Lee County
Southwest Florida

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District Two

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District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

November 8, 2024

Barbara Powell, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Re: Amendment to the Lee Plan
Transmittal Package
CPA2023-00012 Babcock Lee

Dear Ms. Powell,

In accordance with the provisions of F.S. Chapter 163.3184(3) for Expedited State Review, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2023-00012 (Babcock Lee). The amendment is as follows:

> **CPA2023-00012 – Babcock Lee:**
> Amend Lee Plan Policies 1.1.15, 29.9.1, and 29.9.2 relating to the New Community future land use category and Note 19 of Table 1(a), Summary of Residential Densities, to increase the residential density for the approximately 4,157-acre portion of Babcock Ranch in Lee County from 1 unit per 2.5 acres with a maximum of 1,630 units to 1 unit per 1.9 acres with a maximum of 2,078 units and reduce the nonresidential intensity from 600 hotel rooms to 250 hotel rooms. The subject site is generally located east of State Road 31 and north of North River Road.

The Local Planning Agency held a public meeting for the plan amendment on September 23, 2024. The Board of County Commissioners voted to transmit the amendment on November 6, 2024. The proposed amendment is not applicable to an area of critical state concern. The Board of County Commissioners will hold an adoption hearing following the receipt of the review agencies' comments.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendment is as follows:

Mrs. Katherine Woellner, AICP, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Email: KWoellner@leegov.com

By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Respectfully,
Lee County Department of Community Development
Planning Section

Brandon Dunn,
Manager, Planning Section

Cc Case File

All documents and reports attendant to this transmittal are also being sent by copy of this cover in an electronic format to:

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Morgan Runion, AICP
Department of Education

Plan Review
Department of Environmental Protection

Alissa S. Lotane
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Vitor Suguri
FOOT District One

Ms. Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, AICP
South Florida Water Management District

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Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Tracy Toussaint
Lcbc-Dept Of Comm Development-D
1500 MONROE ST
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

10/25/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/25/2024

Amy Kolrott
Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-26
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NOTICE OF PROPOSED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN (TRANSMITTAL HEARING)

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, November 6, 2024. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Commerce:

CPA2023-00012 Babcock Lee Text Amendment - Amend Lee Plan Policies 1.1.15, 29.9.1, and 29.9.2 relating to the New Community future land use category and Note 19 of Table 1(a), Summary of Residential Densities, to increase the residential density for the approximately 4,157-acre portion of Babcock Ranch in Lee County from 1 unit per 2.5 acres with a maximum of 1,630 units to 1 unit per 1.9 acres with a maximum of 2,078 units and reduce the nonresidential intensity from 600 hotel rooms to 250 hotel rooms. The subject site is generally located east of State Road 31 and north of North River Road.

This transmittal hearing is the first step in a two-step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Commerce review of the application.

Documentation for the Proposed Comprehensive Plan Amendment is available at https://www.leegov.com/dcd/planning/cpa or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

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

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Raphaela Morais-Peroba, (239) 533-8782, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

Oct. 25, 2024

STAFF REPORT FOR

CPA2023-00012:
BABCOCK LEE TEXT AMENDMENT

Privately Initiated Text Amendments to the Lee Plan

Recommendation:
Transmit

Applicant:
Babcock Property Holdings, LLC

Representative:
RVi Planning + Landscape Architecture

Hearing Dates:
LPA: 09/23/2024
BoCC #1: 11/06/2024
BoCC #2: TBD

Attachments:
1: Proposed Amendment

REQUEST

- Amend Lee Plan Policy 1.1.15, New Community, to change the density allowance from one (1) unit per 2.5 (1 du/2.5 acres) acres to one (1) unit per 1.9 acres (1 du/1.9 acres).
- Amend Lee Plan Policy 29.9.1 regarding residential density for Babcock Ranch from 1 unit per 2.5 acres for a maximum of 1,630 units to 1 unit per 1.9 acres for a maximum of 2,078 units.
- Amend Lee Plan Policy 29.9.2 regarding nonresidential intensities for Babcock Ranch to decrease the total number of permitted hotel rooms from 600 to 250.
- Amend Note 19 of Table 1(a) to reflect the changed density of the New Community Future Land Use Category in Babcock Ranch.

SUMMARY

This is a privately initiated text amendment on the portion of Babcock Ranch located within Lee County in the New Community Future Land Use Category to increase the allowed density from 1 unit per 2.5 acres to 1 unit per 1.9 acres with a maximum number of units to 2,078 and reduce the total number of hotel rooms from 600 to 250. The companion Planned Development Amendment also increases the onsite preservation area from 2,079 acres to 2,613 acres.

LOCATION

The proposed amendments are text amendments impacting the New Community Future Land Use designation on the portion of Babcock Ranch located within Lee County.

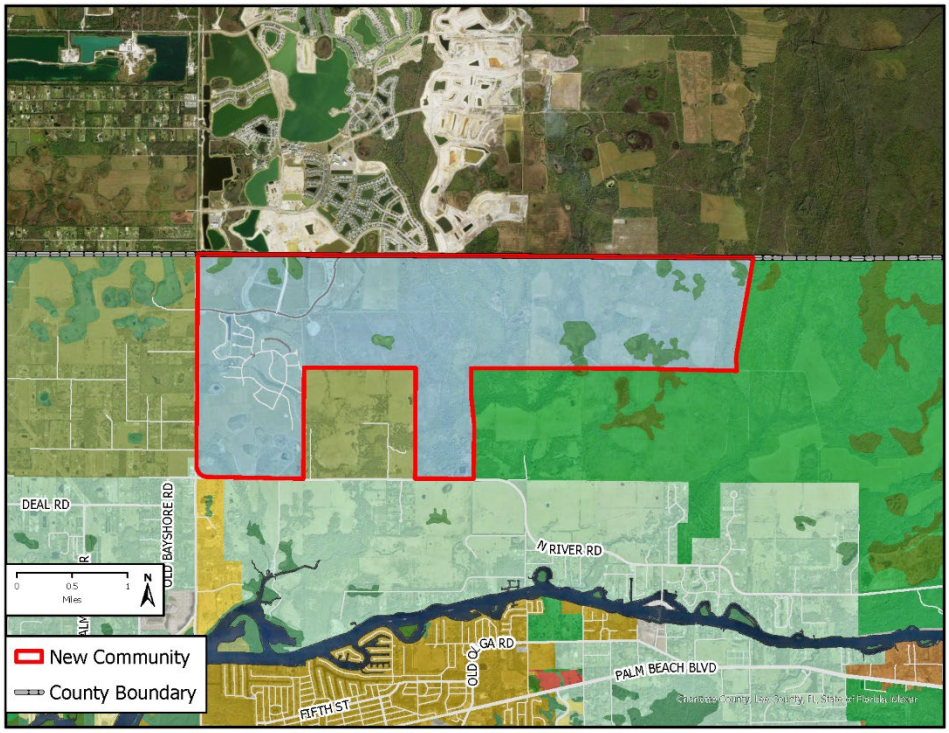

Figure 1: Aerial location and Future Land Use Map, showing area impacted by proposed amendment.

RECOMMENDATION

Staff recommends that the Board of County Commissioners ***transmit*** the amendments based on the analysis and findings provided in this staff report.

PART 1
STAFF ANALYSIS

BACKGROUND

Babcock Ranch is a multi-use development with portions within Lee and Charlotte Counties. The Charlotte County side of Babcock Ranch was developed as a Development of Regional Impact. 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 units, educational facilities, recreational uses, and civic space.

Approximately 4,157 acres of the 18,000-acre Babcock Ranch property are within Lee County. In 2018, the portion of Babcock Ranch within Lee County (Babcock Lee) was given the New Community Future Land Use Category (FLUC), which allowed a density of one dwelling unit per two-and-a-half acres (1DU/2.5 Acres) of uplands for a maximum of 1,630 dwelling units along with other non-residential uses. A companion rezone to Mixed Use Planned Development (MPD) was also approved via Resolution Z-17-026.

Development has started on the Lee County side of Babcock Ranch with the TerraWalk community, some commercial areas, and infrastructure; however, most of the existing development is on the Charlotte County side of the community.

In late 2023, the applicant submitted the subject petition for a text amendment to the Lee Plan and a companion amendment to the MPD (DCI2023-00053). Under Florida Statute 163.3184(12), an applicant may request concurrent review of a zoning application with a Comprehensive Plan Amendment. Under this statute, "zoning changes approved by the local government are contingent upon the comprehensive plan or plan amendment transmitted becoming effective."[1]

Future Land Use Category

The portion of Babcock Ranch within Lee County (Babcock Lee) has New Community FLUC, which is designed to facilitate a self-sustaining community with a mixture of residential and nonresidential uses per Policy 1.1.15. Policy 1.1.15, as it currently exists in the Lee Plan, is reproduced below.

> *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 of important environmental resources and to initiate area wide surface water management. New Community land must be located such that the area is capable of being developed with a balance of residential and non-residential uses and that major impacts of the development are internalized and/or alleviated by infrastructure that is existing or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the County (other than those associated with the delay in placing property improvements on the tax rolls). The residential density is one unit per 2.5 gross acres (1 du/2.5 acres) 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.*
>
> *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;*

[1] F.S. 163.3184, Process for adoption of comprehensive plan or plan amendment

2. *The land can be served with all necessary facilities and services at no expense to the County. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;*
3. *Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;*
4. *The land must be developed in such a manner as to protect environmentally sensitive areas;*
5. *The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas). The mix of land uses will be evaluated through buildout of the New Community to ensure developments include both residential and non-residential uses;*
6. *Off-site impacts must be mitigated;*
7. *On-site levels of service must meet the County-wide standards contained in this plan;*
8. *The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and*
9. *The land must be developed consistent with Goal 29 if located within the North Olga Community Plan area identified on Lee Plan Map 2-A.*

Babcock Lee also contains sections of Wetlands FLUC, described in Objective 1.5. The proposed amendments would not impact how the County reviews the portions of the property in a Wetlands FLUC.

Community Plan Area

In addition to the New Community FLUC, the North Olga and Northeast Lee County Community Plan Areas apply to the affected area.

The Northeast Lee Community Plan Area encompasses all of the land east of SR 31 north of the river to the Charlotte and Hendry County boundaries, as well as the rural areas south of the river along Palm Beach Blvd. Northeast Lee includes two additional Community Plan Areas: North Olga and Alva. Babcock Lee is within the North Olga Community Plan Area (Lee Plan Goal 29).

Lee Plan Objective 29.9 provides guidance on New Community FLUC within the North Olga Community plan area by outlining residential density, nonresidential intensity, environmental enhancements, water quality and hydrological concerns, infrastructure requirements, and development standards.

Planning District

Babcock Lee is located in the Northeast Lee Planning District (District 1), which allocates 1,115 acres to the New Community FLUC for residential development and 300 acres for commercial development. The proposed amendment will not increase the development footprint or change the future land use category of any property and, therefore, will not require a change to the acreage allocations in the Northeast Lee Planning District to accommodate anticipated development.

REQUEST

The proposed text amendment changes four policies relating to the residential density and number of hotel rooms allowed in the New Community Future Land Use Category for the portion of Babcock Ranch

within Lee County. This is the only area of the county this text amendment impacts. The requested changes are reflected in strikethrough/underline format below.

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 the conservation of important environmental resources and ~~to~~ initiate ~~area wide~~ area-wide surface water management. New Community land must be located such that the area is capable of being developed with a balance of residential and non-residential uses and that major impacts of the development are internalized and/or alleviated by existing infrastructure ~~the is existing~~ or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the County (other than those associated with the delay in placing property improvements on the tax rolls). The residential density is one unit per ~~2.5~~1.9 gross acres (1 du/~~2.5~~1.9 acres) 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.

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;
2. The land can be served with all necessary facilities and services at no expense to the County. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;
3. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;
4. The land must be developed in such a manner as to protect environmentally sensitive areas;
5. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational areas, health care facilities, and community commercial areas). The mix of land uses will be evaluated through buildout of the New Community to ensure developments include both residential and non-residential uses;[1]
6. Off-site impacts must be mitigated;
7. On-site levels of service must meet the County-wide standards contained in this plan;
8. The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and
9. The land must be developed consistent with Goal 29 if located within the North Olga Community Plan area identified on Lee Plan Map 2-A.

Policy 29.9.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/~~2.5~~ 1.9 acres. In no case shall the unit count in the New Community future land use category in North Olga exceed ~~1,630~~2,078 dwelling units.

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 acreage dedicated to non-residential uses within the overall planned development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake. In no case shall the total commercial square footage in the New Community future land use category in North Olga exceed 1,170,000 square feet, in addition to ~~600~~ 250 hotel rooms.

Table 1(a) Note 19: [19] The maximum density in the New Community future land use category is limited to 1 du/~~2.5~~1.9 acres in the North Olga Community Plan area (see Policy 1.1.15).

PROCEDURAL REQUIREMENTS

The Lee Plan is Lee County's comprehensive plan, which provides the long-term vision for development in the county. Florida Statutes require comprehensive plans to include certain topics as elements. The Lee Plan divides these elements into chapters, which are further supported by goals, objectives, standards, and policies. Lee Plan Chapter XIII, entitled Administration, section "d" addresses Amendments to the Plan. The applicable paragraph is reproduced below.

> *This plan, including the Future Land Use Map, may be amended in accordance with Florida Statutes and administrative procedures adopted by the Board of County Commissioners in Lee County Administrative Code 13-6. In accordance with § 163.3177(1)(f), Fla. Stat., all amendments must be based upon relevant and appropriate data and analysis.*

Lee County Administrative Code 13-6 establishes procedures for amendments to the Lee Plan, including notice requirements and provisions for public participation during the amendment process. The subject petition is a privately initiated amendment to the Lee Plan, meaning it has been requested by an entity other than the County and follows the amendment process described in Florida Statutes section 163.3184.

The proposed amendments have complied with the procedural requirements of the Lee Plan, Lee County Administrative Code 13-6, and State Statute.

LEE PLAN CONSISTENCY

The comprehensive plan applies to all land use decisions within the county. Where goals, objectives, or policies of particular elements conflict, those conflicts will be resolved based on an analysis of the Lee

Plan as a whole. The Lee Plan analysis included in this staff report outlines the proposed amendments in relation to the most applicable Lee Plan goals, objectives, and policies to determine their appropriateness.

According to **Policy 1.1.15**, areas of the land with New Community should be self-sufficient, multi-use developments that prioritize conservation through clustered development design and provide area-wide surface water management and other infrastructure. Babcock Ranch is a mixed-use, master-planned community with utilities, surface water management, conservation areas, and other associated infrastructure. The applicant is proposing an amendment to this policy to allow a slightly higher density to facilitate additional residential units in Babcock Lee for multi-family and Assisted Living Facility uses. No changes are proposed to the FLUM that would increase the acreage of the New Community FLUC in the Northeast Lee Planning District. **The proposed density increase is not inconsistent with the intent of Policy 1.1.15.**

Lee Plan **Objective 1.5** states that the County will designate lands that are identified as wetlands according to state statute with a Wetland FLUC that, per **Policy 1.5.1**, restricts permitted uses to very low-density residential uses and recreational uses that will not adversely affect the ecological functions of the wetlands. The proposed text amendments do not change what is allowable within the Wetlands future land use category or decrease the amount of Wetlands on the property. The applicant will add seven (7) acres of wetlands to the FLUM with the Administrative Interpretation process described in the Administration Chapter of the Lee Plan and as required by **Policy 1.5.2**. The applicant's total number of residential units accounts for a calculation of one (1) dwelling unit per twenty (20) acres of impacted wetlands, resulting in a total of three (3) dwelling units derived from wetland areas. The remaining units are derived from approximately 4,101 acres of uplands and preserved wetlands. **The proposed amendments do not impact the preservation of wetlands or increase the total acreage of impacted wetlands and are therefore not inconsistent with the policies in Objective 1.5.**

Goal 2 of the Lee Plan addresses Growth Management within the county. The application materials state that the proposed density increase will only occur in areas already approved for development, and the densest areas will be located close to other areas within the community with higher density and intensity. **The proposed amendments support Goal 2 broadly by increasing density in an area of the county with sufficient infrastructure to serve the proposed changes without impacting undeveloped areas inside or outside of Babcock Ranch.**

Goal 5, Residential Land Uses, states that the county will provide housing for the anticipated population in 2045 in suitable areas through attractive neighborhoods with a variety of housing options at affordable prices. The proposed amendment increases the density and total number of dwelling units allowed in an area of the county with attractive neighborhoods. Per the application materials, the increased density is to support the inclusion of affordable housing units and assisted living facilities. **The additional housing options supported by the proposed amendment are broadly consistent with Goal 5, as well as the following supporting policies.**

Policy 5.1.2 prohibits residential development where physical constraints or hazards exist. Hazards and constraints are defined as "flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community." As previously noted, the proposed amendment will allow for increased density in areas within Babcock Ranch that have previously been determined to be consistent with Policy 5.1.2. **The proposed amendment is consistent with Policy 5.1.2.**

Part B of the Lee Plan's Future Land Use Element addresses Community Planning. The Goals 17, 27, and 29 apply to the proposed text amendment. **Goal 17** includes the requirements for all development within a Community Plan area. Goals 27 and 29 apply to the specific Community Plan Areas the text amendment would apply to: Northeast Lee County and North Olga, respectively.

Objective 17.3 requires public input as part of the comprehensive plan and land development code amendment processes. **Policy 17.3.2** specifically states,

> *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 proposed text amendments have been private-initiated and impact an area of the county within the North Olga and Northeast Lee County Community Plan Areas. The applicant held the following public meetings:

MEETING TYPE	DATE
Babcock Public Meeting	12/08/2023
North Olga Planning Panel	1/18/2024
Alva Inc Meeting	2/14/2024
Alva Inc Meeting	3/12/2024
North Olga Community Meeting	3/16/2024
North Olga Planning Panel	4/18/2024
North Olga Planning Panel	7/18/2024

The official North Olga Community Meeting was held on March 16th at the intersection of Saw Palmetto Parkway and Curry Preserve Drive at 10:00 a.m. This intersection is within Babcock Ranch in Lee County. The application materials include a meeting summary and sign-in sheet with three attendees meeting the requirements of **Policy 17.3.4**. The application was found complete and sufficient on August 20, 2024. **Policy 17.3.3** requires community input meetings to be held within the boundaries of the community plan area that they impact. This is expanded upon further in a footnote in the policy, requiring projects within Northeast Lee County to hold a public information meeting within both North Olga and Alva. The applicant met with Alva, Inc. on February 13, 2024, and March 12, 2024. **The applicant has complied with the Lee Plan requirements for Public Input in Objective 17.3.**

The Northeast Lee County Community Plan Area seeks to maintain and enhance the rural character of the communities in Northeast Lee County, generally known as Alva and North Olga; both have individual community plans in addition to the Northeast Lee Community Plan. The proposed text amendment applies to property within the Northeast Lee (Goal 27) and North Olga (Goal 29) Community Plan Areas.

Objective 27.1, Agricultural and Rural Character, states,

> *Maintain and enhance the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of Northeast Lee County. For the purposes of this objective, rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and the protection of environmentally sensitive lands.*

Policy 27.1.1 supports Objective 27.1 by encouraging continued commercial agricultural operations and clustered new development to conserve open lands. The proposed text amendment increases density for properties with New Community FLUC in the Northeast Lee Community Plan Area from 1 unit per 2.5 acres to 1 unit per 1.9 acres; however, the proposed density increase will occur in areas already designated for clustered development and does not add any new development acreage to the Planning District in which it is located. Additionally, the amendment decreased the number of hotel rooms in the portion of Babcock Ranch within Lee County. Therefore, **the proposed amendment does not inhibit or change the rural nature of the properties it impacts more than what is already permitted in the FLUC and is consistent with Objective 27.1 and Policy 27.1.1.**

Policy 27.4.1 addresses the rural character of North River Road,

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

The proposed text amendment does not increase development along North River Road, and the concurrent zoning amendment to the Planned Development Master Concept Plan does not change any access points to the development along North River Road. According to the application materials, all development will be adjacent to the Charlotte County boundary, where the high-intensity uses within Babcock Ranch are already located. **The proposed text amendment does not conflict with Policy 27.4.1.**

Goal 29 establishes the North Olga Community Plan to ensure North Olga's rural character and heritage persist over time. **Objective 29.1** directs the County to establish comprehensive plan policies, land development code regulations, and other planning mechanisms to ensure new development does not detract from the rural nature of the community and established commercial agricultural businesses. **Policy 29.1.1** addresses the rural aesthetics of the community and promotes compact, clustered development to maintain large, contiguous open spaces. The proposed text amendments do increase the density allowed in the portion of Babcock Ranch within Lee County, but they do not expand the areas that will be developed. The master concept plan submitted with the concurrent planned development amendments increases the open space in the portion of the Babcock Ranch property closest to Noth River Road. Additionally, the text amendments do not change any design, landscaping, or signage requirements. **The proposed text amendments are consistent with Objective 29.1.**

Objective 29.2 describes residential uses that support the rural character of the area. As stated previously, the proposed amendments do increase the allowed density slightly but do not increase the development area. The application materials state,

> *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…These changes will provide additional housing diversity and allow aging in place opportunities for existing and future residents and their families*[2].

Staff concurs with the applicant. **The increased density is consistent with Policy 29.2.1**, which encourages planned developments to provide a mixture of housing types. The Master Concept Plan also continues to

[2] Request narrative page 3.

depict larger-lot residential development in the areas closest to residential development outside of Babcock Ranch and maintains community gathering areas, **consistent with Policy 29.2.2 and Policy 29.2.3**.

The proposed text amendments also reduce the number of hotel rooms permitted in the Lee County portion of Babcock Ranch. **The reduced number of hotel rooms does not conflict with Objective 29.3 regarding commercial land uses outside of Babcock.**

Objective 29.9 provides the guidelines for properties with New Community FLUC in the North Olga Community Plan Area. Babcock Ranch is the only property with this future land use designation in this Community Plan Area. This objective states,

> *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; initiate 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.*

The applicant is not proposing any changes to the text of Objective 29.9. The proposed changes do not change whether Babcock Lee will be developed as a unified planned development, reduce conservation areas, change the surface water management mechanisms, or decrease the hydrological or wildlife corridor requirements. The applicant has proposed adding more conservation areas and increasing density in areas where development is already slated to exist. Increasing density without increasing the development area reduces sprawl.

Three policies support objective 29.9. The first, Policy 29.9.1, sets the residential density and unit cap for properties with New Community FLUC in North Olga. The second, Policy 29.9.2, sets the nonresidential intensities for New Community in North Olga. The last policy, Policy 29.9.3, details all the conditions and requirements the planned development must include. The applicant is requesting text amendments to Policies 29.9.1 and 29.9.2. No changes are requested to Policy 29.9.3. The applicant is trading some commercial intensity for additional residential density, and, in addition to reducing the number of hotel units, the applicant will, through the administrative Future Land Use Map determination and the companion planned development amendment, increase the natural preserve areas from 2,079 acres to 2,613 acres, which equates to over 60% of the site.[3]

The proposed text amendment to **Policy 29.9.1** to increase the residential density changes the density from one (1) unit per 2.5 acres to one (1) unit per 1.9 acres. This density is lower than the county's allowed density for the Rural, Rural Community Preserve, and Outer Islands Future Land Use Categories and only slightly higher than the density allowed in the Coastal Rural FLUC. All of these FLUCs are considered Future Non-Urban Areas. The proposed density increase does not increase density above that allowed in non-urban areas, which helps maintain the community's rural character. **The proposed amendments are consistent with Objective 29.9, its supporting policies, and the County's Vision Statement to accurately depict areas of growth with the Future Land Use Map.**

[3] Request narrative page 11.

The proposed text amendment to **Policy 29.9.2** reduces the commercial intensity, specifically the number of potential hotel rooms from 600 to 250. No other changes are proposed to this policy. **Reducing the number of hotel rooms is consistent with the intent of Policy 29.9.2 to limit commercial development.**

The proposed amendments are consistent with the Future Land Use Element's Goals, Objectives, and Policies.

Chapter III, Transportation Element, of the Lee Plan includes the goals, objectives, and policies relating to transportation in the county. **Objective 36.3**, Babcock Ranch Community (BRC), includes transportation requirements for Babcock Ranch. No amendments are proposed to this section, and **the proposed text amendments do not impact the policies in this objective or the county's ability to enforce these policies.**

In addition to Policy 72.2.2, the county requires the applicant to address hurricane evacuation at the time of the Development Order in Policy **101.3.5.** This policy states,

> *An applicant of a development order for any permanent or temporary places of residence including, but not limited to, caretakers residence, dormitories, hotels or motels, and dwelling units within the Hurricane Vulnerability Zone or on islands, must provide appropriate mitigation as determined by Lee County Department of Public Safety, which may include, but is not limited to, the payment of a fee, or construction of hurricane shelters and transportation facilities.*

Lee Plan **Goal 123**, Resource Protection, states that the County will "manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics." The proposed text amendments do not allow an increase in the impacts on wetlands on site. **The proposed text amendments are not inconsistent with Goal 123 or its supporting policies.**

Lee Plan Chapter VIII contains the Housing Element. The proposed text amendments increase density within the portion of Babcock Ranch in Lee County. The application materials state that the additional units will be used to create multi-family units, including some affordable housing and an assisted living facility, **broadly supporting Lee Plan Goal 135, Objective 135.1, and Objective 135.4.**

SERVICE AVAILABILITY

The applicant provided Letters of Availability demonstrating adequate potable water, sanitary sewer, solid waste, police, EMS, schools, and public transit services to accommodate the development allowed by the proposed text amendments.

Transportation: CPA applications are required to provide information on a short-range (5 years) and long-range (20+ years) level of service (LOS) analysis. The 5-year analysis indicates SR 80 from SR 31 to Buckingham Rd and SR 31 from SR 80 to Shirley Ln will operate at LOS "F" with and without the proposed change. The Long Range 2045 Horizon LOS analysis indicates SR 80 from SR 31 to Buckingham Rd, SR 31 from SR 78 to County Line will operate at LOS "F" with and without the proposed change, SR 31 from SR 80 to SR 78 will operate at LOS "D" without the proposed change and LOS "F" with the proposed change. SR 31, SR 80, and SR 78 are arterials maintained by the State of Florida. Transportation concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides "Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes." Transportation impacts will be reviewed again with the rezone application and development orders.

Mass Transit: The affected area is not within one-quarter mile of a fixed-route corridor, the closest bus stop is not within one-quarter mile, and the 2016 TDP does not identify the need for enhanced or additional transit services in the area.

Utilities: The affected area is within the Babcock Ranch Community Independent Special District for potable water, sanitary sewer service, and reclaim. In a letter dated November 30, 2023, the Babcock Ranch Community Independent Special District stated the infrastructure requirements but did not commit to reservation of services. Ultimately, the District will be responsible for ensuring capacity for potable water, sanitary sewer, and reclaim services on-site. Capacity for water and sewer facilities will be reviewed at the time of the Development Order consistent with Objective 4.1.

Solid Waste: Waste Pro of Florida indicated in a letter dated February 21, 2024, that they do not object to the proposed amendments and future development.

Fire and EMS: The Bayshore Fire District indicated in a letter dated February 9, 2023, that they could provide fire and rescue services based on the understanding 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.

Police: The Lee County Sheriff will provide law enforcement services from the North District offices in North Fort Myers. The Sheriff indicated in a letter dated November 28, 2023, that the proposed amendment will not affect the ability of the Lee County Sheriff's Office to provide law enforcement services to the area. The Sheriff's Office requests a Crime Prevention Through Environmental Design (CPTED) report at the time of the Development Order.

Schools: The School District of Lee County provided a letter on December 12, 2023, stating that capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level. However, capacity is available in the adjacent CSA. Additionally, the portion of Babcock Ranch within Charlotte County contains a K-8 and a 9-12 school, the Babcock Neighborhood School and Babcock High School, respectively. According to the school website, out-of-county students within 4 miles of the school property may enter a lottery for the opportunity to attend the local schools.

CONCLUSION

Based on the analysis above, the text amendments to Policy 1.1.15, Policy 29.9.1, Policy 29.9.2, and Note 19 of Table 1(a) are consistent with the Lee Plan.

- The application has met the procedural requirements of the Lee Plan, Lee County Administrative Code 13-6, and State Statute.
- The proposed Non-Urban density is consistent and compatible with the **Community Plan Areas in Goals 27 and 29**.
- The increased density supports **Goals 5 and 135** with diverse housing choices and aging-in-place.
- The areas where density will be increased are internal to the site, close to the Charlotte County boundary, where development already exists, and there are no physical constraints or hazards, consistent with **Policy 5.1.2.**
- Infrastructure and services are available per **Lee Plan Goal 2**.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners ***transmit*** the proposed amendment as shown in Attachment 1.

PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: September 23, 2024

A. LOCAL PLANNING AGENCY REVIEW

The applicant's representatives provided a presentation addressing the requested amendments, the subject property, surrounding uses, consistency with the Lee Plan, traffic study, environmental impacts, and an overview of the companion rezoning application.

Following this, staff made a presentation addressing the requested amendments, consistency with the Lee Plan, and staff recommendation.

Members of the LPA asked about the timeline for roadway projects surrounding the property, proposed housing types, environmental impacts, and reduction of commercial uses.

One member of the public addressed the LPA in favor of the proposed amendments, citing the planning efforts in Northeast Lee County to ensure development was clustered and open space was maintained.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners (BoCC) ***transmit*** CPA2023-00012. The motion passed 6 to 0.

RAYMOND BLACKSMITH	**AYE**
DUSTIN GARDNER	**AYE**
DAWN RUSSELL	**AYE**
JENNIFER SAPEN	**AYE**
DON SCHROTENBOER	**ABSENT**
STAN STOUDER	**AYE**
HENRY ZUBA	**AYE**

C. STAFF RECOMMENDATION

Staff recommends that the BoCC ***transmit*** the proposed amendment as provided in Attachment 1.

PART 3
BOARD OF COUNTY COMMISIONERS
ADOPTION HEARING

DATE OF PUBLIC HEARING: November 6, 2024

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which included LPA and staff recommendations and an overview of the proposed amendment, compatibility with the surrounding area, Lee Plan consistency, and availability of public services.

There were no public comments concerning the proposed amendments.

B. BOARD ACTION:

A motion was made to ***transmit*** CPA2023-00012 as recommended by staff and the LPA. The motion passed 4 to 0.

VOTE:

MIKE GREENWELL	**ABSENT**
BRIAN HAMMAN	**AYE**
CECIL PENDERGRASS	**AYE**
KEVIN RUANE	**AYE**
RAY SANDELLI	**AYE**

PROPOSED TEXT AMENDMENTS

FUTURE LAND USE ELEMENT

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 the conservation of important environmental resources and ~~to~~ initiate ~~area wide~~ area-wide surface water management. New Community land must be located such that the area is capable of being developed with a balance of residential and non-residential uses and that major impacts of the development are internalized and/or alleviated by existing infrastructure ~~the is existing~~ or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the County (other than those associated with the delay in placing property improvements on the tax rolls). The residential density is one unit per ~~2.5~~1.9 gross acres (1 du/~~2.5~~1.9 acres) 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.

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

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

Policy 29.9.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/~~2.5~~ 1.9 acres. In no case shall the unit count in the New Community future land use category in North Olga exceed ~~1,630~~2,078 dwelling units.

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 acreage dedicated to non-residential uses within the overall planned development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake. In no case shall the total commercial square footage in the New Community future land use category in North Olga exceed 1,170,000 square feet, in addition to ~~600~~ 250 hotel rooms.

APPENDIX B | TABLES

Table 1(a) Note 19: [19] The maximum density in the New Community future land use category is limited to 1 du/~~2.5~~1.9 acres in the North Olga Community Plan area (see Policy 1.1.15).

RECEIVED
SEP 11 2024
COMMUNITY DEVELOPMENT

BABCOCK
COMPREHENSIVE PLAN AMENDMENT

September 23, 2024

PREPARED FOR:

Babcock Property Holdings, LLC

SUBMITTED TO:

Lee County
Department of Community Development - Planning Division
1500 Monroe Street
Fort Myers, FL 33901

TABLE OF CONTENTS

- Completed Application Form
- Additional Agents Form
- Disclosure of Interest
- Warranty Deeds
- Affidavit of Authorization
- Variance Report
- GIS Map Series
    - Aerial Map
    - Current FLU Map
    - Proposed FLU Map
    - Current Zoning Map
- Proposed Text Amendment
- Justification Narrative & Lee Plan Analysis
- Community Meeting Summary
- Preliminary Density Calculation
- Environmental Impacts Analysis
- Listed Species Management Plan & Wildlife Coexistence Plan
- Department of Historic Preservation Letter
- Public Facilities Impact Analysis & Map
- Letters of Availability
- Traffic Circulation Analysis

Completed Application Form

Lee County Community Development

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.

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].

☐ N/A	☐ Bayshore [Goal 18]	☐ Boca Grande [Goal 19]	☐ Buckingham [Goal 20]
☐ Caloosahatchee Shores [Goal 21]	☐ Olga [Goal 22]	☐ Captiva [Goal 23]	☐ Greater Pine Island [Goal 24]
☐ Lehigh Acres [Goal 25]	☐ North Captiva [Goal 26]	☐ NE Lee County [Goal 27]	☐ Alva [Goal 28]
■ North Olga [Goal 29]	☐ North Fort Myers [Goal 30]	☐ Page Park [Goal 31]	☐ San Carlos Island [Goal 32]
☐ Southeast Lee County [Goal 33]	☐ 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

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

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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064326L3020003794	PULTE HOME COMPANY LLC
064326L3020003831	PULTE HOME COMPANY LLC
064326L4020003708	PULTE HOME COMPANY LLC
064326L4020003675	PULTE HOME COMPANY LLC
064326L402D127000	PULTE HOME COMPANY LLC
064326L3020003845	PULTE HOME COMPANY LLC
064326L3020003816	PULTE HOME COMPANY LLC
064326L4020003705	PULTE HOME COMPANY LLC
064326L4020003680	PULTE HOME COMPANY LLC
064326L3020003792	PULTE HOME COMPANY LLC
064326L3020003844	PULTE HOME COMPANY LLC
064326L4020003714	PULTE HOME COMPANY LLC
064326L3020003753	PULTE HOME COMPANY LLC
064326L3020003876	PULTE HOME COMPANY LLC

064326L3020003875	PULTE HOME COMPANY LLC
064326L4020003654	PULTE HOME COMPANY LLC
064326L4020003691	PULTE HOME COMPANY LLC
064326L3020003846	PULTE HOME COMPANY LLC
064326L3020003781	PULTE HOME COMPANY LLC
064326L3020003847	PULTE HOME COMPANY LLC
064326L3020003761	PULTE HOME COMPANY LLC
064326L4020003722	PULTE HOME COMPANY LLC
064326L4020003679	PULTE HOME COMPANY LLC
064326L3020003837	PULTE HOME COMPANY LLC
064326L4020003707	PULTE HOME COMPANY LLC
064326L3020003799	PULTE HOME COMPANY LLC
064326L3020003870	PULTE HOME COMPANY LLC
064326L3020003864	PULTE HOME COMPANY LLC
064326L3020003776	PULTE HOME COMPANY LLC
064326L3020003798	PULTE HOME COMPANY LLC
064326L3020003773	PULTE HOME COMPANY LLC
064326L3020003868	PULTE HOME COMPANY LLC
064326L3020003772	PULTE HOME COMPANY LLC
064326L4020003735	PULTE HOME COMPANY LLC
064326L4020003671	PULTE HOME COMPANY LLC
064326L3020003856	PULTE HOME COMPANY LLC
064326L3020003757	PULTE HOME COMPANY LLC
064326L4020003715	PULTE HOME COMPANY LLC
064326L3020003822	PULTE HOME COMPANY LLC
064326L3020003810	PULTE HOME COMPANY LLC
064326L3020003791	PULTE HOME COMPANY LLC
064326L3020003746	PULTE HOME COMPANY LLC
064326L4020003650	PULTE HOME COMPANY LLC
064326L3020003741	PULTE HOME COMPANY LLC
064326L3020003766	PULTE HOME COMPANY LLC
064326L4020003673	PULTE HOME COMPANY LLC
064326L3020003745	PULTE HOME COMPANY LLC
064326L3020003740	PULTE HOME COMPANY LLC
064326L3020003797	PULTE HOME COMPANY LLC
064326L302B1060CE	PULTE HOME COMPANY LLC
064326L302B9300CE	PULTE HOME COMPANY LLC
064326L4020003725	PULTE HOME COMPANY LLC
064326L3020003808	PULTE HOME COMPANY LLC
064326L3020003800	PULTE HOME COMPANY LLC
064326L302B1020CE	PULTE HOME COMPANY LLC

064326L402D125000	PULTE HOME COMPANY LLC
064326L4020003652	PULTE HOME COMPANY LLC
064326L3020003768	PULTE HOME COMPANY LLC
064326L4020003666	PULTE HOME COMPANY LLC
074326L202B8900CE	PULTE HOME COMPANY LLC
064326L4020003732	PULTE HOME COMPANY LLC
064326L402B9600CE	PULTE HOME COMPANY LLC
064326L302B9800CE	PULTE HOME COMPANY LLC
064326L402B9700CE	PULTE HOME COMPANY LLC
064326L3020003852	PULTE HOME COMPANY LLC
064326L3020003764	PULTE HOME COMPANY LLC
064326L302B8600CE	PULTE HOME COMPANY LLC
064326L302B9900CE	PULTE HOME COMPANY LLC
064326L3020003789	PULTE HOME COMPANY LLC
064326L302B1010CE	PULTE HOME COMPANY LLC
064326L3020003866	PULTE HOME COMPANY LLC
064326L302B8800CE	PULTE HOME COMPANY LLC
074326L102B1050CE	PULTE HOME COMPANY LLC
064326L302B1030CE	PULTE HOME COMPANY LLC
064326L302B9000CE	PULTE HOME COMPANY LLC
064326L302B9400CE	PULTE HOME COMPANY LLC
064326L402B8400CE	PULTE HOME COMPANY LLC
064326L402B8300CE	PULTE HOME COMPANY LLC
064326L402B9100CE	PULTE HOME COMPANY LLC
064326L402B8200CE	PULTE HOME COMPANY LLC
064326L302B1040CE	PULTE HOME COMPANY LLC
064326L402B9500CE	PULTE HOME COMPANY LLC
064326L402B8500CE	PULTE HOME COMPANY LLC
064326L302B1000CE	PULTE HOME COMPANY LLC
064326L402D126000	PULTE HOME COMPANY LLC
064326L3020003771	PULTE HOME COMPANY LLC
064326L3020003813	PULTE HOME COMPANY LLC
064326L402B1070CE	PULTE HOME COMPANY LLC
064326L3020003743	PULTE HOME COMPANY LLC
064326L3020003877	PULTE HOME COMPANY LLC
064326L30200A00CE	PULTE HOME COMPANY LLC
064326L302B9200CE	PULTE HOME COMPANY LLC
064326L302B8700CE	PULTE HOME COMPANY LLC
064326L402D154000	PULTE HOME COMPANY LLC
064326L4020003719	PULTE HOME COMPANY LLC

Additional Agents Form

ADDITIONAL AGENTS

Company Name:	Henderson Franklin Starnes & Holt, P.A.		
Contact Person:	Richard Akin, Esq.		
Address:	1715 Monroe Street		
City, State, Zip:	Babcock Ranch, FL 33982		
Phone Number:	941.235.6912	Email:	ewoods@kitsonpartners.com

Company Name:	David Plummer and Associates		
Contact Person:	Stephen Leung		
Address:	2149 McGregor Blvd #1		
City, State, Zip:	Bradenton, FL 34201		
Phone Number:	239.332.2614	Email:	stephen.leung@dplummer.com

Company Name:	Johnson Engineering		
Contact Person:	Laura Herrero		
Address:	2122 Johnson St		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239.334.0046	Email:	Lherrero@johnsoneng.com

Company Name:	Kimley-Horn		
Contact Person:	David Mercer, P.E.		
Address:	1514 Broadway, Suite 301		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239.673-2707	Email:	david.mercer@kimley-horn.com

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

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

Disclosure of Interest

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Alfred P. Dougherty, Chief Operating Officer of Babcock Property Holdings, LLC, 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 See attached 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
N/A	

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.

Property Owner

Alfred P. Daugherty
Print Name
Chief Operating Officer of Babcock Property Holdings LLC

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

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 December 11, 2023 (date) by Alfred P. Daugherty (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

KAREN B. DOOMS
MY COMMISSION # HH 413183
EXPIRES: June 21, 2027

Karen B. Dooms
Signature of Notary Public
Karen B. Dooms

STRAP	Acres	OWNER OF RECORD
024326L301CE21000	382.79	BABCOCK PROPERTY HOLDINGS LLC
054326L101E250000	309.35	BABCOCK PROPERTY HOLDINGS LLC
064326L301D880000	5.64	BABCOCK PROPERTY HOLDINGS LLC
034326L401CE15000	43.38	BABCOCK PROPERTY HOLDINGS LLC
034326L201E280000	109.17	BABCOCK PROPERTY HOLDINGS LLC
064326L101CE10000	5.24	BABCOCK PROPERTY HOLDINGS LLC
074326L202E32B000	184.31	BABCOCK PROPERTY HOLDINGS LLC
074326L101CE50000	8.67	BABCOCK PROPERTY HOLDINGS LLC
064326L201E220000	121.09	BABCOCK PROPERTY HOLDINGS LLC
044326L401CE14000	1128.97	BABCOCK PROPERTY HOLDINGS LLC
064326L301CE10000	63.79	BABCOCK PROPERTY HOLDINGS LLC
074326L102E310000	185.23	BABCOCK PROPERTY HOLDINGS LLC
074326L401CE60000	16.34	BABCOCK PROPERTY HOLDINGS LLC
024326L201E300000	6.4	BABCOCK PROPERTY HOLDINGS LLC
064326L101D870000	9.36	BABCOCK PROPERTY HOLDINGS LLC
074326L301I680000	0.37	BABCOCK PROPERTY HOLDINGS LLC
034326L201CE19000	50.52	BABCOCK PROPERTY HOLDINGS LLC
074326L302E32C000	9.21	BABCOCK PROPERTY HOLDINGS LLC
064326L101CE30000	45.89	BABCOCK PROPERTY HOLDINGS LLC
034326L301CE18000	287.1	BABCOCK PROPERTY HOLDINGS LLC
054326L401D890000	5.35	BABCOCK PROPERTY HOLDINGS LLC
054326L101CE12000	15.17	BABCOCK PROPERTY HOLDINGS LLC
064326L101E210000	179.07	BABCOCK PROPERTY HOLDINGS LLC
064326L101CE20000	10.16	BABCOCK PROPERTY HOLDINGS LLC
054326L201CE11000	11.53	BABCOCK PROPERTY HOLDINGS LLC
064326L201A520000	29.83	BABCOCK PROPERTY HOLDINGS LLC
054326L101D910000	7.91	BABCOCK PROPERTY HOLDINGS LLC
024326L301E290000	156.49	BABCOCK PROPERTY HOLDINGS LLC
074326L401CE70000	27.1	BABCOCK PROPERTY HOLDINGS LLC
074326L301CE80000	131.38	BABCOCK PROPERTY HOLDINGS LLC
044326L401CE13000	25.03	BABCOCK PROPERTY HOLDINGS LLC
034326L401I670000	35.61	BABCOCK PROPERTY HOLDINGS LLC
034326L101E270000	140.39	BABCOCK PROPERTY HOLDINGS LLC
034326L301CE20000	57.08	BABCOCK PROPERTY HOLDINGS LLC
034326L401CE16000	35.4	BABCOCK PROPERTY HOLDINGS LLC
044326L101E260000	0.25	BABCOCK PROPERTY HOLDINGS LLC
054326L101D900000	5.92	BABCOCK PROPERTY HOLDINGS LLC

064326L401D860000	12.69	BABCOCK PROPERTY HOLDINGS LLC
034326L401CE17000	13.12	BABCOCK PROPERTY HOLDINGS LLC
074326L201CE90000	19.7	BABCOCK PROPERTY HOLDINGS LLC
024326L301CE22000	16.78	BABCOCK PROPERTY HOLDINGS LLC
074326L101CE40000	7.19	BABCOCK PROPERTY HOLDINGS LLC

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Mike Hueniken, 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 Babcock Lee MPD – Terra Walk 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
N/A	0%

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.

Pulte Home Company, LLC
Property Owner

Print Name: Mike Hueniken

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on November 1, 2023 (date) by Mike Hueniken (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

JESSICA K LINN
Notary Public-State of Florida
Commission # HH 211052
My Commission Expires
April 16, 2026

Signature of Notary Public

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-DL (type of identification) as identification.

STAMP/SEAL

CELLINE WILLIAMS
MY COMMISSION # HH 361858
EXPIRES: February 13, 2027

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 345.96 FEET TO THE **POINT OF BEGINNING;** THENCE S.89°40'11"E., A DISTANCE OF 190.00 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 190.00 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.

Warranty Deeds

(1)

DOC. .70
REC 44.00
CERTIFIED 4.50
COPIES 15.00
64.20

V 23 Farr 3CC

AFTER RECORDING RETURN TO:

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

Folio Number: 0074893-000000-5 (multi-parcel)

SPECIAL WARRANTY DEED

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

WITNESSETH THAT:

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

SEE **EXHIBIT "A"** ATTACHED HERETO

SUBJECT, HOWEVER, TO THE FOLLOWING:

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

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

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

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

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

Signed, Sealed and Delivered
In the Presence of:

Print Name of Witness Below:
CARL P. STILLITANO

GRANTOR:

BABCOCK FLORIDA COMPANY, a Florida corporation

By: _____
Richard Cuda, President of
Babcock Florida Company

Print Name of Witness Below:
Ari M. Tenzer

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

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

_____
Notary Public State of
My Commission Expires

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

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1 (Area 6):

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

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

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

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

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

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

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

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

PARCEL 2 (300' Strip):

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

Prepared by and return to:
Edward P. Canterbury, Esq.
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
1715 Monroe Street
Fort Myers, FL 33901
239-344-1100
File Number: **23040-111.1 EPC**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 8th day of **December, 2022** between **Babcock Property Holdings, L.L.C., a Delaware limited liability company** whose post office address is **42850 Crescent Loop - Suite 200, Babcock Ranch, FL 33982**, grantor, and **Pulte Home Company, LLC, a Michigan limited liability company** whose post office address is **24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida**, to-wit:

See Attached Exhibit "A"

Parcel Identification Numbers: 07-43-26-L1-01E31.0000 and 07-43-26-L2-01E32.0000

This conveyance is subject to real estate taxes and assessments for 2023 and subsequent years; Babcock Ranch Community Independent Special District Assessments; zoning and use restrictions imposed by governmental authority; and restrictions, covenants, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Sheila Nicoloff

Witness Name: Kathleen E. Valentine

Babcock Property Holdings, L.L.C., a Delaware limited liability company

By: _____

Print Name: Alfred P. Dougherty

Its: COO

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 8th day of December, 2022, by Alfred P. Dougherty in his / her capacity as COO of Babcock Property Holdings, L.L.C., who [✓] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Kathleen Ellen Valentine

My Commission Expires: 9/28/2024

KATHLEEN ELLEN VALENTINE
MY COMMISSION # HH 024852
EXPIRES: September 28, 2024
Bonded Thru Notary Public Underwriters

DoubleTime®

Exhibit A

PARCEL 1:

TAKEDOWN (NORTH):

Being a portion of Tract E-32, Babcock Ranch Community Lee County Phase 1, according to the plat thereof recorded as Instrument Number 2022000234859 of the public records of Lee County, Florida, being more particularly described as follows:

BEGINNING at the northeast corner of Tract E-32, Babcock Ranch Community Lee County Phase 1, according to the plat thereof recorded as Instrument Number 2022000234859 of the public records of Lee County, Florida; thence run the following Sixteen (16) courses along the boundary of said Tract E-31; Course No. 1: South 01°28'40" West, 41.30 feet; Course No. 2: South 38°59'48" East, 303.49 feet; Course No. 3: South 64°57'16" East, 363.21 feet; Course No. 4: South 61°10'07" East, 146.56 feet; Course No. 5: South 52°22'03" East, 330.58 feet; Course No. 6: South 54°51'30" East, 288.56 feet; Course No. 7: South 72°39'18" East, 185.17 feet; Course No. 8: North 87°25'06" East, 490.25 feet; Course No. 9: South 73°53'09" East, 245.31 feet; Course No. 10: South 51°21'59" East, 370.75 feet; Course No. 11: South 59°47'07" East, 340.61 feet; Course No. 12: South 64°55'14" East, 322.42 feet; Course No. 13: South 38°18'20" East, 112.17 feet; Course No. 14: South 05°55'40" East, 246.86 feet; Course No. 15: South 12°17'52" East, 679.09 feet; Course No. 16: South 00°23'16" West, 1,356.88 feet; thence South 83°25'18" West, a distance of 331.19 feet; thence North 82°22'54" West, a distance of 226.98 feet; thence South 88°31'29" West, a distance of 32.39 feet to a point on a non-tangential curve; thence westerly, 100.80 feet along the arc of a circular curve, concave northerly, having a radius of 50.00 feet, through a central angle of 115°30'37" and being subtended by a chord that bears South 84°36'15" West, 84.58 feet to a point of reverse curvature; thence northwesterly, 243.57 feet along the arc of a circular curve, concave southwesterly, having a radius of 565.00 feet, through a central angle of 24°41'59" and being subtended by a chord that bears North 49°59'26" West, 241.69 feet; thence North 62°20'26" West, a distance of 165.92 feet; thence North 67°49'54" West, a distance of 28.42 feet; thence South 25°59'18" West, a distance of 112.94 feet to a point on a non-tangential curve; thence southerly, 4.40 feet along the arc of a circular curve, concave easterly, having a radius of 25.00 feet, through a central angle of 10°04'45" and being subtended by a chord that bears South 21°13'21" West, 4.39 feet; thence South 21°13'21" West, a distance of 34.18 feet; thence South 22°49'48" West, a distance of 22.14 feet; thence South 36°49'01" West, a distance of 32.13 feet to a point on a non-tangential curve; thence southwesterly, 6.77 feet along the arc of a circular curve, concave southeasterly, having a radius of 25.00 feet, through a central angle of 15°31'10" and being subtended by a chord that bears South 36°49'01" West, 6.75 feet; thence South 29°17'35" West, a distance of 16.68 feet to a point on a non-tangential curve; thence southwesterly, 90.30 feet along the arc of a circular curve, concave northwesterly, having a radius of 2,025.00 feet, through a central angle of 02°33'18" and being subtended by a chord that bears South 30°48'24" West, 90.29 feet to a point of reverse curvature; thence southwesterly, 72.57 feet along the arc of a circular curve, concave southeasterly, having a radius of 1,175.00 feet, through a central angle of 03°32'20" and being subtended by a chord that bears South 30°18'53" West, 72.56 feet; thence North 38°58'25" West, a distance of 75.40 feet; thence North 63°24'23" West, a distance of 140.21 feet to a point on a non-tangential curve; thence southwesterly, 170.11 feet along the arc of a circular curve, concave southeasterly, having a radius of 1,385.00 feet, through a central angle of 07°02'13" and being subtended by a chord that bears South 26°01'19" West, 170.00 feet; thence South 22°30'12" West, a distance of 187.69 feet to a point of curvature; thence westerly, 89.24 feet along the arc of a circular curve, concave northerly, having a radius of 50.00 feet, through a central angle of 102°15'24" and being subtended by a chord that bears South 73°37'54" West, 77.86 feet to a point of reverse curvature; thence northwesterly, 275.24 feet along the arc of a circular curve, concave southwesterly, having a radius of 1,165.00 feet, through a central angle of 13°32'12" and being subtended by a chord that bears North 62°00'30" West, 274.61 feet to a point of reverse curvature; thence northwesterly, 351.31 feet along the arc of a circular curve, concave northeasterly, having a radius of 735.00 feet, through a central angle of 27°23'10" and being subtended by a chord that bears North 55°05'01" West, 347.98 feet to a point of compound curvature; thence northerly, 84.07 feet along the arc of a circular curve, concave easterly, having a radius of 50.00 feet, through a central angle of 96°20'27" and being subtended by a chord that bears North 06°46'47" East, 74.51 feet to a point of reverse curvature; thence northeasterly, 307.63 feet along the arc of a circular curve, concave northwesterly, having a radius of 1,015.00 feet, through a central angle of 17°21'55" and being subtended by a chord that bears North 46°16'03" East, 306.45 feet; thence North 52°24'54" West, a distance of 140.00 feet; thence North 85°47'16" West, a distance of 60.68 feet; thence North 50°05'46" West, a distance of 140.00 feet to a point on a non-tangential curve; thence southwesterly, 597.69 feet along the arc of a circular curve, concave northwesterly, having a radius of 685.00 feet, through a central angle of 49°59'34" and being subtended by a chord that bears South 64°54'00" West, 578.91 feet to a point of compound curvature; thence northwesterly, 84.46 feet along the arc of a circular curve, concave northeasterly, having a radius of 50.00 feet, through a central angle of

Exhibit A
(Continued)

96°47'22" and being subtended by a chord that bears North 41°42'32" West, 74.77 feet to a point of compound curvature; thence northerly, 203.89 feet along the arc of a circular curve, concave easterly, having a radius of 2,010.00 feet, through a central angle of 05°48'43" and being subtended by a chord that bears North 09°35'31" East, 203.80 feet to a point of reverse curvature; thence northerly, 224.84 feet along the arc of a circular curve, concave westerly, having a radius of 690.00 feet, through a central angle of 18°40'13" and being subtended by a chord that bears North 03°09'46" East, 223.85 feet to a point of reverse curvature; thence northerly, 23.80 feet along the arc of a circular curve, concave easterly, having a radius of 50.00 feet, through a central angle of 27°16'03" and being subtended by a chord that bears North 07°27'41" East, 23.57 feet; thence North 68°54'18" West, a distance of 12.55 feet; thence South 81°25'48" West, a distance of 140.00 feet; thence North 87°57'17" West, a distance of 98.45 feet to a point on a non-tangential curve; thence westerly, 317.13 feet along the arc of a circular curve, concave northerly, having a radius of 1,170.00 feet, through a central angle of 15°31'48" and being subtended by a chord that bears North 86°06'30" West, 316.16 feet to a point of reverse curvature; thence westerly, 281.94 feet along the arc of a circular curve, concave southerly, having a radius of 830.00 feet, through a central angle of 19°27'46" and being subtended by a chord that bears North 88°04'30" West, 280.59 feet to a point of reverse curvature; thence westerly, 96.33 feet along the arc of a circular curve, concave northerly, having a radius of 420.00 feet, through a central angle of 13°08'27" and being subtended by a chord that bears South 88°45'51" West, 96.12 feet to a point of reverse curvature; thence westerly, 79.65 feet along the arc of a circular curve, concave southerly, having a radius of 200.00 feet, through a central angle of 22°49'03" and being subtended by a chord that bears South 83°55'33" West, 79.12 feet to a point of reverse curvature; thence westerly, 47.57 feet along the arc of a circular curve, concave northerly, having a radius of 205.00 feet, through a central angle of 13°17'40" and being subtended by a chord that bears South 79°09'51" West, 47.46 feet; thence South 04°04'10" East, a distance of 154.31 feet; thence South 87°49'53" West, a distance of 118.17 feet to a point on the boundary of aforesaid Tract E-32; thence run the following Fifteen (15) courses along the boundary of said Tract E-32; Course No. 1: North 46°25'02" West, 108.01 feet; Course No. 2: North 69°51'36" West, 43.86 feet; Course No. 3: South 00°19'49" West, 35.69 feet; Course No. 4: North 89°40'15" West, 41.00 feet; Course No. 5: North 00°19'49" East, 520.00 feet; Course No. 6: South 89°40'15" East, 41.00 feet; Course No. 7: South 00°19'49" West, 147.22 feet; Course No. 8: North 76°47'55" East, 374.18 feet; Course No. 9: North 05°28'43" West, 227.42 feet; Course No. 10: North 04°09'20" East, 92.19 feet; Course No. 11: North 00°54'52" West, 150.54 feet; Course No. 12: North 09°55'46" East, 236.74 feet; Course No. 13: North 50°46'57" East, 205.06 feet; Course No. 14: North 01°28'36" East, 1,976.07 feet to a point on a non-tangential curve; Course No. 15: easterly, 249.54 feet along the arc of a circular curve, concave northerly, having a radius of 3,047.15 feet, through a central angle of 04°41'32" and being subtended by a chord that bears South 89°18'56" East, 249.47 feet to the POINT OF BEGINNING.

PARCEL 2:

ROAD SEGMENT "A":

Being a portion of Tract E-31, Babcock Ranch Community Lee County Phase 1, according to the plat thereof recorded as Instrument Number 2022000234859 of the public records of Lee County, Florida, being more particularly described as follows:
COMMENCE at the northeast corner of Tract E-31, Babcock Ranch Community Lee County Phase 1, according to the plat thereof recorded as Instrument Number 2022000234859 of the public records of Lee County, Florida; thence run the following Three (3) courses along the boundary of said Tract E-31; Course No. 1: South 01°28'36" West, 1,966.67 feet to the POINT OF BEGINNING of the parcel of land herein described; Course No. 2: continue South 01°28'36" West, 9.41 feet; Course No. 3: South 50°46'57" West, 67.04 feet to a point on a non-tangential curve; thence westerly, 233.74 feet along the arc of a circular curve, concave southerly, having a radius of 525.00 feet, through a central angle of 25°30'35" and being subtended by a chord that bears South 72°30'43" West, 231.82 feet to a point of reverse curvature; thence westerly, 460.11 feet along the arc of a circular curve, concave northerly, having a radius of 375.00 feet, through a central angle of 70°18'01" and being subtended by a chord that bears North 85°05'34" West, 431.79 feet to a point of reverse curvature; thence northwesterly, 63.47 feet along the arc of a circular curve, concave southwesterly, having a radius of 236.00 feet, through a central angle of 15°24'37" and being subtended by a chord that bears North 57°38'52" West, 63.28 feet to a point of reverse curvature; thence northwesterly, 96.85 feet along the arc of a circular curve, concave northeasterly, having a radius of 169.00 feet, through a central angle of 32°50'04" and being subtended by a chord that bears North 48°56'09" West, 95.53 feet; thence North 32°31'07" West, a distance of 3.34 feet to a point of curvature; thence northerly, 109.08 feet along the arc of a circular curve, concave easterly, having a radius of 219.00 feet, through a central angle of 28°32'21" and being subtended by a chord

Exhibit A
(Continued)

that bears North 18°14'56" West, 107.96 feet to a point of reverse curvature; thence northerly, 39.75 feet along the arc of a circular curve, concave westerly, having a radius of 86.00 feet, through a central angle of 26°28'48" and being subtended by a chord that bears North 17°13'10" West, 39.39 feet to a point of reverse curvature; thence northwesterly, 45.90 feet along the arc of a circular curve, concave northeasterly, having a radius of 525.00 feet, through a central angle of 05°00'32" and being subtended by a chord that bears North 27°57'18" West, 45.88 feet; thence North 68°36'10" East, a distance of 54.27 feet to a point on a non-tangential curve; thence southerly, 14.50 feet along the arc of a circular curve, concave easterly, having a radius of 25.00 feet, through a central angle of 33°13'43" and being subtended by a chord that bears South 10°00'51" East, 14.30 feet to a point on a non-tangential curve; thence southeasterly, 27.83 feet along the arc of a circular curve, concave northeasterly, having a radius of 465.29 feet, through a central angle of 03°25'36" and being subtended by a chord that bears South 29°14'48" East, 27.82 feet to a point on a non-tangential curve; thence southeasterly, 25.33 feet along the arc of a circular curve, concave northeasterly, having a radius of 85.31 feet, through a central angle of 17°00'43" and being subtended by a chord that bears South 39°22'22" East, 25.24 feet to a point on a non-tangential curve; thence southeasterly, 43.77 feet along the arc of a circular curve, concave southwesterly, having a radius of 164.00 feet, through a central angle of 15°17'29" and being subtended by a chord that bears South 40°09'52" East, 43.64 feet; thence South 32°31'07" East, a distance of 109.51 feet to a point of curvature; thence southeasterly, 16.85 feet along the arc of a circular curve, concave northeasterly, having a radius of 236.00 feet, through a central angle of 04°05'28" and being subtended by a chord that bears South 34°33'51" East, 16.85 feet; thence South 36°36'35" East, a distance of 62.83 feet to a point of curvature; thence southeasterly, 42.46 feet along the arc of a circular curve, concave northeasterly, having a radius of 136.00 feet, through a central angle of 17°53'20" and being subtended by a chord that bears South 45°33'15" East, 42.29 feet to a point of compound curvature; thence easterly, 372.92 feet along the arc of a circular curve, concave northerly, having a radius of 325.00 feet, through a central angle of 65°44'40" and being subtended by a chord that bears South 87°22'14" East, 352.80 feet to a point of reverse curvature; thence easterly, 303.51 feet along the arc of a circular curve, concave southerly, having a radius of 575.00 feet, through a central angle of 30°14'34" and being subtended by a chord that bears North 74°52'43" East, 300.00 feet; thence North 90°00'00" East, a distance of 8.86 feet to the POINT OF BEGINNING.

INSTR. # 2021000402599, Doc Type D, Pages 7, Recorded 12/8/2021 at 12:55 PM, Deputy Clerk ATAFOYA ERECORD
Rec Fees: $61.00 Deed Doc: $0.70

THIS INSTRUMENT PREPARED BY:
Edward P. Canterbury, ESQ.
P.O. Box 280
Fort Myers, FL 33902-0280

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 1st day of December, 2021, by **BABCOCK PROPERTY HOLDINGS, L.L.C.**, a Delaware limited liability company, having its mailing address at 42850 Crescent Loop, Suite 200, Babcock Ranch, Florida 33982, ("**Grantor**"), and **FLORIDA POWER & LIGHT COMPANY,** a Florida corporation, having its mailing address at 700 Universe Boulevard, Juno Beach, Florida 33408 ("**Grantee**").

WITNESSETH

That Grantor, in consideration of the sum of TEN DOLLARS ($10.00) to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell and convey to Grantee, its successors and assigns forever, all of that certain land situated in Lee County, Florida, and more particularly described as follows:

> See **Exhibit "A"** attached hereto and by this reference expressly made a part hereof (the "**Land**").

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO taxes for the year 2022 and subsequent years, to zoning restrictions and other requirements imposed by governmental authority, and to easements, conditions, reservations, restrictions and limitations of record.

FURTHER SUBJECT TO the Restrictive Covenants set forth in **Exhibit "B"** attached hereto and incorporated herein by reference.

RESERVING TO Grantor, its successors and assigns, a perpetual, non-exclusive, drainage easement on, over, across and through the Land, all as more particularly described in **Exhibit "B"** attached hereto and incorporated herein by this reference.

AND Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor but against no other.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, and this instrument to be signed by its duly authorized officer on the date first above written.

GRANTOR:

BABCOCK PROPERTY HOLDINGS, L.L.C., a Delaware limited liability company

By: _____
Print Name: John Broderick
Its: Vice-President

Signed, sealed and delivered in the presence of:

_____
Signature of Witness
BILL R MOORE
Printed Name of Witness

Kathleen E Valentine
Signature of Witness
Kathleen E. Valentine
Printed Name of Witness

STATE OF FLORIDA)
) ss:
COUNTY OF Charlotte)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 1st day of December, 2021 by John Broderick of, **BABCOCK PROPERTY HOLDINGS, L.L.C.**, a Delaware limited liability company, who [X] is personally known to me or who [ ] provided _____ as identification, and acknowledged that she/he executed the same on behalf of said limited liability company and that she/he was duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

Kathleen Ellen Valentine
Notary Public

Doc# - 2472460

KATHLEEN ELLEN VALENTINE
MY COMMISSION # HH 024852
EXPIRES: September 28, 2024
Bonded Thru Notary Public Underwriters

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 345.96 FEET TO THE **POINT OF BEGINNING;** THENCE S.89°40'11"E., A DISTANCE OF 190.00 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 190.00 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.

Exhibit B to Deed
(Restrictive Covenants and Reserved Easements)

In consideration of the conveyance made in the Deed to which these restrictive covenants (the "**Restrictive Covenants**") are attached, Grantor hereby establishes, declares and prescribes that the Land shall be owned, held, transferred and conveyed subject to these Restrictive Covenants, which shall apply to and be covenants running with the Land; Grantee, its successors and assignees, and every owner, present or future of the Land or any part thereof, including any purchaser at a judicial sale (by acceptance of a deed therefor, whether or not it shall be so expressed in such deed of conveyance) hereby covenants and agrees to covenant, to comply with, abide and be bound by the following Restrictive Covenants:

1. The Land may be used only for an electrical substation and related appurtenances on the Land (the "**Substation Facility**"); provided, however, that the foregoing use restriction shall not be deemed to be a representation or warranty from Grantor that the Land may be used or developed for such uses.

2. These restrictions shall be enforceable by all available legal and equitable means by Grantor, its successors and such of its assignees to which Grantor specifically assigns its rights hereunder in a written instrument.

3. Violation or breach of any restriction, covenant, condition, obligation, reservation, right, power or charge herein set forth shall give the affected party, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of such violated or breached covenant, condition, obligation, reservation, right, power or charge, and to prevent the violation or breach thereof; and the expenses of such litigation (inclusive of any such expenses incurred at all appellate levels), including, without limitation, reasonable attorneys' and paralegals' fees, shall be borne by the party losing such litigation.

4. Grantee agrees that in the event Grantor applies for or requests a special use, variance or other zoning changes with respect to any portion of the project that Grantor is developing adjacent to the Land, Grantee will raise no objection to such application provided that such application does not materially affect Buyer's use of the Property as a substation and for access to Buyer's transmission facilities.

5. Grantor and Grantee agree that they shall use reasonable efforts to coordinate any controlled burning and habitat management on property immediately adjacent to the Land that is owned by Grantor or its successors and/or assigns, from time to time, in order to minimize interference with Grantee's construction and/or operation of the Substation Facility.

6. Grantee agrees that any construction or alteration of the substation exterior wall, landscaping, buffering, and lighting (subject to the requirements of the National Electrical Safety Code), shall be subject to Grantor's prior written approval, subject to the "material" and "adverse" impact criteria of Subsection 7 below.

7. Grantor and Grantee each agree, with advance notice to and coordination with the other party, that each shall not unreasonably withhold its consent to matters reasonably requested by the other party in order to facilitate, or otherwise in connection with, the development of the requesting party's adjacent or nearby property, including the Substation Facility and the development known as the "Babcock Ranch Community". For the purposes of this immediately preceding sentence, if the request does not have a material and adverse impact on the use or operations, or on the cost of the use or operations, of such party, then failure to give consent shall be presumed to be unreasonable. In addition to the foregoing, Grantee agrees, following advance written notice from and coordination with Grantor, to consent to the imposition of covenants, conditions and restrictions on the Land and Drainage Easement as part of the master governance program within the Babcock Ranch Community, including those in connection with the Babcock Ranch Community Independent Special District, provided that such covenants, conditions and restrictions shall only impose (i) assessments against the Land and Grantee (as the owner thereof) for the construction, maintenance and operation of (x) the master drainage system within the Babcock Ranch Community, and (y) the road system within the Babcock Ranch Community, but only to the extent Buyer uses said road system to access the Property, or any replacement thereof, and only to the extent of Grantee's proportionate use of and/or impact upon the matters described in clauses (x) and (y) above as reasonably determined by Grantor and Grantee - it being agreed that Grantee shall be solely responsible for any conditions that may be imposed in approvals and permits for the Property that may apply to the Land and Drainage Easement and/or for any mitigation or conditions which require the constructions/installation of any improvements outside the boundaries of the Land and Drainage Easement relating to the development of the substation; and (ii) restrictions limiting the use of the Land to a Substation Facility . The Parties shall promptly execute the documents and/or consents with respect to matters consented to under this Paragraph 6, the forms of which shall be reasonably acceptable to the Parties.

