.)	4	4	0	0
	CR 80B (Ortiz Ave.)	I-75	4	4	0	0
	I-75	SR 31	6	6	0	0
	SR 31	Buckingham Rd	6	6	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Buckingham Rd.	W. of Werner Dr.	4	4	0	0
	W. of Werner Dr.	Hickey Creek Rd.	4	4	0	0
	Hickey Creek Rd.	Broadway St./CR 78	4	4	0	0
	Broadway St./CR 78	CR 884 (Joel Blvd.)	6	6	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	CR 884 (Joel Blvd.)	Hendry County Line	4	4	0	0
SR 80 (Second St.)	SR 739 (Fowler St.)	SR 739 (Park Ave.)	2	2	0	0
	SR 739 (Park Ave.)	SR 80	2	2	0	0

Roadway	To	From	CPA Analysis		Changes To Adopted MPO Needs Plan <sup>(1)</sup>	
			Without CPA Needed # of Lanes	With CPA Needed # of Lanes	Without CPA	With CPA
SR 78	Santa Barbara Blvd.	Del Prado Blvd.	6	6	0	0
	Del Prado Blvd.	W. of CR 78A	6	6	0	0
	W. of CR 78A	SR 45/US 41	4	4	0	0
SR 78	SR 45/US 41	SR 739/US 41 BUS	4	4	0	0
	SR 739/US 41 BUS	New Post Rd.	6	6	0	0
	New Post Rd.	Coon Rd./Slater Rd.	6	6	0	0
	Coon Rd./Slater Rd.	W. of Pritchett Pkwy.	6	6	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	W. of Pritchett Pkwy.	Pritchett Pkwy.	6	6	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Pritchett Pkwy.	Old Bayshore Rd.	4	4	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Old Bayshore Rd.	SR 31	4	4	0	0
SR 82	SR 739	Michigan Link Ave.	6	6	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	0	0
	CR 865/Ortiz Ave.	W. of Teter Rd.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
SR 82	W. of Teter Rd.	Buckingham Rd.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Buckingham Rd.	Colonial Blvd.	6	6	0	0
	Colonial Blvd.	Gateway Blvd.	6	6	0	0
	Gateway Blvd.	Griffin Dr.	6	4	0	0
	Griffin Dr.	Daniels Pkwy.	4	4	0	0
SR 93/I-75	Terminal Access Rd.	Daniels Pkwy.	8	8	0	0
	Daniels Pkwy.	Colonial Blvd.	8	8	0	0
	Colonial Blvd.	SR 82	8	8	0	0
	SR 82	Luckett Rd.	8	8	0	0
	Luckett Rd.	SR 80	6	6	0	0
	SR 80	SR 78	6	6	0	0
	SR 78	County Line	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
SR 31	SR 80	SR 78	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	SR 78	Old Rodeo Dr.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Old Rodeo Dr.	N River Rd.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	N River Rd.	Shirley Ln.	10	10	+4 <sup>(2,3)</sup>	+4 <sup>(2,3)</sup>
	Shirley Ln.	Fox Hill Rd.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Fox Hill Rd.	Busbee Ln.	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>
	Busbee Ln.	County Line	8	8	+2 <sup>(2,3)</sup>	+2 <sup>(2,3)</sup>

Footnotes:

- (1) Changes to be considered by the Lee County MPO in future plan updates.
- (2) Transportation Deficient per Chapter 163.3180, F.S. – Payment of Road Impact Fees may apply.
- (3) Future transportation needs are offset through required mitigation contribution from new developments.
- (4) CPA planning level analysis indicates greater than six lanes needs or parallel facility.  
Actual improvement needs subject to DRI or zoning traffic.

The CPA analysis represents a planning level analysis for the long term. The SR 31 corridor has been extensively studied since 2005. The ultimate improvement needs at 2045 has been and will be established by the Florida DOT such as the SR 31 and SR 78 PD&E Studies. For Lee County

facilities, it is anticipated that the funding sources for future long-term improvement needs within the study area will be primarily funded through the collection of road impact fees from new developments.

### Recommendation With CPA

The on-going development of the BRC DRI and the Babcock Lee MPD will provide its fair share of mitigation funding for roadway improvements in the study area. The roadway improvement effort will continue to be coordinated between Babcock, the Charlotte County-Punta Gorda MPO, the Lee County MPO and the Florida DOT. The MPO Transportation Plans will be updated periodically to reflect the priority and timing needs of those future roadway improvements.

### Short Term (Year 2030) CIP Analysis

DPA has reach out to Lee County Staff on February 8, 2024 with the request of using the year 2030 road segment analysis submitted for the recently amended MPD zoning (Appendix D). Staff has agreed to the request for using the zoning road segment analysis for the short-term CPA analysis. All supporting documentation for the 2030 road segment analysis can be seen in Appendix E.

### MPD Buildout Trip Generation Comparison

The year 2030 road segment analysis reflects the full buildout of the MPD. 2030 projected traffic distribution will be determined by the D1RPM travel model. ITE Trip Generation will be applied to the model derived distributions for each scenario to determine project traffic on each segment. PM peak hour trip generation for the approved and proposed development programs is summarized below, with the detailed trip generation sheets in Appendix E-2 and E-3.

Babcock MPD Year 2030 Development Trip Distribution PM Peak Hour – Two-way Trips		
To / From	Approved MPD <sup>(1)</sup> Development	Proposed MPD <sup>(1)</sup> Development
Total Trip Generation	4,784 <sup>(2)</sup> (100.0%)	5,314 <sup>(2)</sup> (100.0%)
MPD Internal Capture	1,354 <sup>(3)</sup> (30.0%)	1,498 <sup>(3)</sup> (28.2%)
MPD/DRI Community Capture	1,346 (28.1%) <sup>(4)</sup>	1,464 (27.6%) <sup>(4)</sup>
Retail Pass-by	0 <sup>(5)</sup> (0.0%)	0 <sup>(5)</sup> (0.0%)
All Other External TAZs Beyond Babcock Ranch	2,084 (43.6%)	2,352 (44.3%)

Footnote:

(1) D1RPM TAZ #4305.

(2) ITE, Trip Generation, 11<sup>th</sup> Edition.

(3) ITE, Trip Generation Handbook, 3<sup>rd</sup> Edition.

(4) Percent capture between MPD and DRI traffic determined by D1RPM model where % capture = Total Trips To/From DRI / Total MPD Traffic.

(5) Retail pass-by trips is assumed to be 0 until a development order for retail adjacent to SR 31 has been submitted.

Appendix E-6, E-7 (Lee County) and E-8 (Charlotte County) show future traffic conditions in Year 2030 with the approved MPD CPA, reflective of the current land use designation.

As shown in Appendix E-6, E-7 (Lee County), several road segments may have level of service issues in 2030 with the approved CPA. In accordance with Chapter 163.3180, F.S., these road segments are deemed to be “transportation deficient”. The improvement necessary to correct the “transportation deficiency” is the funding responsibility of the entity that has maintenance responsibility for that facility. Therefore, the proposed MPD CPA is not responsible to help improve and eliminate that deficiency.

#### Future 2030 Traffic Conditions With Approved CPA

A summary of the analysis for the approved CPA is presented in the table below, with the detailed analysis in Appendix E-6, E-7, and E-8. The traffic volume plots from the travel model are provided in Appendix E-4.

Future 2030 Transportation Needs With Approved CPA						
Roadway	From	To	E+C Network # of Lanes	Approved CPA # of Lanes Needed	Future LOS	Additional Lanes Needed With Approved CPA
Broadway St.	SR 80	North River Rd.	2	4	F	+2 <sup>(1,2)</sup>
Buckingham Rd.	SR 82	Gunnery Rd.	2	2	C	0
	Gunnery Rd.	Cemetery Rd.	2	2	C	0
	Cemetery Rd.	Orange River Blvd.	2	4	F	+2 <sup>(1,2)</sup>
	Orange River Blvd.	SR 80	4	4	F	+2 <sup>(1,2)</sup>
Colonial Blvd.	Dynasty Dr.	SR 82	6	8	F	+2 <sup>(1,2)</sup>
Del Prado Blvd.	US 41	Slater Rd.	2	2	C	0
Gunnery Rd.	SR 82	Lee Blvd	4	4	C	0
	Lee Blvd.	Buckingham Rd.	2	2	C	0
Joel Blvd.	Bell Blvd.	18th St.	4	4	C	0
	18th St.	SR 80	2	4	F	+2 <sup>(1,2)</sup>
Lee Blvd.	SR 82	Alvin Ave.	6	8	F	+2 <sup>(1,2)</sup>
	Alvin Ave.	Gunnery Rd.	6	8	F	+2 <sup>(1,2)</sup>
	Gunnery Rd.	Homestead Rd.	6	8	F	+2 <sup>(1,2)</sup>
Leeland Heights	Homestead Rd.	Joel Blvd.	4	4	C	0
Littleton Rd.	Corbett Rd.	US 41	4	4	F	+2 <sup>(1,2)</sup>
	US 41	BUS 41	2	2	C	0
Luckett Rd.	Ortiz Ave.	Enterprise Pkwy.	4	2	D	0
	Enterprise Pkwy.	I-75	4	4	D	0
	I-75	Northland Rd.	2	4	C	0
	Northland Rd.	Country Lakes Dr.	2	2	D	0
N River Rd.	SR 31	Franklin Lock Rd.	2	2	C	0
	Franklin Lock Rd.	Broadway Rd.	2	2	C	0
N River Rd.	Broadway Rd.	County Line	2	2	C	0
Nalle Grade Rd.	Slater Rd.	Nalle Rd.	2	2	C	0
Nalle Rd.	SR 78	Nalle Grade Rd.	2	2	C	0
Orange River Blvd.	SR 80	Staley Rd.	2	4	F	+2 <sup>(1,2)</sup>
	Staley Rd.	Buckingham Rd.	2	2	D	0

**Future Transportation Needs With Approved CPA (Continued)**

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>E+C Network # of Lanes</b>	<b>Approved CPA # of Lanes Needed</b>	<b>Future LOS</b>	<b>Additional Lanes Needed With Approved CPA</b>
Ortiz Ave.	Colonial Blvd.	SR 82	4	4	C	0
	SR 82	Luckett Rd.	4	2	E	0
	Luckett Rd.	SR 80	4	2	D	0
Plantation Rd.	Daniels Pkwy.	Idlewild St.	2	2	E	0
	Idlewild St.	Colonial Blvd.	4	4	D	0
Six Mile Cypress	Daniels Pkwy.	Winkler Rd.	4	4	C	0
	Winkler Rd.	Challenger Blvd.	6	6	C	0
	Challenger Blvd.	Colonial Blvd.	6	6	D	0
Slater Rd.	SR 78	Nalle Grade Rd.	2	2	C	0
Sunshine Blvd.	SR 82	23rd St. SW	4	2	C	0
	23rd St. SW	Lee Blvd.	4	2	C	0
Treeline Ave.	Daniels Pkwy.	Amberwood Rd.	4	4	C	0
	Amberwood Rd.	Colonial Blvd.	4	4	C	0
USB 41 (Fowler St./USB 41 SB)	SR 80 (First St.)	N. End of Edison Bridge	3	3	C	0
USB 41	N. End of Edison Bridge	SR 78	6	6	C	0
USB 41	SR 78	Littleton Rd.	6	6	C	0
	Littleton Rd.	US 41 SB	4	4	C	0
	US 41 SB	SR 45/US 41	1	2	F	+1 <sup>(1,2)</sup>
USB 41 (Evans Ave./Park Ave.)	SR 82/MLK Blvd.	N. End of Edison Bridge	3	3	C	0
SR 884 (Colonial Blvd.)	SR 45/US 41	0.195 miles W. Solomon Blvd.	6	6	C	0
	0.195 miles W. Solomon Blvd.	Metro Pkwy.	6	8	F	+2 <sup>(1,2)</sup>
	Metro Pkwy.	CR 865/Ortiz Ave.	6	8	F	+2 <sup>(1,2)</sup>
	CR 865/Ortiz Ave.	I-75	6	10	F	+4 <sup>(1,2)</sup>
	I-75	400 Ft E. of Dynasty Dr.	6	8	F	+2 <sup>(1,2)</sup>
US 41	Hanson St.	Johnson St.	6	6	C	0
	Johnson St.	Pondella Rd.	4	6	F	+2 <sup>(1,2)</sup>
	Pondella Rd.	Littleton Rd.	4	4	C	0
	Littleton Rd.	Del Prado Blvd.	4	4	C	0
	Del Prado Blvd.	Sun Seekers RV Park Entrance	4	6	F	+2 <sup>(1,2)</sup>
	Sun Seekers RV Park Entrance	Charlotte County Line	4	4	C	0
SR 80 (First St.)	Fowler St.	SR 80/Seaboard St.	2	4	F	+2 <sup>(1,2)</sup>
SR 80 (Palm Beach Blvd.)	SR 80/Seaboard St.	Veronica Shoemaker Blvd.	4	4	C	0
	Veronica Shoemaker Blvd.	CR 80B (Ortiz Ave.)	4	4	C	0
	CR 80B (Ortiz Ave.)	I-75	6	6	C	0
	I-75	SR 31	6	6	C	0
	SR 31	Buckingham Rd.	4	6	F	+2 <sup>(1,2)</sup>
	Buckingham Rd.	W. of Werner Dr.	4	4	B	0

Future Transportation Needs With Approved CPA (Continued)						
Roadway	From	To	E+C Network # of Lanes	Approved CPA # of Lanes Needed	Future LOS	Additional Lanes Needed With Approved CPA
	W. of Werner Dr.	Hickey Creek Rd.	4	4	B	0
	Hickey Creek Rd.	Broadway St./CR 78	4	4	B	0
	Broadway St./CR 78	CR 884 (Joel Blvd.)	4	4	C	0
	CR 884 (Joel Blvd.)	Hendry County Line	4	4	B	0
SR 80 (Second St.)	SR 739 (Fowler St.)	SR 739 (Park Ave.)	2	2	D	0
	SR 739 (Park Ave.)	SR 80	2	2	D	0
SR 78	Santa Barbara Blvd.	Del Prado Blvd.	4	6	F	+2 <sup>(1,2)</sup>
	Del Prado Blvd.	W. of CR 78A	4	6	F	+2 <sup>(1,2)</sup>
	W. of CR 78A	SR 45/US 41	4	4	C	0
	SR 45/US 41	SR 739/US 41 BUS	4	4	C	0
	SR 739/US 41 BUS	New Post Rd.	4	4	C	0
	New Post Rd.	Coon Rd./Slater Rd.	4	4	C	0
	Coon Rd./Slater Rd.	W. of Pritchett Pkwy.	4	4	C	0
	W. of Pritchett Pkwy.	Pritchett Pkwy.	4	4	C	0
	Pritchett Pkwy.	Old Bayshore Rd.	2	2	C	0
	Old Bayshore Rd.	SR 31	2	2	D	0
SR 82	SR 739	Michigan Link Ave.	4	6	F	+2 <sup>(1,2)</sup>
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	C	0
	CR 865/Ortiz Ave.	W. of Teter Rd.	6	6	D	0
	W. of Teter Rd.	Buckingham Rd.	6	6	C	0
	Buckingham Rd.	Colonial Blvd.	6	6	C	0
	Colonial Blvd.	Gateway Blvd.	6	6	C	0
	Gateway Blvd.	Griffin Dr.	6	6	C	0
	Griffin Dr.	Daniels Pkwy.	6	6	C	0
SR 93/I-75	Terminal Access Rd.	Daniels Pkwy.	6	8	F	+2 <sup>(1,2)</sup>
	Daniels Pkwy.	Colonial Blvd.	6	8	E	+2 <sup>(1,2)</sup>
	Colonial Blvd.	SR 82	6	6	D	0
	SR 82	Luckett Rd.	6	6	D	0
	Luckett Rd.	SR 80	6	6	D	0
	SR 80	SR 78	6	6	D	0
	SR 78	County Line	6	6	C	0
SR 31	SR 80	SR 78	2	4	F	+2 <sup>(1,2)</sup>
	SR 78	Old Rodeo Dr.	4	6	F	+2 <sup>(1,2)</sup>
	Old Rodeo Dr.	N River Rd.	4	6	F	+2 <sup>(1,2)</sup>
	N River Rd.	Shirley Ln.	4	6	F	+2 <sup>(1,2)</sup>
	Shirley Ln.	Fox Hill Rd.	4	4	C	0
	Fox Hill Rd.	Busbee Ln.	4	4	C	0
	Busbee Ln.	County Line	4	4	C	0

Footnotes:

- (1) Transportation Deficient per Chapter 163.3180, F.S. – Payment of Road Impact Fees may apply.  
 (2) Future transportation needs are offset through required mitigation contribution from new developments.

## Future 2030 Traffic Conditions With Proposed CPA

A summary of the analysis for the approved CPA is presented in the table below, with the detailed analysis in Appendix E-9, E-10, and E-11. The traffic volume plots from the travel model are provided in Appendix E-5.

Future Transportation Needs With Proposed CPA						
Roadway	From	To	E+C Network # of Lanes	Proposed CPA # of Lanes Needed	Future LOS	Additional Lanes Needed With Proposed CPA
Broadway St.	SR 80	North River Rd.	2	2	E	0
Buckingham Rd.	SR 82	Gunnery Rd.	2	2	C	0
	Gunnery Rd.	Cemetery Rd.	2	2	C	0
	Cemetery Rd.	Orange River Blvd.	2	4	F	+2 <sup>(1,2)</sup>
	Orange River Blvd.	SR 80	4	4	F	+2 <sup>(1,2)</sup>
Colonial Blvd.	Dynasty Dr.	SR 82	6	8	F	+2 <sup>(1,2)</sup>
Del Prado Blvd.	US 41	Slater Rd.	2	2	C	0
Gunnery Rd.	SR 82	Lee Blvd	4	4	C	0
	Lee Blvd.	Buckingham Rd.	2	2	C	0
Joel Blvd.	Bell Blvd.	18th St.	4	4	C	0
	18th St.	SR 80	2	4	F	+2 <sup>(1,2)</sup>
Lee Blvd.	SR 82	Alvin Ave.	6	8	F	+2 <sup>(1,2)</sup>
	Alvin Ave.	Gunnery Rd.	6	8	F	+2 <sup>(1,2)</sup>
	Gunnery Rd.	Homestead Rd.	6	8	F	+2 <sup>(1,2)</sup>
Leeland Heights	Homestead Rd.	Joel Blvd.	4	4	C	0
Littleton Rd.	Corbett Rd.	US 41	4	4	F	+2 <sup>(1,2)</sup>
	US 41	BUS 41	2	2	C	0
Luckett Rd.	Ortiz Ave.	Enterprise Pkwy.	4	2	D	0
	Enterprise Pkwy.	I-75	4	4	D	0
	I-75	Northland Rd.	2	4	C	0
	Northland Rd.	Country Lakes Dr.	2	2	D	0
N River Rd.	SR 31	Franklin Lock Rd.	2	2	C	0
	Franklin Lock Rd.	Broadway Rd.	2	2	C	0
N River Rd.	Broadway Rd.	County Line	2	2	C	0
Nalle Grade Rd.	Slater Rd.	Nalle Rd.	2	2	C	0
Nalle Rd.	SR 78	Nalle Grade Rd.	2	2	C	0
Orange River Blvd.	SR 80	Staley Rd.	2	4	F	+2 <sup>(1,2)</sup>
	Staley Rd.	Buckingham Rd.	2	2	D	0
Ortiz Ave.	Colonial Blvd.	SR 82	4	4	C	0
	SR 82	Luckett Rd.	4	2	E	0
	Luckett Rd.	SR 80	4	2	D	0
Plantation Rd.	Daniels Pkwy.	Idlewild St.	2	2	E	0
	Idlewild St.	Colonial Blvd.	4	4	D	0
Six Mile Cypress	Daniels Pkwy.	Winkler Rd.	4	4	C	0
	Winkler Rd.	Challenger Blvd.	6	6	C	0
	Challenger Blvd.	Colonial Blvd.	6	6	D	0
Slater Rd.	SR 78	Nalle Grade Rd.	2	2	C	0
Sunshine Blvd.	SR 82	23rd St. SW	4	2	C	0
	23rd St. SW	Lee Blvd.	4	2	C	0

**Future Transportation Needs With Proposed CPA (Continued)**

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>E+C Network # of Lanes</b>	<b>Proposed CPA # of Lanes Needed</b>	<b>Future LOS</b>	<b>Additional Lanes Needed With Proposed CPA</b>
Treeline Ave.	Daniels Pkwy.	Amberwood Rd.	4	4	C	0
	Amberwood Rd.	Colonial Blvd.	4	4	C	0
USB 41 (Fowler St./USB 41 SB)	SR 80 (First St.)	N. End of Edison Bridge	3	3	C	0
USB 41	N. End of Edison Bridge	SR 78	6	6	C	0
	SR 78	Littleton Rd.	6	6	C	0
	Littleton Rd.	US 41 SB	4	4	C	0
USB 41	US 41 SB	SR 45/US 41	1	2	F	+1 <sup>(1,2)</sup>
USB 41 (Evans Ave./Park Ave.)	SR 82/MLK Blvd.	N. End of Edison Bridge	3	3	C	0
SR 884 (Colonial Blvd.)	SR 45/US 41	0.195 miles W. Solomon Blvd.	6	6	C	0
	0.195 miles W. Solomon Blvd.	Metro Pkwy.	6	8	F	+2 <sup>(1,2)</sup>
	Metro Pkwy.	CR 865/Ortiz Ave.	6	8	F	+2 <sup>(1,2)</sup>
	CR 865/Ortiz Ave.	I-75	6	10	F	+4 <sup>(1,2)</sup>
	I-75	E. of Dynasty Dr.	6	8	F	+2 <sup>(1,2)</sup>
US 41	Hanson St.	Johnson St.	6	6	C	0
	Johnson St.	Pondella Rd.	4	6	F	+2 <sup>(1,2)</sup>
	Pondella Rd.	Littleton Rd.	4	4	C	0
	Littleton Rd.	Del Prado Blvd.	4	4	C	0
	Del Prado Blvd.	Sun Seekers RV Park Entrance	4	6	F	+2 <sup>(1,2)</sup>
	Sun Seekers RV Park Entrance	Charlotte County Line	4	4	C	0
SR 80 (First St.)	Fowler St.	SR 80/Seaboard St.	2	4	F	+2 <sup>(1,2)</sup>
	SR 80/Seaboard St.	Veronica Shoemaker Blvd.	4	4	C	0
SR 80 (Palm Beach Blvd.)	Veronica Shoemaker Blvd.	CR 80B (Ortiz Ave.)	4	4	C	0
	CR 80B (Ortiz Ave.)	I-75	6	6	C	0
	I-75	SR 31	6	6	C	0
	SR 31	Buckingham Rd.	4	6	F	+2 <sup>(1,2)</sup>
	Buckingham Rd.	W. of Werner Dr.	4	4	B	0
	W. of Werner Dr.	Hickey Creek Rd.	4	4	B	0
	Hickey Creek Rd.	Broadway St./CR 78	4	4	B	0
	Broadway St./CR 78	CR 884 (Joel Blvd.)	4	4	C	0
	CR 884 (Joel Blvd.)	Hendry County Line	4	4	B	0
SR 80 (Second St.)	SR 739 (Fowler St.)	SR 739 (Park Ave.)	2	2	D	0
	SR 739 (Park Ave.)	SR 80	2	2	D	0
SR 78	Santa Barbara Blvd.	Del Prado Blvd.	4	6	F	+2 <sup>(1,2)</sup>
	Del Prado Blvd.	W. of CR 78A	4	6	F	+2 <sup>(1,2)</sup>
	W. of CR 78A	SR 45/US 41	4	4	C	0
SR 78	SR 45/US 41	SR 739/US 41 BUS	4	4	C	0
	SR 739/US 41 BUS	New Post Rd.	4	4	C	0
	New Post Rd.	Coon Rd./Slater Rd.	4	4	C	0

Future Transportation Needs With Proposed CPA (Continued)						
Roadway	From	To	E+C Network # of Lanes	Proposed CPA # of Lanes Needed	Future LOS	Additional Lanes Needed With Proposed CPA
SR 78	Coon Rd./Slater Rd.	W. of Pritchett Pkwy.	4	4	C	0
	W. of Pritchett Pkwy.	Pritchett Pkwy.	4	4	C	0
	Pritchett Pkwy.	Old Bayshore Rd.	2	2	C	0
	Old Bayshore Rd.	SR 31	2	2	D	0
SR 82	SR 739	Michigan Link Ave.	4	6	F	+2 <sup>(1,2)</sup>
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	C	0
	CR 865/Ortiz Ave.	W. of Teter Rd.	6	8	F	+2
SR 82	W. of Teter Rd.	Buckingham Rd.	6	6	C	0
	Buckingham Rd.	Colonial Blvd.	6	6	C	0
	Colonial Blvd.	Gateway Blvd.	6	6	C	0
	Gateway Blvd.	Griffin Dr.	6	6	C	0
	Griffin Dr.	Daniels Pkwy.	6	6	C	0
SR 93/I-75	Terminal Access Rd.	Daniels Pkwy.	6	8	F	+2 <sup>(1,2)</sup>
	Daniels Pkwy.	Colonial Blvd.	6	8	E	+2 <sup>(1,2)</sup>
	Colonial Blvd.	SR 82	6	6	D	0
	SR 82	Luckett Rd.	6	6	D	0
	Luckett Rd.	SR 80	6	6	D	0
	SR 80	SR 78	6	6	D	0
	SR 78	County Line	6	6	C	0
SR 31	SR 80	SR 78	2	4	F	+2 <sup>(1,2)</sup>
	SR 78	Old Rodeo Dr.	4	6	F	+2 <sup>(1,2)</sup>
	Old Rodeo Dr.	N River Rd.	4	6	F	+2 <sup>(1,2)</sup>
	N River Rd.	Shirley Ln.	4	6	F	+2 <sup>(1,2)</sup>
	Shirley Ln.	Fox Hill Rd.	4	4	C	0
	Fox Hill Rd.	Busbee Ln.	4	4	C	0
	Busbee Ln.	County Line	4	4	C	0

Footnotes:

- (1) Transportation Deficient per Chapter 163.3180, F.S. – Payment of Road Impact Fees may apply.  
(2) Future transportation needs are offset through required mitigation contribution from new developments.

