

ADMINISTRATIVE APPROVAL ADD2026-00023

ADMINISTRATIVE APPROVAL
CONSUMPTION ON PREMISES
LEE COUNTY, FLORIDA

WHEREAS, Tom Sacharski, RVi Planning and Landscape Architecture, filed an application for an administrative amendment to a Mixed Use Planned Development (MPD) known as Babcock Lee MPD to allow indoor and outdoor consumption on premises for an 11C (beer, wine and liquor) alcoholic beverage license in conjunction with limited food and beverage service located within the TerraWalk amenity center; and

WHEREAS, the subject property is located 19551-575 Terrawalk Circle, Babcock Ranch, FL 33920, and the applicant has indicated that the property's current STRAP number is 06-43-26-L3-0200A.00CE (see Exhibit "A"); and

WHEREAS, the subject property is zoned is zoned Mixed-Use Planned Development (MPD) and is located in the New Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the subject property is also located in the North Olga and Northeast Lee County Community Plan Areas; and

WHEREAS, Pulte Home Company, LLC, the owner of the subject parcel, has authorized Tom Sacharski with RVi Planning and Landscape Architecture, to act as agent to pursue this application; and

WHEREAS, the subject property was rezoned from Agricultural (AG-2) to a Mixed Use Planned Development (MPD) by Resolution Z-17-026 and was subsequently amended by Administrative Amendments, ADD2021-00073 and ADD2021-00188 and was amended by Resolution Z-25-004; and

WHEREAS, the Lee County Land Development Code (LDC) Section 34-1264 provides for certain administrative approvals for consumption on premises; and

WHEREAS, pursuant to the Master Concept Plan (MCP) under Resolution Z-25-004, the property subject to this request is classified as Tract "MU-1/R"; and

WHEREAS, there is a Development Order, DOS2023-00160, currently issued for development of an amenity campus to include a pool, cabana, clubhouse, courts, and dog park; and

WHEREAS, the applicant is requesting approval to obtain a 11C beverage license in conjunction with Food and Beverage Service, Limited, with the hours of sale and service of alcohol from 11:00am to 10:00pm (see Exhibit "F"); and

WHEREAS, the amenity center requires a total of 55 parking spaces, the restaurant requires a total number of 70 parking spaces, and 6 handicap parking spaces for a total of 131 parking spaces required; and

WHEREAS, the applicant is meeting the parking requirement by providing 70 parking spaces for the amenity center, 86 parking spaces for the restaurant and an additional 10 parking spaces designated as handicapped parking, which equates to a total of 166 parking spaces being provided (see Exhibit "C"); and

WHEREAS, the applicant has provided a statement and site plan demonstrating that the sale and service of alcoholic beverages for on premise consumption is within 500 feet of a residential dwelling unit under separate ownership; however, the dwelling units are within the Terrawalk Community, a subset of the overall Babcock Ranch Community, and the TerraWalk amenity center is to serve the surrounding residential community; and

WHEREAS, the applicant has provided letters of no objection from the property owners of dwelling units within 500 feet of the proposed consumption on premises area indicating no objection to the subject request (see Exhibit "G"); and

WHEREAS, the applicant has provided an approved waiver (GEN2026-00136) from the requirements established in LDC Section 33-1663, which requires zoning actions within the North Olga and Northeast Lee County Community Plan Areas to conduct at least one publicly advertised information session prior to approval of an administrative zoning action (see Exhibit "H"); and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS the following findings of fact are offered:

1. There will be no apparent deleterious effect upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises.
2. The premises are suitable in regard to their location, site characteristics and intended purpose. Lighting must be shuttered and shielded from surrounding properties.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the administrative application for consumption on premises is **APPROVED, subject to the following conditions:**

1. **Approval is limited to an 11C alcoholic beverage license in conjunction with Food and Beverage Service, Limited, located within a residential amenity center. If consumption on premises in conjunction with any other use or**

license type is sought, a new approval in accordance with the LDC will be required.

2. Approval is limited to the sale and service of alcoholic beverages within the boundaries of the COP Area attached hereto as Exhibit "C" between the hours of 11:00am and 10:00pm daily. The sale of alcoholic beverages may not occur after the hours for the sale and service of food and non-alcoholic beverages has elapsed.
3. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 06/05/2026
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