8. Grantor reserves, and Grantee grants to Grantor, a limited right to repurchase the Land ("Repurchase Right") (including receiving a release of the Drainage Easement) if, but only if, Grantee has failed, within a period of sixty (60) months after the Closing to complete construction and commence operation on the Land of the Substation Facility. The Repurchase Right will automatically terminate and be of no further force and effect in the event of completion of construction and commencement of operation of a Substation Facility on the Land within sixty (60) months after the Closing. In the event the Repurchase Right is terminated then, at Grantee's request, Grantor will provide to Grantee, within thirty (30) days following Grantee's written request, a release of the Repurchase Rights in recordable form that is satisfactory to Grantor and Grantee. In the event Grantee fails to construct and commence operation of the Substation Facility and appurtenant facilities on the Property within sixty (60) months after the Closing and Grantor does not either extend the deadline for completion or waive its Repurchase Right by written notice to Grantee prior to the end of the sixtieth (60th) month after the Closing, then Grantee shall convey the Land to Grantor by a special warranty deed in exchange for Ten Dollars ($10.00) on the last day of such sixtieth (60th) month. The Land shall be conveyed to Grantor free of all liens, encumbrances, covenants, conditions, restrictions, easements, or rights-of-

way that Grantee may have created as the owner of the Property and will not include electrical equipment and structures located on the Substation Facility and/or any other improvements related to the operation of the Substation Facility in or on the Land, no matter how affixed, which Substation Facility improvements shall remain the personal property of Grantee and shall be removed by Grantee within twelve (12) months after Grantor exercises or is deemed to have exercised the Repurchase Right. The foregoing notwithstanding, Grantee shall not remove any roadways, drainage structures or fencing located on the Land.

9. Grantee acknowledges that the subject Land is within the service area for the Babcock Ranch Community Independent Special District ("BRCISD"). Grantee shall utilize BRCISD for all sewer, potable water, and irrigation quality water service for the Land at such time as utility connections become available at the boundary of the Land. Grantee agrees to pay all standard fees and charges in order to connect to the utility services.

10. The term of these Restrictive Covenants shall be fifty (50) years. Grantor shall have the unilateral right to rerecord these covenants to prevent extinguishment of the Covenants by the Marketable Record Title Act (Chapter 712, Florida Statutes [2014]).

11. Grantor hereby reserves and Grantee hereby acknowledges that Grantor shall have a perpetual, non-exclusive drainage easement on, over, under and through the Land as reasonably necessary for Grantor to connect drainage facilities to Grantor's drainage system, and to construct, maintain and repair same.

GRANTEE HEREBY JOINS INTO AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THESE RESTRICTIVE COVENANTS:

Signed, sealed and delivered in the presence of:

Signature of Witness

Clerna Marc

Printed Name of Witness

Signature of Witness

Sara S. Sibson

Printed Name of Witness

FLORIDA POWER & LIGHT COMPANY, a Florida corporation

By:

Print Name: Dean J. Girard

Its: Director Corp. Real Estate Services

STATE OF FLORIDA)
) ss:
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 16th day of December, 2021 by Dean J. Girard of, **FLORIDA POWER & LIGHT COMPANY,** a Florida corporation, who [X] is personally known to me or who [ ] provided _____ as identification, and acknowledged that she/he executed the same on behalf of said corporation and that she/he was duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

_____
Notary Public

SARA S SIBSON
Notary Public - State of Florida
Commission # GG 272126
My Comm. Expires Jan 31, 2023
Bonded through National Notary Assn.

Affidavit of Authorization

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, Alfred P. Dougherty (name), as Chief Operating Officer (owner/title) of Babcock Property Holdings, LLC (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.

Alfred P. Dougherty — 12/11/23

Signature — Date

Chief Operating Officer of Babcock Property Holdings, LLC

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

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, this 11th day of December, 2023, by Alfred P. Dougherty (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

KAREN B. DOOMS
MY COMMISSION # HH 413183
EXPIRES: June 21, 2027

Karen B. Dooms

Signature of Notary Public

Karen B. Dooms

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, Mike Hueniken (name), as Authorized Agent (owner/title) of Pulte Home Company, LLC (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.

Michael Hueniken

Signature

11/01/2023

Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of November, 2023, by Mike Hueniken (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

JESSICA K LINN
Notary Public-State of Florida
Commission # HH 211052
My Commission Expires
April 16, 2026

Signature of Notary Public

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 8th day of March, 20 24, by Cameron Crenshaw (name of person providing oath or affirmation), who is personally known to me or who has produced FL-DL (type of identification) as identification.

Signature of Notary Public

STAMP/SEAL

CELLINE WILLIAMS
MY COMMISSION # HH 361858
EXPIRES: February 13, 2027

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

Cameron Crenshaw
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-DL (type of identification) as identification.

Signature of
Notary Public

Celline Williams
(Name typed,
printed or
stamped)

CELLINE WILLIAMS
MY COMMISSION # HH 361858
EXPIRES: February 13, 2027

Variance Report

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

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

VARIANCE REPORT

Date of Report: 10/23/2023 11:40:34 AM

Buffer Distance: 500 ft

Parcels Affected: 73

Subject Parcels: 01-43-26-00-00001.0000, 02-43-26-L2-01E30.0000, 02-43-26-L3-01CE2.1000, 02-43-26-L3-01CE2.2000, 02-43-26-L3-01E29.0000, 03-43-26-L1-01E27.0000, 03-43-26-L2-01CE1.9000, 03-43-26-L2-01E28.0000, 03-43-26-L3-01CE1.8000, 03-43-26-L3-01CE2.0000, 03-43-26-L4-01CE1.5000, 03-43-26-L4-01CE1.6000, 03-43-26-L4-01CE1.7000, 03-43-26-L4-01I67.0000, 04-43-26-L1-01E26.0000, 04-43-26-L4-01CE1.3000, 04-43-26-L4-01CE1.4000, 05-43-26-L1-01CE1.2000, 05-43-26-L1-01D90.0000, 05-43-26-L1-01D91.0000, 05-43-26-L1-01E25.0000, 05-43-26-L2-01CE1.1000, 05-43-26-L4-01D89.0000, 06-43-26-L1-01CE1.0000, 06-43-26-L1-01CE2.0000, 06-43-26-L1-01CE3.0000, 06-43-26-L1-01D87.0000, 06-43-26-L1-01E21.0000, 06-43-26-L2-01A52.0000, 06-43-26-L2-01E22.0000, 06-43-26-L3-01CE1.0000, 06-43-26-L3-01D88.0000, 06-43-26-L3-02000.3647, 06-43-26-L3-02000.3648, 06-43-26-L3-02000.3681, 06-43-26-L3-02000.3682, 06-43-26-L3-02000.3683, 06-43-26-L3-02000.3740, 06-43-26-L3-02000.3741, 06-43-26-L3-02000.3742, 06-43-26-L3-02000.3743, 06-43-26-L3-02000.3744, 06-43-26-L3-02000.3745, 06-43-26-L3-02000.3746, 06-43-26-L3-02000.3747, 06-43-26-L3-02000.3748, 06-43-26-L3-02000.3749, 06-43-26-L3-02000.3750, 06-43-26-L3-02000.3751, 06-43-26-L3-02000.3752, 06-43-26-L3-02000.3753, 06-43-26-L3-02000.3754, 06-43-26-L3-02000.3755, 06-43-26-L3-02000.3756, 06-43-26-L3-02000.3757, 06-43-26-L3-02000.3758, 06-43-26-L3-02000.3759, 06-43-26-L3-02000.3760, 06-43-26-L3-02000.3761, 06-43-26-L3-02000.3762, 06-43-26-L3-02000.3763, 06-43-26-L3-02000.3764, 06-43-26-L3-02000.3765, 06-43-26-L3-02000.3766, 06-43-26-L3-02000.3767, 06-43-26-L3-02000.3768, 06-43-26-L3-02000.3769, 06-43-26-L3-02000.3770, 06-43-26-L3-02000.3771, 06-43-26-L3-02000.3772, 06-43-26-L3-02000.3773, 06-43-26-L3-02000.3774, 06-43-26-L3-02000.3775, 06-43-26-L3-02000.3776, 06-43-26-L3-02000.3777, 06-43-26-L3-02000.3778, 06-43-26-L3-02000.3779, 06-43-26-L3-02000.3780, 06-43-26-L3-02000.3781, 06-43-26-L3-02000.3782, 06-43-26-L3-02000.3783, 06-43-26-L3-02000.3784, 06-43-26-L3-02000.3785, 06-43-26-L3-02000.3786, 06-43-26-L3-02000.3787, 06-43-26-L3-02000.3788, 06-43-26-L3-02000.3789, 06-43-26-L3-02000.3790, 06-43-26-L3-02000.3791, 06-43-26-L3-02000.3792, 06-43-26-L3-02000.3793, 06-43-26-L3-02000.3794, 06-43-26-L3-02000.3795, 06-43-26-L3-02000.3796, 06-43-26-L3-02000.3797, 06-43-26-L3-02000.3798, 06-43-26-L3-02000.3799, 06-43-26-L3-02000.3800, 06-43-26-L3-02000.3801, 06-43-26-L3-02000.3802, 06-43-26-L3-02000.3803, 06-43-26-L3-02000.3804, 06-43-26-L3-02000.3805, 06-43-26-L3-02000.3806, 06-43-26-L3-02000.3807, 06-43-26-L3-02000.3808, 06-43-26-L3-02000.3809, 06-43-26-L3-02000.3810, 06-43-26-L3-02000.3811, 06-43-26-L3-02000.3812, 06-43-26-L3-02000.3813, 06-43-26-L3-02000.3814, 06-43-26-L3-02000.3815, 06-43-26-L3-02000.3816, 06-43-26-L3-02000.3817, 06-43-26-L3-02000.3818, 06-43-26-L3-02000.3819, 06-43-26-L3-02000.3820, 06-43-26-L3-02000.3821, 06-43-26-L3-02000.3822, 06-43-26-L3-02000.3823, 06-43-26-L3-02000.3824, 06-43-26-L3-

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(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
TRINITY ENTERPRISE HOLDINGS IN 1000 PINEBROOK RD VENICE, FL 34285	01-43-25-L2-00001.0010 ACCESS UNDETERMINED NORTH FORT MYERS FL 33917	PARCEL IN SE 1/4 OF SECT 1 AS DESC IN INST #2018-161731
D[redacted]DION W & HEATHER R 11[redacted]FOX HILL RD NORTH FORT MYERS, FL 33917	01-43-25-00-00003.0080 11940 FOX HILL RD NORTH FORT MYERS FL 33917	THE N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 LESS ELY 53 FT
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS, FL 33902	07-43-27-00-00001.0000 ACCESS UNDETERMINED ALVA FL	ALL OF SEC 07 TWN 43 RGE 27
GULFCOAST GIRL SCOUT COUNCIL I 4780 CATTLEMAN RD SARASOTA, FL 34233	12-43-25-00-00002.0000 19931 STATE ROAD 31 NORTH FORT MYERS FL 33917	N 1/2 OF NE 1/4 OF SEC 12 TWN 43 RGE 25
ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00001.0000 19551 ARMEDA RD ALVA FL 33920	PARL IN SEC 8 AS DESC IN OR 1134 PG 0362
ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00006.0000 19550 ARMEDA RD ALVA FL 33920	E 1/2 OF NW 1/4 + NE 1/4 OF NE 1/4 OF SE 1/4
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS, FL 33902	10-43-26-L4-00001.0000 ARGO DR ALVA FL 33920	SEC 10 TWP 43 RGE 26 + S 60FT OF E 60FT SEC 9
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS, FL 33902	12-43-26-00-00001.0000 ACCESS UNDETERMINED ALVA FL	ALL SEC 12 TWN 43 RGE 26 AS DESC IN 2006000301710
JOHNSON SHIRLEY RACHEL TR 11901 SHIRLEY LN NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0030 11901 SHIRLEY LN NORTH FORT MYERS FL 33917	S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4
VANROEKEL DENNIS & DEBRA 18321 NORTH OLGA DR AL[redacted]FL 33920	12-43-25-00-00005.0000 11880 RUDEN RD NORTH FORT MYERS FL 33917	SE 1/4 OF SE 1/4 LES PARC 5.0100 THRU 5.0330
TE[redacted]GRAPH CREEK EST PROPERTY 18561 TELEGRAPH CREEK LN ALVA, FL 33920	14-43-26-03-00001.00CE RIGHT OF WAY ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 RD R/W TRACT AKA BRIDGE WOOD CT
TELEGRAPH CREEK EST PROPERTY 18561 TELEGRAPH CREEK LN ALVA, FL 33920	14-43-26-03-00000.00CE RIGHT OF WAY ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 RD R/W TRACT AKA CREEK BRIDGE CT
JABR BELAL 639 SE 13TH AVE #114 CAPE CORAL, FL 33909	14-43-26-03-00000.0080 18901 BRIDGE WOOD CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 8
PRI-CAR LLP PO BOX 3648 NORTH FORT MYERS, FL 33918	14-43-26-01-00000.0370 18951 RIVER ESTATES LN ALVA FL 33920	NORTH RIVER ESTATES PB 51 PG 78 LOT 37
KETRON RALPH D JR + 18910 RIVER ESTATES LN ALVA, FL 33920	14-43-26-01-00000.0410 18910 RIVER ESTATES LN ALVA FL 33920	NORTH RIVER ESTATES PB 51 PG 78 LOT 41
LEE COUNTY CONSERVATION 2020 PO BOX 398 FORT MYERS, FL 33902	06-43-27-00-00001.0000 ACCESS UNDETERMINED ALVA FL	ALL OF SEC 06 TWN 43 RGE 27
BURKETT PATRICIA ANN TR 19731 STATE ROAD 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0150 19731 STATE ROAD 31 NORTH FORT MYERS FL 33917	N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4
NOLAN PATRICK J 11920 SHIRLEY LN NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0220 11920 SHIRLEY LN NORTH FORT MYERS FL 33917	PARL IN SE 1/4 AS DESC IN OR 1353 PG 1688
DHOOT RENU 3[redacted]NTICA ST F[redacted]MYERS, FL 33905	12-43-25-00-00003.0200 11950 SHIRLEY LN NORTH FORT MYERS FL 33917	FM SE COR SEC 12 N 2433FT W 206 TO POB TH W 191 N238 TO C/L SH LN E191 S238-POB
N D SOLUTIONS INC 19451 SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0210 19451 STATE ROAD 31 NORTH FORT MYERS FL 33917	PARL IN NE 1/4 OF SE 1/4 AS DESC IN OR 1377 PG 2136

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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
HETHERINGTON MICHAEL J & 19420 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00011.0020 19420 TURKEY RUN LN ALVA FL 33920	N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4
R[illegible]CONNIE R 19[illegible]SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0180 19411 STATE ROAD 31 NORTH FORT MYERS FL 33917	A PARL OF LAND IN N 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 AS DESC IN OR 0620 PG 0318
KALOURIS IOANNIS 19171 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00010.0000 19171 TURKEY RUN LN ALVA FL 33920	W 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 DESC OR 1542/1090 LESS EAST 30 FT
KALOURIS IOANNIS + 19171 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00010.0040 ACCESS UNDETERMINED ALVA FL	E30 FT OF W1/2 OF NW1/4 OF SW1/4 OF SW1/4 R/W FOR TURKEY RUN LANE
SANDS JEFFREY A & 19170 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00010.0030 19170 TURKEY RUN LN ALVA FL 33920	E 1/2 OF NW 1/4 OF SW 1/4 OF S W 1/4 DESC IN OR 1542 PG 1079
SCHELL MATTHEW G & 18901 CREEK BRIDGE CT ALVA, FL 33920	14-43-26-03-00000.0170 18901 CREEK BRIDGE CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 17
JONES WILLIAM A & SHAWN M 18950 CREEK BRIDGE CT ALVA, FL 33920	14-43-26-03-00000.0100 18950 CREEK BRIDGE CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 10
GERALD BARBARA JEAN GRIFFITH 18951 BRIDGE WOOD CT ALVA, FL 33920	14-43-26-03-00000.0090 18951 BRIDGE WOOD CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 9
HAMMOND JOSHUA T & 18950 BRIDGE WOOD CT ALVA, FL 33920	14-43-26-03-00000.0010 18950 BRIDGE WOOD CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 1
MINA JOHN W 18800 TELEGRAPH CREEK LN ALVA, FL 33920	14-43-26-00-00003.1000 18850 TELEGRAPH CREEK LN ALVA FL 33920	PARL IN NW 1/4 DESC IN OR 1752 PG 3005 LESS 3.1010
LEE COUNTY C[illegible]ERVATION 2020 P[illegible]OX 398 FORT MYERS, FL 33902	14-43-26-00-00002.1000 16451 N RIVER RD ALVA FL 33920	W 1/2 OF NE 1/4 + E 1/2 OF NW 1/4 LESS PAR 3 + E 1/2 OF NE 1/4 OF SW 1/4
RICHARD H PRITCHETT III TRUST NORTH RIVER ESTATES ASSN 6311 SILVER + LEWIS LN FORT MYERS, FL 33912	14-43-26-01-0000A.00CE NORTH RIVER ESTATES C/E ALVA FL 33920	NORTH RIVER ESTATES PB 51 PGS 77-81 TRACT A
PRI-CAR LLP PO BOX 3648 NORTH FORT MYERS, FL 33918	14-43-26-01-00000.0380 18991 RIVER ESTATES LN ALVA FL 33920	NORTH RIVER ESTATES PB 51 PG 78 LOT 38
PRI-CAR LLP PO BOX 3648 NORTH FORT MYERS, FL 33918	14-43-26-01-00000.0390 18990 RIVER ESTATES LN ALVA FL 33920	NORTH RIVER ESTATES PB 51 PG 78 LOT 39
PRI-CAR LLP PO BOX 3648 NORTH FORT MYERS, FL 33918	14-43-26-01-00000.0400 18950 RIVER ESTATES LN ALVA FL 33920	NORTH RIVER ESTATES PB 51 PG 78 LOT 40
HASLEY BENJAMIN J & JILL M 21970 EDWARDS DR ALVA, FL 33920	13-43-26-00-00001.0050 ACCESS UNDETERMINED ALVA FL	W1/2 OF N1/2 OF NW1/4 OF NW1/4
LIEBL BRIAN O & LINDA I 18900 BRIDGEWOOD CT ALVA, FL 33920	14-43-26-03-00000.0020 18900 BRIDGE WOOD CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 2
JABER ABDALLAH 2603 NE 4TH AVE CAPE CORAL, FL 33909	14-43-26-03-00000.0110 18900 CREEK BRIDGE CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 11
PRI-CAR III LLC PO BOX 3648 N FORT MYERS, FL 33918	01-43-25-00-00001.1000 20941 STATE ROAD 31 NORTH FORT MYERS FL 33917	N 1/2 OF NE 1/4 OF NE 1/4 LESS SR 81 + NW 1/4 OF NE 1/4 + GOVT LOT 3
D[illegible]ERR DOUGLAS G 1[illegible]2ND PL CA[illegible]E CORAL, FL 33990	12-43-25-00-00003.0020 19621 STATE ROAD 31 NORTH FORT MYERS FL 33917	N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4

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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
ARMEDA FAMILY LLC 19440 ARMEDA RD ALVA, FL 33920	08-43-26-00-00002.0000 ACCESS UNDETERMINED ALVA FL 33920	N 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4
SI DEBRA D TR 19 SR 31 FORT MYERS, FL 33917	12-43-25-00-00004.0000 19321 STATE ROAD 31 NORTH FORT MYERS FL 33917	THE N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 LESS RD.R/W LESS 4.002
FRANCIS RICHARD LOWELL JR & 19300 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00011.0010 19300 TURKEY RUN LN ALVA FL 33920	E1/2 OF SW1/4 OF NW1/4 OF SW1/4 OF SEC 8 DESC IN OR 1542 PG 1084
HIPP MICHAEL LEE & 14500 HIPP CT ALVA, FL 33920	08-43-26-00-00006.0030 14500 HIPP CT ALVA FL 33920	SE 1/4 OF NE 1/4 OF SE 1/4
8 AVENUE LLC PO BOX 366748 BONITA SPRINGS, FL 34136	12-43-25-00-00004.0010 11881 RUDEN RD NORTH FORT MYERS FL 33917	THE S 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4
SCH NORTH FORT MYERS LLC 7-ELEVEN INC AD VALOREM TAX STORE 38285 PO BOX 711 DALLAS, TX 75221	13-43-25-02-00000.0010 18971 STATE ROAD 31 NORTH FORT MYERS FL 33917	NE 1/4 OF NE 1/4 OF NE 1/4 OF NE 1/4 LESS RD R/W
KREINBRINK DANIEL W & 12100 N RIVER RD ALVA, FL 33920	18-43-26-00-00001.0040 12100 N RIVER RD ALVA FL 33920	NW 1/4 OF NW 1/4 OF SEC 18 DESC IN OR 3129 PG 2190
LAWSON DONALD SHUMAKER LOOP + KENDRICK LLP 240 S PINEAPPLE AVE SARASOTA, FL 34236	19-43-26-00-00002.1010 12350 OLD RODEO DR ALVA FL 33920	PAR IN NW1/4 OF NW1/4 OF NE1/4 OF SEC 19 + PORT IN SE 1/4 OF SW 1/4 OF SW 1/4 AS DESC IN INST#2006-467705 PAR IN E 1/2 OF W 1/2 N OF RIVER AS DESC IN INST#2006-467701
TAKODA LAND GROUP LLC 5800 LAKEWOOD RANCH BLVD SA SOTA, FL 34240	18-43-26-00-00002.0020 12850 N RIVER RD ALVA FL 33920	E1/2 OF SEC 18 N OF TROUT CREEK LESS OR1100/642 + PORT IN GOVT LOT 2 OF SEC 19 LESS INST#2006-467705
LL OUNTY PO BOX 398 FORT MYERS, FL 33902	16-43-26-L2-U2905.5773 ACCESS UNDETERMINED ALVA FL 33920	N 1/2 SEC 16 TWN 43 RG 26 INSTRUMENT 2021000316566 PARCELS 1 + 2 + FORMER FDOT ROW
TELEGRAPH CREEK CATTLE CO LLC 10660 DEAL RD NORTH FORT MYERS, FL 33917	15-43-26-00-00001.0060 ACCESS UNDETERMINED ALVA FL	N 1/2 OF SEC + N 1/2 OF N 1/2 OF S 1/2 SEC 15 + W 1/2 OF W1/2 SEC14 LYING N OF C/L OF CREEK LESS RD R/W + LESS OR1233/994 + LESS INST#2007000060354 + 2008000119140 + TRIANGULAR PARL DESC IN OR 4503/4670
CARY + DUKE PROPERTIES LLC PO BOX 718 FORT MYERS, FL 33902	17-43-26-00-00001.0000 13230 N RIVER RD ALVA FL 33920	NW 1/4 + SE 1/4 LESS SW 1/4 OF SW 1/4 OF SE 1/4 LESS R/W OR 2026/2985
STAGE 94 REAL ESTATE LLC 3820 BRUSHY BREEK RD #97 CEDAR PARK, TX 78613	17-43-26-02-00000.0140 18990 SERENOA CT ALVA FL 33920	NORTH RIVER OAKS PB 34 PG 102 LOT 14
POVIA FAMILY LLC 5991 BUCKINGHAM RD FORT MYERS, FL 33905	16-43-26-00-00001.0000 ACCESS UNDETERMINED ALVA FL 33920	N 1/2 SEC 16 TWN 43 RG 26 PT SWAMP LESS INSTRUMENT 2021000316566
STADTLER ANDREW A & LINDA K 18870 RIVER ESTATES LN ALVA, FL 33920	14-43-26-01-00000.0420 18870 RIVER ESTATES LN ALVA FL 33920	NORTH RIVER ESTATES PB 51 PG 78 LOT 42
FIFER BRIAN + 18891 RIVER ESTATES LN ALVA, FL 33920	14-43-26-01-00000.0350 18891 RIVER ESTATES LN ALVA FL 33920	NORTH RIVER ESTATES PB 51 PG 78 LOT 35
PRI-CAR III LLC 6601 BAYSHORE RD NORTH FORT MYERS, FL 33917	01-43-25-00-00001.0020 ACCESS UNDETERMINED NORTH FORT MYERS FL 33917	PARCEL IN NE 1/4 OF SECT 1 ALONG SR 31 NORTH OF PARCEL IN #2018- 161731
PUCKETT BARBARA 2 STATE RD 31 N H FORT MYERS, FL 33917	01-43-25-00-00003.0030 20211 STATE ROAD 31 NORTH FORT MYERS FL 33917	THE N1/2 OF NE1/4 OF SE1/4 OF SE1/4 LES PAR 3.003A + ELY53FT+SUBJECT TO ESMENTS
PUCKETT BARBARA ANN 20231 STATE ROAD 31 FORT MYERS, FL 33917	01-43-25-00-00003.003A 20231 STATE ROAD 31 NORTH FORT MYERS FL 33917	PARL IN N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 DESC IN OR 1808 PG 3378

Abstract of Property Records, LLC (2017) and subject to change without notice
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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
SWADNER MURIELENE J TR PO BOX 101525 CAPE CORAL, FL 33910	01-43-25-00-00003.0090 20031 STATE ROAD 31 NORTH FORT MYERS FL 33917	THE S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 LESS ELY 53 FT
BI TT PATRICIA ANNE TR 19. SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.004A 19651 STATE ROAD 31 NORTH FORT MYERS FL 33917	S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 LESS N 165 FT OF E 653 FT
BURKETT PATRICIA ANNE TR 19731 SR 31 NORTH FORT MYERS, FL 33917	12-43-25-00-00003.0040 19671 STATE ROAD 31 NORTH FORT MYERS FL 33917	N 165 FT OF E 653 FT OF S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4
SMITH JEFFREY L TR 43000 BOARDWALK LOOP BABCOCK RANCH, FL 33982	12-43-25-00-00003.0050 19381 STATE ROAD 31 NORTH FORT MYERS FL 33917	THE S 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4
FURY BONNIE K TR 19321 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00011.0000 19321 TURKEY RUN LN ALVA FL 33920	W 1/2 OF NW 1/4 OF SW 1/4 LESS PARL 11.001 THRU 11.003
SCHREYER JASON TOD 19360 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00011.0030 19360 TURKEY RUN LN ALVA FL 33920	SE 1/4 OF NW 1/4 OF NW 1/4 OF SW 1/4
VAN ROEKEL & VAN ROEKEL DVM PA 18321 N OLGA DR ALVA, FL 33920	12-43-25-00-00005.0100 18871 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	E 308.94 FT OF W 936.83 FT OF S 705 FT OF SE 1/4 OF SE 1/4
MERIT PETROLEUM COMPANY + 10 SARASOTA CENTER BLVD SARASOTA, FL 34240	12-43-25-00-00005.0310 18981 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	PARL LOC IN SE 1/4 OF THE SE 1/4 DESC IN INST #2016000048655
ONEILL MICHAEL 13033 N RIVER RD ALVA, FL 33920	08-43-26-00-00010.0010 13033 N RIVER RD ALVA FL 33920	W 1/2 OF S W 1/4 OF S W 1/4 OF S W 1/4 DESC IN OR 1432 PG 635
PIPKINS DAVID S & 19100 TURKEY RUN LN ALVA, FL 33920	08-43-26-00-00010.0020 19100 TURKEY RUN LN ALVA FL 33920	E1/2 OF SW1/4 OF SW1/4 OF SW1/4 DESC IN OR 1505 PG 1868
SM TH RYAN & KATELYN 1 RIVER ESTATES LN AL , FL 33920	14-43-26-01-00000.0360 18911 RIVER ESTATES LN ALVA FL 33920	NORTH RIVER ESTATES PB 51 PG 78 LOT 36
SHELTON THOMAS E JR & 18851 CREEK BRIDGE CT ALVA, FL 33920	14-43-26-03-00000.0160 18851 CREEK BRIDGE CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 16
DIAZ PEDRO & MARY 18850 BRIDGE WOOD CT ALVA, FL 33920	14-43-26-03-00000.0030 18850 BRIDGE WOOD CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 3
YOUNG MICHAEL P JR PO BOX 990580 NAPLES, FL 34116	14-43-26-03-00000.0120 18850 CREEK BRIDGE CT ALVA FL 33920	TELEGRAPH CREEK ESTATES PB 55 PGS 54 + 55 LOT 12

73 RECORDS PRINTED

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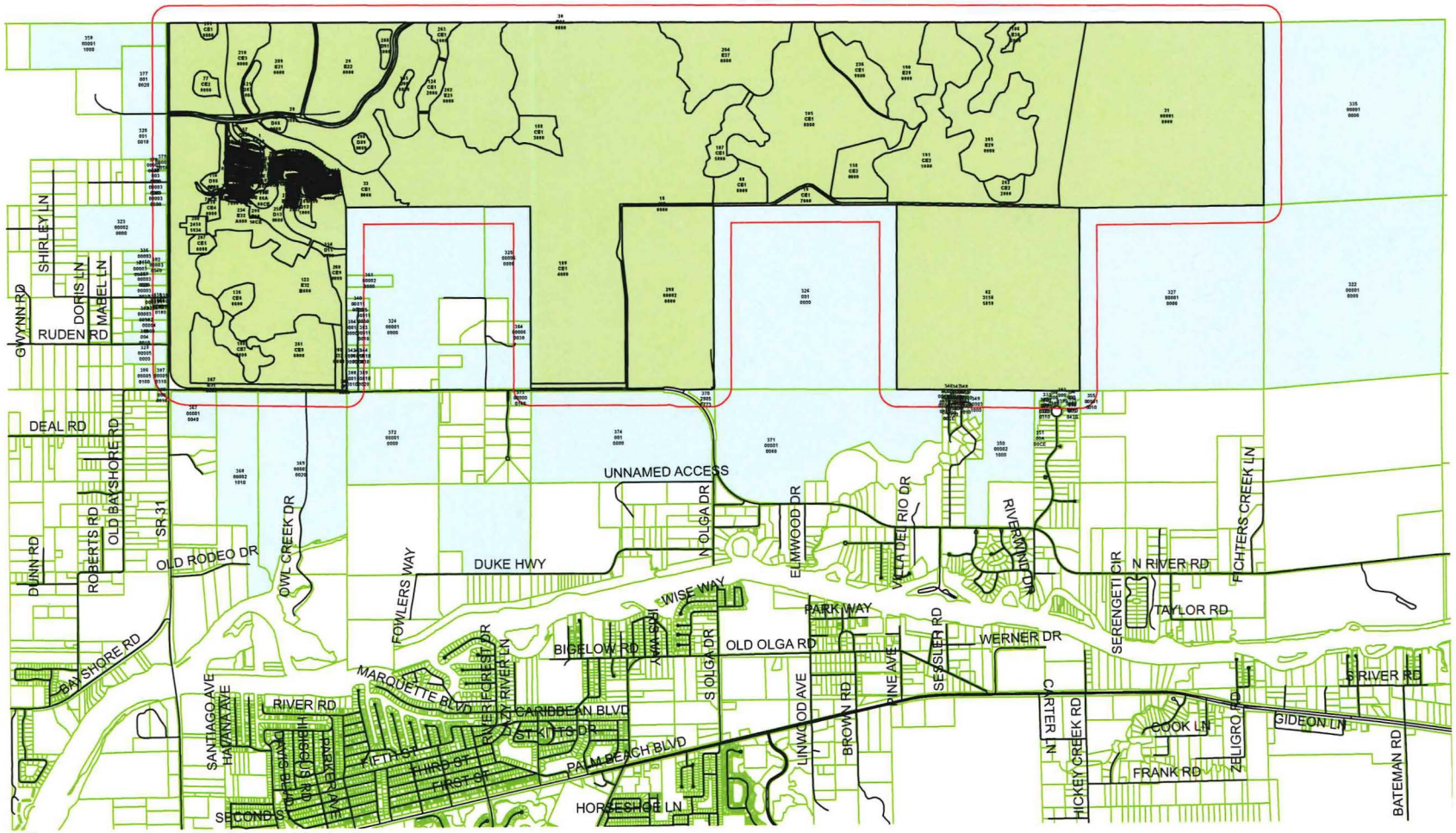
VARIANCE REPORT

10/23/202

Subject Parcels: 319 Affected Parcels: 74 Buffer Distance: 500 ft



01-43-26-00-00001.0000 et al.

5,560 4,170 2,780 1,390 0 5,560 Feet

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01-43-25-L2-00001.0010
TRINITY ENTERPRISE HOLDINGS IN
1000 PINEBROOK RD
VENICE, FL 34285

01-43-25-00-00003.0080
DAVIS DION W & HEATHER R
11940 FOX HILL RD
NORTH FORT MYERS, FL 33917

07-43-27-00-00001.0000
LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS, FL 33902

12-43-25-00-00002.0000
GULFCOAST GIRL SCOUT COUNCIL I
4780 CATTLEMAN RD
SARASOTA, FL 34233

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

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

10-43-26-L4-00001.0000
LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS, FL 33902

12-43-26-00-00001.0000
LEE COUNTY
CONSERVATION 2020
PO BOX 398
FORT MYERS, FL 33902

12-43-25-00-00003.0030
JOHNSON SHIRLEY RACHEL TR
11901 SHIRLEY LN
NORTH FORT MYERS, FL 33917

12-43-25-00-00005.0000
ANROEKEL DENNIS & DEBRA
8321 NORTH OLGA DR
ALVA, FL 33920

14-43-26-03-00001.00CE
TELEGRAPH CREEK EST PROPERTY
18561 TELEGRAPH CREEK LN
ALVA, FL 33920

14-43-26-03-00000.00CE
TELEGRAPH CREEK EST PROPERTY
18561 TELEGRAPH CREEK LN
ALVA, FL 33920

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14-43-26-01-00000.0370
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14-43-26-01-00000.0410
KETRON RALPH D JR +
18910 RIVER ESTATES LN
ALVA, FL 33920

06-43-27-00-00001.0000
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CONSERVATION 2020
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12-43-25-00-00003.0150
BURKETT PATRICIA ANN TR
19731 STATE ROAD 31
NORTH FORT MYERS, FL 33917

12-43-25-00-00003.0220
NOLAN PATRICK J
11920 SHIRLEY LN
NORTH FORT MYERS, FL 33917

12-43-25-00-00003.0200
DHOOT RENU
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FORT MYERS, FL 33905

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N D SOLUTIONS INC
19451 SR 31
NORTH FORT MYERS, FL 33917

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08-43-26-00-00011.0020
HETHERINGTON MICHAEL J &
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12-43-25-00-00003.0180
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19411 SR 31
NORTH FORT MYERS, FL 33917

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

08-43-26-00-00010.0040
KALOURIS IOANNIS +
19171 TURKEY RUN LN
ALVA, FL 33920

08-43-26-00-00010.0030
SANDS JEFFREY A &
19170 TURKEY RUN LN
ALVA, FL 33920

14-43-26-03-00000.0170
SCHELL MATTHEW G &
18901 CREEK BRIDGE CT
ALVA, FL 33920

14-43-26-03-00000.0100
JONES WILLIAM A & SHAWN M
18950 CREEK BRIDGE CT
ALVA, FL 33920

14-43-26-03-00000.0090
GERALD BARBARA JEAN GRIFFITH
18951 BRIDGE WOOD CT
ALVA, FL 33920

14-43-26-03-00000.0010
HAMMOND JOSHUA T &
18950 BRIDGE WOOD CT
ALVA, FL 33920

14-43-26-00-00003.1000
INA JOHN W
8800 TELEGRAPH CREEK LN
ALVA, FL 33920

14-43-26-00-00002.1000
LEE COUNTY
CONSERVATION 2020
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FORT MYERS, FL 33902

14-43-26-01-0000A.00CE
RICHARD H PRITCHETT III TRUST
NORTH RIVER ESTATES ASSN
6311 SILVER + LEWIS LN
FORT MYERS, FL 33912

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NORTH FORT MYERS, FL 33918

14-43-26-01-00000.0390
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NORTH FORT MYERS, FL 33918

14-43-26-01-00000.0400
PRI-CAR LLP
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NORTH FORT MYERS, FL 33918

13-43-26-00-00001.0050
HASLEY BENJAMIN J & JILL M
21970 EDWARDS DR
ALVA, FL 33920

14-43-26-03-00000.0020
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ALVA, FL 33920

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12-43-25-00-00003.0020
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126 SE 2ND PL
CAPE CORAL, FL 33990

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

12-43-25-00-00004.0000
SMITH DEBRA D TR
19321 SR 31
FORT MYERS, FL 33917

08-43-26-00-00011.0010
FRANCIS RICHARD LOWELL JR &
19300 TURKEY RUN LN
ALVA, FL 33920

08-43-26-00-00006.0030
HIPP MICHAEL LEE &
14500 HIPP CT
ALVA, FL 33920

12-43-25-00-00004.0010
8 AVENUE LLC
PO BOX 366748
BONITA SPRINGS, FL 34136

-43-25-02-00000.0010
SCH NORTH FORT MYERS LLC
7-ELEVEN INC
AD VALOREM TAX STORE 38285
PO BOX 711
DALLAS, TX 75221

18-43-26-00-00001.0040
KREINBRINK DANIEL W &
12100 N RIVER RD
ALVA, FL 33920

19-43-26-00-00002.1010
LAWSON DONALD
SHUMAKER LOOP + KENDRICK LLP
240 S PINEAPPLE AVE
SARASOTA, FL 34236

18-43-26-00-00002.0020
TAKODA LAND GROUP LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

16-43-26-L2-U2905.5773
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O BOX 398
FORT MYERS, FL 33902

15-43-26-00-00001.0060
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17-43-26-00-00001.0000
CARY + DUKE PROPERTIES LLC
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17-43-26-02-00000.0140
STAGE 94 REAL ESTATE LLC
3820 BRUSHY BREEK RD #97
CEDAR PARK, TX 78613

16-43-26-00-00001.0000
POVIA FAMILY LLC
5991 BUCKINGHAM RD
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STADTLER ANDREW A & LINDA K
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ALVA, FL 33920

14-43-26-01-00000.0350
FIFER BRIAN +
18891 RIVER ESTATES LN
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01-43-25-00-00001.0020
PRI-CAR III LLC
6601 BAYSHORE RD
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PUCKETT BARBARA
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12-43-25-00-00003.004A
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BURKETT PATRICIA ANNE TR
19731 SR 31
NORTH FORT MYERS, FL 33917

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43000 BOARDWALK LOOP
BABCOCK RANCH, FL 33982

08-43-26-00-00011.0000
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19321 TURKEY RUN LN
ALVA, FL 33920

08-43-26-00-00011.0030
SCHREYER JASON TOD
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VAN ROEKEL & VAN ROEKEL DVM PA
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MERIT PETROLEUM COMPANY +
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ONEILL MICHAEL
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ALVA, FL 33920

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ALVA, FL 33920

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3911 RIVER ESTATES LN
ALVA, FL 33920

14-43-26-03-00000.0160
SHELTON THOMAS E JR &
18851 CREEK BRIDGE CT
ALVA, FL 33920

14-43-26-03-00000.0030
DIAZ PEDRO & MARY
18850 BRIDGE WOOD CT
ALVA, FL 33920

14-43-26-03-00000.0120
YOUNG MICHAEL P JR
PO BOX 990580
NAPLES, FL 34116

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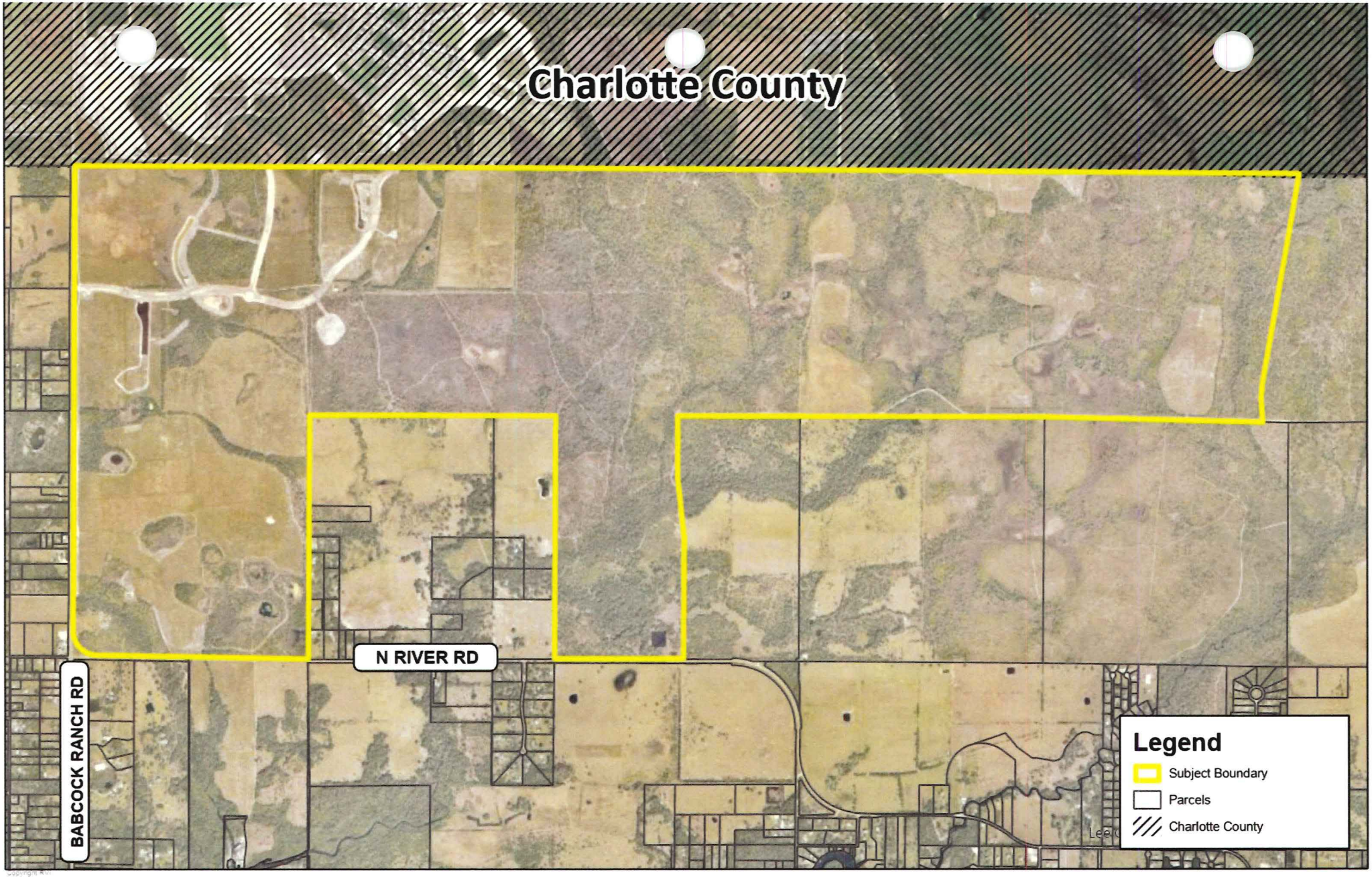
GIS Map Series



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Tampa, FL 33610
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BABCOCK RANCH • AERIAL MAP

- Lee County, FL
- 10/25/2023
- # 23004379
- Babcock Property Holdings, LLC

0 1,500 3,000
Feet

Information furnished regarding this property is fro
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independent investigation of these sources and no
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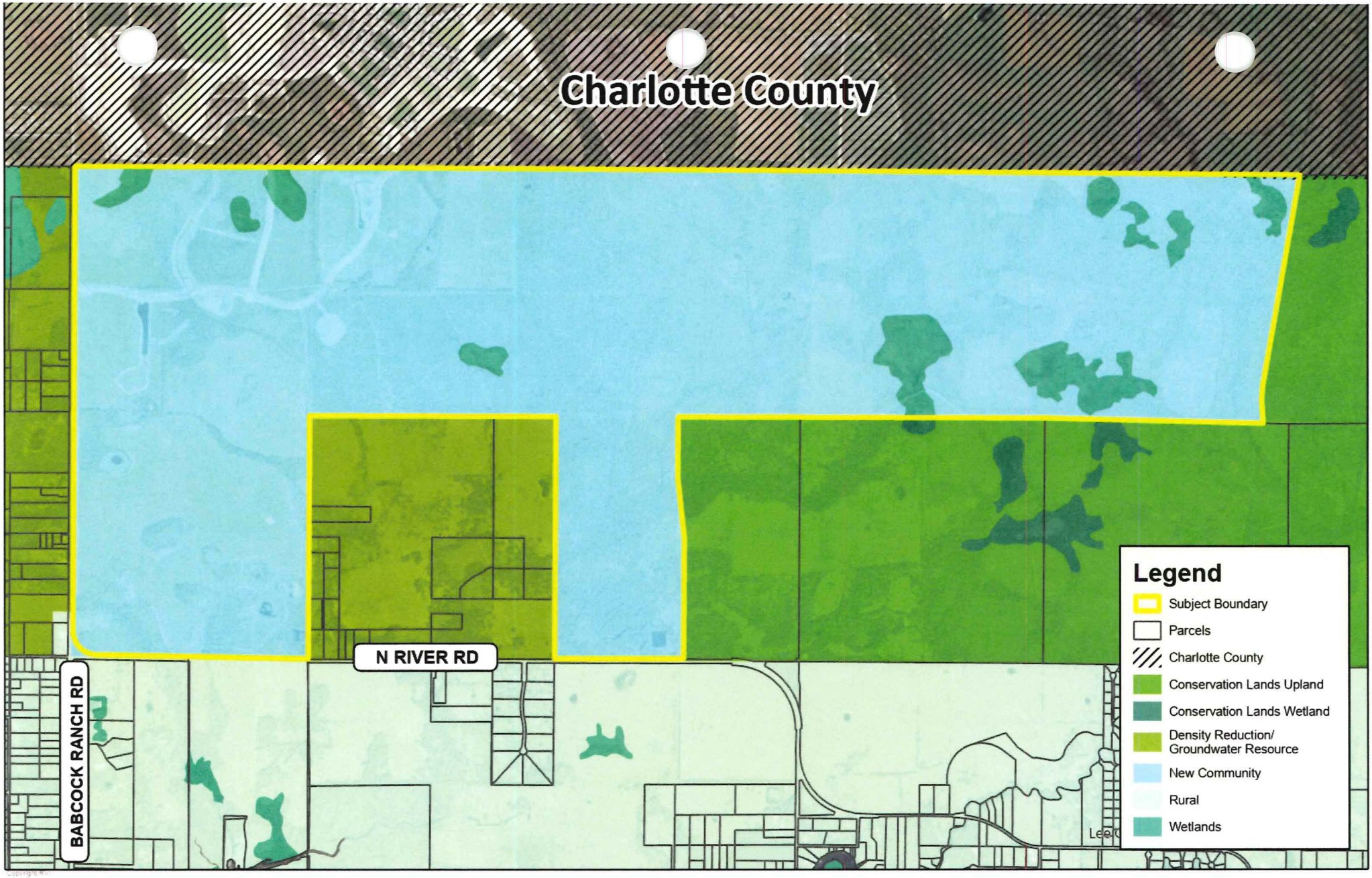
approval.



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BABCOCK RANCH • EXISTING FUTURE LAND USE MAP

Lee County, FL

10/25/2023

23004379

Babcock Property Holdings, LLC

0 1,500 3,000
Feet

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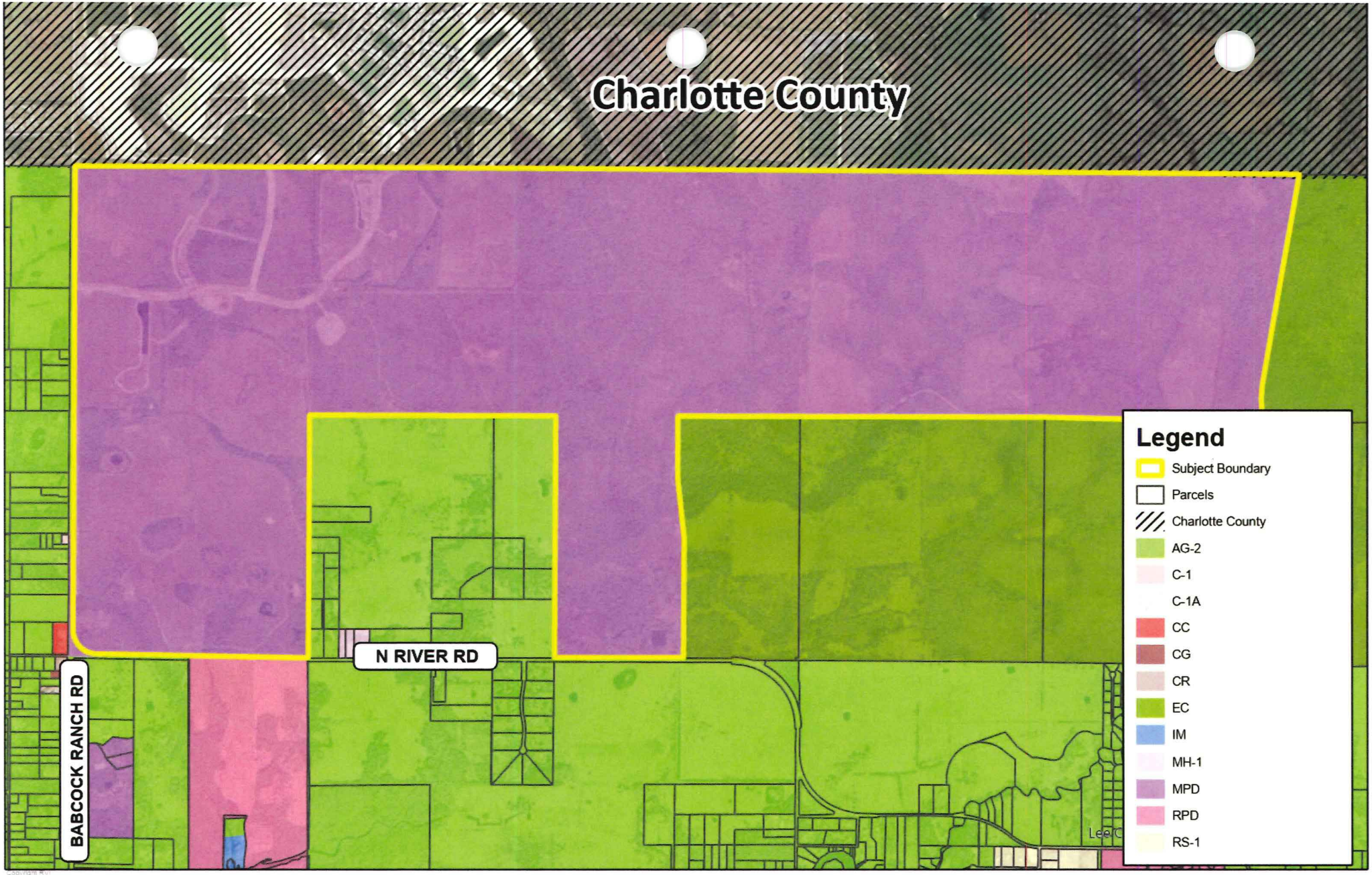

BABCOCK RANCH • **CURRENT ZONING MAP**

Lee County, FL

10/25/2023

23004379

Babcock Property Holdings, LLC

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approval.

Proposed Text Amendment

Babcock Mixed Use Planned Development
Lee Plan Text Amendment

REVISED JULY 2024

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 the conservation of important environmental resources and ~~to~~ initiate area-wide surface water management. New Community land must be located such that the area is capable of being developed with a balance of residential and non-residential uses and that major impacts of the development are internalized and/or alleviated by existing infrastructure ~~that is existing~~ or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the County (other than those associated with the delay in placing property improvements on the tax rolls). The residential density is one unit per ~~2.5~~ 1.9 gross acres (1 du/~~2.5~~ 1.9 acres) 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.

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;
2. The land can be served with all necessary facilities and services at no expense to the County. Uniform Community Development Districts and special taxing districts may be utilized toward achieving this objective;
3. Population, recreation, open space, educational, office, and research facilities are distributed in an orderly and attractive manner;
4. The land must be developed in such a manner as to protect environmentally sensitive areas;
5. The land must be developed as a free-standing community offering a complete range of land uses (e.g. a full mix of housing types for a range of household incomes, industrial and office employment centers, and community facilities such as fire departments, schools, law enforcement offices, public recreational

areas, health care facilities, and community commercial areas). The mix of land uses will be evaluated through buildout of the New Community to ensure developments include both residential and non-residential uses;[1]

6. Off-site impacts must be mitigated;
7. On-site levels of service must meet the County-wide standards contained in this plan;
8. The land area must exceed a minimum of 2,000 acres to ensure an appropriate balance of land uses; and
9. The land must be developed consistent with Goal 29 if located within the North Olga Community Plan area identified on Lee Plan Map 2-A.

****

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; initiate 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. (Ord. No. 18-06, 18-18)

POLICY 29.9.1: Residential densities for land within the New Community future land use category may be permitted up to a maximum of 1 du/~~2.5~~ 1.9 acres. In no case shall the unit count in the New Community future land use category in North Olga exceed ~~1,630~~ 2,078 dwelling units. (Ord. No. 18-06, 18-18)

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 acreage dedicated to non-residential uses within the overall planned development boundary, including all uplands, wetlands, open space, rights-of-way, recreation areas, and/or lake. In no case shall the total commercial square footage in the New Community future land use category in North Olga exceed 1,170,000 square feet, in addition to ~~600~~ 250 hotel rooms. (Ord. No. 18-06, 18-18)

---

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

POLICY 29.9.3: Prior to development, a planned development rezoning must be approved, and include conditions and requirements that demonstrate the following:

a. Environmental Enhancements.

1. A minimum of 60% open space, inclusive of onsite preserve, to accommodate the following:
   i. Water quality enhancement areas, including but not limited to natural systems-based stormwater management facilities, filter marshes, and wetland buffers to reduce the rate of run-off and associated nutrient loads;
   ii. Existing regional flow-ways;
   iii. Preservation of 90% of the onsite wetlands;
   iv. Critical wildlife connection(s) to adjacent conservation areas through on-site preserve areas;
   v. Roadway setbacks and perimeter buffers; and
   vi. Passive recreational and civic areas that comply with the definition of open space, as set forth in the LDC.

2. Open space areas must be platted in separate tracts, outside of privately owned lots, and dedicated to an appropriate maintenance entity. A Community Development District (CDD), Independent Special District (ISD), or a master property owners association must be created to accept responsibility for perpetually maintaining the open space areas identified in the planned development.
3. Record a conservation easement for a minimum of 50% of the planned development benefiting a public agency acceptable to Lee County, or Lee County itself, and dedicated to an appropriate maintenance entity. Land subject to conservation easement(s) can be used for on-site mitigation and will be recorded as development orders are issued. The timing of conservation easement(s) and restoration may be phased so long as the area dedicated to conservation easement is equal to or greater than the area of land approved for development on a cumulative basis.
4. Provide a protected species management plan to address human wildlife coexistence, including educational programs and development standards.
5. Provide wildlife crossings on-site and to adjacent wildlife habitat areas.
6. Provide recreational connections to adjacent public and private conservation and preserve land, subject to approval by the appropriate agencies, through the provision of publicly accessible trailheads and similar facilities within the development.
7. Incorporate Florida Friendly Landscaping with the low irrigation requirements in common areas.

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

b. Water Quality & Hydrological Enhancements.
   1. The stormwater management system must demonstrate through design or other means that water leaving the development meets current state and federal water quality standards. Outfall monitoring will be required on a quarterly basis for a minimum of 5 years from the date of acceptance of construction of the water management system by the SFWMD. Monitoring may be eliminated after 5 years if the water quality standards are met.
   2. Demonstrate an additional 50% water quality treatment beyond the treatment required by the SFWMD for the on-site stormwater management basins.
   3. Protect existing groundwater levels and improve existing wetland hydroperiods in onsite preserve areas, as applicable by SFWMD permits.
   4. Provide a lake management plan that requires best management practices for the following:
      i. fertilizers and pesticides;
      ii. erosion control and bank stabilization; and
      iii. lake maintenance requirements and deep lake management for lakes exceeding 12 feet below lake surface (BLS).
   5. Provide a site-specific ecological and hydrological plan, which includes at a minimum the following: preliminary excavation and grading plans, exotic removal and maintenance plan, supplemental planting plan, and success criteria for meeting established goals.
   6. Provide a site-specific mitigation and enhancements to reduce discharge rates.
   7. Utilize reuse and surface water generated by the development to meet the irrigation demands of the recreation and development areas, to the extent such reuse is available.

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

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

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

****

TABLE 1(a)

SUMMARY OF RESIDENTIAL DENSITIES[1]

FUTURE LAND USE CATEGORY	STANDARD OR BASE DENSITY RANGE		BONUS DENSITY
	MINIMUM[2] (Dwelling Units per Gross Acre)	MAXIMUM (Dwelling Units per Gross Acre)	MAXIMUM TOTAL DENSITY[3] (Dwelling Units per Gross Acre)
Intensive Development[14]	8	14	22
General Interchange[2]	8	14	22
Central Urban[15]	4	10	15
Urban Community[4,5,16]	1	6	10
Suburban[17]	1	6	No Bonus
Outlying Suburban	1	3	No Bonus
Sub-Outlying Suburban	1	2	No Bonus
Rural[10]	No Minimum	1	No Bonus
Outer Islands	No Minimum	1	No Bonus
Rural Community Preserve[6]	No Minimum	1	No Bonus
Open Lands[7]	No Minimum	1 du/10 acres	No Bonus
Density Reduction/Groundwater Resource[13]	No Minimum	1 du/10 acres	No Bonus
Wetlands[8]	No Minimum	1 du/20 acres	No Bonus
New Community[19]	No Minimum	6	No Bonus
University Community[9]	1	2.5	No Bonus
Destination Resort Mixed Use Water Dependent[11]	6	9.36	No Bonus

Burnt Store Marina Village[12]	No Minimum	160 Dwelling Units; 145 Hotel Units	No Bonus
Coastal Rural[18]	No Minimum	1 du/2.7 acres	No Bonus

CLARIFICATIONS AND EXCEPTIONS

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

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

[3]These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Bonus Density Program identified in the LDC, Chapter 2.

[4]Within the Future Urban Areas of Pine Island Center, rezonings that will allow in excess of 3 du/acre must "acquire" the density above 3 du/acre utilizing Greater Pine Island TDUs (see Objective 24.6), or transfer dwelling units in accordance with Policy 24.3.4.

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

[6]Within the Buckingham area, new residential lots must have a minimum of 43,560 square feet (see Policy 20.1.3).

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

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

(a) If the dwelling units are relocated off-site through the TDR program provided in LDC, Chapter 2; or

(b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, and New Community from preserved freshwater wetlands at the same underlying density as permitted for those uplands (see Policy 124.1.1). Impacted wetlands will be calculated at the standard Wetlands density of 1 du/20 acres. Planned developments or development orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.

[9]The overall average density for the University Village sub-district must not exceed 2.5 du/acre.

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

[11]The overall number of residential dwelling units is limited to 271 units in the DRMUWD future land use category.

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

[13]See Objectives 33.2 and 33.3 for potential density adjustments.

[14]The maximum total density may be increased to 30 du/acre utilizing Greater Pine Island TDUs. [15]The maximum total density may be increased to 20 du/acre utilizing Greater Pine Island TDUs. [16]The maximum total density may be increased to 15 du/acre utilizing Greater Pine Island TDUs. [17]The maximum total density may be increased to 8 du/acre utilizing Greater Pine Island TDUs.

[18]The standard maximum density is 1 du/2.7 acres unless the "Adjusted Maximum Density" of 1 du/acre is achieved (see Policy 1.4.7 and LDC, Chapter 33).

[19]The maximum density in the New Community future land use category is limited to 1 du/~~2.5~~ 1.9 acres in the North Olga Community Plan area (see Policy 1.1.15).

Justification Narrative &
Lee Plan Analysis

Babcock Comprehensive Plan Amendment
Request Narrative

REVISED JULY 2024

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

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 the conservation of important environmental resources and ~~to~~ initiate area-wide surface water management. New Community land must be located such that the area is capable of being developed with a balance of residential and non-residential uses and that major impacts of the development are internalized and/or alleviated by existing infrastructure ~~that is existing~~ or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the County (other than those associated with the delay in placing property improvements on the tax rolls). The residential density is one unit per ~~2.5~~ 1.9 gross acres (1 du/~~2.5~~ 1.9 acres) 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. [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 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 sues 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 l/4 mile from any part of the development.

3. *If there is not sufficient capacity nor adequate infrastructure within l/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 7, 2023, a meeting with the North Olga Planning Panel on January 18, 2024, an Alva Inc. meeting on February 13, 2024, a North Olga meeting on the Property no March 12, 2024, a meeting with the North Olga Planning Panel on April 18, 2024, and another meeting with the North Olga Planning Panel on July 18, 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 1 du/~~2.5~~ 1.9 acres. In no case shall the unit count 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 or 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.

Community Meeting Summary

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Tuesday, March 12, 2024

TIME: 7:00 PM

ADDRESS: 21471 N. River Road, Alva, Florida 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

Preview

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Tuesday, March 12, 2024
TIME: 7:00 PM
ADDRESS: 21471 N. River Road, Alva, Florida 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.

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tsacharski@rviplanning.com

3/1/24 9900699

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.

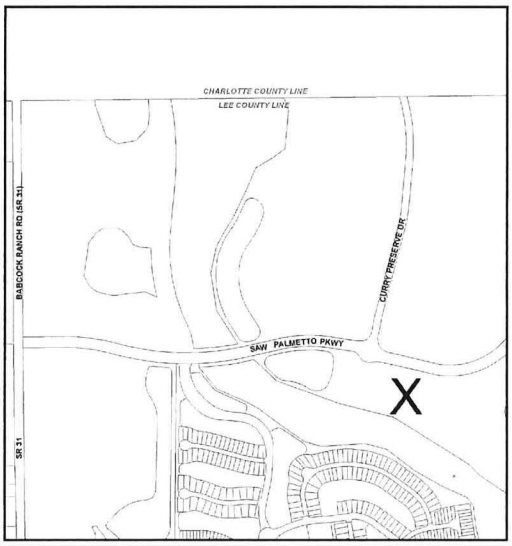
For questions, please contact:

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

(941) 706-6132 or tsacharski@rviplanning.com

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.



NP-36901590

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

NAME	EMAIL	ADDRESS
Tom Mullins	Mullinsz@icloud.com	1811 Jones Ave
Pete Galatro	~~17133 Bullhorn Cir.~~ PMGALATRO@GMAIL.COM	17133 Bullhorn Cir.
Ron & Norma Moricone		43843 Stream Crossing Ln

Preliminary Density Calculation

BABCOCK MPD AMENDMENT
PRELIMINARY DENSITY CALCULATION

REVISED JULY 2024

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/1.9 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.

Future Land Use	Maximum Density	Acreage	Unit Count
New Community (Uplands & Preserved Wetlands)	1 du/1.9 AC	4,100.6 AC	2,158 DU
Wetlands (Impacted)	1 du/20 AC	56.52 AC	3 DU
TOTAL PERMITTED UNIT COUNT*			**2,161 DU**
TOTAL REQUESTED UNIT COUNT*			**2,078 DU**

*Companion MPD zoning limits unit count to 2,078 DU

Environmental Impacts Analysis

Babcock Ranch Community
Environmental Impacts/Benefits Analysis

Lee County Comprehensive Plan Amendment / MPD Zoning Amendment

~~*November 2016*~~
Updated November 2023

Prepared for:

Babcock Property Holdings, LLC

Prepared by:

JOHNSON ENGINEERING

TABLE OF CONTENTS

			Page
I.	PROJECT DESCRIPTION/INTRODUCTION		1
II.	EXISTING CONDITIONS		
	A.	Land Uses/Vegetation	1
	B.	Wetlands	6
	C.	Uplands	6
	D.	Listed Species	6
	E.	Soils	9
	F.	Topography	17
	G.	Flow-ways	17
III.	PROPOSED CONDITIONS		
		Ecological Benefits	17
IV.	REFERENCES		21

LIST OF TABLES

Table 1	Potential Lee County Protected Species on the Babcock MPD	7
Table 2	Soil Types within the Babcock MPD Parcels	9

ATTACHMENTS

Attachment 1 - FLUCFCS Map
(Updated November 2023 to illustrate development to date)

Attachment 2 - Wetlands Map

Attachment 3 - Uplands Map

Attachment 4 - Soils Map

Attachment 5 - Topography Map

Attachment 6 - Flow-Way Map

Attachment 7 - Development / Preserves Map (Updated November 2023 to illustrate development to date and increased preserves)

Attachment 8 - Lee County Preserve Phasing Map (Updated November 2023 to illustrate implementation to date and increased preserves)

Attachment 9 - Preserve Connectivity Map
(Updated November 2023 to illustrate increased preserves)

I. PROJECT DESCRIPTION/INTRODUCTION

The Babcock Mixed Use Planned Development (MPD) is comprised of the ± 4,157-acre portion of the Babcock Ranch Community (BRC) that is located in Lee County (east of SR 31 and north of CR 78). Babcock Property Holdings, LLC ("BPH" or "Applicant") received Lee County approvals in 2016/2017 to develop an environmentally sensitive mixed use community with up to 1,630 dwelling units (DUs), 600 hotel rooms, and 1,170,000 square feet of non-residential development in a compact development pattern, while preserving approximately half of the property as native preserve (indigenous open space). The Applicant now seeks approval to amend the Babcock MPD to increase the number of DUs from 1,630 DUs to 2,078 DUs; reduce the number of hotel rooms from 600 to 250 rooms; and increase the on-site preservation areas (further described below). The amendment does not propose any changes to the non-residential intensity of 1,170,000 square feet and the maximum proposed building height of 65 feet.

From a preservation standpoint, the approved MPD Master Concept Plan (MCP) reflects 2,079 acres of required preserve. However, the original Preserves Map, which was the basis of environmental conditions and the Preserve Phasing Plan included with the original zoning illustrated approximately 2,379 acres of preserve. The MCP proposed with this application includes approximately 2,613 acres of preserve, which is a net increase of approximately 234 acres of preserve compared to the original Preserve Map and a net increase of 534 acres of preserve compared to the "required preserve" acreage shown on the existing MCP. This net increase of preserve is accomplished by returning approximately 254 acres of lands originally approved for development on the eastern side of the property back to the preservation landscape to provide enhanced wildlife corridors and removing approximately 20 acres of preserve from the southwest portion of the development along State Road 31 to accommodate the future roadway widening.