## Future 2030 Transportation Needs Comparison

In the comparison between the approved and proposed zoning analysis, there are no improvements identified beyond those already needed with the approved zoning, as summarized below.

Future 2030 Transportation Needs Comparison					
Roadway	From	To	Approved CPA # of Lanes Needed	Proposed CPA # of Lanes Needed	Additional Lanes Needed With Proposed CPA
Broadway St.	SR 80	North River Rd.	4	2	0
Buckingham Rd.	SR 82	Gunnery Rd.	2	2	0
	Gunnery Rd.	Cemetery Rd.	2	2	0
	Cemetery Rd.	Orange River Blvd.	4	4	0
	Orange River Blvd.	SR 80	4	4	0
Colonial Blvd.	Dynasty Dr.	SR 82	8	8	0
Del Prado Blvd.	US 41	Slater Rd.	2	2	0
Gunnery Rd.	SR 82	Lee Blvd	4	4	0
	Lee Blvd.	Buckingham Rd.	2	2	0
Joel Blvd.	Bell Blvd.	18th St.	4	4	0
	18th St.	SR 80	4	4	0
Lee Blvd.	SR 82	Alvin Ave.	8	8	0
	Alvin Ave.	Gunnery Rd.	8	8	0
	Gunnery Rd.	Homestead Rd.	8	8	0
Leeland Heights	Homestead Rd.	Joel Blvd.	4	4	0
Littleton Rd.	Corbett Rd.	US 41	4	4	0
	US 41	BUS 41	2	2	0
Luckett Rd.	Ortiz Ave.	Enterprise Pkwy.	2	2	0
	Enterprise Pkwy.	I-75	4	4	0
	I-75	Northland Rd.	4	4	0
	Northland Rd.	Country Lakes Dr.	2	2	0
N River Rd.	SR 31	Franklin Lock Rd.	2	2	0
	Franklin Lock Rd.	Broadway Rd.	2	2	0
N River Rd.	Broadway Rd.	County Line	2	2	0
Nalle Grade Rd.	Slater Rd.	Nalle Rd.	2	2	0
Nalle Rd.	SR 78	Nalle Grade Rd.	2	2	0
Orange River Blvd.	SR 80	Staley Rd.	4	4	0
	Staley Rd.	Buckingham Rd.	2	2	0
Ortiz Ave.	Colonial Blvd.	SR 82	4	4	0
	SR 82	Luckett Rd.	2	2	0
	Luckett Rd.	SR 80	2	2	0
Plantation Rd.	Daniels Pkwy.	Idlewild St.	2	2	0
	Idlewild St.	Colonial Blvd.	4	4	0
Six Mile Cypress	Daniels Pkwy.	Winkler Rd.	4	4	0
	Winkler Rd.	Challenger Blvd.	6	6	0
	Challenger Blvd.	Colonial Blvd.	6	6	0
Slater Rd.	SR 78	Nalle Grade Rd.	2	2	0
Sunshine Blvd.	SR 82	23rd St. SW	2	2	0
	23rd St. SW	Lee Blvd.	2	2	0
Treeline Ave.	Daniels Pkwy.	Amberwood Rd.	4	4	0
	Amberwood Rd.	Colonial Blvd.	4	4	0

**Future 2030 Transportation Needs Comparison (Continued)**

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>Approved CPA # of Lanes Needed</b>	<b>Proposed CPA # of Lanes Needed</b>	<b>Additional Lanes Needed With Proposed CPA</b>
USB 41 (Fowler St./USB 41 SB)	SR 80 (First St.)	N. End of Edison Bridge	3	3	0
USB 41	N. End of Edison Bridge	SR 78	6	6	0
	SR 78	Littleton Rd.	6	6	0
	Littleton Rd.	US 41 SB	4	4	0
	US 41 SB	SR 45/US 41	2	2	0
USB 41 (Evans Ave./Park Ave.)	SR 82/MLK Blvd.	N. End of Edison Bridge	3	3	0
SR 884 (Colonial Blvd.)	SR 45/US 41	0.195 miles W. Solomon Blvd.	6	6	0
	0.195 miles W. Solomon Blvd.	Metro Pkwy.	8	8	0
	Metro Pkwy.	CR 865/Ortiz Ave.	8	8	0
	CR 865/Ortiz Ave.	I-75	10	10	0
	I-75	400 Ft E. of Dynasty Dr.	8	8	0
US 41	Hanson St.	Johnson St.	6	6	0
	Johnson St.	Pondella Rd.	6	6	0
	Pondella Rd.	Littleton Rd.	4	4	0
	Littleton Rd.	Del Prado Blvd.	4	4	0
	Del Prado Blvd.	Sun Seekers RV Park Entrance	6	6	0
	Sun Seekers RV Park Entrance	Charlotte County Line	4	4	0
SR 80 (First St.)	Fowler St.	SR 80/Seaboard St.	4	4	0
SR 80 (Palm Beach Blvd.)	SR 80/Seaboard St.	Veronica Shoemaker Blvd.	4	4	0
	Veronica Shoemaker Blvd.	CR 80B (Ortiz Ave.)	4	4	0
	CR 80B (Ortiz Ave.)	I-75	6	6	0
	I-75	SR 31	6	6	0
	SR 31	Buckingham Rd.	6	6	0
	Buckingham Rd.	W. of Werner Dr.	4	4	0
	W. of Werner Dr.	Hickey Creek Rd.	4	4	0
	Hickey Creek Rd.	Broadway St./CR 78	4	4	0
	Broadway St./CR 78	CR 884 (Joel Blvd.)	4	4	0
	CR 884 (Joel Blvd.)	Hendry County Line	4	4	0
SR 80 (Second St.)	SR 739 (Fowler St.)	SR 739 (Park Ave.)	2	2	0
	SR 739 (Park Ave.)	SR 80	2	2	0
SR 78	Santa Barbara Blvd.	Del Prado Blvd.	6	6	0
	Del Prado Blvd.	W. of CR 78A	6	6	0
	W. of CR 78A	SR 45/US 41	4	4	0
	SR 45/US 41	SR 739/US 41 BUS	4	4	0
	SR 739/US 41 BUS	New Post Rd.	4	4	0
SR 78	New Post Rd.	Coon Rd./Slater Rd.	4	4	0

Future 2030 Transportation Needs Comparison (Continued)					
Roadway	From	To	Approved CPA # of Lanes Needed	Proposed CPA # of Lanes Needed	Additional Lanes Needed With Proposed CPA
SR 78	Coon Rd./Slater Rd.	W. of Pritchett Pkwy.	4	4	0
	W. of Pritchett Pkwy.	Pritchett Pkwy.	4	4	0
	Pritchett Pkwy.	Old Bayshore Rd.	2	2	0
SR 82	Old Bayshore Rd.	SR 31	2	2	0
	SR 739	Michigan Link Ave.	6	6	0
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	0
SR 82	CR 865/Ortiz Ave.	W. of Teter Rd.	6	8	+2 <sup>(1)</sup>
	W. of Teter Rd.	Buckingham Rd.	6	6	0
	Buckingham Rd.	Colonial Blvd.	6	6	0
SR 93/I-75	Colonial Blvd.	Gateway Blvd.	6	6	0
	Gateway Blvd.	Griffin Dr.	6	6	0
	Griffin Dr.	Daniels Pkwy.	6	6	0
SR 82	Terminal Access Rd.	Daniels Pkwy.	8	8	0
	Daniels Pkwy.	Colonial Blvd.	8	8	0
	Colonial Blvd.	SR 82	6	6	0
SR 82	SR 82	Luckett Rd.	6	6	0
	Luckett Rd.	SR 80	6	6	0
	SR 80	SR 78	6	6	0
SR 31	SR 78	County Line	6	6	0
	SR 80	SR 78	4	4	0
	SR 78	Old Rodeo Dr.	6	6	0
SR 31	Old Rodeo Dr.	N River Rd.	6	6	0
	N River Rd.	Shirley Ln.	6	6	0
	Shirley Ln.	Fox Hill Rd.	4	4	0
SR 31	Fox Hill Rd.	Busbee Ln.	4	4	0
	Busbee Ln.	County Line	4	4	0

Footnotes:

(1) Proposed MPD Zoning does not significantly impact this roadway segment.

## Findings and Conclusions

The results of this CPA transportation assessment are as follows.

1. The proposed Babcock MPD CPA does not cause additional transportation needs beyond those already identified by the following:
  - The 2045 improvement needs without the proposed CPA as established by this traffic study.
  - The 2045 improvement needs identified in the current 2045 Lee County MPO Long-Range Transportation Plan.
  - The 2050 improvement needs identified in the current 2050 Charlotte County – Punta Gorda MPO Long-Range Transportation Plan.

2. The SR 31 corridor has been extensively studied since 2005 inclusive of the following:
  - FDOT SR 31 PD&E Study (from SR 78 to Cook Brown Road) was completed in 2021 and established the ultimate improvements needed by 2045. First phase of construction begins in early 2024.
  - FDOT SR 31 PD&E Study (from SR 78 to SR 80) is underway to establish the ultimate improvements needed by 2045.
  - FDOT SR 78 PD&E Study (from SR 31 to I-75) is underway to establish the ultimate improvements needed by 2045.
3. The proposed CPA is anticipated to mitigate its traffic impacts through the payment of road impact fees at the time of permitting, as required by Lee County. The road impact fees generated by the proposed CPA will help fund future roadway improvements.



**EXHIBIT 2-1**
**BABCOCK RANCH COMMUNITY  
MPD CPA AMENDMENT  
FUTURE 2045 TRAFFIC CONDITIONS WITH APPROVED CPA - ROADWAY SEGMENT ANALYSIS**
**LEE COUNTY**

ROADWAY	FROM	TO	(1) DIRPM A <sub>1</sub> Node B <sub>1</sub> Node A <sub>2</sub> Node B <sub>2</sub> Node A <sub>3</sub> Node B <sub>3</sub> Node A <sub>4</sub> Node B <sub>4</sub> Node	(1) # of State/ County Roadway Station	(3) Count CC VV SNO	(4) CF LOS Facility Type	(5) LOS Std.	FUTURE 2045 TRAFFIC						2045 LOS						# of Lanes Needed	Needed Improvement
								(6) Raw DIRPM AADT	(7) Two-way K Peak Hr Volume	(7) Dir. Volume D Factor	Dir1 Dir2	Dir. Volume NB/EB SB/WB	(8) Directional Service Volumes by LOS	Service Volume @ LOS Std.	V/SV Dir1 Dir2	LOS	LOS B LOS C LOS D LOS E	LOS E LOS Std.	Service Volumes by Number of Lanes NB/EB SB/WB NB/EB SB/WB	2L/IO 4L/2O 6L/3O 8L/4O 10L/5O	
1 Broaday St.	SR 80	North River Rd.	27801 27091			2 LC PCS 5	LC_Collector_2LU	E 16596 0.089 1480 0.597 0.403 883 597	0 0 310 660 740 740	1.19 0.81 F D	740 1520 2280 3040 3800	4 Add 2 L	1								
2 Buckingham Rd.	SR 82	Gunnery Rd.	26730 26697			2 LC PCS 11	LC_ClassIArterial_2L	E 3616 0.091 910 0.541 0.459 492 418	0 0 140 800 860 860	0.57 0.49 C C	860 1960 2940 3940 4925	2 Add 0 L	2								
3 Gunnery Rd.	Cemetery Rd.	Cemetery Rd.	26417 26419			2 LC PCS 11	LC_ClassIArterial_2L	E 18152 0.091 1650 0.541 0.459 893 757	0 0 140 800 860 860	1.04 0.88 F C	860 1960 2940 3940 4925	4 Add 2 L	3								
4 Cemetery Rd.	Orange River Blvd.	Orange River Blvd.	26412 26417			2 LC PCS 11	LC_ClassIArterial_2L	E 30923 0.091 2810 0.541 0.459 1520 1290	0 0 140 800 860 860	1.77 1.50 F F	860 1960 2940 3940 4925	4 Add 2 L	4								
5 Orange River Blvd.	SR 80	26607 26567				4 LC PCS 11	LC_ClassIArterial_4L	E 30339 0.091 2760 0.541 0.459 1493 1267	0 0 250 1840 1960 1960	0.76 0.65 C C	860 1960 2940 3940 4925	4 Add 0 L	5								
6 Colonial Blvd.	Dynasty Dr.	SR 82	25004 25295			6 LC PCS 22	LC_ClassIArterial_6L	E 74064 0.084 6220 0.603 0.397 3752 2468	0 0 400 2840 2940 2940	1.28 0.84 F C	860 1960 2940 3940 4925	8 Add 2 L	6								
7 Del Prado Blvd.	US 41	Slater Rd.	22966 22908			2 LC PCS 104	LC_ClassIArterial_2L	E 4091 0.105 960 0.509 0.491 489 471	0 0 140 800 860 860	0.57 0.55 C C	860 1960 2940 3940 4925	2 Add 0 L	7								
8 Gunnery Rd.	SR 82	Lee Blvd.	26798 28631			4 LC PCS 22	LC_ClassIArterial_4L	E 24849 0.084 2370 0.603 0.397 1429 941	0 0 250 1840 1960 1960	0.73 0.48 C C	860 1960 2940 3940 4925	4 Add 0 L	8								
9 Lee Blvd.	Buckingham Rd.	26730 26741				2 LC PCS 22	LC_ClassIArterial_2L	E 17838 0.084 1500 0.603 0.397 905 595	0 0 140 800 860 860	1.05 0.69 F C	860 1960 2940 3940 4925	4 Add 2 L	9								
10 Joel Blvd.	Bell Blvd.	18th St.	28244 27888			4 LC PCS 11	LC_ClassIArterial_4L	E 19867 0.091 1810 0.541 0.459 979 831	0 0 250 1840 1960 1960	0.50 0.42 C C	860 1960 2940 3940 4925	4 Add 0 L	10								
11 Lee Blvd.	SR 80	18th St.	27861 27863			2 LC PCS 11	LC_ClassIArterial_2L	E 21818 0.091 1990 0.541 0.459 1077 913	0 0 140 800 860 860	1.25 1.06 F F	860 1960 2940 3940 4925	4 Add 2 L	11								
12 Lee Blvd.	SR 82	Alvin Ave.	25677 25715			6 LC PCS 22	LC_ClassIArterial_6L	E 70068 0.084 5890 0.603 0.397 3553 2337	0 0 400 2840 2940 2940	1.21 0.79 F C	860 1960 2940 3940 4925	8 Add 2 L	12								
13 Lee Blvd.	Gunnery Rd.	Alvin Ave.	26798 26296			6 LC PCS 22	LC_ClassIArterial_6L	E 59371 0.084 4990 0.603 0.397 3010 1980	0 0 400 2840 2940 2940	1.02 0.67 F C	860 1960 2940 3940 4925	8 Add 2 L	13								
14 Gunnery Rd.	Homestead Rd.	26798 26903				6 LC PCS 22	LC_ClassIArterial_6L	E 57327 0.084 4820 0.603 0.397 2907 1913	0 0 400 2840 2940 2940	0.99 0.65 D C	860 1960 2940 3940 4925	6 Add 0 L	14								
15 Leeland Heights	Homestead Rd.	Joel Blvd.	27790 27781			4 LC PCS 11	LC_ClassIArterial_4L	E 35450 0.091 3230 0.541 0.459 1747 1483	0 0 250 1840 1960 1960	0.89 0.57 C C	860 1960 2940 3940 4925	4 Add 0 L	15								
16 Littleton Rd.	Corbett Rd.	US 41	21607 21579			4 LC PCS 108	LC_ClassIArterial_4L	E 25209 0.094 2370 0.650 0.350 1540 830	0 0 250 1840 1960 1960	0.79 0.42 C C	860 1960 2940 3940 4925	4 Add 0 L	16								
17 US 41	BUS 41	21780 21688				2 LC PCS 108	LC_ClassIArterial_2L	E 13821 0.094 1300 0.650 0.350 845 455	0 0 140 800 860 860	0.88 0.53 D C	860 1960 2940 3940 4925	2 Add 0 L	17								
18 Luckett Rd.	Ortiz Ave.	Enterprise Pkwy.	24006 24247			4 LC PCS 20	LC_ClassIIArterial_4L	E 18267 0.093 1700 0.548 0.452 931 769	0 0 0 710 1590 1660	0.56 0.46 D D	780 1660 2500 3340 4175	4 Add 0 L	18								
19 Enterprise Pkwy.	I-75	24247 24411				4 LC PCS 20	LC_ClassIIArterial_4L	E 28054 0.093 2610 0.548 0.452 1429 1181	0 0 0 710 1590 1660	0.86 0.71 D D	780 1660 2500 3340 4175	4 Add 0 L	19								
20 I-75	Northland Rd.	24272 24808				2 LC PCS 20	LC_Collector_2LD	E 20257 0.093 1880 0.548 0.452 1029 851	0 0 0 330 700 780	1.32 1.09 F F	780 1660 2400 3200 4000	4 Add 2 L	20								
21 Northland Rd.	Country Lakes Dr.	24808 25032				2 LC PCS 20	LC_Collector_2LD	E 18458 0.093 1720 0.548 0.452 942 778	0 0 0 330 700 780	1.21 1.00 F E	780 1660 2400 3200 4000	4 Add 2 L	21								
22 N River Rd.	Franklin Lock Rd.	Broadway Rd.	25796 26100			2 LC PCS 5	LC_ClassIArterial_2L	E 14224 0.089 1270 0.597 0.403 758 512	0 0 140 800 860 860	0.88 0.60 C C	860 1960 2940 3940 4925	2 Add 0 L	22								
23 Franklin Lock Rd.	23426 23563					2 LC PCS 5	LC_ClassIArterial_2L	E 12407 0.089 1100 0.597 0.403 656 444	0 0 140 800 860 860	0.76 0.52 C C	860 1960 2940 3940 4925	2 Add 0 L	23								
24 Broadway Rd.	County Line	27800 27094				2 LC PCS 5	LC_ClassIIArterial_2L	E 3592 0.089 320 0.597 0.403 191 129	0 0 0 330 710 780	0.24 0.17 C C	780 1660 2500 3340 4175	2 Add 0 L	24								
25 Nalle Grade Rd.	Slater Rd.	Nalle Rd.	24371 23808			2 LC PCS 104	LC_Collector_2LU	E 1304 0.103 1160 0.509 0.491 71 69	0 0 0 310 660 740	0.10 0.09 C C	740 1520 2280 3040 3800	2 Add 0 L	25								
26 Nalle Rd.	SR 78	Nalle Grade Rd.	24386 24366			2 LC PCS 104	LC_Collector_2LU	E 4167 0.105 440 0.509 0.491 224 216	0 0 0 310 660 740	0.30 0.29 C C	740 1520 2280 3040 3800	2 Add 0 L	26								
27 Orange River Blvd.	Staley Rd.	24798 24803				2 LC PCS 11	LC_ClassIArterial_2L	E 18745 0.091 1710 0.541 0.459 925 785	0 0 0 330 710 780	1.19 1.01 F F	780 1660 2500 3340 4175	4 Add 2 L	27								
28 Staley Rd.	Buckingham Rd.	25467 28464				2 LC PCS 11	LC_ClassIArterial_2L	E 18418 0.091 1680 0.541 0.459 909 771	0 0 140 800 860 860	1.06 0.90 F C	860 1960 2940 3940 4925	4 Add 2 L	28								
29 Ortiz Ave.	Colonial Blvd.	SR 82	23839 23837			4 LC PCS 18	LC_ClassIIArterial_4L	E 38618 0.090 3480 0.612 0.388 2130 1350	0 0 250 1840 1960 1960	1.09 0.69 F C	860 1960 2940 3940 4925	6 Add 2 L	29								
30 Ortiz Ave.	Luckett Rd.	Ortiz Ave.	23807 23814			4 LC PCS 18	LC_ClassIIArterial_4L	E 18458													

**EXHIBIT 2-1**
**BABCOCK RANCH COMMUNITY  
MPD CPA AMENDMENT  
FUTURE 2045 TRAFFIC CONDITIONS WITH APPROVED CPA - ROADWAY SEGMENT ANALYSIS**
**LEE COUNTY**