An overview of existing property attributes is provided below while the maps in **Attachments 1-7** are intended to illustrate the natural conditions found on the properties, as required by Section IV.C of the Application for a Comprehensive Plan Amendment: Environmental Impacts and Part 8: Environmental Requirements of the Planned Development zoning application. The maps remain consistent with those reviewed/approved as part of the original CPA and MPD processes for the BRC, except for updates to illustrate areas of development and preserves that have been implemented to date, as well as illustrate the additional preserve areas on the eastern side of the property. This analysis further provides an overview of the ecological benefits resulting from the expansive preserve corridors.

II. EXISTING CONDITIONS

A. Land Uses / Vegetation

Lee County BRC (± 4,157 acres): The existing Babcock MPD Master Concept Plan (MCP) authorized 1,797 acres of development across six different land use classifications (MU-1/R, MU-1, MU-2, R-1, R-2, and R-3), 2,079 acres of preserve, and 281 acres of buffers/stormwater/other. Since authorization of the Babcock MPD, BPH has commenced development (construction underway or Development Order applications are in process) on approximately 1,200 acres in Lee County. Conservation easements [granted to the South Florida Water Management District (SFWMD) with third party enforcement rights provided to the Florida Department of Environmental Protection (FDEP) and Lee County] have been placed over approximately 1,600

acres of preserve in Lee County. Land management activities (exotic removal/maintenance, prescribed fire, and supplemental plantings, where needed) have commenced within these preserve areas, with approximately 1,300 acres having recently passed CC inspection with Lee County Development Services environmental staff. Agricultural uses were discontinued across the referenced development and preserve areas in accordance with existing zoning requirements. All other undeveloped lands (designated development tracts and future preserve areas) are being maintained with prescribed fire on a 3-5 year rotation.

Vegetation mapping on the property was conducted in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT, 1999) during the original ERP process for the overall BRC (Charlotte and Lee Counties). The limits of jurisdictional wetlands were included in a specific purpose survey during that permitting effort and considered binding by the SFWMD (ERP # 08-0004-S-05, Application # 070330-5) and the U.S. Army Corps of Engineers (USACE) (Permit SAJ-2006-6656 IP-MJD). The habitat mapping and limits of jurisdictional wetlands were re-verified during a modification of the SFWMD permit (new conceptual ERP # 08-105624-P obtained in September 2021) for what is referred to as the 2020 Babcock Plan, which authorized the preserve configuration being sought with this Lee County application. An FDEP State 404 Permit (Permit # 396574-001 obtained in November 2021) was also obtained for the 2020 Babcock Plan following the State's assumption of Section 404 permitting from the USACE in late December 2020.

Prior to the start of development, the site was comprised of approximately 3,428 acres of uplands consisting primarily of improved pastures, pine flatwoods, palmetto prairies, mixed rangeland, pine with oak and cabbage palm, live oak, and upland scrub. Wetlands onsite represented approximately 672 acres and included both forested and herbaceous communities with varying degrees of disturbance. The property also contained approximately 57 acres of surface waters, comprised of both streams and waterways, as well as other manmade areas of open water associated with agricultural uses. Habitat quality of wetlands and uplands varies throughout the site, particularly depending on proximity of canals, roads, and farming activities. The **FLUCFCS Map in Attachment 1** is illustrative of the habitat types found within the Babcock MPD and also provides a detailed acreage breakdown for each habitat type in table format. Development that has occurred to date (±1,200 acres) is shaded in dark gray on this map for illustrative purposes, but the original FLUCFCS codes underlying the development areas remain on the map and in the acreage table. A narrative description of the various habitat types, as originally provided, follows.

FLUCFCS Code 211: Improved pasture

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

FLUCFCS Code 2551: Pole barn

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

FLUCFCS Code 320: Shrub and brushland

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

FLUCFCS Code 321: Palmetto prairie

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

FLUCFCS Code 330: Mixed rangeland

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

FLUCFCS Code 411: Pine flatwoods

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

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

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

FLUCFCS Code 416: Pine Flatwoods, Graminoid Understory

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

FLUCFCS Code 423: Oak-Pine

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

FLUCFCS Code 427: Live oak

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

FLUCFCS Code 436: Upland scrub

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

FLUCFCS Code 510: Streams and waterways

The majority of the streams and waterways are altered natural drainages or were created to assist with draining and irrigation of fields and pastures. Vegetation along these areas is representative of adjacent habitat types. During the height of the dry season, standing water is limited or absent. These areas provide significant conveyance during the wet season. Typical ground cover includes torpedo grass, West Indian marsh grass, smartweed (*Polygonum punctatum*), para grass (*Urochloa mutica*), red ludwigia (*Ludwigia repens*), muskgrass (*Chara sp.*) and white vine.

FLUCFCS Code 525: Cow pond

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

FLUCFCS Code 616: Inland slough

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

FLUCFCS Code 618: Willow

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

FLUCFCS Code 621: Cypress

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

FLUCFCS Code 625: Hydric Pine

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

FLUCFCS Code 631: Wetland shrubs

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

FLUCFCS Code 640: Vegetated, non-forested wetland

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

FLUCFCS Code 641: Freshwater marsh

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

FLUCFCS Code 740: Disturbed land

Party of the BRC (Lee County) in the southwest corner has been altered in the past by way of native vegetation removal to facilitate bee-keeping and storage of related equipment and materials. The upper

and mid-canopies of this habitat are mostly open. Ground cover, when present, includes bahia grass, Bermuda grass, smut grass and carpet grass.

FLUCFCS Code 742: Borrow area

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

FLUCFCS Code 8146: Primitive trail

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

B. Wetlands

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

C. Uplands

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

D. Listed Species

The FLUCFCS mapping previously described allows for a uniform but flexible means of classifying land uses important for determining potential suitable habitat for protected species. Based on the Lee County Protected Species Ordinance and previous consultation with the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS) (occurred with State and federal permitting for the BRC during both the original permitting process and the more recent ERP modification/State 404 permitting process), the following table of potential listed species per habitat type was prepared. Note the table remains consistent with that previously reviewed during the original Lee County entitlements process in 2016. Listed Species Management Plans & Human-Wildlife Coexistence Plan required by the original zoning were provided with the first Lee County development order and have been approved by Lee County. They are included for reference under separate cover.

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

Common Name	*Scientific Name*	Potential Habitat Type(s)	Listing Status
Reptiles and Amphibians			
American Alligator	*Alligator mississippiensis*	510, 514, 525, 534, 616, 621, 631, 640, 641, 742	FT(S/A)
Eastern Indigo Snake	*Drymarchon corais couperi*	320, 321, 330, 411, 4119E1, 4119E3, 416, 423, 427, 436	FT
Gopher Tortoise	*Gopherus polyphemus*	211, 320, 321, 330, 411, 4119E1, 4119E3, 423, 427, 436, 740	ST
Gopher Frog	*Rana capito*	211, 320, 321, 411, 4119E1, 4119E3, 416, 423, 436, 631,	SSC
Birds			
Florida Scrub-Jay	*Aphelocoma coerulescens*	436	FT
Limpkin	*Aramus guarauna*	510, 514, 525, 621, 625, 630, 631, 641	SSC
Audubon's Crested Caracara	*Caracara cheriway*	211, 321, 330	FT
Little Blue Heron	*Egretta caerulea*	510, 514, 525, 616, 618, 621, 625, 630, 631, 640, 641	SSC
Reddish Egret	*Egretta rufescens*	510, 514, 525, 616, 640, 641	SSC
Snowy Egret	*Egretta thula*	510, 514, 525, 616, 618, 621, 625, 630, 631, 640, 641	SSC
Common Name	***Scientific Name***	**Potential Habitat Type(s)**	**Listing Status**
Tricolored Heron	*Egretta tricolor*	510, 514, 525, 616, 618, 621, 625, 630, 631, 640, 641	SSC
White Ibis	*Eudocimus albus*	510, 514, 525, 621, 625, 630, 631, 640, 641	SSC
Southeastern American Ketstrel	*Falco sparverius paulus*	321, 411, 4119E1, 4119E3, 416	ST
Florida Sandhill Crane	*Grus canadensis pratensis*	211, 321, 330, 641	ST
Wood Stork	*Mycteria americana*	514, 616, 621, 630, 631, 640, 641	FT
Red-Cockaded Woodpecker	*Picoides borealis*	411, 4119E1, 4119E3, 416, 625	FE
Roseate Spoonbill	*Platalea ajaja*	510, 514, 525	SSC

Everglade Snail Kite	*Rostrhamus sociabilis plumbeus*	525, 641	FE
Mammals			
Florida Panther	*Felis concolor coryi*	211, 411, 4119E1, 4119E3, 416, 423, 427, 616, 621, 630, 631	FE
Everglades Mink	*Neovison vison evergladensis*	510, 514, 525, 616, 621, 630, 631, 641	ST
Sherman's Fox Squirrel	*Sciurus niger shermani*	411, 4119E1, 4119E3, 416, 423, 616, 621, 625, 630	SSC
Florida Black Bear	*Ursus americanus floridanus*	321, 411, 4119E1, 4119E3, 416, 423, 427, 616, 621, 625, 630, 631	Lee
Plants			
Curtis Milkweed	*Asclepias curtissii*	320, 321	SE
Fakahatchee Burmannia	*Burmannia flava*	320, 321, 411, 4119E1, 4119E3, 416	SE
Satinleaf	*Chrysophyllum olivaeforme*	411, 4119E1, 4119E3, 416	ST
Beautiful Pawpaw	*Deeringothamnus pulchellus*	321, 411, 4119E1, 4119E3	FE
Simpson's Stopper	*Myrcianthes fragrans var. simpsonii*	427	ST
Hand Adder's Tongue Fern	*Ophioglossum palmatum*	427	SE
Common Name	***Scientific Name***	**Potential Habitat Type(s)**	**Listing Status**
Twisted Air Plant	*Tillandsia flexuosa*	427, 616	ST
Fuzzy-Wuzzy Wild Pine	*Tillandsia pruinosa*	411, 4119E1, 4119E3, 416, 423, 427, 612, 616, 621, 625, 630	SE
Giant Wild-Pine	*Tillandsia utriculata*	411, 4119E1, 4119E3, 416, 423, 427, 612, 616, 621, 625, 630	SE
Florida Coontie	*Zamia floridana*	320, 321, 411, 4119E1, 4119E3, 436	CE

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

E. Soils

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

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

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

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

Table 2. Soil Types Found within the Babcock MPD Parcels

Soil No.	Soil Name	Local Status
6	Hallandale Fine Sand	Non-Hydric
9	EauGallie Sand	Non-Hydric
10	Pompano Fine Sand	Hydric
12	Felda Fine Sand	Hydric
13	Boca Fine Sand	Non-Hydric
14	Valkaria Fine Sand	Hydric
26	Pineda Fine Sand	Hydric
27	Pompano Fine Sand, Depressional	Hydric
28	Immokalee Sand	Non-Hydric
33	Oldsmar Sand	Non-Hydric
34	Malabar Fine Sand	Hydric
35	Wabasso Sand	Non-Hydric
39	Isles Fine Sand, Depressional	Hydric
41	Valkaria Fine Sand, Depressional	Hydric
42	Wabasso Sand, Limestone Substratum	Non-Hydric
44	Malabar Fine Sand, Depressional	Hydric
45	Copeland Sandy Loam, Depressional	Hydric

49	Felda Fine Sand, Depressional	Hydric
51	Floridana Sand, Depressional	Hydric
55	Cocoa Fine Sand	Non-Hydric
63	Malabar Fine Sand, High	Non-Hydric
66	Caloosa Fine Sand	Non-Hydric
73	Pineda Fine Sand, Depressional	Hydric
99	Water	

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

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

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

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

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

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

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

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

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

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

Under normal conditions, the water table is at a depth of less than 10 inches for 2 to 4 months, and at a depth of 10 to 40 inches for about 6 months. It recedes to a depth of more than 40 inches for

about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The surface layer is black sand about 3 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and boulders are at a depth of 51 inches.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

F. Topography

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

G. Flow-ways

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

III. PROPOSED CONDITIONS

Ecological Benefits

The proposed Babcock MCP delineates approximately 1,508 acres for development (36 % of the property) across six different land use classifications (MU-1/R, MU-1, MU-2, R-1, R-2, and R-3), 2,613 acres of preserve (63% of the property), and 36 acres of other open space/buffers. The decrease in development is directly attributable to removing much of the currently approved development on the eastern side of the property (±254 acres) and placing it into preserve, to create a more significant wildlife corridor with adjacent, offsite preserve lands. Approximately 20 acres of preserve near the southwest portion of the property has been removed from the MCP for the future expansion of State Road 31. Combined, these changes provide a net increase of approximately 234 acres in preserve compared to the "Preserve Map" included with the original zoning and an increase of 534 acre of preserve compared to the minimum required on the currently approved MCP. The applicant has already memorialized these commitments through obtaining a modification to their SFWMD ERP (Permit No. 08-105624-P obtained in September 2021) and obtaining an FDEP State 404 Permit (Permit # 396574-001 obtained in November 2021) that already depict the reduced development/increased preserve scenario in Lee County.

Consistent with the existing approvals, the majority of the development impacts are to upland pastures/active farm fields, with impacts to native upland (300 and 400 series FLUCFCS Codes) and wetland (600 series FLUCFCS Codes) habitats limited to approximately 454 acres and 56 acres, respectively. The **Development/Preserves Map in Attachment 7** clearly illustrates the ecological benefits that can be gained from this type of planning effort.

While the gray on the map represents future development pods, the blue and green represent approximately 63% (±2,613 acres) of the property in preserve through the form of habitat preservation/enhancement, trails, and creation. A Lee County Preserve Management and

Mitigation Monitoring Plan was previously reviewed and approved by Lee County at the time of the first development order to address components such as the removal/maintenance of exotic vegetation, ecological burning, and supplemental plantings. The Preserve Management and Mitigation Monitoring Plan has been updated to include the increased preserve acreage (provided under separate cover for reference). The preserve management plan is phased to remain concurrent with or ahead of indigenous preserve requirements for each development order, as illustrated in the Preserve Phasing Map (**Attachment 8**). The Preserve Phasing Map illustrates the preserve areas that have been implemented to date (±1,600 acres), identifies the ±1,300 acres that have already passed Lee County inspection, and then provides a timeline to implement the remaining ±1,013 acres.

Upland Preservation/Enhancement: Approximately 40% (±1,656 acres) of the uplands on the Lee County BRC will be incorporated into preserve. Pine flatwoods (FLUCFCS 411, 411E1, 411E3, and 416) make up the largest portion of upland preserve with ±1,006 acres, followed by palmetto prairie (FLUCFCS 321, ±275 acres) and oak-pine (FLUCFCS 423, ±1298 acres). Although these habitats are not considered rare and unique uplands by the Lee County LDC due to their location outside of the Coastal Study Area, many areas contain mature stands of trees. These upland preserves provide valuable habitat for listed species such as the Florida panther, gopher tortoise, and Sherman's fox squirrel to name a few. Recognizing the importance of large tracts of uplands in the preservation landscape, Lee County LDC 10-415 provides an incentive to developers for providing sizeable upland preserves. At first glance, the Lee County BRC would receive up 1.5 times the credit for their upland preserves, far in excess of the code minimum 15% indigenous open space requirement associated with a large commercial development. Where areas of improved pasture are being incorporated into upland preserve, a supplemental planting plan is provided as part of the Preserve Management and Mitigation Monitoring Plan, as needed, to meet the targeted habitat type/intended function of the given area. Primitive trails that exist in the upland preserves will remain and be incorporated into the proposed pedestrian trail system, as feasible.

Wetland Preservation/Enhancement: Approximately 91% (±615 acres) of the wetlands on the Lee County BRC will be incorporated into onsite preserves. The majority of this preservation comes in the form of wetland shrub communities (FLUCFCS 631, ±306 acres), freshwater marsh (FLUCFCS 641, ±134 acres), and hydric pine (FLUCFCS 625, ±77 acres). A wetland supplemental planting plan will be provided for areas with greater than 50% nuisance/exotic coverage that do not successfully naturally recruit (80% coverage of desirable species in all strata, densities appropriate for habitat type) within two years.

Wetland Creation Areas: Approximately 261 acres (inclusive of perimeter berms) of wetland creation (WC) areas are planned within the Lee County BRC, delineated as WC 2-6 and WC-9 and 10 on the Preserves Map. Each wetland creation area will be created predominantly from upland pasture located downstream of a proposed development pod. The wetland creation areas will receive treated runoff from the development pod's stormwater system and will provide additional water quality treatment prior to final discharge to the downstream receiving bodies. All mitigation areas are either part of the surface water management system or serve as an outfall point for it. Required water quality treatment is provided prior to surface water entering these areas.

Detailed grading and planting plans will be provided for each wetland creation area at time of local development order. However conceptual plans for their design have been reviewed by SFWMD staff to ensure proposed design elevations are consistent with the targeted levels of inundation and wetland hydroperiod for the proposed habitats. These plans have been included in the Preserve

Management and Mitigation Monitoring Plan provided under separate cover. All of the wetland creation areas include a mosaic of habitat types from transitional uplands to open water areas. These areas will be over-excavated and backfilled with appropriate native soils to final grade to ensure mitigation success. BPH currently has development order applications in process for WC-2, WC-6, WC-9, and WC-10.

General Preserve Maintenance: Approximately 1,600 acres of the Lee County preserve have already been placed under conservation easement and the remaining 1,013 acres of proposed County preserves are expected to be under conservation easement within the next five years. Mechanical harvesting of nuisance and exotic vegetation may occur in areas with greater than 75% infestation but will otherwise be conducted by hand-removal methods. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 exotic vegetation (as defined by the Florida Exotic Pest Plant Council at the time of permit issuance) immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the mitigation plan. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate anyone section of those areas. Torpedo grass has an allowable maximum coverage of 10% in any mitigation area.

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

Listed Species: Listed Species Management Plans & Human-Wildlife Coexistence Plan have previously been prepared and approved by Lee County in accordance with Babcock MPD zoning requirements. The onsite preserve areas provide a critical link between major wildlife habitat areas to the west and east of the Babcock MPD. To the east, the lands within the State of Florida and Lee County conservation purchase, now known as the Babcock Ranch Preserve (BRP), are considered some of the most regionally significant and environmentally sensitive lands in the area. These areas are included in one of the largest groupings of Strategic Habitat Conservation Areas (SHCA) in the state. SHCA lands are designated based on the density of flora and fauna of regulatory interest that inhabit the area and are assigned high values in the selection process for acquisition. SHCA areas are considered essential to provide rare species and natural communities in the land base that are necessary to sustain populations into the future. Public ownership of these lands, with the proposed connections through the onsite preserve areas to the west through the Babcock/Webb Wildlife Management Area (WMA) and Charlotte Harbor State Buffer Preserve provide a critical link for a wildlife corridor that stretches from Lake Okeechobee to the Gulf of Mexico. Please see the **Regional Connectivity Map in Attachment 9** for illustration of the large preserve corridors in and around the Babcock MPD.

Wildlife crossings have been incorporated into the project design to connect on site preserve areas and maintain their connection with offsite natural areas. These wildlife crossings will be depicted

on the plans at time of local development order, via cross-sections and on the engineering drawings for each tract. The Lee County Preserve Management and Mitigation Monitoring Plan previously reviewed and approved by Lee County at the time of the first Lee County development order provides the proposed locations of wildlife crossings within the Babcock MPD.

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

During the State 404 permitting process, the FWC and FWS again reviewed the projects potential effects on listed species, which resulted in the formation of the referenced Listed Species Management Plans, which have also been previously reviewed and approved by Lee County during review of the first Lee County development order within the BRC. A copy of this approved plan is provided under separate cover for reference.

IV. REFERENCES

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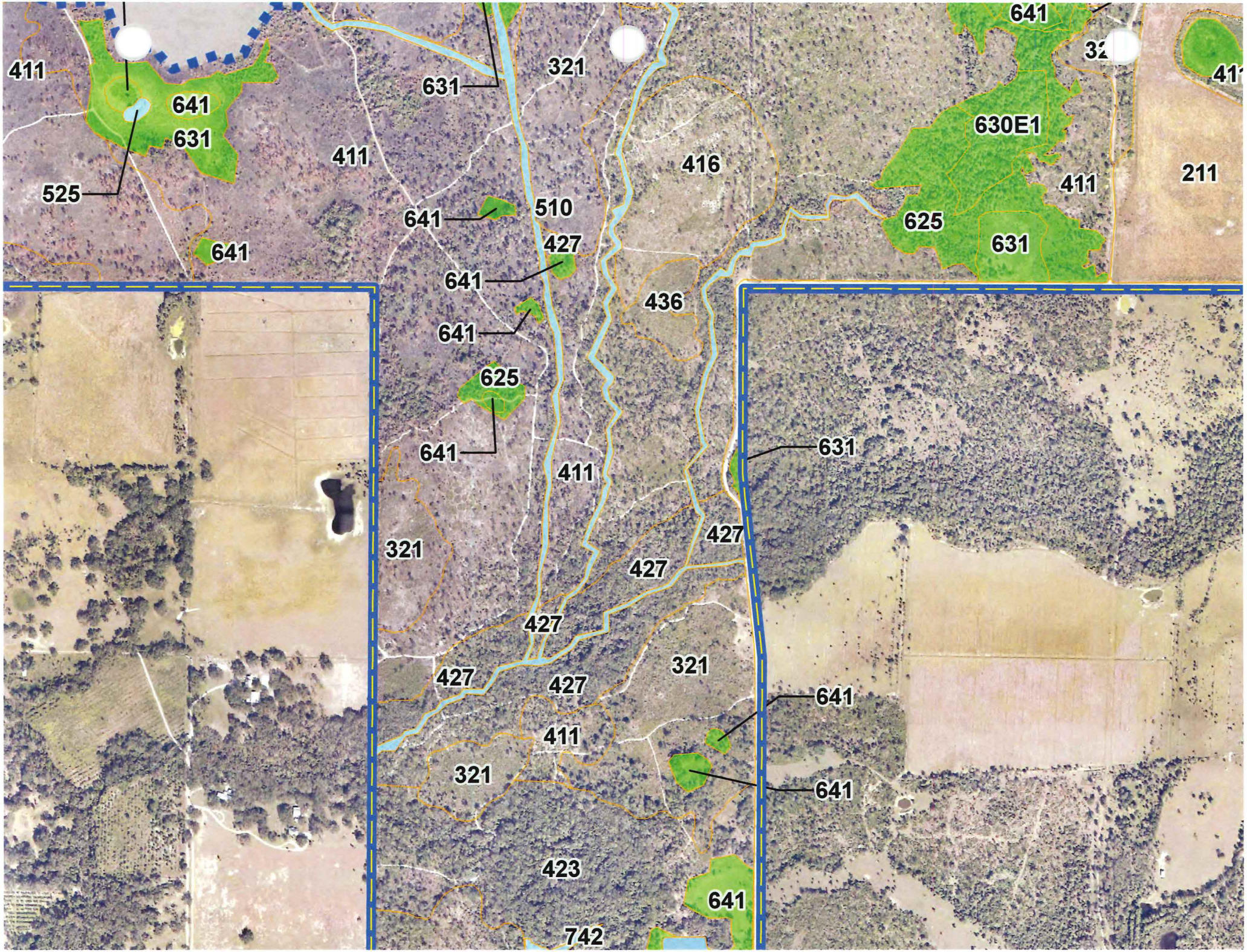
Babcock Ranch Community
Environmental Impacts/Benefits Analysis

ATTACHMENT 1

FLUCFCS MAP

(Updated November 2023 to Illustrate Development to Date)



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Babcock Ranch Community
Environmental Impacts/Benefits Analysis

ATTACHMENT 2

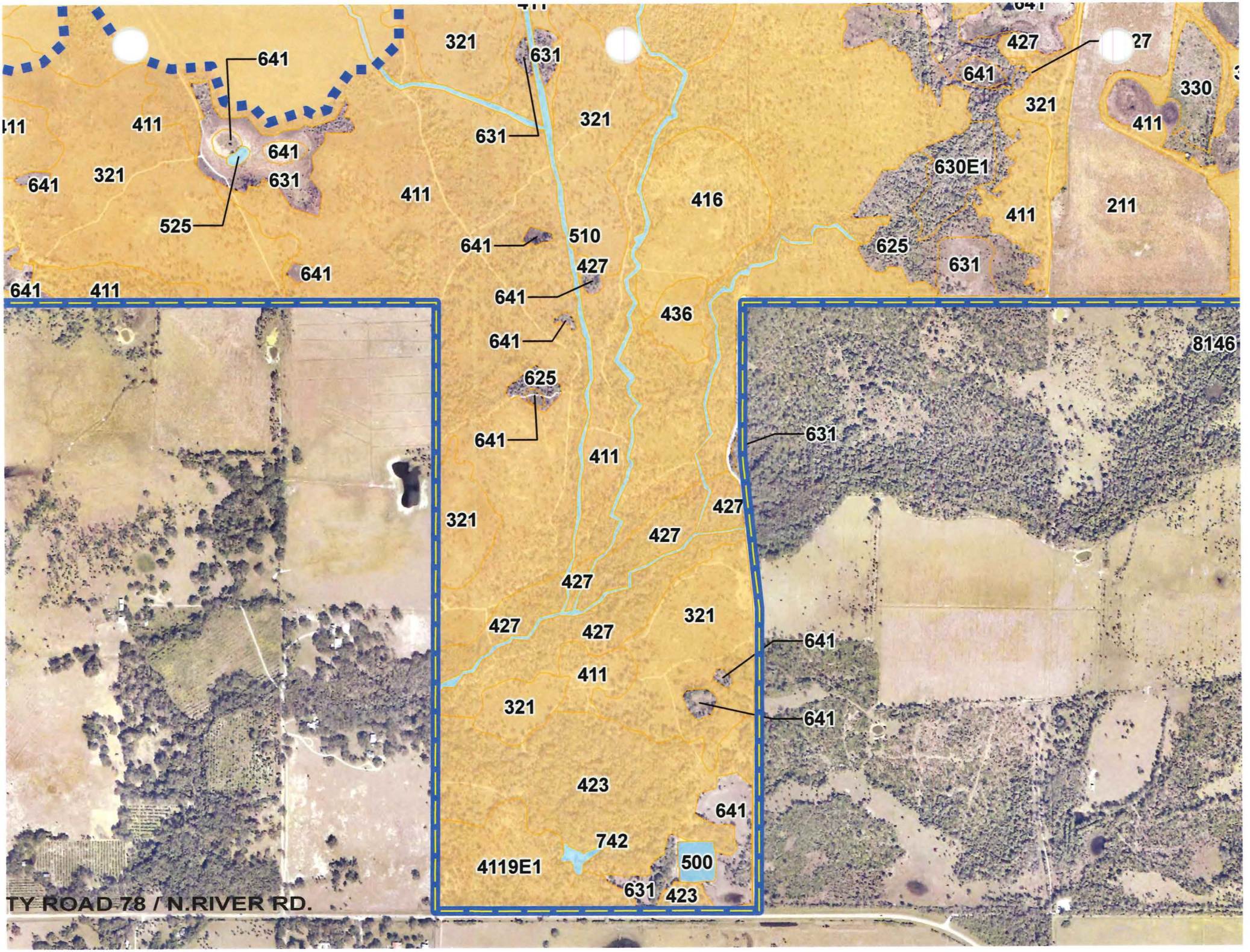
WETLANDS MAP


TY ROAD 78 / N.RIVER RD.

Babcock Ranch Community
Environmental Impacts/Benefits Analysis

ATTACHMENT 3

UPLANDS MAP



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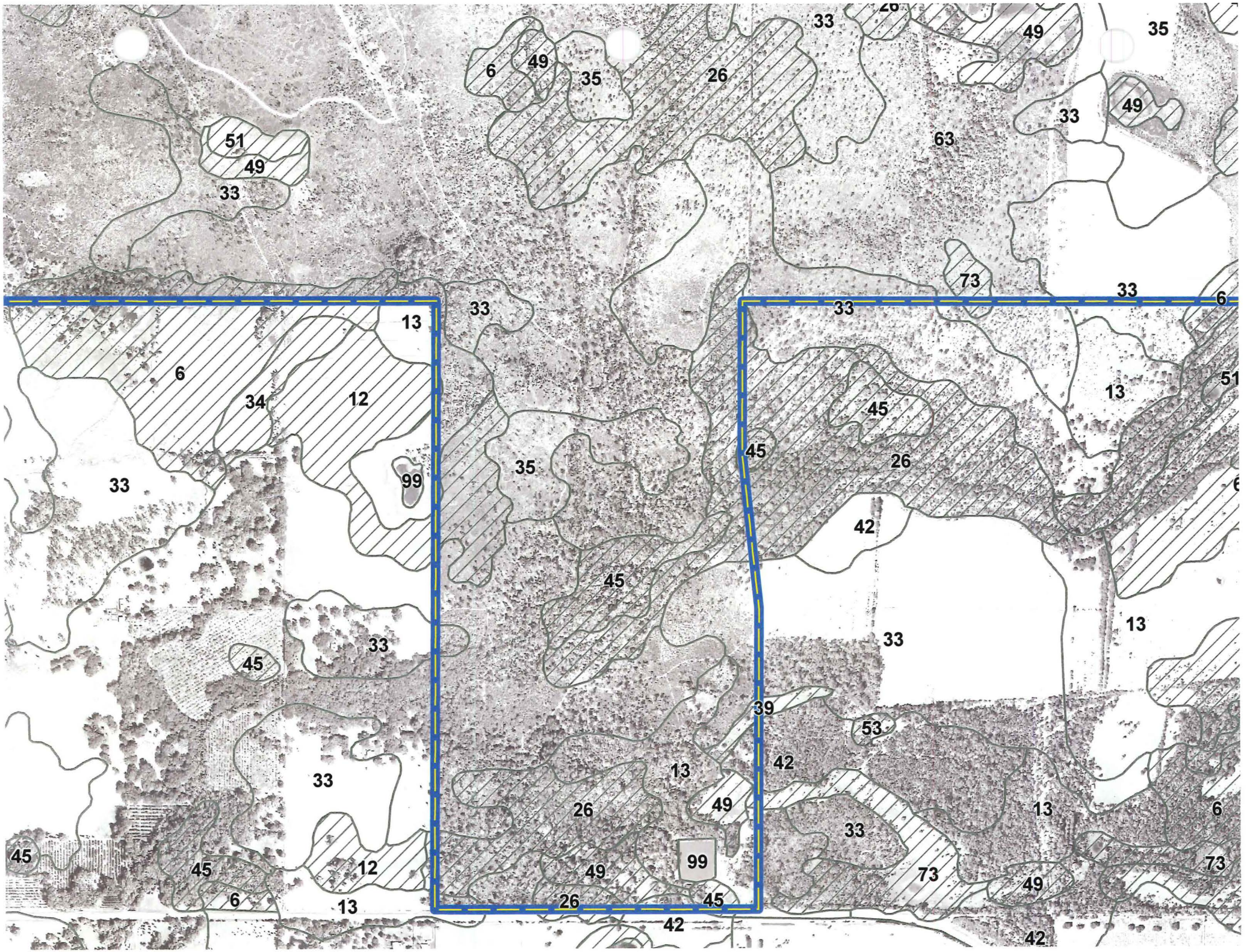
Babcock Ranch Community
Environmental Impacts/Benefits Analysis

ATTACHMENT 4

SOILS MAP



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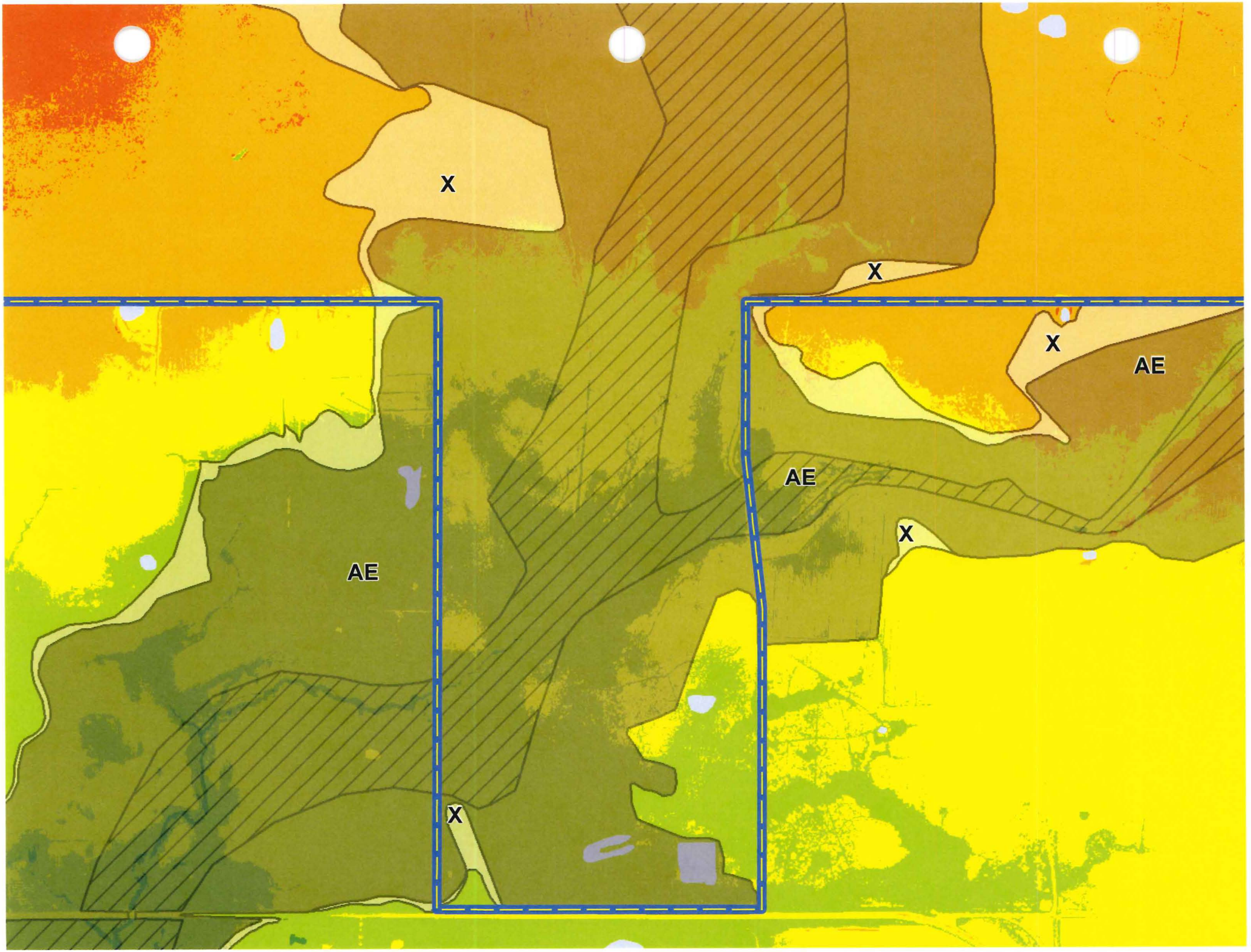
Babcock Ranch Community
Environmental Impacts/Benefits Analysis

ATTACHMENT 5

TOPOGRAPHY MAP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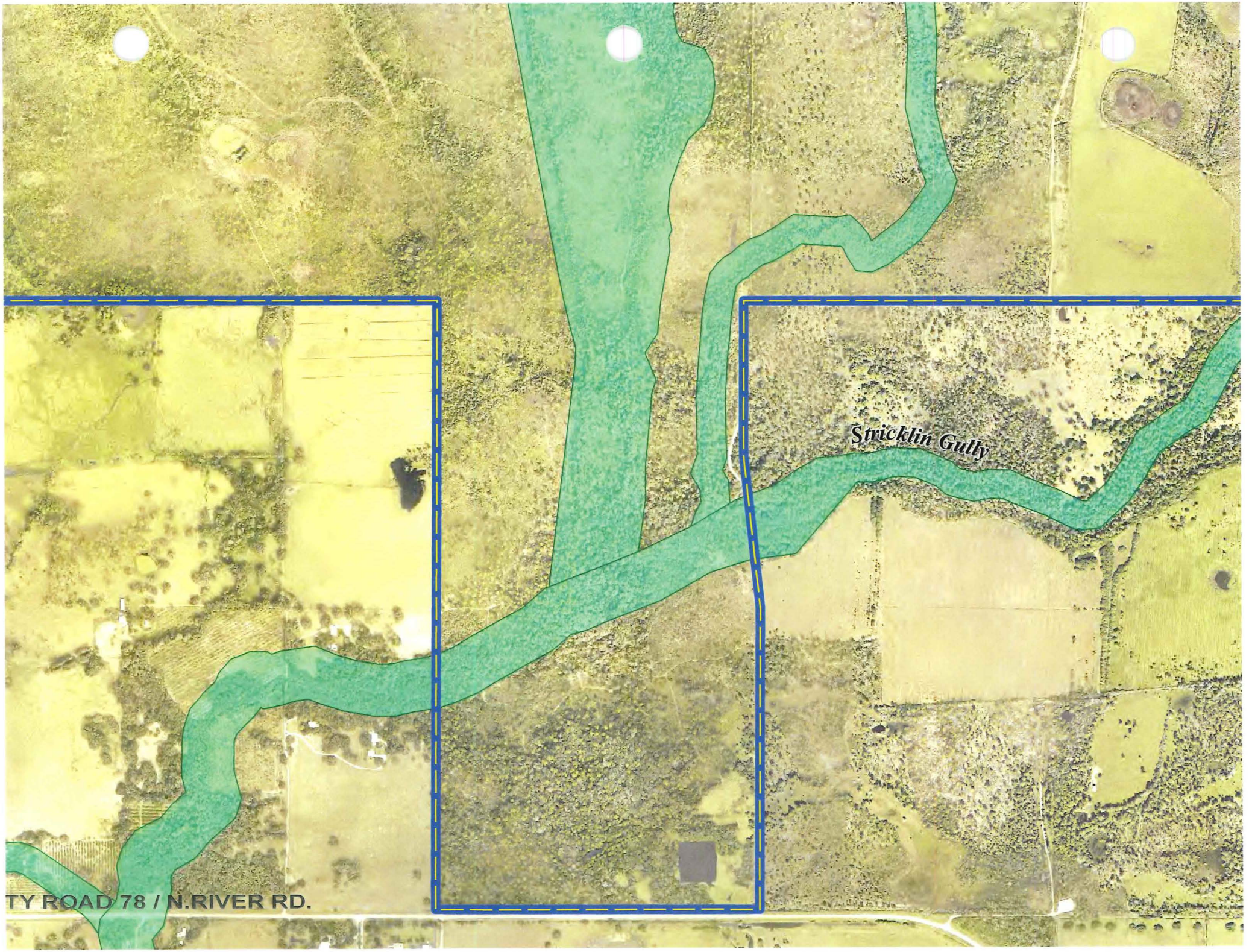
Babcock Ranch Community
Environmental Impacts/Benefits Analysis

ATTACHMENT 6

FLOW-WAY MAP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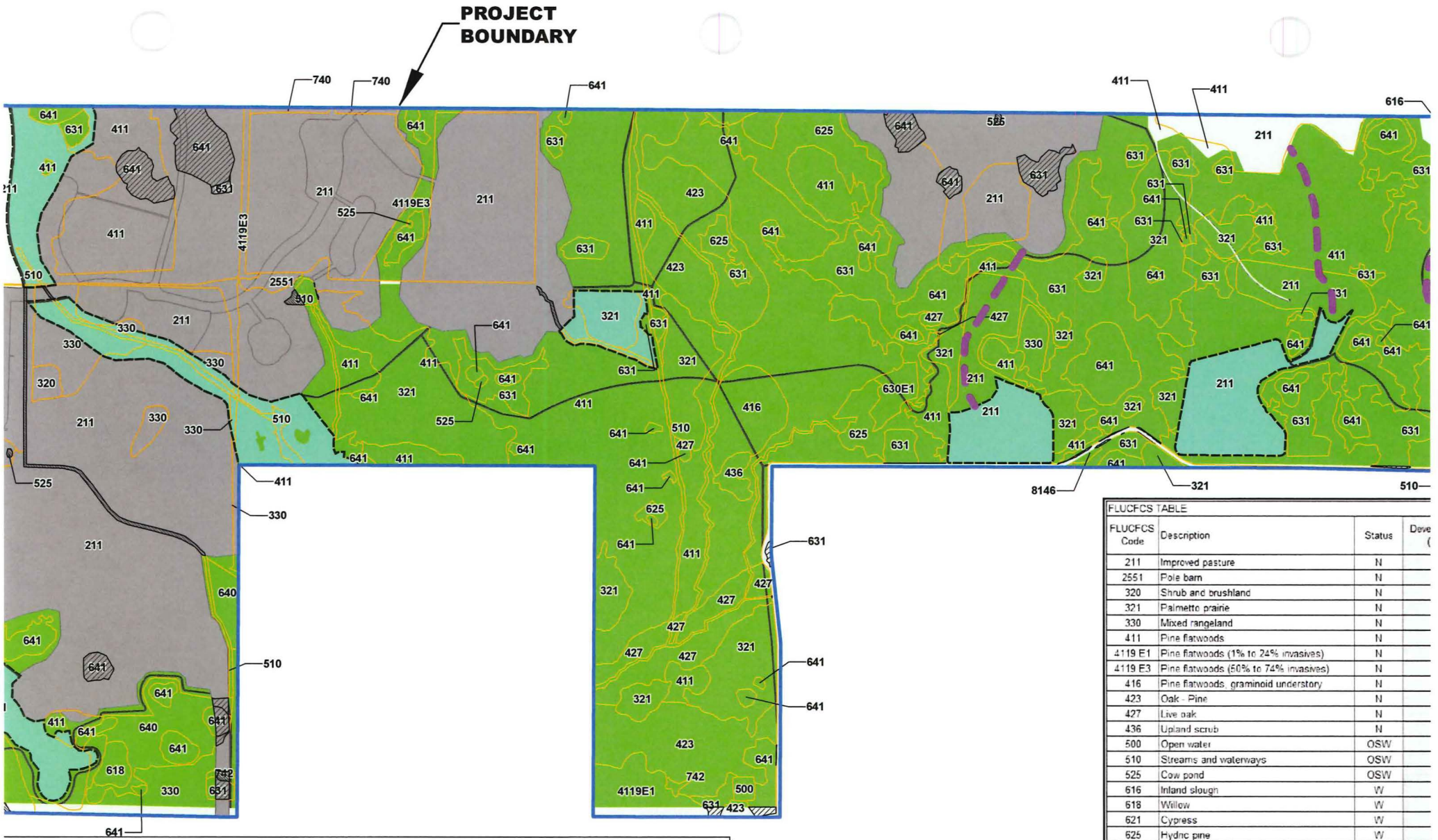
Babcock Ranch Community
Environmental Impacts/Benefits Analysis

ATTACHMENT 7

DEVELOPMENT / PRESERVES MAP

(Updated November 2023 to Illustrate Development to Date and Increased Preserves)



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Future Development

Wetland creation areas

Preserves

Trails

FLUCFCS polygons

SFWMD wetlands, impacted

SFWMD OSWs, impacted

Proposed flowways

NOTES

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

FLUCFCS TABLE

FLUCFCS Code	Description	Status	Deve (
211	Improved pasture	N	
2551	Pole barn	N	
320	Shrub and brushland	N	
321	Palmetto prairie	N	
330	Mixed rangeland	N	
411	Pine flatwoods	N	
4119 E1	Pine flatwoods (1% to 24% invasives)	N	
4119 E3	Pine flatwoods (50% to 74% invasives)	N	
416	Pine flatwoods, graminoid understory	N	
423	Oak - Pine	N	
427	Live oak	N	
436	Upland scrub	N	
500	Open water	OSW	
510	Streams and waterways	OSW	
525	Cow pond	OSW	
616	Inland slough	W	
618	Willow	W	
621	Cypress	W	
625	Hydric pine	W	
6309 E1	Wetland forested mix (1% to 24% invasives)	W	
631	Wetland shrubs	W	
640	Vegetated, non-forested wetland	W	
641	Freshwater marsh	W	
740	Disturbed land	N	
742	Borrow area	OSW	
8146	Primitive trail	N	
		Total	

LEGEND

N = Non-wetland

W = Wetland

OSW = Other Surface Water

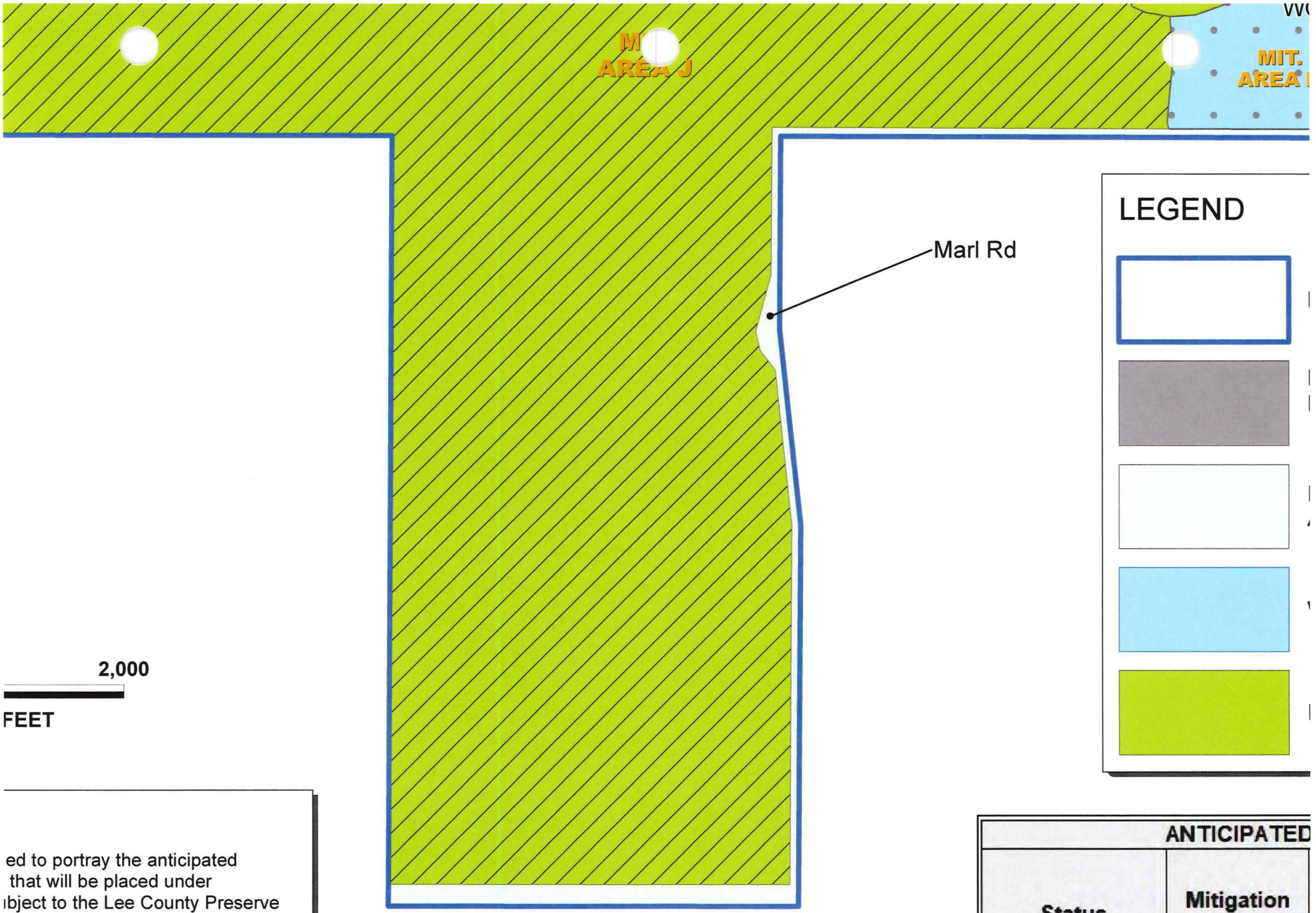
Notes: Wetland creation areas include berms, they are not included in the considered within the "wetlands to remain" acreage as no fill will be install received for trails or berms

Babcock Ranch Community
Environmental Impacts/Benefits Analysis

ATTACHMENT 8

PRESERVE PHASING MAP

(Updated November 2023 to Illustrate Implementation to Date and Increased Preserves)



ed to portray the anticipated
that will be placed under
ıbject to the Lee County Preserve
Plan. The preserve areas will be
ɔnditions until such time the

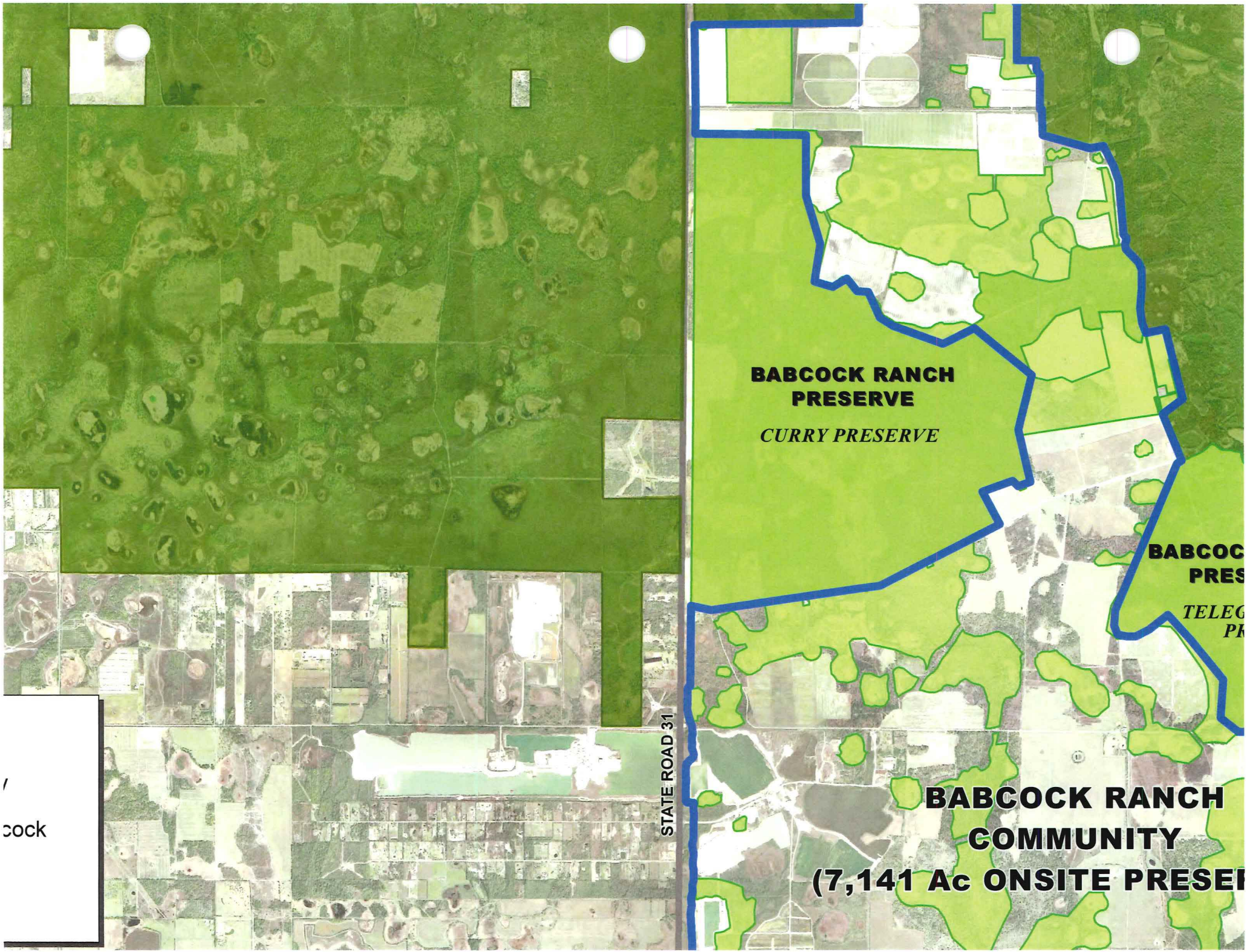
ANTICIPATED	
Status	**Mitigation Area**
Preserve	H2B

Babcock Ranch Community
Environmental Impacts/Benefits Analysis

ATTACHMENT 9

PRESERVE CONNECTIVITY MAP

(Updated November 2023 to Illustrate Increased Preserves)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Listed Species Management Plan
&
Wildlife Coexistence Plan

BABCOCK RANCH COMMUNITY

Listed Species Management Plans
&
Human-Wildlife Coexistence Plan

Originally Prepared June 2021

Last Updated June 2022 to Include New Permit Numbers and reference to Specific Conditions of FDEP State 404 Permit No. 396574-001

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Prepared by:

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Table of Contents

		Page
1.0	Introduction	1
2.0	Protected Species Surveys	2
3.0	Mitigation Areas	2
4.0	Listed Species Management Plans	
4.1	American Alligator	3
4.2	Gopher Tortoise	4
4.3	Eastern Indigo Snake	5
4.4	Sandhill Crane	6
4.5	Colonial Nesting Wading Birds	7
4.6	Burrowing Owl	9
4.7	Crested Caracara	10
4.8	Florida Scrub Jay	11
4.9	Red-cockaded Woodpecker	12
4.10	Florida Bonneted Bat	13
4.11	Florida Black Bear	15
4.12	Florida Panther	16
4.13	Beautiful Pawpaw	17
4.14	Southeastern American Kestrel	18
4.15	Florida Pine Snake	19
4.16	Bald Eagle	19
5.0	Prescribed Fire	20
6.0	Wildlife Crossings and Fencing	22
7.0	Lighting	22
8.0	Human-Wildlife Coexistence Plan	23
9.0	Preserve Signage and Education Plan	26
10.0	References	28

Appendices

Appendix A. Maps

A-1. Location Map

A-2 Mitigation Areas Map

A-3 Conceptual Wildlife Crossings Map

A-4 Conceptual Wildlife Crossings Cross-sections

A-5 Burn Unit Maps

Appendix B. Species Specific Literature

B-1 American Alligator FWC Brochure

B-2 Gopher Tortoise FWC Brochure

B-3 Eastern Indigo Snake USFWS Brochure

B-4 Florida Sandhill Crane FWC Brochure

B-5 Wood Stork and Wading Bird Informational Pamphlet

B-6 Burrowing Owl FWC Brochure

B-7 Living with Bats FWC Brochure; Wildlife in Structures FWC Brochure

B-8 A Guide to Living in Bear Country FWC Brochure; You Live in Bear Country FWC Information; Protect Your Pets FWC Brochure

B-9 Living with Panthers FWC Brochure; Florida Panther Safety Tips FWC Information

B-10 Beautiful Pawpaw Information

B-11 How Wildlife Sees Your Backyard FWC Brochure

B-12 A Guide to Living with Urban Coyotes FWC Brochure

B-13 Living with Bobcats FWC Brochure

B-14 Burmese Pythons in Florida FWC Brochure; Keeping Your Pets Safe Around Cane Toads FWC Brochure; Tegus in Florida FWC Brochure; Fighting for Florida: Battling Invasive Species in the Sunshine State USFWS Infographic

Appendix C. Representative Educational Signage within the BRC

1.0 INTRODUCTION

The Babcock Ranch Community (BRC) was previously part of the 91,362-acre Babcock Ranch, one of the largest contiguous parcels remaining in the State of Florida. During 2005 and 2006 the State of Florida, Charlotte County and Lee County formed a public-private partnership with Babcock Florida Company to purchase 73,575 acres of the Babcock Ranch for perpetual conservation and sustainable agricultural purposes known as the Babcock Ranch Preserve (BRP). Extensive negotiations with state and federal agencies, non-governmental organizations, and concerned citizens were involved in determining the BRC boundary in a collaborative effort to produce a sustainable mixed-use community on the remaining 17,787 acres of private acquisition (±19% of the parent tract). It was this public-private partnership that allowed for the resulting development with concentrated preserve/mitigation areas to provide for long-term habitat connectivity, maintenance of existing flow-ways and significant supporting upland habitat to wetland preserve areas, resulting in a regionally significant mitigation plan. The BRC is located in the southwest portion of the Babcock Ranch, with 13,630 acres located within Charlotte County and 4,157 acres located within Lee County. The Project Location Map is shown in **Appendix A-1**.

In 2010, the South Florida Water Management District (SFWMD) (Permit # 08-00004-S-05, Application # 070330-5) and U.S. Army Corps of Engineers (USACE) (Permit# SAJ-2006-6656) approved the development of the BRC and its associated mitigation plan. The approvals entitled the construction of 19,500 residential units and 6,000,000 square feet (SF) of non-residential uses. When the design for the BRC was originally developed, the future demands of the housing and non-residential markets were conceptual projections only and were fully expected to be refined as the BRC was developed over the course of decades. As such, Babcock Property Holdings, LLC (BPH) recently obtained approval for a modified BRC site plan ("2020 Babcock Plan") to provide flexibility within the interior portion of the development to meet the project's purpose of building 19,500 residential units and 6,000,000 SF of non-residential uses, while providing additional preserves within the BRC boundary ("on-site") that will connect to adjacent "off-site" conservation lands/preserves [State-owned portion of the BRP, ±67,619 acres and Lee County Conservation 2020 lands (Bob Janes Preserve, 5,620 acres and Telegraph Creek Preserve, 1,730 acres)]. The 2020 Babcock Plan is conceptually authorized by SFWMD Permit No. 08-105624-P obtained on September 23, 2021, and Florida Department of Environmental Protection (FDEP) State 404 Permit No. 396574-001 issued on November 19, 2021.

As construction of the BRC and implementation of the associated mitigation plan are anticipated to occur in an incremental fashion, listed species management plans are an important component to ensuring the development continues in accordance with permit requirements, while minimizing adverse secondary impacts to listed species over the life of the project. Listed species management plans were prepared and approved as part of the original 2010 permits. Some of the plans have been updated where necessary, as part of the 2020 Babcock Plan, to account for changes in listed species regulations or listed species utilization within the BRC since issuance of the 2010 permits. A Human-Wildlife Coexistence Plan for the BRC is also included herein that provides supplemental educational information for residents about the wildlife that may be encountered in the area, as well as steps that can be taken to minimize potential human-wildlife conflict. The Listed Species Management Plans and Human-Wildlife Coexistence Plan will be placed on the Babcock Ranch Community Independent Special District (BRCISD) website (babcockranchcommunityisd.com) in accordance with approvals by the Florida Fish and Wildlife Conservation Commission (FWC), U.S. Fish and Wildlife Service (USFWS), and Lee County.

2.0 PROTECTED SPECIES SURVEYS

The initial protected species surveys (PSS) were conducted for the BRC in 2006 and 2007. These surveys were conducted in accordance with FWC and USFWS guidelines, which require a minimum of 15% coverage of each habitat suitable for listed species utilization. The surveys were also conducted using the Standardized State-Listed Animal Survey Procedures for Use in the Review of the Babcock Ranch Development of Regional Impact provided by staff of the Southwest Florida Regional Planning Council in July 2006. Updated pre-construction protected species surveys have been conducted between 2007 and 2020 as new phases of development have occurred. Specific for the 2020 Babcock Plan, updated generalized listed species surveys were conducted across the 8,711± acres east of Curry Canal that is subject to the reconfiguration of internal preserves/development pods. Species-specific surveys have also been conducted across the larger expanse of the BRC boundary, as needed.

As identified through prior PSS reports conducted for the project, listed species occurrences have been documented within the BRC. The BRC Mitigation Plan, as outlined below, contains land management activities that will benefit listed species, including implementation of a prescribed burn plan, exotic and nuisance species eradication and maintenance, and plantings for created wetlands and portions of farm fields. The listed species management plans that follow provide additional protective measures for each of the identified listed species, as well as specific land management criteria intended to benefit the long-term habitat conditions for the listed species.

3.0 MITIGATION AREAS

The mitigation and preserve management plan for the overall BRC (Charlotte and Lee Counties) is a combination of off-site and on-site mitigation across 12,982± acres that includes wetland creation, wetland enhancement and preservation, and upland enhancement, restoration, and preservation intended to provide wetland and listed species mitigation requirements associated with State and Federal permits for the BRC. All lands proposed for mitigation have been divided into Mitigation Areas A through K, as illustrated on **Appendix A-2**. The off-site mitigation occurs on the portion of the BRP purchased by the State (Mitigation Areas B, C, and D). These 5,840± acres of off-site mitigation areas are referred to as Telegraph Swamp Preserve, Curry Preserve, and Telegraph Trail Preserve, respectively. All mitigation activities proposed on the BRP have been approved by the State's Acquisitions and Restoration Council (ARC). The remaining Mitigation Areas A and E-K comprise the on-site mitigation areas for the overall BRC (Charlotte and Lee Counties) and total approximately 7,142 acres, which represents a net increase of 277± acres of preserve over the 2010 permit approvals.

4.0 LISTED SPECIES MANAGEMENT PLANS

4.1 AMERICAN ALLIGATOR MANAGEMENT PLAN

Biology

American alligators (*Alligator mississippiensis*) were placed on the endangered species list in 1973 and delisted in 1987. Currently, alligators are listed as federally threatened (FT) by the USFWS due to their similarity of appearance to the American crocodile (*Crocodylus acutus*), a federally endangered species, and protected by FWC under Florida's Endangered and Threatened Species Rule (Florida Statute 68A-27.003). It is estimated that over one million of these large reptiles live in Florida. They are mostly found in major river drainages but can also be found in marshes, swamps, ponds, canals, and ditches. Alligators live approximately 30 to 35 years and breeding typically occurs from April to June with offspring hatching in late summer. The average size for adults is ~8 feet for females and ~11 feet for males. Alligators are opportunistic feeders and will feed on fish, turtles, birds, and mammals. Numerous species will prey on young alligators including raccoons, wading birds, bobcats, otters, and other alligators.

Occurrence On-site

Alligators may be found utilizing a variety of freshwater wetlands and surface waters, such as marshes, lakes, ditches, and other similar habitats throughout the BRC.

Protection During Construction

The proposed project includes impacts to wetlands and other surface waters. Prior to start of construction activities, the proposed impact areas will be resurveyed for alligators and alligator nests by an ecologist/biologist. If an active alligator nest is located within the impact areas, construction will be discontinued within 150 feet of the nest until the project ecologist determines the nest is no longer active.

Habitat Management & Maintenance Activities

The preservation, enhancement, and creation of wetlands and surface waters on the BRC will continue to provide sufficient habitat for alligators on-site. Conservation and management measures will concentrate on educating homeowners on how to live in close proximity to alligators. Signs posted at appropriate water bodies should include, but may not be limited to, the following information:

- Alligators that are fed may lose their natural fear of people and will associate people with food and may become aggressive. It is against the law in Florida to feed an alligator.
- It is against the law to harm or harass or remove an alligator from its natural habitat.
- The State of Florida has a Nuisance Alligator Management Plan and when called, will respond and remove nuisance alligators.

FWC brochures about *Living with Alligators* will be posted on the Babcock Ranch Community Independent Special District (BRC ISD) website (babcockranchcommunityisd.com). A copy of the brochure is included in **Appendix B-1** and a photograph of signage in use on the BRC is included in **Appendix C**.

4.2 GOPHER TORTOISE MANAGEMENT PLAN

Biology

The gopher tortoise (*Gopherus polyphemus*) is listed as state-designated threatened (ST) by the FWC and a federal candidate species for listing under the Endangered Species Act (ESA). Gopher tortoises are a moderate-sized, terrestrial turtle most often found on well-drained sandy soils in upland habitats with low-growing herbs but may also be found in disturbed habitats including urban areas. In the wild, gopher tortoises typically live between 40 and 60 years. Breeding season occurs from March to October with egg-laying between May and July. Hatchlings typically emerge between August and November. Burrows not only provide protection for the tortoise, but also serve as refugia for up to 350 other commensal species. Prescribed fire is important for maintaining optimal gopher tortoise habitat and promoting the growth of low-growing herbaceous plants on which they feed (Ernst et al 1994).

Occurrence On-site

Within the BRC, gopher tortoise burrows have been identified in multiple habitat types including improved pasture, palmetto prairie, mixed rangeland, pine flatwoods, and pine-oak-cabbage palm. Although the State has expressed concern in the past that the water table is too high for a recipient site, multiple pre-construction surveys have identified active gopher tortoise burrows, including those of juveniles, indicating there is a reproducing population. Updated gopher tortoise surveys for the modification area east of Curry Canal identified 160 adult gopher tortoise burrows and three juvenile burrows.

Protection During Construction

In accordance with Specific Condition 24 of the FDEP Permit No. 396574-001, pre-construction surveys will be conducted in accordance with the Gopher Tortoise Permitting Guidelines (FWC 2017) in areas containing suitable gopher tortoise habitat. A relocation permit will be sought from FWC for all gopher tortoise burrows located within 25 feet of the construction limits. An Authorized Gopher Tortoise Agent will be present for all surveys and relocations. To preclude gopher tortoises from entering the construction limits, silt fence will be installed around the perimeter upon completion of relocation activities, if applicable. To date, Conservation Permits have been obtained from the FWC to relocate gopher tortoises from an active construction phase to an FWC approved, off-site recipient location. Gopher tortoises located within the approved mitigation areas will remain on-site, with the habitat managed through exotic removal and prescribed fire.

Habitat Management and Maintenance Activities

Management for gopher tortoises will be accomplished through habitat preservation and enhancement activities.

- Nine small animal wildlife crossings (**Appendices A-3** and **A-4**) are proposed within the BRC. These structures will provide safe passage for a variety of small to medium-sized animals, such as gopher tortoises, bobcats, snakes, and more under residential roads.
- The prescribed burn plan for on-site and off-site preserves will benefit gopher tortoises by decreasing woody vegetation encroachment into preferred habitats and promote growth of fresh shoots.

FWC *Living with Gopher Tortoises* brochures will be posted on the BRC ISD website (babcockranchcommunityisd.com). A copy is included in **Appendix B-2**. Signs will be erected on roadways where appropriate to notify residents and reduce potential vehicular mortality. A photograph of similar signage in use on the BRC can be found in **Appendix C**.

4.3 EASTERN INDIGO SNAKE MANAGEMENT PLAN

Biology

The Eastern indigo snake (*Drymarchon corais couperi*) is listed as federally threatened by the USFWS. The Eastern indigo snake (EIS) is a non-venomous, glossy black snake, larger and more robust in build than the more common black racer (*Coluber constrictor*). EIS utilize a variety of habitat types including pine flatwoods, scrub areas, hydric pine flatwoods, wet and dry prairies, agricultural fields, coastal hardwood hammocks, mangrove areas and even human altered areas can be considered habitat for the species (USFWS 1999). In south Florida, the species is not as dependent on gopher tortoise burrows for over-wintering but will use tortoise burrows as an underground refuge. In addition, the species will use armadillo burrows, natural ground holes, hollows at the base of trees, ground litter, and debris piles. EIS are diurnal and breeding is thought to occur in winter and early spring.

Occurrence On-site

The BRC contains eastern indigo snake habitat. Two EIS have been observed on-site during the various wildlife surveys, habitat mapping, and agency site visits associated with the development to date.

Protection During Construction

The BRC will follow the USFWS Standard Protection Measures (2013) for the EIS:

The permittee and/or contractors will use the current EIS educational materials (posters and pamphlets) offered by the USFWS, which are included by reference in the USACE permit for the BRC. Informational signs will be posted throughout the construction site and contain the following information:

1. A description of the EIS, its habits, and protection under federal law;
2. Instructions not to injure, harm, harass or kill this species;
3. Directions to cease clearing activities and allow the EIS sufficient time to move away from the site on its own before resuming clearing; and,
4. Telephone numbers of pertinent agencies to be contacted if a dead EIS is encountered. The dead specimen should be thoroughly soaked in water, then frozen.
5. If not currently authorized through an Incidental Take Statement in association with a Biological Opinion, only individuals who have been either authorized by a section l0(a)(l)(A) permit issued by the USFWS, or by the State of Florida through the FWC for such activities, are permitted to come in contact with or relocate an EIS.
6. If necessary, EIS shall be held in captivity only long enough to transport them to a release site; at no time shall two snakes be kept in the same container during transportation.

Community signage will include educational information about EIS and encourage the reporting of sightings to FWC at their *Rare Snake Sightings* page. The USFWS Eastern Indigo Snake brochure will be posted on the BRC ISD website (babcockranchcommunityisd.com). A copy of the brochure is included in **Appendix B-3**. EIS will also benefit from the proposed wildlife crossings within the BRC (**Appendices A-3** and **A-4**).

4.4 SANDHILL CRANE MANAGEMENT PLAN

Biology

The Florida sandhill crane (*Antigone canadensis pratensis*) is listed as state-designated threatened by the FWC. They are long-legged, long-necked with a grey body and a patch of bald red skin at the top of the head. The Florida sub-species of sandhill crane is a year-round resident and typically nests in late winter to early spring (December – March). Nests are made of emergent freshwater marsh vegetation and located in herbaceous wetlands. Florida sandhill cranes may successfully breed and forage near development. They are regularly seen foraging in open grassy areas with vegetation typically less than 18-inches in height (Wood and Nesbitt 2001).

Occurrence On-site

One Florida sandhill crane nest was located in a freshwater wetland on the western side of the BRC during the original PSS. Florida sandhill cranes are commonly observed utilizing freshwater wetlands, wet prairies, and farm fields within the BRC.

Protection During Construction

In accordance with Specific Condition 25 of FDEP Permit No. 396574-001, within 30 days prior to construction activities during the breeding season (January-August), the project ecologist will conduct either two ground surveys or one aerial drone survey of any herbaceous wetlands within the development footprint and within 400' of the development to ensure that no active nests are taken or disturbed during construction. If an active nest is discovered within 400' of the development, the nest site will be buffered by 400' to avoid disturbance by active construction and human activities until the nest is inactive in accordance with the FWC Species Conservation Measures and Permitting Guidelines (2016) for the Florida sandhill crane.

The BRC mitigation plan provides suitable roosting, nesting, and foraging habitat for the sandhill crane. If an active nest were to be found within an approved development tract during pre-construction surveys, no additional mitigation is required, as the potential impacts associated with the permitted habitat loss have already been addressed through the approved comprehensive mitigation plan.

Habitat Management & Maintenance Activities

Conservation efforts that will benefit the Florida sandhill crane include the following:

- Portions of the preserve areas previously containing greater than 50% exotic vegetation coverage will be replanted with desirable native vegetation to improve foraging opportunities.
- Wetland creation areas proposed for the BRC (Charlotte and Lee Counties) total approximately 368 acres (inclusive of berms and transitional upland areas). The majority of the wetland creation areas will be freshwater marsh, with deeper pools and areas of forested wetlands. Ephemeral wetlands will be included along the created wetland edges. The created herbaceous wetlands will provide additional nesting habitat for the sandhill crane.
- The prescribed fire management plan for the preserves will minimize woody encroachment into herbaceous wetlands.
- BRC road signage for sandhill cranes may be used, as needed, in areas where cranes frequent to alert motorists and reduce possible vehicular-caused mortality.

Additional information on *Living with Sandhill Cranes* will be posted on the BRC ISD website (babcockranchcommunityisd.com). A copy of the brochure is included in **Appendix B-4**.

4.5 COLONIAL NESTING WADING BIRDS MANAGEMENT PLAN

Biology

The wood stork (*Mycteria americana*) is listed as federally threatened (FT). It prefers freshwater and estuarine habitats for nesting, roosting, and foraging. Stick nests are usually constructed in medium to tall trees surrounded by open water and can be located in freshwater or brackish habitats (Rodgers et al. 1996). During the breeding season, a nearby foraging area plays an important role in chick survival as adult birds are better able to provide food without flying over extended distances. Wood storks are likely to forage in a wide variety of habitat types during the non-breeding season including freshwater marshes, stock ponds, roadside ditches, tidal pools and creeks and open water portions of cypress heads (USFWS 1999). Wood storks prefer to forage in shallow open water areas where prey is concentrated as they are tactile feeders (Kahl 1964). Dry season (winter) conditions in south Florida provide for heavy concentrations of prey in shallow depressions. Practically any shallow wetland depression that acts to concentrate large numbers of fish may be used as feeding habitat. All wetlands and other surface waters in the BRC mitigation plan may be utilized by wood storks and total approximately 4763 acres, exclusive of the surface water management lakes and/or rain gardens that are constructed within the approved development tracts outside of the BRC mitigation plan.

The little blue heron (*Egretta caerulea*), reddish egret (*Egretta rufescens*), tricolored heron (*Egretta tricolor*), and roseate spoonbill (*Platalea ajaja*) are all listed as state-designated threatened by the FWC. The reddish egret is a year-round resident of Florida mainly nesting and foraging in coastal areas but can occasionally be found inland utilizing spoil islands. The little blue heron is a small wading bird greyish-blue in color as an adult. The tricolored heron is slightly larger with a bluish colored head and upper body, purple chest, and white underparts. The roseate spoonbill has pink wings and underparts, a white neck and back, and distinct spoon-shaped bill. Typically, these wading bird species nest in rookeries, often with other wading birds. Nests are made of sticks and vegetation placed in small trees often over water and occurs between March and August. Habitats include fresh, salt, and brackish waters including marshes, swamps, and reclaimed mine lands.

Occurrence On-site

Wood storks have been observed on the BRC during the various wildlife surveys and other field work conducted to date, but no nesting by wood storks has been documented to date. Impacts to vegetation communities that may potentially be used by wood storks total approximately 547 acres for the entire BRC. Wood stork compensation will be accomplished by enhancing preserved wetlands within the BRC Mitigation Plan (±4950 acres), constructing approximately 215 acres of wetlands, and implementing hydrologic improvements in the Trout Creek and Telegraph Creek watersheds through the installation of control structures in the Curry Canal and Big Island Canal, respectively.

Two potential wading bird rookeries were identified during the original protected species survey, including one in the north section and one in the southwest corner of the BRC, south of the mine. An additional rookery was identified in 2019, located southwest of the Town Center near the old mine. Listed wading bird species common in Florida are transitory in nature and can be found foraging and roosting in a wide variety of wetland habitats. These species are regularly observed throughout the site utilizing freshwater wetlands, ditches, borrow areas, and cattle ponds.

Impacts Analysis

The USFWS methodology to assess project impacts to wood storks (applicable to all wading birds) and the mitigation lift associated with the BRC Mitigation Plan utilizes wetland hydroperiod classification, exotic coverage, and estimated wood stork consumption to calculate the change of

wood stork forage in kilograms of fish following wetland impacts, wetland restoration or enhancement. The entire Babcock Ranch totals approximately 91,000 acres. Of this total, approximately 26,000 acres of wetlands and other surface waters will remain after development of the BRC. Specifically, Telegraph Cypress Swamp and Creek, Jack's Branch, Clay Gully, Cypress Creek, Fichter's Branch, and Hall's Branch as they occur on Babcock Ranch will be preserved as a result of the project. Wood stork habitat lost by the development (577± acres; 678.39 kg of fish biomass) will be offset by the preservation and enhancement of approximately 4,763 acres of wetlands/surfaces within the BRC Mitigation Plan, inclusive of 2,215 acres of wetlands/surface waters on-site within the BRC boundary and 2,549 acres of offsite wetlands within the BRP that are part of the BRC Mitigation Plan (Mitigation Areas B, C, and D). These habitats provide for enhanced foraging, nesting, and roosting opportunities for all wading bird species.

In addition, wetland hydrology will be improved toward historic levels. Hydrologic restoration will result from the installation of four structures in Curry Canal and two structures in Big Island Canal. The structures will allow for a longer hydroperiod in the upstream wetlands and greater water quality treatment will occur as a result of the additional residence and filtration time. Additionally, remaining existing ditches within the wetland preserves will have a section backfilled to reduce the over draining of the wetlands. Both the on-site and off-site mitigation areas have approved land management plans and will be managed in perpetuity by the BRCISD.

Protection During Construction

In accordance with Specific Condition 26 of FDEP Permit No. 396574-001, pre-construction surveys within the development footprint to ensure that no active nests are affected during construction. If an active nest is discovered within the development footprint, appropriate buffers will be implemented as outlined in the FWC Species Conservation Measures and Permitting Guidelines (2017) for the State listed wading birds until the nest is no longer active. If this were to occur, no additional mitigation would be required because of the nesting, roosting and foraging opportunities for the wood stork and all State listed and non-listed wading birds associated with the BRC Mitigation Plan.

Habitat Management & Maintenance Activities

The BRC Mitigation Plan includes nine (9) different wetland creation areas proposed for a total of ±215 acres (869,991 m^2) of wetlands/surface waters to be constructed from upland farm fields. These created wetlands provide ±692 kg of new foraging prey base for wood storks/wading birds, in addition to the lift associated with wetland enhancement associated with the BRC Mitigation Plan, which more than offsets the expected impacts. The majority of the wetland creation areas will be freshwater marsh, with deeper pools and areas of forested wetlands. The deep pockets trap fish and macroinvertebrates during periods of water draw down, further increasing foraging opportunities for wood storks and wading birds. Ephemeral wetlands will be included along the created wetland edges.

In addition to the enhancement and creation of wetlands in the BRC, the hydroperiods of large wetland systems adjacent to the BRC will be restored by the installation of water control structures in Curry Canal and Big Island Canal. Wetlands and surface waters within the BRC mitigation plan will also be enhanced through exotic removal, improving upon foraging, nesting and wading opportunities than currently exists. Stormwater management lakes within the BRC will also be designed with lake littoral shelves and native plantings, which will create additional wading bird foraging habitat outside of the BRC mitigation plan.

An information pamphlet about wood stork and wading birds commonly found on the BRC will be posted on the BRC ISD website (babcockranchcommunityisd.com). A copy of the pamphlet can be found in **Appendix B-5**.

4.6 BURROWING OWL MANAGEMENT PLAN

Biology

The Florida burrowing owl (*Athene cunicularia floridana*) is listed as state-designated threatened by the FWC. Some human activities have actually had a beneficial effect on the burrowing owl population in Florida. The conversion of native habitat to mowed grassy fields, cattle grazing, and wetland drainage have all contributed to increasing the species' range. Residential and industrial areas currently support the largest Florida concentrations of burrowing owls (Haug et al. 1993). The burrowing owl inhabits open native prairies and cleared areas that offer an expanse of short, herbaceous groundcover. The pastures, sod fields, and fallow agricultural fields within the BRC provide suitable habitat for this species. They are often attracted to areas that are slightly higher in elevation than surrounding areas, such as berms and canal banks. Burrowing owls prey heavily on insects and vertebrates associated with disturbed areas, including mole crickets, June beetles, dung beetles, brown anoles, and Cuban tree frogs. The entrance of burrows is often lined with materials such as grass clippings, feathers, grasshoppers, anoles, or manure. FWC lists burrowing owl nesting season as February 15 through July 10, which is when burrows are most likely to be active (e.g. eggs or flightless young are present). This species was observed within the BRC during listed species surveys for the Earth Source Mine expansion.

Protection During Construction

In accordance with Specific Condition 27 of FDEP Permit No. 396574-001, prior to construction activities, an FWC Registered Agent for Burrowing Owls will survey open native prairies and cleared areas with short, herbaceous ground cover within the development footprint to ensure that no active nests are taken during construction. FWC requires a 10' radius minimum buffer from inactive burrowing owl burrows and a 33' radius buffer from active burrows containing eggs or flightless young. If a potentially occupied burrowing owl burrow is identified within the development footprint and it is not possible to maintain the applicable buffer, coordination will occur with FWC.

Habitat Management & Maintenance Activities

Conservation and management efforts that will benefit the Florida burrowing owl include the following:

- If required as an FWC permit condition, wooden T-perches, starter burrows and/or artificial burrows may be constructed in suitable upland on-site preservation areas to enhance burrowing owl habitat.
- Vegetation management through prescribed fire and grazing will be implemented. Mowing could also be used, instead of or in addition to, grazing to maintain vegetation in fields and other grassy areas at the appropriate height to provide for prey species but allow for predator detection. Desirable vegetation height for burrowing owls is approximately 6" or less.

As development takes place, educating BRC residents will be crucial for the continued protection of the burrowing owl, especially since this species is adaptable to urban settings and is likely to interact with the human population. The goal of an education program will be to protect active burrows within and outside of the urban environment and develop a tolerance for owls attempting to nest on private property. If burrowing owls are observed nesting within the development, signage will be implemented to notify residents and protect burrows. Additional information on burrowing owls will be posted on the BRC ISD website (babcockranchcommunityisd.com). A copy of the FWC brochure for burrowing owls is included in **Appendix B-6**.

4.7 CRESTED CARACARA MANAGEMENT PLAN

Biology

The crested caracara (*Caracara cheriway*) is listed as a federally threatened (FT) species by the USFWS. In Florida, crested caracaras were historically found in open grassland habitats and former native prairie. They now tend to utilize improved pastureland, i.e. grasslands managed for cattle production, and wet or dry prairies with scattered cabbage palms for nesting and foraging (Morrison 1999). The presence of open habitats as well as low ground cover and low density of tall and shrubby cover was shown to be preferred by caracaras in south-central Florida (Humphrey and Morrison 1997). The diet of the caracara includes both carrion and live prey. Many kinds of insects and other invertebrates, as well as fish, amphibians, reptiles, birds, and mammals are also consumed. Foraging habitats are varied and include pastures, newly plowed fields, drainage ditches, ponds, drying marshes or stock ponds, and several other habitat types (Morrison 2001). Caracaras nest almost exclusively in cabbage palm trees, but will also occasionally use live oaks, laurel oaks, and slash pine (Johnson Engineering, 2003 and 2007). In evaluating project impacts to the caracara in south Florida, the USFWS defines a primary management zone as 300-meters (985 ft), and a secondary management zone as 1,500-meters (4,920 ft) outward from the nest tree.

Occurrence On-site

Potential nesting habitat on the BRC is primarily limited to pastures east of the Curry Canal. As of the 2020 -2022 survey seasons, two active caracara nests are located within the BRC, and two active caracara nests are located off-site but within the 1,500-meter secondary zone buffer (USFWS 2016). Technical assistance occurred with the FWC and USFWS to address crested caracara involvement through the review process for FDEP State 404 Permit No. 396574-001. Specific Condition 23 of the permit details prudent and reasonable measures for the crested caracara.

Protection During Construction

As detailed in Specific Condition 23 of the State 404 Permit, incidental take for the crested caracara is anticipated, and it allows the removal of nest trees (including all alternate nest trees, as may be applicable) associated with up to five (5) pairs of caracaras through project build-out. Active nest trees within the BRC will only be removed prior to an active construction phase within that area and outside of the active nesting season. Prior to ongoing phases of construction, the project ecologist will survey suitable caracara habitat to verify if nests are located within the development footprint. If a new caracara nest is discovered, the applicant will comply with the conditions of the State 404 permit. Construction within the 300-meter primary buffer of an active caracara nest will be minimized to the extent feasible during the nesting season until nestlings have been confirmed to have fledged. Ongoing work within the secondary zone, outside of the primary zone, will be allowed to continue

Habitat Management & Maintenance Activities

Conservation and management efforts that will benefit the crested caracara include the following:

- Maintaining approximately 800 acres of agricultural lands suitable for caracara foraging post-development [±250 acres of improved pasture managed as dry prairie with cattle grazing in Mitigation Area E (Charlotte County), ±220 acres of agricultural land remaining as outparcels not approved for development (Charlotte County), and ±275 acres remaining as dedicated farmland in the North Babcock area (Charlotte County)].
- Continued maintenance of improved pastures not under conservation easement will occur through the use of cattle grazing, mowing and/or prescribed fire.

- Cabbage palms will be planted in clumps of two to six trees along approximately 25 percent of the edge of remaining onsite farmfields where none currently exist to increase nesting habitat for caracaras.
- Buffers will be observed around active caracara nest trees during nesting season, if applicable.

As mitigation for unavoidable impacts, BPH has agreed to trap and GPS tag 2 adult caracaras (one from each pair) from within the BRC during the nesting season prior to nest tree removal. Tracking will occur for a period of no less than two years post tagging, with an annual report provided to the FWS. Working with Dr. Joan Morrison and through advanced coordination with the USFWS, BPH has already implemented this mitigation, with one adult caracara from Site 4 and Site 8 having been trapped and fitted with a GPS transmitter in February 2021 and February 2022. It is anticipated these areas may move to development in 2022 after all necessary development permits have been obtained. Ongoing monitoring and reporting associated with the mitigation will be provided to the USFWS on an annual basis, as condition of the State 404 permit.

4.8 FLORIDA SCRUB JAY MANAGEMENT PLAN

Biology

The Florida scrub jay (*Aphelocoma coerulescens*) is listed by the USFWS as federally threatened. The scrub jay prefers scrub habitat characteristic of peninsular Florida's historic dune system, which is dominated by scrubby oaks occurring on well drained sandy soils. In optimal habitat, oaks are 1 to 3 m high, with sandy unvegetated openings occupying 10 to 50 percent of the site. Trees and dense herbaceous vegetation are uncommon. Scrub jays are very territorial and occur in family groups of typically three birds but may include up to eight birds. All the birds will aggressively defend their territory year-round. Scrub jay predators are predominantly raptors, however, bobcats, house cats, and some snakes may also feed on scrub jays.

Occurrence On-site

During wildlife surveys of the BRC in 2006 for the original permit, two scrub jays were observed in the southwest corner of the ranch. No scrub jays have been observed on the BRC since that time.

Habitat Management & Maintenance Activities

Conservation efforts that will benefit the Florida scrub jay include the following:

- Prescribed fire and/or mechanical methods will be used to reduce and/or remove canopy trees, oaks, and vines to restore the open sandy unvegetated areas preferred by the scrub jay, where scrub habitat exists.

4.9 RED-COCKADED WOODPECKER MANAGEMENT PLAN

Biology

The red-cockaded woodpecker (*Picoides borealis*) (RCW) is listed as federally endangered by the USFWS. RCWs prefer to live in old-growth pines with sparse understory and will utilize trees with heartwood disease for nesting (Conner et al. 1994). Mature pines are also used for foraging, but RCWs will to a lesser extent forage in hardwood trees and cypress domes (USFWS 2003). In southwest Florida, some research has shown RCWs prefer hydric pine flatwoods, which are maintained by fire and hydroperiod and often do not have dense midstory (Beever and Dryden 1992). Beever and Dryden (1992) found that cavity trees had a diameter at breast height (dbh) ranging from 20.5 to 30.8 cm, with the smallest pine being 15.4 cm and the largest measuring 35.9 cm.

Occurrence On-site

The BRC has some suitable nesting and foraging habitat for RCWs. Potential nesting habitat on the BRC includes pine and hydric pine flatwoods totaling approximately 5,763.45 acres (32.4% of the BRC). Foraging habitat includes pine, oak and cabbage palm, cypress, and cypress, pine, cabbage palm wetlands. Much of the potential habitat is not conducive to RCWs as pasture fields have fragmented pine flatwoods and silviculture has removed the old growth pine. In the remaining habitat the understory is often too tall and dense, mid-story may be present, pine stocking, age and size may be inappropriate and/or insufficient foraging habitat is available. No RCW cavity trees were observed during original or updated wildlife surveys conducted for the BRC.

Protection During Construction

As this is a phased project that will be constructed over several years and land management activities will be conducted that are conducive to RCW utilization, prior to construction activities the project ecologist will survey appropriate RCW nesting habitat. During the survey, if an active cavity is discovered within the footprint of development, the applicant will coordinate with the USFWS and adhere to the terms and conditions of its Biological Opinion, as applicable.

Habitat Management & Maintenance Activities

Conservation and management efforts that will benefit the RCW include the following:

- Within the on-site preserves and off-site mitigation areas tree stand stocking may be reduced through selective removal of young pines (10 to 30 years) to create better foraging habitat (USFWS 2003).
- Understory growth and mid-story establishment will be prevented by conducting controlled burns every 3 to 5 years (Komarek 1974).
- Existing snags will be protected as they provide nesting habitat for RCW competitors, i.e. red-bellied woodpecker (*Melanerpes carolinus*), pileated woodpecker (*Dryocopus pileatus*), and red-headed woodpecker (*M. erythrocephalus*), all of which have been observed on the BRC.

RCW cavity trees have been identified within the northeast portion of the Babcock Ranch Preserve. Subsequent, ongoing surveys to date have identified 47 cavities (active, inactive, starter) in the northeast corner of the ranch. Additionally, approximately 27 clusters of RCWs are present on the Babcock – Webb Wildlife Management Area (WMA) located to the west of the Babcock Ranch (USFWS 2003). RCW habitat preserved within the BRC may benefit RCWs by increasing the nesting and foraging habitat currently available for these two populations of RCWs. This may also help RCWs in dispersing from the Babcock Ranch population to the Babcock – Webb WMA, therefore helping to maintain the genetic viability of both populations.

4.10 FLORIDA BONNETED BAT MANAGEMENT PLAN

Biology

The Florida bonneted bat (*Eumops floridanus*) (FBB) is the largest bat species found in Florida and is known for its large, rounded ears. FBBs are known to roost in natural and man-made structures. Natural roosts include cavities and crevices of tall mature trees including pine, cypress, and royal palms, along with rock outcroppings. Man-made roosts may include bat houses and barrel tile roofs. Roosts typically require an open mid-canopy, so the bats can fly downward to gain enough speed for flight. Florida bonneted bats feed on insects and use echolocation to detect and capture their prey. Unlike many bats, they are active year-round. They forage in flight and at night, often returning to the roost periodically during the night.

Occurrence On-site

Effective November 2, 2013, the USFWS listed the FBB as federally endangered and established an FBB consultation area. The entire BRC falls within the consultation area, although the consultation area was established after the USFWS Biological Opinion (BO) (FWS Consultation Code: 41420-2007-F-0900) was issued for the project. The USFWS also provided FBB Consultation Guidelines (FBB Guidelines, 2019) to help developers and regulatory agency staff evaluate the effects of projects on the FBB. Additionally, in June 2020 the USFWS proposed to designate approximately 1,478,333 acres in Florida as critical habitat for FBB (Federal Register 2020). If approved, a portion of the BRC occurs within an area proposed to be designated as critical habitat (Unit 2) for the FBB. No FBB roosts have been documented within the BRC, but foraging has been recorded within the BRC and off-site preserves during acoustic surveys. Suitable FBB roosting habitat exists on the BRC.

Protection During Construction

In accordance with Specific Condition 22 of the State 404 Permit, pre-construction roost surveys for the FBB will occur prior to initiation of land clearing and vegetation removal activities that would impact potential roosting habitat to ensure there is no taking of an FBB roost. If the permitted activities require the removal of potential roost trees, snags, or structures, the permittee shall conduct a survey for Florida bonneted bats within 30 days prior to removal. If appropriate, an acoustic emergence survey may also be conducted in accordance with the USFWS Consultation Guidelines for the FBB (October 2019).

Best Management Practices (BMPs) in the October 2019 USFWS Consultation Guidelines for the FBB recommend a 250-foot (76 m) buffer around known or suspected FBB roost structures. Prior to construction activities, the project ecologist will survey appropriate FBB habitat. All identified potential FBB roost structures (e.g. snags with appropriately sized cavities or loose bark) within the proposed project area will be GPS located and observed using a treetop camera or an emergence survey conducted, if appropriate. If an active FBB roost is discovered within the footprint of development during the survey, a 250-foot radius buffer will be established to limit disturbance to roosting bats. Coordination will occur with the USFWS and FWC to implement proper exclusion measures prior to removal of the roost tree/structure outside of maternity season.

Habitat Management and Maintenance Activities

Conservation and management efforts that will benefit the FBB are based upon the BMPs contained within the FBB Guidelines, which were designed by the USFWS to minimize the impact of a project on the FBB and include the following:

- As compensation for FBB foraging impacts associated with full BRC development, the

BRC Mitigation Plan will provide approximately 12,913 acres of habitat preservation and enhancement, all of which is considered FBB foraging habitat and ±8,024 acres of forested preservation and enhancement that may be utilized for future FBB roosting, which exceeds FBB Guidelines.

- To conserve open freshwater and wetland habitats to promote foraging opportunities and avoid impacting water quality, the ±12,913-acre BRC Mitigation Plan will include approximately 4,534 acres of wetland/surface water preservation, ±418 acres of wetland enhancement, and ±215 acres of wetland creation areas.
- To conserve and/or enhance riparian habitat, streams/flowways and associated upland buffers will be incorporated into preserve, as detailed in the 2020 BRC Mitigation Plan and required by the SFWMD/State 404 permits.
- Development areas within the BRC will contain an average 17% stormwater ponds, which will contain a 6:1 littoral shelf planted with 100% native wetland plantings, as required by the BRC ISD Design and Specification Manual.
- The widespread application of insecticides (e.g., mosquito control, agricultural pest control) by the Permittee will be minimized to the extent feasible in onsite preserve areas where FBB are known or expected to forage or roost.
- Mature trees and snags within the preserve areas will be retained to the maximum extent practicable. Any trees or snags to be removed from preserve areas due to natural disasters or to ensure the health, safety, and welfare of the residents will be surveyed to determine if bat roosting is present prior to their removal.
- Prescribed fire will be utilized in the ±12,913 acres of mitigation lands in a manner that mimics the natural fire cycle for the various habitat types identified within the mitigation areas to provide enhanced foraging and roosting habitat for the FBB.
- If determined warranted by the USFWS, BPH will work with the Service to place up to 16 bat boxes in onsite preserve areas (2 per onsite Mitigation Areas A and E-K).

A copy of the FWC brochure *Living with Bats* and *Wildlife in Structures* will be posted on the BRC ISD website (babcockranchcommunityisd.com). A copy of both of brochures is included in **Appendix B-7**.

4.11 FLORIDA BLACK BEAR MANAGEMENT PLAN

Biology

The BRC and adjacent State of Florida conservation lands contain forested habitats documented to be utilized by the Florida black bear (*Ursus americanus floridanus*). The Florida black bear is one of three subspecies of American black bear recognized in the southeastern United States and is regulated under the Florida Black Bear Conservation Rule 68A-4.009, Florida Administrative Code. This species can be found in a variety of habitats, including mixed hardwood pine, cabbage palm hammock, upland oak scrub, and forested wetlands, such as cypress and riverine swamps. Acorns, nuts, berries, and other native vegetation comprise the primary diet of this species.

The black bear management plan consists of design features intended to enhance and preserve black bear habitat and foraging opportunities within the BRC on-site preserves as well as within the Mitigation Areas. According to the FWC, 90% of the known bear mortalities in Florida were due to vehicular collisions. Therefore, an additional component of the black bear management plan includes conservation efforts to reduce vehicle-bear collisions in the project area.

Occurrence On-site

Black bears have been documented in the preserve area within the BRC located in Lee County. Black bears are also regularly documented by remote cameras on state lands adjacent to the BRC.

Habitat Management & Maintenance Activities

Extensive pine flatwoods are being preserved both on-site and within the Mitigation Areas, which include abundant saw palmetto coverage. Saw palmetto is the most universal component of the black bear's diet and it serves as important winter cover for both males and females (Maehr 1997). The prescribed fires will vary between growing season burns and winter burns to benefit a variety of wildlife species and the food sources they depend on. For the Florida black bear, summer or growing season burns not only reduce the potential for causing cub mortality but encourage fruit production in many plant species that evolved under a regime of periodic rainy season burns (Maehr et. al 2001).

Additional conservation efforts that will benefit the black bear include the following:

- Roadway fencing and the construction of two wildlife crossings are proposed along State Road 31 (**Appendix A-4**) to facilitate connectivity and safe passage between BRC on-site preserves, the Mitigation Areas, and Babcock – Webb WMA;
- Homeowners and residents will be instructed to bring pet food inside and store securely, protect gardens, compost, and livestock with fencing or other appropriate measures; and remove wildlife feeders when a bear is in the area.
- Any human-bear interaction or conflicts should be reported immediately to the FWC at 1-888-404-3922.

FWC *A Guide to Living in Bear Country*, *You Live in Bear Country*, and *Protect your Pets* pamphlets will be posted on the BRC ISD website (babcockranchcommunityisd.com). A copy of the referenced black bear handouts can be found in **Appendix B-8**.

4.12 FLORIDA PANTHER MANAGEMENT PLAN

Biology

Florida panther (*Puma concolor coryi*) are listed as endangered by the USFWS, and the BRC is located within the boundaries of the USFWS Panther Focus Area and the Primary Dispersal/Expansion Area. Florida panthers are habitat generalists (Florida Panther Subteam 2002, Beir et al. 2003, Comiskey et al. 2002) and will use a wide range of habitat types, but typically prefer upland forested habitats. Panther primarily consume feral hog (*Sus scrofa*), and white-tailed deer (*Odocoileus virginianus*), but will prey on any small or medium-sized animal, including occasional domestic animals (Maehr 1990a, Dalrymple and Bass 1996). The majority of the breeding range of the Florida panther is south of the Caloosahatchee River (USFWS 1999) though male panthers are regularly documented in south central Florida and occasionally north of I-4.

In November 2016, the first female panther documented north of the River since 1972 was photographed on Babcock Ranch Preserve. The female panther was subsequently photographed with a litter of two kittens in March 2017 and a litter of two kittens in November 2017. In November 2019, a female panther was photographed with at least one kitten on Lee County preserve lands adjacent to the BRC. The re-colonization of the panther's previous range north of the Caloosahatchee River is an objective identified in the Florida panther recovery plan (USFWS 2006).

Thick understory cover, such as tall palmetto, is important habitat for denning and resting panthers (Maher 1990; Thatcher 2006). The Babcock Ranch, particularly sites in the BRC, is intensely managed for cattle and sod farms, which may negatively impact potential denning habitat. Prescribed fire management plans will include mosaic burns that retain some areas of thick palmetto.

Occurrence On-site

During the PSS on May 12, 2006 Johnson Engineering ecologists flushed an uncollared panther out of a shrubby wetland area in the northeast corner of the BRC between the Earth Source Mine and Curry Preserve. The panther had apparently been feeding on a small alligator. Between that survey and 2020 at least five other individual adult panthers and four kittens have been documented on Babcock Ranch Preserve, of which, at least four of the adults have also been documented within the BRC.

Habitat Management & Maintenance Activities

A total of 10,354.66 acres of habitat on the BRC is within the Panther Consultation Area and are viewed as "impacts" to panther habitat. These habitat impacts result from a combination of direct impacts associated with the proposed development and from internal preserve areas that are considered fragmented for the purposes of a far-ranging species like the Florida panther. The 10,354.66 acres has a functional unit value equal to 62,290.73 panther habitat units (PHUs) in the pre-development conditions based on the USFWS panther habitat assessment methodology. Development impacts to date have utilized a 1:1 ratio of functional loss to PHUs required, consistent with the 2009 BO. However, future development impacts will utilize a 1.26 multiplier based upon a 2018 USFWS updated panther assessment methodology for impacts north of the Caloosahatchee River. Considering impacts that had already occurred under the 2009 BO approved methodology and remaining future impacts that will utilize a 1.26 multiplier, the BRC necessitates a total of 80,033.96 PHUs. The applicant provides compensation for project effects to panther habitat through on-site preserves and the off-site mitigation areas. The on-site preserves, which qualify as panther compensation total 5,016.94 acres and provide 37,388.51 functional units of

panther habitat. The off-site mitigation is provided through the Babcock Ranch Mitigation Park, which totals 16,800 acres. Of that total, 5,915.69 acres will be utilized for panther mitigation, which provides 48,160.59 functional units of panther habitat. Therefore, 10,932.63 acres of panther habitat, totaling 85,549.10 functional units have been protected through mitigation. The additional 5,515.14 functional units of panther habitat will be available to offset future offsite BRC related impacts, as necessary.

Additional conservation efforts that will benefit the Florida panther include the following:

- Conducting prescribed fire less frequently (every 5 to 10 years) in areas identified as potential denning habitat for Florida panthers, and leaving a mosaic of unburned patches;
- If determined necessary by the BRC Development of Regional Impact (DRI), roadway fencing and the construction of two wildlife crossings are proposed along SR 31 (**Appendix A-3**) to facilitate connectivity and safe passage between the BRC on-site preserves, off-site preserves and the Babcock - Webb WMA. BPH will fund the installation of the wildlife crossing and adjacent fencing of SR 31 in that area as a part of the BRC DRI development approvals.

A copy of the *FWC Guide to Living with Panthers* brochure and an information sheet on *Florida Panther Safety Tips* will be posted on the BRC ISD website (babcockranchcommunityisd.com). A copy of both of brochures is included in **Appendix B-9**.

4.13 BEAUTIFUL PAWPAW MANAGEMENT PLAN

Biology

Beautiful pawpaw (*Asimina pulchella*) is a State and federally listed endangered plant. It is associated with mature pine flatwoods habitat along with evergreen blueberries (*Vaccinum myrsinites*), saw palmetto (*Serenoa repens*), wax myrtle (*Morella cerifera*), netted pawpaw (*Asimina reticulata*), and dwarf live oak (*Quercus minima*) (USFWS 1999). This species of pawpaw is strongly associated with fire, as this disturbance minimizes the plants competition with other species that may outcompete it. Beautiful pawpaw takes advantage of openings created by fire and will often flower in the first growing season following a fire (USFWS 1999).

Occurrence On-site

Beautiful pawpaw on the BRC has been identified in the northeast corner and just outside of the BRC boundary on the state protected land in the same general location. The plants were observed in pine flatwoods that had been recently logged and little canopy cover was present. Suitable habitat for pawpaw on the BRC includes pine flatwoods with zero to low exotic coverage and palmetto prairie. Much of the BRC development habitat likely has too thick of an understory for beautiful pawpaw to be successful, as it is not frequently burned. However, proposed mitigation areas are part of a prescribed fire rotation, with pine flatwoods/palmetto prairie habitat potentially burning as frequently as every 2 to 3 years to benefit beautiful pawpaw (USFWS 1999).

Habitat Management & Maintenance Activities

Conservation and management efforts that will benefit beautiful pawpaw include the following:

- Preserves with beautiful pawpaw present will be burned and/or mowed on a frequent basis to provide and maintain a habitat that is suitable for this species.

Brochures including pictures of beautiful pawpaw will be posted on the BRC ISD website (babcockranchcommunityisd.com) to aid in the identification and protection of the plant. A copy of the brochure is included in **Appendix B-10.**

4.14 SOUTHEASTERN AMERICAN KESTREL MANAGEMENT PLAN

Biology

The Southeastern American kestrel (*Falco sparverius paulus*) is listed as state threatened by the FWC. This kestrel is a non-migratory falcon that prefers to live in open woodlands that have been historically maintained by frequent fire. They will also utilize open cattle pasture and low-intensity agricultural areas, or open fields near residential areas. Kestrels primarily nest in large cavities in dead trees and will readily use nest boxes. Their diet consists mainly of grasshoppers and lizards, supplemented by other invertebrates, and occasionally frogs or small mammals. Kestrels will hunt from perches and can commonly be observed perched on electrical wires but can also hunt from the air. Southeastern American kestrels breed from mid-March to early-June. Females lay 3-5 eggs per nest. Eggs are white to reddish-brown with a dark speckling. Eggs hatch after approximately one month of incubation and will fledge approximately 30 days after hatching.

Occurrence On-site

The BRC has suitable nesting and foraging habitat for Southeastern American kestrels, and they have been observed foraging on-site. Potential nesting habitat on the BRC includes pine and hydric pine flatwoods, and foraging habitat includes pastures, dry prairie, light agricultural fields, and open wetlands. No active kestrel nests have been observed during original or updated wildlife surveys conducted for the BRC.

Protection During Construction

In accordance with Specific Condition 28 of FDEP Permit No. 396574-001, prior to construction activities, surveys for the Southeastern American kestrel shall be conducted during the survey season (April – August). A minimum of three (3) surveys shall be conducted 4-7 days apart between sunrise and 3-4 hours afterwards on clear calm days through all potential habitat, either on foot or by vehicle depending on site conditions. All kestrel observations will be noted and GPS-located, and if an active nest cavity is discovered, a buffer of 150-meters shall be established around the nest tree. No activities shall occur within the buffer during the breeding season (March 1 – July 30) and no nest cavity trees will be removed on BRC property. If any of these conditions cannot be adhered to, further coordination with the FWC will take place.

Habitat Management & Maintenance Activities

Conservation and management efforts that will benefit the Southeastern American kestrel include the following:

- Controlled burns/mechanical management every 3 to 5 years within the BRC Mitigation Areas to provide an open woodland habitat for nesting and foraging.
- Maintaining approximately 800 acres of agricultural lands suitable for kestrel foraging post-development.
- Continued maintenance of improved pastures not under conservation easement will occur through the use of cattle grazing, mowing and/or prescribed fire.
- Existing snags within mitigation areas will be protected as they provide nesting habitat. Snags with cavities within development areas are peeped prior to construction to check for bat roosts, and would also detect any nesting birds, such as the kestrel. Buffers will be provided around any active nests, as detailed in Special Condition 28.

4.15 FLORIDA PINE SNAKE MANAGEMENT PLAN

Biology

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as state threatened by the FWC. The Florida pine snake is a large, non-venomous snake, with dark brown to reddish blotches on a gray to sandy-colored background. The head and snout are cone-shaped for adapted for burrowing. Adult pine snakes average 48-66 inches but can be as long as 90 inches. Florida pine snakes are known for their impressive defensive displays, with loud hissing, inflating their bodies, and tail vibrations. Pine snakes utilize a variety of mostly dry habitat types including sandhills, pine flatwoods, scrub areas, mesic pine flatwoods, dry prairies, and agricultural fields (FWC 2013). The species may spend 70-80% of their time in underground refugia, such as gopher tortoise burrows. In addition, the species will use armadillo burrows, natural ground holes, hollows at the base of trees, ground litter, and debris piles. Nesting occurs within burrows from June to August, with the eggs hatching by October.

Occurrence On-site

The BRC contains Florida pine snake habitat. No Florida pine snakes have been observed onsite during the original or updated wildlife surveys conducted for the BRC.

Protection During Construction

In accordance with Specific Condition 29 of FDEP Permit No. 396574-001, the BRC will adhere to the following protection measures for the Florida pine snake:

- Prior to site work, the permittee and/or contractors will meet to discuss Florida pine snake identification, its protected status, and what to do if one is observed. Educational materials with color photographs will be shared and distributed to personnel.
- If a Florida pine snake is observed on-site, all project activities are to cease and the snake shall be allowed to leave the area on its own accord without being harmed or captured. Observations shall be reported to the FWC.
- If a nest is discovered during a gopher tortoise burrow excavation, all work is to cease and the nest is to be reported to the FWC, who will provide further guidance.
- Injuries or mortalities to a Florida pine snake is to be immediately reported to the FWC Wildlife Alert Hotline.

Community signage will include educational information about Florida pine snake and encourage the reporting of sightings to FWC at their *Rare Snake Sightings* page. Florida pine snakes will also benefit from the proposed wildlife crossings within the BRC (**Appendices A-3** and **A-4**).

Habitat Management & Maintenance Activities

Florida pine snakes will benefit from the land management activities proposed within the BRC Mitigation plan, accomplished through habitat preservation and enhancement activities.

4.16 BALD EAGLE MANAGEMENT PLAN

Biology

The bald eagle (*Haliaeetus leucocephalus*) can be found throughout Florida year-round. Bald eagles can weigh up to 14 pounds and have a wingspan of up to eight feet. Males are smaller than females. Bald eagles are mostly dark brown, and don't get their distinctive white head and tail feathers until they are four to five years old. Bald eagles eat fish, waterfowl, turtles, rabbits, snakes, and other

small animals, and carrion. Their habitat includes estuaries, large lakes, reservoirs, rivers, and some seacoasts. They are also found in growing numbers in suburban and even some urban areas. They tend to congregate near open water in tall trees for shelter or spotting prey. Bald eagles typically nest in the tops of large trees. They often use and enlarge the same nest year after year. Although the bald eagle is no longer listed under the Endangered Species Act, it is still afforded protection under the Bald and Golden Eagle Protection Act (BGEPA).

Occurrence On-site

One bald eagle nest was discovered on-site within a mitigation area in years past but has not remained active and is now inhabited by a great-horned owl. Bald eagles have been observed regularly foraging with the BRC and flying overhead, but no further nests have been found on-site. The closest known eagle nest per FWC GIS information is LE033, located approximately 3 miles south of the southern project boundary

Protection During Construction

In accordance with Specific Condition 30 of FDEP Permit No. 396574-001, state rules, and the federal BGEPA, the BRC will adhere to the following protection measures for the bald eagle:

- No activities shall occur within a 660-foot buffer from any bald eagle nest discovered onsite or on neighboring properties. If activities with the 660-foot buffer cannot be avoided, the permittee shall follow the USFWS Eagle Management Guidelines or apply for a federal eagle permit if those guidelines are not possible.

5.0 PRESCRIBED FIRE

Many of the native plant communities in Florida were maintained naturally by fire prior to human intervention. The primary ecological functions of fire are to eliminate accumulated plant material, return nutrients to the soil, and germinate serotinous species. Prescribed burning is an essential tool in both land and wildlife management and helps reduce potential damage and hazards from wildfires in the wildland/urban interface areas. Proper prescribed burns promote the growth of green shoots, roots, and rhizomes of grasses and sedges that are then available for foraging. In wetlands, burning creates deep pools and edges for nesting and feeding of waterfowl, and controls undesirable vegetation. Prescribed fire has been practiced at Babcock Ranch for nearly 100 years.

Objectives

The prescribed fire plan for the BRC and off-site mitigation areas will be a program that mimics the natural fire cycle for the various plant communities identified within the mitigation areas. Timing, based on weather conditions, and ignition practices can be modified to accomplish goals ranging from exotic vegetation control to wildlife habitat enhancement and fuel reduction within burn units. Currently the objectives for burning relate to ongoing ranch activities such as silviculture and cattle grazing. When this burn plan is implemented, the burning will be conducted strictly for ecological purposes. For example, portions of burn units in the Curry Lake preserve may be burned every 5 or more years to allow thick patches of understory cover to develop for large mammal movement between the Babcock Ranch Preserve and Babcock - Webb WMA. However, flatwoods that are being managed for red-cockaded woodpeckers and/or gopher tortoises will be burned on a more frequent basis. The goals and objectives established for the BRC and off-site mitigation areas will be clearly laid out and incorporated into each prescription. Generally, prescribed burns conducted at the BRC and off-site mitigation areas will involve a variety of firing techniques over a range of weather conditions to create mosaic burn patterns that will benefit an array of wildlife species.

Burn Units

The mitigation areas have been subdivided into a total of 75 burn units, which in addition to facilitating the application of prescribed fire will also help create a mixture of burned and unburned areas across the mitigation areas (see **Appendix A-5** for Burn Unit Maps). The size and boundaries of each burn unit were established based on the limits of the mitigation areas and the location of existing barriers such as fence lines, ditches, and primitive roads. The division of burn units may change over time as the prescribed fire plan is implemented and on-the-ground logistics become more obvious. Fire breaks will consist of primitive roads, existing trails disked to bare mineral soil, wet lines or foam lines, and/or natural vegetation breaks. Additional manmade barriers may be constructed at the wildland/urban interface as a result of the development, such as berms separating human habitations from preserves, which can be utilized as fire breaks.

If new fire breaks are needed, efforts will be made to minimize disturbance to existing native vegetation during their creation and maintenance, and no wetlands will be adversely impacted as a result of fire break construction. In the event of a wildfire the Florida Division of Forestry (DOF) may create fire breaks within existing wetlands. If plow lines are put in as a result of a wildfire, whether they are in a wetland or upland, efforts will be made to grade those areas to prior grade.

Burn Frequency and Burn Season

The fire frequency for natural communities found within the Babcock Ranch Community and off-site mitigation areas will generally follow these guidelines (Florida Natural Areas Inventory 1990; http://www.fnai.org/descriptions.cfm accessed July 2, 2008):

- mesic pine flatwoods – frequent (2-4 year cycle);
- hydric pine flatwoods – frequent (3-7 year cycle);
- depression marshes – more frequent around the periphery (3-7 year cycle) and becoming more occasional toward the center (8-25 year cycle);
- wet prairies – annual (1-2 year cycle) or frequent (3-7 year cycle);
- cypress/pine/cabbage palm – transitional community from moist upland to hydric sites – occasional (8-25 year cycle);
- cypress strand/dome swamp – occasional around the periphery (8-25 year cycle) and rare in the deepest peat towards the center of the strand/dome (26-100 year cycle).

Areas identified as RCW recovery units will be burned every 1-3 years. Burn units incorporating multiple habitat communities under different fire cycles will be burned based on the community requiring the shortest cycle. The other communities within that burn unit that are on a longer fire cycle will likely not burn as frequently since fuels will not have built up. The seasonality, weather factors, or ignition techniques of the prescribed burn will also be selected to selectively burn the community within the unit with the shortest fire cycle.

Fire maintenance of hydric hammocks will be accomplished primarily by burning the adjacent flatwoods and marshes, reducing the fuel needed to ignite the hammock. Maintenance of natural species composition and protection from excess fuel build-up will be accomplished by allowing fire to enter the edges but not completely burn through the hammocks. Fire will be introduced into the edges of hammocks under moist conditions that will not result in a destructive fire through the hammock. Fire frequency in this situation will be dictated by the frequency of fires in adjacent communities.

Fire will be applied to freshwater marshes in conjunction with the burning of surrounding pine flatwoods to maintain open herbaceous ponds and control woody plants found primarily on the edge of these depressions. The centers of depression marshes are much wetter than the surrounding flatwoods and may not burn at the same time the flatwoods are ignited. In this case, a separate fire under guarded conditions may be needed to carry the fire across the marsh. In cypress domes or

strands, fire is beneficial for the control of hardwoods and reduction of ground fuels near their outside edge. Conditions dry enough to burn soils in the center of domes or strands, or muck fires, would most likely be damaging to trees within them. The burning of cypress domes and strands will take place only when moist conditions allow for light surface fires in the outer portion of the dome and avoid muck fires. Fire will be excluded from domes and strands under dryer conditions.

The burn schedule will then be modified as needed based on these qualitative observations. Areas where fire cannot be implemented will instead be mowed, roller chopped, or pruned to mimic effects of fire. The Burn Manager will conduct post-burn inspections to ensure the burn objectives are being met for each natural community. When possible, vegetation monitoring activities will be conducted around burn events to help assess the effectiveness of the prescribed burn regime.

Burn Manager Duties

Florida Statute 590.125 and Chapter 5I-2 of the Florida Administrative Code (FAC) grant the DOF the authority to regulate prescribed burning in Florida. Prescribed burning will be planned and carried out by a Florida Certified Prescribed Burn Manager (as licensed by the DOF) and experienced fire crews utilizing the DOF Prescribed Burn Plan form. The planning and application of prescribed burning will comply with all applicable federal, state, and local regulations.

All necessary permits and authorizations will be obtained by the Florida Certified Prescribed Burn Manager before implementation of the burn. As part of each prescription, the burn manager will develop an emergency action plan that will include escape routes for all personnel and actions to be taken in the event of unexpected weather changes or fire behavior.

Smoke Management

Smoke management is an essential component of the burn prescription. The burn manager will evaluate the potential impacts of each prescribed burn to smoke-sensitive areas located within a 20-mile radius from the location of the burn by employing a screening system, such as recommended in Wade and Lundsford (1989). Based on definitions contained within the state regulations, smoke sensitive areas are areas within which smoke could have an adverse impact for reasons of visibility, health, or human welfare (Natural Resources Conservation Service 2003). Monitoring of the prescribed burn will continue until smoke no longer presents a potential hazard and there is no potential for the fire to reignite and cause an uncontrolled fire.

6.0 WILDLIFE CROSSINGS AND FENCING

Conceptual wildlife crossings for the BRC include nine small animal crossings located within the development footprint (**Appendix A-3**). Conceptual cross-section drawings can be found in **Appendix A-4**. Two wildlife crossings are proposed on SR 31, which would provide connectivity for large animals like Florida black bear and Florida panther between Babcock Ranch and the Babcock – Webb WMA. The installation of these crossings will occur simultaneously with road-widening, if required in the BRC DRI development approvals.

7.0 LIGHTING

The developer and all future property owners must ensure that the indigenous preserve and restoration areas are not directly illuminated by lighting originating from the developed areas of the project. Shielding of the fixtures and eliminating uplighting will be used, where needed, to ensure lighting does not impact adjacent preserve areas. Development orders that include building in proximity to the designated preserves will include lighting details to

demonstrate this requirement is being met. The BRC ISD has lighting standards in place to ensure lighting is designed to avoid impacts to the preserves across the entirety of the BRC.

8.0 HUMAN-WILDLIFE COEXISTENCE PLAN

"Human-wildlife conflict occurs when the needs and behavior of wildlife impact negatively on the goals of humans or when the goals of humans negatively impact the needs of wildlife. These conflicts may result when wildlife damage crops, injure or kill domestic animals, threaten or kill people," (IUCN 2003).

Understanding the biology or ecology of the wildlife that is found in Florida is not necessarily enough to understand or provide solutions for the conflict. Understanding the human dimension is crucial in promoting human-wildlife coexistence and this often has more to do with the public's perception of risk from wildlife. Educating homeowners about the wildlife that lives alongside them, their importance in the ecosystem, and steps that can be taken to reduce interaction with wildlife, can not only reduce the potential for interaction but also reduce any fear. One of the tools the FWC implemented recently for Florida black bears includes a slogan, "A fed bear is a dead bear." This concept may be extended beyond bears. It implies that the responsibility for reducing the potential for negative human-wildlife interactions lies with the humans. FWC's brochure, *How Wildlife Sees Your Backyard*, is a useful resource for homeowners to identify how their property may be an attractant to wildlife. It is attached in **Appendix B-11**. Wildlife consistently exposed to human-provided food may lose their natural fear of people, which can lead to conflicts. Securing wildlife attractants makes the community safer for people, pets and wildlife. Homeowners in the BRC are fortunate to live adjacent to the 73,000-acre Babcock Ranch Preserve where the first female Florida panther north of the Caloosahatchee River since 1972 was photographed with two kittens in 2017. The BRC was designed with the environment and wildlife in mind.

Informational brochures for many listed species that may be found on or near the BRC will be posted on the BRC ISD website (babcockranchcommunityisd.com). Besides these listed species, other native and invasive species may also be encountered, which have the potential to result in human-wildlife conflict. The information provided here is not inclusive of every species, but a sample of some of the most common or misunderstood. This information will allow the homeowners in the BRC to fully enjoy all the amenities in this groundbreaking community, while also keeping themselves, pets, property, and the wildlife safe. Residents may contact FWC's Wildlife Impact Management Section staff at 863-648-3200 with requests for brochures, further questions, or to report conflicts with wildlife.

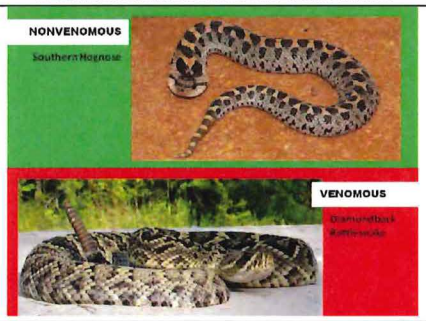
Venomous snakes

There are 44 species of snakes in Florida, of which only six are venomous, and four of those may potentially be found in the BRC: eastern coral snake (*Micrurus fulvius*), the cottonmouth (sometimes called water moccasin) (*Agkistrodon piscivorus*), eastern diamondback rattlesnake (*Crotalus adamanteus*), and the dusky pigmy rattlesnake (*Sistrurus miliarius barbouri*). All snakes are an important part of any ecosystem where they help control rodent populations, and some non-venomous snakes even prey on venomous ones. Most snakes are not particularly dangerous unless stepped on or handled aggressively. One should never handle a wild snake. More people are bitten by venomous snakes by getting close to the snake in an effort to kill the snake. Many harmless non-venomous snakes are killed when mistaken for a venomous species Some species, like the non-venomous Eastern indigo snake, are protected and harming them is against the law.

Most snakes cover relatively large areas, so even if it is observed in a resident's yard, it may be far away in a matter of hours. If snake sightings are frequent around homes/buildings, it can be a sign

of the presence of rodents. Removing brush or debris and keeping trash secured can discourage both rodents and snakes. Residents can encourage a snake in their yard to move along its way by spraying it with a water hose from a safe distance. If a snake must be relocated, homeowners should call a professional who is trained and will release the snake in a new location. If a homeowner is bitten by a venomous snake, they should call 911 immediately and not attempt to kill the snake or take the snake to the hospital. Venomous reptiles may only be possessed under license, and specific laws are in effect for handling, caging, and transporting them.

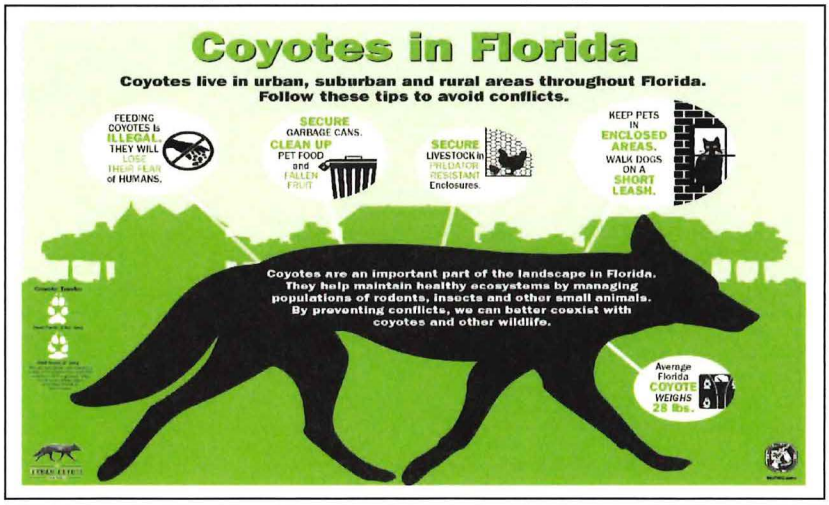
More information about dealing with snakes in residential areas can be found in the UF-IFAS series *Dealing with Snakes in Florida's Residential Areas* and FWC's web page *Living with Snakes*.

Cottonmouth/Water Moccasin	Eastern Coral Snake
	
Diamondback Rattlesnake	**Dusky Pygmy Rattlesnake**
	

Coyotes

Coyotes (*Canis latrans*) are considered a naturalized species in Florida, arriving as part of natural





range expansion. It is a member of the dog family and generally between 20 and 30 pounds. Their coat can range between grayish-brown, tan, reddish, and in rare occasions, even black. Coyotes have large home ranges and usually most active at night or dawn and dusk, though it is not unusual to see them during the day. Coyotes play an important role in the ecosystem by controlling populations of rodents and other small and medium-sized animals. They are adapted well to living in urban environments but rarely pose a threat to people. While curious, they are generally timid and can be scared away from homes by hazing the animal with loud noises. Pets can be kept safe from coyotes by being walked on a leash, brought into the house at night, or being kept in a secure enclosure when outdoors. Never intentionally feed coyotes (it is against the law) and keep attractants and garbage secure. Never approach a coyote, and if unusual coyote behavior is witnessed, report it to FWC at 1-888-404-3922. Further information can be found in FWC's *A Guide to Living with Urban Coyotes* and **Appendix B-12**.

Bobcats

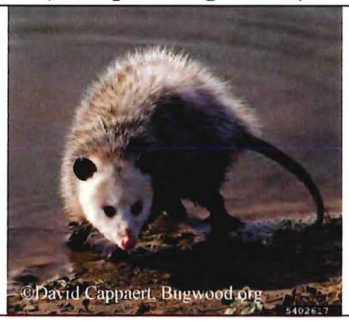
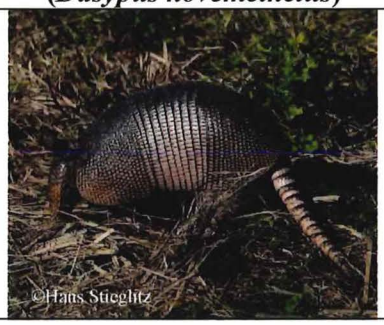


Bobcats (*Lynx rufus*) are a native wild cat in Florida. They are larger than a house cat but smaller than a Florida panther, typically weighing less than 30 pounds and standing about 3 feet high at the shoulder. The coat is spotted their entire life but is variable, ranging from distinct rosettes to small splotches that appear only tan from a distance. The ears are pointed with a white tuft at the tip and white spots on the back. The tail is always shorter than the body but can be up to 8 inches in length. Bobcats are highly adaptable and will use a wide range of habitats including urban areas. They prey on small and medium-sized mammals and are typically active at night and dawn and dusks but may be seen during the day. The bobcat population in Florida is stable, and while they may occasionally den in neighborhoods, they are typically elusive and not seen.

Bobcats are native and have a legal hunting season. Trapping or take of nuisance bobcats is regulated by FWC. It is illegal to feed bobcats, and pets and attractants should be kept secure. Bobcats pose little to no threat to humans, but if you see a sick or injured bobcat, contact FWC at 1-888-404-3922. FWC information on *Living with Bobcats*, particularly how to keep pets safe, can be found in **Appendix B-13**.

Other common mammals and mesocarnivores

Many other species of small and medium-sized mammals may occur within the BRC. It is important to remember that they all serve as an important part of the ecosystem. Many aid in controlling rodent populations that could carry disease. Virginia opossums (*Didelphis virginiana*) even help by eating ticks. As with all wildlife, you should not intentionally feed them, keep your pets safe by using a leash and bringing them inside at night, and keeping attractants and trash secure. Any sick or injured wildlife should not be approached but reported to FWC.

Virginia opossum (*Didelphis virginiana*)	Raccoon (*Procyon lotor*)	Nine-banded armadillo (*Dasypus novemcinctus*)
		

Coexistence with wildlife really falls with humans and their actions. Simple measures such as protecting pets and securing garbage and attractants, can protect both humans and wild animals. FWC has a multitude of educational information on their web page *Living with Wildlife and Preventing Wildlife Conflict* as well as biologists able to engage and provide outreach and assistance when needed. The BRC is nestled among some of the most diverse habitats in southwest Florida and homeowners can safely enjoy all that it has to offer.

Invasive and nonnative wildlife

Conflict with invasive and nonnative wildlife is a growing concern in Florida. Invasive wildlife can negatively impact an area's ecology, cause economic harm, and threaten human health and safety. One of the most commonly sighted nonnative species is the feral hog (*Sus scrofa*). Feral hogs are present in the BRC and adjacent preserves and can cause damage to landscapes through rooting behavior and may also carry parasites and diseases. More information about hogs can be found at the FWC web page, *Living with Wild Hogs*.

Florida has more nonnative species of reptiles and amphibians living and breeding in the wild than anywhere else in the world. Sightings of high-priority species such as the Burmese python, Argentine black and white tegu, green iguana, or other nonnative wildlife species (living or dead) should be reported to FWC staff with photos and GPS coordinates to https://www.eddmaps.org/, or by calling the Exotic Species Hotline at 1-888 IVE GOT1 (888-483-4681). Additional information about nonnative reptiles can be found on the FWC website, and in the FWC brochures *Burmese Pythons in Florida*, *Keeping Your Pets Safe Around Cane Toads*, *Tegus in Florida*, and *Fighting for Florida: Battling Invasive Species in the Sunshine State*. These brochures can be found in **Appendix B-14**.

9.0 COMMUNITY SIGNAGE AND EDUCATION PLAN

Signs identifying the preserves as "Preserve area" are installed along the boundary of the preserves/development interface. The signage includes language stating, "No dumping allowed". An example of this existing signage, as well as representative photos of educational signage located at trail heads, are included in **Appendix C**.

Periodic seminars will be held for residents to further educate the community about the preservation areas, wetland benefits, human-wildlife coexistence, and the benefits of prescribed fire. Community informational and educational brochures will be posted on the Babcock Ranch

Residential Association's website (babcockranchliving.com) and the Babcock Ranch Community Independent Special District website (babcockranchcommunityisd.com). Continued education and development of additional signage as future phases are developed will ensure that the community is well-informed regarding the preserves and human-wildlife coexistence.

10.0 REFERENCES

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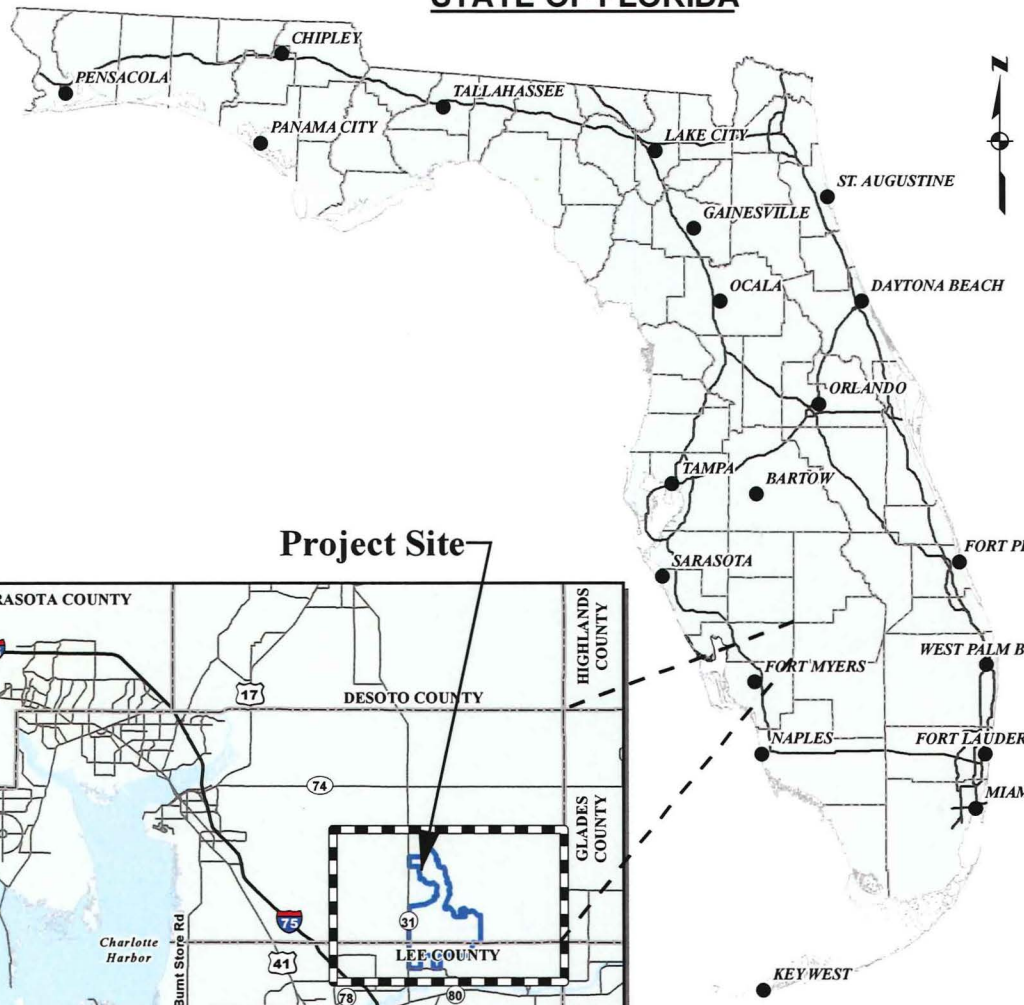
BABCOCK RANCH COMMUNITY

Listed Species Management Plans
&
Human-Wildlife Coexistence Plan

Appendix A. Maps

A-1. Location Map
A-2. Mitigation Areas Map
A-3. Conceptual Wildlife Crossings Map
A-4. Conceptual Wildlife Crossings Cross-sections
A-5. Burn Unit Maps

STATE OF FLORIDA



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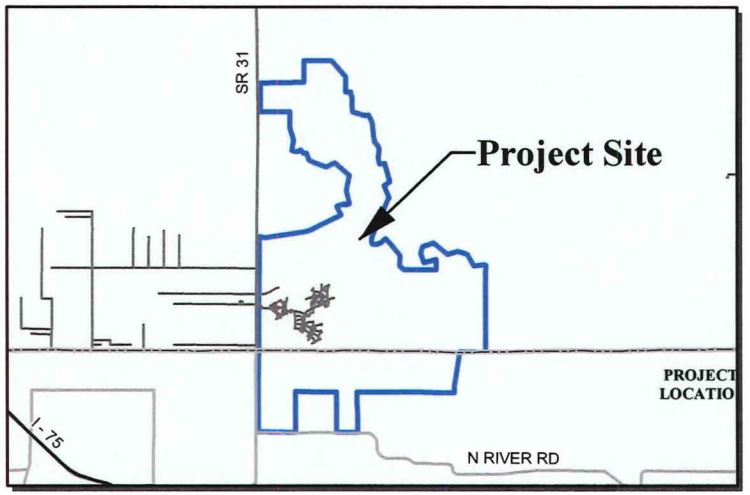

STREET MAP
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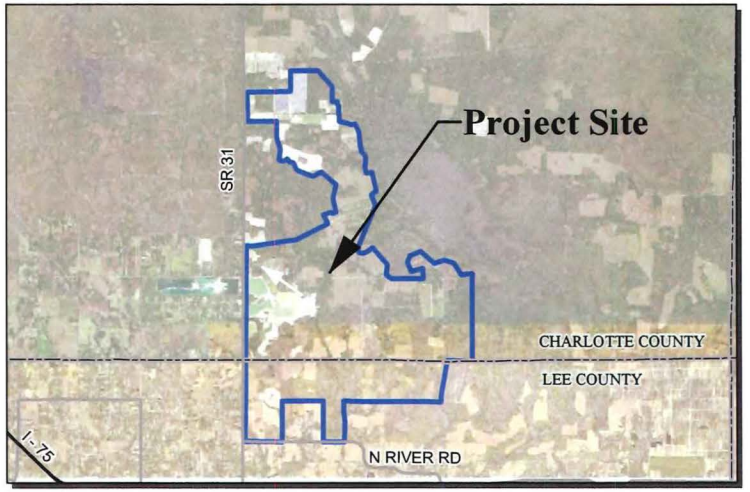

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NOTES:
These drawings are for permitting purposes only and are NOT intended for construction use.
The aerial photograph shown was taken in...