ROADWAY	FROM	TO	(1) DIRPM			# of Lanes	State/County Roadway	Count CC Station	VV SNO	CF LOS Facility Type	(6) FUTURE 2045 TRAFFIC			(7) Two-way K Peak Hr D Factor			(7) Dir. Volume Dir1 Dir2 NB/EB SB/WB			(8) Directional Service Volumes by LOS LOS A LOS B LOS C LOS D LOS E LOS Std.			2045 LOS V/SV LOS			(8) Service Volumes by Number of Lanes LOS Std. Dir1 Dir2 Dir1 Dir2 NB/EB SB/WB NB/EB SB/WB 2L/IO 4L/IO 6L/IO 8L/4O 10L/5O	# of Lanes Needed	Needed Improvement									
			A <sub>1</sub> Node	B <sub>1</sub> Node	A <sub>2</sub> Node		B <sub>2</sub> Node	A <sub>3</sub> Node	B <sub>3</sub> Node	A <sub>4</sub> Node	B <sub>4</sub> Node	(5) LOS Std.	(6) Raw DIRPM AADT	(7) Two-way K Peak Hr D Factor	(7) Dir. Volume Dir1 Dir2 NB/EB SB/WB	(8) Directional Service Volumes by LOS LOS A LOS B LOS C LOS D LOS E LOS Std.	(8) Service Volumes by Number of Lanes LOS Std. Dir1 Dir2 Dir1 Dir2 NB/EB SB/WB NB/EB SB/WB 2L/IO 4L/IO 6L/IO 8L/4O 10L/5O																				
85 SR 82 (Immokalee Rd.)	W. of Teter Rd./I-75 NB On Ramp	Buckingham Rd.	24497	24525						6	FDOT	126068	UA_S2WAC1_2W_6L_D_WL_WR	D 69051	0.090	6210	0.540	0.460	3353	2857	0	0	3087	3171	3171	1.06	0.90	F	C	970	2100	3171	4242	5292	8 Add 2 L	85	
86	Buckingham Rd.	CR 884/Colonial Blvd./Lee Blvd.	25465	25520						6	FDOT	120021	UA_S2WAC1_2W_6L_D_WL_WR	D 51720	0.090	4650	0.537	0.463	2497	2153	0	0	3087	3171	3171	0.79	0.68	C	C	970	2100	3171	4242	5292	6 Add 0 L	86	
87	CR 884/Colonial Blvd./Lee Blvd.	Gateway Blvd.	25677	26191						6	FDOT	120077	UA_S2WAC1_2W_6L_D_WL_WR	D 57712	0.090	5190	0.537	0.463	2787	2403	0	0	3087	3171	3171	0.88	0.76	C	C	970	2100	3171	4242	5292	6 Add 0 L	87	
88	Gateway Blvd.	Griffin Dr./Ray Ave. S.	26293	26871						6	FDOT	120107	UA_S2WAC1_2W_6L_D_WL_WR	D 43547	0.090	3920	0.537	0.463	2105	1815	0	0	3087	3171	3171	0.66	0.57	C	C	970	2100	3171	4242	5292	6 Add 0 L	88	
89	Griffin Dr./Ray Ave. S.	Daniels Pkwy./Gunnery Rd. S.	26211	26284						6	FDOT	120108	UA_S2WAC1_2W_6L_D_WL_WR	D 36469	0.090	3280	0.537	0.463	1761	1519	0	0	3087	3171	3171	0.56	0.48	C	C	970	2100	3171	4242	5292	4 Add 0 L	89	
90	SR 93/I-75	Terminal Access Rd.	24830	24836	24889	24882	50119	50120	50058	50059	10	FDOT	120184	UA_FW_10L_WA	D 159499	0.090	14350	0.578	0.422	8294	6056	0	7240	9800	12240	13260	0.68	0.49	C	B	2370	4740	6620	10370	12240	8 Add 0 L	90
91	Daniels Pkwy.	SR 884/CR 884/Colonial Blvd.	24351	24720	24744	24413	50106	50107	50068	50069	10	FDOT	120057	UA_FW_10L_WA	D 147685	0.090	13290	0.572	0.428	7602	5688	0	7240	9800	12240	13260	0.62	0.46	C	B	2370	4740	6620	10370	12240	8 Add 0 L	91
92	SR 884/CR 884/Colonial Blvd.	SR 82/Immokalee Rd.	24225	24129	24174	24278	50099	50100	50075	50076	6	FDOT	120273	UA_FW_10L_WA	D 137695	0.095	13080	0.521	0.479	6815	6265	0	7240	9800	12240	13260	0.56	0.51	B	B	2370	4740	6620	10370	12240	8 Add 2 L	92
93	SR 82/Immokalee Rd.	Luckett Rd.	24560	24572	24610	24597	50093	50094	50081	50082	6	FDOT	120273	UA_FW_10L_WA	D 130094	0.095	12360	0.521	0.479	6440	5920	0	7240	9800	12240	13260	0.53	0.48	B	B	2370	4740	6620	10370	12240	6 Add 0 L	93
94	Luckett Rd.	SR 80	24616	24549	24578	24639	50088	50089	50086	50087	6	FDOT	120273	UA_FW_10L_WA	D 122576	0.095	11640	0.521	0.479	6064	5576	0	7240	9800	12240	13260	0.50	0.46	B	B	2370	4740	6620	10370	12240	6 Add 0 L	94
95	SR 80	SR 78 (Bayshore Rd)	23947	24004	24007	23965				6	FDOT	120061	UA_FW_6L_WA	D 97250	0.090	8750	0.572	0.428	5005	3745	0	4410	5650	6620	7340	0.76	0.57	C	B	2370	4740	6620	10370	12240	6 Add 0 L	95	
96	SR 78 (Bayshore Rd.)	Charlotte County Line	14230	14224	14225	14231				6	FDOT	120062	TA_FW_6L_0A	C 84680	0.105	8890	0.572	0.428	5085	3805	0	3520	4670	5610	5870	1.09	0.81	D	C	1	3180	4670	6170	7310	8 Add 2 L	96	
97	SR 31 (Babcock Ranch Rd.)	SR 78	25794	25798						6	FDOT	120030	UA_S2WAC1_2W_6L_U_WL_WR	D 64275	0.090	5780	0.521	0.479	3011	2769	0	0	2933	3012	3012	1.00	0.92	D	C	924	1995	3012	4017	5021	6 Add 0 L	97	
98	SR 78	Old Rodeo Dr.	25794	20133						6	FDOT	121001	UA_S2WAC1_2W_6L_D_WL_WR	D 76443	0.095	7260	0.521	0.479	3782	3478	0	0	3087	3171	3171	1.19	1.10	F	F	970	2100	3171	4242	5292	8 Add 2 L	98	
99	Old Rodeo Dr.	CR 78/N River Rd./Old Bayshore R	89872	25796						6	FDOT	121001	UA_S2WAC1_2W_6L_D_WL_WR	D 74693	0.095	7100	0.521	0.479	3699	3401	0	0	3087	3171	3171	1.17	1.07	F	F	970	2100	3171	4242	5292	8 Add 2 L	99	
100	CR 78/N River Rd./Old Bayshore R	Shirley Ln.	25799	25796						6	FDOT	120273	UA_S2WAC1_2W_6L_D_WL_WR	D 86471	0.095	8210	0.521	0.479	4277	3933	0	0	3087	3171	3171	1.35	1.24	F	F	970	2100	3171	4242	5292	10 Add 4 L	100	
101	Shirley Ln.	Fox Hill Rd.	25799	25801						6	FDOT	120273	UA_S2WAC1_2W_6L_D_WL_WR	D 66948	0.095	6360	0.521	0.479	3314	3046	0	0	3087	3171	3171	1.05	0.96	F	C	970	2100	3171	4242	5292	8 Add 2 L	101	
102	Fox Hill Rd.	Busbee Ln.	25799	25801						6	FDOT	120273	UA_S2WAC1_2W_6L_D_WL_WR	D 66948	0.095	6360	0.521	0.479	3314	3046	0	0	3087	3171	3171	1.05	0.96	F	C	970	2100	3171	4242	5292	8 Add 2 L	102	
103	Busbee Ln.	Charlotte County Line	25799	25801			</td																														

**EXHIBIT 2-2**
**BABCOCK RANCH COMMUNITY  
MPD CPA AMENDMENT  
FUTURE 2045 TRAFFIC CONDITIONS WITH APPROVED CPA - ROADWAY SEGMENT ANALYSIS**
**CHARLOTTE COUNTY**

ROADWAY	FROM	TO	(1) DIRPM A <sub>1</sub> Node	(2) # of Lanes	(3) State/ County Roadway	(3) Count Station	(4) CC VV SNO	(5) LOS Std.	FUTURE 2045 TRAFFIC						Service Volume @ LOS Std.	2045 LOS						# of Lanes Needed	Needed Improvement													
									(6) Raw 2045 DIRPM AADT	(9) Two-way Factor	(9) Peak Hr Volume	(9) D Factor	Non-MPD Dir. Volume			Dir1 NB/EB	Dir2 SB/WB	Dir1 LOS A	Dir2 LOS B	(8) LOS C	Dir1 LOS D	Dir2 LOS E	V/SV Dir1 NB/EB	LOS Dir2 SB/WB	Dir1 2L/IO 4L/20	Dir2 6L/30	Service Volume 8L/40	10L/50								
1	Airport Rd.	Cooper St.	Taylor Rd.	14534	14536		2	CC	014249	3	UA_S2WAC1_2W_2L_U_WL_0R	D	8374	0.091	760	0.534	0.466	406	354	0	0	747	792	792	0.51	0.45	C	C	792	1710	2582	3443	4304	2	Add 0 L	1
2	Taylor Rd.	I-75	Piper Rd.	14542	14544		2	CC	014400	4	UA_S2WAC1_2W_2L_U_WL_0R	D	7122	0.091	650	0.534	0.466	347	303	0	0	747	792	792	0.44	0.38	C	C	792	1710	2582	3443	4304	2	Add 0 L	2
3	I-75	Piper Rd.	14544	14547		2	CC	014400	5	UA_S2WAC1_2W_2L_U_WL_0R	D	7178	0.091	650	0.534	0.466	347	303	0	0	598	634	634	0.55	0.48	C	C	634	1350	2025	2700	3375	2	Add 0 L	3	
4	Aqui Esta Dr.	Bal Harbor Blvd.	US 41	14487	14495		2	CC	014170	7	UA_S2WAC2_2W_2L_U_WL_0R	D	9656	0.091	880	0.534	0.466	470	410	0	0	333	675	720	0.70	0.61	D	D	675	1394	2155	2873	3591	2	Add 0 L	4
5	Bermont Rd.	US 17	Happy Hollow Road	14851	19825		2	CC	014111	45	UA_S2WAC1_2W_2L_U_WL_0R	D	2013	0.091	960	0.534	0.466	513	447	0	0	747	792	792	0.65	0.56	C	C	792	1710	2582	3443	4304	2	Add 0 L	5
6	Happy Hollow Road	SR 31	14856	14860		2	CC	014111	46	RDA_UFH_2W_2L_U_WL_0R	C	1591	0.091	300	0.534	0.466	160	140	0	0	486	738	999	0.22	0.19	B	B	738	1492	2241	2988	3735	2	Add 0 L	6	
7	SR 31	Glades County Line	14860	14866		2	CC	014468	47	RDA_UFH_2W_2L_U_WL_0R	C	1821	0.091	190	0.534	0.466	101	89	0	0	486	738	999	0.14	0.12	B	B	738	1492	2241	2988	3735	2	Add 0 L	7	
8	Charlotte County Line	SR 29	11495	14866		2	CC	050420	47	RDA_UFH_2W_2L_U_WL_0R	C	1406	0.091	190	0.582	0.418	111	79	0	0	486	738	999	0.15	0.11	B	B	738	1492	2241	2988	3735	2	Add 0 L	8	
9	Burnt Store Rd.	Lee County Line	Zemel Rd.	27188	27193		4	CC	014187	19	UA_S2WAC1_2W_4L_D_WL_0R	D	21751	0.091	1980	0.523	0.477	1036	944	0	0	1719	1800	1800	0.58	0.52	C	C	832	1800	2718	3636	4536	4	Add 0 L	9
10	Zemel Rd.	Acline Rd.	14291	14303		4	CC	014171	20	UA_S2WAC1_2W_4L_D_WL_0R	D	17542	0.091	1670	0.523	0.477	873	797	0	0	1719	1800	1800	0.49	0.44	C	C	832	1800	2718	3636	4536	4	Add 0 L	10	
11	Acline Rd.	US 41	14339	14342		4	CC	014171	21	UA_S2WAC1_2W_4L_D_WL_0R	D	19704	0.091	1860	0.523	0.477	973	887	0	0	1719	1800	1800	0.54	0.49	C	C	832	1800	2718	3636	4536	4	Add 0 L	11	
12	Carmalita Dr.	US 41	BMX Track	14650	20011		2	CC	014429	24	UA_S2WAC2_2W_2L_U_WL_0R	D	3339	0.091	300	0.534	0.466	160	140	0	0	333	675	720	0.24	0.21	C	C	675	1394	2155	2873	3591	2	Add 0 L	12
13	BMX Track	Florida St.	14133	14655		2	CC	014429	25	UA_S2WAC1_2W_2L_U_WL_0R	D	1847	0.091	170	0.534	0.466	91	79	0	0	747	792	792	0.11	0.10	C	C	792	1710	2582	3443	4304	2	Add 0 L	13	
14	Florida St.	Marion Ave.	14826	14808		2	CC	014153	82	UA_S2WAC2_2W_2L_U_WL_0R	D	1836	0.091	170	0.534	0.466	91	79	0	1	266	540	576	0.17	0.15	C	C	540	1100	1650	2201	2751	2	Add 0 L	14	
15	Carmalita St.	Airport Rd.	14634	14655		2	CC	014153	82	UA_S2WAC2_2W_2L_U_WL_0R	D	1082	0.091	130	0.534	0.466	69	61	0	1	266	540	576	0.13	0.11	C	C	540	1100	1650	2201	2751	2	Add 0 L	15	
16	Henry St.	Golf Course Blvd.	14610	14607		2	CC	014423	103	UA_S2WAC2_2W_2L_U_WL_0R	D	683	0.091	150	0.534	0.466	80	70	0	0	333	675	720	0.12	0.10	C	C	675	1394	2155	2873	3591	2	Add 0 L	16	
17	Jones Loop Rd. North	US 41	Burnt Store Rd.	14342	14354		4	CC	014273	137	UA_S2WAC1_2W_4L_D_WL_0R	D	22086	0.091	2010	0.534	0.466	1073	937	0	0	1719	1800	1800	0.60	0.52	C	C	832	1800	2718	3636	4536	4	Add 0 L	17
18	Burnt Store Rd.	Taylor Rd.	14383	14386		4	CC	014273	138	UA_S2WAC1_2W_4L_D_WL_0R	D	17807	0.091	1620	0.534	0.466	865	755	0	0	1719	1800	1800	0.48	0.42	C	C	832	1800	2718	3636	4536	4	Add 0 L	18	
19	Taylor Rd.	I-75	14387	14385		4	CC	014173	139	UA_S2WAC1_2W_4L_D_WL_0R	D	36086	0.091	3280	0.534	0.466	1752	1528	0	0	1719	1800	1800	0.97	0.85	D	D	832	1800	2718	3636	4536	4	Add 0 L	19	
20	I-75	Piper Rd.	14400	14402		4	CC	014174	140	UA_S2WAC1_2W_4L_D_WL_0R	D	15461	0.091	1410	0.534	0.466	753	657	0	0	1719	1800	1800	0.42	0.37	C	C	832	1800	2718	3636	4536	2	Add 0 L	20	
21	Piper Rd.	East of Piper Rd.	14402	14408																																

**EXHIBIT 3-1**
**BABCOCK RANCH COMMUNITY  
MPD CPA AMENDMENT  
FUTURE 2045 TRAFFIC CONDITIONS WITH PROPOSED CPA - ROADWAY SEGMENT ANALYSIS**
**LEE COUNTY**

ROADWAY	FROM	TO	(1) DIRPM A <sub>1</sub> Node B <sub>1</sub> Node A <sub>2</sub> Node B <sub>2</sub> Node A <sub>3</sub> Node B <sub>3</sub> Node A <sub>4</sub> Node B <sub>4</sub> Node	(1) # of Lanes	(2) State/ County	(3) Count	(3) CC Roadway	(4) E+C LOS Facility Type	(5) LOS Std.	(6) FUTURE 2045 TRAFFIC						2045 LOS						# of Lanes Needed	Needed Improvement							
										DIRPM	VV SNO	Raw AADT	(7) Two-way Factor	K Volume	(7) D.Factor	Dir. Volume	LOS A	LOS B	LOS C	LOS D	LOS E	Service Volume @ LOS Std.	V/S/V NB/EB	LOS Dir1 Dir2	Service Volumes by Number of Lanes	LOS Std.	Dir1 NB/EB	Dir2 SB/WB	Dir1 NB/EB	Dir2 SB/WB
1 Broadway St.	SR 80	North River Rd.	27801 27091	2	LC	PCS 5	LC_Collector_2LU	E 16990	0.089	1510	0.597	0.40	901	609	0	0	310	660	740	1,222	0.82	F D	740	1520	2280	3040	3800	4 Add 2 L	1	
2 Buckingham Rd.	SR 82	Gunnery Rd.	26730 26697	2	LC	PCS 11	LC_ClassIArterial_2L	E 3629	0.091	910	0.541	0.46	492	418	0	140	800	860	860	0.57	0.49	C C	860	1960	2940	3940	4925	2 Add 0 L	2	
3 Gunnery Rd.	Cemetery Rd.	Cemetery Rd.	26417 26419	2	LC	PCS 11	LC_ClassIArterial_2L	E 18300	0.091	1670	0.541	0.46	903	767	0	140	800	860	860	1.05	0.89	F C	860	1960	2940	3940	4925	4 Add 2 L	3	
4 Cemetery Rd.	Orange River Blvd.	Orange River Blvd.	26412 26417	2	LC	PCS 11	LC_ClassIArterial_2L	E 30967	0.091	2820	0.541	0.46	1526	1294	0	140	800	860	860	1.77	1.50	F F	860	1960	2940	3940	4925	4 Add 2 L	4	
5 Orange River Blvd.	SR 80	26607 26567	4	LC	PCS 11	LC_ClassIArterial_4L	E 30521	0.091	2780	0.541	0.46	1504	1276	0	250	1840	1960	1960	0.77	0.65	C C	860	1960	2940	3940	4925	4 Add 0 L	5		
6 Colonial Blvd.	Dynasty Dr.	SR 82	25004 25295	6	LC	PCS 22	LC_ClassIArterial_6L	E 73612	0.084	6180	0.603	0.40	3728	2452	0	400	2840	2940	2940	1.27	0.83	F C	860	1960	2940	3940	4925	8 Add 2 L	6	
7 Del Prado Blvd.	US 41	Slater Rd.	22966 22908	2	LC	PCS 104	LC_ClassIArterial_2L	E 4079	0.105	960	0.509	0.49	489	471	0	140	800	860	860	0.57	0.55	C C	860	1960	2940	3940	4925	2 Add 0 L	7	
8 Gunnery Rd.	SR 82	Lee Blvd.	26798 28631	4	LC	PCS 22	LC_ClassIArterial_4L	E 24960	0.084	2370	0.603	0.40	1429	941	0	250	1840	1960	1960	0.73	0.48	C C	860	1960	2940	3940	4925	4 Add 0 L	8	
9 Lee Blvd.	Buckingham Rd.	26730 26741	2	LC	PCS 22	LC_ClassIArterial_2L	E 17955	0.084	1510	0.603	0.40	911	599	0	140	800	860	860	1.06	0.70	F C	860	1960	2940	3940	4925	4 Add 2 L	9		
10 Joel Blvd.	Bell Blvd.	18th St.	28244 27888	4	LC	PCS 11	LC_ClassIArterial_4L	E 19954	0.091	1820	0.541	0.46	985	835	0	250	1840	1960	1960	0.50	0.43	C C	860	1960	2940	3940	4925	4 Add 0 L	10	
11 Lee Blvd.	SR 80	27861 27863	2	LC	PCS 11	LC_ClassIArterial_2L	E 21933	0.091	2000	0.541	0.46	1082	918	0	140	800	860	860	1.26	1.07	F F	860	1960	2940	3940	4925	4 Add 2 L	11		
12 Lee Blvd.	SR 82	Alvin Ave.	25677 25715	6	LC	PCS 22	LC_ClassIArterial_6L	E 70233	0.084	5900	0.603	0.40	3559	2341	0	400	2840	2940	2940	1.21	0.80	F C	860	1960	2940	3940	4925	8 Add 2 L	12	
13 Lee Blvd.	Gunnery Rd.	26798 26296	6	LC	PCS 22	LC_ClassIArterial_6L	E 59665	0.084	5010	0.603	0.40	3022	1988	0	400	2840	2940	2940	1.03	0.68	F C	860	1960	2940	3940	4925	8 Add 2 L	13		
14 Lee Blvd.	SR 82	Lee Blvd.	26798 26903	6	LC	PCS 22	LC_ClassIArterial_6L	E 57537	0.084	4830	0.603	0.40	2913	1917	0	400	2840	2940	2940	0.99	0.65	D C	860	1960	2940	3940	4925	6 Add 0 L	14	
15 Leeland Heights	Homestead Rd.	Joel Blvd.	27790 27781	4	LC	PCS 11	LC_ClassIArterial_4L	E 35457	0.091	3230	0.541	0.46	1747	1483	0	250	1840	1960	1960	0.89	0.76	C C	860	1960	2940	3940	4925	4 Add 0 L	15	
16 Littleton Rd.	Corbett Rd.	US 41	21607 21579	4	LC	PCS 108	LC_ClassIArterial_4L	E 24706	0.094	2320	0.650	0.35	1507	813	0	250	1840	1960	1960	0.77	0.41	C C	860	1960	2940	3940	4925	4 Add 0 L	16	
17 US 41	SR 41	BUS 41	21780 21688	2	LC	PCS 108	LC_ClassIArterial_2L	E 14001	0.094	1320	0.650	0.35	858	462	0	140	800	860	860	1.00	0.54	D C	860	1960	2940	3940	4925	2 Add 0 L	17	
18 Luckett Rd.	Ortiz Ave.	Enterprise Pkwy.	24006 24247	4	LC	PCS 20	LC_ClassIIArterial_4L	E 18541	0.093	1720	0.548	0.45	942	778	0	0	710	1590	1660	1660	0.57	0.47	D D	780	1660	2500	3340	4175	4 Add 0 L	18
19 Enterprise Pkwy.	I-75	24247 24411	4	LC	PCS 20	LC_ClassIIArterial_4L	E 28419	0.093	2640	0.548	0.45	1446	1194	0	0	710	1590	1660	1660	0.87	0.72	D D	780	1660	2500	3340	4175	4 Add 0 L	19	
20 I-75	Northland Rd.	24274 24808	2	LC	PCS 20	LC_Collector_2LD	E 19972	0.093	1860	0.548	0.45	1019	841	0	0	330	700	780	780	1.31	1.08	F F	780	1600	2400	3200	4000	4 Add 2 L	20	
21 Northland Rd.	Country Lakes Dr.	24808 25032	2	LC	PCS 20	LC_Collector_2LD	E 18173	0.093	1690	0.548	0.45	925	765	0	0	330	700	780	780	1.19	0.98	F E	780	1600	2400	3200	4000	4 Add 2 L	21	
22 N River Rd.	Franklin Lock Rd.	Broadway Rd.	25796 26100	2	LC	PCS 5	LC_ClassIArterial_2L	E 14711	0.089	1310	0.597	0.40	781	529	0	140	800	860	860	0.91	0.62	C C	860	1960	2940	3940	4925	2 Add 0 L	22	
23 Franklin Lock Rd.	27426 27363	2	LC	PCS 5	LC_ClassIArterial_2L	E 12895	0.089	1150	0.597	0.40	686	464	0	140	800	860	860	0.80	0.54	C C	860	1960	2940	3940</						

**EXHIBIT 3-1**
**BABCOCK RANCH COMMUNITY  
MPD CPA AMENDMENT  
FUTURE 2045 TRAFFIC CONDITIONS WITH PROPOSED CPA - ROADWAY SEGMENT ANALYSIS**
**LEE COUNTY**