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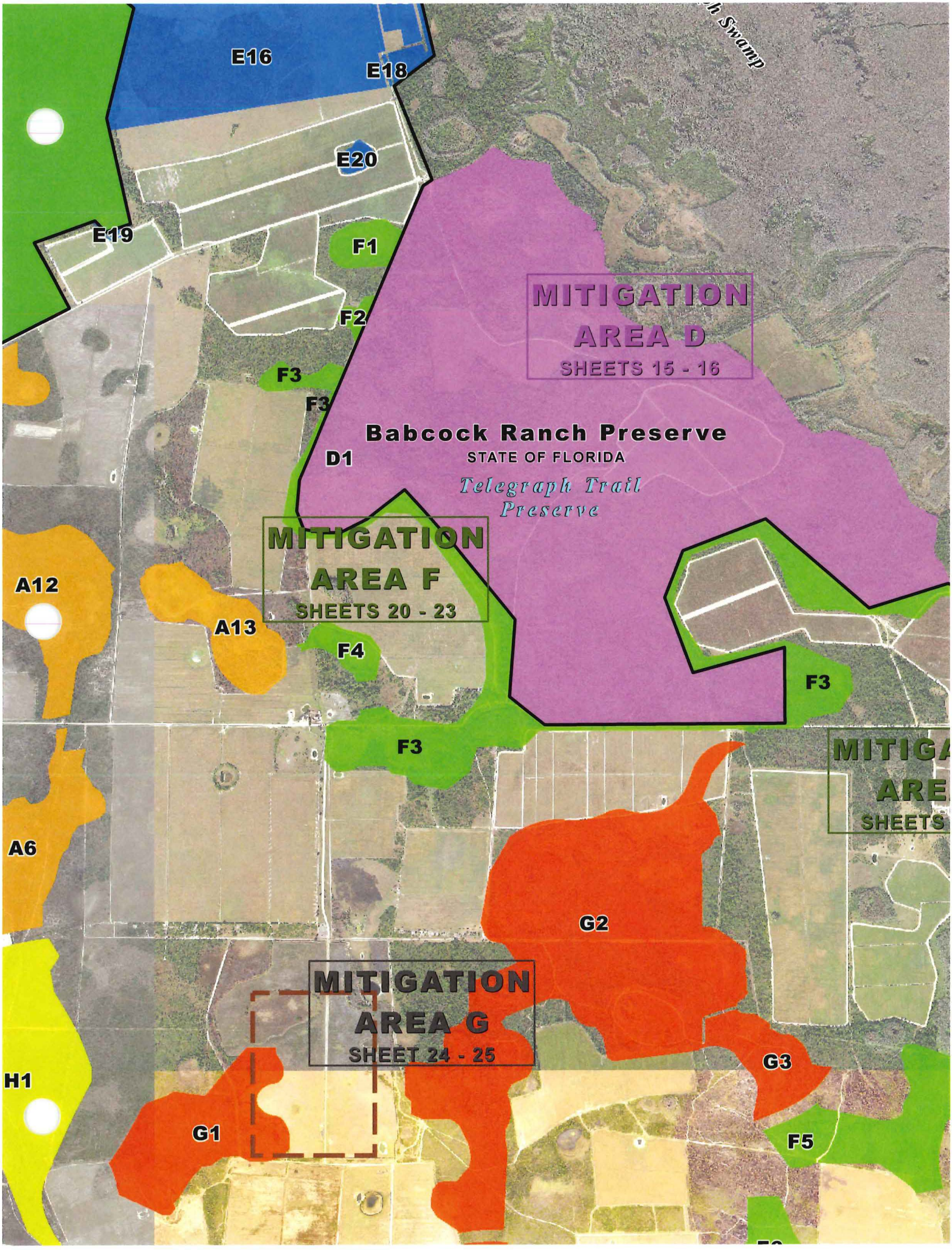
Babcock Ranch Community
Charlotte and Lee Counties, Florida

JOHNSON ENGINEERING

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

Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
July 2020	20192105-001		Not to Scale	Appendix A-1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Babcock Ranch Preserve
STATE OF FLORIDA
Telegraph Trail
Preserve
D1
MITIGATION
AREA F
SHEETS 20 - 23
A12
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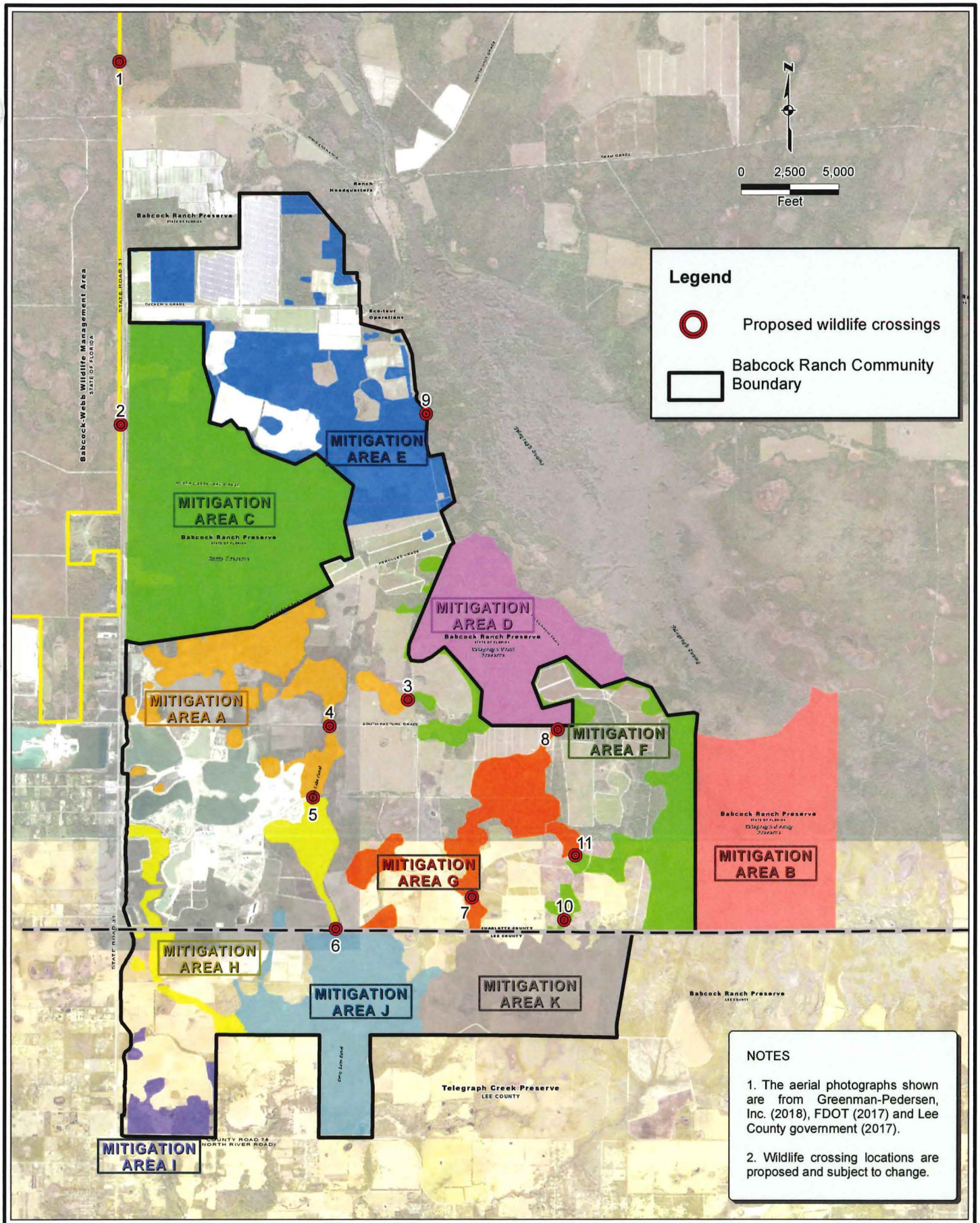

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FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Proposed Wildlife Crossings
Babcock Ranch Community

DATE		FILE NO.	SCALE	SHEET
Sep 2020	20192105-001 20000000	-	As Shown	App A-3

PROPOSED (4) 5' x 10'
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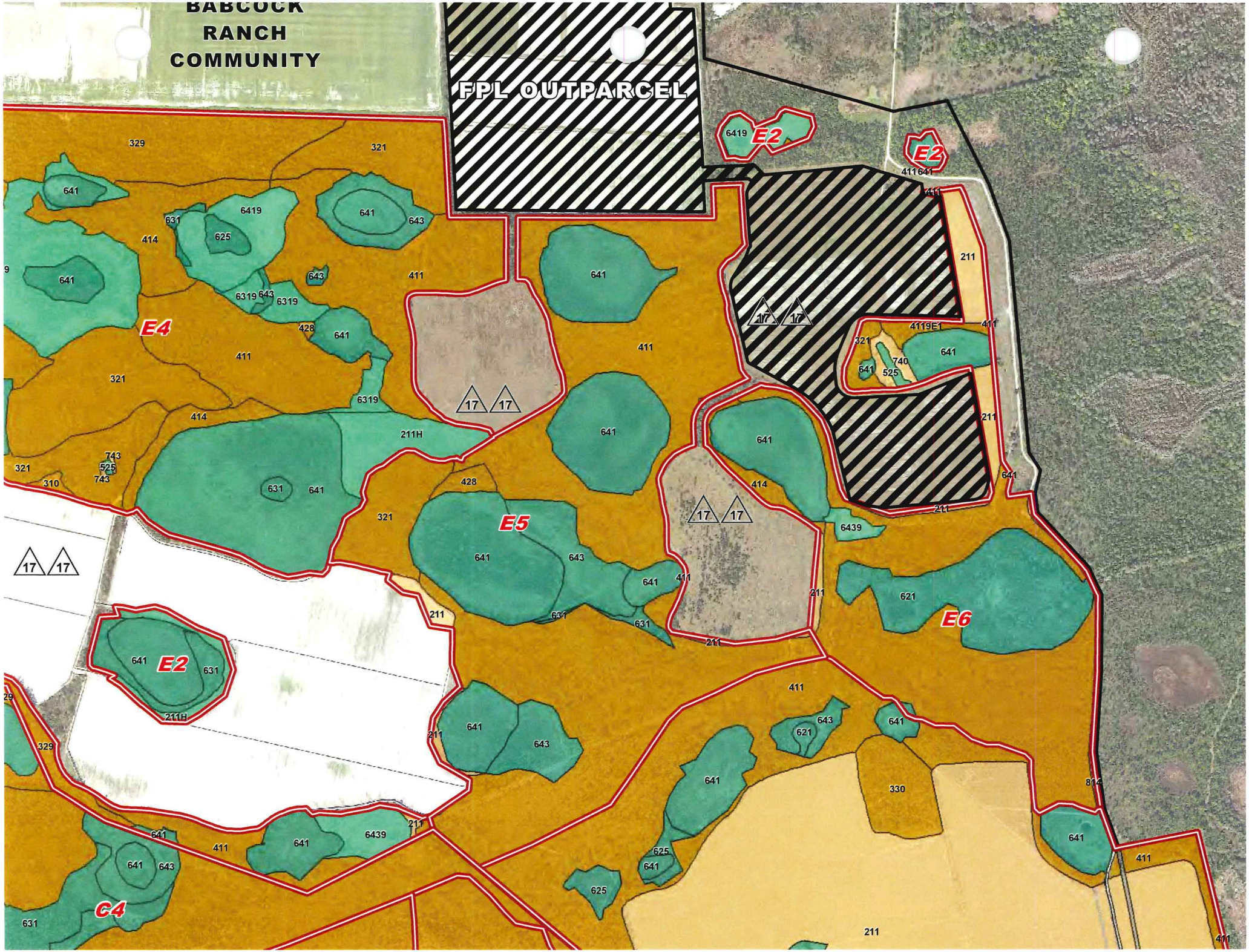
SIDEWA

B-B

ROADWAY OVER CANAL / WILDLIFE CROSSING (TYP.)

1" = 10'

TYPE "E"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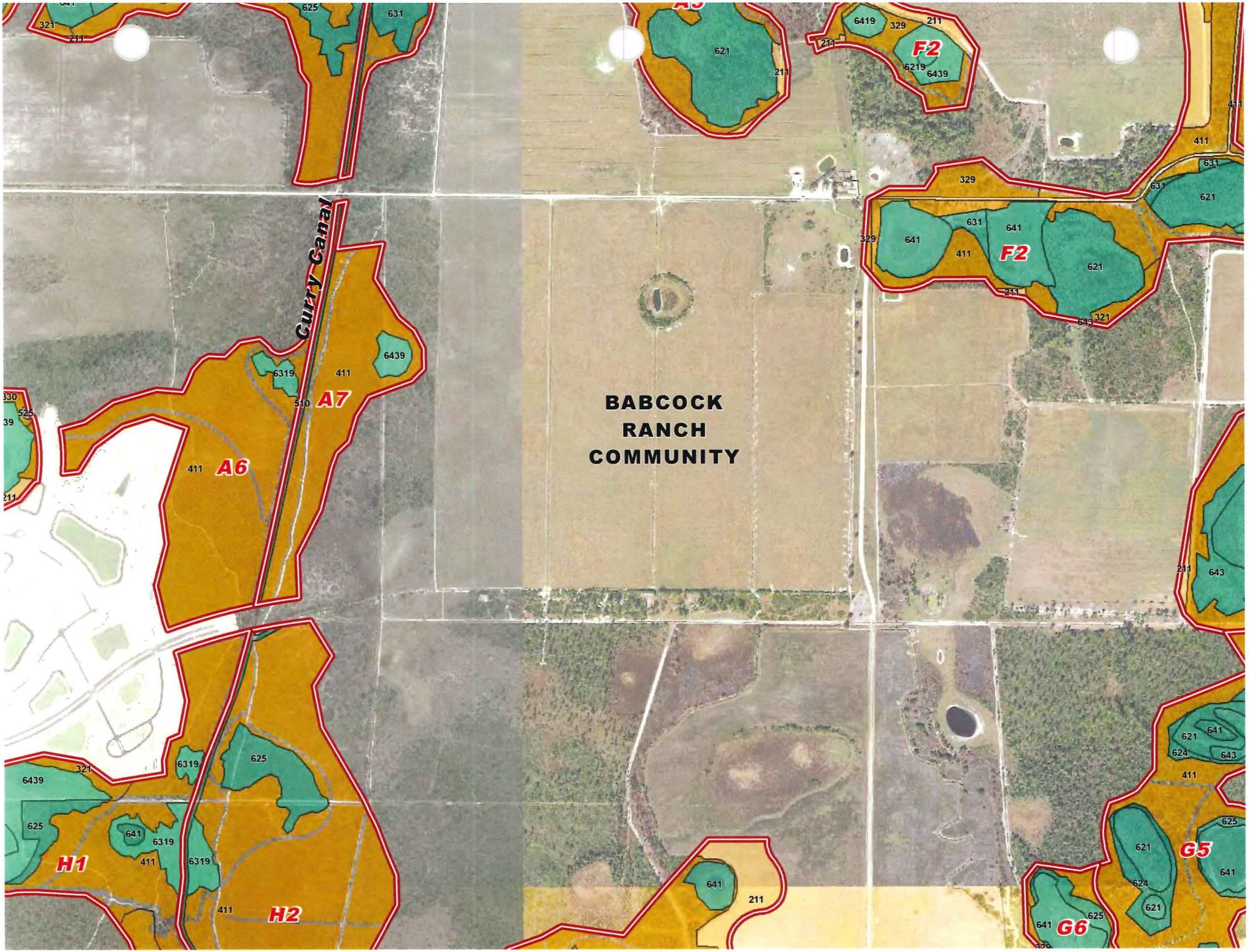
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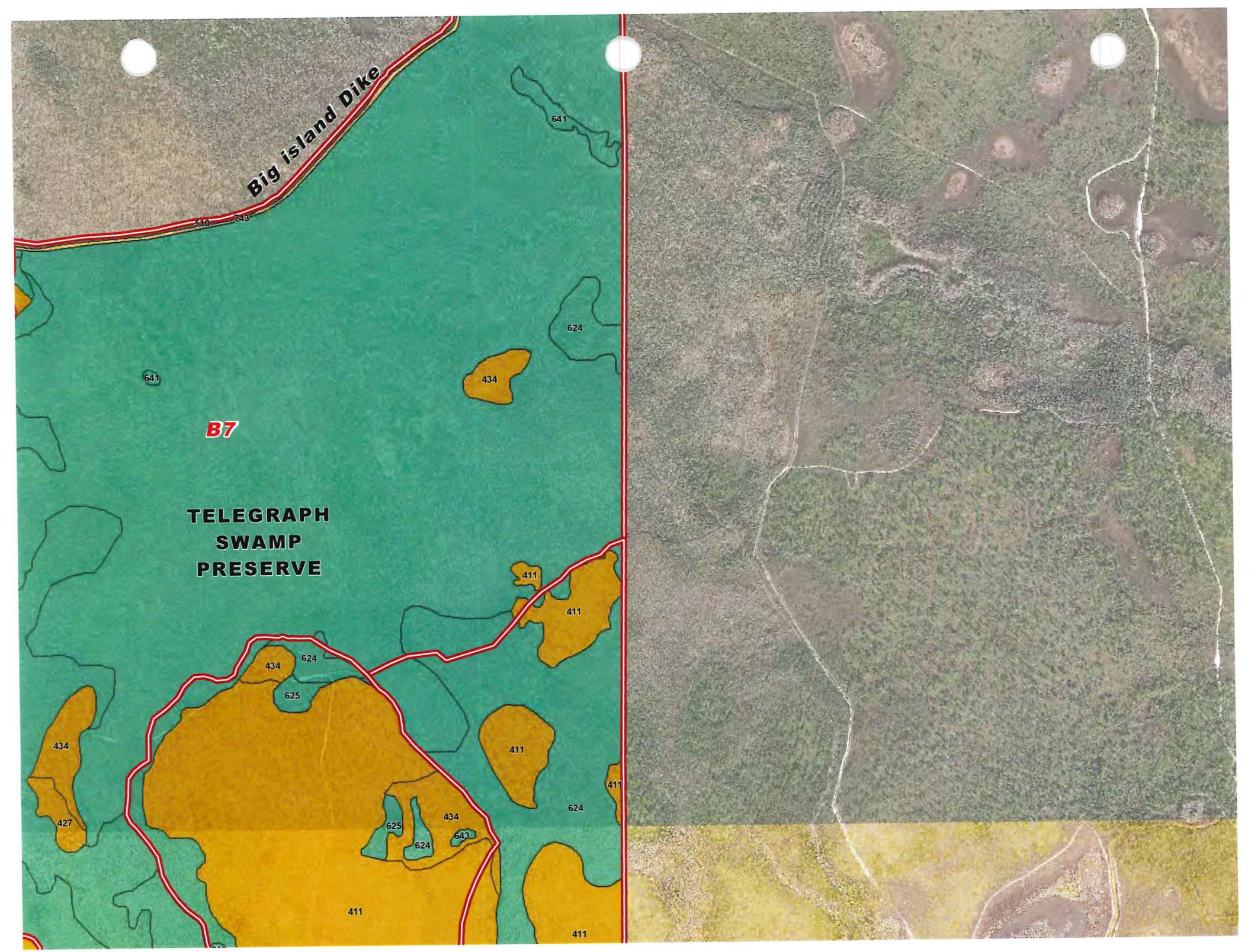
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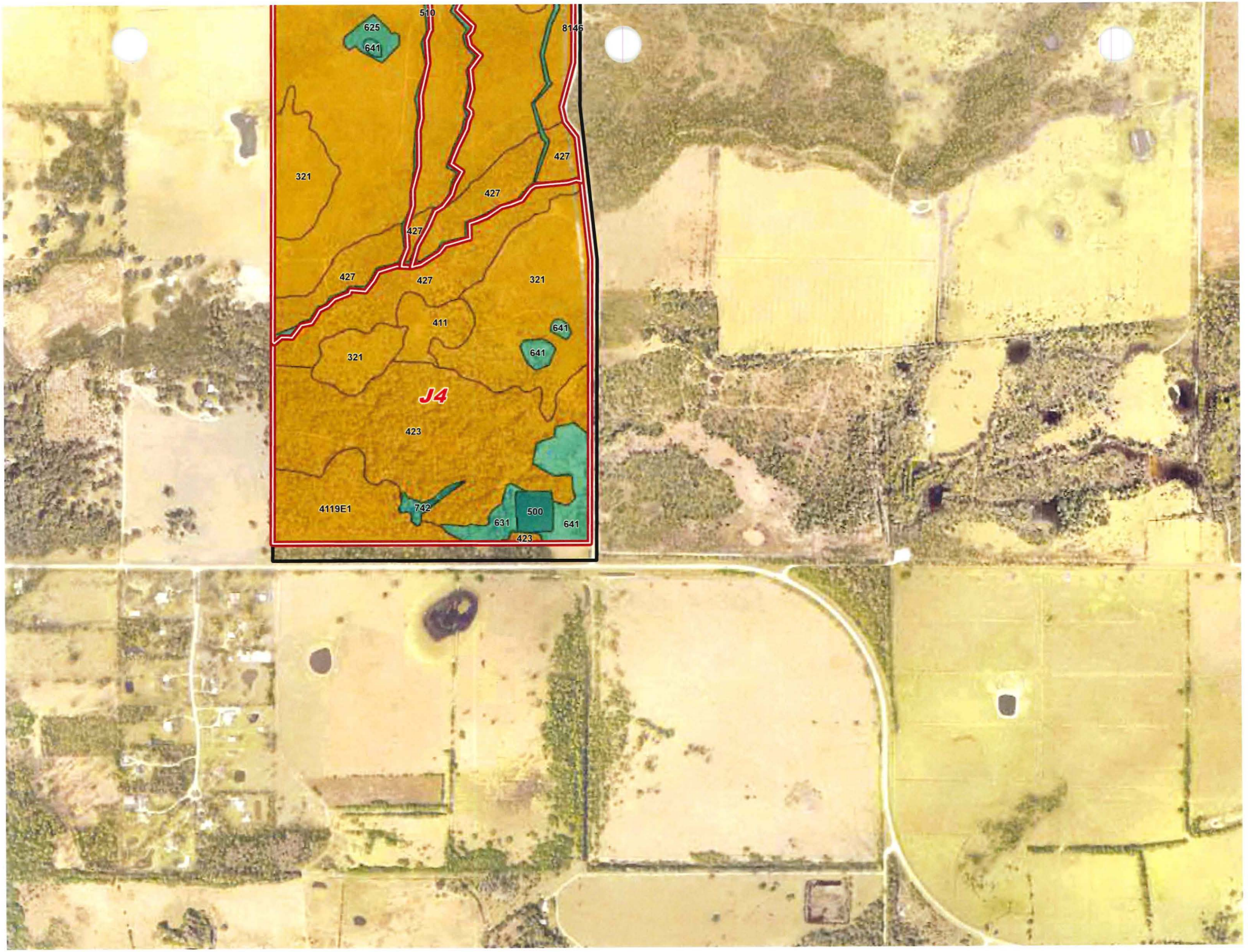
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BABCOCK RANCH COMMUNITY

Listed Species Management Plans
&
Human-Wildlife Coexistence Plan

Appendix B. Species Specific Literature

B-1 American Alligator FWC Brochure

B-2 Gopher Tortoise FWC Brochure

B-3 Eastern Indigo Snake USFWS Brochure

B-4 Florida Sandhill Crane FWC Brochure

B-5 Wood Stork and Wading Bird Informational Pamphlet

B-6 Burrowing Owl FWC Brochure

B-7 Living with Bats FWC Brochure; Wildlife in Structures FWC Brochure

B-8 A Guide to Living in Bear Country FWC Brochure; You Live in Bear Country FWC Information; Protect Your Pets FWC Brochure

B-9 Living with Panthers FWC Brochure; Florida Panther Safety Tips FWC Information

B-10 Beautiful Pawpaw Information

B-11 How Wildlife Sees Your Backyard FWC Brochure

B-12 A Guide to Living with Urban Coyotes FWC Brochure

B-13 Living with Bobcats FWC Brochure

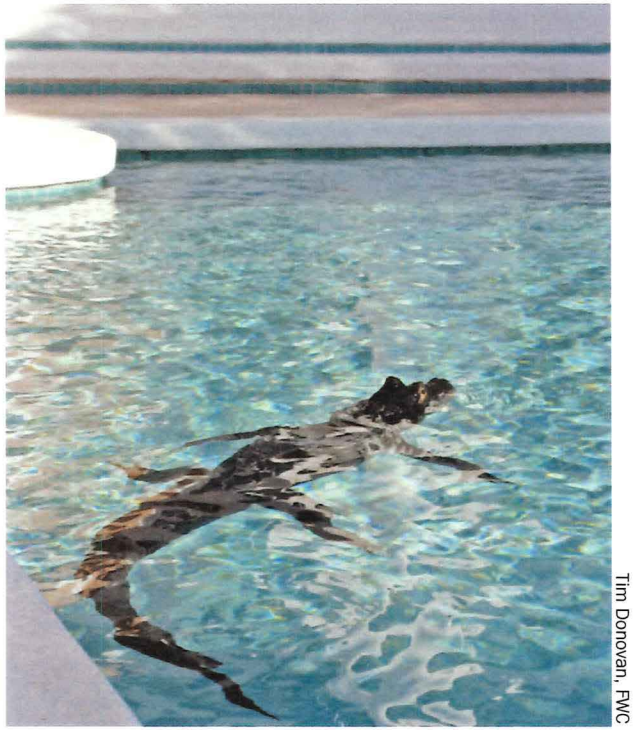
B-14 Burmese Pythons in Florida FWC Brochure; Keeping Your Pets Safe Around Cane Toads FWC Brochure; Tegus in Florida FWC Brochure; Fighting for Florida: Battling Invasive Species in the Sunshine State USFWS Infographic

Never feed alli gators – it's dangerous and gal. When fed, alligators can overcome their ural wariness and learn to associate people with l. When this happens, some of these alligators e to be removed and killed.

Dispose of fish scraps in garbage cans at boat ips and fish camps. Do not throw them into the er. Although you are not intentionally feeding gators when you do this, the result can be the ie.

Seek immediate medical attention if you are en by an alligator. Alligator bites can result in ous infections.

Observe and photograph alligators only from istance. Remember, they're an important part 'lorida's natural history as well as an integral ponent of aquatic ecosystems.



Tim Donovan, FWC

866-FWC-GATOR (392-4286) to report nuisance gators.



Janice Plain

To report nuisance alligators call **866-FWC-GATOR (866-392-4286).**

MyFWC.com/Alligator

REWARD
Report Fish & Wildlife Violations
1-888-404-3922

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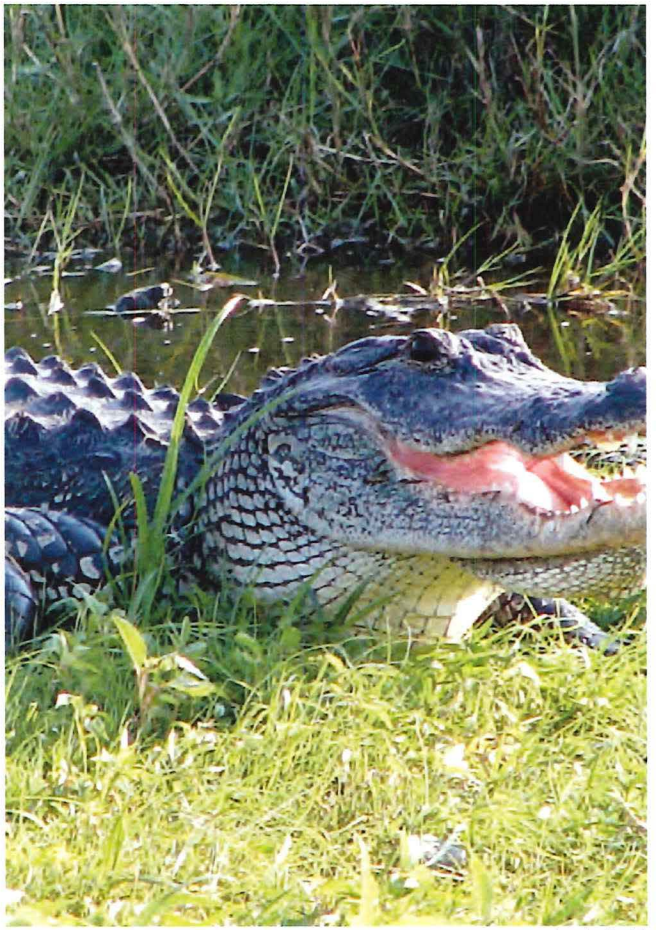
A Guide to Living with Alligators



Jamie Fedde

Florida Fish and Wildlife Conservation Commission
MyFWC.com



Lizabeth West, FWC

ıot swim outside of posted swimming areas or in
ers that may be inhabited by alligators.

ving with Alligators

Florida, the growing number of people living
l recreating near water has led to a steady rise
he number of alligator-related complaints.
e majority of these complaints relate to
gators being where they simply aren't wanted.
ause of these complaints, the Florida Fish and
dlife Conservation Commission's Statewide
ısance Alligator Program permits the killing of
roximately 7,000 nuisance alligators each year.
ng this approach, and through increased public
areness, the rate of alligator bites on people has
ıained constant despite the increased potential
alligator-human interactions as Florida's human
ulation has grown.

gators are an important part of Florida's
dscape and play a valuable role in the ecology
ur state's wetlands. Alligators are predators
l help keep other aquatic animal populations in
ance. A better understanding of the facts and
rmation presented in this brochure will help
ure that people and alligators can continue to
xist.

it MyFWC.com/Gators for more information
ut alligators and the latest nuisance alligator
gram statistics.



Tim Donovan, FWC

Alligators and People

Alligators are a fundamental part of Florida's wetlands, swamps, rivers and lakes, and they are found in all 67 counties. Florida continues to experience human population growth. Many new residents seek waterfront homes, resulting in increased interactions between people and alligators.

Although most Floridians understand that we have alligators living in our state, the potential for conflict exists. Because of their predatory nature, alligators may target pets and livestock as prey. Unfortunately, people also are occasionally bitten. Since 1948, Florida has averaged about five unprovoked bites per year. During that period, a little more than 300 unprovoked bites to people have been documented in Florida, with 22 resulting in deaths.

In the past 10 years, the Florida Fish and Wildlife Conservation Commission has received an average of nearly 16,000 alligator-related complaints per year. Most of these complaints deal with alligators occurring in places such as backyard ponds, canals, ditches and streams, but other conflicts occur when alligators wander into garages, swimming pools and golf course ponds. Sometimes, alligators come out of the water to bask in the sun or move between wetlands. In many cases, if left alone, these alligators will eventually move on to areas away from people.

Safety Tips

- Generally, alligators less than four feet in length are not large enough to be dangerous unless handled. However, if you encounter any alligator that you believe poses a threat to people, pets or property, call the Nuisance Alligator Ho at 866-FWC-GATOR (866-392-4286). Please be aware, nuisan alligators are killed, not relocated.

- Be aware of the possibility of alligators when you are in or near fresh or brackish water. Bites may occur when people do not pay close enough attention to their surroundings when working or recreating near water.

- Do not swim outside of posted swimming are or in waters that might be inhabited by large alligators.

- Alligators are most active between dusk and dawn. Therefore, avoid swimming at night.

- Dogs and cats are similar in size to the natu prey of alligators. Don't allow pets to swim, exerc or drink in or near waters that may contain alligators. Dogs often attract an alligator's intere so do not swim with your dog.

- Leave alligators alone. State law prohibits killing, harassing or possessing alligators. Handl even small alligators can result in injury.



A young alligator wanders onto a porch in a residentia neighborhood.



Cliff Leonard

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Gopher tortoise fast facts

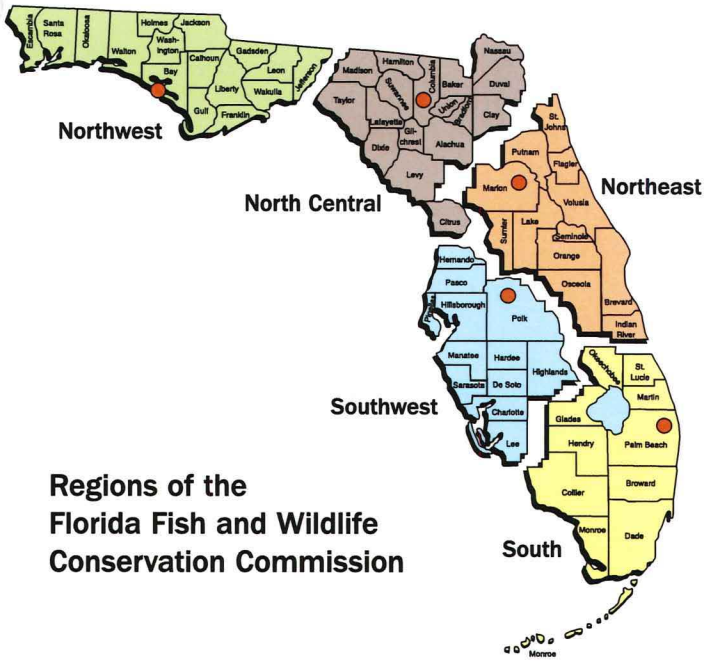
- Gopher tortoise burrows average seven feet deep and 15 feet long but may be more than 40 feet long.
- A tortoise may have multiple burrows within the area it spends most of its time.
- Burrow openings are half-moon shaped with the curve at the top, and its size is a fair representation of the size of the tortoise. Burrows with round openings have generally been taken over by an armadillo.
- Adult tortoises are generally 9-11 inches long and weigh 7-9 pounds.
- Females begin to reproduce when they are 9-21 years old (age depends on local conditions); males begin slightly younger.
- They breed March-October but generally dig nests in May and June. One clutch is laid per year with an average of six eggs. Many eggs never hatch because they are eaten by mammals, birds and snakes.
- The biggest threat to the gopher tortoises' long-term survival is loss of habitat.

Wildlife Alert Reward Program

It is against the law to kill, harass or destroy gopher tortoises, their burrows or eggs. If you suspect illegal activity, you can report it anonymously to FWC's Wildlife Alert Hotline at 888-404-3922, 24 hours a day or online at MyFWC.com/law/Alert. You could be eligible for a reward if your information leads to an arrest.



Robert La Follette



Regions of the Florida Fish and Wildlife Conservation Commission

Northwest Region
3911 Highway 2321
Panama City, FL 32409-1658
850-265-3676

North Central Region
3377 East U.S. Highway 90
Lake City, FL 32055-8795
386-758-0525

Northeast Region
1239 S.W. 10th Street
Ocala, FL 34471-0323
352-732-1225

Southwest Region
3900 Drane Field Road
Lakeland, FL 33811-1299
863-648-3200

South Region
8535 Northlake Boulevard
West Palm Beach, FL 33412
561-625-5122

For more on any information in this brochure, or for Gopher Tortoise Management Plan or permitting information, please call the gopher tortoise conservation biologist in your region listed above, or call 850-488-3831, or visit MyFWC.com/GopherTortoise.

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Cliff Leonard

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A keystone species

Wildlife experts call the gopher tortoise a "keystone species" because it is the backbone of the plant and wildlife community in which it lives. Without the tortoise, the populations of more than 350 wildlife species that seek refuge or live in the burrows would be greatly reduced, if not eliminated. The species that depend upon tortoise burrows are called commensals and include the indigo snake, pine snake, gopher frog, opossum, burrowing owl, Florida mouse, gopher cricket and scarab beetle.

Protecting and managing

Gopher tortoises have lived for millions of years, but biologists who study these ancient reptiles are concerned we may lose them entirely unless we do more to protect and conserve them and their rapidly disappearing habitat.

In 2007, the Florida Fish and Wildlife Conservation Commission (FWC) listed the gopher tortoise as a threatened species and created a plan to manage and protect these unique reptiles. The plan is a blueprint of conservation objectives and actions which includes guidelines for landowners whose property contains gopher tortoises, habitat acquisition plans and permitting guidelines all designed to ensure the tortoises' habitat needs are met now and in the future.

Legal protection

It is against the law to damage, destroy, harass or kill gopher tortoises, their burrows or their eggs. Gopher tortoises must be moved out of harm's way before any land clearing or development takes place. Permits are required from the FWC before handling or moving tortoises.



Robert La Follette



Living in your yard

If a gopher tortoise is living in your yard, embrace the opportunity to learn about a threatened species and help the conservation efforts. Here are a few tips:

- Leave the tortoise alone and keep dogs and small children away from it and its burrow.
- Use tortoise-friendly plants to landscape your yard. In addition to providing excellent food for the tortoise, the plants will require very little watering once established. For a list of suitable plants visit MyFWC.com/GopherTortoise.
- Allow the tortoise to come and go freely from your yard. Fencing it in or restricting its movements in any way is against the law.
- It is acceptable to trim tall grass around the burrow if necessary but leave the burrow and mound alone.
- If possible, avoid mowing, digging, driving over or otherwise disturbing the area right around the burrow, which includes the entrance apron and 25 feet beyond the burrow opening.
- Never block the entrance to the burrow, it could harm the tortoise or prevent its exit.
- A burrow should not compromise the integrity of a foundation or mound septic system, but the gopher tortoise conservation biologist in your region can offer you options.

Crossing the road

- Do not take the tortoise with you.
- If it is in the roadway you can move it across the road in the direction in which it was headed. **Do not put your life in danger to move the tortoise.**
- Do not put the tortoise in the water. Gopher tortoises are terrestrial turtles which means they live on land.

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MyFWC.com/law/

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tortoise habitat be

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

LEGAL STATUS: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

August 12, 2013

ATTENTION:

THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!



Please read the following information provided by the U.S. Fish and Wildlife Service to become familiar with standard protection measures for the eastern indigo snake.

IF YOU SEE A <u>LIVE</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A <u>DEAD</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida ES Office – (904) 731-3336
Panama City ES Office – (850) 769-0552
South Florida ES Office – (772) 562-3909

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.



Sandhill cranes are iconic members of the ecosystem. They stand almost 4 feet tall ar bugling or rattling calls are frequently hear areas or overhead. Sandhill cranes occur in open prairies and freshwater wetlands in p Florida from the Everglades to the Okefeno Swamp.

Florida sandhill cranes are present in many areas including golf courses, airports and s subdivisions. This is due in part to the rapid development of their native habitat by hum Cranes are attracted by open settings (mov and the availability of foods such as acorns earthworms, mole crickets and turf grubs.

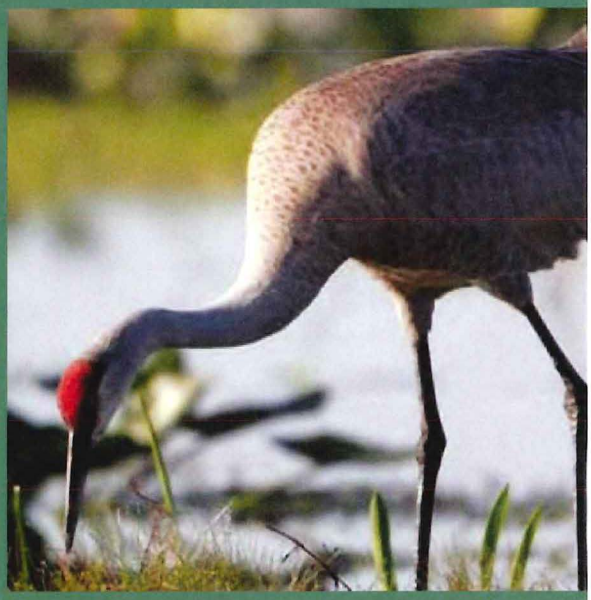
ding cranes prohibited?

inadvertently put sandhill cranes at risk when they attract them with feed. This includ eeding," such as when bird seed is spilled from bird feeders onto the ground below. In and Wildlife Conservation Commission made it illegal to intentionally feed sandhill cra dministrative Code 68A-4.001(6)).

n cranes are fed and learn to associate people with food, they can lose their fear of hu habituated" cranes may approach people closely and even grab food out of a person's ances, cranes have been reported pecking people.

y pesticide use in urban lawns also is of concern. Young sandhill cranes have died fror
g.

ood idea to feed wildlife. Florida sandhill
an abundance of natural foods (insects
imals) and they do not need handouts
s. There are many reasons why cranes
e intentionally fed by humans. For the
cranes, please do not feed them.



Sandhill cranes feed on seeds, grains, ins
animals

s you can do to better coexist in "Crane Country"

feed cranes and encourage your neighbors not to feed cranes. Cranes are less likely
eas if easy meals are not provided.

or move automobiles so that cranes cannot see their reflections in the shiny surfaces
doors that the cranes attack can be temporarily covered with material so that the birc
reflections.

ora cover windows or screens. A string mounted on stakes about 2.5 feet off the gr
an exclusion "fence" around the parts of homes (window or pool screens) that are beir
d by cranes.

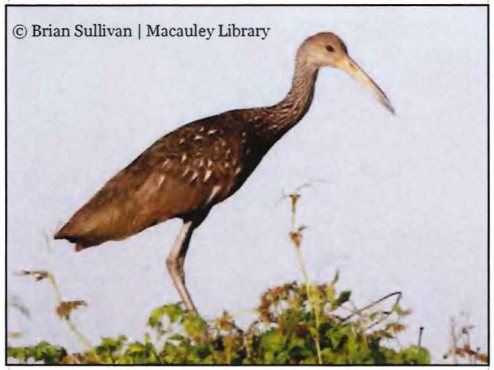
t some digging for food. Cranes sometimes damage lawns and gardens as they dig fc



Roseate spoonbill (*Platalea ajaja*)[ST]



White ibis (*Eudocimus albus*)



Limpkin (*Aramus guarauna*)

ACTION TO BE TAKEN IF SOMEONE IS HARRASSING A WADING BIRD

Promptly notify FWC
1-888-404-FWCC

Tips for living with wading birds:

- Do not feed wading birds
- Keep out of vegetated areas surrounding lakes and marshes
- Keep pets leashed
- Properly dispose of fishing line to avoid bird entanglement

Prepared by:

JOHNSON ENGINEERING

2122 Johnson Street
Fort Myers, Florida 33901

WADING BIRD INFORMATIONAL PAMPHLET



Wood stork (*Mycteria americana*)[FT]

Babcock Ranch Community



Yellow-crowned night heron (*Nyctanassa violacea*)

Wading birds can be found in all counties in Florida, typically in shallow marshes or wetlands. They can also be found in swamps, ponds, drainage ditches, and canals.

Many species of wading birds may be seen on the Babcock Ranch Community. Some species are protected by the State of Florida and some, like the wood stork are also listed as endangered by the U. S. Fish and Wildlife Service.

It is unlawful to disturb or take nests or eggs, feed, injure, harm, harass, or kill any wading bird species. Persons who knowingly violate the law may be subject to fines and/or jail time.

If wading birds form a nesting colony on the property in the future, avoid activities within 330 feet of the colony during the nesting season (March 1 to August 1).

The following are just a few of the species that may be observed in the Babcock Ranch Community.

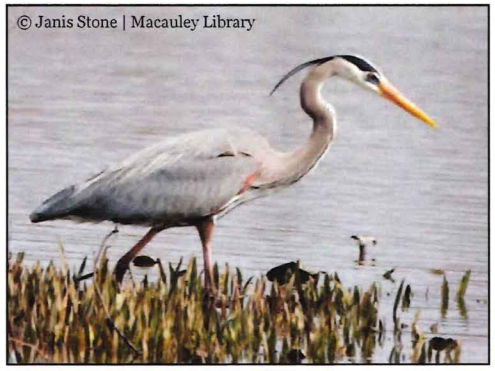
FT—Federally Threatened
ST—State Threatened



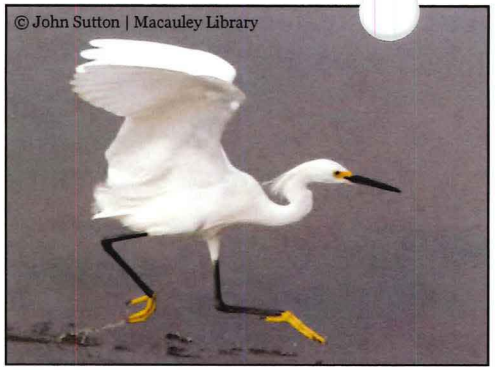
Little blue heron (*Egretta caerulea*)ST



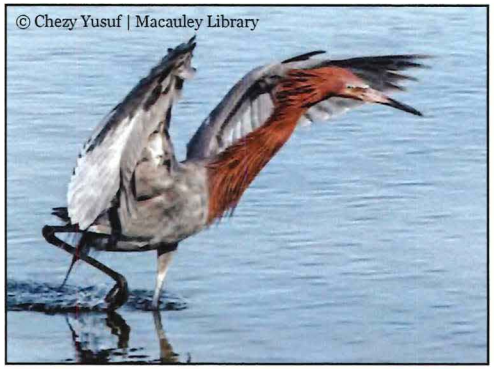
Tricolored heron (*Egretta tricolor*)ST



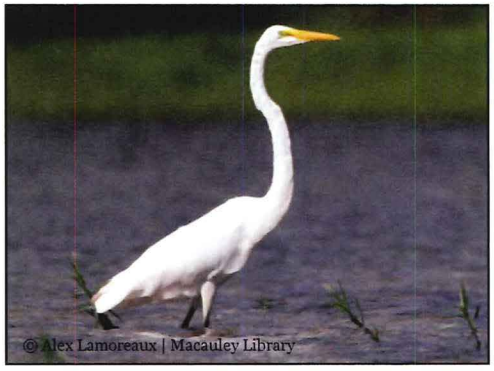
Great blue heron (*Ardea herodias*)



Snowy egret (*Egretta thula*)



Reddish egret (*Egretta rufescens*)ST



Great egret (*Ardea alba*)

WHAT YOU CAN DO TO HELP

• Install perches near owl burrows

Perches provide burrowing owls with an elevated view of the nest area, and also make the burrows more visible to mowing equipment operators. Many burrows collapse each year when mower tires pass near or over the burrow entrance. Most operators will avoid burrows if they know they are present.

• Maintain burrows

Burrow maintenance is a must. It is important to keep tall grasses and weeds trimmed near the burrow so that the owls are able to see around the burrow. Their ability to see their surroundings will help them avoid approaching dangers such as predators.

• Restrict the use of pesticides

Because burrowing owls feed on insects that are considered pests around homes, they are exposed to the pesticides you use. Pesticides can contaminate or possibly limit the amount of food available to owls. Explore options other than using pesticides, but if you continue to use them, please do so with caution.

The Florida burrowing owl is protected as a "Species of Special Concern"

• Attract owls to your lawn

If there are burrowing owls nearby, they can be encouraged to dig burrows in sodded lawns if vacant lots are scarce. To attract a pair, remove a one to two foot wide triangular plug of sod from the lawn. This exposes the sandy soil needed by the owls for burrowing. You might also start digging a burrow near the top of the triangle, placing the pile of loose sand outside the burrow entrance. Placing a perch near the burrow will help draw it to the owl's attention. Try to select an open, treeless area in your lawn that will remain dry during heavy rains and will be away from heavy vehicle and foot traffic.

• Encourage your community to protect burrowing owls

Burrowing owls are unique and an important part of the natural environment. Protection of both their habitat and populations is important. Burrowing owl habitat is disappearing at a rapid rate due to development. To conserve the burrowing owl, we must become aware of the needs of the owls, and strive to do our best to protect their habitat, nest sites and populations for future generations to enjoy.

• Report destruction or harassment of burrowing owls or their nests

Violations can be reported to Florida Fish and Wildlife Conservation Commission toll free at 1-888-404-FWCC.



Kate Haley

Perches provide burrowing owls with an elevated view of the nest area.



Rebecca Sveigert

Burrowing owls are unique and an important part of the natural environment.

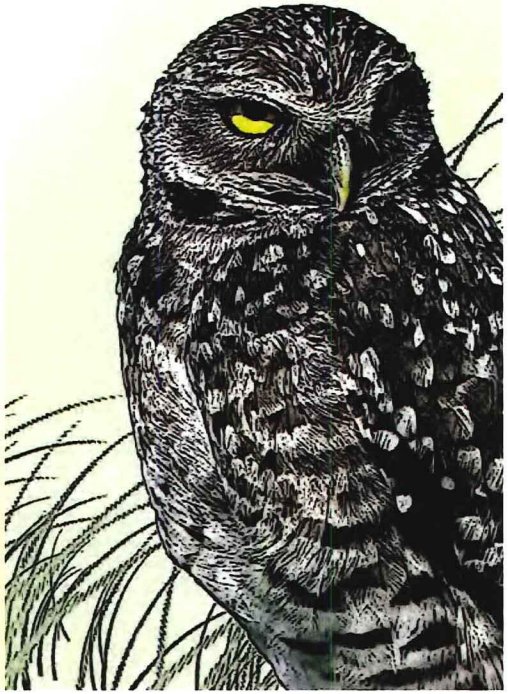
Wildlife Foundation of Florida

The Wildlife Foundation of Florida
Florida Fish and Wildlife Conservation Commission
Farris Bryant Building
Tallahassee, Florida 32399-1600
1-888-404-FWCC

printed on recycled paper
5/06

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

FLORIDA Burrowing OWLS




Nancy Douglass

The presence of burrowing owls is primarily dependent on habitat.

DESCRIPTION

The burrowing owl is a pint-sized bird that lives in open, treeless areas. It spends most of its time on the ground, where its sandy brown plumage provides camouflage from potential predators. One of Florida's smallest owls, it averages 9 inches in height with a wingspan of 21 inches. The burrowing owl lacks the ear tufts of the more familiar woodland owls. Burrowing owls have a distinctive white chin patch. While most have bright yellow eyes, some have intermediate to dark brown eyes. The distinctively long legs provide additional height for a better view from its typical ground-level perch.

RANGE AND HABITAT

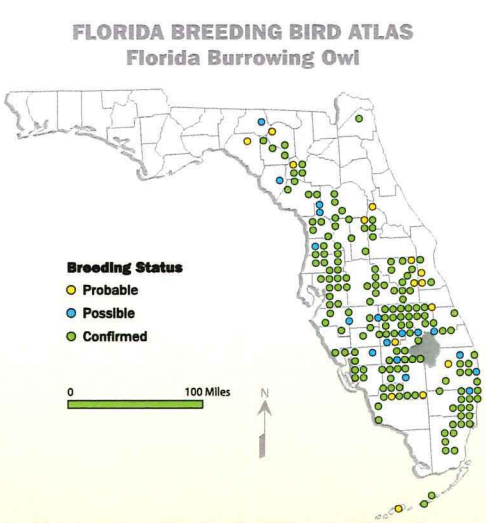
The Florida burrowing owl lives primarily in peninsular Florida although its distribution is localized and patchy, especially in the northern part of its range. Historically, the burrowing owl occupied the open native prairies of central Florida. Recently, these populations have decreased because of disappearing habitat. Populations in south Florida coastal areas have increased due to modification of habitat by people including clearing forests and draining wetlands. Burrowing owls inhabit cleared areas that offer short groundcover such as pastures, agricultural fields, golf courses, airports and vacant lots in residential areas.

BURROWS

Burrowing owls use burrows year-round as a refuge or for roosting and during the nesting season to raise young. Florida's owls typically dig their own burrows but will use gopher tortoise or armadillo burrows. Burrows are six inches in diameter and extend four to eight feet underground. Nests are at the end of the burrows. Burrowing owls decorate their burrows by lining the entrance with materials such as grass clippings, feathers, paper and manure. One theory is that owls decorate to help camouflage the burrow from predators but a competing theory is that owls use the decoration to attract prey.

HABITS

Burrowing owls live as single breeding pairs or in loose colonies consisting of two or more families. Unlike most owls, burrowing owls may be active both day and night. During the day the owls may be seen standing at the burrow entrance, on a convenient nearby perch (like a fence post or a mailbox), or in the shelter of a nearby tree or shrub. They prefer shaded areas during hot, sunny days and will stand in storm drains or near houses to avoid the heat. When approached at close range, especially at a burrow, an owl will bob its head and bow in agitation and utter clucking calls and snap its bill. These defensive behaviors account for the nickname of "howdy bird." In flight burrowing owls typically rise and fall gracefully as if they were flying an invisible obstacle course. They can hover in mid air, a technique effective for capturing flying insects.



Florida's breeding bird atlas: A collaborative study of Florida's birdlife. www.myfwc.com/bba/ (Date accessed 4/26/2006).

FOOD


Rebecca Swelgert

Burrowing owls eat mainly insects, especially grasshoppers and beetles. They can be beneficial in urban settings since they also eat roaches and mole crickets. Other important foods include small lizards, frogs, snakes and rodents.

NESTING

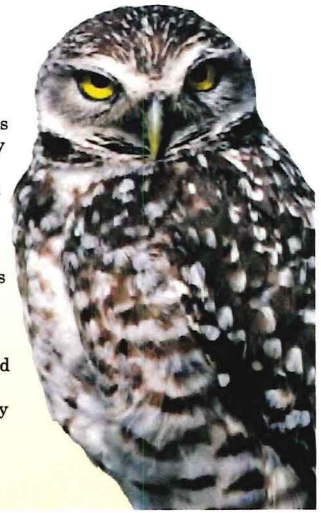
While burrowing owls may nest in any month of the year, nesting typically occurs February - August, with most nests beginning in March. Owls will mainly nest with the same mate year after year. Female owls lay anywhere from two to eight white, almost round eggs. The female incubates the eggs for 28 days. Once the eggs hatch the young remain in the nest for about two weeks when they are large enough to appear at the entrance. By the time they are three weeks of age they can be seen stretching their wings and legs. At four weeks the young are taking short flights. At six weeks young owls are flying well but they do not leave the nest burrow until months later, typically in July or August. When young owls disperse from the natal nest, most move a distance of one to three miles.

MORTALITY

Burrowing owls live an average of three years although the oldest known lifespan in the wild is nine years. Burrowing owls succumb to a wide variety of predators including snakes, monitor lizards, hawks, opossums, raccoons, skunks, gray foxes, dogs and house cats. In urban or suburban areas, preferred nesting habitats and burrows may be destroyed by construction activities, malicious behavior or harassment by people, and flooding of nests in burrows by heavy rains. Collisions with automobiles take a heavy toll on adults and young owls.

PROTECTION

The Florida burrowing owl is classified as a "Species of Special Concern" by the Florida Fish and Wildlife Conservation Commission (FWC). This means burrowing owls, their eggs and nest burrows are protected from molestation under state law. Burrowing owls also are protected by the Federal Migratory Bird Treaty Act.



A guide to living with **Bats**



Florida bonneted bat

Florida Fish and Wildlife Conservation Commission
MyFWC.com

UF UNIVERSITY of FLORIDA
IFAS Extension



A hoary bat, one of Florida's bat species that roosts in trees.

Living with bats

Bats are the only mammals that can truly fly. By grooming themselves regularly they keep their fur very clean. In Florida, there are 13 resident bat species. All of these bats feed on night-flying insects. They rely on echolocation, using high-frequency sound waves to navigate and find prey even in total darkness.

Many Florida bat species roost in colonies ranging from a few bats to many thousands, but some roost individually. Some important natural roost sites for Florida's bats are trees with cavities or peeling bark, palm trees, Spanish moss, and caves.

Bats provide major ecological and economic benefits. One bat can consume hundreds of insects a night. Bats save U.S. farmers billions of dollars annually by controlling insects that damage crops and spread disease among livestock.

Bats in buildings

Bats may roost in buildings or other man-made structures that mimic their natural habitats. This may occur after their habitat is disturbed and can create conflicts between bats and humans.



A big brown bat colony in a picnic pavilion.

Bats roosting in buildings do not physically damage structures, but can cause stains or odors.

If you suspect bats are living in a building, check for staining and bat feces, known as guano. Bat stains are light brown discolorations consisting of oils and dirt left around openings the bats use to enter the roost. Guano is black, dry, and found under the roost site and by the openings. Also, look for bats at dawn or dusk as they enter or leave the roost. **Bat exclusion devices should be used to humanely remove bats that are roosting in a building. These should only be used from August 16 through April 14, outside of the maternity season.**

How to remove bats from buildings

Exclusion devices allow bats to exit but not reenter a roost. It is vital that exclusions are done properly to prevent illegal killing of bats. Detailed information on how to exclude bats from buildings in Florida is available at: MyFWC.com/bats.



A Rafinesque's big-eared bat.

One bat in a building

There is an exception to the bat exclusion rule: A single bat found inside the living space of a building can be removed at any time of year. If you find a bat indoors, stay calm. The bat may fly around as it attempts to escape but is not trying to attack. Turn on lights so you can see the bat. Confine the bat to a single room and open windows and doors to let it escape. If the bat cannot find its way out, wait for it to land and then carefully capture the bat by either placing a container over the animal and sliding a piece of thick paper underneath or using a thick towel and leather gloves to contain the bat before releasing it outdoors.

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A Seminole bat.

Bat maternity season

In Florida, the maternity season lasts from April 15 through August 15. This is when bats breed and young are born. During this time, people in Florida are not allowed to disturb bats or attempt to remove them from buildings.

Newborn bats are known as pups, which are flightless and completely dependent on their mother's milk. Female bats require roosts free from disturbance, with constant high temperatures to help keep the pups warm. For this reason, a maternity colony in a building usually is not found within rooms where people live or work.



A big brown bat.



Big brown bat chasing insects at night.

Helping bats survive

Bats are fascinating animals that fly using wings supported by many of the same types of bones that we have in our arms and hands. They can be good neighbors and our best friends on a summer night. Did you know that a single bat can eat hundreds of mosquitoes each night? By helping bats, you can be helping yourself.

But, Florida's bats are facing a lot of challenges. They're misunderstood. They're losing their natural roost sites as forests are removed and caves are blocked. Now a new disease called white-nose syndrome (WNS) has killed millions of cave-roosting bats and is spreading rapidly. As of early 2015, WNS has not reached Florida, but it remains a serious threat.

These are ways you can help bats thrive in Florida:

- Spread the word that bats help people by eating large amounts of mosquitoes and agricultural pests.
- Preserve natural roost sites such as trees with cavities and peeling bark, and dead fronds on palms.
- Put up a bat house.
- Report unusual bat behavior to: **MyFWC.com/BatMortality**.
- Do not enter Florida caves with shoes, clothing or equipment that has been used in caves outside of Florida.

Common bat myths

There is a rabies epidemic in bats. **Myth!**
The incidence of rabies in bats is rare. Bites can be avoided by not touching bats.

Bats regularly attack people. **Myth!**
Bats are shy and will try to avoid people but they are excellent fliers and you may see them trying to catch insects.

All bats are blind. **Myth!**
Bats use echolocation to locate prey, but all bats have eyes and they can see very well. Bats sometimes see better than people when there is little light.

Bats are attracted to human hair. **Myth!**
Bats don't aim for a person's hair. Bats are agile fliers whose echolocation skills help them maneuver in complete darkness.

All bats suck blood. **Myth!**
Florida's resident bats only eat insects. Only vampire bats consume blood, and they are found ONLY in Central and South America, feeding mainly on livestock and wildlife.



Bat houses installed on poles.

Remember:

- Bats are important parts of healthy ecosystems.
- Wait for the end of the maternity season before taking any actions to exclude bats from buildings.
- The intentional harming of bats is prohibited.
- Bats cannot legally be trapped and relocated.
- Protect bats by preserving roosting habitat and preventing the spread of WNS.
- Do NOT handle bats, especially sick, injured or dead bats.

Find out more about Florida's bats, including how to exclude bats from buildings and how to build and install bat houses at: **MyFWC.com/bats** and **EDIS.IFAS.UFL.edu/topic_bats**.

If you have additional questions about bats or are experiencing bat conflicts, please contact your nearest FWC regional office:

FWC Regional Offices:

North Central	Lake City	386-758-0525
Northeast	Ocala	352-732-1225
Northwest	Panama City	850-265-3676
South	West Palm Beach	561-625-5122
Southwest	Lakeland	863-648-3200

Florida Fish and Wildlife Conservation Commission
620 South Meridian Street
Tallahassee, Florida 32399-1600
www.MyFWC.com/Manatee

Follow us on:

3/2015

your st cture being sed by wildlife?

dlife such as bats, owls, songbirds, squirrels, ossums and raccoons may find their way into ldings occupied by humans.



tern screech owl in soffit – Credit: Blayne Throm



What to do if wildlife is using your structure

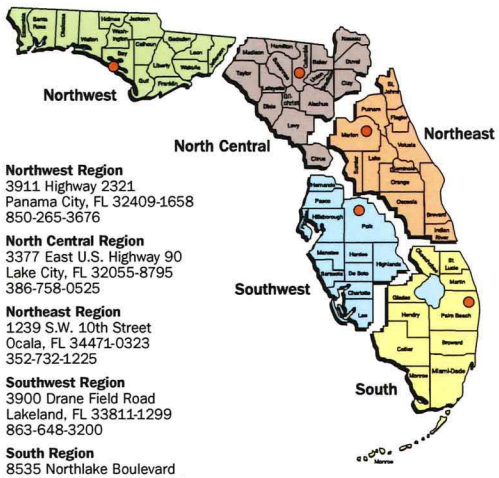
If there is wildlife currently in the structure, call your FWC Regional Office and ask to speak to the Wildlife Assistance Biologist. They will be able to provide additional information on legal options and methods to prevent wildlife from entering your home.

If you are certain no wildlife or young are currently in your structure:

- Identify the location(s) where wildlife is entering the structure and make the necessary repairs to exclude them.
- Once repairs are made, continue to monitor to ensure all wildlife has been successfully excluded.

Florida Fish and Wildlife Conservation Commission

Regional Offices



Northwest Region
3911 Highway 2321
Panama City, FL 32409-1658
850-265-3676

North Central Region
3377 East U.S. Highway 90
Lake City, FL 32055-8795
386-758-0525

Northeast Region
1239 S.W. 10th Street
Ocala, FL 34471-0323
352-732-1225

Southwest Region
3900 Drane Field Road
Lakeland, FL 33811-1299
863-648-3200

South Region
8535 Northlake Boulevard
West Palm Beach, FL 33412
561-625-5122

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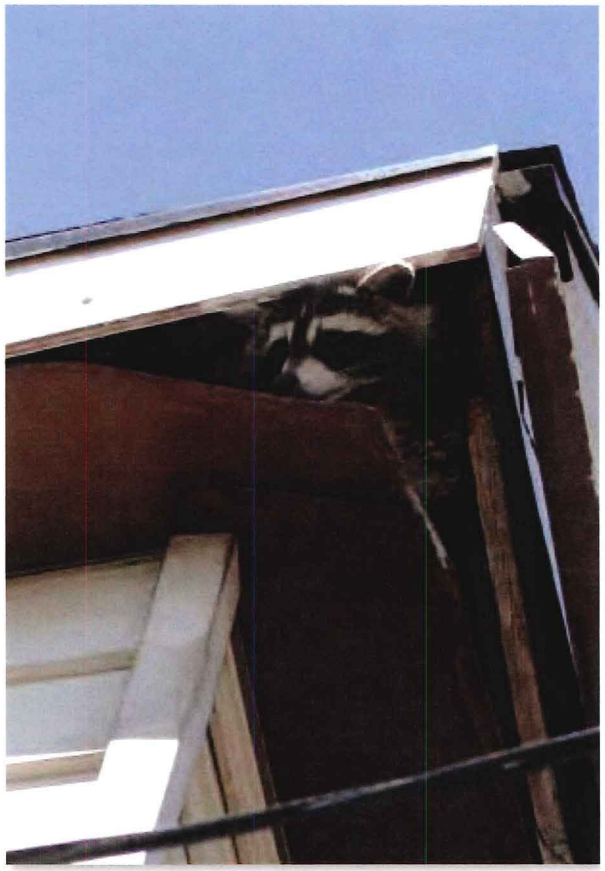
6/2020

Wildlife in Structures



Know the signs

Florida Fish and Wildlife Conservation Commission

MyFWC.com

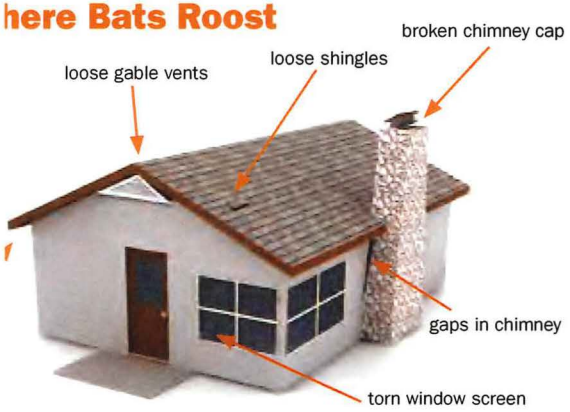
here and when to look

ommon places for wildlife to reside are attics, arns, garages, soffits, underneath shutters or oof shingles or tiles, in wall voids or behind iding or chimneys.

awn and dusk is when you are most likely to pot wildlife entering or leaving your structure, s this is when they are leaving to forage or oming in to rest.

ome wildlife, such as squirrels and woodpeckers ill be more active during daytime hours, while thers, such as raccoons, bats and flying quirrels are more active at night.

here Bats Roost



ere are ways to tell if ldlife might be using ur structure

ent or missing soffits or roof tiles.

amaged, patted down, or missing insulation. unnels may also be present in insulation.

hew marks on wood or electrical wiring.

racks on AC ductwork or other dusty surfaces.

ounds of scurrying, scampering, or squeaking in our walls or attic.

cat found near the entry and exit points, or n insulation.

- Rub marks/stains of lig own discoloration near the entry and exit points due to body oils and dirt.
- Nesting material (like grass, feathers, leaves, Spanish moss, etc.) or food found in one location inside or along the exterior of the structure.
- Feathers, pellets, or bones found inside the structure (this is evidence of birds, including owls).
- Holes in siding (may be sign of a woodpecker).
- More comprehensive ways include trying a motion-activated trail camera or bat detector to determine if wildlife is present.



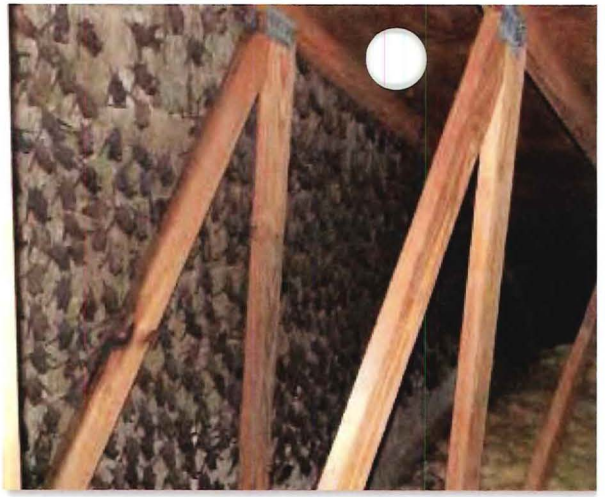
Shed snake skin in attic

Look before you treat

Eliminating termites and other household pests is important for the maintenance of your home and the health of your family. Before fumigating, it is important to ensure no wildlife is present. This prevents unintentional wildlife casualties and the need for further wildlife removal efforts.



Structure being fumigated for pest treatment



Bats roosting in attic – Credit: Dan Bozone

Be proactive: know what actions to take

- Inspect your home regularly for openings, tears rotting wood or weak spots that could allow ent Bats can enter an opening that is as small as your thumb.
- Look around the foundation of your home wher pipes, cables and vents, exit the houses.
- If an opening is found, mark the hole by doing something such as sticking a plastic bag in it o taping a piece of plastic over it. Watch it for 3-5 days, and if it does not get disturbed then the opening is not being used. You can also place diatomaceous earth at the potential entry point and check later for track marks in the dust.
- Trim overhanging tree branches close to your ro as some wildlife can use them for help with ent into your home.
- If you have a chimney, you can have a professio install an animal-proof chimney cap once ensur no animals are present.



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Milt Fox

How FWC responds to conflicts

The FWC addresses human-bear conflicts in a variety of ways, including providing technical assistance over the phone, conducting an in-person visit with the resident, using deterrents (such as an electric fence), attempting to scare the bear away, or, in rare cases, attempting to trap the bear.

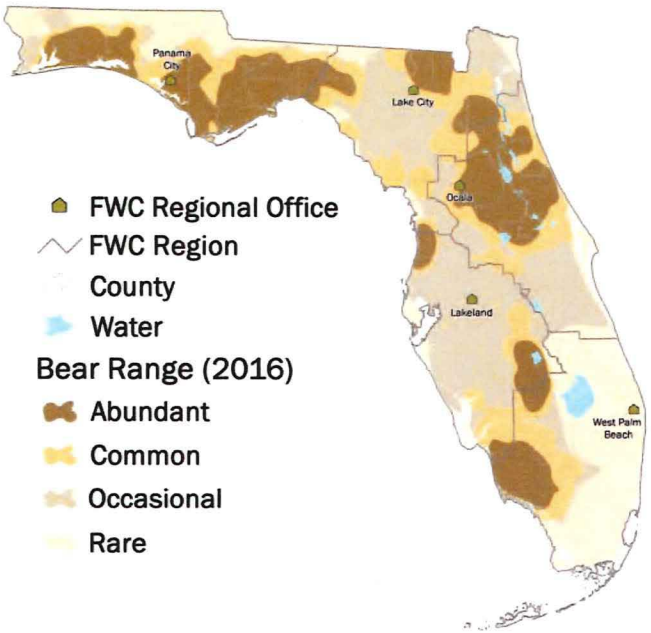
While most conflicts can be avoided by securing attractants, biologists assess each situation on a case-by-case basis and use FWC policies and guidelines to help decide on the most appropriate response.

The earlier the FWC is notified, the more response options are available.

The longer a conflict situation continues, the more likely the bear will develop behaviors that present a risk to public safety, such as entering a dwelling, harming a leashed dog or injuring a person.

Once this happens, it is too late to try to change the bear's behavior and it must be humanely killed.

Warning! It is illegal to take, possess, injure, shoot, collect or sell black bears under Florida state law unless authorized by an FWC-issued permit. If you are found guilty, you could face fines and/or jail time.



If you are experiencing bear conflicts, please contact the nearest FWC regional office. The sooner the FWC knows about bear activity, the more options are available to prevent a bear from becoming a public safety risk.

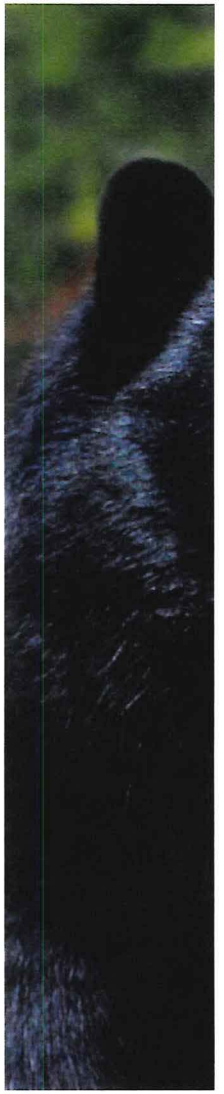
North Central	**Lake City**	**(386) 758-0525**
Northeast	**Ocala**	**(352) 732-1225**
Northwest	**Panama City**	**(850) 265-3676**
South	**West Palm Beach**	**(561) 625-5122**
Southwest	**Lakeland**	**(863) 648-3200**

In an emergency or if you suspect illegal activity, call the Wildlife Alert Hotline at 888-404-FWCC (3922).

Follow us on:

Florida Fish and Wildlife Conservation Commission
MyFWC.com/Bear

A guide
bear



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Ashley Hockenberry

bear in Florida.

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(opossums, armadillos, carrion, etc.)



Bear behavior and you

Black bears are shy and generally not aggressive. When seen near homes or workplaces, bears are often just passing through. When frightened, bears typically run away or climb a tree. If a bear is in a tree, it is either feeding or trying to escape danger. Keep people and pets away, and the bear will leave on its own, usually after dark.

When a bear stands on its hind legs, it is trying to get a better view or scent. Black bears may huff, snap their jaws, swat the ground or "bluff charge" when cornered, threatened or defending food or young. If this happens, stop, hold your ground and then slowly back away.

Remember bears are large, powerful, wild animals that can act unpredictably and become dangerous. Bears who receive food from people may lose their natural fear of them and are more likely to damage property or become a public safety risk. NEVER feed or attract bears. If a bear is eating something on your property, take note of what it is and secure it after the bear has left the area.



Learn all about Florida's bears and being BearWise at *MyFWC.com/BearWise*.

BearWise

BearWise tips:

- Never approach a bear. Keep as much distance between you and the bear as possible.
- If a bear changes its behavior because you're there, you are too close.
- If you encounter a bear at close range, stand with arms raised, back up slowly and speak to the bear in a calm, assertive voice.
- Do not turn your back, play dead or run from a black bear.
- Make sure you are in a secure area, such as a car or building, and the bear has a clear escape route, then scare the bear away with loud noises, like yelling, blowing a whistle, or using an air or car horn.
- Install a motion-activated device, such as flood lights, a water sprinkler or audio alarm, to scare a bear away from a location when you are not present.
- Report any bear threatening the safety of people, pets or livestock, or causing property damage, to the FWC (see back cover).
- Walk dogs on a non-retractable leash and be aware of your surroundings. Dogs can trigger defensive behaviors from bears.

Encourage your school system to use the *Florida Black Bear Curriculum Guide*. The guide is designed for grades 3 to 8 and is correlated to state education standards.



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YOU LIVE IN BEAR COUNTRY

ıck bears are an important part of Florida's natural heritage. Keeping bears wild and away from human use areas is a responsibility we all must share. FWC is dedicated to reducing conflicts between people and bears in your community.

Black bears are naturally shy, timid animals that try to avoid people. However, as human development expands, it becomes increasingly difficult for bears to avoid people.

Why are bears in your neighborhood?

Bears are lured into neighborhoods when they find an easily accessible food source. Bears that become used to getting human foods may damage property or become a threat to public safety. Common items that attract bears into neighborhoods include:

- Garbage
- Food smells from barbecue grills, coolers, and outdoor freezers/refrigerators
- Animal feed (e.g., pet food, corn, grain, seed, bird seed, livestock feed)
- Gardens, compost piles, small or medium livestock (e.g., chickens, goats, pigs, rabbits)

Feeding bears, either by direct handouts or by leaving attractants such as garbage and pet food unsecured, uses bear conflicts and is against the law.

Florida Administrative Code 68A-4.001(4): "(a) Intentionally feeding bears is prohibited except as provided for in this Title. (b) Placing food or garbage, allowing the placement of food or garbage, or offering food or garbage that attracts bears and is likely to create or creates a nuisance is prohibited after receiving prior written notification from the Commission."

If you see a bear in your community...

Remain calm and stay away from the bear. The mere presence of a black bear does not represent a problem. The bear is most likely just passing through and will not linger or return if it does not find a reward such as food. A bear may climb a tree to look for food or if it gets scared. Clear the area of people and pets and allow the bear to come down when it feels safe (usually after dark). The bear found its way into the area and it can find its way out.

If you encounter a bear at close range...

- DO NOT play dead or run from the bear
- Back away slowly with arms raised
- Avoid direct eye contact
- Speak in a calm and assertive voice

If you experience bear problems, please contact the Florida Fish and Wildlife Conservation Commission regional office nearest you. For more information, go to MyFWC.com/Bear.

What can you do about a bear near your home?

ecure Your Attractants

The best way to avoid conflicts with bears is to secure anything that might attract a curious bear. The following suggestions may prevent bears from being attracted to and lingering in your neighborhood.

- Store your trashcan in a secure area, such as a sturdy shed or garage, and put it out on the MORNING of garbage pickup, NOT the night before.



- Get a commercially-manufactured bear-resistant trashcan that has been reinforced with metal and a push-to-open latching system.
    - If you do not have trash service, you can buy bear-resistant trashcans from several online retailers, including Ace Hardware, Lowe's, and Home Depot.
    - If you have trash service, ask for a bear-resistant trashcan. If they will not provide them, call your local government official. Enough citizens have taken action in some counties that they now have bear-resistant trashcans.

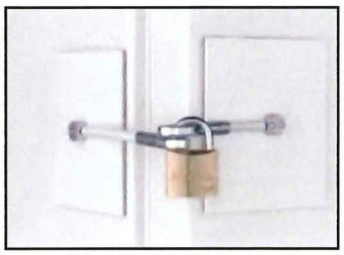


- Build a small shed to store your trashcans. Important elements are to leave no gaps along edges and use screws instead of nails.* Call your waste service provider to ensure they will service trashcans from a shed.

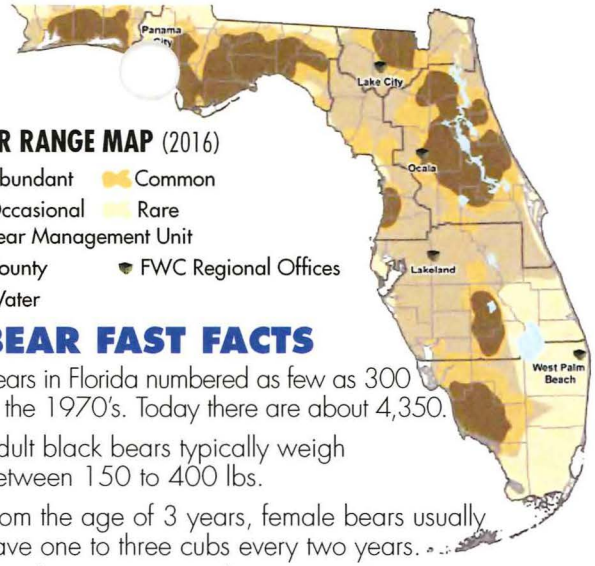


- Attach hardware to your regular trashcan to make it more bear-resistant.* For a 'retrofit' to be successful, the lid must not be flexible, and the can should not collapse when you stand on its side. Call your waste service provider for permission to 'retrofit' your trashcan.

- Clean grills and store them in a secure location, such as a sturdy shed or garage.
- Feed pets indoors or promptly remove leftover pet food and bowls for pets fed outside.
- Store animal food in a secure area; remove or modify* wildlife feeders when bears are in the area.
- Protect gardens, compost piles, and livestock with electric fencing.*
- Secure outdoor refrigerators and freezers with marine locks.



*Instructions and more information available at MyFWC.com/Bear



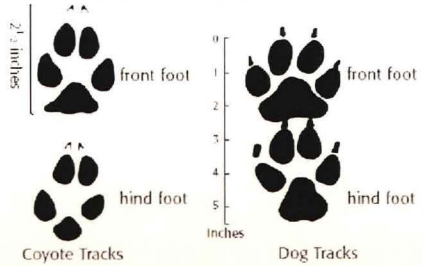
BEAR RANGE MAP (2016)

- Abundant
- Common
- Occasional
- Rare
- Bear Management Unit
- County
- FWC Regional Offices
- Water

BEAR FAST FACTS

- Bears in Florida numbered as few as 300 in the 1970's. Today there are about 4,350.
- Adult black bears typically weigh between 150 to 400 lbs.
- From the age of 3 years, female bears usually have one to three cubs every two years.
- Breeding season runs from June to August, and cubs are born in late January or early February.
- Bears have a superior sense of smell.
- 80% of the black bear diet includes fruits, nuts and berries; 15% insects; and 5% meat such as opossums, armadillos and carrion.

COYOTE FAST FACTS



- Coyotes live throughout Florida and in every state but Hawaii.
- They weigh 15-30 pounds. The males are slightly larger than the females.
- Coyotes eat whatever is available, including fruits, nuts, seeds, dead animals, rodents, garbage, pet food, domestic cats and small dogs.
- They breed every year with 2 to 12 pups per litter. Pups are raised in a den.
- Removing coyotes from one area can result in other coyotes moving in from surrounding areas and producing more pups per litter.

A Service Of

Florida Fish and Wildlife Conservation Commission

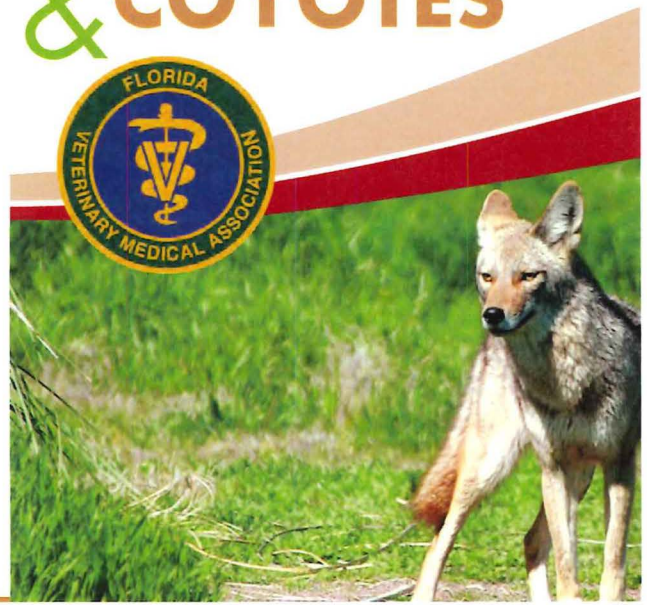
Florida Veterinary Medical Association
7207 Monetary Drive, Orlando, Florida 32809

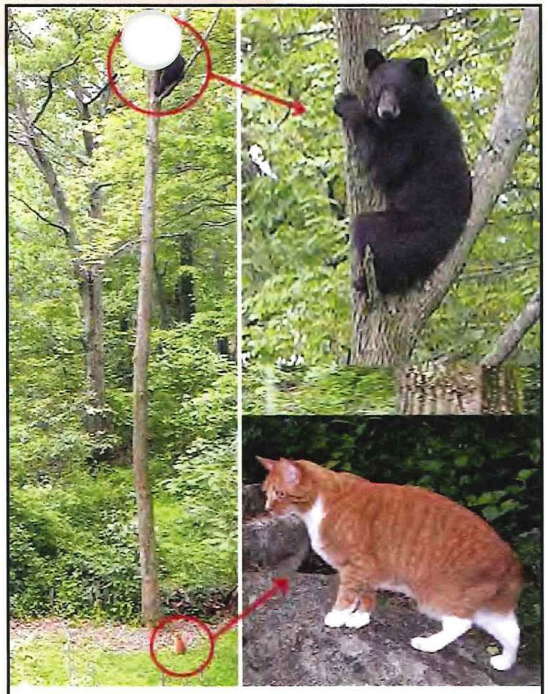
If you are experiencing bear or coyote problems, please contact FWC's Wildlife Alert at 888-404-3922 or your nearest FWC regional office:

Lakeland: 863-648-3200
Panama City: 850-265-3676
Lake City: 386-758-0525
Ocala: 352-732-1225
West Palm: 561-625-5122



PROTECT YOUR PETS FROM BLACK BEARS & COYOTES





In the event of a pet treeing a bear, call your pet inside to a safe and secure area, allowing the bear time to retreat.

- Store pet feed inside a secure structure such as a shed or barn.
- Avoid leaving pet food or dishes outside overnight
- Tethered pets should be able to move a safe distance away from their food bowl.
- Outdoor pens should be high enough or have a roof to keep wildlife out and have a skirt that extends outward, underground to prevent digging under the fence. Pens should be as far as possible from tree/shrub lines or other cover for wildlife.
- Keep areas around outside pens and enclosures well mowed to reduce cover.
- Before letting pets outside at night, make noise and flash lights to startle other wildlife that could be in the yard.
- Install motion detector lights around your property.

THINGS YOU CAN DO TO KEEP YOUR PETS SAFE

- Black bears and coyotes are most commonly attracted to neighborhoods by unsecure garbage, pet food, and bird seed; most interactions can be reduced if residents remove and secure trash with either a caddy or bear-resistant trash can; minimize the time pet food and bird seed are outside, and keep those foods secure.
- Coyotes in urban areas are attracted by free roaming pets. Interactions can be resolved by keeping cats and other small animals indoors.
- Bear spray can be used to deter a bear if you encounter one at close range (within 30 ft). This highly-effective product can be found online or through most outdoor product suppliers.
- Consider walking your pet on a non-retractable leash which allows better control of your pet in the event of an encounter.
- Bears and coyotes are most active at night and during dusk and dawn.



Protect your pets with an electric fencing enclosure. Check often to ensure that the fence is functioning properly.

For More Resources on Electric Fencing:
http://MyFWC.com/Media/1333878/ElectricFence.pdf



Sturdy wooden hutches are the most reliable form of protection for outdoor small animal enclosures such as rabbits and guinea pigs. Securely attach a side of the cage to a permanent structure to prevent the hutch from falling over. Secure doors with locks, keep top covered and secured. In bear country, add an electric fence for further protection.

- While walking your pet, bring noise makers or bear spray. Making noise will alert wildlife to your presence and allow time for it to move away from you and your pet.
- If contact occurs between your pet and wildlife, do not try to physically separate your pet and the animal. Retreat to a safe place; if possible, spray the animal with bear spray or a water hose and make loud noises to try to break up the contact.
- Hazing is an effective way to encourage wildlife to stay away from people. Making noise with your voice, an air or car horn, pots and pans, or a can full of pennies are recommended techniques. In addition, you can deter a coyote by throwing sticks or rocks from a secure location, but try to avoid injuring the animal.

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If you see a Florida panther

The Florida panther moves primarily at night. The chances of seeing a panther are slim. But if you live in Florida panther country, you need to know what to do if you see one.

- **Keep children within sight and close to you.** Pick up any small children so they don't panic and run. Try to do this without bending over or turning away from the Florida panther.
- **Give them space.** Florida panthers typically will avoid a confrontation. Give them a way to escape.
- **Do not run.** Running may stimulate a panther's instinct to chase. Stand and face the animal. Make eye contact to let the panther know you are aware of its presence.
- **Avoid crouching or bending over.** Squatting or bending makes you look smaller, resembling a prey-sized animal.
- **Appear larger.** Make gestures that indicate you are not prey and that you may be a danger to the panther. Raise your arms. Open your jacket. Throw stones, branches or whatever you can reach without crouching or turning your back. Wave your arms slowly and speak firmly in a loud voice.
- **Fight back if attacked.** There has never been a reported panther attack in Florida. In western states, where attacks by cougars have occurred very rarely, potential victims have fought back successfully with rocks, sticks, caps, jackets, garden tools and their bare hands. Since large cats usually try to bite the head or neck, try to remain standing and face the animal.



Mark L

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Florida Fish and Wildlife
Conservation Commission
620 S. Meridian Street
Tallahassee, FL 32399-1600
MyFWC.com/Panther

A guide

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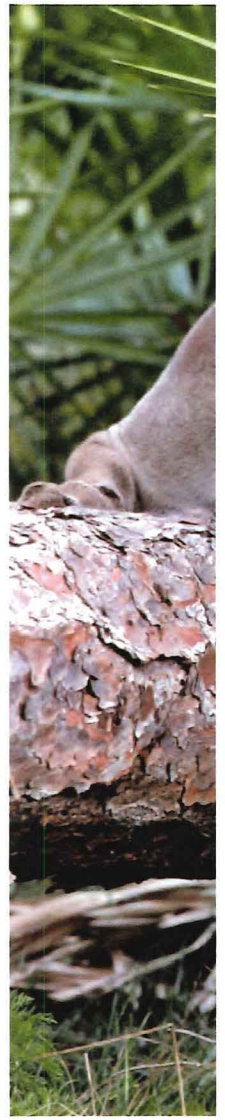

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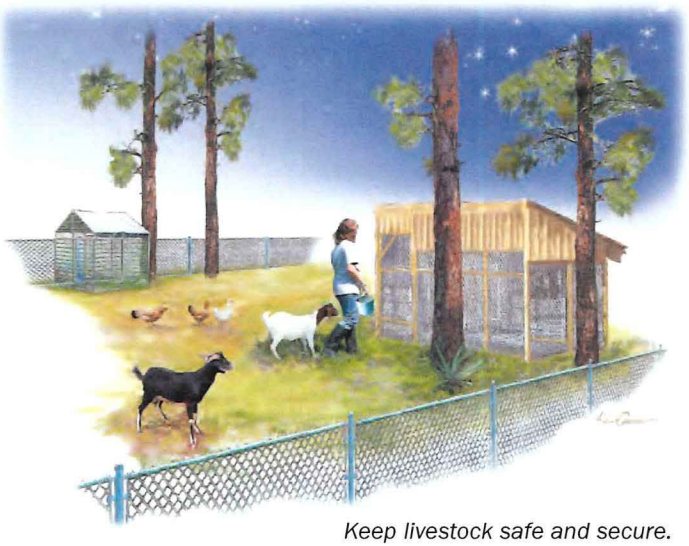

Keep livestock safe and secure.

4. Keep domestic livestock secure
Where practical, place chickens, goats, hogs or other livestock in enclosed structures at night. Electric fencing can be an effective predator deterrent.

5. Landscape for safety
Remove dense or low-lying vegetation that would provide hiding places for panthers and other predatory animals near your house.

- Remove plants that deer like to eat.
- Choose plants that do not attract deer or other panther prey species. For information on plants that deer do not like to eat, visit edis.ifas.ufl.edu/UW137.
- Appropriate fencing will make your yard or play area uninviting to prey animals such as deer.

6. Consider other deterrents
Outdoor lighting, motion sensors and electric fencing also may deter prey animals and panthers from entering your yard. Outdoor lighting also will make approaching prey and panthers more visible to you.

7. Hike or bike with a friend
When recreating outdoors, it's a good practice to let friends or family know your whereabouts and when you expect to return. Better yet, take a friend with you!

Florida panther facts

- The Florida panther is a subspecies of puma, also known as a mountain lion or cougar. It is the last subspecies still surviving in the eastern United States.
- Biologists estimate roughly 100-160 adult and subadult Florida panthers remain in the wild. Most panthers live in southwest Florida, south of the Caloosahatchee River, although some panthers have been documented traveling as far north as central Georgia.
- The Florida panther's decline occurred prior to 1950, when it still was legal to hunt panthers. It was listed as endangered in 1967 and is protected under federal and state laws.
- Florida panther numbers declined to roughly 30 cats by the early 1980s. Severe inbreeding resulted in many health and physical problems. A genetic restoration project in 1995 was successful in improving the genetic health and vigor of the panther population.
- Florida panthers are found primarily in the Big Cypress/Everglades ecosystem in Collier, Lee, Hendry, Monroe and Miami-Dade counties.
- Florida panthers' home range sizes vary by sex and by individual. Female home ranges are typically 60-75 square miles whereas males' are typically 160-200 square miles.



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Mountain Lion Foundation, N
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Funding provided by the Flori

Florida Panther Safety Tips

Encounters with Florida panthers are rare. But if you live, work or recreate in panther habitat, there are things you can do to enhance your safety and that of friends and family.

Be Alert From Dusk 'Til Dawn

When it comes to personal safety, always be aware of your surroundings. Florida panthers are most active at night. Exercise more caution at dawn, dusk and during the night.

Landscape For Safety

Remove vegetation that provides cover for panthers. Remove plants that attract wildlife (especially deer). By attracting them, you naturally attract their predator—the panther.

Keep Panther Prey Away

Deer, raccoons and wild hogs are prey for the Florida panther. By feeding deer or other wildlife, you may inadvertently attract panthers. Wildlife food such as unsecured garbage, pet foods and vegetable gardens also may attract prey.

Keep Pets Safe And Secure

Roaming pets are easy prey for predators including panthers. Supervise pets and then bring them inside or keep them in a comfortable, secure and covered kennel. Feeding pets outside also may attract raccoons and other panther prey.

Keep Livestock Secure

Where practical, keep chickens, goats, hogs or other livestock in enclosed sheds or barns at night.

Supervise Children

Keep children close to you, especially outdoors between dusk and dawn. Educate them about panthers and other wildlife they might encounter.

Never Approach A Panther

Most panthers want to avoid humans. Give a panther the time and space to steer clear of you.

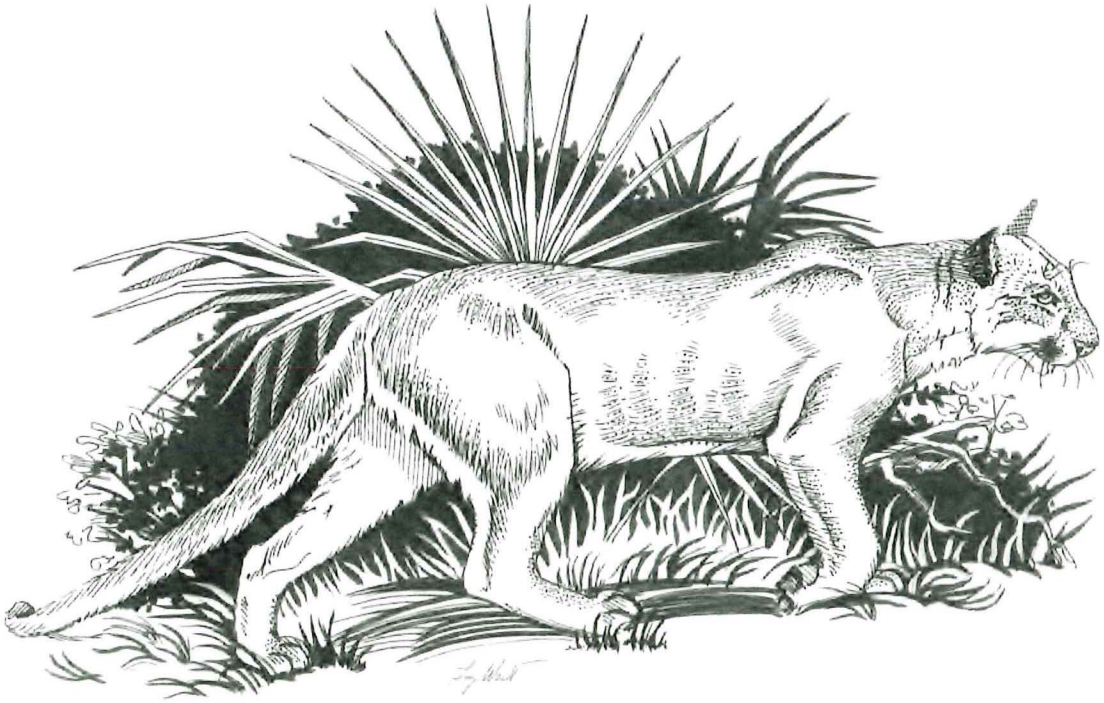
Hike With A Friend

Always hike, backpack and camp when in wild areas with a companion.

Florida Fish and Wildlife Conservation Commission
United States Fish and Wildlife Service
National Park Service

1-888-404-3922 MyFWC.com/panther

If You Encounter A Panther:



Make yourself appear larger, open your jacket, raise your arms, throw stones, branches, etc., without turning away. Wave raised arms slowly, and speak slowly, firmly, loudly to communicate that you are not prey and may actually be a danger to it.

Avoid crouching or bending over. Squatting or bending over makes you look smaller, resembling a prey-sized animal.

Do not run. Running may stimulate a panther's instinct to chase. Stand and face the animal. Make eye contact.

Give the panther space. Most Florida panthers will avoid a confrontation. Give them a way to escape.

If attacked, fight back with whatever is at hand (without turning your back). While there has never been a reported panther attack in Florida, in western states, potential victims have fought back successfully with rocks, sticks, caps, jackets, garden tools and even their bare hands. Since large cats usually try to bite the head or neck, try to remain standing and face the animal.

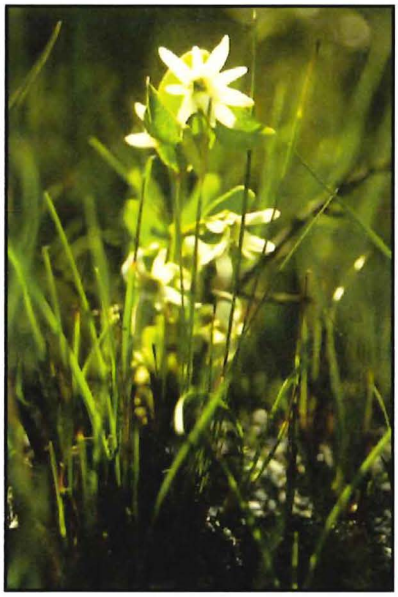
If you feel threatened by a panther or have lost pets or livestock to a panther, please call the Florida Fish and Wildlife Conservation Commission at 1-888-404-3922.

MyFWC.com/panther

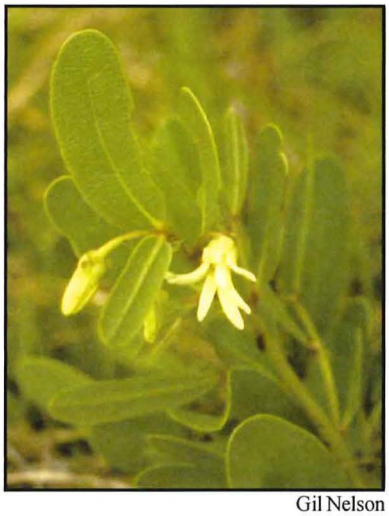
BEAUTIFUL PAWPAW



Deeringothamnus pulchellus Small
Synonyms: *Asimina pulchella* (Small) Rehder & Dayton
Family: Annonaceae (custard apple)
FNAI ranks: G1/S1
Legal Status: US–Endangered FL–Endangered
Wetland Status: US–FAC FL–UPL



Ann F. Johnson



Gil Nelson

Field Description: Low, deciduous **shrub** 8 - 12 inches tall, with 1 to several erect or arching **stems** from a taproot. **Leaves** alternate, leathery, oblong, 1 - 2.5 inches long, with veins visible on both upper and lower surfaces; **leaf tip** rounded or notched. **Flowers** fragrant, solitary on stalks arising in the angle between leaf and stem on new shoots of the season, blooming only after fire or disturbance; **petals** 6 - 10 per flower, 0.5 - 1 inch long, white, strap-shaped, curved backwards when fully opened; **sepals** 3, broadly triangular. **Fruit** 3 inches long, fleshy, green, resembling a lumpy bean pod, with dark brown seeds, about 0.5 inch long.

Similar Species: Pawpaws (*Asimina* spp.) have flowers with broad floppy petals in whorls of 3 or 4. Dwarf pawpaw (*Asimina pygmaea*) has closely spaced, overlapping leaves with pointed tips, 2.5 - 3 inches long. Netted pawpaw (*Asimina reticulata*) has blue-green leaves with inrolled leaf margins and bears flowers on last year's shoots before new leaves appear.

Related Rare Species: See Rugel's pawpaw (*Deeringothamnus rugelii*) and four-petal pawpaw (*Asimina tetramera*) in this guide.

Beautiful pawpaw *Deeringothamnus pulchellus*

Habitat: Open slash pine or longleaf pine flatwoods with wiregrass and dwarf live oak in the understory.

Best Survey Season: Flowers late March–April; will re-sprout and flower all year following fire. Most stems are annual, dying back in winter, but some occasionally survive for 2 years.

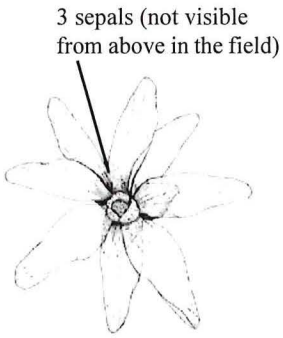
Range-wide Distribution: Endemic to Charlotte and Lee counties, FL, with disjunct populations SE of Orlando in Orange County.

Conservation Status: Beautiful pawpaw is known from 28 sites with about 5000 plants; about half are protected on 2 preserves in Charlotte and Lee counties.

Protection & Management: Burn every 3 to 5 years in growing season; avoid disking or other soil disturbance.

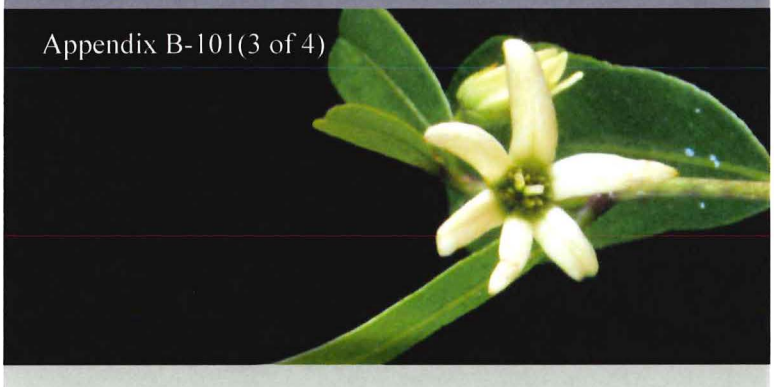
References: Coile 2000, Johnson 1999, Kral 1960, Kral 1983, Small 1926a, USFWS 1998, Wunderlin 1998, Wunderlin and Hansen 2000a.





Beautiful Pawpaw

A Legally Protected Species MAY Occur within this Project Area



The beautiful pawpaw *(Deeringothamnus pulchellus)* plant is a low shrub which occurs within pine flatwoods. The beautiful pawpaw is listed as an endangered species and is both state and federally protected. Under state law it is illegal to "harvest, collect, pick, remove, injure or destroy" this plant (Administrative Code Rule Chapter 5B-40; Specific Authority 570.07(23), 581.185(4) FS. Law Implemented 570.07(13), 581.185). Similarly, federal law protects this plant species through the Endangered Species Act of 1973, as amended, 16 U.S.C. 1531(a). The U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) need your cooperation to help protect this endangered species.

Description

The beautiful pawpaw is a low-growing shrub, rarely exceeding 1.5-feet tall. Leaves are alternate (see reverse center figure), leathery, oblong, 1 to 2.5- inches long with veins visible on both upper and lower leaf surfaces. Young leaves have sparse, short, red hairs on both sides. Maturing leaves become dark green to glossy green above and paler green below. Flowers are solitary, arising in the angle between the leaf and stem on new shoots. Flowers have between six and 10 creamy-white petals that are about 0.5 to 1-inches long. This plant will typically flower between March and May but only after a fire or disturbance. Fruit is typically 3-inches long, fleshy, green, resembling a lumpy bean pod, with dark brown seeds that are about 0.5-inches long.

Occurrence

The beautiful pawpaw occurrence is endemic (unique) to Charlotte and Lee counties, FL with two additional populations known to occur southeast of Orlando in Orange County. If construction areas are within pine flatwood habitat, this species may occur.

VIOLATORS WILL BE PROSECUTED

Violations of state and federal laws are punishable by stiff fines and/or imprisonment.



If you should see the beautiful pawpaw...

If you believe you have observed this plant within the construction area, do not disturb it. Any disturbance of this plant is illegal. Please cease construction and immediately contact a Johnson Engineering biologist (see phone number below). Establish a 25-foot buffer around the plant and wait for the biologist to verify sighting. Only a qualified biologist or botanist may verify the observation, and relocate the plant under the appropriate permit. Once the species of the plant has been verified and/or relocated, the biologist will issue the notice for construction to resume.

Chafin, Linda G., Jean C. Putnam-Hancock, and Gil Nelson 2000. "Beautiful Pawpaw." in *Field Guide to Rare Plants and Animals of Florida - online*. Tallahassee, FL: Florida Natural Area Inventory.

U.S. Fish and Wildlife Service 1997. "Beautiful Pawpaw." Pp. 4-951 - 4-963 in *Multi-Species Recovery Plan for South Florida*. Vero Beach, FL: South Florida Ecological Services Field Office.

US Fish and Wildlife
1339 20th Street
Vero Beach, Florida 32960
(772) 562-3909
LE office (239) 561-8144

Florida Fish and Wildlife Conservation Commission
29200 Tuckers Grade Rd.
Punta Gorda, Fl 33955
(863) 648-3203
1 (800) 282-8002
FWC Wildlife Alert (24 hours)
1(888) 404-3922

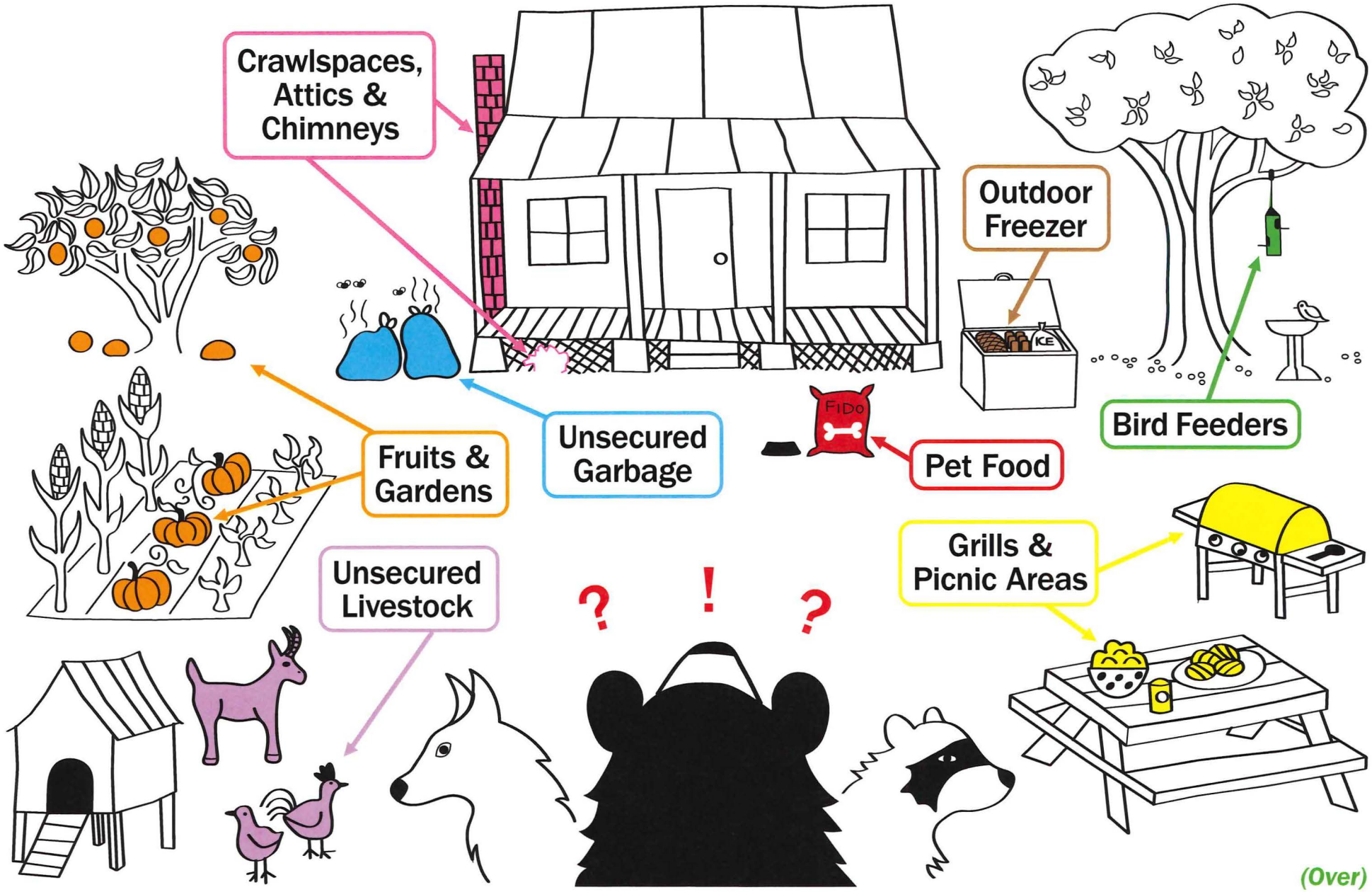
JOHNSON ENGINEERING

Johnson Engineering, Inc. Environmental Team
2122 Johnson Street
Fort Myers, Florida 33901
(239) 334-0046

Babcock Property Holdings, LLC
(941) 235-6900

How Wildlife Sees Your Backyard

Be Aware, Secure These Attractants!



(Over)

Keep People, Pets and Wildlife Safe. Secure Your Attractants!

If wildlife can easily find human-provided food on your property, they may lose their natural fear of people, which can lead to conflicts. Identifying and securing wildlife attractants makes your property safer for people, pets and wildlife.

1. Garbage



Wildlife is attracted to food smells in garbage. Use wildlife-resistant garbage cans or modify existing cans. Consider using garbage caddies. Or, keep garbage cans in a sturdy shed or garage until the morning of pickup.

2. Pet food



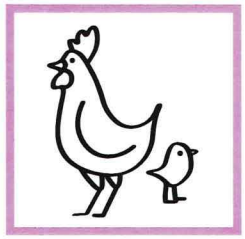
Feed pets indoors. If feeding pets outside or on a porch, remove the bowls after feeding.

3. Outdoor freezers & food storage



Food stored outdoors can be enticing for wildlife. Secure outdoor freezers or fridges in a closed garage or install locks.

4. Pets & livestock



Free-ranging pets and livestock can be an easy target for some wildlife. Keep livestock safe in a sturdy outbuilding, behind a secure fence, or with electric fencing. Supervise your pets while outdoors and use short leashes.

5. Crawlspaces, attics & chimneys



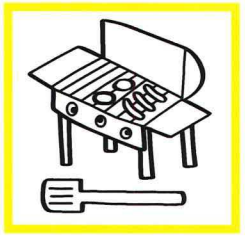
Wildlife may seek shelter in these spaces. Be sure to patch exterior holes, as small as ½ inch, or use mesh to prevent entry. But first, make sure all animals have left your building.

6. Bird feeders



Many animals feed at bird feeders. Even those that don't eat seeds are drawn by the concentration of prey. Bring in feeders at night, provide only enough seed that can be eaten in a day and keep the ground beneath feeders clean.

7. Grills, smokers & picnic tables



Food smells on outdoor grills and picnic areas can attract wildlife. Clean up these areas or bring your grill into a sturdy shed or closed garage when not in use.

8. Fruit-bearing trees & gardens

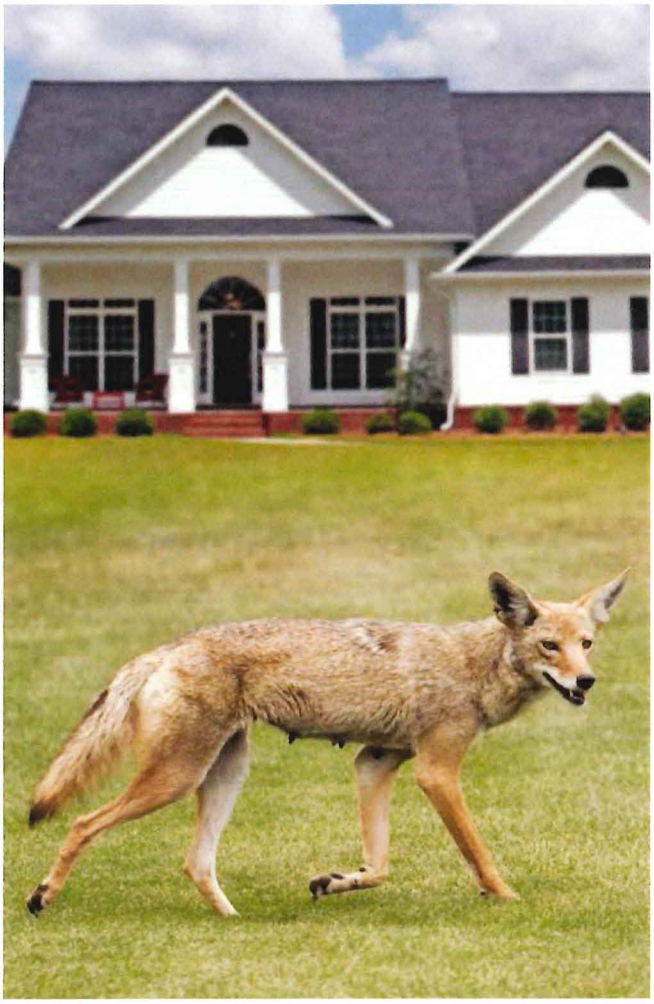


Fruit trees and vegetable gardens can also attract wildlife. Harvest ripe fruit and remove fallen fruit. Try motion-activated alarms or electric fencing to keep wildlife from eating your fruits and vegetables.

Visit MyFWC.com

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

A guide to living with **Urban Coyotes**



Florida Fish and Wildlife Conservation Commission
MyFWC.com

UF UNIVERSITY of FLORIDA
IFAS



© ThinkStock

Living with coyotes

Coyotes are found throughout Florida. This adaptable animal belongs to the dog family and resembles a small German shepherd. In Florida, coyotes typically weigh between 15-30 pounds. They have pointed ears, a narrow muzzle and a bushy tail. Males tend to be larger than females. Coyote fur is usually grayish-brown but occasionally is black. When running, the coyote usually holds its tail at "half mast" or straight out behind it, unlike most domestic dogs.

The scientific name of the coyote, *Canis latrans*, literally means "barking dog." Coyotes use a variety of vocalizations such as barking like dogs, but most often they are heard making shrill yips and howls. Howling is often a group effort that begins as a simple howl, but quickly increases into a series of group howls and high-pitched barks.

Coyotes typically are shy and elusive, but they occasionally can be spotted either alone, in pairs or in small groups where food is readily available. Coyotes remain active year round. Coyotes do play an important role in the ecosystem by helping to keep rodent populations under control.

Keep your pets safe

Coyotes can and do prey on domestic cats and small dogs. To protect your pets, don't allow them to roam freely. Most coyote attacks on pets occur either at night or at dusk or dawn. During these times especially, be careful if you're walking your pet in wooded areas or in heavily foliaged areas where coyotes could hide. Keep your dog close, on a short leash. Keep cats indoors. When cats wander freely, there's an increased risk of them being attacked by coyotes. Coyotes are also attracted by garbage. Problems can be significantly reduced if residents remove attractants and secure trash.

Preventing problems

NEVER feed coyotes! Don't place food outdoors that will attract wild animals. Clean up pet food, fallen fruit, and seed around bird feeders. Secure garbage cans and compost in animal-proof containers. Don't try to pet a coyote and teach children not to approach any unfamiliar animal.

Don't let coyotes intimidate you. Frighten away coyotes by making loud noises and acting aggressively, such as waving your arms in the air, throwing sticks at it or spraying it with a hose. Don't attempt to hurt it because injured animals are more likely to attack.

Be aware of unusual coyote behavior. Examples of unusual coyote behavior include coyotes approaching people, stalking pets, chasing joggers or bikers or attacking leashed pets.

Close off crawl spaces under porches and sheds. Coyotes and other animals use such areas for resting and raising young.

Teach children to recognize and not to run from coyotes. If children are approached, have them move slowly into a house or climb up on a swing, tree or deck and yell.

Educate your neighbors. Ask them to follow these same steps.

Co-existing with coyotes

Coyotes can be curious but are also timid and generally run away if challenged. Just remember that any wild animal will protect itself or its young. Never initiate a close encounter with a coyote.

If a coyote approaches too closely, immediately act aggressively toward the coyote. Wave your arms, throw things like stones and shout at the coyote. If necessary, make yourself appear larger by standing up or stepping onto a rock, stump or stair. Convince the coyote you are a potential danger to be avoided.

Where coyote encounters occur regularly, walk pets at other times besides nighttime hours, dusk and dawn. Carry something that will make noise or scare the animal, such as a small air horn, big water pistol, solid walking stick, golf club or paintball gun. These things may deter the coyote at close range. Make a "coyote shaker" by putting a few washers, pebbles or pennies into an empty soft drink can. Wrap the can in foil and tape closed. Continue "hazing" the coyote until the animal leaves; otherwise the coyote will learn to wait to leave until the activity stops.



Coyote pup © ThinkStock

Coyote fast facts

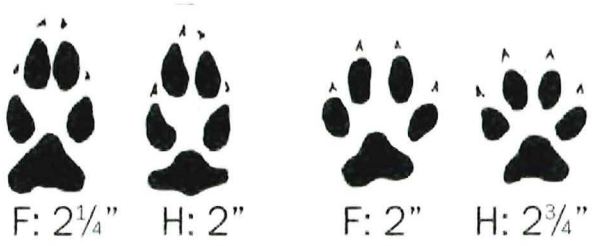
Coyotes live throughout Florida and in every state but Hawaii.

They weigh 15-30 pounds. The males are slightly larger than the females.

Coyotes eat whatever is available, including fruits, nuts, seeds, dead animals, rodents, garbage, pet food, domestic cats and small dogs.

They breed every year with 2 to 12 pups per litter. Pups are raised in a den.

Removing coyotes from one area can result in other coyotes moving in from surrounding areas and producing more pups per litter.



Coyote tracks (left) are narrower and more elongated than dog tracks (right). F: Front track / H: Hind track

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Myths about coyotes

Coyotes are extremely dangerous: FALSE! There have been very few reported cases of Eastern coyotes biting people. The coyote's innate fear of humans tends to keep them from getting too close.

Coyotes are a new problem: FALSE! Coyotes have been in Florida for many years and will continue to make their homes around the state. This medium-sized predator is extremely adaptable, thriving in urban, suburban and rural areas.

Coyotes need our help to survive: FALSE! People like to feed animals. However, by providing a "free lunch" for coyotes, you eliminate their natural fear of humans and increase their populations. Remember ... a fed coyote causes problems. Keep 'em wild!

Coyotes can be totally eliminated: FALSE! Removing coyotes is an inefficient and ineffective method to control populations. They compensate by increasing litter size and new coyotes move into areas where others have been removed. Populations can quickly return to original size.

If you are experiencing coyote problems, please contact FWC's Wildlife Alert at 888-404-3922 or your nearest FWC regional office:

Lakeland: 863-648-3200
Panama City: 850-265-3676
Lake City: 386-758-0525
Ocala: 352-732-1225
West Palm: 561-625-5122

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Living with Bobcats

General information

Widely distributed throughout most of North America, the charismatic bobcat has adapted well to neighborhoods throughout Florida. In rural areas, bobcats are found in deep forest, swamps and hammock land. They den and rest in thick patches of saw palmetto and dense shrub. Bobcats weigh 12-28 pounds, have a short "bobbed" tail, and prey on small animals such as rabbits, rodents, birds and occasionally deer. Bobcats can be a positive addition to an area because they help control populations of other species that may be considered household or yard pests including rodents and rabbits. **Unless an animal is sick or injured, bobcats are generally elusive and not aggressive toward people.**

What can be done to prevent problems with bobcats?

- Secure all possible food sources, including pet food and garbage.
- Do not directly feed bobcats or other wildlife. Even if a bobcat is not eating the food you put out for birds or other wildlife, feeding stations can concentrate prey species and draw predators to your property.
- Haze any bobcat that is seen in a community or near homes or livestock. Yell, use air horns or throw rocks towards but not at the bobcat to discourage the animal from being in an unwelcome place.
- Properly pen small livestock such as chickens and quail in enclosures that cannot be accessed by bobcats or other predators. Completely enclosed pens are best, to prevent animals from jumping or digging their way into an enclosure.
- Do not leave small domestic pets outdoors or on screened enclosures unattended and always walk dogs on leashes so they cannot run off or out of sight.

Legal status

Bobcats are a native species with a legal hunting season in Florida (bobcat hunting regulations and season dates can be found on the FWC website at: MyFWC.com/hunting). A bobcat can be taken as a nuisance if it causes or is about to cause property damage, presents a threat to public safety, or causes an annoyance in, under, or upon a building. Euthanasia of any live captured bobcat is prohibited, they must be released per Florida Rule 68A-9.010, Taking Nuisance Wildlife.







FWC

FWC

See reverse side for additional information.

MyFWC.com

Legal options to take nuisance bobcats

Bobcats are beneficial because they control populations of rodents, rabbits and other small animals. It is best to prevent or solve problems with bobcats by removing attractants and deterring the animals from becoming comfortable around residences and domestic animals. Removing one or more bobcats does not prevent others from moving into or using the same areas in the future. However, if a bobcat is a nuisance the animal can be captured or killed using legal and humane methods.

- Nuisance bobcats can be shot on private property during daylight hours with landowner permission. Please check with the local sheriff or police department before discharging a weapon.
- Cage traps can be used for live-capture of bobcats.
- Snares can be used to capture bobcats that have a travel path or are digging under a fence. Remember: snares are not species-specific traps and the trapper is responsible for any animal caught in a snare.
- Padded jaw steel traps can only be used with an FWC issued Steel Trap Permit. These permits are normally issued for situations where there is significant livestock loss or property damage and other alternative options have been tried or are not feasible. Applicants need to apply at the appropriate FWC regional office for this permit.

Please note: All traps must be checked at least once every 24 hours. Captured non-target species should be released on site and all live-captured bobcats must be released alive, either at the capture site or on a property in the same county of capture that is 40 acres or larger. Written permission from the landowner must be obtained prior to release.

If you have further questions or need more help, call your regional Florida Fish and Wildlife Conservation Commission office:

★ MAIN HEADQUARTERS

Florida Fish and Wildlife
Conservation Commission
Farris Bryant Building
620 S. Meridian St.
Tallahassee, FL 32399-1600
850-488-4676

● REGIONAL OFFICES

Northwest Region
3911 Highway 2321
Panama City, FL 32409-1659
850-265-3676

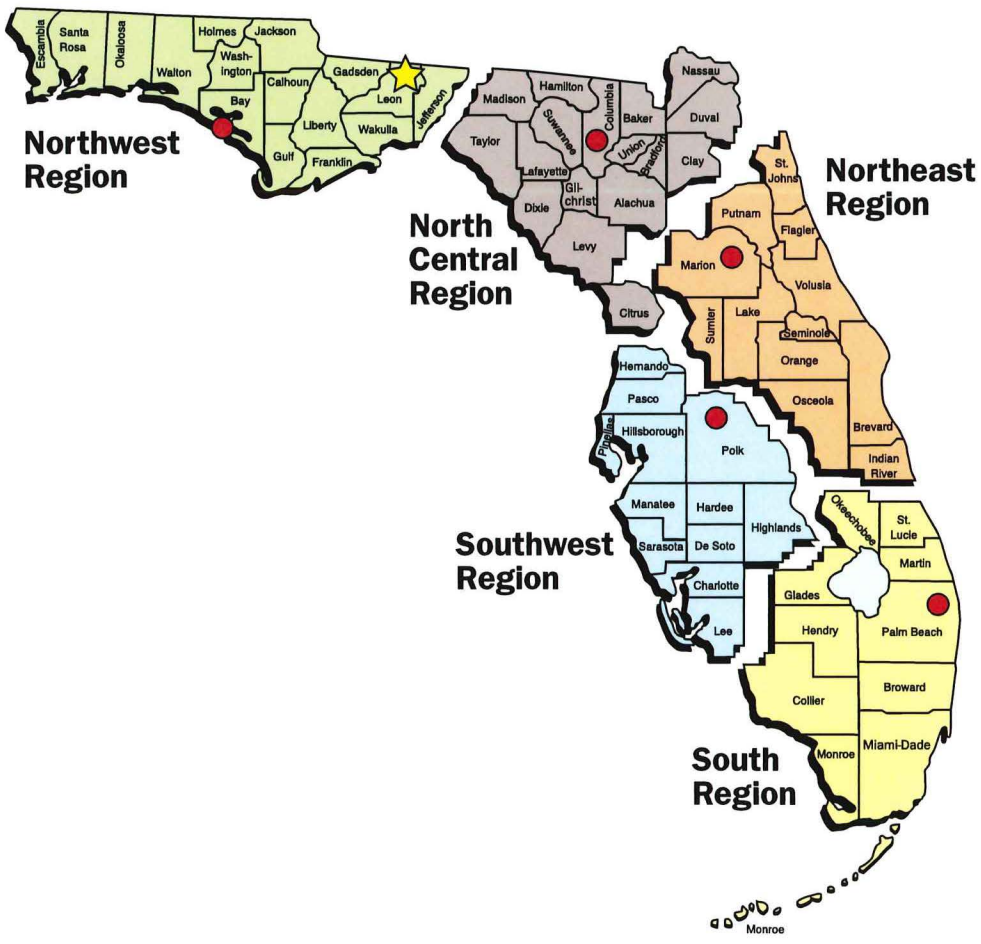
North Central Region
3377 East U.S. Highway 90
Lake City, FL 32055-8795
386-758-0525

Northeast Region
1239 S.W. 10th Street
Ocala, FL 3441-0323
352-732-1225

Southwest Region
3900 Drane Field Road
Lakeland, FL 33811-1299
863-648-3200

South Region
8535 Northlake Boulevard
West Palm Beach, FL 33412
561-625-5122

Florida Fish and Wildlife Conservation Commission Regional Offices



rmese python fast facts

an grow up to eet in length.

verage size removed in Florida: 8-10 feet.

ative to South Asia.

cool months, active during the day.

warm months, seen at night on roads.

emales lay about 50-100 eggs per year.

an live more than 20 years in captivity.

kin pattern provides effective camouflage landscape, making snakes difficult to see the wild.

mbush predators that prey on birds, ammals and reptiles.

Florida they can no longer be acquired as ersonal pets.

ederal law prohibits import into the country ithout a federal permit.



David Bingham, FWC

cer Dave Weis with Burmese python caught off Alligator Alley.

If you see a python:

1. **Take a picture**
2. **Note the location**
3. **Report the sighting**

In addition to Burmese pythons, the FWC would like reports of other nonnative species in Florida.

How to report a sighting:

1. **Call the Exotic Species Hotline**
   888-Ive-Got1 (888-483-4681)
2. **Report online IveGot1.org**
3. **Download the IveGot1 app**
   Free for smart phones and tablet

   If you live near affected areas, you can make your yard less attractive to Burmese pythons by removing excess debris and maintaining landscaping.



Kevin Enge, FWC

Burmese pythons can hide in overgrown vegetation.

In Florida, it is illegal to release nonnative animals into the wild!

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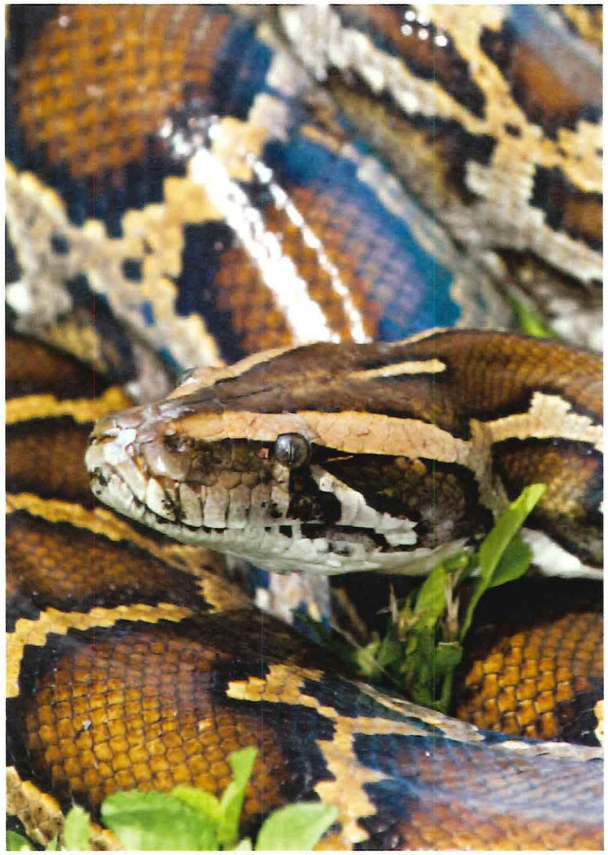
Burmese Pythons in Florida



Pat Lynch,

Help Stop the Sprea of an Invasive Snake

Florida Fish and W
Conservation Com

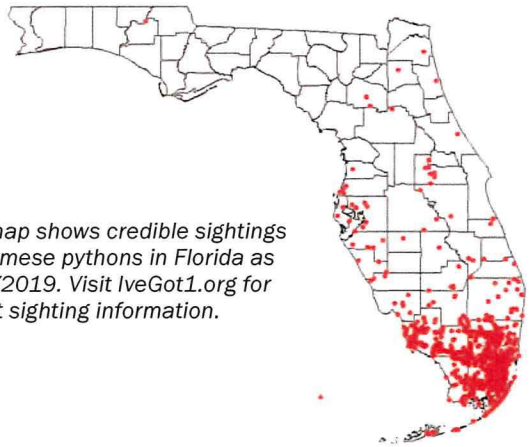


Donovan, FWC

ıat is a Burmese python?

Burmese python is a large, nonvenomous
strictor snake that has been introduced to
da. These snakes represent a threat to the
system, including native wildlife. Burmese
ons can reproduce in great numbers and
a wide variety of food items ranging from
s to small deer. It is believed that Burmese
on populations were founded by escaped
eleased snakes, as early as the 1980s. The
nese python is native to India, lower China,
Malay Peninsula and some islands of the
Indies.

Florida Fish and Wildlife Conservation
ımission (FWC) has documented breeding
ulations of Burmese pythons in Miami-Dade,
roe and Collier counties, mainly within and
nd the Florida Everglades. However, there
been reports of these snakes in other
da counties.



s map shows credible sightings
Burmese pythons in Florida as
0/2019. Visit IveGot1.org for
ent sighting information.

python

Burmese pythons are tan color with dark "giraffe" blotches on the back and sides that are irregularly shaped and fit together like puzzle pieces. Burmese pythons have a dark arrowhead shape on top of their head and a dark wedge behind the eye. Native snakes are important to the ecosystem and should be left unmolested if seen in the wild.

Some common native snakes that are confused with Burmese pythons:



Corn snake



Brown water snake

© Edward Mercer



What you can do

The FWC works with other agencies and organizations to remove Burmese pythons and contain the spread of the species. The FWC al asks people to report sightings to the Exotic Species Hotline at 888-IveGot1 (888-483-486 or online at IveGot1.org. The FWC will work to coordinate the removal of verified pythons. Ple report sightings immediately, response time is vital for responders to locate the snake. Repor will also help experts better manage and track the distribution of the species. Citizens can als help be a part of the Burmese python solution through Python Patrol, the Python Action Team or by hunting pythons. To learn how you can ge involved, visit MyFWC.com/Python.

Be aware

While the overall threat to people from Burmes pythons is small, the general public should exercise caution handling and/or hunting this snake because of its strength and size.

Attacks on domestic pets are also rare. Howev like any wild animal, a python is likely to defen itself if aggravated or threatened. People living close to natural areas need to be aware of wild and exercise caution and common sense.



Invasive cane toads (*Rhinella marina*) are a no
species that can be deadly to curious pe

ɒisonous Problem

r pet bites or swallows a cane
:hey can become sick and die in
e as 15 minutes without proper
ent. These toads release a milky
that sticks in your pet's mouth.
oms may include frantic or
ɛnted behavior, brick red gums,
ɛs, and foaming at the mouth.

Treatmen

1. Wash toxins forward ou
mouth using a hose for
minutes being careful n
direct water down the t
2. Wipe gums/tongue wit
dish towel to remove to
3. Get your pet to the vet!

vention: Better than Treatment

counters happen in backyards. These practices can help keep your pet safer.

Trim: Keep grass short so you can spot cane toads. Bring underside of s
round to eliminate hiding places for these toxic toads.

gu fast facts

Tegus are native to South America.

The tegu's diet includes fruits, vegetables, eggs, insects, cat or dog food, and small animals such as lizards and rodents.

Like many reptiles, tegus are most active during the daytime.

The tegu is a large species of lizard and can grow up to 4 feet in length.

In a burrow, a tegu can survive temperatures as low as 35°F (1.6°C).

Tegus spend the colder months of the year in a burrow or under artificial cover.

On average, a mature female tegu will lay around 35 eggs a year.

In Florida, tegu eggs hatch early in the summer.

Anything that attracts dogs, cats, or raccoons can attract a tegu!



ling tegus have a green coloration on their head which usually within the first few months of their life. Photo by Dustin Smith, i-Dade Parks, Recreation and Open Spaces.

w us on:

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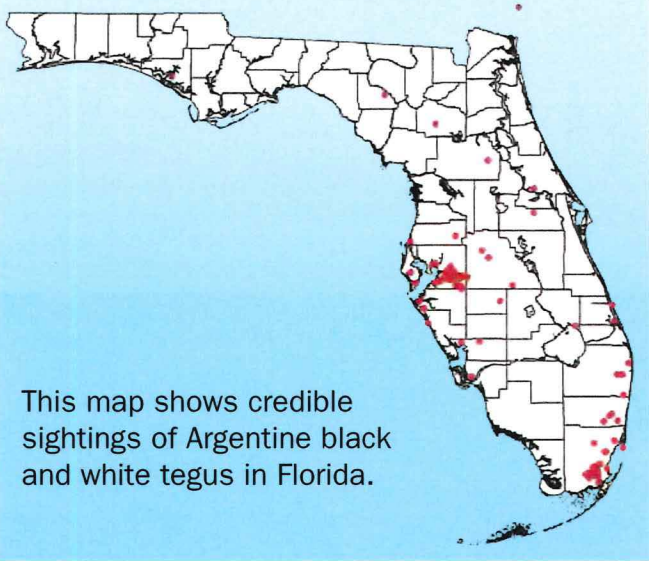
08/2012

Local populations of breeding tegus are now known to exist in three Florida counties: Miami-Dade, Hillsborough, and Polk. Monitoring these populations and stopping the spread of this species is vital to maintaining Florida's native wildlife. Scientists are concerned that tegus will compete with and prey upon Florida's native wildlife, including some threatened species.

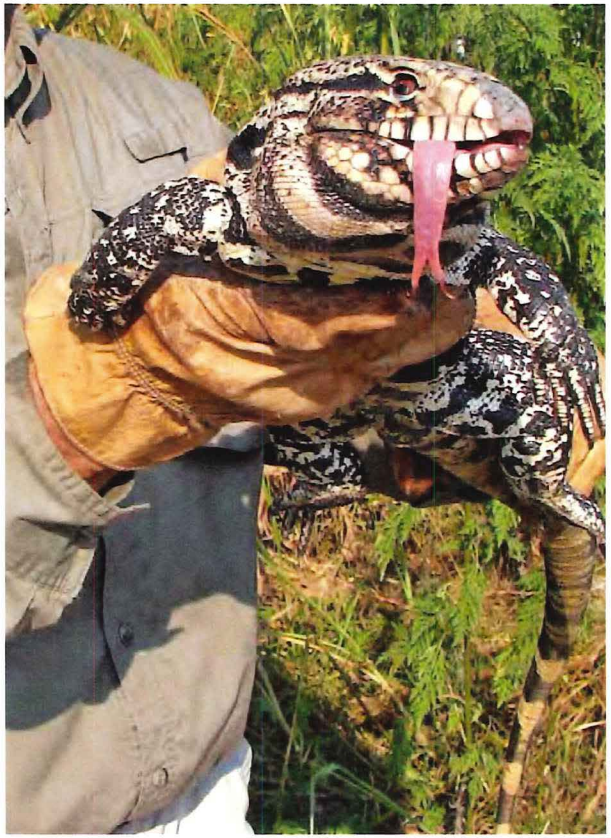


This map shows credible sightings of Argentine black and white tegus in Florida.

Be part of the solution!