ROADWAY	FROM	TO	(1) DIRPM			# of Lanes	State/County	Roadway	Count CC	VV SNO	E+C LOS Facility Type	LOS Std.	(6) FUTURE 2045 TRAFFIC						2045 LOS						# of Lanes	Needed Improvement												
			A <sub>1</sub> Node	B <sub>1</sub> Node	A <sub>2</sub> Node								(6) Raw DIRPM	(7) Two-way K Factor	(7) Peak Hr Volume	(7) D Factor	Dir. Volume Dir1	Dir. Volume Dir2	NB/EB	SB/WB	Service Volume @ LOS A	Directional Service Volumes by LOS	Volume @ LOS B	LOS C	LOS D	LOS E	LOS Std.	V/SV	LOS	Service Volumes by Number of Lanes								
																						Dir1	Dir2	NB/EB	SB/WB	2L/IO	4L/O	6L/IO	8L/4O	10L/5O	Needed							
85 SR 82 (Immokalee Rd.)	W. of Teter Rd./I-75 NB On Ramp	Buckingham Rd.	24497	24525							6	FDOT	126068	UA_S2WAC1_2W_6L_D_WL_WR	D	69082	0.090	6220	0.340	0.46	3359	2861	0	0	3087	3171	3171	3171	1,06	0.90	F	C	970	2100	3171	4242	5292	8 Add 2 L 85
86	Buckingham Rd.	CR 884/Colonial Blvd./Lee Blvd.	25465	25520							6	FDOT	120021	UA_S2WAC1_2W_6L_D_WL_WR	D	52146	0.090	4690	0.537	0.46	2519	2171	0	0	3087	3171	3171	3171	0.79	0.68	C	C	970	2100	3171	4242	5292	6 Add 0 L 86
87	CR 884/Colonial Blvd./Lee Blvd.	Gateway Blvd.	25677	26191							6	FDOT	120077	UA_S2WAC1_2W_6L_D_WL_WR	D	57713	0.090	5190	0.537	0.46	2787	2403	0	0	3087	3171	3171	3171	0.88	0.76	C	C	970	2100	3171	4242	5292	6 Add 0 L 87
88	Gateway Blvd.	Griffin Dr./Ray Ave. S.	26293	26871							6	FDOT	120107	UA_S2WAC1_2W_6L_D_WL_WR	D	43370	0.090	3900	0.537	0.46	2094	1806	0	0	3087	3171	3171	3171	0.66	0.57	C	C	970	2100	3171	4242	5292	4 Add 0 L 88
89	Griffin Dr./Ray Ave. S.	Daniels Pkwy./Gunnery Rd. S.	26311	26384							6	FDOT	120108	UA_S2WAC1_2W_6L_D_WL_WR	D	36382	0.090	3270	0.537	0.46	1756	1514	0	0	3087	3171	3171	3171	0.55	0.48	C	C	970	2100	3171	4242	5292	4 Add 0 L 89
90 SR 93/I-75	Terminal Access Rd.	Daniels Pkwy.	24830	24836	24889	24882	50119	50120	50058	50059	10	FDOT	120184	UA_FW_10L_WA	D	159887	0.090	14390	0.578	0.42	8317	6073	0	7240	9800	12240	13260	12240	0.68	0.50	C	B	2370	4740	6620	10370	12240	8 Add 0 L 90
91	Daniels Pkwy.	SR 884/CR 884/Colonial Blvd.	24351	24720	24744	24413	50106	50107	50068	50069	10	FDOT	120057	UA_FW_10L_WA	D	147273	0.090	13250	0.572	0.43	7579	5671	0	7240	9800	12240	13260	12240	0.62	0.46	C	B	2370	4740	6620	10370	12240	8 Add 0 L 91
92	SR 884/CR 884/Colonial Blvd.	SR 82/Immokalee Rd.	24225	24129	24174	24278	50099	50100	50075	50076	6	FDOT	120273	UA_FW_10L_WA	D	137675	0.095	13080	0.521	0.48	6815	6265	0	7240	9800	12240	13260	12240	0.56	0.51	B	B	2370	4740	6620	10370	12240	8 Add 2 L 92
93	SR 82/Immokalee Rd.	Luckett Rd.	24560	24572	24610	24597	50093	50094	50081	50082	6	FDOT	120273	UA_FW_10L_WA	D	130623	0.095	12410	0.521	0.48	6466	5944	0	7240	9800	12240	13260	12240	0.53	0.49	B	B	2370	4740	6620	10370	12240	6 Add 0 L 93
94	Luckett Rd.	SR 80	24616	24549	24578	24639	50088	50089	50086	50087	6	FDOT	120273	UA_FW_10L_WA	D	123353	0.095	11720	0.521	0.48	6106	5614	0	7240	9800	12240	13260	12240	0.50	0.46	B	B	2370	4740	6620	10370	12240	6 Add 0 L 94
95	SR 80	SR 78 (Bayshore Rd)	23947	24004	24007	23965					6	FDOT	120061	UA_FW_6L_WA	D	97382	0.090	8760	0.572	0.43	5011	3749	0	4410	5650	6620	7340	6620	0.76	0.57	C	B	2370	4740	6620	10370	12240	6 Add 0 L 95
96	SR 78 (Bayshore Rd.)	Charlotte County Line	14230	14224	14225	14231					6	FDOT	120062	TA_FW_6L_0A	C	84835	0.105	8910	0.572	0.43	5097	3813	0	3520	4670	5610	5870	4670	1.09	0.82	D	C	0	3180	4670	6170	7310	8 Add 2 L 96
97 SR 31 (Babcock Ranch Rd.)	SR 78	SR 78	25794	25798							6	FDOT	120030	UA_S2WAC1_2W_6L_U_WL_WR	D	65497	0.090	5890	0.521	0.48	3069	2821	0	0	2933	3012	3012	3012	1.02	0.94	F	C	924	1995	3012	4017	5021	8 Add 2 L 97
98	SR 78	Old Rodeo Dr.	25794	20133							6	FDOT	121001	UA_S2WAC1_2W_6L_D_WL_WR	D	78717	0.095	7480	0.521	0.48	3897	3583	0	0	3087	3171	3171	3171	1.23	1.13	F	F	970	2100	3171	4242	5292	8 Add 2 L 98
99	Old Rodeo Dr.	CR 78/N River Rd./Old Bayshore R	89872	25796							6	FDOT	121001	UA_S2WAC1_2W_6L_D_WL_WR	D	76999	0.095	7310	0.521	0.48	3809	3501	0	0	3087	3171	3171	3171	1.20	1.10	F	F	970	2100	3171	4242	5292	8 Add 2 L 99
100	CR 78/N River Rd./Old Bayshore R	Shirley Ln.	25799	25796							6	FDOT	120273	UA_S2WAC1_2W_6L_D_WL_WR	D	89506	0.095	8500	0.521	0.48	4429	4071	0	0	3087	3171	3171	3171	1.40	1.28	F	F	970	2100	3171	4242	5292	10 Add 4 L 100
101	Shirley Ln.	Fox Hill Rd.	25799	25801							6	FDOT	120273	UA_S2WAC1_2W_6L_D_WL_WR	D	66587	0.095	6330	0.521	0.48	3298	3032	0	0	3087	3171	3171	3171	1.04	0.96	F	C	970	2100	3171	4242	5292	8 Add 2 L 101
102	Fox Hill Rd.	Busbee Ln.	25799	25801							6	FDOT	1																									

**EXHIBIT 3-2**
**BABCOCK RANCH COMMUNITY  
MPD CPA AMENDMENT  
FUTURE 2045 TRAFFIC CONDITIONS WITH PROPOSED CPA - ROADWAY SEGMENT ANALYSIS**
**CHARLOTTE COUNTY**

ROADWAY	FROM	TO	(1) DIRPM A <sub>1</sub> Node	(2) # of Lanes	(3) State/ County Roadway	(3) Count Station	(4) E+C LOS Facility Type	(5) LOS Std.	FUTURE 2045 TRAFFIC						2045 LOS						(8) # of Lanes Needed														
									(6) Raw DIRPM AADT	(9) Two-way K Factor	(9) Peak Hr Volume	(9) Dir. Volume	Non-Babcock	Service Volume @ LOS Std.	V/SV Dir1 NB/EB	V/SV Dir2 SB/WB	LOS	LOS A	LOS B	(8) LOS C	LOS D	LOS E	LOS	LOS A	LOS B	LOS C	LOS D	LOS E	2L/10	4L/20	6L/30	8L/40	10L/50	Service Volume NB/EB	Service Volume SB/WB
1 Airport Rd.	Cooper St.	Taylor Rd.	14534	14536		2	CC	014249	3 UA_S2WAC1_2W_2L_U_WL_OR	D	8381	0.091	760	0.534	0.466	406	354	0	0	747	792	792	792	0.51	0.45	C	C	792	1710	2582	3443	4304	2	Add 0 L	1
2 Taylor Rd.	I-75	Piper Rd.	14542	14544		2	CC	014400	4 UA_S2WAC1_2W_2L_U_WL_OR	D	7108	0.091	650	0.534	0.466	347	303	0	0	747	792	792	792	0.44	0.38	C	C	792	1710	2582	3443	4304	2	Add 0 L	2
3 I-75	Piper Rd.	14544	14547		2	CC	014400	5 UA_S2WAC1_2W_2L_U_WL_OR	D	7164	0.091	650	0.534	0.466	347	303	0	0	598	634	634	634	0.55	0.48	C	C	634	1350	2025	2700	3375	2	Add 0 L	3	
4 Aqui Esta Dr.	Bal Harbor Blvd.	US 41	14487	14495		2	CC	014170	7 UA_S2WAC2_2W_2L_U_WL_OR	D	9661	0.091	880	0.534	0.466	470	410	0	0	333	675	720	675	0.70	0.61	D	D	675	1394	2155	2873	3591	2	Add 0 L	4
5 Belmont Rd.	US 17	SR 31	14851	19825		2	CC	014111	45 UA_S2WAC1_2W_2L_U_WL_OR	D	1997	0.091	960	0.534	0.466	513	447	0	0	747	792	792	792	0.65	0.56	C	C	792	1710	2582	3443	4304	2	Add 0 L	5
6 SR 31	Glades County Line	14860	14866		2	CC	014468	47 RDA_UFH_2W_2L_U_WL_OR	C	1820	0.091	190	0.534	0.466	101	89	0	0	486	738	999	1341	0.14	0.12	B	B	738	1492	2241	2988	3735	2	Add 0 L	7	
7 SR 31	Charlotte County Line	11495	14866		2	CC	050420	47 RDA_UFH_2W_2L_U_WL_OR	C	1404	0.091	190	0.582	0.418	111	79	0	0	486	738	999	1341	0.15	0.11	B	B	738	1492	2241	2988	3735	2	Add 0 L	8	
9 Burnt Store Rd.	Lee County Line	Zemel Rd.	27188	27193		4	CC	014187	19 UA_S2WAC1_2W_4L_D_WL_OR	D	21743	0.091	1980	0.523	0.477	1036	944	0	0	1719	1800	1800	1800	0.58	0.52	C	C	832	1800	2718	3636	4536	4	Add 0 L	9
10 Zemel Rd.	Acline Rd.	14291	14303		4	CC	014171	20 UA_S2WAC1_2W_4L_D_WL_OR	D	17528	0.091	1670	0.523	0.477	873	797	0	0	1719	1800	1800	1800	0.49	0.44	C	C	832	1800	2718	3636	4536	4	Add 0 L	10	
11 Acline Rd.	US 41	14339	14342		4	CC	014171	21 UA_S2WAC1_2W_4L_D_WL_OR	D	16962	0.091	1860	0.523	0.477	973	887	0	0	1719	1800	1800	1800	0.54	0.49	C	C	832	1800	2718	3636	4536	4	Add 0 L	11	
12 Carmalita Dr.	US 41	BMX Track	14650	20011		2	CC	014429	24 UA_S2WAC2_2W_2L_U_WL_OR	D	3340	0.091	300	0.534	0.466	160	140	0	0	333	675	720	675	0.24	0.21	C	C	675	1394	2155	2873	3591	2	Add 0 L	12
13 BMX Track	Florida St.	14133	14655		2	CC	014429	25 UA_S2WAC1_2W_2L_U_WL_OR	D	1848	0.091	170	0.534	0.466	91	79	0	0	747	792	792	792	0.11	0.10	C	C	792	1710	2582	3443	4304	2	Add 0 L	13	
14 Florida St.	Marion Ave.	14826	14808		2	CC	014153	82 UA_S2WAC2_2W_2L_U_WL_OR	D	1828	0.091	170	0.534	0.466	91	79	0	1	266	540	576	540	0.17	0.15	C	C	540	1100	1650	2201	2751	2	Add 0 L	14	
15 Carmalita St.	Airport Rd.	14634	14655		2	CC	014153	82 UA_S2WAC2_2W_2L_U_WL_OR	D	1081	0.091	130	0.534	0.466	69	61	0	1	266	540	576	540	0.13	0.11	C	C	540	1100	1650	2201	2751	2	Add 0 L	15	
16 Henry St.	Golf Course Blvd.	14610	14607		2	CC	014423	103 UA_S2WAC2_2W_4L_D_WL_OR	D	682	0.091	150	0.534	0.466	80	70	0	0	333	675	720	675	0.12	0.10	C	C	675	1394	2155	2873	3591	2	Add 0 L	16	
17 Jones Loop Rd. North	US 41	Burnt Store Rd.	14342	14354		4	CC	014273	137 UA_S2WAC1_2W_4L_D_WL_OR	D	22097	0.091	2010	0.534	0.466	1073	937	0	0	1719	1800	1800	1800	0.60	0.52	C	C	832	1800	2718	3636	4536	4	Add 0 L	17
18 Burnt Store Rd.	Taylor Rd.	14383	14386		4	CC	014273	138 UA_S2WAC1_2W_4L_D_WL_OR	D	17814	0.091	1620	0.534	0.466	865	755	0	0	1719	1800	1800	1800	0.48	0.42	C	C	832	1800	2718	3636	4536	4	Add 0 L	18	
19 Taylor Rd.	I-75	14387	14385		4	CC	014173	139 UA_S2WAC1_2W_4L_D_WL_OR	D	35689	0.091	3250	0.534	0.466	1736	1514	0	0	1719	1800	1800	1800	0.96	0.84	D	D	832	1800	2718	3636	4536	4	Add 0 L	19	
20 I-75	Piper Rd.	14400	14402		4	CC	014174	140 UA_S2WAC1_2W_4L_D_WL_OR	D	15467	0.091	1410	0.534	0.466	753	657	0	0	1719	1800	1800	1800	0.42	0.37	C	C	832	1800	2718	3636	4536	2	Add 0 L	20	
21 Piper Rd.	East of Piper Rd.	14402	14408		2	CC	014174	141 UA_S2WAC1_2W_2L_U_WL_OR	D	12706	0.091	1160	0.534	0.466	619	541	0	0	598	634	634	634	0.98	0.85	D	D	634	1350	2025	2700	3375	2	Add 0 L	21	
22 Jones Loop Rd. South	Taylor Rd.	I-75	14299	14306		2	CC																												

**APPENDIX A**  
**CPA APPLICATION AND NEEDS PLAN**



Lee County Board of County Commissioners  
Department of Community Development  
Division of Planning  
Post Office Box 398  
Fort Myers, FL 33902-0398  
Telephone: (239) 533-8585  
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## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

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**PROJECT NAME:** \_\_\_\_\_

**PROJECT SUMMARY:**

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Plan Amendment Type:       Normal       Small Scale       DRI

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### APPLICANT – PLEASE NOTE:

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

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

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

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

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Signature of Owner or Authorized Representative

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Date

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Printed Name of Owner or Authorized Representative

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

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Agent\*: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) of Record: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

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

**II. REQUESTED CHANGE**

**A. TYPE:** (Check appropriate type)

Text Amendment

Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: \_\_\_\_\_

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

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

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

**A. Property Location:**

1. Site Address: \_\_\_\_\_
2. STRAP(s): \_\_\_\_\_

**B. Property Information:**

Total Acreage of Property: \_\_\_\_\_

Total Acreage included in Request: \_\_\_\_\_

Total Uplands: \_\_\_\_\_

Total Wetlands: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Current Future Land Use Designation: \_\_\_\_\_

Area of each Existing Future Land Use Category: \_\_\_\_\_

Existing Land Use: \_\_\_\_\_

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

Lehigh Acres Commercial Overlay: \_\_\_\_\_

Airport Noise Zone 2 or 3: \_\_\_\_\_

Acquisition Area: \_\_\_\_\_

Joint Planning Agreement Area (adjoining other jurisdictional lands): \_\_\_\_\_

Community Redevelopment Area: \_\_\_\_\_

**D. Proposed change for the subject property:**

\_\_\_\_\_

**E. Potential development of the subject property:**

**1. Calculation of maximum allowable development under existing FLUM:**

Residential Units/Density \_\_\_\_\_

Commercial intensity \_\_\_\_\_

Industrial intensity \_\_\_\_\_

**2. Calculation of maximum allowable development under proposed FLUM:**

Residential Units/Density \_\_\_\_\_

Commercial intensity \_\_\_\_\_

Industrial intensity \_\_\_\_\_

## **IV. AMENDMENT SUPPORT DOCUMENTATION**

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

### **A. General Information and Maps**

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

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

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

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

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

Long Range – 20-year Horizon:

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

Short Range – 5-year CIP horizon:

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

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

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

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

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

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

#### C. Environmental Impacts

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

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

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

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

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles

Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

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

## AFFIDAVIT

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

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Signature of Applicant

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Date

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Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on \_\_\_\_\_ (date) by \_\_\_\_\_ (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

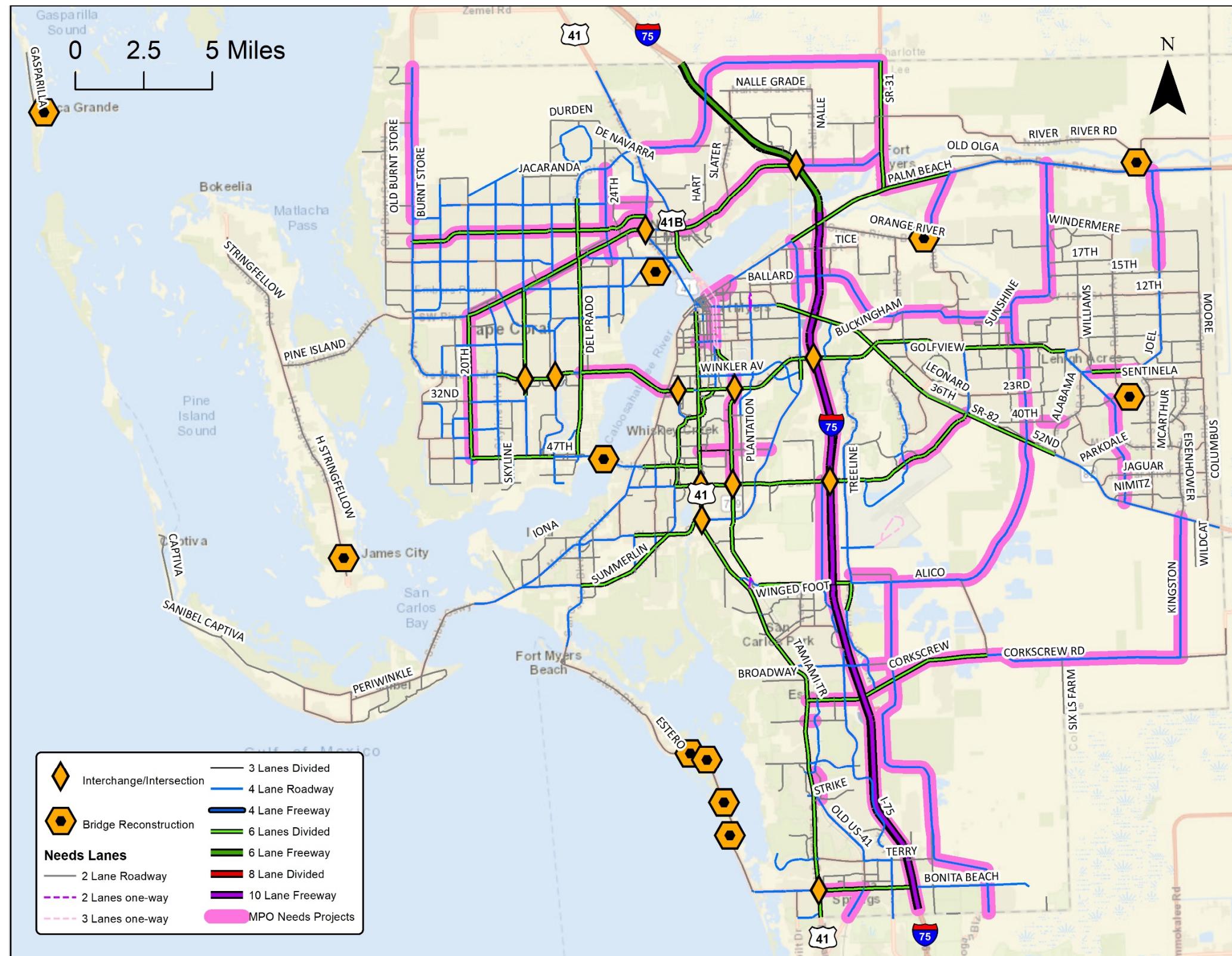
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Signature of Notary Public

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(Name typed, printed or stamped)

Map 4-3: Roadway Capacity Needs Plan, 2020–2045



## 2045 Transportation Plan



Table 4-1: Roadway Needs List (\$ Millions, 2020 Present Day Cost)

Project #	Rank	Facility	From	To	Jurisdiction	Improvement	Unweighted Score	Weighted Score	Cost	Length (miles)
1	18	1 <sup>st</sup> Street	Fowler St	Palm Beach Blvd	Fort Myers	Two way	40	3.7	\$ 2.50	1.00
2	47	2ndStreet	Fowler St	Palm Beach Blvd	Fort Myers	Two way	30	2.28	\$ 2.50	1.00
3	54	40 <sup>th</sup> Street	End of 40th Street	Alabama	County	New 2L	10	1.6	\$ 4.51	0.20
4	56	Airport Haul Rd Ext	Corkscrew Road	Alico Road	County	New 4 lanes	24	1.33	\$ 93.60	3.70
5	53	Alico Road/Alico Road Connector	Airport Haul Road	SR 82	County	2 to 4 lanes/New 4 L.	29	1.68	\$ 96.88	9.20
6	24	Bonita Beach Rd	US 41	Old US 41	County	4 to 6 lanes	32	3.23	\$ 27.70	1.70
7	30	Buckingham Road	Orange River Blvd.	SR 80	County	2 to 4 lanes	30	3	\$ 50.30	2.60
8	14	Burnt Store Road	Van Buren Parkway	Charlotte Co. Line	County	2 to 4 lanes	45	3.9	\$ 57.09	5.50
9	39	Chiquita Blvd.	Cape Coral Parkway	Pine Island Road	Cape Coral	4 to 6 lanes	31	2.75	\$ 98.50	5.50
10	1	Colonial	McGregor	US 41	County	Intersections	50	5.28	\$ 44.45	1.20
11	5	Corkscrew Road	US 41	Three Oaks Pkwy	County	4 to 6 lanes	48	4.68	\$ 18.20	1.30
12	7	Corkscrew Road	Three Oaks	I-75	County	4 to 6 lanes	50	4.58	\$ 7.70	1.00
13	63	CR 951 Extension	Lee Co/L.	Corkscrew Road	County	New 4 lanes	10	0.85	\$ 426.00	11.80
14	36	Crystal Drive	US 41	Metro Pkwy	County	2 to 3 lanes	30	2.83	\$ 10.25	1.20
15	61	Crystal Drive Ext.	Plantation	Six Mile Cypress	County	New 2L	15	1.03	\$ 8.10	1.00
16	23	Daniels Parkway	Gateway Blvd	SR 82	County	4 to 6 lanes	30	3.28	\$ 38.00	2.80
17	71	Del Prado Extension	e/o US 41	e/o Prairie Pines	County	2 to 4 lanes	7	0.55		3.00
18	65	Del Prado Extension	e/o Prairie Pines	I-75	County	New 4 lanes	12	0.73		1.30
19	60	Del Prado Extension	I-75	SR 31	County	New 4 lanes	17	1.05	\$ 263.20	6.80
20	51	Diplomat Parkway	Burnt Store Road	US 41	Cape Coral	4 to 6 lanes	18	1.98	\$ 49.11	8.80
21	72	East West	Ben Hill Griffin	Airport Haul Road	Developer	New 2 lane	7	0.48	\$ 46.90	2.60
56	50	Edison Ave Extension	Arcadia Street	Ortiz Avenue	Fort Myers	New 2 lanes	32	2.03		
22	73	Esterio Ext.	Ben Hill Griffin	Airport Haul Ext	County	New 2 lanes	7	0.48	\$ 34.50	1.20
23	10	Fowler Street	Metro/Fowler	SR 82	State	Reconstruct 3/2	43	4.08		
24	57	Hanson Street	US 41	Fowler St	Fort Myers	2 to 4 lanes	20	1.28	\$ 13.60	0.60
25	49	Homestead Road	SR 82	Milwaukee	County	2 to 4 lanes	20	2.1	\$ 36.41	2.30
26	48	Homestead Road	Milwaukee	Sunrise	County	2 to 4 lanes	20	2.1	\$ 21.30	1.60
27	37	I-75	Collier Co. Line	SR80	State	Managed Lanes	29	2.8	\$1,534.00	
28	28	I-75	at Daniels Parkway		State	Interchange	32	3.1	\$ 19.30	0.50
29	34	I-75	SR 78		State	Interchange	37	2.85	\$ 40.00	1.00
30	46	Joel Blvd	17th St	Palm Beach Blvd	County	2 to 4 lanes	25	2.35	\$ 60.30	3.25
61	N/R	Joel Blvd	Leeland Heights	East 17th Street	County	Reconstruction			\$33.69	4.5
31	33	Leeland Heights Boulevard	Lee Blvd	Bell Blvd	County	4 to 6 lanes	38	2.88	\$ 39.40	1.70
32	68	Luckett Road ext.	e/o I-75	Buckingham Rd	County	New 4 lanes	12	0.73	\$ 124.90	3.90
33	66	Luckett Road ext.	Buckingham Rd	Gunnery Rd	County	New 4 lanes	12	0.73	\$ 67.20	2.10
34	67	Luckett Road ext.	Gunnery Rd	Sunshine Blvd	County	2 to 4 lanes	12	0.73	\$ 34.00	1.90
35	26	Metro Parkway	Daniels Parkway	South of Winkler Avenue	State	4 to 6 lanes	42	3.18	\$ 101.10	4.10
36	27	MidPoint Bridge	Del Prado	W. of Summerlin	County	4 to 6 lanes	34	3.18	\$ 106.00	3.30
37	52	NE 24th Avenue	Pondella Road	NE 28th Street	Cape Coral	2 to 4 lanes	21	1.78	\$ 53.10	2.50
38	44	NE 24th Avenue	NE 28th Street	Del Prado Boulevard	Cape Coral	New 4 lanes	28	2.48	\$ 32.10	0.80