- Don't leave pet food outside.
- Cover outdoor openings and clear your yard of debris to minimize hiding and burrowing areas.
- **Report all tegu sightings** to the exotic species hotline at 1-888-IveGot1 or online at *Ivegot1.org*.
- **Don't release exotic animals** into the Florida ecosystem. It's illegal and can be harmful to native wildlife.
- **Be a responsible pet owner.** Take the time to learn about an animal before you take one as a pet.

Tegus in Florida



Dennis Giardina

How You Can Help Stop The Spread Of An Invasive Lizar

Florida Fish and Wildlife Conservation Commission

MyFWC.com

ıat is a teg?

e Argentine ack and
ite tegu, *Tupinambis*
rianae, is an exotic
ırd that has been
roduced to
rida.



us are an invasive species which reproduces
kly and eats a wide variety of food
ıs, including small animals and eggs
ıany wildlife species. Tegus are now
wn to have breeding populations in
mi-Dade, Polk, and Hillsborough
ıties. It is believed the populations were
ıded by escaped or released pets. The
k and white tegu is native to South
erica, specifically to Brazil, Paraguay,
guay, and Argentina.

us are black and white in color with
ding along the tail. They can reach up
ur feet in length. The lizards spend
t of their time on land, though they can
n and may submerge themselves for long
ods of time. Tegus can often be seen on
lsides or other disturbed areas. Like
ıy reptiles, they are primarily active
ing the day and will burrow or hide
night.

The Florida Fish and Wildlife Conservation Commission (FWC) is currently working with other agencies and organizations to assess the threat of this species and develop management strategies. One strategy being used by FWC, the University of Florida, Miami-Dade County, and USGS is targeted trapping and removal. The goal of these partnerships is to minimize the impact of tegus on native wildlife and natural areas.



Dustin Smith, Miami-Dade Parks, Recreation and Open Spaces

What to do if yo ee a teg

1. **Take a picture**
2. **Note the location**
3. **Report the sighting**

Reporting your sighting will help wildlife managers better understand where the animals are found. Sightings can be reported over the phone to our exotic speci reporting hotline at **1-888-Ive-Got1 (1-888-483-4681)** or online at **Ivegot1.o** A phone app for reporting exotics is also available; search for the free IveGot1 app



Tony Pernas, National Park S

The FWC does not recommend that y attempt to capture the animal! While tegu is not likely to be innately aggressiv it will defend itself if aggravated or threaten Tegus have sharp teeth, strong jaws, and sharp claws which they will use to defen themselves. The best method for removi tegus is by trapping.

If you see a tegu on your property you ca contact a local wildlife trapper to remove the animal. A list of trappers in your cou can be found at myFWC.com. Tegus are protected by any of Florida's wildlife law but local ordinances will apply dependin on the location.



Burmese Pythons

Burmese pythons were likely established in Everglades National Park by the mid-1980s, and their population has since expanded into many of South Florida's natural areas.

Pythons are incredibly hard to find, creating a significant challenge for control.

Burmese pythons eat a variety of prey including birds, mammals and even reptiles including alligators.

Sailfin Catfish



These invasive catfish disrupt aquatic food chains and are known to degrade bodies of water through burrowing and tunneling.

Tegus are known egg-eaters and have consur
alligator eggs, gopher tortoise hatchlings and
pose significant risk to ground nesting birds,
turtles or endangered American crocodiles. Te
can grow over four feet, lay an average of 2
eggs per year and can burrow underground
avoid freezing temperatures.

Nile Monitor Lizards



Nile monitors may impact state- and federally-listed species including sea turtles wading birds and the American crocodile. Ni monitors have also attacked small pets and livestock.

Invasives

There are at least **139** established nonnative fish and wildlife species in the Sunshine State. In fact, Florida has more nonnative species of reptiles and amphibians living and breeding in the wild than anywhere else in the world. Invasive wildlife can negatively impact an area's ecology, cause economic harm and/or threaten human health and safety.

sive species is the most cost-effective approach to eliminating
ntion efforts cannot stop all invasive species. Early detection
e against the establishment of invasive animals. Once invasive

How to help:

Report observations of invasive wildlife to the Exotic Species Hotline (888-IVEGOT1), www.Ivegot1.org or using the IveGot1 smart

Don't Let It Loose!

It is illegal to release nonnative species in Florida.

BABCOCK RANCH COMMUNITY

Listed Species Management Plans
&
Human-Wildlife Coexistence Plan

Appendix C

Representative Educational Signage within the BRC



Representative Photo of Alligator Signage



Representative Photo of Turtle Crossing Signage

Appendix C – Representative Wildlife / Educational Community Signage



Representative Preserve Sign at the Preserve/Development Interface



Representative Educational Signage at a Trail Head



Representative Wildlife Educational Signage along Trails



Representative Educational Signage about the Habitat along the Trails

Department of Historic Preservation Letter

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

August 12, 2020

RE: DHR Project File No.: 2020-3050-B; Additional Information Received by DHR: July 9, 2020
Application No.: 200526-3536
Project: *Babcock Ranch - East of Curry; Tracts C, D, E, F, G, H*
County: Charlotte; Lee

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places, or otherwise of historical, architectural or archaeological value.

Thank you for providing our office with additional information regarding Mitigation Areas A-K. It is our understanding that some areas within Mitigation Areas A-K will be removed from preserved areas and will be subject to development activities. Based on our review of the previous cultural resource assessment survey, these mitigation areas were sufficiently addressed as part of the overall survey. Therefore, at this time our office does not recommend further archaeological survey and it is our opinion that the proposed changes to the development plan will have no effect to historic properties listed, or eligible for listing, in the National Register of Historic Places.

If you have any questions, please contact me by email at *Jason.Aldridge@dos.myflorida.com* or by telephone at 850-245-6344.

Sincerely,

Jason Aldridge
Deputy State Historic Preservation Officer
for Compliance and Review

Public Facilities Impact Analysis & Map

Babcock Comprehensive Plan Amendment

Infrastructure Analysis

I. Sanitary Sewer

Existing Future Land Use – New Community North Olga

- 1,630 single family @ 200 GPD = 326,000 GPD
- 870,000 sq. ft retail @ 0.1 GPD/1 sq. ft. = 87,000 GPD
- 300,000 sq. ft. office @ 15 GPD/100 sq. ft. = 45,000 GPD
- 600 hotel rooms @ 100 GPD = 6,000 GPD

Total Existing Demand: 464,000 GPD

Proposed Land Use – North Olga Environmental Enhancement Overlay

- 1,630 single family @ 175 GPD = 285,250 GPD
- 870,000 sq. ft retail @ 0.2 GPD/1 sq. ft. = 174,000 GPD
- 300,000 sq. ft. office @ 0.2 GPD/1 sq. ft = 60,000 GPD
- 600 hotel rooms @ 0.4 GPD/1 sq. ft. (@ 600 sq. ft/room) = 144,000 GPD
- 360 multifamily @ 175 GPD = 63,000 GPD
- 350 ALF Units @ 200 GPD = 72,000 GPD

Total Proposed Demand: 798,250 GPD X 90% = 718,425 GPD

The proposed comprehensive plan amendment results in an increased sanitary sewer demand of 254,425 GPD.

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

II. Potable Water

Existing Future Land Use – New Community North Olga

- 1,630 single family @ 250 GPD = 407,500 GPD
- 870,000 sq. ft retail @ 0.1 GPD/1 sq. ft. = 87,000 GPD
- 300,000 sq. ft. office @ 15 GPD/100 sq. ft. = 45,000 GPD
- 600 hotel rooms @ 100 GPD = 6,000 GPD

Total Existing Demand: 545,500 GPD

Proposed Land Use – North Olga Environmental Enhancement Overlay

- 1,630 single family @ 175 GPD = 285,250 GPD
- 870,000 sq. ft retail @ 0.2 GPD/1 sq. ft. = 174,000 GPD
- 300,000 sq. ft. office @ 0.2 GPD/1 sq. ft = 60,000 GPD
- 600 hotel rooms @ 0.4 GPD/1 sq. ft. (@ 600 sq. ft/room) = 144,000 GPD
- 360 multifamily @ 175 GPD = 63,000 GPD
- 350 ALF Units @ 200 GPD = 72,000 GPD

Total Proposed Demand: 798,250 GPD

The proposed comprehensive plan amendment results in an increased potable water demand of 252,750 GPD.

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

III. Surface Water Management

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

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

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

IV. Public Schools – East Zone

The Property is located in the East Zone. According to the 2022 Concurrency Report, projected capacity for elementary, middle and high schools in the East zone for the 2022-23 school year as follows:

School Type	Capacity
Elementary Schools	-371
Middle Schools	-694
High Schools	552
Total	**-513**

Lee Plan Policies 68.1.1 and 95.1.3 establish an LOS standard for schools of "100% of Permanent FISH Capacity" for Elementary Schools, Middle Schools, High Schools, and Special Purpose Facilities.

The proposed demand for seats is calculated 0.297 students per single family dwelling unit, which results in the following demand for each school type as follows:

School Type	Students per Single-Family Dwelling	Students per Multifamily Dwelling	Total Demand (Seats)
Elementary	0.149	0.058	262
Middle School	0.071	0.028	125
High School	0.077	0.03	135
Total			**522**

Several construction projects in the next five years will ensure available seat capacity is met. Additionally, the 2022 Concurrency Report notes that contiguous districts may provide capacity when capacity in the project's District is not available.

Programmed Improvements/Expansions

Two facilities are programmed to be opened in the East Zone. The 2022 Concurrency Report estimates that the completion of Elementary School "J," and the expansion of Lehigh Acres Middle School will provide additional seats for the 2023-24 school year.

Letter of Availability

The provided Letter of Availability from The School District of Lee County outlines a capacity issue within the Concurrency Service Area (CSA) at the elementary school level, but states that capacity is available in the adjacent CSA. Adequate capacity is available at the middle school and high school levels. Please see the enclosed letter confirming availability.

V. Parks, Recreation, and Open Space

Objectives 83.1 and 84.1 and Policy 95.1.3 establish a non-regulatory LOS standard for Community Parks and Regional Parks as follows:

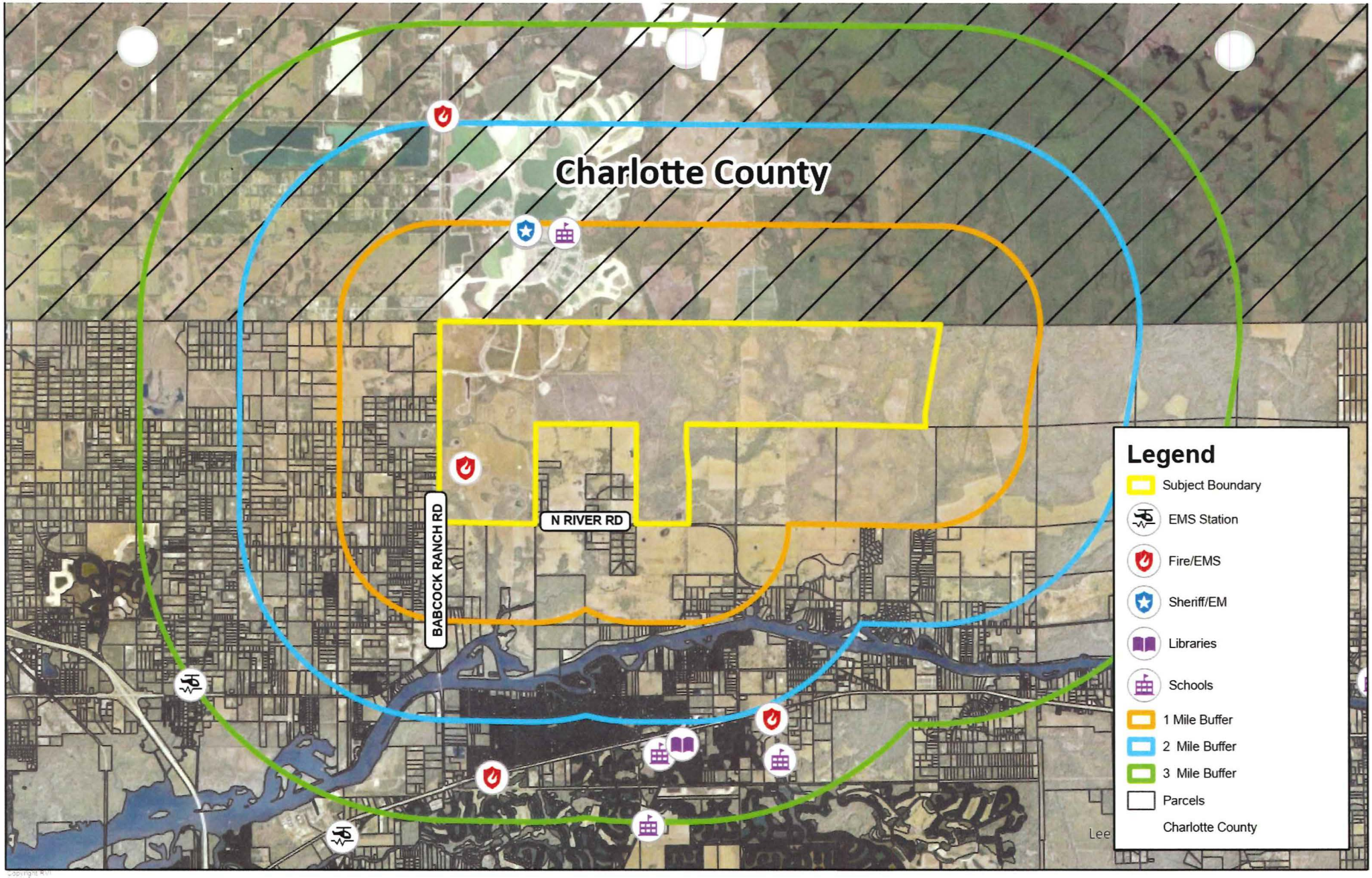
> *"(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal County population for all of Lee County.*
>
> *(b) Community Parks - 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population."*

The 2022 Concurrency Report indicates the following required and available capacities needed to meet these LOS standards:

Type	Required Capacity	Available Capacity

Regional Parks	5,538 acres	7,066 acres
Community Parks	295 acres	832 acres

As a result, there is adequate acreage to accommodate the additional proposed development of 306 multifamily units and 88 ALF units.



RVi
10150 Highland Manor Dr
Suite 450
Tampa, FL 33610
Tel: 813.443.8282
www.rviplanning.com

BABCOCK RANCH AMENDMENT • **INFRASTRUCTURE MAP**

Lee County, FL

10/25/2023

23004379

Babcock Property Holdings, LLC

0 4,000 8,00

Fee

Information furnished regarding this property is fro
sources deemed reliable. RVi has not made an
independent investigation of these sources and no
warranty is made as to their accuracy or
completeness. This plan is conceptual, subject to
change, and does not represent any regulatory
approval.

Letters of Availability

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

November 28, 2023

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

Mr. Sacharski,

The Lee County Sheriff's Office reviewed your Comprehensive Plan Amendment and Master Planned Development Amendment application request for a 4,157 +/- acre property located at the corner of State Road 31 and River Road in incorporated Lee County.

The proposed Comprehensive Plan Text Amendment and Small-Scale Map Amendment for this property would increase the density from 1,630 to 2,078 units and decrease the number of permitted hotel units from 600 to 250 hotel rooms. The proposed Map Amendment would also expand the Wetland Future Land Use category within the property boundary. The project's anticipated buildout is 94094.

This Agency evaluated your service availability request solely on its ability to provide law enforcement service to the development. Based on that criterion, we do not object to the proposed development. Law enforcement services will be provided from our North District offices in North Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly.

At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Tiffany Wood at (239) 477-1885 with any questions regarding the CPTED study.

Respectfully,

Chris Reeves
Major, Patrol Bureau

BABCOCK RANCH
COMMUNITY INDEPENDENT
SPECIAL DISTRICT

November 30, 2023

RVi Planning & Landscape Architecture

Email: tsacharski@rviplanning.com

RE: Babcock Ranch Community Independent Special District ("District") Sewage Disposal Availability/Water Availability/Reclaimed Water Availability - Status Letter

Project Name: Babcock Ranch - Lee County Amendment

Availability No: LOAW23-00015

Dear :

Thank you for your inquiry regarding the availability of potable water, sanitary sewer and reclaimed water (WS&R) service. The eight-digit availability number referenced in this letter will be the number the District uses to track your Project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one (1) year from the date above.

Offsite Improvements:

For all utilities located in the District Right of Way or utility easement, the new WS&R utilities shall be dedicated to MSKP Town and County Utility, LLC and Babcock Ranch Irrigation, LLC upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction and dedication shall conform to the District's Babcock Ranch Water Utilities Policies Manual, as may be amended ("Policies"), and the current District's Design and Specifications Manual, Volumes 1, 2 and 3 as may be amended ("Design Manual"), in effect at the commencement of construction.

Reservation of Capacity:

This availability response does not represent District's commitment for or reservation of WS&R capacity. In accordance with District's Policies, commitment to serve is made only upon District's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found in the Policies.

Sincerely,

William Vander May, Chairman

Cc: Craig Wrathell, District Manager
Jon Meyer, BRWU Utility Director
John Broderick, District Construction Manager

PERSONAL | PASSIONATE | PROGRESSIVE

THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia
District Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1494

December 12 ,2023

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

RE: Babcock Ranch

Dear Mr. Tom,

This letter is in response to your request for concurrency review originally dated November 28, 2023, for the subject property captioned above and within, in regard to student capacity impact.

This development is a request for up to 360 multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, 0.058 for elementary, 0.028 for middle and 0.03 for high. An approximate 41.76 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1473.

Sincerely,
Jacqueline Heredia
Jacqueline Heredia
District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY	Lee County School District
NAME/CASE NUMBER	S.R 31 And River Road
OWNER/AGENT	RVI Planning + Landscape Architecture
ITEM DESCRIPTION	Babcock Rd & US 41
LOCATION	Babcock Ranch
ACRES	60.00
CURRENT FLU	Urban
CURRENT ZONING	

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	360	0

	Student Generation Rates			
STUDENT GENERATION	**SF**	**MF**	**MH**	**Projected Students**
Elementary School	0.149	0.058		20.88
Middle School	0.071	0.028		10.08
High School	0.077	0.03		10.80

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23	**CSA Capacity (1)**	**CSA Projected Enrollment (2)**	**CSA Available Capacity**	**Projected Impact of Project**	**Available Capacity W/Impact**	**LOS is 100% Perm FISH Capacity**	**Adjacent CSA Available Capacity w/Impact**
South CSA, Elementary	14,234	14,026	208	21	187	99%	
South CSA, Middle	7,293	6,912	381	10	371	95%	
South CSA, High	9,536	8,492	1,044	11	1033	89%	

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

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

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

Prepared by:Jacqueline Heredia, District Planning Specialist

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

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

From: Tom Sacharski <tsacharski@rviplanning.com>
Sent: Thursday, December 7, 2023 1:50 PM
To: Abes, Benjamin <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 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 9th , 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

WASTE PRO
Caring For Our Communities

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

Traffic Circulation Analysis

BABCOCK MPD

COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY

May 24, 2024

Since 1978

Prepared By:
David Plummer & Associates

Prepared For:
Kitson & Partners

Date Prepared:
December 21, 2023
Revised – May 24, 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.

dpa Since 1978

- 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.

MPD CPA
Development Program

Land Use Type	Unit	Size		
		Entitled (1)	Proposed (2)	Difference
Single-Family	d.u.	980	1,630	+ 650
Multifamily	d.u.	650	360	-290
Hotel	rooms	600 (3)	250 (3)	-350
Retail/Entertainment	sq. ft.	870,000	1,170,000	+ 300,000
Office	sq. ft.	300,000	0	-300,000
Assisted Live Facility (AFL)	beds	0	350	+350
Chruch	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 [1]	DRI [2]	Babcock Total [3]
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 [3]	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 [4]	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.

D1RPM Travel Model Approved CPA Development Parameters Summary	
Year 2045 Socio-Economic Data	**TAZ 4305** (1)
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.

D1RPM Travel Model Proposed CPA Development Parameters Summary	
Year 2045 Socio-Economic Data	**TAZ 4305** (1)
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/zb0mtqxxms8p5sytcrjz7/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 buildout 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						
			Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan [1]
Roadway	From	To	Cost Feasible Network # of Lanes	Needs Plan Network # of Lanes		
Broadway St.	SR 80	North River Rd.	2	2	4	+2 [2,3]
Buckingham Rd.	SR 82	Gunnery Rd.	2	4	2	0
	Gunnery Rd.	Cemetery Rd.	2	2	4	+2 [2,3]
	Cemetery Rd.	Orange River Blvd.	2	2	4	+2 [2,3]
	Orange River Blvd.	SR 80	4	2	4	+2 [2,3]
Colonial Blvd.	Dynasty Dr.	SR 82	6	6	8	+2 [2,3]
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 [2,3]
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 [2,3]
	Alvin Ave.	Gunnery Rd.	6	6	8	+2 [2,3]
	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 [2,3]
	Staley Rd.	Buckingham Rd.	2	2	4	+2 [2,3]
Ortiz Ave.	Colonial Blvd.	SR 82	4	4	6	+2 [2,3]
	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 [2,3]
	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

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Future Transportation Needs Without CPA (Continued)						
			Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan [1]
Roadway	From	To	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 [2,3]
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 [2,3]
	CR 865/Ortiz Ave.	I-75	6	6	10	+4 [2,3]
	I-75	400 Ft E. of Dynasty Dr.	6	6	8	+2 [2,3]
US 41	Hanson St.	Johnson St.	6	6	6	0
	Johnson St.	Pondella Rd.	4	4	6	+2 [2,3]
	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 [2,3]
	Sun Seekers RV Park Entrance	Charlotte County Line	4	4	6	+2 [2,3]
SR 80 (First St.)	Fowler St.	SR 80/Seaboard St.	2	2	4	+2 [2,3]
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 [2,3]
	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 [2,3]
	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 [2,3]

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Future Transportation Needs Without CPA (Continued)						
			Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan [1]
Roadway	From	To	Cost Feasible Network # of Lanes	Needs Plan Network # of Lanes		
	Coon Rd./Slater Rd.	W. of Pritchett Pkwy.	4	4	6	+2 [2,3]
	W. of Pritchett Pkwy.	Pritchett Pkwy.	4	4	6	+2 [2,3]
	Pritchett Pkwy.	Old Bayshore Rd.	4	2	4	+2 [2,3]
	Old Bayshore Rd.	SR 31	4	4	4	0
SR 82	SR 739	Michigan Link Ave.	4	4	6	+2 [2,3]
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	6	0
	CR 865/Ortiz Ave.	W. of Teter Rd.	6	6	8	+2 [2,3]
SR 82	W. of Teter Rd.	Buckingham Rd.	6	6	8	+2 [2,3]
	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 [2,3]
SR 31	SR 80	SR 78	6	6	8	+2 [2,3]
	SR 78	Old Rodeo Dr.	6	6	8	+2 [2,3]
	Old Rodeo Dr.	N River Rd.	6	6	8	+2 [2,3]
	N River Rd.	Shirley Ln.	6	6	10	+4 [2,3]
	Shirley Ln.	Fox Hill Rd.	6	6	8	+2 [2,3]
	Fox Hill Rd.	Busbee Ln.	6	6	8	+2 [2,3]
	Busbee Ln.	County Line	6	6	8	+2 [2,3]

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.

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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 buildout 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.

Future Transportation Needs With CPA						
			Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan [1]
Roadway	From	To	Cost Feasible Network # of Lanes	Needs Plan Network # of Lanes		
Broadway St.	SR 80	North River Rd.	2	2	4	+2 [2,3]
Buckingham Rd.	SR 82	Gunnery Rd.	2	4	2	0
	Gunnery Rd.	Cemetery Rd.	2	2	4	+2 [2,3]
	Cemetery Rd.	Orange River Blvd.	2	2	4	+2 [2,3]
	Orange River Blvd.	SR 80	4	2	4	+2 [2,3]
Colonial Blvd.	Dynasty Dr.	SR 82	6	6	8	+2 [2,3]
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 [2,3]
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 [2,3]
	Alvin Ave.	Gunnery Rd.	6	6	8	+2 [2,3]
	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 [2,3]
	Staley Rd.	Buckingham Rd.	2	2	4	+2 [2,3]
Ortiz Ave.	Colonial Blvd.	SR 82	4	4	6	+2 [2,3]
	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

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Future Transportation Needs With CPA (Continued)						
			Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan [1]
Roadway	From	To	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 [2,3]
	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 [2,3]
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 [2,3]
	CR 865/Ortiz Ave.	I-75	6	6	10	+4 [2,3]
	I-75	400 Ft E. of Dynasty Dr.	6	6	8	+2 [2,3]
US 41	Hanson St.	Johnson St.	6	6	6	0
	Johnson St.	Pondella Rd.	4	4	6	+2 [2,3]
	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 [2,3]
	Sun Seekers RV Park Entrance	Charlotte County Line	4	4	6	+2 [2,3]
SR 80 (First St.)	Fowler St.	SR 80/Seaboard St.	2	2	4	+2 [2,3]
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 [2,3]
	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 [2,3]
	CR 884 (Joel Blvd.)	Hendry County Line	4	4	4	0

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Future Transportation Needs With CPA (Continued)						
			Lee County MPO 2045 LRTP		CPA Analysis Needed # of Lanes	Changes To Adopted MPO Needs Plan [1]
Roadway	To	From	Cost Feasible Network # of Lanes	Needs Plan Network # of Lanes		
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 [2,3]
	W. of Pritchett Pkwy.	Pritchett Pkwy.	4	4	6	+2 [2,3]
	Pritchett Pkwy.	Old Bayshore Rd.	4	2	4	+2 [2,3]
	Old Bayshore Rd.	SR 31	4	4	4	0
SR 82	SR 739	Michigan Link Ave.	4	4	6	+2 [2,3]
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	6	0
	CR 865/Ortiz Ave.	W. of Teter Rd.	6	6	8	+2 [2,3]
SR 82	W. of Teter Rd.	Buckingham Rd.	6	6	8	+2 [2,3]
	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 [2,3]
SR 31	SR 80	SR 78	6	6	8	+2 [2,3]
	SR 78	Old Rodeo Dr.	6	6	8	+2 [2,3]
	Old Rodeo Dr.	N River Rd.	6	6	8	+2 [2,3]
	N River Rd.	Shirley Ln.	6	6	10	+4 [2,3]
	Shirley Ln.	Fox Hill Rd.	6	6	8	+2 [2,3]
	Fox Hill Rd.	Busbee Ln.	6	6	8	+2 [2,3]
	Busbee Ln.	County Line	6	6	8	+2 [2,3]

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.

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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						
			Lee County MPO 2045 LRTP		Changes To Adopted MPO Needs Plan [1]	
Roadway	From	To	Without CPA Needed # of Lanes	With CPA Needed # of Lanes	Without CPA	With CPA
Broadway St.	SR 80	North River Rd.	4	4	+2 [2,3]	+2 [2,3]
Buckingham Rd.	SR 82	Gunnery Rd.	2	2	0	0
	Gunnery Rd.	Cemetery Rd.	4	4	+2 [2,3]	+2 [2,3]
	Cemetery Rd.	Orange River Blvd.	4	4	+2 [2,3]	+2 [2,3]
	Orange River Blvd.	SR 80	4	4	+2 [2,3]	+2 [2,3]
Colonial Blvd.	Dynasty Dr.	SR 82	8	8	+2 [2,3]	+2 [2,3]
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 [2,3]	+2 [2,3]
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 [2,3]	+2 [2,3]
	Alvin Ave.	Gunnery Rd.	8	8	+2 [2,3]	+2 [2,3]
	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 [2,3]	+2 [2,3]
	Staley Rd.	Buckingham Rd.	4	4	+2 [2,3]	+2 [2,3]
Ortiz Ave.	Colonial Blvd.	SR 82	6	6	+2 [2,3]	+2 [2,3]
	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

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Future Transportation Needs Comparison (Continued)						
			Lee County MPO 2045 LRTP		Changes To Adopted MPO Needs Plan [1]	
Roadway	From	To	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 [2,3]	+2 [2,3]
	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 [2,3]	+2 [2,3]
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 [2,3]	+2 [2,3]
	CR 865/Ortiz Ave.	I-75	10	10	+4 [2,3]	+4 [2,3]
	I-75	400 Ft E. of Dynasty Dr.	8	8	+2 [2,3]	+2 [2,3]
US 41	Hanson St.	Johnson St.	6	6	0	0
	Johnson St.	Pondella Rd.	6	6	+2 [2,3]	+2 [2,3]
	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 [2,3]	+4 [2,3]
	Sun Seekers RV Park Entrance	Charlotte County Line	6	6	+2 [2,3]	+2 [2,3]
SR 80 (First St.)	Fowler St.	SR 80/Seaboard St.	4	4	+2 [2,3]	+2 [2,3]
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 [2,3]	+2 [2,3]
	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 [2,3]	+2 [2,3]
	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

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Future Transportation Needs Comparison (Continued)						
			CPA Analysis		Changes To Adopted MPO Needs Plan [1]	
Roadway	To	From	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 [2,3]	+2 [2,3]
	W. of Pritchett Pkwy.	Pritchett Pkwy.	6	6	+2 [2,3]	+2 [2,3]
	Pritchett Pkwy.	Old Bayshore Rd.	4	4	+2 [2,3]	+2 [2,3]
	Old Bayshore Rd.	SR 31	4	4	0	0
SR 82	SR 739	Michigan Link Ave.	6	6	+2 [2,3]	+2 [2,3]
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	0	0
	CR 865/Ortiz Ave.	W. of Teter Rd.	8	8	+2 [2,3]	+2 [2,3]
SR 82	W. of Teter Rd.	Buckingham Rd.	8	8	+2 [2,3]	+2 [2,3]
	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 [2,3]	+2 [2,3]
SR 31	SR 80	SR 78	8	8	+2 [2,3]	+2 [2,3]
	SR 78	Old Rodeo Dr.	8	8	+2 [2,3]	+2 [2,3]
	Old Rodeo Dr.	N River Rd.	8	8	+2 [2,3]	+2 [2,3]
	N River Rd.	Shirley Ln.	10	10	+4 [2,3]	+4 [2,3]
	Shirley Ln.	Fox Hill Rd.	8	8	+2 [2,3]	+2 [2,3]
	Fox Hill Rd.	Busbee Ln.	8	8	+2 [2,3]	+2 [2,3]
	Busbee Ln.	County Line	8	8	+2 [2,3]	+2 [2,3]

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

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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 (1) Development**	**Proposed MPD (1) Development**
Total Trip Generation	4,784 (2) (100.0%)	5,314 (2) (100.0%)
MPD Internal Capture	1,354 (3) (30.0%)	1,498 (3) (28.2%)
MPD/DRI Community Capture	1,346 (28.1%) (4)	1,464 (27.6%) (4)
Retail Pass-by	0 (5) (0.0%)	0 (5) (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, 11th Edition.
(3) ITE, Trip Generation Handbook, 3rd 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.

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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 (1,2)
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 (1,2)
	Orange River Blvd.	SR 80	4	4	F	+2 (1,2)
Colonial Blvd.	Dynasty Dr.	SR 82	6	8	F	+2 (1,2)
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 (1,2)
Lee Blvd.	SR 82	Alvin Ave.	6	8	F	+2 (1,2)
	Alvin Ave.	Gunnery Rd.	6	8	F	+2 (1,2)
	Gunnery Rd.	Homestead Rd.	6	8	F	+2 (1,2)
Leeland Heights	Homestead Rd.	Joel Blvd.	4	4	C	0
Littleton Rd.	Corbett Rd.	US 41	4	4	F	+2 (1,2)
	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 (1,2)
	Staley Rd.	Buckingham Rd.	2	2	D	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**
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 (1,2)
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 (1,2)
	Metro Pkwy.	CR 865/Ortiz Ave.	6	8	F	+2 (1,2)
	CR 865/Ortiz Ave.	I-75	6	10	F	+4 (1,2)
	I-75	400 Ft E. of Dynasty Dr.	6	8	F	+2 (1,2)
US 41	Hanson St.	Johnson St.	6	6	C	0
	Johnson St.	Pondella Rd.	4	6	F	+2 (1,2)
	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 (1,2)
	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 (1,2)
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 (1,2)
	Buckingham Rd.	W. of Werner Dr.	4	4	B	0

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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 (1,2)
	Del Prado Blvd.	W. of CR 78A	4	6	F	+2 (1,2)
	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 (1,2)
	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 (1,2)
	Daniels Pkwy.	Colonial Blvd.	6	8	E	+2 (1,2)
	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 (1,2)
	SR 78	Old Rodeo Dr.	4	6	F	+2 (1,2)
	Old Rodeo Dr.	N River Rd.	4	6	F	+2 (1,2)
	N River Rd.	Shirley Ln.	4	6	F	+2 (1,2)
	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 (1,2)
	Orange River Blvd.	SR 80	4	4	F	+2 (1,2)
Colonial Blvd.	Dynasty Dr.	SR 82	6	8	F	+2 (1,2)
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 (1,2)
Lee Blvd.	SR 82	Alvin Ave.	6	8	F	+2 (1,2)
	Alvin Ave.	Gunnery Rd.	6	8	F	+2 (1,2)
	Gunnery Rd.	Homestead Rd.	6	8	F	+2 (1,2)
Leeland Heights	Homestead Rd.	Joel Blvd.	4	4	C	0
Littleton Rd.	Corbett Rd.	US 41	4	4	F	+2 (1,2)
	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 (1,2)
	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

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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**
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 (1,2)
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 (1,2)
	Metro Pkwy.	CR 865/Ortiz Ave.	6	8	F	+2 (1,2)
	CR 865/Ortiz Ave.	I-75	6	10	F	+4 (1,2)
	I-75	E. of Dynasty Dr.	6	8	F	+2 (1,2)
US 41	Hanson St.	Johnson St.	6	6	C	0
	Johnson St.	Pondella Rd.	4	6	F	+2 (1,2)
	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 (1,2)
	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 (1,2)
	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 (1,2)
	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 (1,2)
	Del Prado Blvd.	W. of CR 78A	4	6	F	+2 (1,2)
	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

dpa Since 1978

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 (1,2)
	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 (1,2)
	Daniels Pkwy.	Colonial Blvd.	6	8	E	+2 (1,2)
	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 (1,2)
	SR 78	Old Rodeo Dr.	4	6	F	+2 (1,2)
	Old Rodeo Dr.	N River Rd.	4	6	F	+2 (1,2)
	N River Rd.	Shirley Ln.	4	6	F	+2 (1,2)
	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.

dpa Since 1978

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

dpa Since 1978

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**
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

dpa Since 1978

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
	Old Bayshore Rd.	SR 31	2	2	0
SR 82	SR 739	Michigan Link Ave.	6	6	0
	Michigan Link Ave.	CR 865/Ortiz Ave.	6	6	0
	CR 865/Ortiz Ave.	W. of Teter Rd.	6	8	+2 (1)
SR 82	W. of Teter Rd.	Buckingham Rd.	6	6	0
	Buckingham Rd.	Colonial Blvd.	6	6	0
	Colonial Blvd.	Gateway Blvd.	6	6	0
	Gateway Blvd.	Griffin Dr.	6	6	0
	Griffin Dr.	Daniels Pkwy.	6	6	0
SR 93/I-75	Terminal Access Rd.	Daniels Pkwy.	8	8	0
	Daniels Pkwy.	Colonial Blvd.	8	8	0
	Colonial Blvd.	SR 82	6	6	0
	SR 82	Luckett Rd.	6	6	0
	Luckett Rd.	SR 80	6	6	0
	SR 80	SR 78	6	6	0
	SR 78	County Line	6	6	0
SR 31	SR 80	SR 78	4	4	0
	SR 78	Old Rodeo Dr.	6	6	0
	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
	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.

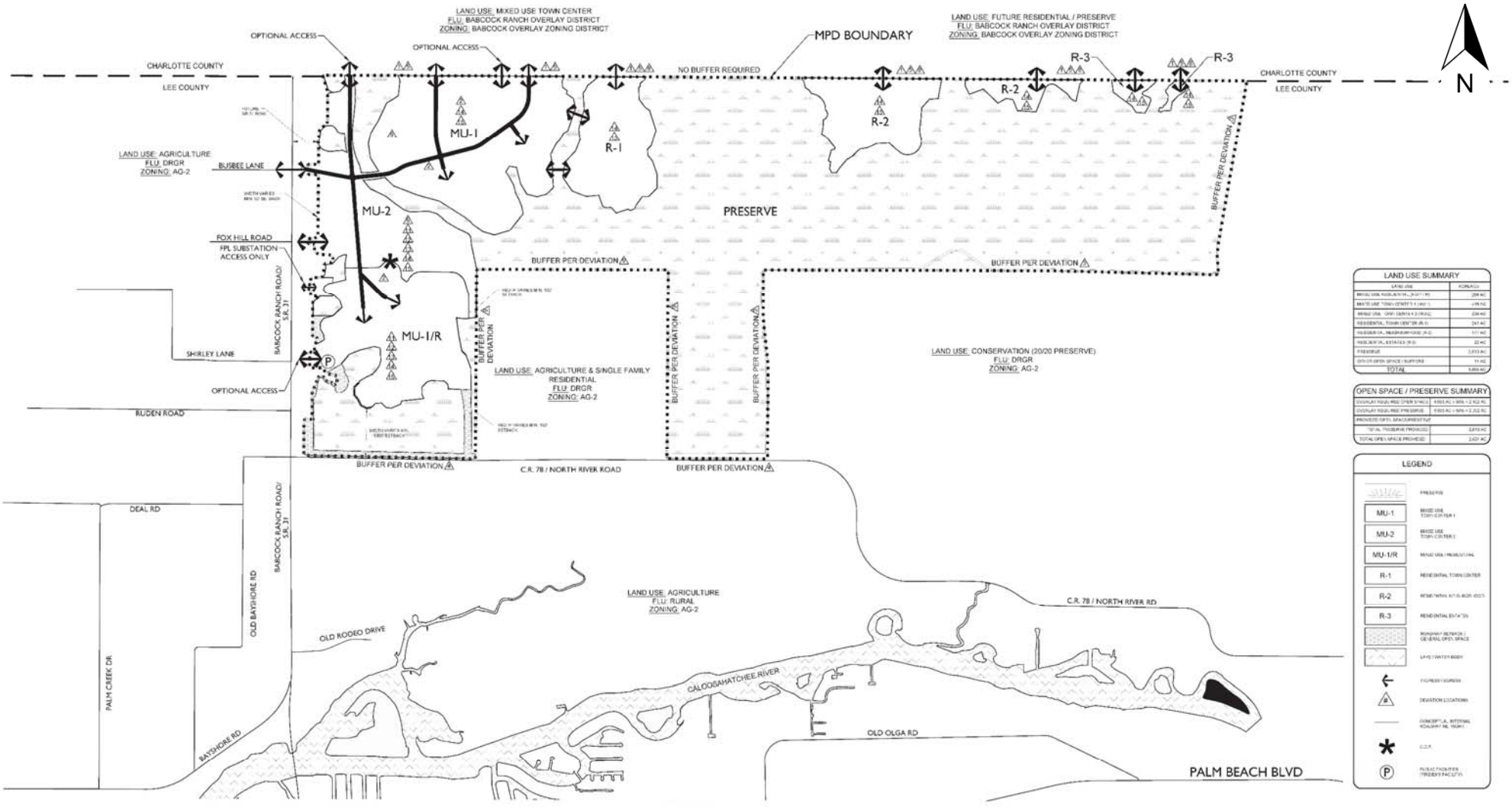
Findings and Conclusions

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.



RVi

BABCOCK MPD • MASTER CONCEPT PLAN

LEE COUNTY, FLORIDA
2024-05-23
548-01
BABCOCK PROPERTY HOLDINGS, LLC

BABCOCK PROPERTY HOLDINGS, LLC

0 150' 300' 600'
SCALE: 1" = 300'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

dpa

BABCOCK MPD CPA AMENDMENT

MASTER CONCEPT PLAN

23521/1223

EXHIBIT 1
Revised

EXHIBIT 2-1

BABCOCK RANCH COMMUNITY
MPD CPA AMENDMENT
FUTURE 2045 TRAFFIC CONDITIONS WITH APPROVED CPA - ROADWAY SEGMENT ANALYSIS

LEE COUNTY

| | | | | | (1) D1RPM | | | | | | | | | (1) | (2) | State/ | (3) | (3) | (4) | (5) | FUTURE 2045 TRAFFIC (6) | | | | | | | | |

EXHIBIT 2-1

BABCOCK RANCH COMMUNITY
MPD CPA AMENDMENT
FUTURE 2045 TRAFFIC CONDITIONS WITH APPROVED CPA - ROADWAY SEGMENT ANALYSIS

LEE COUNTY

				(1) D1RPM								(1)	(2)			(3)	(3)		(5)	FUTURE 2045 TRAFFIC																				
																				(6)				Dir. Volume																	
	ROADWAY	FROM	TO	A_1 Node	B_1 Node	A_2 Node	B_2 Node	A_3 Node	B_3 Node	A_4 Node	B_4 Node		# of Lanes	State/ County Roadway	Count Station	CC VV SNO	CF LOS Facility Type	LOS Std.	Raw D1RPM AADT	(7) K Factor	Two-way Peak Hr Volume	(7) D Factor Dir 1	D Factor Dir 2	Dir1 NB/EB	Dir2 SB/WB	LOS A	LOS B	LOS C	LOS D	LOS E	Service Volume @ LOS Std.	2045 LOS V/SV Dir1 NB/EB	V/SV Dir2 SB/WB	LOS Dir1 NB/EB	LOS Dir2 SB/WB	2L/1O	4L/2O	6L/3O	8L/4O	10L/5O	# of Lanes Needed	Improvement		
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	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	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	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	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	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.	Daniels Pkwy.	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	12240	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	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	137695	0.095	13080	0.521	0.479	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	130094	0.095	12360	0.521	0.479	6440	5920	0	7240	9800	12240	13260	12240	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	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	97250	0.090	8750	0.572	0.428	5005	3745	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	84680	0.105	8890	0.572	0.428	5085	3805	0	3520	4670	5610	5870	4670	1.09	0.81	D	C	0	3180	4670	6170	7310	8	Add 2 L		96
97	SR 31 (Babcock Ranch Rd.)	SR 80	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	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	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	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	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	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	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								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	3171	1.05	0.96	F	C	970	2100	3171	4242	5292	8	Add 2 L		103

Footnotes:
(1) FDOT D1RPMv2.1_InterimUpdate 2045 CF Network Link Node numbers.
(2) FDOT D1RPMv2.1_InterimUpdate 2045 CF number of lanes.
(3) FDOT Florida 2022 Traffic Information - Site Location Reference. 2022 Lee County Traffic Count Report - Permanent Count Station. Charlotte County: 2023 Roadway Level of Service Data - VV SNO #.
(4) LOS Facility Type for Service Volumes and LOS Standard. Adjustments in accordance with FDOT District 1 2020 LOS report
(5) LOS Standard for State and Charlotte County Roads = D for Urbanized, C for Transitioning, and C for Rural. LOS Standard for Lee County Roads = LOS E per Lee Plan.
(6) D1RPM Babcock Model Run - Future 2045 SE Data with 2045 CF Network AADT distribution and assignment.
(7) FDOT Standardized K, urban/transitioning/rural designation consistent with FDOT District 1 2020 LOS report and D factors from FDOT Florida Traffic Information Online (2022)
Lee County K(100) and D(100) based on Lee County 2022 Traffic Count Report - Permanent Count Stations. Charlotte County K factors based on Charlotte County: 2022 Roadway Level of Service Data; D factors based on FDOT Florida Traffic Information Online (2021)
Peak direction of travel assumed for Non-Babcock traffic is based on FDOT site synopsis reports or Lee County 2022 Traffic Count Report.
(8) Service Volumes for Charlotte County and State Roads based on FDOT 2020 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning Areas , and Table 9 - Rural Areas). Service volumes based on the FDOT District 1 2020 LOS report .
Service Volumes for Lee County Roads based on Lee County Generalized Peak Hour Directional Service Volumes (April 2016).

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) D1RPM A1 Node	B1 Node	A2 Node	B2 Node	(2) # of Lanes	State/ County Roadway	(3) Count Station	(3) CC VV SNO	(4) CF LOS Facility Type	(5) LOS Std.	FUTURE 2045 TRAFFIC (6) Raw 2045 D1RPM AADT	(9) K Factor	Two-way Peak Hr Volume	(9) D Factor Dir 1	D Factor Dir2	Non-MPD Dir. Volume Dir1 NB/EB	Non-MPD Dir. Volume Dir2 SB/WB	LOS A	LOS B	(8) LOS C	LOS D	LOS E	Service Volume @ LOS Std.	2045 LOS V/SV Dir1 NB/EB	V/SV Dir2 SB/WB	LOS Dir1 NB/EB	LOS Dir2 SB/WB	(8) Service Volume 2L/1O	4L/2O	6L/3O	8L/4O	10L/5O	# of Lanes Needed	Needed Improvement	
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	792	0.51	0.45	C	C	792	1710	2582	3443	4304	2	Add 0 L	1
2		Taylor Rd.	I-75	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	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_0L_0R	D	7178	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_0R	D	9656	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	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	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_0L_0R	C	1591	0.091	300	0.534	0.466	160	140	0	486	738	999	1341	738	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_0L_0R	C	1821	0.091	190	0.534	0.466	101	89	0	486	738	999	1341	738	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	054020	47	RDA_UFH_2W_2L_U_0L_0R	C	1406	0.091	190	0.582	0.418	111	79	0	486	738	999	1341	738	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	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	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	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	675	0.24	0.21	C	C	675	1394	2155	2873	3591	2	Add 0 L	12
13		BMX Track	Florida St.	41333	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	792	0.11	0.10	C	C	792	1710	2582	3443	4304	2	Add 0 L	13
14	Florida St.	Marion Ave.	Carmalita St.	14826	14808			2	CC	014153	82	UA_S2WAC2_2W_2L_U_0L_0R	D	1836	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_0L_0R	D	1082	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.	Florida St.	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	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_0R	D	22086	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_0R	D	17807	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_0R	D	36086	0.091	3280	0.534	0.466	1752	1528	0	0	1719	1800	1800	1800	0.97	0.85	D	C	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	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_0L_0R	D	12705	0.091	1160	0.534	0.466	619	541	0	0	598	634	634	634	0.98	0.85	D	C	634	1350	2025	2700	3375	2	Add 0 L	21
22	Jones Loop Rd. South	Taylor Rd.	I-75	14299	14306			2	CC	014193	173	UA_S2WAC1_2W_2L_U_0L_0R	D	1791	0.091	210	0.534	0.466	112	98	0	0	598	634	634	634	0.18	0.15	C	C	634	1350	2025	2700	3375	2	Add 0 L	22
23	Piper Rd.	Jones Loop Rd.	E. Henry St.	14547	19916			4	CC	014422	159	UA_S2WAC1_2W_4L_D_WL_0R	D	798	0.091	950	0.534	0.466	507	443	0	0	1719	1800	1800	1800	0.28	0.25	C	C	832	1800	2718	3636	4536	2	Add 0 L	23
24	Taylor Rd.	US 41	Burnt Store Rd.	19915	14465			4	CC	014326	200	UA_S2WAC1_2W_4L_D_WL_0R	D	10339	0.091	940	0.534	0.466	502	438	0	0	1719	1800	1800	1800	0.28	0.24	C	C	832	1800	2718	3636	4536	2	Add 0 L	24
25		Burnt Store Rd.	Airport Rd.	19914	14536			4	CC	014326	201	UA_S2WAC1_2W_4L_D_WL_0R	D	14270	0.091	1300	0.534	0.466	694	606	0	0	1719	1800	1800	1800	0.39	0.34	C	C	832	1800	2718	3636	4536	2	Add 0 L	25
26		Airport Rd.	Cooper St.	14573	14586			2	CC	014326	202	UA_S2WAC1_2W_2L_U_WL_0R	D	10177	0.091	930	0.534	0.466	497	433	0	0	747	792	792	792	0.63	0.55	C	C	792	1710	2582	3443	4304	2	Add 0 L	26
27	Tucker's Grade	US 41	I-75	14235	14239			4	CC	014426	206	UA_S2WAC1_2W_4L_D_WL_0R	D	18347	0.091	1670	0.534	0.466	892	778	0	0	1719	1800	1800	1800	0.50	0.43	C	C	832	1800	2718	3636	4536	4	Add 0 L	27
28	Zemel Rd.	Burnt Store Rd.	County Landfill	14193	19830			2	CC	010019	242	UA_S2WAC1_2W_2L_U_WL_0R	D	6530	0.091	590	0.525	0.475	310	280	0	0	747	792	792	792	0.39	0.35	C	C	792	1710	2582	3443	4304	2	Add 0 L	28
29		County Landfill	US 41	14193	14194			2	CC	010019	243	UA_S2WAC1_2W_2L_U_WL_0R	D	6845	0.091	620	0.525	0.475	326	294	0	0	747	792	792	792	0.41	0.37	C	C	792	1710	2582	3443	4304	2	Add 0 L	29
30	US 41	Lee County Line	Zemel Rd.	14194	21025			4	FDOT	010019		RDA_UFH_2W_4L_D_WL_WR	C	36272	0.095	3450	0.525	0.475	1811	1639	0	1530	2210	2820	3220	2210	0.82	0.74	C	C	861	2210	3320	4980	6225	4	Add 0 L	30
31		Zemel Rd.	Morningside Dr.	14229	89528			4	FDOT	010367		RDA_UFH_2W_4L_D_WL_WR	C	30997	0.095	2940	0.519	0.481	1526	1414	0	1530	2210	2820	3220	2210	0.69	0.64	B	B	861	2210	3320	4980	6225	4	Add 0 L	31
32		Morningside Dr.	Tuckers Grade Blvd.	14232	14234			4	FDOT	010367		UA_UFH_2W_4L_D_WL_WR	D	34263	0.095	3250	0.519	0.481	1687	1563	0	1800	2600	3280	3730	3280	0.51	0.48	B	B	1260	3280	4920	7380	9225	4	Add 0 L	32
33		Tuckers Grade Blvd.	CR 765A/Taylor Rd.	14257	14277			4	FDOT	010367		UA_UFH_2W_4L_D_WL_WR	D	22270	0.095	2120	0.519	0.481	1100	1020	0	1800	2600	3280	3730	3280	0.34	0.31	B	B	1260	3280	4920	7380	9225	2	Add 0 L	33
34		CR 765A/Taylor Rd.	CR 765/Burnt Store Rd.	14301	14342			4	FDOT	010021		UA_S2WAC1_2W_4L_D_WL_WR	D	18540	0.090	1670	0.525	0.475	877	793	0	0	2006	2100	2100	2100	0.42	0.38	C	C	970	2100	3171	4242	5292	2	Add 0 L	34
35		CR 765/Burnt Store Rd.	US 41/Cross St.	14627	14631			4	FDOT	015001		UA_S2WAC1_2W_4L_D_WL_WR	D	25403	0.090	2970	0.525	0.475	1559	1411	0	0	2006	2100	2100	2100	0.74	0.67	C	C	970	2100	3171	4242	5292	4	Add 0 L	35
36	US 41 - Northbound	US 41/Cross St.	US 41 - SB/Melbourne St.	14750	14783			2	FDOT	010032		UA_UFH_1W_2L_U_WL_WR	D	32280	0.090	2910	0.999	0.001	2910	0	0	2160	3120	3936	4476	3936	0.74	0.00	C	B	0	3936	5904	7872	9840	2	Add 0 L	36
37	US 41 - Southbound	US 41 - NB/Melbourne St.	Olympia Ave.	14743	14727			3	FDOT	010033		UA_S2WAC1_1W_3L_D_WL_WR	D	31323	0.090	2820	0.999	0.001	2820	0	0	0	3704	3805	3805	3805	0.74	0.00	C	C	0	2520	3805	5073	6342	3	Add 0 L	37
38		Olympia Ave.	US 41 - NB/Cross St.	14661	14648			2	FDOT	015023		UA_S2WAC1_1W_2L_D_WL_WR	D	17843	0.090	1610	0.999	0.001	1610	0	0	0	2407	2520	2520	2520	0.64	0.00	C	C	0	2520	3805	5073	6342	2	Add 0 L	38
39	SR 31 (Babcock Ranch Rd.)	Lee County Line	Cypress Pkwy.	25801	41417			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	3171	1.05	0.96	F	C	970	2100	3171	4242	5292	8	Add 2 L	39
40		Cypress Pkwy.	Lake Babcock Dr.	41417	41334			4	FDOT	120273		UA_S2WAC1_2W_4L_D_WL_WR	D	12321	0.095	1220	0.521	0.479	636	584	0	0	2006	2100	2100	2100	0.30	0.28	C	C	970	2100	3171	4242	5292	2	Add 0 L	40
41		Lake Babcock Dr.	Greenway Blvd.	41334	19820			2	FDOT	120273		UA_S2WAC1_2W_2L_U_WL_WR	D	12321	0.095	1220	0.521	0.479	636	584	0	0	872	924	925	924	0.69	0.63	C	C	924	1995	3012	4017	5021	2	Add 0 L	41
42		Greenway Blvd.	CR 74	19820	14197			2	FDOT	010039		RDA_UFH_2W_2L_U_WL_WR	C	12115	0.095	1150	0.521	0.479	599	551	0	540	820	1110	1490	820	0.73	0.67	C	C	820	2100	3154	4205	5257	2	Add 0 L	42
43		CR 74	DeSoto County Line	14860	15172			2	FDOT	010041		RDA_UFH_2W_2L_U_0L_WR	C	10082	0.095	960	0.521	0.479	500	460	0	540	820	1110	1490	820	0.61	0.56	B	B	820	1658	2490	3320	4150	2	Add 0 L	43
44		Charlotte County Line	CR 763 (Farms Rd.)	11196	11197			2	FDOT	040004		RDA_UFH_2W_2L_U_0L_0R	C	9884	0.095	940	0.543	0.457	510	430	0	540	820	1110	1490	820	0.62	0.52	B	B	820	1658	2490	3320	4150	2	Add 0 L	44
45		CR 763 (Farms Rd.)	CR 760 A	11199	11197			2	FDOT	040004		RDA_UFH_2W_2L_U_0L_WR	C	12401	0.095	1180	0.543	0.457	641	539	0	540	820	1110	1490	820	0.78	0.66	C	B	820	1658	2490	3320	4150	2	Add 0 L	45
46		CR 760 A	N. of CR 760	11203	10993			2	FDOT	040031		RDA_UFH_2W_2L_U_0L_WR	C	12049	0.095	1140	0.543	0.457	619	521	0	540	820	1110	1490	820	0.75	0.64	C	B	820	1658	2490	3320	4150	2	Add 0 L	46
47		N. of CR 760	SR 70	10988	11193			2	FDOT	040026		TA_S2WAC1_2W_2L_U_WL_WR	C	13407	0.090	1210	0.543	0.457	657	553	0	0	746	840	0	746	0.88	0.74	C	C	746	1736	2663	3551	4439	2	Add 0 L	47
48	SR 70	E. of Ford Dealer	SR 31	11055	11192			4	FDOT	040011		TA_S2WAC1_2W_4L_D_WL_WR	C	7814	0.090	1220	0.543	0.457	662	558	0	0	1827	1911	0	1827	0.36	0.31	C	C	783	1827	2804	3738	4673	2	Add 0 L	48
49		SR 31	Roger Ave./Oak St.	11192	10982			4	FDOT	040021		TA_S2WAC1_2W_4L_D_WL_WR	C	22536	0.090	2120	0.543	0.457	1151	969	0	0	1827	1911	0	1827	0.63	0.53	C	C	783	1827	2804	3738	4673	4	Add 0 L	49
50	SR 70 EB (Magnolia St.)	SR 70/Hickory St.	Roger Ave./Oak St.	10907	10906			2	FDOT	045019		TA_S2WAC1_1W_2L_U_0L_WR	C	11933	0.090	1070	0.999	0.001	1070	0	0	0	2192	2293	0	2192	0.49	0.00	C	C	0	2192	3364	4485	5607	2	Add 0 L	50
51	SR 70 WB (Hickory St.)	SR 70/Roger Ave.	SR 70/Magnolia St.	10995	10928			2	FDOT	045020		TA_S2WAC1_1W_2L_U_0L_WR	C	7749	0.090	890	0.999	0.001	890	0	0	0	2192	2293	0	2192	0.41	0.00	C	C	0	2192	3364	4485	5607	2	Add 0 L	51
52	US 17 - Westbound (Marion Ave.)	SR 35/US 17 (Olympia Ave.)	US 41 (Cross St.)	14804	14817			2	FDOT	015037		UA_S2WAC2_1W_2L_U_0L_WR	D	10053	0.090	1220	0.999	0.001	1220	0	0	1	920	2054	2142	2054	0.59	0.00	D	B	0	2054	3175	4271	5339	2	Add 0 L	52
53	US 17 - Eastbound (Olympia Ave.)	US 41 (Cross St.)	SR 35/US 17 (Marion Ave.)	14803	14799			2	FDOT	015036		UA_S2WAC2_1W_2L_U_WL_0R	D	9086	0.090	1080	0.999	0.001	1080	0	0	0	876	1956	2040	1956	0.55	0.00	D	C	0	1956	3024	4068	5085	2	Add 0 L	53
54	US 17	SR 35/US 17 (Marion Ave.)	I - 75	14760	14771	14791	14768	6	FDOT	015024		UA_S2WAC1_2W_6L_D_WL_WR	D	19139	0.090	1850	0.525	0.475	971	879	0	0	3087	3171	3171	3171	0.31	0.28	C	C	970	2100	3171	4242	5292	4	Add 0 L	54
55		I - 75	Copeley Ave.	14816	14829	14830	14821	6	FDOT	015024		UA_S2WAC1_2W_6L_D_WL_0R	D	31304	0.090	2820	0.525	0.475	1481	1339	0	0	2940	3020	3020	3020	0.49	0.44	C	C	924	2000	3020	4040	5040	4	Add 0 L	55
56		Copeley Ave.	CR 74 (Bermont Rd.)	14853	14841	14853	14840	4	FDOT	015015		UA_S2WAC1_2W_4L_D_WL_WR	D	27671	0.090	2490	0.540	0.460	1345	1145	0	0	2006	2100	2100	2100	0.64	0.55	C	C	970	2100	3171	4242	5292	4	Add 0 L	56
57		CR 74 (Bermont Rd.)	CR 764 (Washington Loop Rd.)	14853	14908			4	FDOT	010010		UA_UFH_2W_4L_D_WL_WR	D	24091	0.090	2170	0.540	0.460	1172	998	0	1800	2600	3280	3730	3280	0.36	0.30	B	B	1260	3280	4920	7380	9225	2	Add 0 L	57
58		CR 764 (Washington Loop Rd.)	Taralane Dr.	14975	15006			4	FDOT	010008		UA_UFH_2W_4L_D_WL_WR	D	17020	0.090	1530	0.540	0.460	826	704	0	1800	2600	3280	3730	3280	0.25	0.21	B	B	1260	3280	4920	7380	9225	2	Add 0 L	58
59		Taralane Dr.	CR 764 (Washington Loop Rd.)	15154	19813			4	FDOT	010008		UA_UFH_2W_4L_D_WL_WR	D	16095	0.090	1450	0.540	0.460	783	667	0	1800	2600	3280	3730	3280	0.24	0.20	B	B	1260	3280	4920	7380	9225	2	Add 0 L	59
60		CR 764 (Washington Loop Rd.)	DeSoto County Line	15195	19824			4	FDOT	010023		TA_UFH_2W_4L_D_WL_WR	C	14207	0.095	1350	0.540	0.460	729	621	0	1710	2470	3120	3550	2470	0.30	0.25	B	B	903	2470	3700	5550	6938	2	Add 0 L	60
61	SR 93/I-75	Lee County Line	CR 762 (Tuckers Grade)	14230	14224	14225	14231	6	FDOT	010055		RDA_FW_6L_0A	C	84680	0.105	8890	0.518	0.482	4605	4285	0	2820	3990	4770	5470	3990	1.15	1.07	D	D	0	2770	3990	5220	6450	8	Add 2 L	61
62		CR 762 (Tuckers Grade)	N. Jones Loop Rd.	14355	14292	14293	14356	6	FDOT	010034		TA_FW_6L_0A	C	80123	0.105	8410	0.518	0.482	4356	4054	0	3520	4670	5610	5870	4670	0.93	0.87	C	C	0	3180	4670	6170	7310	6	Add 0 L	62
63		N. Jones Loop Rd.	US 17	14741	19896	19897	14742	6	FDOT	010350		UA_FW_6L_0A	D	83775	0.105	8800	0.518	0.482	4558	4242	0	3410	4650	5620	6340	5620	0.81	0.75	C	C	1870	3740	5620	7490	9370	6	Add 0 L	63
64		US 17	CR 776 (Harbor View Rd.)	14839	14787	14788	14838	6	FDOT	010036		UA_FW_6L_0A	D	80784	0.090	7380	0.518	0.482	3823	3557	0	3410	4650	5620	6340	5620	0.68	0.63	C	C	1870	3740	5620	7490	9370	6	Add 0 L	64

Footnotes:
(1) FDOT D1RPMv2.1_InterimUpdate 2045 CF Network Link Node numbers.
(2) FDOT D1RPMv2.1_InterimUpdate 2045 CF number of lanes.
(3) FDOT Florida 2022 Traffic Information - Site Location Reference. 2022 Lee County Traffic Count Report - Permanent Count Station. Charlotte County: 2023 Roadway Level of Service Data - VV SNO #.
(4) LOS Facility Type for Service Volumes and LOS Standard. Adjustments in accordance with FDOT District 1 2020 LOS report
(5) LOS Standard for State and Charlotte County Roads = D for Urbanized, C for Transitioning, and C for Rural. LOS Standard for Lee County Roads = LOS E per Lee Plan.
(6) D1RPM Babcock Model Run - Future 2045 SE Data with 2045 CF Network AADT distribution and assignment.
(7) FDOT Standardized K, urban/transitioning/rural designation consistent with FDOT District 1 2020 LOS report and D factors from FDOT Florida Traffic Information Online (2022)
Lee County K(100) and D(100) based on Lee County 2022 Traffic Count Report - Permanent Count Stations. Charlotte County K factors based on Charlotte County: 2022 Roadway Level of Service Data; D factors based on FDOT Florida Traffic Information Online (2021)
Peak direction of travel assumed for Non-Babcock traffic is based on FDOT site synopsis reports or Lee County 2022 Traffic Count Report.
(8) Service Volumes for Charlotte County and State Roads based on FDOT 2020 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning Areas , and Table 9 - Rural Areas). Service volumes based on the FDOT District 1 2020 LOS report .
Service Volumes for Lee County Roads based on Lee County Generalized Peak Hour Directional Service Volumes (April 2016).