## 2045 Transportation Plan



Project #	Rank	Facility	From	To	Jurisdiction	Improvement	Unweighted Score	Weighted Score	Cost	Length (miles)
39	38	Old US 41	Bonita Beach Road	Collier Co. Line	Bonita	2 to 4 lanes	30	2.8	\$ 21.00	1.20
40	42	Ortiz Avenue/Luckett Rd	Martin Luther King	I-75	County	2 to 4 lanes	31	2.63	\$ 22.04	1.30
41	19	Ortiz Avenue	Luckett Road	SR 80	County	2 to 4 lanes	43	3.68	\$ 16.86	1.30
42	41	Pine Island Road	Del Pine Dr	Hancock Creek Blvd (NE 24th Ave)	State	4 to 6 lanes	28	2.68	\$ 12.90	0.90
43	55	Sandy Lane Extension	Strike Lane	Pelican Colony	Bonita	New 2 lane	14	1.38	\$ 28.80	1.00
44	2	SR 31	SR 80	SR 78	State	2 to 6 lanes	57	4.85	\$ 100.00	1.40
45	11	SR 31	SR 78	Charlotte Co. Line	State	2 to 6 lanes	45	4	\$ 67.00	3.30
46	25	SR 78	Chiquita Boulevard	w/o Santa Barbara	State	4 to 6 lanes	38	3.23	\$ 28.40	2.00
47	20	SR 78	W. of Santa Barbara	East of Pondella	State	4 to 6 lanes	34	3.58	\$ 41.10	2.90
48	31	SR 78	24th Ave	US 41	State	4 to 6 lanes	31	2.98	\$ 21.40	1.50
49	13	SR 78	Business 41	I-75	State	4 to 6 lanes	41	3.98	\$ 73.70	5.20
50	4	SR 78	I-75	SR 31	State	2 to 4 lanes	55	4.73	\$ 24.60	1.40
51	12	SR 80	SR 31	Buckingham Rd	State	4 to 6 lanes	39	4	\$ 35.40	2.50
									Included with total below	
59	N/R	Sunshine Blvd	Lee Blvd	75th Street West	County	2L to 4L				6
60	N/R	Sunshine Blvd	75th Street West	SR 80	County	New 4L			\$ 96.50	1.9
52	59	Sunshine Blvd	SR 82	Lee Blvd	County	2 to 4 lanes	13	1.15	\$ 48.50	3.60
53	15	US 41	Bonita Beach Road		State	Intersection	45	3.9	\$ 22.00	0.50
54	16	US 41	Six Mile Cypress		State	Intersection	46	3.8	\$ 30.00	0.50
55	22	US 41	SR 78		State	Intersection	39	3.35	\$ 3.30	0.50
57	N/R	Veterans Parkway	Santa Barbara Blvd		Cape Coral	Intersection			\$ 30.00	
58	N/R	US 41	Daniels Parkway		State	Intersection			\$ 30.00	
b1	40	Alva Drawbridge			County	Reconstruct Bridge	31	2.73	\$ 17.89	
b2	17	Big Carlos Bridge	Bridge Replacement		County	Reconstruct Bridge	47	3.78	\$ 25.00	
b3	3	Cape Coral Bridge			County	Reconstruct Bridge	53	4.78	\$ 99.10	0.80
b4	6	Hancock Bridge Parkway Bridge			County	Reconstruct Bridge	53	4.63	\$ 3.92	
b5	58	Harbor Drive Bridge	Over Boca Grande Canal		County	Reconstruct Bridge	14	1.18	\$ 2.04	
b6	32	Little Carlos Pass, New Pass & Big Hickory Bridges			County	Reconstruct Bridge	32	2.93	\$ 46.72	
b7	9	Orange River Road Bridge			County	Reconstruct Bridge	50	4.46	\$ 2.42	
b8	8	Stringfellow Road Bridge	Over Monroe Canal		County	Reconstruct Bridge	51	4.51	\$ 1.75	
b9	N/R	Sunrise Blvd	Bridge Connection		County	Reconstruct Bridge			\$ 4.11	0.1
Other	62	Intermodal Freight Terminal	Rail/Truck at Hanson/Veronica Shoemaker		State		20	0.93	\$ 3.00	
Other	74	ATMS Last Phase			State		0	0	\$ 9.20	
Other	75	Intersection and AV/CV Box			State		0	0		
Other	76	Traffic Operations Center			County		0	0	\$ 0.92	
Other	77	Transportation Enhancement Box	Bike/Ped/CMP/Transit		State		0	0	\$ 89.10	
Other	N/R	Corkscrew Rd	Alico Rd	Verdiana Village	County	2L to 4L	0	0	\$ 55.91	3.79
LC36	N/R	Corkscrew Rd	Verdiana Village	Kingston Ranch Rd	County	2L to 4L	0	0	\$ 31.64	4.00
LC37	N/R	Corkscrew	East of Firehouse Lane	Alico Road	County	4L to 6L	0	0	\$ 42.44	3.34
P3	N/R	Kingston Ranch Rd	Corkscrew Rd	SR 82	Developer	New 4L	0	0	\$ 109.38	4.91

N/R - Not Ranked

## 2045 Transportation Plan



Figure 7-4: Roadway Needs

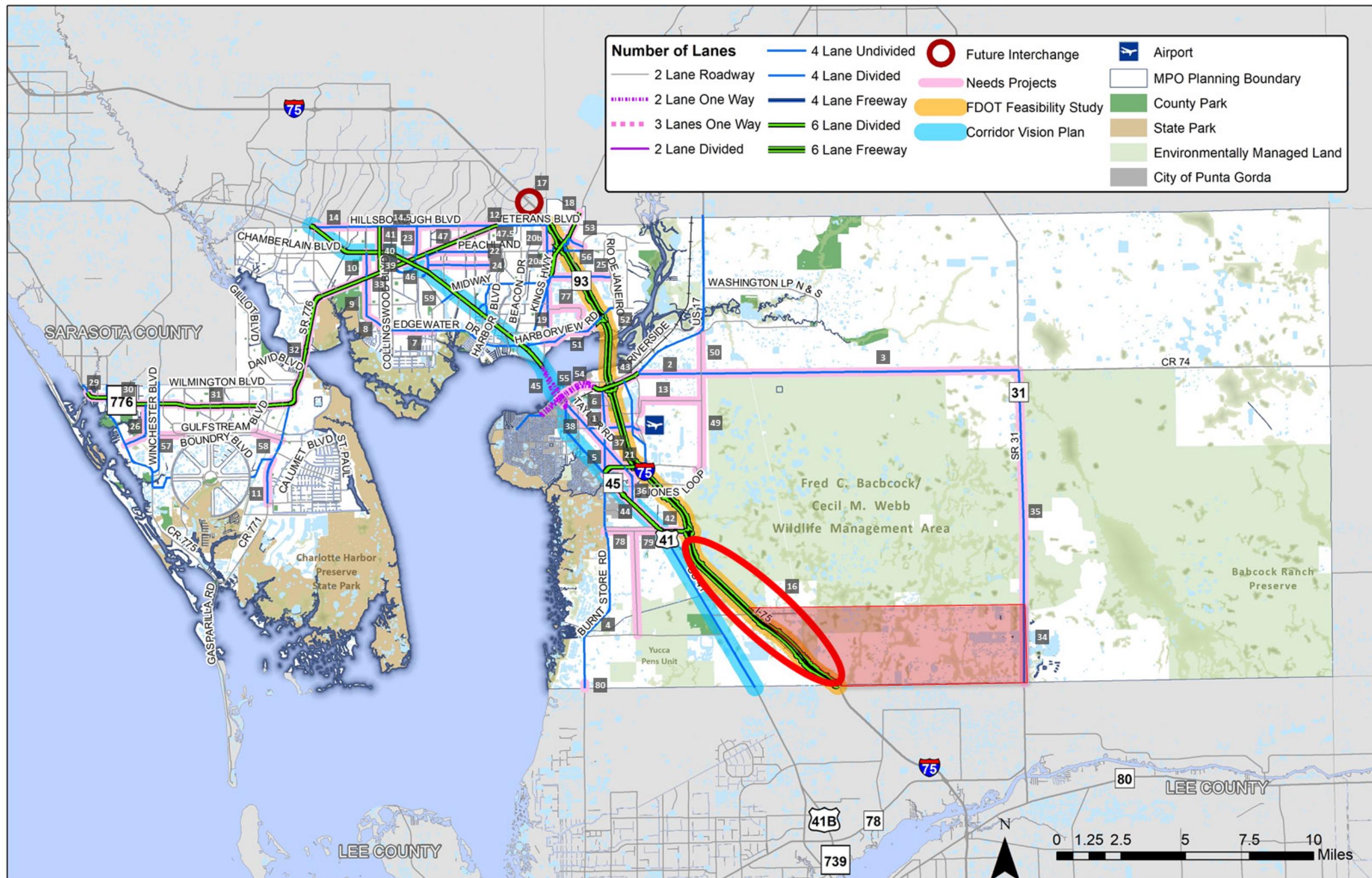


Table 7-1: Roadway Needs List (\$ Millions, 2019 Present Day Cost)

Map ID	Facility	From	To	Existing Lanes	Length (Miles)	Project Description	PD&E / PE Cost	ROW Cost	CST Cost	Committed Funding (2020-2025)	Future Funding Needed (2026-2045)
1	Airport Road	Taylor Rd	Piper Road	2	1.75	Widen 2 to 4 lanes	\$4.10	\$4.71	\$20.50		\$29.31
2	Bermont Rd (CR 74)	US 17	Strasse Blvd	2	2.69	Widen 2 to 4 lanes	\$4.67	\$8.86	\$23.31		\$36.84
3	Bermont Rd (CR 74)	Strasse Blvd	SR 31	2	12.15	Widen 2 to 4 lanes	\$21.06	\$40.03	\$105.31		\$166.40
4	Burnt Store Rd	Zemel Rd	Scham Rd	2	4.17	Widen 2 to 4 lanes			Fully Funded		\$0.00
5	Burnt Store Rd	N Jones Loop	Taylor Rd	2	0.98	Widen 2 to 4 lanes	\$2.30	\$1.32	\$11.48		\$15.10
6	Burnt Store Rd Extension	Taylor Rd	Florida St @ US 17	0	2.12	New 4-lane	\$7.83	\$34.25	\$39.16		\$81.25
7	Edgewater Dr (Phase 3)	Midway Blvd	Collingswood Blvd	2	1.54	Widen 2 to 4 lanes	\$2.20	\$0.00	\$25.00		\$27.20
8	Edgewater Dr (Phase 4)	Collingswood Blvd	Samantha Ave	0	1.30	Roadway realignment and new bridge	\$2.10	\$0.00	\$23.00	\$25.10	\$0.00
9	Edgewater Dr / Flamingo (Phase 5)	Collingswood Blvd	SR 776	2	2.62	Widen 2 to 4 lanes	\$1.00	\$0.00	\$20.00	\$1.00	\$20.00
10	Flamingo Blvd	SR 776	US 41	2	0.97	Widen 2 to 4 lanes	\$2.27	\$3.38	\$11.36		\$17.02
11	CR771	Appleton Blvd	Rotonda Blvd East	2	1.80	Widen 2 to 4 lanes	\$4.22	\$0.00	\$21.09		\$25.30
12	Hillsborough Blvd/Raintree Blvd	Veterans Blvd		0	0.10	New 2-lane connection	\$0.32	\$0.89	\$1.60		\$2.81
13	Henry Street (New Road)	Golf Course Boulevard	Loop Connector	0	3.90	New 2-lane	\$12.49	\$0.00	\$62.46		\$74.95
14	Hillsborough Blvd	Cranberry Blvd	Toledo Blade Blvd	2	2.40	Widen 2 to 4 lanes	\$5.62	\$8.36	\$28.12		\$42.10
14.5	Hillsborough Blvd	Toledo Blade Blvd	Prineville Dr	2	1.45	Widen 2 to 4 lanes	\$3.40	\$5.05	\$16.99		\$25.44
16	I-75	Near Oil Well Road				Future Interchange	\$32.91	\$9.80	\$164.53		\$207.23
17	I-75 (Sarasota County)	@ Raintree Blvd				Future Interchange	\$32.91	\$9.80	\$164.53		\$207.23
18	Kings Hwy	Sandhill Blvd	Desoto County line	2	0.79	Widen 2 to 4 lanes	\$1.85	\$1.38	\$9.25		\$12.48
19	Loveland Blvd	Westchester Blvd	Kings Hwy	2	1.60	Widen 2 to 4 lanes	\$3.75	\$5.58	\$18.74		\$28.07
20a	Loveland Blvd	Midway Blvd	Peachland Blvd	2	1.22	Widen 2 to 4 lanes	\$2.86	\$4.25	\$14.29		\$21.40
20b	Loveland Blvd	Peachland Blvd	Veterans Blvd	2	0.97	Widen 2 to 4 lanes	\$2.27	\$3.38	\$11.36		\$17.02
21	N Jones Loop	Burnt Store Rd	Piper Road	4	3.78	Widen 4 to 6 lanes	\$7.92	\$5.99	\$44.65	\$1.22	\$57.34
22	Peachland Blvd	Cochran Blvd	Harbor Blvd	2	2.50	Widen 2 to 4 lanes	\$5.86	\$8.71	\$29.29		\$43.86
23	Prineville Dr	Paulson Dr	Hillsborough Blvd	2	1.20	Widen 2 to 4 lanes	\$2.81	\$4.18	\$14.06		\$21.05
24	Quesada Ave	Cochran Blvd	Harbor Blvd	2	2.41	Widen 2 to 4 lanes	\$5.65	\$4.20	\$28.23		\$38.08
25	Rampart Blvd	Victoria Estates St	Rio De Janeiro Ave	2	1.80	Widen 2 to 4 lanes	\$4.22	\$3.14	\$21.09		\$28.44
26	San Casa Dr	CR 775	SR 776	2	2.01	Widen 2 to 4 lanes	\$4.71	\$7.00	\$23.55		\$35.26
29	S McCall Road (SR 776)	Crestview Dr	CR 775	4	1.47	Widen 4 to 6 lanes	\$3.47	\$4.19	\$17.37		\$25.03
30	SR 776	CR 775	Spinnaker Blvd	4	3.08	Widen 4 to 6 lanes	\$7.46	\$4.88	\$36.38	\$2.00	\$46.72
30a	SR 776	CR 775	Spinnaker Blvd	4		Add turn lanes at major intersections	\$2.72	\$8.07	\$13.62		\$24.42
	Potential Candidate Intersections: Oriole, Gulfstream, Spinnaker										\$0.00
31	SR 776	Spinnaker Blvd	CR 771 (Gasparilla Rd)	4	4.10	Widen 4 to 6 lanes	\$9.69	\$6.49	\$48.43		\$64.62
31a	SR 776	Spinnaker Blvd	CR 771 (Gasparilla Rd)	4		Add turn lanes at major intersections	\$4.54	\$13.45	\$22.70		\$40.70
	Potential Candidate Intersections: Sunnybrook, Oceanspray, David, Gulfstream, Coliseum										
32	SR 776	CR 771 (Gasparilla Rd)	Flamingo Blvd	4	6.42	Widen 4 to 6 lanes	\$15.17	\$10.17	\$75.84		\$101.18

Map ID	Facility	From	To	Existing Lanes	Length (Miles)	Project Description	PD&E / PE Cost	ROW Cost	CST Cost	Committed Funding (2020-2025)	Future Funding Needed (2026-2045)
<b>32a</b>	SR 776	Myakka River Bridge	EB Replacement / Widening	4	0.25	Widen/Replace EB Bridge	\$5.86	\$0.00	\$29.29		\$35.14
<b>32b</b>	SR 776	CR 771 (Gasparilla Rd)	Flamingo Blvd	4		Add turn lanes at major intersections	\$1.82	\$5.38	\$9.08		\$16.28
		Potential Candidate Intersections: Hollis, Biscayne, Jacobs St , Cornelius Blvd, Charlotte Sports Park									
<b>33</b>	SR 776	Flamingo Blvd	Murdock Cir	4	1.26	Widen 4 to 6 lanes	\$3.02	\$0.00	\$15.12		\$18.15
<b>33a</b>	SR 776	Flamingo Blvd	Murdock Cir	4		Add turn lanes at major intersections	\$0.91	\$2.69	\$4.54		\$8.14
		Potential Candidate Intersections: Toledo Blade Blvd, Collingswood Blvd									
<b>34</b>	SR 31	Lee County Line	North of Cook Brown Rd	2	2.78	Widen 2 to 4 lanes	\$3.05	\$10.61	\$42.82		\$56.48
<b>35</b>	SR 31	North of Cook Brown Rd	CR 74	2	9.38	Widen 2 to 4 lanes	\$16.26	\$18.03	\$81.30		\$115.59
<b>36</b>	Taylor Rd	US 41 SB	N. Jones Loop Rd	2	1.62	Widen 2 to 4 lanes	\$3.80	\$5.65	\$18.98		\$28.42
<b>37</b>	Taylor Rd	N Jones Loop Rd	Airport Rd	2	1.98	Widen 2 to 4 lanes	\$4.64	\$6.90	\$23.20		\$34.73
<b>38</b>	Taylor Rd	Airport Rd	US 41	2	1.31	Widen 2 to 4 lanes	\$3.07	\$4.57	\$15.35		\$22.98
<b>39a</b>	Toledo Blade Blvd (CR 39)	SR 776	Whitney Avenue	2	0.53	Widen 2 to 4 lanes	\$0.00	\$0.00	\$6.07		\$6.07
<b>39b</b>	Toledo Blade Blvd (CR 39)	SR 776	Whitney Avenue	4	0.53	Widen 4 to 6 lanes	\$1.25	\$0.00	\$6.26		\$7.51
<b>40</b>	Toledo Blade Blvd (CR 39)	Whitney Avenue	US 41	4	0.77	Widen 4 to 6 lanes	\$1.82	\$0.00	\$9.10		\$10.92
<b>41</b>	Toledo Blade Blvd (CR 39)	US 41	Hillsborough Blvd	4	1.00	Widen 4 to 6 lanes	\$2.36	\$0.00	\$11.81		\$14.18
<b>42</b>	Tuckers Grade Blvd	US 41 SB	I-75	4	2.34	Widen 4 to 6 lanes	\$5.62	\$3.71	\$28.08		\$37.41
<b>43</b>	US 17	Copley Ave	CR 74	4	1.53	Widen 4 to 6 lanes	\$3.05	\$0.00	\$7.75		\$10.80
<b>44</b>	US 41	Notre Dame Blvd	Burnt Store Rd	4	5.81	Widen 4 to 6 lanes	\$13.95	\$0.00	\$69.73		\$83.67
<b>45a</b>	US 41 NB	Bridge	Peace River	4	2.44	Bridge Replacement	\$78.92	\$0.00	\$394.62		\$473.55
<b>45b</b>	US 41 SB	Bridge	Peace River	4	2.44	Bridge Expansion	\$15.64	\$0.00	\$78.22		\$93.86
<b>46</b>	Veterans Blvd	Toledo Blade / Cochran Blvd	Murdock Cir E/ Paulson Dr	4	1.40	Widen 4 to 6 lanes	\$3.36	\$2.66	\$16.80		\$22.82
<b>47</b>	Veterans Blvd	Murdock Cir E/Paulson Dr	Harbor Blvd	4	3.20	Widen 4 to 6 lanes	\$6.26	\$0.00	\$31.31		\$37.57
<b>47.5</b>	Veterans Blvd	Harbor Blvd	Future Hillsborough Blvd Connection	4	0.29	Widen 4 to 6 lanes	\$0.64	\$0.00	\$3.19		\$3.83
<b>49</b>	Grove Boulevard	North Jones Loop Road	CR 74	2	3.84	Widen 2 to 4 lanes	\$9.00	\$0.00	\$44.99		\$53.98
<b>50</b>	Grove Boulevard Extension	CR 74	US 17	0	1.62	New 4-lane	\$5.99	\$0.00	\$29.93		\$35.91
<b>51</b>	Harbor View Road	Melbourne St	I-75	2	2.61	Widen 2 to 4 lanes	\$4.02	\$9.79	\$33.41	\$13.81	\$33.41
<b>52</b>	Harbor View Road	I-75	Rio De Janeiro Avenue	2	0.61	Widen 2 to 4 lanes	\$1.43	\$0.00	\$7.15		\$8.58
<b>53</b>	Sandhill Blvd Bypass	Kings Hwy	Sandhill Blvd	0	1.10	New 2-lane	\$3.52	\$0.00	\$17.62		\$21.14
<b>54 / 55</b>	Marion Avenue / Marion Avenue	US 41	Marlympia Way	3	1.23	Road Diet - resurfacing and striping	\$1.48	\$0.00	\$7.42	\$0.29	\$8.61
<b>56</b>	Sandhill Blvd	Kings Hwy	Deep Creek Blvd	2	1.26	Widen 2 to 4 lanes	\$2.95	\$0.00	\$14.76		\$17.71
<b>57</b>	San Casa Dr / Avenue of the Americas / Fruitland Ave	CR 775	Gulfstream Blvd	0	1.46	New 2-lane	\$4.68	\$6.48	\$23.38		\$34.53
<b>58</b>	San Domingo Blvd	Gulfstream Blvd	CR 771	0	1.10	New 2-lane	\$3.52	\$4.88	\$17.62		\$26.02
<b>59</b>	US 41 Corridor Vision Plan			4/6		Corridor & Safety Improvements		To be determined			\$0.00
<b>60</b>	SR 31	at CR 74		2	0.24	Roundabout	\$0.00	\$0.64	\$0.71	\$0.64	\$0.71
<b>61</b>	SR 776	at Flamingo Blvd		4	0.00	Intersection - turn lanes	\$0.00	\$0.00	\$1.46	\$1.46	\$0.00

Map ID	Facility	From	To	Existing Lanes	Length (Miles)	Project Description	PD&E / PE Cost	ROW Cost	CST Cost	Committed Funding (2020-2025)	Future Funding Needed (2026-2045)	
62	US 41	at Easy Street		4	0.00	Intersection - turn lanes	\$0.68	\$0.00	\$4.55		\$5.23	
63	US 41	at Forrest Nelson		4	0.00	Intersection - turn lanes	\$0.68	\$0.00	\$4.55		\$5.23	
64	SR 776	at Jacobs St		4	0.00	Intersection - turn lanes	\$0.68	\$0.00	\$4.55		\$5.23	
65	SR 776	at Carousel Plaza		4	0.00	Intersection - turn lanes	\$0.68	\$0.00	\$4.55		\$5.23	
66	SR 776	at Charlotte Sports Park		4	0.00	Intersection - turn lanes	\$0.15	\$0.00	\$1.01	\$0.15	\$1.01	
67	I-75	at CR 769/Kings Hwy				Interchange Modifications	\$6.50	\$0.00	\$56.93		\$63.43	
68	I-75	at CR 776/Harbor View				Interchange Modifications	\$6.50	\$0.00	\$56.93		\$63.43	
69	I-75	at US 17/SR35				Interchange Modifications	\$7.50	\$0.00	\$122.60		\$130.10	
70	I-75	at North Jones Loop Rd				Interchange Modifications	\$6.50	\$0.00	\$56.93		\$63.43	
71	ITS Master Plan Implementation					Technology and Traffic Signal Improvements		To be determined	\$20.00		\$20.00+	
72	SR 776	@ Gulfstream Blvd		4		Intersection – turn lanes	\$0.68	\$0.00	\$4.55		\$5.23	
73	SR 776	@ Biscayne Blvd		4		Intersection – turn lanes	\$0.68	\$0.00	\$4.55		\$5.23	
74	SR 776	@ Cornelius		4		Intersection – turn lanes	\$0.68	\$0.00	\$4.55		\$5.23	
76	I-75	@ Raintree Blvd / Yorkshire				New Interchange	\$32.91	\$32.67	\$164.53		\$230.10	
77	Olean Blvd Extension	Loveland Blvd	Harbor View Rd	0	2.37	New 2 lane	\$4.38	\$2.33	\$21.92		\$28.63	
78	Green Gulf Blvd Extension	Burnt Store Road	US 41	0/2	2.45	New / Upgraded 2-lane	\$4.53	\$2.41	\$22.66		\$29.60	
79	Green Gulf Blvd Extension	Zemel Road	Green Gulf Blvd	0/2	4.00	New / Upgraded 2-lane	\$7.40	\$3.93	\$36.99		\$48.32	
80	Burnt Store Road	Vincent Avenue	Wallaby Lane	2	0.23	Widen 2 to 4 lanes	\$0.40	\$0.17	\$1.97		\$2.54	
99	Veterans Blvd	Peachland Blvd	Kings Hwy			Intersection Modification	\$5.00	To be determined	To be determined		\$5.00+	
							<b>Total</b>	\$489.86	\$312.34	\$2,698.15	\$45.67	\$3,454.69

**Notes:**

- Project Costs shown in current year format based on 2019 project costs
- PD&E/PE are product support phases for Project Development & Environment phase and Preliminary Engineering phase
- ROW is Right-of-Way costs associated with land acquisition
- CST is the Construction cost for completing the identified project
- Existing Funding is included in the MPO's 2020/2021 – 2024/2025 Transportation Improvement Program.

**APPENDIX B**  
**D1RPM ZONAL DATA**

**BABCOCK RANCH COMMUNITY  
CPA AMENDMENT  
DIRP MZONAL DATA BY TAZ  
YEAR 2045 WITH APPROVED CPA**

**APPROVED DEVELOPMENT SUMMARY (2045)**

		COUNTY >	Lee	Lee
		TYPE >	MPD	Greenwell
		TRACT >	Cumulative	Cumulative
		Unit	TAZ No. >	Total
<b>Residential</b>				
Single-Family	d.u.		980	125
Multifamily	d.u.		650	0
Senior Adult (Det)	d.u.		0	0
		<b>Subtotal</b>	<b>1,630</b>	<b>125</b>
				<b>1,755</b>
<b>Hotel</b>	rooms		600	0
<b>Industrial</b>	sq. ft.		0	0
<b>Retail</b>	sq. ft.		870,000	400,000
				<b>1,270,000</b>
<b>Office</b>	sq. ft.		257,000	0
Medical	sq. ft.		43,000	0
Civic	sq. ft.		0	0
		<b>Subtotal</b>	<b>300,000</b>	<b>0</b>
				<b>300,000</b>
<b>Other</b>				
Hospital	beds		0	0
Assisted Living	beds		0	0
				0

		COUNTY - Ancillary Use		
		Golf	holes	
Public Park	acres		48.00	0.00
Civic/Recreation Center	sq. ft.		0	0
Library	sq. ft.		0	0
Churches	sq. ft.		0	0
Elementary School	students		0	0
Middle School	students		0	0
High School	students		0	0

**ZDATA (ESUTM) POPULATION & EMPLOYMENT ESTIMATE**

		TRACT >	B2a	Cumulative	
		TAZ No. >	4305	4492	Total
per d.u.					
Single-Family	2.50	Tot. Pop.	2,450	313	2,763
0%		PCTVAC			
20%		PCTVNP			
2.50		Single-Family Pop.	<b>2,450</b>	<b>313</b>	<b>2,763</b>
per d.u.					
Multifamily	2.00	Tot. Pop.	1,300	0	1,300
0%		PCTVAC			
40%		PCTVNP			
2.00		Multifamily Pop.	<b>1,300</b>	<b>0</b>	<b>1,300</b>
per d.u.					
Senior Adult	1.50	Tot. Pop.	0	0	0
0%		PCTVAC			
25%		PCTVNP			
1.50		Retire. Pop.	<b>0</b>	<b>0</b>	<b>0</b>
occip/rm					
Hotel	2.00	Occupants	<b>1,200</b>	<b>0</b>	<b>1,200</b>
		Total Pop.	<b>3,750</b>	<b>313</b>	<b>4,063</b>
		Pop/Hd	<b>2.35</b>	<b>2.60</b>	<b>2.32</b>

**ZDATA - EMPLOYMENT**

		TRACT >	B2a	Cumulative	
		TAZ No. >	4305	4492	Total
emp/1k					
Industrial	2.00	Emplys	<b>0</b>	<b>0</b>	<b>0</b>
Commercial					
General Retail	2.50	Emplys	2,175	1,000	3,175
emp/hole					
Golf (1)	1.74	Emplys	0	0	0
		<b>Subtotal</b>	<b>2,175</b>	<b>1,000</b>	<b>3,175</b>
Service / Other					
Hotel	0.90	Emplys	540	0	540
emp/1k					
General Office	4.50	Emplys	1,157	0	1,157
emp/1k					
Medical Office	4.10	Emplys	176	0	176
emp/1k					
Government Office	4.50	Emplys	0	0	0
emp/bed					
Hospital	2.28	Emplys	0	0	0
emp/unit					
Assisted Living	0.65	Emplys	0	0	0
		<b>Sub Total</b>	<b>1,873</b>	<b>0</b>	<b>1,873</b>

<b>Community - Ancillary Use</b>	emp/acre				
Public Park	0.27	Emplys	13	0	13
<b>Civic/Recreation Center</b>	emp/1k				
Library	1.10	Emplys	0	0	0
<b>Church</b>	emp/1k				
Elementary School	0.10	Emplys	0	0	0
<b>emp/student</b>					
Middle School	0.19	Emplys	0	0	0
<b>emp/student</b>					
High School	0.19	Emplys	0	0	0
		<b>Sub Total</b>	<b>13</b>	<b>0</b>	<b>13</b>
		<b>Total Service</b>	<b>1,886</b>	<b>0</b>	<b>1,886</b>
<b>Total Employment</b>	Total	Emplys	<b>4,061</b>	<b>1,000</b>	<b>5,061</b>

Students					
Elementary School	Students		0	0	0
Middle School	Students		0	0	0
High School	Students		0	0	0
	Total	Students	<b>0</b>	<b>0</b>	<b>0</b>

(1) Not subject to BPC MDO 6 million s.f. threshold.

**BABCOCK RANCH COMMUNITY  
CPA AMENDMENT  
DIRP MZONAL DATA BY TAZ  
YEAR 2045 WITH PROPOSED CPA**

PROPOSED DEVELOPMENT SUMMARY (2045)

		COUNTY >	Lee	Lee
		TYPE >	MPD	Greenwell
		TRACT >	Cumulative	Cumulative
		Unit	TAZ No. >	Total
<b>Residential</b>				
Single-Family	d.u.		1,630	125
Multifamily	d.u.		360	0
Senior Adult (Det)	d.u.		0	0
	<b>Subtotal</b>		<b>1,990</b>	<b>125</b>
				<b>2,115</b>
<b>Hotel</b>	rooms		250	0
<b>Industrial</b>	sq. ft.		0	0
<b>Retail</b>	sq. ft.		1,170,000	400,000
				<b>1,570,000</b>
<b>Office</b>	sq. ft.		0	0
General	sq. ft.		0	0
Medical	sq. ft.		0	0
Civic	sq. ft.		0	0
	<b>Subtotal</b>		<b>0</b>	<b>0</b>
<b>Other</b>				
Hospital	beds		0	0
Assisted Living	beds		350	0
				<b>350</b>

		COUNTY >	Lee	Lee
		TYPE >	MPD	Greenwell
		TRACT >	Cumulative	Cumulative
		Unit	TAZ No. >	Total
<b>Community - Ancillary</b>				
Golf	holes		0	0
Public Park	acres		48.00	0.00
Civic/Recreation Center	sq. ft.		0	0
Library	sq. ft.		0	0
Churches	sq. ft.		24,000	0
Elementary School	students		0	0
Middle School	students		0	0
High School	students		0	0

		COUNTY >	Lee	Lee
		TYPE >	Cumulative	Cumulative
		TRACT >	Cumulative	Cumulative
		Unit	TAZ No. >	Total
<b>Single-Family</b>	per d.u.			
	2.50	Tot. Pop.	4,075	313
	0%	PCTVAC		
	20%	PCTVNP		
	2.50	Single-Family Pop.	<b>4,075</b>	<b>313</b>
				<b>4,388</b>
<b>Multifamily</b>	per d.u.			
	2.00	Tot. Pop.	720	0
	0%	PCTVAC		
	40%	PCTVNP		
	2.00	Multifamily Pop.	<b>720</b>	<b>0</b>
				<b>720</b>
<b>Senior Adult</b>	per d.u.			
	1.50	Tot. Pop.	0	0
	0%	PCTVAC		
	25%	PCTVNP		
	1.50	Retire. Pop.	<b>0</b>	<b>0</b>
				<b>0</b>
<b>Hotel</b>	occip/rm			
	2.00	Occupants	<b>500</b>	<b>0</b>
				<b>500</b>
		Total Pop.	<b>4,795</b>	<b>313</b>
				<b>5,108</b>
		Pop/Hd	<b>2.41</b>	<b>2.60</b>
				<b>2.42</b>

		COUNTY >	Lee	Lee
		TYPE >	Cumulative	Cumulative
		TRACT >	Cumulative	Cumulative
		Unit	TAZ No. >	Total
<b>Industrial</b>	emp/1k			
	2.00	Emplys	<b>0</b>	<b>0</b>
<b>Commercial</b>				
General Retail	emp/1k			
	2.50	Emplys	2,925	1,000
				3,925
	emp/hole			
Golf (1)	1.74	Emplys	0	0
				0
	<b>Subtotal</b>	Emplys	<b>2,925</b>	<b>1,000</b>
				<b>3,925</b>
<b>Service / Other</b>	emp/rm			
Hotel	0.90	Emplys	225	0
				225
	emp/1k			
General Office	4.50	Emplys	0	0
				0
	emp/1k			
Medical Office	4.10	Emplys	0	0
				0
	emp/1k			
Government Office	4.50	Emplys	0	0
				0
	emp/bed			
Hospital	2.28	Emplys	0	0
				0
	emp/unit			
Assisted Living	0.65	Emplys	227	0
				227
	<b>Sub Total</b>	Emplys	<b>452</b>	<b>0</b>
				<b>452</b>

		COUNTY >	Lee	Lee
		TYPE >	Cumulative	Cumulative
		TRACT >	Cumulative	Cumulative
		Unit	TAZ No. >	Total
<b>Community - Ancillary</b>	emp/acre			
Public Park	0.27	Emplys	13	0
				13
	emp/1k			
Civic/Recreation Center	2.00	Emplys	0	0
				0
	emp/1k			
Library	1.10	Emplys	0	0
				0
	emp/1k			
Church	1.00	Emplys	24	0
				24
	emp/student			
Elementary School	0.10	Emplys	0	0
				0
	emp/student			
Middle School	0.19	Emplys	0	0
				0
	emp/student			
High School	0.19	Emplys	0	0
				0
	<b>Sub Total</b>	Emplys	<b>37</b>	<b>0</b>
				<b>37</b>
	<b>Total Service</b>		<b>489</b>	<b>0</b>
				<b>489</b>
<b>Total Employment</b>	Total	Emplys	<b>3,414</b>	<b>1,000</b>
				<b>4,414</b>

		COUNTY >	Lee	Lee
		TYPE >	Cumulative	Cumulative
		TRACT >	Cumulative	Cumulative
		Unit	TAZ No. >	Total
<b>Students</b>				
Elementary School	Students		0	0
Middle School	Students		0	0
High School	Students		0	0
	<b>Total</b>	Students	<b>0</b>	<b>0</b>

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

**APPENDIX C**

**D1RPM PLOTS**





**APPENDIX D**

**LEE COUNTY STAFF EMAIL CORRESPONDENCE**

## RE: CPA2023-00012 and CPA2023-00013 Sufficiency Comments

Alam, Md Rakibul <MAlam@leegov.com>

Thu 2/8/2024 12:38 PM

To: Christopher Posey <Christopher.Posey@dplummer.com>;

Cc: Stephen Leung <stephen.leung@dplummer.com>; Tom Sacharski <tsacharski@rviplanning.com>; Erica S. Woods <EWoods@kitsonpartners.com>; Richard B. Akin - Henderson Franklin Attorneys at Law (richard.akin@henlaw.com) <richard.akin@henlaw.com>; Workman, Elizabeth <EWorkman@leegov.com>; Alexis Crespo <acrespo@rviplanning.com>; Woellner, Katherine <KWoellner@leegov.com>;

Hi Christopher,

I hope you are doing well. Thanks for the update. I'm on board with using the road segment analysis from the MPD ZTIS for the MPD CPA. However, please ensure that the updated ZTIS, which addresses zoning comments, is included in your CPA resubmittal.

Best regards,  
Rakib

---

**Md Rakibul Alam, Ph.D. | Principal Transportation Planner**  
Department of Transportation



Phone: (239) 533-8853

Cell: (239) 229-3952

Email: [malam@leegov.com](mailto:malam@leegov.com)

Website: [www.leegov.com/dot](http://www.leegov.com/dot)

Address: [1500 Monroe St, 3<sup>rd</sup> Floor, Fort Myers, FL 33901](http://1500 Monroe St, 3rd Floor, Fort Myers, FL 33901)

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**From:** Christopher Posey <Christopher.Posey@dplummer.com>

**Sent:** Thursday, February 8, 2024 11:06 AM

**To:** Alam, Md Rakibul <MAlam@leegov.com>

**Cc:** Stephen Leung <stephen.leung@dplummer.com>; Tom Sacharski <tsacharski@rviplanning.com>; Erica S. Woods <EWoods@kitsonpartners.com>; Richard B. Akin - Henderson Franklin Attorneys at Law (richard.akin@henlaw.com) <richard.akin@henlaw.com>; Workman, Elizabeth <EWorkman@leegov.com>; Alexis Crespo <acrespo@rviplanning.com>; Woellner, Katherine <KWoellner@leegov.com>;

**Subject:** Re: CPA2023-00012 and CPA2023-00013 Sufficiency Comments

**Caution:** This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: [servicedesk@leegov.com](mailto:servicedesk@leegov.com) or 533-HELP.

Hi Rakibul,

We would like to discuss with you the request for the short-term 5-year road segment analysis for the MPD CPA. We would like to use the road segment analysis submitted for the MPD ZTIS. This road segment analysis reflected the build out of the MPD in year 2030. Although this would be a 6-year analysis, we believe this will still adequately identify additional improvements needed to the network beyond those identified in the programmed five-year horizon. Additionally, with this analysis we will provide the requested ITE trip generation. If you'd like to further discuss, we can set up a call/meeting at your convenience.

Regards,

**Christopher Posey**

Transportation Engineer

**DAVID PLUMMER & ASSOCIATES**

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

2149 McGregor Boulevard

Fort Myers, Florida 33901

D - 1

239•332•2617  
[www.dplummer.com](http://www.dplummer.com)

**From:** Alexis Crespo <[acrespo@rviplanning.com](mailto:acrespo@rviplanning.com)>  
**Sent:** Thursday, February 8, 2024 8:44:33 AM  
**To:** Woellner, Katherine; Christopher Posey  
**Cc:** Stephen Leung; Tom Sacharski; Erica S. Woods; Richard B. Akin - Henderson Franklin Attorneys at Law ([richard.akin@henlaw.com](mailto:richard.akin@henlaw.com)); Beth Workman ([eworkman@leegov.com](mailto:eworkman@leegov.com))  
**Subject:** RE: CPA2023-00012 and CPA2023-00013 Sufficiency Comments

Thanks, Katie!

We are working on a meeting with all Staff to review both comment letters on the CPA & MPD. Should have that inked shortly. Want to make sure we aren't duplicating requests.

**Alexis Crespo, AICP**  
Vice President of Planning

**RVi Planning + Landscape Architecture**  
28100 Bonita Grande Drive, Suite 305 • Bonita Springs, FL 34135  
239.850.8525 Mobile • 239.405.7777 Main  
[www.rviplanning.com](http://www.rviplanning.com)

**From:** Woellner, Katherine <[KWoellner@leegov.com](mailto:KWoellner@leegov.com)>  
**Sent:** Thursday, February 8, 2024 7:56 AM  
**To:** Christopher Posey <[Christopher.Posey@dplummer.com](mailto:Christopher.Posey@dplummer.com)>  
**Cc:** Stephen Leung <[stephen.leung@dplummer.com](mailto:stephen.leung@dplummer.com)>; Alexis Crespo <[acrespo@rviplanning.com](mailto:acrespo@rviplanning.com)>; Tom Sacharski <[tsacharski@rviplanning.com](mailto:tsacharski@rviplanning.com)>; Erica S. Woods <[EWoods@kitsonpartners.com](mailto:EWoods@kitsonpartners.com)>; Richard B. Akin - Henderson Franklin Attorneys at Law ([richard.akin@henlaw.com](mailto:richard.akin@henlaw.com)) <[richard.akin@henlaw.com](mailto:richard.akin@henlaw.com)>  
**Subject:** RE: CPA2023-00012 and CPA2023-00013 Sufficiency Comments

Good morning,

The County's Transportation Planner that reviewed the application is Md Rakibul Alam, Ph.D. His email address is [malam@leegov.com](mailto:malam@leegov.com) and his phone number is 239-533-8853.

Hope that helps. Let me know if you need anything else.

Respectfully,



**Katie Woellner, AICP | Principal Planner**

Community Development – Planning Section

1500 Monroe St, Fort Myers, FL 33901

**office:** (239) 533-8362

**email:** [kwoellner@leegov.com](mailto:kwoellner@leegov.com)

**web:** [www.leegov.com/dcd](http://www.leegov.com/dcd)

Connect With Us On Social Media



**From:** Christopher Posey <[Christopher.Posey@dplummer.com](mailto:Christopher.Posey@dplummer.com)>  
**Sent:** Wednesday, February 7, 2024 4:38 PM  
**To:** Woellner, Katherine <[KWoellner@leegov.com](mailto:KWoellner@leegov.com)>  
**Cc:** Stephen Leung <[stephen.leung@dplummer.com](mailto:stephen.leung@dplummer.com)>; Alexis Crespo <[acrespo@rviplanning.com](mailto:acrespo@rviplanning.com)>; Tom Sacharski <[tsacharski@rviplanning.com](mailto:tsacharski@rviplanning.com)>; Erica S. Woods <[EWoods@kitsonpartners.com](mailto:EWoods@kitsonpartners.com)>; Richard B. Akin - Henderson Franklin Attorneys at Law ([richard.akin@henlaw.com](mailto:richard.akin@henlaw.com)) <[richard.akin@henlaw.com](mailto:richard.akin@henlaw.com)>  
**Subject:** CPA2023-00012 and CPA2023-00013 Sufficiency Comments

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Good Afternoon Katie,

We would like to discuss some of the transportation related sufficiency comments for the Babcock MPD CPA. Do you know who created the comments related to transportation so we can setup a meeting with them?

D - 2

Regards,

**Christopher Posey**

Transportation Engineer

**DAVID PLUMMER & ASSOCIATES**

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2149 McGregor Boulevard

Fort Myers, Florida 33901

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**External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.**

**APPENDIX E**  
**BRC MPD ZTIS EXCERPTS**

BABCOCK MPD  
ZONING AMENDMENT  
TRAFFIC IMPACT STATEMENT

*February 21, 2024*

**EXHIBIT 2-A**  
**MPD ZONING AMENDMENT**

**TRIP GENERATION SUMMARY - APPROVED ZONING**  
**MPD (TAZ 4305)**

LAND USE	LUC	SIZE	UNITS	Rate/Equation	AM PEAK HOUR					PM PEAK HOUR					Rate/Equation	DAILY Total	%	
					In	Out	Total	%	In	Out	Total	%						
<b>Office</b>																		
General Office Building (General Urban/Suburban)	710	257,000	1000 Sq. Ft. GFA	Fitted Curve	88%	332	12%	45	377	Fitted Curve	17%	62	83%	301	363	Fitted Curve	2,638	
Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	720	43,000	1000 Sq. Ft. GFA	Fitted Curve	79%	89	21%	24	113	Fitted Curve	30%	52	70%	120	172	Fitted Curve	1,740	
Trips					421	69	490			114	421	535				4,378		
NCHRP Internal Capture <sup>(2)</sup>					42	19	61	12%		45	92	137	26%			1,018	19%	
Non-NCHRP Internal Capture					0	0	0	0%		0	0	0	0%			0	0%	
External					379	50	429			69	329	398				3,360		
<b>Retail</b>																		
Shopping Center (>150k) (General Urban/Suburban)	820	870,000	1000 Sq. Ft. GLA	Fitted Curve	62%	401	38%	246	647	Fitted Curve	48%	1,286	52%	1,393	2,679	Fitted Curve	28,579	
Trips					401	246	647			1286	1393	2,679				28,579		
NCHRP Internal Capture <sup>(2)</sup>					41	21	62	10%		239	397	636	24%			5,826	20%	
Non-NCHRP Internal Capture					0	0	0	0%		0	0	0	0%			0	0%	
External					360	225	585			1,047	996	2,043				22,753		
Pass-by					0	0	0	0%		0	0	0	0%			0	0%	
Net New External					360	225	585			1,047	996	2,043				22,753		
<b>Residential</b>																		
Single-Family Detached Housing (General Urban/Suburban)	210	980,000	Dwelling Units	Fitted Curve	26%	154	74%	440	594	Fitted Curve	63%	535	37%	314	849	Fitted Curve	8,238	
Multifamily Housing (Low-Rise) Not Close to Rail Transit (General Urban/Suburban)	220	650,000	Dwelling Units	Fitted Curve	24%	54	76%	170	224	Fitted Curve	63%	189	37%	111	300	Fitted Curve	4,242	
Trips					208	610	818			724	425	1,149				12,480		
NCHRP Internal Capture <sup>(2)</sup>					4	18	22	3%		341	159	500	44%			4,780	38%	
Non-NCHRP Internal Capture					0	1	1	0%		1	2	3	0%			60	0%	
External					204	591	795			382	264	646				7,640		
<b>Hotel</b>																		
Hotel (General Urban/Suburban)	310	600,000	Rooms	Fitted Curve	56%	164	44%	129	293	Fitted Curve	51%	212	49%	204	416	Fitted Curve	6,080	
Trips					164	129	293			212	204	416				6,080		
NCHRP Internal Capture <sup>(2)</sup>					0	29	29	10%		49	26	75	18%			990	16%	
Non-NCHRP Internal Capture					0	0	0	0%		0	0	0	0%			0	0%	
External					164	100	264			163	178	341				5,090		
<b>Ancillary</b>																		
Public Park (General Urban/Suburban)	411	48,000	Acres	Average	59%	1	41%	0	1	Average	55%	3	45%	2	5	Fitted Curve	119	
Trips					1	0	1			3	2	5				119		
Non-NCHRP Internal Capture					1	0	1	100%		2	1	3	60%			60	50%	
External					0	0	0			1	1	2				59		
<b>TOTAL TRIPS</b>					<b>In</b>	<b>Out</b>	<b>Total</b>	<b>%</b>		<b>In</b>	<b>Out</b>	<b>Total</b>	<b>%</b>		<b>Total</b>	<b>%</b>	<b>FSUTMS</b>	
<b>TOTAL INTRAZONAL (INTERNAL) CAPTURE TRIPS</b>					<b>1,195</b>	<b>1,054</b>	<b>2,249</b>	<b>100.0%</b>		<b>2,339</b>	<b>2,445</b>	<b>4,784</b>	<b>100.0%</b>		<b>51,636</b>	<b>100.0%</b>	<b>43,440</b>	
NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS					<b>88</b>	<b>88</b>	<b>176</b>	<b>7.8%</b>		<b>677</b>	<b>677</b>	<b>1,354</b>	<b>28.3%</b>		<b>12,734</b>	<b>24.7%</b>	<b>5,132</b>	
NON-NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS					<b>87</b>	<b>87</b>	<b>174</b>	<b>7.7%</b>		<b>674</b>	<b>674</b>	<b>1,348</b>	<b>28.2%</b>		<b>12,614</b>	<b>24.4%</b>	<b>-</b>	
<b>TOTAL INTERZONAL (EXTERNAL) TRIPS</b>					<b>1,107</b>	<b>966</b>	<b>2,073</b>	<b>92.2%</b>		<b>1,662</b>	<b>1,768</b>	<b>3,430</b>	<b>71.7%</b>		<b>38,902</b>	<b>75.3%</b>	<b>38,308</b>	
COMMUNITY CAPTURE BETWEEN DRI AND MPD <sup>(4)</sup>					<b>336</b>	<b>297</b>	<b>633</b>	<b>28.1%</b>		<b>658</b>	<b>688</b>	<b>1,346</b>	<b>28.1%</b>		<b>14,529</b>	<b>28.1%</b>	<b>12,223</b>	
RETAIL PASS-BY TRIPS					<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>		<b>0</b>	<b>0.0%</b>	<b>-</b>	
NET NEW INTERZONAL (EXTERNAL) TRIPS					<b>771</b>	<b>669</b>	<b>1,440</b>	<b>64.0%</b>		<b>1,004</b>	<b>1,080</b>	<b>2,084</b>	<b>43.6%</b>		<b>24,373</b>	<b>47.2%</b>	<b>26,085</b>	

**Footnote:**

(1) ITE Trip Generation, 11th Edition.