dpa

EXHIBIT 3-1

BABCOCK RANCH COMMUNITY
MPD CPA AMENDMENT
FUTURE 2045 TRAFFIC CONDITIONS WITH PROPOSED CPA - ROADWAY SEGMENT ANALYSIS

LEE COUNTY

					(1) D1RPM									(1)	(2)	State/	(3)	(3)	(4)	(5)	FUTURE 2045 TRAFFIC (6)		(7)	(7)	Dir. Volume			(8)							2045 LOS V/SV		LOS		(8)						# of		
	ROADWAY	FROM	TO	A_1 Node	B_1 Node	A_2 Node	B_2 Node	A_3 Node	B_3 Node	A_4 Node	B_4 Node		# of Lanes	County Roadway	Count Station	CC VV SNO	E+C LOS Facility Type	LOS Std.	Raw D1RPM AADT	K Factor	Two-way Peak Hr Volume	D Factor Dir 1	D Factor Dir 2	Dir1 NB/EB	Dir2 SB/WB	LOS A	Directional Service Volumes by LOS LOS B	LOS C	LOS D	LOS E	Service Volume @ LOS Std.	Dir1 NB/EB	Dir2 SB/WB	Dir1 NB/EB	Dir2 SB/WB	Service Volumes by Number of Lanes 2L/1O	4L/2O	6L/3O	8L/4O	10L/5O	Lanes Needed	Needed Improvement		
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	740	1.22	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	860	0.57	0.49	C	C	860	1960	2940	3940	4925	2	Add 0 L		2
3		Gunnery 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	860	1.05	0.89	F	C	860	1960	2940	3940	4925	4	Add 2 L		3
4		Cemetery Rd.	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	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	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	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	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	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	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	1960	0.50	0.43	C	C	860	1960	2940	3940	4925	4	Add 0 L		10
11		18th St.	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	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	2940	1.21	0.80	F	C	860	1960	2940	3940	4925	8	Add 2 L		12
13		Alvin Ave.	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	2940	1.03	0.68	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	57537	0.084	4830	0.603	0.40	2913	1917	0	400	2840	2940	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	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	1960	0.77	0.41	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	14001	0.094	1320	0.650	0.35	858	462	0	140	800	860	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.	24727	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.	SR 31	Franklin Lock 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	860	0.91	0.62	C	C	860	1960	2940	3940	4925	2	Add 0 L		22
23		Franklin Lock Rd.	Broadway Rd.	27426	27563								2	LC	PCS 5		LC_ClassIArterial_2L	E	12895	0.089	1150	0.597	0.40	686	464	0	140	800	860	860	860	0.80	0.54	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	3640	0.089	320	0.597	0.40	191	129	0	0	330	710	780	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	1308	0.105	140	0.509	0.49	71	69	0	0	310	660	740	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	4175	0.105	440	0.509	0.49	224	216	0	0	310	660	740	740	0.30	0.29	C	C	740	1520	2280	3040	3800	2	Add 0 L		26
27	Orange River Blvd.	SR 80	Staley Rd.	24798	24803								2	LC	PCS 11		LC_ClassIIArterial_2L	E	19063	0.091	1730	0.541	0.46	936	794	0	0	330	710	780	780	1.20	1.02	F	F	780	1660	2500	3340	4175	4	Add 2 L		27
28		Staley Rd.	Buckingham Rd.	25467	28646								2	LC	PCS 11		LC_ClassIArterial_2L	E	18414	0.091	1680	0.541	0.46	909	771	0	140	800	860	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_ClassIArterial_4L	E	38478	0.090	3460	0.612	0.39	2118	1342	0	250	1840	1960	1960	1960	1.08	0.68	F	C	860	1960	2940	3940	4925	6	Add 2 L		29
30		SR 82	Luckett Rd.	23807	23814								4	LC	PCS 18		LC_ClassIIArterial_4L	E	18818	0.090	1690	0.612	0.39	1035	655	0	0	710	1590	1660	1660	0.62	0.39	D	C	780	1660	2500	3340	4175	4	Add 0 L		30
31		Luckett Rd.	SR 80	23684	23702								4	LC	PCS 18		LC_ClassIIArterial_4L	E	12220	0.090	1100	0.612	0.39	673	427	0	0	710	1590	1660	1660	0.41	0.26	C	C	780	1660	2500	3340	4175	2	Add 0 L		31
32	Plantation Rd.	Daniels Pkwy.	Idlewild St.	23043	23044								2	LC	PCS 45		LC_Collector_2LU	E	9550	0.107	1160	0.597	0.40	692	468	0	0	310	660	740	740	0.94	0.63	E	D	740	1520	2280	3040	3800	2	Add 0 L		32
33		Idlewild St.	Colonial Blvd.	23152	23159								4	LC	PCS 45		LC_Collector_4LD	E	13560	0.107	1450	0.597	0.40	865	585	0	0	770	1510	1600	1600	0.54	0.37	D	C	780	1600	2400	3200	4000	4	Add 0 L		33
34	Six Mile Cypress	Daniels Pkwy.	Winkler Rd.	23738	23661								4	LC	PCS 18		LC_ClassIArterial_4L	E	26249	0.090	2360	0.612	0.39	1445	915	0	250	1840	1960	1960	1960	0.74	0.47	C	C	860	1960	2940	3940	4925	4	Add 0 L		34
35		Winkler Rd.	Challenger Blvd.	23867	23870								6	LC	PCS 18		LC_ClassIArterial_6L	E	29948	0.090	3100	0.612	0.39	1898	1202	0	400	2840	2940	2940	2940	0.65	0.41	C	C	860	1960	2940	3940	4925	4	Add 0 L		35
36		Challenger Blvd.	Colonial Blvd.	23858	23862								6	LC	PCS 18		LC_ClassIArterial_6L	E	40115	0.090	4670	0.612	0.39	2859	1811	0	400	2840	2940	2940	2940	0.97	0.62	D	C	860	1960	2940	3940	4925	6	Add 0 L		36
37	Slater Rd.	SR 78	Nalle Grade Rd.	22981	22954								2	LC	PCS 104		LC_ClassIArterial_2L	E	7812	0.105	820	0.509	0.49	417	403	0	140	800	860	860	860	0.48	0.47	C	C	860	1960	2940	3940	4925	2	Add 0 L		37
38	Sunshine Blvd.	SR 82	23rd St. SW	27326	27325								4	LC	PCS 11		LC_ClassIArterial_4L	E	21487	0.091	1960	0.541	0.46	1060	900	0	250	1840	1960	1960	1960	0.54	0.46	C	C	860	1960	2940	3940	4925	4	Add 0 L		38
39		23rd St. SW	Lee Blvd.	27306	27312								4	LC	PCS 11		LC_ClassIArterial_4L	E	15309	0.091	1390	0.541	0.46	752	638	0	250	1840	1960	1960	1960	0.38	0.33	C	C	860	1960	2940	3940	4925	2	Add 0 L		39
40	Treeline Ave.	Daniels Pkwy.	Amberwood Rd.	20138	25281								4	LC	PCS 62		LC_ClassIArterial_4L	E	34763	0.108	3750	0.574	0.43	2154	1596	0	250	1840	1960	1960	1960	1.10	0.81	F	C	860	1960	2940	3940	4925	6	Add 2 L		40
41		Amberwood Rd.	Colonial Blvd.	25375	26527								4	LC	PCS 62		LC_ClassIArterial_4L	E	27303	0.108	2950	0.574	0.43	1694	1256	0	250	1840	1960	1960	1960	0.86	0.64	C	C	860	1960	2940	3940	4925	4	Add 0 L		41
42	USB 41 (Fowler St./USB 41 SB)	SR 80 (First St.)	N. End of Edison Bridge	22112	22408								3	FDOT	125035		UA_S2WAC1_1W_3L_U_0L_WR	D	37229	0.090	3350	0.999	0.00	3350	0	0	0	3704	3805	3805	3805	0.88	0.00	C	C	0	2520	3805	5073	6342	3	Add 0 L		42
43	USB 41 (N. Tamiami Trail/USB 41)	N. End of Edison Bridge	SR 78/Pine Island Rd./Bayshore Rd	21945	21954								6	FDOT	126041		UA_S2WAC1_2W_6L_D_WL_WR	D	53191	0.090	4790	0.527	0.47	2524	2266	0	0	3087	3171	3171	3171	0.80	0.71	C	C	970	2100	3171	4242	5292	6	Add 0 L		43
44		SR 78/Pine Island Rd./Bayshore Rd	Littleton Rd.	21945	21930								6	FDOT	125027		UA_S2WAC1_2W_6L_D_WL_WR	D	39200	0.090	3530	0.527	0.47	1860	1670	0	0	3087	3171	3171	3171	0.59	0.53	C	C	970	2100	3171	4242	5292	4	Add 0 L		44
45		Littleton Rd.	US 41 SB	21754	21780								4	FDOT	120078		UA_S2WAC1_2W_4L_D_WL_WR	D	29518	0.090	2660	0.527	0.47	1402	1258	0	0	2006	2100	2100	2100	0.67	0.60	C	C	970	2100	3171	4242	5292	4	Add 0 L		45
46		US 41 SB	SR 45/US 41	21600	21587								1	FDOT	121005		UA_S2WAC1_1W_1L_U_0L_0R	D	12907	0.090	1160	0.999	0.00	1160	0	0	0	837	887	887	887	1.31	0.00	F	C	887	2400	3624	4832	6040	2	Add 1 L		46
47	USB 41 (Evans Ave./Park Ave./USB 41 NB)	SR 82/MLK Blvd.	N. End of Edison Bridge	22112	22538								3	FDOT	125071		UA_S2WAC1_1W_3L_U_0L_0R	D	37781	0.090	3400	0.999	0.00	3400	0	0	0	3528	3624	3624	3624	0.94	0.00	C	C	887	2400	3624	4832	6040	3	Add 0 L		47
48	SR 884 (Colonial Blvd.)	SR 45/US 41	0.195 miles W. Solomon Blvd.	22260	22398								6	FDOT	120049		UA_S2WAC1_2W_6L_D_WL_0R	D	27905	0.090	4320	0.537	0.46	2320	2000	0	0	2940	3020	3020	3020	0.77	0.66	C	C	924	2000	3020	4040	5040	6	Add 0 L		48
49		0.195 miles W. Solomon Blvd.	SR 739 (Metro Pkwy.)	23007	22912								6	FDOT	120050		UA_S2WAC1_2W_6L_D_WL_WR	D	52294	0.090	6300	0.537	0.46	3383	2917	0	0	3087	3171	3171	3171	1.07	0.92	F	C	970	2100	3171	4242	5292	8	Add 2 L		49
50		SR 739 (Metro Pkwy.)	CR 865/Ortiz Ave./6M Cypress Pkwy	23685	23858								6	FDOT	120080		UA_S2WAC1_2W_6L_D_WL_WR	D	74693	0.090	6800	0.537	0.46	3652	3148	0	0	3087	3171	3171	3171	1.15	0.99	F	D	970	2100	3171	4242	5292	8	Add 2 L		50
51		CR 865/Ortiz Ave./6M Cypress Pkwy	I-75	21882	24003								6	FDOT	120063		UA_S2WAC1_2W_6L_D_WL_WR	D	104667	0.090	9420	0.537	0.46	5059	4361	0	0	3087	3171	3171	3171	1.60	1.38	F	F	970	2100	3171	4242	5292	10	Add 4 L		51
52		I-75	400 Ft E. of Dynasty Dr.	24677	24766								6	FDOT	120063		UA_S2WAC1_2W_6L_D_WL_WR	D	85299	0.090	7680	0.537	0.46	4124	3556	0	0	3087	3171	3171	3171	1.30	1.12	F	F	970	2100	3171	4242	5292	8	Add 2 L		52
53	US 41	Hanson St.	Johnson St.	22171	22172								6	FDOT	125012		UA_S2WAC1_2W_6L_D_WL_0R	D	60027	0.090	5400	0.537	0.46	2900	2500	0	0	2940	3020	3020	3020	0.96	0.83	C	C	924	2000	3020	4040	5040	6	Add 0 L		53
54		Johnson St.	CR 78A/Pondella Rd.	21782	21815								4	FDOT	120094		UA_S2WAC1_2W_4L_D_WL_WR	D	52500	0.090	4730	0.537	0.46	2540	2190	0	0	2006	2100	2100	2100	1.21	1.04	F	F	970	2100	3171	4242	5292	6	Add 2 L		54
55		CR 78A/Pondella Rd.	Littleton Rd.	21595	21596								4	FDOT	125029		UA_S2WAC1_2W_4L_D_WL_WR	D	35926	0.090	3230	0.537	0.46	1735	1495	0	0	2006	2100	2100	2100	0.83	0.71	C	C	970	2100	3171	4242	5292	4	Add 0 L		55
56		Littleton Rd.	Del Prado Blvd.	21607	21611								4	FDOT	120036		UA_S2WAC1_2W_4L_D_WL_WR	D	36594	0.090	3290	0.537	0.46	1767	1523	0	0	2006	2100	2100	2100	0.84	0.73	C	C	970	2100	3171	4242	5292	4	Add 0 L		56
57		Del Prado Blvd.	Sun Seekers RV Park Entrance	21539	21542								4	FDOT	120109		UA_S2WAC1_2W_4L_D_WL_WR	D	70933	0.090	6380	0.537	0.46	3426	2954	0	0	2006	2100	2100	2100	1.63	1.41	F	F	970	2100	3171	4242	5292	8	Add 4 L		57
58		Sun Seekers RV Park Entrance	Charlotte County Line	21328	21311								4	FDOT	120103		UA_S2WAC1_2W_4L_D_WL_WR	D	46620	0.090	4200	0.537	0.46	2255	1945	0	0	2006	2100	2100	2100	1.07	0.93	F	C	970	2100	3171	4242	5292	6	Add 2 L		58
59	SR 80 (First St.)	SR 739/US 41 Bus (Fowler St.)	SR 80/Seaboard St.	22961	22903								2	FDOT	125007		UA_S2WAC2_2W_2L_D_WL_0R	D	21079	0.090	1900	0.537	0.46	1020	880	0	1	389	788	840	788	1.29	1.12	F	F	788	1630	2520	3390	4543	4	Add 2 L		59
60	SR 80 (Palm Beach Blvd.)	SR 80/Seaboard St.	Veronica Shoemaker Blvd.	23098	23175								4	FDOT	125007		UA_S2WAC1_2W_4L_D_WL_0R	D	29554	0.090	2660	0.537	0.46	1428	1232	0	0	1910	2000	2000	2000	0.71	0.62	C	C	924	2000	3020	4040	5040	4	Add 0 L		60
61		Veronica Shoemaker Blvd.	CR 80B (Ortiz Ave.)	23654	23684								4	FDOT	125073		UA_S2WAC1_2W_4L_D_WL_WR	D	32408	0.090	2920	0.537	0.46	1568	1352	0	0	2006	2100	2100	2100	0.75	0.64	C	C	970	2100	3171	4242	5292	4	Add 0 L		61
62		CR 80B (Ortiz Ave.)	I-75	24345	24438								6	FDOT	125020		UA_S2WAC1_2W_6L_D_WL_WR	D	42021	0.090	3780	0.537	0.46	2030	1750	0	0	3087	3171	3171	3171	0.64	0.55	C	C	970	2100	3171	4242	5292	4	Add 0 L		62
63		I-75	SR 31 (Babcock Ranch Rd.)	25762	25808								6	FDOT	126005		UA_S2WAC1_2W_6L_D_WL_WR	D	56972	0.090	5130	0.521	0.48	2673	2457	0	0	3087	3171	3171	3171	0.84	0.77	C	C	970	2100	3171	4242	5292	6	Add 0 L		63
64		SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olga	25808	25875								4	FDOT	120085		UA_S2WAC1_2W_4L_D_WL_WR	D	55129	0.090	4960	0.521	0.48	2584	2376	0	0	2006	2100	2100	2100	1.23	1.13	F	F	970	2100	3171	4242	5292	6	Add 2 L		64
65		CR 80A/Buckingham Rd./Old Olga	W. of Werner Dr.	26607	26783								4	FDOT	120012		UA_UFH_2W_4L_D_WL_WR	D	26903	0.090	2970	0.521	0.48	1547	1423	0	1800	2600	3280	3730	3280	0.47	0.43	B	B	1260	3280	4920	7380	9225	4	Add 0 L		65
66		W. of Werner Dr.	Hickey Creek Rd.	27174	26290								4	FDOT	120006		RDA_UFH_2W_4L_D_WL_0R	C	27085	0.095	2570	0.521	0.48	1339	1231	0	1530	2210	2820	3220	2210	0.61	0.56	B	B	861	2210	3320	4980	6225	4	Add 0 L		66
67		Hickey Creek Rd.	Broadway St/CR 78	27373	27415								4	FDOT	120006		RDA_UFH_2W_4L_D_WL_0R	C	26251	0.095	2570	0.521	0.48	1339	1231	0	1530	2210	2820	3220	2210	0.61	0.56	B	B	861	2210	3320	4980	6225	4	Add 0 L		67
68		Broadway St/CR 78	CR 884 (Joel Blvd.)	27798	28222								4	FDOT	120006		RDA_IFH_2W_4L_D_WL_WR	C	36459	0.095	3460	0.521	0.48	1803	1657	0	0	1607	1659	0	1607	1.12	1.03	F	D	739	1607	2478	3304	4130	6	Add 2 L		68
69		CR 884 (Joel Blvd.)	Hendry County Line	27861	28224								4	FDOT	120086		RDA_UFH_2W_4L_D_WL_WR	C	33453	0.095	3180	0.521	0.48	1657	1523	0	1530	2210	2820	3220	2210	0.75	0.69	C	B	861	2210	3320	4980	6225	4	Add 0 L		69
70	SR 80 (SR 80/Second St.)	SR 739 (Fowler St.)	SR 739 (Park Ave.)	22640	22695								2	FDOT	125007		UA_S2WAC2_2W_2L_D_WL_0R	D	12812	0.090	1150	0.537	0.46	618	532	0	1	389	788	840	788	0.78	0.68	D	D	788	1630	2520	3390	4543	2	Add 0 L		70
71		SR 739 (Park Ave.)	SR 80 (Palm Beach Blvd.)	22963	22961								2	FDOT	125007		UA_S2WAC2_2W_2L_D_WL_0R	D	11544	0.090	1080	0.537	0.46	580	500	0	1	389	788	840	788	0.74	0.63	D	D	788	1630	2520	3390	4543	2	Add 0 L		71
72	SR 78 (Pine Island Rd.)	Santa Barbara Blvd.	Del Prado Blvd.	20787	21068								6	FDOT	120038		UA_S2WAC1_2W_6L_D_WL_WR	D	52296	0.090	5040	0.540	0.46	2722	2318	0	0	3087	3171	3171	3171	0.86	0.73	C	C	970	2100	3171	4242	5292	6	Add 0 L		72
73		Del Prado Blvd.	W. of CR 78A/Pondella Rd.	21143	21164								6	FDOT	126049		UA_S2WAC1_2W_6L_D_WL_WR	D	49385	0.090	4440	0.540	0.46	2398	2042	0	0	3087	3171	3171	3171	0.76	0.64	C	C	970	2100	3171	4242	5292	6	Add 0 L		73
74		W. of CR 78A/Pondella Rd.	SR 45/US 41 (Cleveland Ave.)	21586	21596								4	FDOT	125042		UA_S2WAC1_2W_4L_D_WL_WR	D	41529	0.090	3740	0.540	0.46	2020	1720	0	0	2006	2100	2100	2100	0.96	0.82	D	C	970	2100	3171	4242	5292	4	Add 0 L		74
75		SR 45/US 41 (Cleveland Ave.)	SR 739/US 41 BUS	20445	21945								4	FDOT	120003		UA_S2WAC1_2W_4L_D_WL_WR	D	26651	0.090

EXHIBIT 3-1

BABCOCK RANCH COMMUNITY
MPD CPA AMENDMENT
FUTURE 2045 TRAFFIC CONDITIONS WITH PROPOSED CPA - ROADWAY SEGMENT ANALYSIS

LEE COUNTY

				(1) D1RPM							(1)	(2)		(3)	(3)	(4)	(5)	FUTURE 2045 TRAFFIC (6)																																	
	ROADWAY	FROM	TO	A_1 Node	B_1 Node	A_2 Node	B_2 Node	A_3 Node	B_3 Node	A_4 Node	B_4 Node	# of Lanes	State/ County Roadway	Count Station	CC VV SNO	E+C LOS Facility Type	LOS Std.	Raw D1RPM AADT	(7) K Factor	Two-way Peak Hr Volume	(7) D Factor Dir 1	D Factor Dir2	Dir. Volume Dir1 NB/EB	Dir. Volume Dir2 SB/WB	(8) Directional Service Volumes by LOS LOS A	LOS B	LOS C	LOS D	LOS E	Service Volume @ LOS Std.	2045 LOS V/SV Dir1 NB/EB	V/SV Dir2 SB/WB	LOS Dir1 NB/EB	LOS Dir2 SB/WB	(8) Service Volumes by Number of Lanes 2L/1O	4L/2O	6L/3O	8L/4O	10L/5O	# of Lanes Needed	Needed Improvement											
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	0.540	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.	26211	26284							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	97282	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 80	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	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										102
103		Busbee Ln.	Charlotte County Line	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										103

Footnotes:
(1) FDOT D1RPMv2.1_InterimUpdate 2045 CF Network Link Node numbers.
(2) FDOT D1RPMv2.1_InterimUpdate 2045 CF number of lanes.
(3) FDOT Florida 2022 Traffic Information - Site Location Reference. 2022 Lee County Traffic Count Report - Permanent Count Station. Charlotte County: 2023 Roadway Level of Service Data - VV SNO #.
(4) LOS Facility Type for Service Volumes and LOS Standard. Adjustments in accordance with FDOT District 1 2020 LOS report
(5) LOS Standard for State and Charlotte County Roads = D for Urbanized, C for Transitioning, and C for Rural. LOS Standard for Lee County Roads = LOS E per Lee Plan.
(6) D1RPM Babcock Model Run - Future 2045 SE Data with 2045 CF Network AADT distribution and assignment.
(7) FDOT Standardized K, urban/transitioning/rural designation consistent with FDOT District 1 2020 LOS report and D factors from FDOT Florida Traffic Information Online (2022)
Lee County K(100) and D(100) based on Lee County 2022 Traffic Count Report - Permanent Count Stations. Charlotte County K factors based on Charlotte County: 2022 Roadway Level of Service Data; D factors based on FDOT Florida Traffic Information Online (2021)
Peak direction of travel assumed for Non-Babcock traffic is based on FDOT site synopsis reports or Lee County 2022 Traffic Count Report.
(8) Service Volumes for Charlotte County and State Roads based on FDOT 2020 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning Areas , and Table 9 - Rural Areas). Service volumes based on the FDOT District 1 2020 LOS report .
Service Volumes for Lee County Roads based on Lee County Generalized Peak Hour Directional Service Volumes (April 2016).

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) D1RPM A_1 Node	B_1 Node	A_2 Node	B_2 Node	(2) # of Lanes	State/ County Roadway	(3) Count Station	(3) CC VV SNO	(4) E+C LOS Facility Type	(5) LOS Std.	FUTURE 2045 TRAFFIC (6) Raw D1RPM AADT	(9) K Factor	Two-way Peak Hr Volume	(9) D Factor Dir 1	Dir2	Non-Babcock Dir. Volume Dir1 NB/EB	Dir2 SB/WB	LOS A	LOS B	(8) LOS C	LOS D	LOS E	Service Volume @ LOS Std.	2045 LOS V/SV Dir1 NB/EB	V/SV Dir2 SB/WB	LOS Dir1 NB/EB	LOS Dir2 SB/WB	(8) Service Volume 2L/1O	4L/2O	6L/3O	8L/4O	10L/5O	# of Lanes Needed	Needed Improvement	#
1	Airport Rd.	Cooper St.	Taylor Rd.	14534	14536			2	CC	014249	3	UA_S2WAC1_2W_2L_U_WL_0R	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	14542	14544			2	CC	014400	4	UA_S2WAC1_2W_2L_U_WL_0R	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_0L_0R	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_0R	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	Bermont Rd.	US 17	SR 31	14851	19825			2	CC	014111	45	UA_S2WAC1_2W_2L_U_WL_0R	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	14856	14860			2	CC	014111	46	RDA_UFH_2W_2L_U_0L_0R	C	1575	0.091	300	0.534	0.466	160	140	0	486	738	999	1341	738	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_0L_0R	C	1820	0.091	190	0.534	0.466	101	89	0	486	738	999	1341	738	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	054020	47	RDA_UFH_2W_2L_U_0L_0R	C	1404	0.091	190	0.582	0.418	111	79	0	486	738	999	1341	738	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	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_0R	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_0R	D	19692	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_0R	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.	41333	14655			2	CC	014429	25	UA_S2WAC1_2W_2L_U_WL_0R	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.	Carmalita St.	14826	14808			2	CC	014153	82	UA_S2WAC2_2W_2L_U_0L_0R	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_0L_0R	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.	Florida St.	14610	14607			2	CC	014423	103	UA_S2WAC2_2W_2L_U_WL_0R	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_0R	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_0R	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_0R	D	35689	0.091	3250	0.534	0.466	1736	1514	0	0	1719	1800	1800	1800	0.96	0.84	D	C	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	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_0L_0R	D	12706	0.091	1160	0.534	0.466	619	541	0	0	598	634	634	634	0.98	0.85	D	C	634	1350	2025	2700	3375	2	Add 0 L	21
22	Jones Loop Rd. South	Taylor Rd.	I-75	14299	14306			2	CC	014193	173	UA_S2WAC1_2W_2L_U_0L_0R	D	1792	0.091	210	0.534	0.466	112	98	0	0	598	634	634	634	0.18	0.15	C	C	634	1350	2025	2700	3375	2	Add 0 L	22
23	Piper Rd.	Jones Loop Rd.	E. Henry St.	14547	19916			4	CC	014422	159	UA_S2WAC1_2W_4L_D_WL_0R	D	800	0.091	950	0.534	0.466	507	443	0	0	1719	1800	1800	1800	0.28	0.25	C	C	832	1800	2718	3636	4536	2	Add 0 L	23
24	Taylor Rd.	US 41	Burnt Store Rd.	19915	14465			4	CC	014326	200	UA_S2WAC1_2W_4L_D_WL_0R	D	10348	0.091	940	0.534	0.466	502	438	0	0	1719	1800	1800	1800	0.28	0.24	C	C	832	1800	2718	3636	4536	2	Add 0 L	24
25		Burnt Store Rd.	Airport Rd.	19914	14536			4	CC	014326	201	UA_S2WAC1_2W_4L_D_WL_0R	D	14287	0.091	1300	0.534	0.466	694	606	0	0	1719	1800	1800	1800	0.39	0.34	C	C	832	1800	2718	3636	4536	2	Add 0 L	25
26		Airport Rd.	Cooper St.	14573	14586			2	CC	014326	202	UA_S2WAC1_2W_2L_U_WL_0R	D	10165	0.091	930	0.534	0.466	497	433	0	0	747	792	792	792	0.63	0.55	C	C	792	1710	2582	3443	4304	2	Add 0 L	26
27	Tucker's Grade	US 41	I-75	14235	14239			4	CC	014426	206	UA_S2WAC1_2W_4L_D_WL_0R	D	18812	0.091	1710	0.534	0.466	913	797	0	0	1719	1800	1800	1800	0.51	0.44	C	C	832	1800	2718	3636	4536	4	Add 0 L	27
28	Zemel Rd.	Burnt Store Rd.	County Landfill	14193	19830			2	CC	010019	242	UA_S2WAC1_2W_2L_U_WL_0R	D	6528	0.091	590	0.525	0.475	310	280	0	0	747	792	792	792	0.39	0.35	C	C	792	1710	2582	3443	4304	2	Add 0 L	28
29		County Landfill	US 41	14193	14194			2	CC	010019	243	UA_S2WAC1_2W_2L_U_WL_0R	D	6844	0.091	620	0.525	0.475	326	294	0	0	747	792	792	792	0.41	0.37	C	C	792	1710	2582	3443	4304	2	Add 0 L	29
30	US 41	Lee County Line	Zemel Rd.	14194	21025			4	FDOT	010019		RDA_UFH_2W_4L_D_WL_WR	C	36307	0.095	3450	0.525	0.475	1811	1639	0	1530	2210	2820	3220	2210	0.82	0.74	C	C	861	2210	3320	4980	6225	4	Add 0 L	30
31		Zemel Rd.	Morningside Dr.	14229	89528			4	FDOT	010367		RDA_UFH_2W_4L_D_WL_WR	C	31033	0.095	2950	0.519	0.481	1531	1419	0	1530	2210	2820	3220	2210	0.69	0.64	C	B	861	2210	3320	4980	6225	4	Add 0 L	31
32		Morningside Dr.	Tuckers Grade Blvd.	14232	14234			4	FDOT	010367		UA_UFH_2W_4L_D_WL_WR	D	34303	0.095	3260	0.519	0.481	1692	1568	0	1800	2600	3280	3730	3280	0.52	0.48	B	B	1260	3280	4920	7380	9225	4	Add 0 L	32
33		Tuckers Grade Blvd.	CR 765A/Taylor Rd.	14257	14277			4	FDOT	010367		UA_UFH_2W_4L_D_WL_WR	D	21861	0.095	2080	0.519	0.481	1080	1000	0	1800	2600	3280	3730	3280	0.33	0.30	B	B	1260	3280	4920	7380	9225	2	Add 0 L	33
34		CR 765A/Taylor Rd.	CR 765/Burnt Store Rd.	14301	14342			4	FDOT	010021		UA_S2WAC1_2W_4L_D_WL_WR	D	18551	0.090	1670	0.525	0.475	877	793	0	0	2006	2100	2100	2100	0.42	0.38	C	C	970	2100	3171	4242	5292	2	Add 0 L	34
35		CR 765/Burnt Store Rd.	US 41/Cross St.	14627	14631			4	FDOT	015001		UA_S2WAC1_2W_4L_D_WL_WR	D	25420	0.090	2970	0.525	0.475	1559	1411	0	0	2006	2100	2100	2100	0.74	0.67	C	C	970	2100	3171	4242	5292	4	Add 0 L	35
36	US 41 - Northbound	US 41/Cross St.	US 41 - SB/Melbourne St.	14750	14783			2	FDOT	010032		UA_UFH_1W_2L_U_WL_WR	D	32262	0.090	2900	0.999	0.001	2900	0	0	2160	3120	3936	4476	3936	0.74	0.00	C	B	0	3936	5904	7872	9840	2	Add 0 L	36
37	US 41 - Southbound	US 41 - NB/Melbourne St.	Olympia Ave.	14743	14727			3	FDOT	010033		UA_S2WAC1_1W_3L_D_WL_WR	D	31320	0.090	2820	0.999	0.001	2820	0	0	0	3704	3805	3805	3805	0.74	0.00	C	C	0	2520	3805	5073	6342	3	Add 0 L	37
38		Olympia Ave.	US 41 - NB/Cross St.	14661	14648			2	FDOT	015023		UA_S2WAC1_1W_2L_D_WL_WR	D	18092	0.090	1630	0.999	0.001	1630	0	0	0	2407	2520	2520	2520	0.65	0.00	C	C	0	2520	3805	5073	6342	2	Add 0 L	38
39	SR 31 (Babcock Ranch Rd.)	Lee County Line	Cypress Pkwy.	25801	41417			6	FDOT	120273		UA_S2WAC1_2W_6L_D_WL_WR	D	66587	0.095	6330	0.521	0.479	3298	3032	0	0	3087	3171	3171	3171	1.04	0.96	F	C	970	2100	3171	4242	5292	8	Add 2 L	39
40		Cypress Pkwy.	Lake Babcock Dr.	41417	41334			4	FDOT	120273		UA_S2WAC1_2W_4L_D_WL_WR	D	12506	0.095	1220	0.521	0.479	636	584	0	0	2006	2100	2100	2100	0.30	0.28	C	C	970	2100	3171	4242	5292	2	Add 0 L	40
41		Lake Babcock Dr.	Greenway Blvd.	41334	19820			2	FDOT	120273		UA_S2WAC1_2W_2L_U_WL_WR	D	12506	0.095	1220	0.521	0.479	636	584	0	0	872	924	925	924	0.69	0.63	C	C	970	2100	3171	4242	5292	2	Add 0 L	41
42		Greenway Blvd.	CR 74	19820	14197			2	FDOT	010039		RDA_UFH_2W_2L_U_WL_WR	C	12298	0.095	1170	0.521	0.479	610	560	0	540	820	1110	1490	820	0.74	0.68	C	C	820	2100	3154	4205	5257	2	Add 0 L	42
43		CR 74	DeSoto County Line	14860	15172			2	FDOT	010041		RDA_UFH_2W_2L_U_0L_WR	C	10272	0.095	980	0.521	0.479	511	469	0	540	820	1110	1490	820	0.62	0.57	B	B	820	1658	2490	3320	4150	2	Add 0 L	43
44		Charlotte County Line	CR 763 (Farms Rd.)	11196	11197			2	FDOT	040004		RDA_UFH_2W_2L_U_0L_0R	C	10076	0.095	960	0.543	0.457	521	439	0	540	820	1110	1490	820	0.64	0.54	B	B	820	1658	2490	3320	4150	2	Add 0 L	44
45		CR 763 (Farms Rd.)	CR 760 A	11199	11197			2	FDOT	040004		RDA_UFH_2W_2L_U_0L_WR	C	12585	0.095	1200	0.543	0.457	652	548	0	540	820	1110	1490	820	0.80	0.67	C	C	820	1658	2490	3320	4150	2	Add 0 L	45
46		CR 760 A	N. of CR 760	11203	10993			2	FDOT	040031		RDA_UFH_2W_2L_U_0L_WR	C	12216	0.095	1160	0.543	0.457	630	530	0	540	820	1110	1490	820	0.77	0.65	C	B	820	1658	2490	3320	4150	2	Add 0 L	46
47		N. of CR 760	SR 70	10988	11193			2	FDOT	040026		TA_S2WAC1_2W_2L_U_WL_WR	C	13562	0.090	1220	0.543	0.457	662	558	0	0	746	840	0	746	0.89	0.75	C	C	746	1736	2663	3551	4439	2	Add 0 L	47
48	SR 70	E. of Ford Dealer	SR 31	11055	11192			4	FDOT	040011		TA_S2WAC1_2W_4L_D_WL_WR	C	7891	0.090	1220	0.543	0.457	662	558	0	0	1827	1911	0	1827	0.36	0.31	C	C	783	1827	2804	3738	4673	2	Add 0 L	48
49		SR 31	Roger Ave./Oak St.	11192	10982			4	FDOT	040021		TA_S2WAC1_2W_4L_D_WL_WR	C	22634	0.090	2120	0.543	0.457	1151	969	0	0	1827	1911	0	1827	0.63	0.53	C	C	783	1827	2804	3738	4673	4	Add 0 L	49
50	SR 70 EB (Magnolia St.)	SR 70/Hickory St.	Roger Ave./Oak St.	10907	10906			2	FDOT	045019		TA_S2WAC1_1W_2L_U_0L_WR	C	11959	0.090	1080	0.999	0.001	1080	0	0	0	2192	2293	0	2192	0.49	0.00	C	C	0	2192	3364	4485	5607	2	Add 0 L	50
51	SR 70 WB (Hickory St.)	SR 70/Roger Ave.	SR 70/Magnolia St.	10995	10928			2	FDOT	045020		TA_S2WAC1_1W_2L_U_0L_WR	C	7766	0.090	890	0.999	0.001	890	0	0	0	2192	2293	0	2192	0.41	0.00	C	C	0	2192	3364	4485	5607	2	Add 0 L	51
52	US 17 - Westbound (Marion Ave.)	SR 35/US 17 (Olympia Ave.)	US 41 (Cross St.)	14804	14817			2	FDOT	015037		UA_S2WAC2_1W_2L_U_0L_WR	D	10014	0.090	1220	0.999	0.001	1220	0	0	1	920	2054	2142	2054	0.59	0.00	D	B	0	2054	3175	4271	5339	2	Add 0 L	52
53	US 17 - Eastbound (Olympia Ave.)	US 41 (Cross St.)	SR 35/US 17 (Marion Ave.)	14803	14799			2	FDOT	015036		UA_S2WAC2_1W_2L_U_WL_0R	D	9058	0.090	1080	0.999	0.001	1080	0	0	0	876	1956	2040	1956	0.55	0.00	D	C	0	1956	3024	4068	5085	2	Add 0 L	53
54	US 17	SR 35/US 17 (Marion Ave.)	I - 75	14760	14771	14791	14768	6	FDOT	015024		UA_S2WAC1_2W_6L_D_WL_WR	D	19072	0.090	1850	0.525	0.475	971	879	0	0	3087	3171	3171	3171	0.31	0.28	C	C	970	2100	3171	4242	5292	4	Add 0 L	54
55		I - 75	Copeley Ave.	14816	14829	14830	14821	6	FDOT	015024		UA_S2WAC1_2W_6L_D_WL_0R	D	31290	0.090	2820	0.525	0.475	1481	1339	0	0	2940	3020	3020	3020	0.49	0.44	C	C	924	2000	3020	4040	5040	4	Add 0 L	55
56		Copeley Ave.	CR 74 (Bermont Rd.)	14853	14841	14853	14840	4	FDOT	015015		UA_S2WAC1_2W_4L_D_WL_WR	D	27645	0.090	2490	0.540	0.460	1345	1145	0	0	2006	2100	2100	2100	0.64	0.55	C	C	970	2100	3171	4242	5292	4	Add 0 L	56
57		CR 74 (Bermont Rd.)	CR 764 (Washington Loop Rd.)	14853	14908			4	FDOT	010010		UA_UFH_2W_4L_D_WL_WR	D	24080	0.090	2170	0.540	0.460	1172	998	0	1800	2600	3280	3730	3280	0.36	0.30	B	B	1260	3280	4920	7380	9225	2	Add 0 L	57
58		CR 764 (Washington Loop Rd.)	Taralane Dr.	14975	15006			4	FDOT	010008		UA_UFH_2W_4L_D_WL_WR	D	17004	0.090	1530	0.540	0.460	826	704	0	1800	2600	3280	3730	3280	0.25	0.21	B	B	1260	3280	4920	7380	9225	2	Add 0 L	58
59		Taralane Dr.	CR 764 (Washington Loop Rd.)	15154	19813			4	FDOT	010008		UA_UFH_2W_4L_D_WL_WR	D	16081	0.090	1450	0.540	0.460	783	667	0	1800	2600	3280	3730	3280	0.24	0.20	B	B	1260	3280	4920	7380	9225	2	Add 0 L	59
60		CR 764 (Washington Loop Rd.)	DeSoto County Line	15195	19824			4	FDOT	010023		TA_UFH_2W_4L_D_WL_WR	C	14192	0.095	1350	0.540	0.460	729	621	0	1710	2470	3120	3550	2470	0.30	0.25	B	B	903	2470	3700	5550	6938	2	Add 0 L	60
61	SR 93/I-75	Lee County Line	CR 762 (Tuckers Grade)	14230	14224	14225	14231	6	FDOT	010055		RDA_FW_6L_0A	C	84835	0.105	8910	0.518	0.482	4615	4295	0	2820	3990	4770	5470	3990	1.16	1.08	D	D	0	2770	3990	5220	6450	8	Add 2 L	61
62		CR 762 (Tuckers Grade)	N. Jones Loop Rd.	14355	14292	14293	14356	6	FDOT	010034		TA_FW_6L_0A	C	80608	0.105	8460	0.518	0.482	4382	4078	0	3520	4670	5610	5870	4670	0.94	0.87	C	C	0	3180	4670	6170	7310	6	Add 0 L	62
63		N. Jones Loop Rd.	US 17	14741	19896	19897	14742	6	FDOT	010350		UA_FW_6L_0A	D	83742	0.105	8790	0.518	0.482	4553	4237	0	3410	4650	5620	6340	5620	0.81	0.75	C	C	1870	3740	5620	7490	9370	6	Add 0 L	63
64		US 17	CR 776 (Harbor View Rd.)	14839	14787	14788	14838	6	FDOT	010036		UA_FW_6L_0A	D	80769	0.090	7380	0.518	0.482	3823	3557	0	3410	4650	5620	6340	5620	0.68	0.63	C	C	1870	3740	5620	7490	9370	6	Add 0 L	64

Footnotes:

(1) FDOT D1RPMv2.1_InterimUpdate 2045 CF Network Link Node numbers.
(2) FDOT D1RPMv2.1_InterimUpdate 2045 CF number of lanes.
(3) FDOT Florida 2022 Traffic Information - Site Location Reference. 2022 Lee County Traffic Count Report - Permanent Count Station. Charlotte County: 2023 Roadway Level of Service Data - VV SNO #.
(4) LOS Facility Type for Service Volumes and LOS Standard. Adjustments in accordance with FDOT District 1 2020 LOS report
(5) LOS Standard for State and Charlotte County Roads = D for Urbanized, C for Transitioning, and C for Rural. LOS Standard for Lee County Roads = LOS E per Lee Plan.
(6) D1RPM Babcock Model Run - Future 2045 SE Data with 2045 CF Network AADT distribution and assignment.
(7) FDOT Standardized K, urban/transitioning/rural designation consistent with FDOT District 1 2020 LOS report and D factors from FDOT Florida Traffic Information Online (2022)
Lee County K(100) and D(100) based on Lee County 2022 Traffic Count Report - Permanent Count Stations. Charlotte County K factors based on Charlotte County: 2022 Roadway Level of Service Data; D factors based on FDOT Florida Traffic Information Online (2021)
Peak direction of travel assumed for Non-Babcock traffic is based on FDOT site synopsis reports or Lee County 2022 Traffic Count Report.
(8) Service Volumes for Charlotte County and State Roads based on FDOT 2020 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning Areas , and Table 9 - Rural Areas). Service volumes based on the FDOT District 1 2020 LOS report .
Service Volumes for Lee County Roads based on Lee County Generalized Peak Hour Directional Service Volumes (April 2016).

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
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: _____

PROJECT SUMMARY:

_____

_____

_____

_____

Plan Amendment Type: ☐ Normal ☐ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

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

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

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

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

_____ _____

Signature of Owner or Authorized Representative Date

_____

Printed Name of Owner or Authorized Representative

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

Applicant: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

Agent*: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

Owner(s) of Record: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

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

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☐ Text Amendment

☐ Future Land Use Map Series Amendment (Maps 1 thru 24)
List Number(s) of Map(s) to be amended: _____

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

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

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

A. Property Location:

1. Site Address: _____
2. STRAP(s): _____

B. Property Information:

Total Acreage of Property: _____

Total Acreage included in Request: _____

Total Uplands: _____

Total Wetlands: _____

Current Zoning: _____

Current Future Land Use Designation: _____

Area of each Existing Future Land Use Category: _____

Existing Land Use: _____

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

Lehigh Acres Commercial Overlay: _____

Airport Noise Zone 2 or 3: _____

Acquisition Area: _____

Joint Planning Agreement Area (adjoining other jurisdictional lands): _____

Community Redevelopment Area: _____

D. Proposed change for the subject property:

_____

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density _____

Commercial intensity _____

Industrial intensity _____

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density _____

Commercial intensity _____

Industrial intensity _____

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. General Information and Maps

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

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

1. Provide any proposed text changes.

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

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

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

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

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

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

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

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

B. Public Facilities Impacts

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

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

   Long Range – 20-year Horizon:

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

   Short Range – 5-year CIP horizon:

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

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

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

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

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

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

C. Environmental Impacts

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

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

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

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

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

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

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

D. Impacts on Historic Resources

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

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

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

E. Internal Consistency with the Lee Plan

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

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

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

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

F. Additional Requirements for Specific Future Land Use Amendments

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

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

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

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

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

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

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

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

AFFIDAVIT

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

_____ _____

Signature of Applicant Date

_____

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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

_____

Signature of Notary Public

_____

(Name typed, printed or stamped)

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

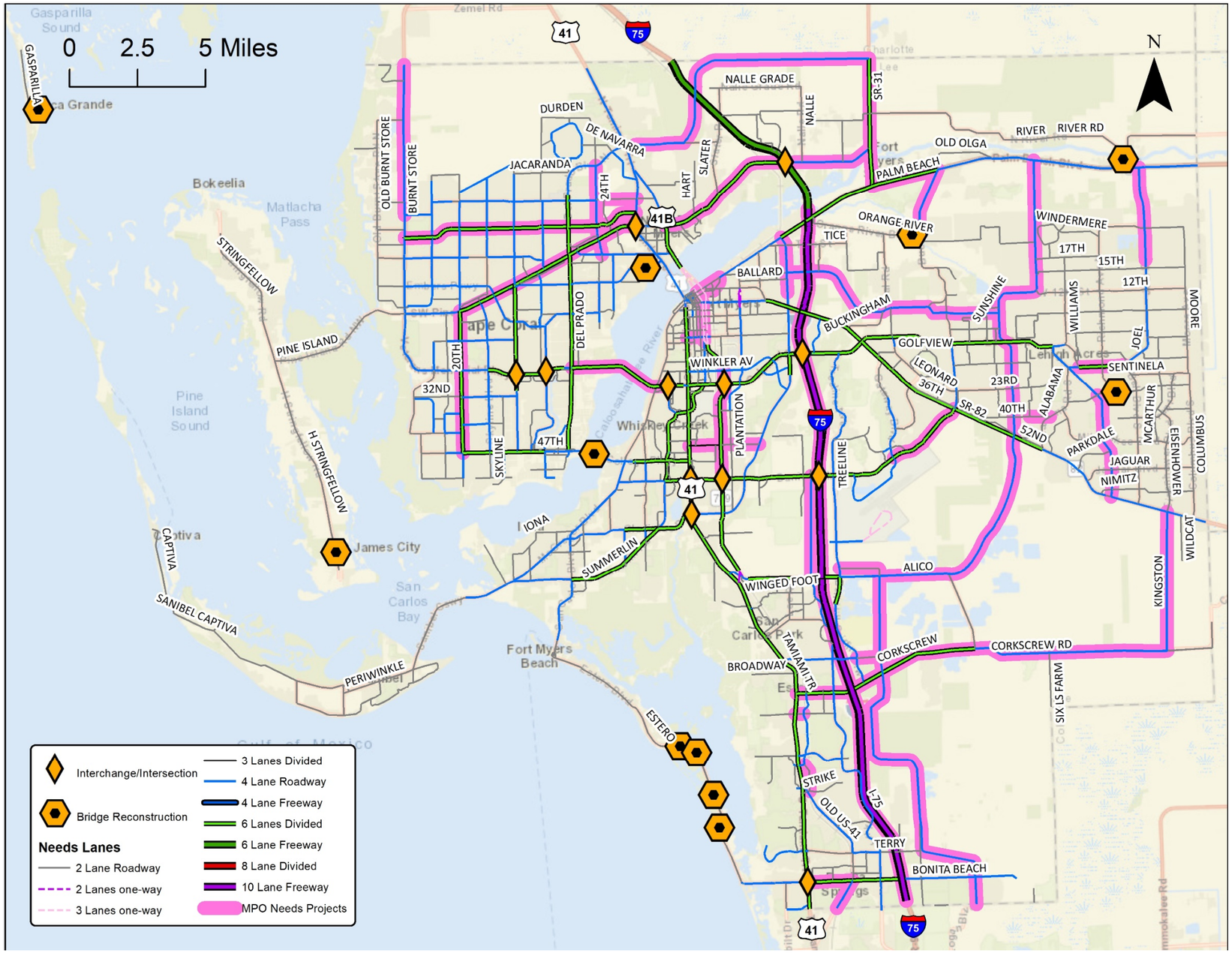


Table 4-1: Roadway Needs List ($ Millions, 2020 Present Day Cost)

Project #	Rank	Facility	From	To	Jurisdiction	Improvement	Unweighted Score	Weighted Score	Cost	Length (miles)
1	18	1st 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	40th 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	Estero 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**

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**
59	N/R	Sunshine Blvd	Lee Blvd	75th Street West	County	2L to 4L			**Included with total below**	**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	Verdana Village	County	2L to 4L	0	0	**$55.91**	**3.79**
LC36	N/R	Corkscrew Rd	Verdana 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

Figure 7-4: Roadway Needs

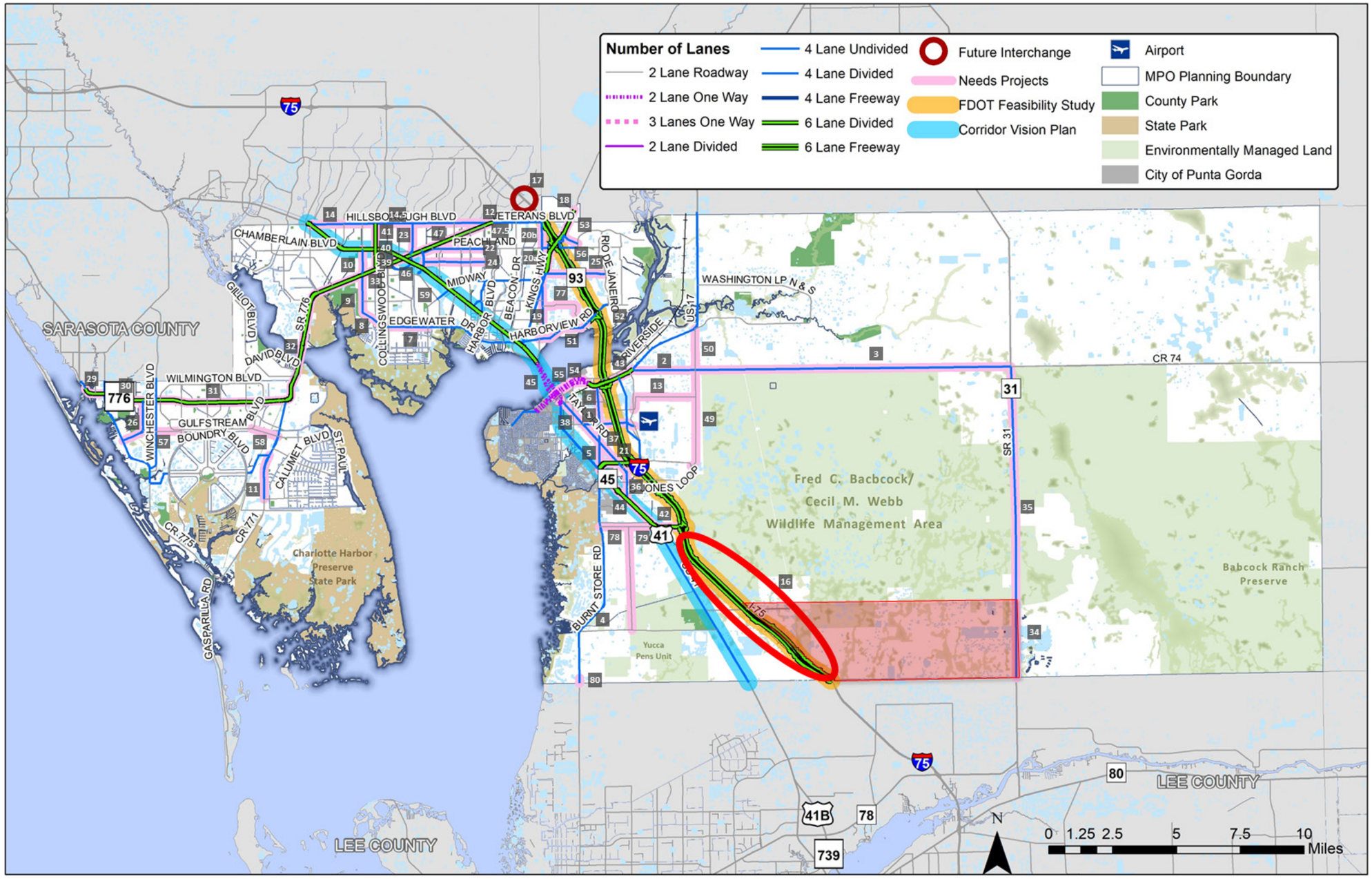


Table 7-1: Roadway Needs List ($ Millions, 2019 Present Day Cost)

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)
32a	SR 776	Myakka River Bridge	EB Replacement / Widening	4	0.25	Widen/Replace EB Bridge	$5.86	$0.00	$29.29		$35.14
32b	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										
33	SR 776	Flamingo Blvd	Murdock Cir	4	1.26	Widen 4 to 6 lanes	$3.02	$0.00	$15.12		$18.15
33a	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										
34	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
35	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
36	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
37	Taylor Rd	N Jones Loop Rd	Airport Rd	2	1.98	Widen 2 to 4 lanes	$4.64	$6.90	$23.20		$34.73
38	Taylor Rd	Airport Rd	US 41	2	1.31	Widen 2 to 4 lanes	$3.07	$4.57	$15.35		$22.98
39a	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
39b	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
40	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
41	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
42	Tuckers Grade Blvd	US 41 SB	I-75	4	2.34	Widen 4 to 6 lanes	$5.62	$3.71	$28.08		$37.41
43	US 17	Copley Ave	CR 74	4	1.53	Widen 4 to 6 lanes	$3.05	$0.00	$7.75		$10.80
44	US 41	Notre Dame Blvd	Burnt Store Rd	4	5.81	Widen 4 to 6 lanes	$13.95	$0.00	$69.73		$83.67
45a	US 41 NB	Bridge	Peace River	4	2.44	Bridge Replacement	$78.92	$0.00	$394.62		$473.55
45b	US 41 SB	Bridge	Peace River	4	2.44	Bridge Expansion	$15.64	$0.00	$78.22		$93.86
46	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
47	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
47.5	Veterans Blvd	Harbor Blvd	Future Hillsborough Blvd Connection	4	0.29	Widen 4 to 6 lanes	$0.64	$0.00	$3.19		$3.83
49	Grove Boulevard	North Jones Loop Road	CR 74	2	3.84	Widen 2 to 4 lanes	$9.00	$0.00	$44.99		$53.98
50	Grove Boulevard Extension	CR 74	US 17	0	1.62	New 4-lane	$5.99	$0.00	$29.93		$35.91
51	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
52	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
53	Sandhill Blvd Bypass	Kings Hwy	Sandhill Blvd	0	1.10	New 2-lane	$3.52	$0.00	$17.62		$21.14
54 / 55	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
56	Sandhill Blvd	Kings Hwy	Deep Creek Blvd	2	1.26	Widen 2 to 4 lanes	$2.95	$0.00	$14.76		$17.71
57	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
58	San Domingo Blvd	Gulfstream Blvd	CR 771	0	1.10	New 2-lane	$3.52	$4.88	$17.62		$26.02
59	US 41 Corridor Vision Plan			4/6		Corridor & Safety Improvements		To be determined			$0.00
60	SR 31	at CR 74		2	0.24	Roundabout	$0.00	$0.64	$0.71	$0.64	$0.71
61	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+
						Total	$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

D1RPMZONAL DATA BY TAZ

YEAR 2045 WITH APPROVED CPA

APPROVED DEVELOPMENT SUMMARY (2045)

			COUNTY >	Lee	Lee	
			TYPE >	MPD	Greenwell	
			TRACT >	Cumulative	Cumulative	
		Unit	TAZ No. >	4305	4492	Total
Residential						
	Single-Family	d.u.		980	125	1,105
	Multifamily	d.u.		650	0	650
	Senior Adult (Det)	d.u.		0	0	0
		Subtotal		1,630	125	1,755
Hotel		rooms		600	0	600
Industrial		sq. ft.		0	0	0
Retail		sq. ft.		870,000	400,000	1,270,000
Office						
	General	sq. ft.		257,000	0	257,000
	Medical	sq. ft.		43,000	0	43,000
	Civic	sq. ft.		0	0	0
		Subtotal		300,000	0	300,000
Other						
	Hospital	beds		0	0	0
	Assisted Living	beds		0	0	0
Community - Ancillary [1]						
	Golf	holes		0	0	0
	Public Park	acres		48.00	0.00	48
	Civic/Recreation Center	sq. ft.		0	0	0
	Library	sq. ft.		0	0	0
	Churches	sq. ft.		0	0	0
	Elementary School	students		0	0	0
	Middle School	students		0	0	0
	High School	students		0	0	0

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

				TRACT >	B-2a	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.		2,450	313	2,763
		per/d.u.					
Multifamily		2.00	Tot. Pop.		1,300	0	1,300
		0%	PCTVAC				
		40%	PCTVNP				
		2.00	Multifamily Pop.		1,300	0	1,300
		per/d.u.					
Senior Adult		1.50	Tot. Pop.		0	0	0
		0%	PCTVAC				
		25%	PCTVNP				
		1.50	Retire. Pop.		0	0	0
		occp/rm					
Hotel		2.00	Occupants		1,200	0	1,200
			Total Pop.		3,750	313	4,063
			Pop/HH		2.30	2.50	2.32

ZDATA - EMPLOYMENT

				TRACT >	B-2a	Cumulative	
		Unit		TAZ No. >	4305	4492	Total
		emp/1k					
Industrial		2.00	Emplys		0	0	0
Commercial							
		emp/1k					
	General Retail	2.50	Emplys		2,175	1,000	3,175
		emp/hole					
	Golf [1]	1.74	Emplys		0	0	0
		Subtotal	Emplys		2,175	1,000	3,175
Service / Other							
		emp/rm					
	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
		Sub Total	Emplys		1,873	0	1,873
Community - Ancillary [1]							
		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		0	0	0
		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
		Sub Total	Emplys		13	0	13
			Total Service		1,886	0	1,886
Total Employment		Total	Emplys		4,061	1,000	5,061
Students							
	Elementary School		Students		0	0	0
	Middle School		Students		0	0	0
	High School		Students		0	0	0
		Total	Students		0	0	0

Footnotes:

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

BABCOCK RANCH COMMUNITY

CPA AMENDMENT

D1RPM ZONAL DATA BY TAZ

YEAR 2045 WITH PROPOSED CPA

PROPOSED DEVELOPMENT SUMMARY (2045)

			COUNTY >	Lee	Lee	
			TYPE >	MPD	Greenwell	
			TRACT >	Cumulative	Cumulative	
		Unit	TAZ No. >	4305	4492	Total
Residential						
	Single-Family	d.u.		1,630	125	1,755
	Multifamily	d.u.		360	0	360
	Senior Adult (Det)	d.u.		0	0	0
		Subtotal		1,990	125	2,115
Hotel		rooms		250	0	250
Industrial		sq. ft.		0	0	0
Retail		sq. ft.		1,170,000	400,000	1,570,000
Office						
	General	sq. ft.		0	0	0
	Medical	sq. ft.		0	0	0
	Civic	sq. ft.		0	0	0
		Subtotal		0	0	0
Other						
	Hospital	beds		0	0	0
	Assisted Living	beds		350	0	350
Community - Ancillary [1]						
	Golf	holes		0	0	0
	Public Park	acres		48.00	0.00	48
	Civic/Recreation Center	sq. ft.		0	0	0
	Library	sq. ft.		0	0	0
	Churches	sq. ft.		24,000	0	24,000
	Elementary School	students		0	0	0
	Middle School	students		0	0	0
	High School	students		0	0	0

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

				TRACT >	Cumulative	Cumulative	
				TAZ No. >	4305	4492	Total
		per/d.u.					
Single-Family		2.50	Tot. Pop.		4,075	313	4,388
		0%	PCTVAC				
		20%	PCTVNP				
		2.50	Single-Family Pop.		4,075	313	4,388
		per/d.u.					
Multifamily		2.00	Tot. Pop.		720	0	720
		0%	PCTVAC				
		40%	PCTVNP				
		2.00	Multifamily Pop.		720	0	720
		per/d.u.					
Senior Adult		1.50	Tot. Pop.		0	0	0
		0%	PCTVAC				
		25%	PCTVNP				
		1.50	Retire. Pop.		0	0	0
		occp/rm					
Hotel		2.00	Occupants		500	0	500
			Total Pop.		4,795	313	5,108
			Pop/HH		2.41	2.50	2.42

				TRACT >	Cumulative	Cumulative	
		Unit		TAZ No. >	4305	4492	Total
		emp/1k					
Industrial		2.00	Emplys		0	0	0
Commercial							
		emp/1k					
	General Retail	2.50	Emplys		2,925	1,000	3,925
		emp/hole					
	Golf [1]	1.74	Emplys		0	0	0
		Subtotal	Emplys		2,925	1,000	3,925
Service / Other							
		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
		Sub Total	Emplys		452	0	452
Community - Ancillary [1]							
		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
		Sub Total	Emplys		37	0	37
		Total Service			489	0	489
Total Employment		Total	Emplys		3,414	1,000	4,414
Students							
	Elementary School		Students		0	0	0
	Middle School		Students		0	0	0
	High School		Students		0	0	0
		Total	Students		0	0	0

Footnotes:

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

APPENDIX C

D1RPM PLOTS

Legend
XX (Black) = Two-way Daily Traffic
XX (Blue) = Two-way MPD Traffic

BRC MPD CPA AMENDMENT
APPROVED CPA
23521

(Licensed to Florida Department of Transportation)

Legend
XX (Black) = Two-way Daily Traffic
XX (Blue) = Two-way MPD Traffic

BRC MPD CPA AMENDMENT
PROPOSED CPA
23521

(Licensed to Florida Department of Transportation)

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

T :Ch istopher Posey < hristopher.Posey@dplummer.com>;

Cc:Stephen Leung <stephen.leung@dplummer.com>; Tom Sacharski <tsacharski@rviplann ng.com>; E ica S. Woods <EWoods@kitsonpartners.com>; Richard B. Akin - Henderson Franklin Attorneys at Law (richard.akin@henlaw.com) <richard.ak n@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

Lee County
Southwest Florida

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Website: www.leegov.com/dot
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Connect With Us On Social Media

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 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

From: Alexis Crespo <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); Beth Workman (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
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From: Woellner, Katherine <KWoellner@leegov.com>
Sent: Thursday, February 8, 2024 7:56 AM
To: Christopher Posey <Christopher.Posey@dplummer.com>
Cc: Stephen Leung <stephen.leung@dplummer.com>; Alexis Crespo <acrespo@rviplanning.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>
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 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
web: www.leegov.com/dcd
Connect With Us On Social Media

From: Christopher Posey <Christopher.Posey@dplummer.com>
Sent: Wednesday, February 7, 2024 4:38 PM
To: Woellner, Katherine <KWoellner@leegov.com>
Cc: Stephen Leung <stephen.leung@dplummer.com>; Alexis Crespo <acrespo@rviplanning.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>
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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APPENDIX E

BRC MPD ZTIS EXCERPTS

BABCOCK MPD

ZONING AMENDMENT
TRAFFIC IMPACT STATMENT

May 24, 2024

Since 1978

EXHIBIT 2-A
MPD ZONING AMENDMENT

TRIP GENERATION SUMMARY - APPROVED ZONING
MPD (TAZ 4305)

				AM PEAK HOUR						PM PEAK HOUR						DAILY			
LAND USE	LUC	SIZE	UNITS	Rate/Equation	In		Out		Total	%	Rate/Equation	In		Out		Total	%	Rate/Equation	Total	%	
Office																					
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 [2]						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		
Retail																					
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 [2]						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		
Residential																					
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 [2]						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		
Hotel																					
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 [2]						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		
Ancillary																					
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		

	In	Out	Total	%	In	Out	Total	%	Total	%	FSUTMS
TOTAL TRIPS	**1,195**	**1,054**	**2,249**	**100.0%**	**2,339**	**2,445**	**4,784**	**100.0%**	**51,636**	**100.0%**	**43,440**
TOTAL INTRAZONAL (INTERNAL) CAPTURE TRIPS	**88**	**88**	**176**	**7.8%**	**677**	**677**	**1,354**	**28.3%**	**12,734**	**24.7%**	**5,132**
NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS	87	87	174	**7.7%**	674	674	1,348	**28.2%**	12,614	**24.4%**	-
NON-NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS	1	1	2	**0.1%**	3	3	6	**0.1%**	120	**0.2%**	-
TOTAL INTERZONAL (EXTERNAL) TRIPS	**1,107**	**966**	**2,073**	**92.2%**	**1,662**	**1,768**	**3,430**	**71.7%**	**38,902**	**75.3%**	**38,308**
COMMUNITY CAPTURE BETWEEN DRI AND MPD [5]	**336**	**297**	**633**	**28.1%**	**658**	**688**	**1,346**	**28.1%**	**14,529**	**28.1%**	**12,223**
RETAIL PASS-BY TRIPS	**0**	**0**	**0**	**0.0%**	**0**	**0**	**0**	**0.0%**	**0**	**0.0%**	-
NET NEW INTERZONAL (EXTERNAL) TRIPS	**771**	**669**	**1,440**	**64.0%**	**1,004**	**1,080**	**2,084**	**43.6%**	**24,373**	**47.2%**	**26,085**

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 Rate/Equation	In		Out		Total	%	PM PEAK HOUR Rate/Equation	In		Out		Total	%	DAILY Rate/Equation	Total	%	
Retail																					
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 (2)						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		
Residential																					
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				1006		623	1,629			16,449		
NCHRP Internal Capture (2)						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		
Hotel																					
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 (2)						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		
Ancillary																					
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		

	In	Out	Total	%	In	Out	Total	%	Total	%	FSUTMS
TOTAL TRIPS	**913**	**1,199**	**2,112**	**100.0%**	**2,780**	**2,534**	**5,314**	**100.0%**	**55,266**	**100.0%**	**48,999**
TOTAL INTRAZONAL (INTERNAL) CAPTURE TRIPS	**35**	**35**	**70**	**3.3%**	**749**	**749**	**1,498**	**28.2%**	**12,358**	**22.4%**	**6,512**
NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS	21	21	42	**2.0%**	643	643	1,286	**24.2%**	12,238	**22.1%**	-
NON-NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS	14	14	28	**1.3%**	106	106	212	**4.0%**	120	**0.2%**	-
TOTAL INTERZONAL (EXTERNAL) TRIPS	**878**	**1,164**	**2,042**	**96.7%**	**2,031**	**1,785**	**3,816**	**71.8%**	**42,908**	**77.6%**	**42,486**
COMMUNITY CAPTURE BETWEEN DRI AND MPD (5)	**252**	**330**	**582**	**27.6%**	**766**	**698**	**1,464**	**27.6%**	**15,230**	**27.6%**	**13,503**
RETAIL PASS-BY TRIPS	**0**	**0**	**0**	**0.0%**	**0**	**0**	**0**	**0.0%**	**0**	**0.0%**	**-**
NET NEW INTERZONAL (EXTERNAL) TRIPS	**626**	**834**	**1,460**	**69.1%**	**1,265**	**1,087**	**2,352**	**44.3%**	**27,678**	**50.1%**	**28,983**

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.

Legend
XX (Black) = Two-way Daily Traffic
XX (Blue) = Two-way MPD Traffic

BRC MPD Zoning AMENDMENT
Approved Zoning
23521

(Licensed to Florida Department of Transportation)

Legend
XX (Black) = Two-way Daily Traffic
XX (Blue) = Two-way MPD Traffic

BRC MPD Zoning AMENDMENT
Approved Zoning
23521

(Licensed to Florida Department of Transportation)

EXHIBIT 4-A

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

LEE COUNTY

| | | |

EXHIBIT 4-A

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

LEE COUNTY

| | | |

EXHIBIT 4-B

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

CHARLOTTE COUNTY

| | | | | | | | | | | | | | | | FUTURE 2030 TRAFFIC | | | | | | | | | | | | | | | | | | | | | | TOTAL TRAFFIC | | | | | | | | | | | | | | | | | | |

EXHIBIT 6-A

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

LEE COUNTY

| | | |

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	(1) D1RPM A_1 Node	B_1 Node	A_2 Node	B_2 Node	(2) # of Lanes	State/ County Roadway	(3) Count Station	(3) CC VV SNO	(4) E+C LOS Facility Type	(5) LOS Std.	(6) Raw D1RPM AADT	(7) Adjusted AADT	FUTURE 2030 TRAFFIC: NON-BABCOCK TRAFFIC (8) Non-Babcock AADT	(9) K Factor	(9) D Factor D	(9) D Factor High Dir	Non-Babcock Dir. Volume Dir1 NB/EB	Dir2 SB/WB	FUTURE 2030 TRAFFIC: BABCOCK MPD TRAFFIC (10) D1RPM MPD AADT	(11) ITE % Net New	(11) ITE Inbound Peak Hr Direction	MPD Dir. Volume (12) Dir1 NB/EB	Dir2 SB/WB	TOTAL BACKGROUND VOLUME Dir1 NB/EB	Dir2 SB/WB	TOTAL TRAFFIC (13) Service Volume @ LOS Std.	2030 LOS V/SV Dir1 NB/EB	Dir2 SB/WB	LOS Dir1 NB/EB	Dir2 SB/WB	Project Traffic As % of SV Dir1 NB/EB	Dir2 SB/WB	Sig. & Adv. Impact @ 3% (14) Dir1 NB/EB	Dir2 SB/WB	Future LOS Facility Type	(13) Service Volume 2L/1O	4L/2O	6L/3O	8L/4O	10L/5O	# of Lanes Needed	Needed 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	61	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	24744	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 80	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	561	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	1167	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)	
INBOUND	1265
OUTBOUND	1087
TOTAL	2352

FSUTMS TOTAL INTERZONAL (EXTERNAL) TRIPS ASSIGNED TO SR 31 ENTRANCES
28982

FSUTMS INTERZONAL (EXTERNAL) TRIPS TRIPS ASSIGNED TO SR 31 ENTRANCES TO/FROM NON-BABCOCK RANCH (NON-DRI/MPD) TAZs
28982

Footnotes:
(1) FDOT D1RPMv2.1 2024 E+C Network Link Node numbers.
(2) FDOT D1RPMv2.1 202 E+C number of lanes.
(3) FDOT Florida 2022 Traffic Information - Site Location Reference. 2022 Lee County Traffic Count Report - Permanent Count Station. Charlotte County: 2023 Roadway Level of Service Data - VV SNO #.
(4) LOS Facility Type for Service Volumes and LOS Standard. Adjustments in accordance with FDOT District 1 2020 LOS report
(5) LOS Standard for State and Charlotte County Roads = D for Urbanized, C for Transitioning, and C for Rural. LOS Standard for Lee County Roads = LOS E per Lee Plan.
(6) D1RPM Babcock Model Run - Future 2030 SE Data with 2024 E+C Network AADT distribution and assignment.
(7) AADT volumes are adjusted to ensure future volumes are greater than or equal to existing segment volumes. For Lee County roads: Existing AADT = (Existing K100 Directional Volumes)/D/K100.
(8) Non-MPD AADT = (Total AADT) - (MPD AADT)
(9) FDOT Standardized K, urban/transitioning/rural designation consistent with FDOT District 1 2020 LOS report and D factors from FDOT Florida Traffic Information Online (2022)
Lee County K(100) and D(100) based on Lee County 2022 Traffic Count Report - Permanent Count Stations. Charlotte County K factors based on Charlotte County: 2023 Roadway Level of Service Data; D factors based on FDOT Florida Traffic Information Online (2022)
Peak direction of travel assumed for Non-Babcock traffic is based on FDOT site synopsis reports or Lee County 2022 Traffic Count Report.
(10) Select Zone Assignment.
(11) ITE net new external trips assigned to SR 31.
(12) Project directional split based on estimated ITE Net New External trips derived from ITE, Trip Generation (11th Edition).
(13) Service Volumes for Charlotte County and State Roads based on FDOT 2020 Quality / Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning Areas , and Table 9 - Rural Areas). Service volumes based on the FDOT District 1 2020 LOS report .
Service Volumes for Lee County Roads based on Lee County Generalized Peak Hour Directional Service Volumes (April 2016).
(14) Significant = *
Significant and Adverse = **

EXHIBIT 6-B

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

CHARLOTTE COUNTY

| | | |

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 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. Additionally, the road segment analysis excel spreadsheet will be uploaded to the Accela portal.

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.