(2) Consistent with NCHRP internal capture calculations. ITE, *Trip Generation Handbook - An ITE Proposed Recommended Practice* (3rd Edition). Chapter 6 - Trip Generation for Mixed-Use Development.

(3) *ITE Trip Generation Handbook - An ITE Proposed Recommended Practice* (3rd Edition). Appendix E - Database on Pass-By, Diverted, and Primary Trips.

Average rate assumed and controlled to 80% new trips based on Lee County's original methodology.

(4) Land use category not applicable under NCHRP internal capture calculations.

(5) The percent community capture between the DRI and MPD was determined using the D1RPM Travel Model.

**EXHIBIT 2-B**  
**MPD ZONING AMENDMENT**

**TRIP GENERATION SUMMARY - PROPOSED ZONING**  
**MPD (TAZ 4305)**

LAND USE	LUC	SIZE	UNITS	AM PEAK HOUR						PM PEAK HOUR						DAILY		
				Rate/Equation	In	Out	Total	%	Rate/Equation	In	Out	Total	%	Rate/Equation	Total	%		
<b>Retail</b>																		
Shopping Center (>150k) (General Urban/Suburban)	820	1,170,000	1000 Sq. Ft. GLA	Fitted Curve	62%	511	38%	313	824	Fitted Curve	48%	1,592	52%	1,724	3,316	Fitted Curve	36,412	
Trips					511	313	824		1592	1724	3,316					36,412		
NCHRP Internal Capture <sup>(2)</sup>					15	6	21	3%	171	462	633	19%				5,982	16%	
Non-NCHRP Internal Capture					0	0	0	0%	0	0	0	0%				0	0%	
External					496	307	803			1,421	1,262	2,683				30,430		
Pass-by					0	0	0	0%		0	0	0	0%			0	0%	
Net New External					496	307	803			1,421	1,262	2,683				30,430		
<b>Residential</b>																		
Single-Family Detached Housing (General Urban/Suburban)	210	1,630,000	Dwelling Units	Fitted Curve	26%	246	74%	699	945	Fitted Curve	63%	863	37%	507	1,370	Fitted Curve	13,156	
Multifamily Housing (Low-Rise) Not Close to Rail Transit (General Urban/Suburban)	220	360,000	Dwelling Units	Fitted Curve	24%	32	76%	102	134	Fitted Curve	63%	110	37%	65	175	Fitted Curve	2,383	
Assisted Living (General Urban/Suburban)	254	350,000	Beds	Average	60%	38	40%	25	63	Average	39%	33	61%	51	84	Average	910	
Trips					316	826	1,142			1,006	623	1,629				16,449		
NCHRP Internal Capture <sup>(2)</sup>					6	8	14	1%		448	169	617	38%			5,742	35%	
Non-NCHRP Internal Capture					4	10	14	1%		55	51	106	7%			60	0%	
External					306	808	1,114			503	403	906				10,647		
<b>Hotel</b>																		
Hotel (General Urban/Suburban)	310	250,000	Rooms	Fitted Curve	56%	66	44%	52	118	Fitted Curve	51%	80	49%	77	157	Fitted Curve	2,286	
Trips					66	52	118			80	77	157				2,286		
NCHRP Internal Capture <sup>(2)</sup>					0	7	7	6%		24	12	36	23%			514	22%	
Non-NCHRP Internal Capture					0	0	0	0%		0	0	0	0%			0	0%	
External					66	45	111			56	65	121				1,772		
<b>Ancillary</b>																		
Public Park (General Urban/Suburban)	411	48,000	Acres	Average	59%	1	41%	0	1	Average	55%	3	45%	2	5	Fitted Curve	119	
Library (General Urban/Suburban)	590	24,000	1000 Sq. Ft. GFA	Fitted Curve	71%	19	29%	8	27	Fitted Curve	48%	99	52%	108	207	Fitted Curve	0	
Trips					20	8	28			102	110	212				119		
Non-NCHRP Internal Capture					10	4	14	50%		51	55	106	50%			60	50%	
External					10	4	14			51	55	106				59		
<b>TOTAL TRIPS</b>					<b>In</b>	<b>Out</b>	<b>Total</b>	<b>%</b>		<b>In</b>	<b>Out</b>	<b>Total</b>	<b>%</b>		<b>Total</b>	<b>%</b>	<b>FSUTMS</b>	
<b>TOTAL INTRAZONAL (INTERNAL) CAPTURE TRIPS</b>					<b>913</b>	<b>1,199</b>	<b>2,112</b>	<b>100.0%</b>		<b>2,780</b>	<b>2,534</b>	<b>5,314</b>	<b>100.0%</b>		<b>55,266</b>	<b>100.0%</b>	<b>48,999</b>	
NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS					<b>35</b>	<b>35</b>	<b>70</b>	<b>3.3%</b>		<b>749</b>	<b>749</b>	<b>1,498</b>	<b>28.2%</b>		<b>12,358</b>	<b>22.4%</b>	<b>6,512</b>	
NON-NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS					<b>21</b>	<b>21</b>	<b>42</b>	<b>2.0%</b>		<b>643</b>	<b>643</b>	<b>1,286</b>	<b>24.2%</b>		<b>12,238</b>	<b>22.1%</b>	<b>-</b>	
<b>TOTAL INTERZONAL (EXTERNAL) TRIPS</b>					<b>14</b>	<b>14</b>	<b>28</b>	<b>1.3%</b>		<b>106</b>	<b>106</b>	<b>212</b>	<b>4.0%</b>		<b>120</b>	<b>0.2%</b>	<b>-</b>	
<b>COMMUNITY CAPTURE BETWEEN DRI AND MPD<sup>(5)</sup></b>					<b>878</b>	<b>1,164</b>	<b>2,042</b>	<b>96.7%</b>		<b>2,031</b>	<b>1,785</b>	<b>3,816</b>	<b>71.8%</b>		<b>42,908</b>	<b>77.6%</b>	<b>42,486</b>	
<b>RETAIL PASS-BY TRIPS</b>					<b>252</b>	<b>330</b>	<b>582</b>	<b>27.6%</b>		<b>766</b>	<b>698</b>	<b>1,464</b>	<b>27.6%</b>		<b>15,230</b>	<b>27.6%</b>	<b>13,503</b>	
<b>NET NEW INTERZONAL (EXTERNAL) TRIPS</b>					<b>626</b>	<b>834</b>	<b>1,460</b>	<b>69.1%</b>		<b>1,265</b>	<b>1,087</b>	<b>2,352</b>	<b>44.3%</b>		<b>27,678</b>	<b>50.1%</b>	<b>28,983</b>	

**Footnote:**

(1) ITE Trip Generation, 11th Edition.

(2) Consistent with NCHRP internal capture calculations. ITE, Trip Generation Handbook - An ITE Proposed Recommended Practice (3rd Edition). Chapter 6 - Trip Generation for Mixed-Use Development.

(3) ITE, Trip Generation Handbook - An ITE Proposed Recommended Practice (3rd Edition). Appendix E - Database on Pass-By, Diverted, and Primary Trips.

Average rate assumed and controlled to 80% new trips based on Lee County's original methodology.

(4) Land use category not applicable under NCHRP internal capture calculations.

(5) The percent community capture between the DRI and MPD was determined using the D1RPM Travel Model.





## **EXHIBIT 4-A**

**BABCOCK RANCH COMMUNITY  
MPD ZONING AMENDMENT  
FUTURE 2030 TRAFFIC CONDITIONS**

## **LEE COUNTY**

ROADWAY	FROM	TO	E+C LOS Facility Type	LOS Std.	Raw ADT	Adjusted ADT	FUTURE 2030 TRAFFIC								TOTAL TRAFFIC								TOTAL TRAFFIC																	
							NON - BABCOCK TRAFFIC				BABCOCK MPD TRAFFIC				TOTAL TRAFFIC VOLUME		Project Traffic Impact				TOTAL TRAFFIC																			
							(1) D/RPM	(2) # of Lanes	(3) County Roadway	(4) VV SNO	(5) LOS Std.	(6) D/RPM	(7) Adjusted ADT	(8) Non-Babcock ADT	(9) K Factor	(10) Non-Babcock Dir Volume	(11) MPD ITR	(12) MPD Inbound Distribution	(13) Net New Peak Hr	(14) Dir1 Volume	(15) Dir2 Volume	(16) LOS Std.	(17) N/S/V	(18) LOS Std.	(19) % of SV	(20) 2030 LOS	(21) Dir1 N/S/V	(22) Dir2 N/S/V	(23) Dir1 LOS	(24) Dir2 LOS	(25) Dir1 %	(26) Dir2 %	(27) # of Lanes	(28) Needed Improvement						
Broadway St.	SR 80	North River Rd.		27091	27091	2	LC	PCS 5	LC Collector 2LU	E 14293	14293	13601	0.089	0.597	SB/WB	490	720	6021	2.3%	48	N/E/B	23	25	512	755	740	0.69	1.02	D	F	3.1%	3.4%	LC Collector 2LU	740	1820	2380	3040	3800	4	Add 2-1
Buckingham Rd.	SR 82	Ounerry Rd.		26730	26697	2	LC	PCS 11	LC Class1 Aerial 2L	E 1297	9973	9731	0.091	0.541	SB/WB	410	480	242	0.9%	19	N/E/B	9	10	419	490	860	0.49	0.49	C	C	1.0%	1.2%	LC Class1 Aerial 2L	860	1960	2940	3940	4925	2	Add 0-1
Gunnery Rd.	SR 26417	Gunnery Rd.		27061	26419	2	LC	PCS 11	LC Class1 Aerial 2L	E 13061	13061	12472	0.091	0.541	SB/WB	520	610	589	2.3%	47	N/E/B	23	24	543	634	860	0.63	0.57	C	C	2.7%	2.8%	LC Class1 Aerial 2L	860	1960	2940	3940	4925	2	Add 0-1
Cemetery Rd.	SR 26412	Orange River Blvd.		27021	23201	22344	0.091	0.541	SB/WB	930	1090	777	3.0%	62	N/E/B	30	32	960	1123	860	1.12	1.30	F	F	3.5%	3.7%	LC Class1 Aerial 2L	860	1960	2940	3940	4925	2	Add 2-1						
Orange River Blvd.	SR 26607	26567		26604	25959	6	LC	PCS 11	LC Class1 Aerial 2L	E 19290	19290	18605	0.091	0.541	SB/WB	780	910	685	2.6%	55	N/E/B	26	29	806	939	860	0.94	1.09	D	F	3.0%	3.4%	LC Class1 Aerial 2L	860	1960	2940	3940	4925	4	Add 2-1
Colonial Blvd.	US 41	Dynny Dr.		27044	25975	6	LC	PCS 22	LC Class1 Aerial 6L	E 71236	71236	69032	0.084	0.603	SB/WB	2300	3500	2204	8.4%	176	SB/WB	91	85	2391	3585	2940	0.81	0.81	C	F	3.1%	2.9%	LC Class1 Aerial 6L	860	1960	2940	3940	4925	8	Add 2-1
Del Prado Blvd.	US 41	Slater Rd.		27060	22908	2	LC	PCS 104	LC Class1 Aerial 2L	E 3297	9147	9020	0.105	0.509	SB/WB	470	480	127	0.5%	10	N/E/B	5	5	475	485	860	0.55	0.56	C	C	0.6%	0.6%	LC Class1 Aerial 2L	860	1960	2940	3940	4925	2	Add 0-1
Gunnery Rd.	SR 82	Lee Blvd.		26790	26831	4	LC	PCS 22	LC Class1 Aerial 4L	E 16546	16546	28163	0.084	0.603	SB/WB	920	1400	525	2.0%	42	N/E/B	20	22	940	1422	1960	0.48	0.48	C	C	1.0%	1.1%	LC Class1 Aerial 4L	860	1960	2940	3940	4925	4	Add 0-1
Bell Blvd.	SR 41	Buckingham Rd.		26730	26741	2	LC	PCS 22	LC Class1 Aerial 2L	E 12320	15336	14790	0.084	0.603	SB/WB	490	750	546	2.1%	44	N/E/B	21	23	513	773	860	0.49	0.99	C	C	2.4%	2.7%	LC Class1 Aerial 2L	860	1960	2940	3940	4925	2	Add 0-1
Joel Blvd.	US 41	18th St.		28244	27888	4	LC	PCS 11	LC Class1 Aerial 4L	E 18507	15607	15004	0.091	0.541	SB/WB	630	740	603	2.3%	48	N/E/B	23	25	653	763	1960	0.33	0.39	C	C	1.2%	1.3%	LC Class1 Aerial 4L	860	1960	2940	3940	4925	2	Add 0-1
18th St.	SR 80	18th St.		27061	27863	2	LC	PCS 11	LC Class1 Aerial 2L	E 18297	18297	17591	0.091	0.541	SB/WB	730	870	706	2.7%	56	N/E/B	27	29	757	899	860	0.88	1.05	C	F	3.1%	3.4%	LC Class1 Aerial 2L	860	1960	2940	3940	4925	4	Add 2-1
Lee Blvd.	SR 82	Alvin Ave.		25677	25715	6	LC	PCS 22	LC Class1 Aerial 4L	E 16518	68532	66300	0.084	0.603	SB/WB	2210	3360	2237	8.6%	179	SB/WB	93	86	2303	3446	2940	0.78	1.17	C	F	3.2%	2.9%	LC Class1 Aerial 4L	860	1960	2940	3940	4925	8	Add 2-1
Gunnery Rd.	SR 82	Alvin Ave.		26798	26296	6	LC	PCS 22	LC Class1 Aerial 4L	E 61380	61380	61466	0.084	0.603	SB/WB	2050	3110	1714	6.6%	137	SB/WB	71	66	2121	3162	2940	0.72	1.08	C	F	2.4%	2.2%	LC Class1 Aerial 4L	860	1960	2940	3940	4925	8	Add 2-1
Gunnery Rd.	SR 82	Hornbeam Rd.		26798	26783	6	LC	PCS 22	LC Class1 Aerial 4L	E 66898	66898	65013	0.084	0.603	SB/WB	2170	3290	1883	7.2%	150	SB/WB	78	72	2248	3161	2940	0.76	1.14	C	F	2.7%	2.4%	LC Class1 Aerial 4L	860	1960	2940	3940	4925	8	Add 2-1
Leeland Heights	SR 41	Homestead Rd.		27061	27781	2	LC	PCS 104	LC Class1 Aerial 2L	E 28204	28204	27389	0.091	0.541	SB/WB	1140	1350	815	3.1%	109	SB/WB	31	34	1171	1384	1960	0.60	0.71	C	C	1.6%	1.7%	LC Class1 Aerial 2L	860	1960	2940	3940	4925	4	Add 0-1
Littleton Rd.	US 41	Cordillera Rd.		21607	21579	2	LC	PCS 104	LC Class1 Aerial 2L	E 10432	10432	9864	0.094	0.650	SB/WB	620	1150	875	3.2%	109	SB/WB	34	36	1548	1654	2940	0.46	0.46	C	C	4.0%	4.2%	LC Class1 Aerial 2L	860	1960	2940	3940	4925	4	Add 0-1
US 41	BSU 41	BSU 41		27061	27088	2	LC	PCS 104	LC Class1 Aerial 2L	E 12919	12919	1229	0.105	0.599	SB/WB	50	70	42	0.2%	3	N/E/B	2	3	62	73	740	0.08	0.10	C	C	0.3%	0.4%	LC Collector 2LU	740	1520	2280	3040	3800	2	Add 0-1
Nalle Grade Rd.	SR 78	Nalle Grade Rd.		24386	24366	2	LC	PCS 104	LC Collector 2LU	E 3421	3421	3290	0.105	0.599	SB/WB	170	210	215	0.8%	17	SB/WB	9	8	179	178	740	0.24	0.24	C	C	1.2%	1.1%	LC Collector 2LU	740	1520	2280	3040	3800	2	Add 0-1
Orange River Blvd.	SR 78	Staley Rd.		24798	24803	2	LC	PCS 11	LC Class1 Aerial 2L	E 16540	16540	16009	0.091	0.541	SB/WB	670	790	540	2.1%	43	SB/WB	22	21	692	811	1660	0.46	0.56	D	D	2.3%	2.4%	LC Class1 Aerial 2L	860	1660	2500	3340	4175	4	Add 0-1
Staley Rd.	SR 82	Buckingham Rd.		25467	28464	2	LC	PCS 11	LC Class1 Aerial 2L	E 16795	16795	16347	0.091	0.541	SB/WB	680	810	448	2.1%	36	SB/WB	19	17	695	823	1660	0.35	0.42	C	C	1.3%	1.3%	LC Collector 4LD	860	1660	2400	3200	4000	4	Add 0-1
Colonial Blvd.	SR 82	Colonial Blvd.		23839	23837	2	LC	PCS 18	LC Class1 Aerial 4L	E 12644	12644	12093	0.091	0.548	SB/WB	540	650	513	2.0%	41	SB/WB	21	20	561	670	1600	0.35	0.42	C	D	2.2%	2.0%	LC Class1 Aerial 4L	860	1660	2400	3200	4000	4	Add 0-1
Ortiz Ave.	SR 82	Luckett Rd.		23807	23814	2	LC	PCS 18	LC Class1 Aerial 2L	E 9493	13322	13246	0.091	0.541	SB/WB	730	1590	1591	6.1%	22	SB/WB	61	66	121	127	1660	0.52	0.62	C	C	3.7%	3.4%	LC Class1 Aerial 2L	860	1660	2400	3200	4000	4	Add 0-1
Ortiz Ave.	SR 82	Luckett Rd.		23807	23802	2	LC	PCS 18	LC Class1 Aerial 2L	E 1073	1073	1069	0.091	0.548	SB/WB	240	460	400	1.5%	32	SB/WB	15	17	733	477	780	0.84	0.94	E	F	1.9%	2.2%	LC Class1 Aerial 2L	860	1660	2500	3340	4175	2	Add 0-1
Danielis Pkwy.	SR 82	Idlewild St.		28043	28044	2	LC	PCS 45	LC Collector 4LD	E 9961	10186	1057	0.597	0.597	SB/WB	650	740	525	2.5%	47	SB/WB	25	27	675	467	740	0.91	0.63	E	D	3.4%	3.6%	LC Collector 4LD	860	1660	2400	3200	4000	2	Add 0-1
Colonial Blvd.	SR 82	Colonial Blvd.		23575	26267	2	LC	PCS 45	LC Class1 Aerial 4L	E 23639	23639	23109	0.091	0.541	SB/WB	320	400	2861	3.3%	229	N/E/B	10	11	1444	1086	1660	0.74	0.74	C	C	1.7%	1.8%	LC Class1 Aerial 4L	860	1660	2940	3940	4925	4	Add 0-1
Edison Bridge	SR 80 (First St.)	N. End of Edison Bridge		31922	22408	3	F DOT	50735	31044	0.090	0.599	SB/WL	0	270	1837	7.0%	147	SB/WB	0	147	2857	3104	860	0.06	0.75	C	C	0.0%	3.9%	LC SWAC1 3L 3L_U_WL	0	2520	3805	5673	6374	3	Add 0-1			
Edison Bridge	SR 41 (N. Tamiami Trail/US41)	SR 41 (N. Tamiami Trail/US41)		21945	21954	6	F DOT	126401	45047	45028	0.090	0.527	NB/BL	2060	1840	2292	8.8%	183																						

**EXHIBIT 4-A**

**BABCOCK RANCH COMMUNITY  
MPD ZONING AMENDMENT**

**FUTURE 2030 TRAFFIC CONDITIONS WITH APPROVED MPD ZONING - ROADWAY SEGMENT ANALYSIS**

**LEE COUNTY**

ROADWAY	FROM	TO	A <sub>1</sub> Node	B <sub>1</sub> Node	A <sub>2</sub> Node	B <sub>2</sub> Node	FUTURE 2030 TRAFFIC										TOTAL TRAFFIC																										
							NON - BABCOCK TRAFFIC					BABCOCK MPD TRAFFIC					TOTAL TRAFFIC					Project Traffic Impact																					
							(1) DIRPM	(2) # of Lanes	(3) County	(4) State/ Roadway	(5) LOS Std.	(6) Raw LOS	(7) Non-Babcock AADT	(8) Babcock AADT	(9) K Factor	(10) D/Fact.	(11) Dir Volume	(12) MPD %	(13) ITE Net New	(14) Inbound	(15) Dir1	(16) Dir2	(17) Dir1	(18) Dir2	(19) LOS Std.	(20) VSV	(21) LOS	(22) @Sv(14)	(23) Project LOS	(24) Traffic Impact	(25) Sig. & Adv.												
90 SR 93/I-75	Terminal Access Rd.	Daniels Pkwy.	24830	24836	24889	24882	6	FDOT	120184	UA FW 6L 0A	D	127106	127106	115755	0.090	0.578	NB/EB	6020	4400	11351	43.5%	907	NB/EB	437	470	6457	4870	5620	1.15	0.87	F	D	7.8%	8.4%	**	* UA FW 6L 0A	1870	3740	5620	7490	9370	8 Add 2 L	90
91 Daniels Pkwy.	SR 884/CR 884/Colonial Blvd.	24351	24720	24744	24413	6	FDOT	1206057	UA FW 6L 0A	D	115092	115092	103506	0.090	0.572	SB/WB	3990	5330	11586	44.4%	926	NB/EB	446	480	4436	5810	5620	0.79	1.03	C	E	7.9%	8.5%	**	* UA FW 6L 0A	1870	3740	5620	7490	9370	8 Add 2 L	91	
92 SR 884/CR 884/Colonial Blvd.	SR 82/Immokalee Rd.	24225	24129	24174	24278	6	FDOT	1206058	UA FW 6L 0A	D	109840	109840	98578	0.090	0.572	SB/WB	380	5070	11262	43.2%	900	NB/EB	434	466	4234	5536	5620	0.75	0.99	C	D	7.7%	8.3%	**	* UA FW 6L 0A	1870	3740	5620	7490	9370	6 Add 0 L	92	
93 SR 82/Immokalee Rd.	Luckett Rd.	24560	24572	24610	24597	6	FDOT	1206059	UA FW 6L 0A	D	107564	109300	98180	0.090	0.572	SB/WB	5060	5790	11313	43.4%	908	NB/EB	438	468	5496	4248	5620	0.98	0.76	D	C	7.8%	8.3%	**	* UA FW 6L 0A	1870	3740	5620	7490	9370	6 Add 0 L	93	
94 Luckett Rd.	SR 82/Immokalee Rd.	24060	24064	24067	24061	6	FDOT	1206060	UA FW 6L 0A	D	106744	106744	106744	0.090	0.572	SB/WB	3670	4073	10745	41.4%	869	NB/EB	434	447	3637	4775	5620	1.00	0.73	C	C	8.1%	8.5%	**	* UA FW 6L 0A	1870	3740	5620	7490	9370	6 Add 0 L	94	
95 SR 82/Immokalee Rd.	SR 78 (Bayshore Rd.)	23947	24060	24067	23965	6	FDOT	1206061	UA FW 6L 0A	D	80326	94500	85121	0.090	0.572	SB/WB	3280	4390	9288	35.6%	742	NB/EB	357	385	3637	4775	5620	0.65	0.85	C	D	6.4%	6.9%	*	* UA FW 6L 0A	1870	3740	5620	7490	9370	6 Add 0 L	95	
96 SR 78 (Bayshore Rd.)	Charlotte County Line	14230	14224	14225	14231	6	FDOT	1206062	TA FW 6L 0A	C	68514	68514	59378	0.105	0.572	SB/WB	2670	3560	9136	35.0%	730	SB/WB	378	352	3048	3912	4670	0.65	0.84	B	C	8.1%	7.5%	*	* TA FW 6L 0A	0	3180	4670	6170	7310	6 Add 0 L	96	
97 SR 31 (Babcock Ranch Rd.)	SR 78	25794	25798	25799	25798	2	FDOT	1206030	UA S2WAC1 2W 2L U WL WR	D	36522	36222	34157	0.090	0.521	SB/WB	1470	1660	2065	7.9%	165	NB/EB	79	86	1549	1686	924	1.68	1.82	F	F	8.5%	9.3%	**	** UA S2WAC1 2W 2L D WL WR	970	2100	3171	4242	5292	4 Add 2 L	97	
98 SR 78	Old Rodeo Dr.	25794	20133	20133	25794	4	FDOT	121001	UA S2WAC1 2W 4L D WL WR	D	50499	50499	47661	0.095	0.521	NB/EB	2360	2170	2838	10.9%	227	NB/EB	109	118	2469	2288	2100	1.18	1.09	F	F	5.2%	5.6%	**	** UA S2WAC1 2W 4L D WL WR	970	2100	3171	4242	5292	6 Add 2 L	98	
99 Old Rodeo Dr.	CR 78/N River Rd./Old Bayshore Rd.	20133	90143	90143	25794	4	FDOT	121001	UA S2WAC1 2W 4L D WL WR	D	50429	50429	47795	0.095	0.521	NB/EB	2350	2170	2834	10.9%	226	NB/EB	109	117	2459	2287	2100	1.17	1.09	F	F	5.2%	5.6%	**	** UA S2WAC1 2W 4L D WL WR	970	2100	3171	4242	5292	6 Add 2 L	99	
100 CR 78/N River Rd./Old Bayshore Rd.	Shirley Ln.	25799	25796	25796	25799	4	FDOT	120273	UA S2WAC1 2W 4L D WL WR	D	60006	60006	57068	0.095	0.521	SB/WB	2600	2820	2938	11.3%	235	NB/EB	113	122	2713	2942	2100	1.29	1.40	F	F	5.4%	5.8%	**	** UA S2WAC1 2W 4L D WL WR	970	2100	3171	4242	5292	6 Add 2 L	100	
101 Shirley Ln.	Fox Hill Rd.	25799	25801	25801	25799	4	FDOT	120273	UA S2WAC1 2W 4L D WL WR	D	37424	37424	35511	0.095	0.521	SB/WB	1610	1760	1913	7.3%	153	NB/EB	74	79	1684	1839	2100	0.80	0.88	C	C	3.5%	3.8%	**	** UA S2WAC1 2W 4L D WL WR	970	2100	3171	4242	5292	4 Add 0 L	101	
102 Fox Hill Rd.	Busbee Ln.	25799	25801	25801	25799	4	FDOT	120273	UA S2WAC1 2W 4L D WL WR	D	37424	37424	35511	0.095	0.521	SB/WB	1610	1760	1913	7.3%	153	NB/EB	74	79	1684	1839	2100	0.80	0.88	C	C	3.5%	3.8%	**	** UA S2WAC1 2W 4L D WL WR	970	2100	3171	4242	5292	4 Add 0 L	102	
103 Busbee Ln.	Charlotte County Line	25801	41417		4	FDOT	120273	UA S2WAC1 2W 4L D WL WR	D	37424	37424	35511	0.095	0.521	SB/WB	1610	1760	1913	7.3%	153	NB/EB	74	79	1684	1839	2100	0.80	0.88	C	C	3.5%	3.8%	**	** UA S2WAC1 2W 4L D WL WR	970	2100	3171	4242	5292	4 Add 0 L	103		

**MPD**

ITE NET NEW EXTERNAL PM PEAK HOUR TRIPS

INBOUND 1004

OUTBOUND 1080

TOTAL 2084

**FSUTMS TOTAL INTERZONAL (EXTERNAL) TRIPS**

ASSIGNED TO SR 31 ENTRANCES

26085



## EXHIBIT 6-A

**BABCOCK RANCH COMMUNITY  
MPD ZONING AMENDMENT  
FUTURE 2030 TRAFFIC CONDITIONS WITH PROPOSED MPD ZONING - ROADWAY SEGMENT ANALYSIS**

## LEE COUNTY

ROADWAY	FROM	TO	A<sub>1</sub> Node	B<sub>1</sub> Node	A<sub>2</sub> Node	B<sub>2</sub> Node	# of Lanes	State/ County Roadway	# of Count Station	CC VV SNO	E+C LOS Facility Type	(1) DIRPM	(2) State/ County	(3) Count	(4) CC	(5) LOS	Raw ADT	Adjusted ADT	(6)	(7)	FUTURE 2030 TRAFFIC										TOTAL TRAFFIC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Non-Babcock	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)	(43)	(44)	(45)	(46)	(47)	(48)	(49)	(50)	(51)	(52)	(53)	(54)	(55)	(56)	(57)	(58)	(59)	(60)	(61)	(62)	(63)	(64)	(65)	(66)	(67)	(68)	(69)	(70)	(71)	(72)	(73)	(74)	(75)	(76)	(77)	(78)	(79)	(80)	(81)	(82)	(83)	(84)	(85)	(86)	(87)	(88)	(89)	(90)	(91)	(92)	(93)	(94)	(95)	(96)	(97)	(98)	(99)	(100)	(101)	(102)	(103)	(104)	(105)	(106)	(107)	(108)	(109)	(110)	(111)	(112)	(113)	(114)	(115)	(116)	(117)	(118)	(119)	(120)	(121)	(122)	(123)	(124)	(125)	(126)	(127)	(128)	(129)	(130)	(131)	(132)	(133)	(134)	(135)	(136)	(137)	(138)	(139)	(140)	(141)	(142)	(143)	(144)	(145)	(146)	(147)	(148)	(149)	(150)	(151)	(152)	(153)	(154)	(155)	(156)	(157)	(158)	(159)	(160)	(161)	(162)	(163)	(164)	(165)	(166)	(167)	(168)	(169)	(170)	(171)	(172)	(173)	(174)	(175)	(176)	(177)	(178)	(179)	(180)	(181)	(182)	(183)	(184)	(185)	(186)	(187)	(188)	(189)	(190)	(191)	(192)	(193)	(194)	(195)	(196)	(197)	(198)	(199)	(200)	(201)	(202)	(203)	(204)	(205)	(206)	(207)	(208)	(209)	(210)	(211)	(212)	(213)	(214)	(215)	(216)	(217)	(218)	(219)	(220)	(221)	(222)	(223)	(224)	(225)	(226)	(227)	(228)	(229)	(230)	(231)	(232)	(233)	(234)	(235)	(236)	(237)	(238)	(239)	(240)	(241)	(242)	(243)	(244)	(245)	(246)	(247)	(248)	(249)	(250)	(251)	(252)	(253)	(254)	(255)	(256)	(257)	(258)	(259)	(260)	(261)	(262)	(263)	(264)	(265)	(266)	(267)	(268)	(269)	(270)	(271)	(272)	(273)	(274)	(275)	(276)	(277)	(278)	(279)	(280)	(281)	(282)	(283)	(284)	(285)	(286)	(287)	(288)	(289)	(290)	(291)	(292)	(293)	(294)	(295)	(296)	(297)	(298)	(299)	(300)	(301)	(302)	(303)	(304)	(305)	(306)	(307)	(308)	(309)	(310)	(311)	(312)	(313)	(314)	(315)	(316)	(317)	(318)	(319)	(320)	(321)	(322)	(323)	(324)	(325)	(326)	(327)	(328)	(329)	(330)	(331)	(332)	(333)	(334)	(335)	(336)	(337)	(338)	(339)	(340)	(341)	(342)	(343)	(344)	(345)	(346)	(347)	(348)	(349)	(350)	(351)	(352)	(353)	(354)	(355)	(356)	(357)	(358)	(359)	(360)	(361)	(362)	(363)	(364)	(365)	(366)	(367)	(368)	(369)	(370)	(371)	(372)	(373)	(374)	(375)	(376)	(377)	(378)	(379)	(380)	(381)	(382)	(383)	(384)	(385)	(386)	(387)	(388)	(389)	(390)	(391)	(392)	(393)	(394)	(395)	(396)	(397)	(398)	(399)	(400)	(401)	(402)	(403)	(404)	(405)	(406)	(407)	(408)	(409)	(410)	(411)	(412)	(413)	(414)	(415)	(416)	(417)	(418)	(419)	(420)	(421)	(422)	(423)	(424)	(425)	(426)	(427)	(428)	(429)	(430)	(431)	(432)	(433)	(434)	(435)	(436)	(437)	(438)	(439)	(440)	(441)	(442)	(443)	(444)	(445)	(446)	(447)	(448)	(449)	(450)	(451)	(452)	(453)	(454)	(455)	(456)	(457)	(458)	(459)	(460)	(461)	(462)	(463)	(464)	(465)	(466)	(467)	(468)	(469)	(470)	(471)	(472)	(473)	(474)	(475)	(476)	(477)	(478)	(479)	(480)	(481)	(482)	(483)	(484)	(485)	(486)	(487)	(488)	(489)	(490)	(491)	(492)	(493)	(494)	(495)	(496)	(497)	(498)	(499)	(500)	(501)	(502)	(503)	(504)	(505)	(506)	(507)	(508)	(509)	(510)	(511)	(512)	(513)	(514)	(515)	(516)	(517)	(518)	(519)	(520)	(521)	(522)	(523)	(524)	(525)	(526)	(527)	(528)	(529)	(530)	(531)	(532)	(533)	(534)	(535)	(536)	(537)	(538)	(539)	(540)	(541)	(542)	(543)	(544)	(545)	(546)	(547)	(548)	(549)	(550)	(551)	(552)	(553)	(554)	(555)	(556)	(557)	(558)	(559)	(560)	(561)	(562)	(563)	(564)	(565)	(566)	(567)	(568)	(569)	(570)	(571)	(572)	(573)	(574)	(575)	(576)	(577)	(578)	(579)	(580)	(581)	(582)	(583)	(584)	(585)	(586)	(587)	(588)	(589)	(590)	(591)	(592)	(593)	(594)	(595)	(596)	(597)	(598)	(599)	(600)	(601)	(602)	(603)	(604)	(605)	(606)	(607)	(608)	(609)	(610)	(611)	(612)	(613)	(614)	(615)	(616)	(617)	(618)	(619)	(620)	(621)	(622)	(623)	(624)	(625)	(626)	(627)	(628)	(629)	(630)	(631)	(632)	(633)	(634)	(635)	(636)	(637)	(638)	(639)	(640)	(641)	(642)	(643)	(644)	(645)	(646)	(647)	(648)	(649)	(650)	(651)	(652)	(653)	(654)	(655)	(656)	(657)	(658)	(659)	(660)	(661)	(662)	(663)	(664)	(665)	(666)	(667)	(668)	(669)	(670)	(671)	(672)	(673)	(674)	(675)	(676)	(677)	(678)	(679)	(680)	(681)	(682)	(683)	(684)	(685)	(686)	(687)	(688)	(689)	(690)	(691)	(692)	(693)	(694)	(695)	(696)	(697)	(698)	(699)	(700)	(701)	(702)	(703)	(704)	(705)	(706)	(707)	(708)	(709)	(710)	(711)	(712)	(713)	(714)	(715)	(716)	(717)	(718)	(719)	(720)	(721)	(722)	(723)	(724)	(725)	(726)	(727)	(728)	(729)	(730)	(731)	(732)	(733)	(734)	(735)	(736)	(737)	(738)	(739)	(740)	(741)	(742)	(743)	(744)	(745)	(746)	(747)	(748)	(749)	(750)	(751)	(752)	(753)	(754)	(755)	(756)	(757)	(758)	(759)	(760)	(761)	(762)	(763)	(764)	(765)	(766)	(767)	(768)	(769)	(770)	(771)	(772)	(773)	(774)	(775)	(776)	(777)	(778)	(779)	(780)	(781)	(782)	(783)	(784)	(785)	(786)	(787)	(788)	(789)	(790)	(791)	(792)	(793)	(794)	(795)	(796)	(797)	(798)	(799)	(800)	(801)	(802)	(803)	(804)	(805)	(806)	(807)	(808)	(809)	(810)	(811)	(812)	(813)	(814)	(815)	(816)	(817)	(818)	(819)	(820)	(821)	(822)	(823)	(824)	(825)	(826)	(827)	(828)	(829)	(830)	(831)	(832)	(833)	(834)	(835)	(836)	(837)	(838)	(839)	(840)	(841)	(842)	(843)	(844)	(845)	(846)	(847)	(848)	(849)	(850)	(851)	(852)	(853)	(854)	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**EXHIBIT 6-A**

**BABCOCK RANCH COMMUNITY  
MPD ZONING AMENDMENT  
FUTURE 2030 TRAFFIC CONDITIONS WITH PROPOSED MPD ZONING - ROADWAY SEGMENT ANALYSIS**

**LEE COUNTY**

ROADWAY	FROM	TO	A <sub>1</sub> Node	B <sub>1</sub> Node	A <sub>2</sub> Node	B <sub>2</sub> Node	(1) D1RPM	(2) State/ County	(3) Count	(3) CC	(4) E+C LOS Facility Type	(5) Raw LOS Sd.	(6) D1RPM AADT	(7) Adjusted AADT	FUTURE 2030 TRAFFIC										TOTAL TRAFFIC																		
															NON - BABCOCK TRAFFIC					BABCOCK MPD TRAFFIC					TOTAL					Project Traffic Impact													
															(8) Non-Babcock	(9) Babcock	(9) K Factor	(9) Q Factor	(9) Dir. Volume	(10) D1RPM	(10) MPD	(10) ITE	(11) Dir. Volume (12)	(11) VOLUME	(12) BACKGROUND	(13) Service	(13) 2030 LOS	(13) LOS	(13) As % of SV	(13) @ 5% (14)	(13) Service	(13) Volume	(13) Lanes	(13) of Lanes Needed	(13) Improvement								
90 SR 93/I-75	Terminal Access Rd.	Daniels Pkwy.	24830	24836	24889	24882	6	FDOT	120184	UA FW 6L 0A	D	126648	126648	125240	0.090	0.578	NB/EB	6510	4760	1408	4.9%	114	NB/EB	611	53	6571	4813	5620	1.17	0.86	F	D	1.1%	0.9%	UA FW 6L 0A	1870	3740	5620	7490	9370	8	Add 2 L	90
91 Daniels Pkwy.	SR 884/CR 884/Colonial Blvd.	24351	24720	24745	24413	6	FDOT	120057	UA FW 6L 0A	D	114709	114709	112581	0.090	0.572	SB/WB	4340	5790	2128	7.3%	173	NB/EB	93	80	4433	5870	5620	0.79	1.04	C	E	1.7%	1.4%	UA FW 6L 0A	1870	3740	5620	7490	9370	8	Add 2 L	91	
92 SR 884/CR 884/Colonial Blvd.	SR 82/Immokalee Rd.	24225	24129	24174	24278	6	FDOT	120058	UA FW 6L 0A	D	109985	109985	107077	0.090	0.572	SB/WB	4130	5510	2908	10.0%	236	NB/EB	127	109	4257	5619	5620	0.76	1.00	C	D	2.3%	1.9%	UA FW 6L 0A	1870	3740	5620	7490	9370	6	Add 0 L	92	
93 SR 82/Immokalee Rd.	Luckett Rd.	24560	24572	24610	24597	6	FDOT	120059	UA FW 6L 0A	D	107862	109500	105826	0.090	0.572	NB/EB	5450	4070	3674	12.7%	298	NB/EB	160	138	5610	4208	5620	1.00	0.75	D	C	2.8%	2.5%	UA FW 6L 0A	1870	3740	5620	7490	9370	6	Add 0 L	93	
94 Luckett Rd.	SR 80	24618	24616	24639	24651	6	FDOT	120060	UA FW 6L 0A	D	101383	106000	102113	0.090	0.572	NB/EB	5260	3930	3887	13.4%	315	NB/EB	169	146	5429	4076	5620	0.97	0.73	D	C	3.0%	2.6%	UA FW 6L 0A	1870	3740	5620	7490	9370	6	Add 0 L	94	
95 SR 80	SR 78 (Bayshore Rd)	23947	24004	24007	23965	6	FDOT	120061	UA FW 6L 0A	D	80364	94500	94403	0.090	0.572	SB/WB	3640	4860	97	0.3%	8	NB/EB	4	4	3644	4864	5620	0.65	0.87	C	D	0.1%	0.1%	UA FW 6L 0A	1870	3740	5620	7490	9370	6	Add 0 L	95	
96 SR 78 (Bayshore Rd.)	Charlotte County Line	14230	14224	14225	14231	6	FDOT	120062	TA FW 6L 0A	C	68526	68526	65974	0.105	0.572	SB/WB	2970	3960	2552	8.8%	207	SB/WB	96	111	3066	4071	4670	0.66	0.87	B	C	2.1%	2.4%	TA FW 6L 0A	0	3180	4670	6170	7310	6	Add 0 L	96	
97 SR 31 (Babcock Ranch Rd.)	SR 78	25794	25798	2	FDOT	120030	UA S2WAC1 2W 2L_U WL WR	D	36976	36976	24129	0.090	0.521	SB/WB	1040	1130	12847	44.3%	1043	NB/EB	5611	482	1601	1612	924	1.73	1.74	F	F	60.7%	52.2%	** ** UA S2WAC1 2W 2L_D WL WR	970	2100	3171	4242	5292	4	Add 2 L	97			
98 SR 78	Old Rodeo Dr.	25794	20133	4	FDOT	121001	UA S2WAC1 2W 4L_D WL WR	D	51806	51806	31809	0.095	0.521	NB/EB	1570	1450	19997	69.0%	1623	NB/EB	873	750	2443	2200	2100	1.16	1.05	F	F	41.6%	35.7%	** ** UA S2WAC1 2W 4L_D WL WR	970	2100	3171	4242	5292	6	Add 2 L	98			
99 Old Rodeo Dr.	CR 78/N River Rd./Old Bayshore Rd.	20133	90143	4	FDOT	121001	UA S2WAC1 2W 4L_D WL WR	D	51738	51738	31741	0.095	0.521	NB/EB	1570	1450	19997	69.0%	1623	NB/EB	873	750	2443	2200	2100	1.16	1.05	F	F	41.6%	35.7%	** ** UA S2WAC1 2W 4L_D WL WR	970	2100	3171	4242	5292	6	Add 2 L	99			
100 CR 78/N River Rd./Old Bayshore Rd.	Shirley Ln.	25799	25796	4	FDOT	120273	UA S2WAC1 2W 4L_D WL WR	D	62040	62040	35297	0.095	0.521	SB/WB	1600	1750	26743	92.3%	2170	NB/EB	11671	1003	2767	2753	2100	1.32	1.31	F	F	55.6%	47.8%	** ** UA S2WAC1 2W 4L_D WL WR	970	2100	3171	4242	5292	6	Add 2 L	100			
101 Shirley Ln.	Fox Hill Rd.	25799	25801	4	FDOT	120273	UA S2WAC1 2W 4L_D WL WR	D	36822	36822	34952	0.095	0.521	SB/WB	1590	1730	1870	6.5%	152	NB/EB	82	70	1672	1800	2100	0.80	0.86	C	C	3.9%	3.3%	UA S2WAC1 2W 4L_D WL WR	970	2100	3171	4242	5292	4	Add 0 L	101			
102 Fox Hill Rd.	Busbee Ln.	25799	25801	4	FDOT	120273	UA S2WAC1 2W 4L_D WL WR	D	36822	36822	34952	0.095	0.521	SB/WB	1590	1730	1870	6.5%	152	NB/EB	82	70	1672	1800	2100	0.80	0.86	C	C	3.9%	3.3%	UA S2WAC1 2W 4L_D WL WR	970	2100	3171	4242	5292	4	Add 0 L	102			
103 Busbee Ln.	Charlotte County Line	25801	41417	4	FDOT	120273	UA S2WAC1 2W 4L_D WL WR	D	36822	36822	34952	0.095	0.521	SB/WB	1590	1730	1870	6.5%	152	NB/EB	82	70	1672	1800	2100	0.80	0.86	C	C	3.9%	3.3%	UA S2WAC1 2W 4L_D WL WR	970	2100	3171	4242	5292	4	Add 0 L	103			

**MPD**

ITE PM PEAK HOUR TRIPS (NET NEW TO/FROM NON-BABCOCK TAZs)

FSUTMS TOTAL INTERZONAL (EXTERNAL) TRIPS

FSUTMS INTERZONAL (EXTERNAL) TRIPS TRIPS ASSIGNED TO SR 31

INBOUND 1265



**APPENDIX F**  
**RESPONSE TO SUFFICIENCY COMMENTS**

## **TRANSPORTATION**

14. A detailed comparative analysis of the trip generation data from both the proposed and approved developments is required. This analysis should provide insights into the changes between the two scenarios.

**DPA Response:** A comparative analysis for the buildout trip generation of the approved and proposed CPA has been added to the short-term analysis section. The detailed ITE Trip Generation has been provided in Appendix E to support the short-term analysis. The model derived trip generation for the approved and proposed development scenarios in year 2045 can be seen in Appendix C. For informational purposes, the Approved MPD TAZ produced 37,185 daily external trips, and the proposed MPD TAZ produced 42,718 daily external trips, for a difference of 5,533 daily trips.

15. Conduct a Short-term (5 years) segment LOS analysis for the nearest or abutting arterial and major collector segments, as identified in the Transportation Inventory. Ensure adherence to the trip generation and roadway segment LOS analysis criteria outlined in AC-13-17.

**DPA Response:** DPA reached out to Lee County Staff on 2/8/2024 with the request to use the MPD zoning road segment analysis (Year 2030) to supplement the short-term 5-year CIP analysis in the CPA. Staff has agreed to the use of the MPD zoning road segment analysis.

16. Exhibits 2-1, 2-2, 2-3, 3-1, 3-2, 3-3, and Appendix B (D1 RPM Zonal Data) need more clarity due to poor resolution and presentation. Kindly provide these exhibits in a more presentable format, and if feasible, send the raw files for improved reviewability.

**DPA Response:** Please try printing the Exhibits in 11"x17" format, there should be no issues with the resolution. This road segment analysis format has been used by Babcock for 10+ years.

17. Provide the changes in Level of Service (LOS) for roadway segments, comparing both the proposed and approved developments. This analysis should encompass both Short-term (5 years) and Long-range (2045) perspectives.

**DPA Response:** The purpose of the CPA traffic study is to identify the future roadway lane needs within the study area. The comparison of the proposed and approved roadway needs can be seen in the tables on pages 13, 14, and 15. The future LOS of these roadways are included in Exhibits 2 and 3. Additionally, the year 2030 roadway LOS has been included in the summary tables for the short-term analysis.