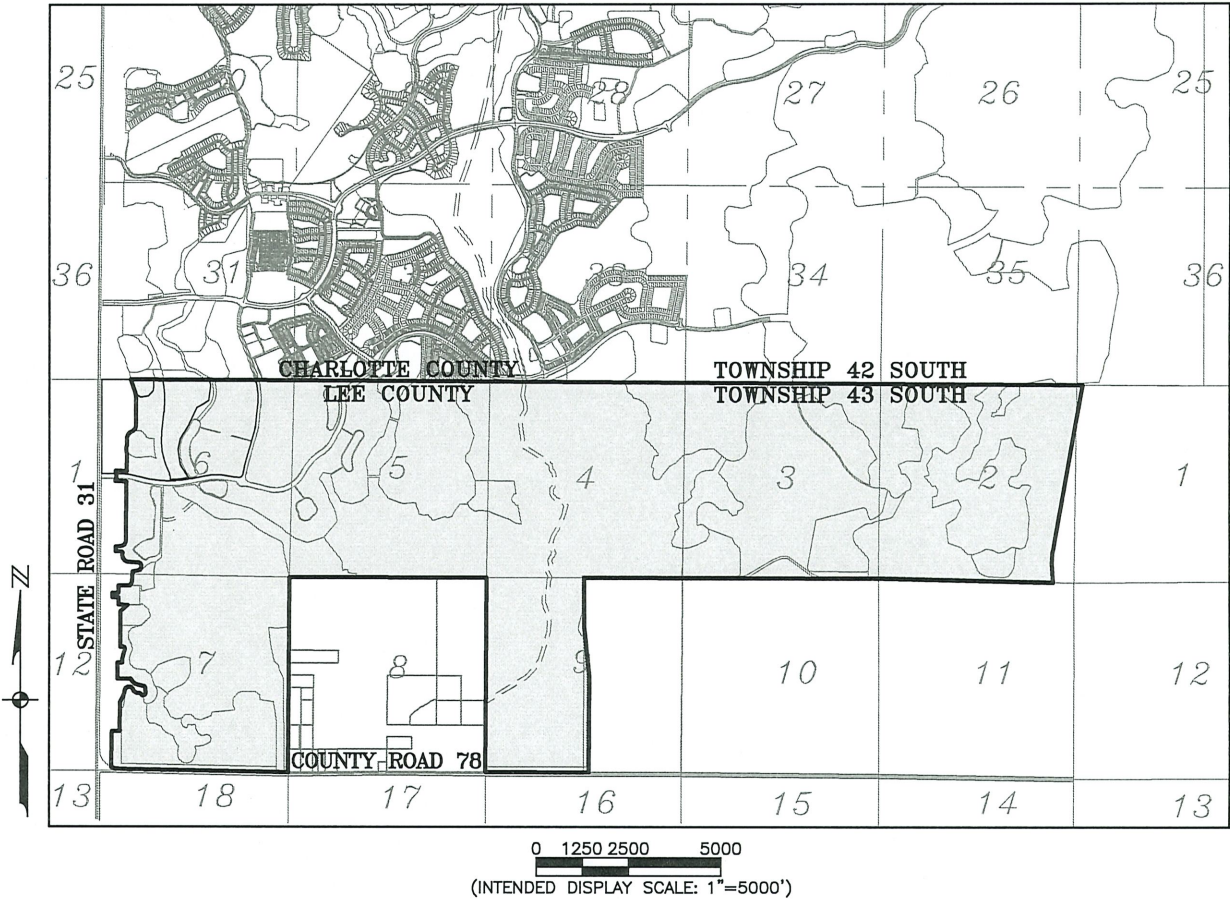
List of Exhibits:

Exhibit A: Legal Description
Exhibit B: Amenity Center Floor Plan
Exhibit C: Site Plan and COP Boundary
Exhibit D: Menu
Exhibit E: Location Affidavit
Exhibit F: Applicant's Narrative
Exhibit G: Letters of No Objection
Exhibit H: GEN2026-00136 Approved Waiver

Exhibit A

SKETCH & DESCRIPTION
BABCOCK RANCH COMMUNITY
LEE COUNTY PHASE 1 & OWLCREEK REMAINDER
SECTIONS 1 THROUGH 7 & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

LOCATION MAP



REVIEWED
DCI2023-00053
Rick Burris, Principal
Planner
Lee County DCD/Planning
12/18/2024

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

LEGEND:

N = NORTHING (FEET)
E = EASTING (FEET)
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
STRAP = LEE COUNTY PARCEL NUMBER
INST# = OFFICIAL RECORDS INSTRUMENT NUMBER
R.O.W. = RIGHT-OF-WAY

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 1999 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE PLAT OF BABCOCK RANCH COMMUNITY, LEE COUNTY PHASE 1 BEING S89°42'04"E.
4. PARCEL CONTAINS 4,002.61 ACRES, MORE OR LESS.

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
KEVIN M. RISCASSI (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6433
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOT VALID WITHOUT ALL SHEETS IN SET



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2122 JOHNSON STREET
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH & DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-030	06-43-26	1" = 5000'	1 OF 5

REVIEWED
DCI2023-00053
Rick Burris, Principal
Planner
Lee County DCD/Planning
12/18/2024

DESCRIPTION
A PARCEL OF LAND
LYING IN
SECTIONS 1 THROUGH 7, & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 1 THROUGH 7, & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2022000234859, PUBLIC RECORDS LEE COUNTY, FLORIDA; THENCE S.89°41'45"E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 779.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTH LINE FOR THE FOLLOWING SIX (6) COURSES: (1) S.89°41'45"E., A DISTANCE OF 4,410.38 FEET; (2) S.89°41'45"E., A DISTANCE OF 5,306.08 FEET; (3) S.89°37'16"E., A DISTANCE OF 5,289.11 FEET; (4) S.89°35'44"E., A DISTANCE OF 5,294.60 FEET; (5) S.89°35'44"E., A DISTANCE OF 5,294.60 FEET; (6) S.89°35'44"E., A DISTANCE OF 155.76 FEET; THENCE ON THE EAST LINE OF SAID PLAT FOR THE FOLLOWING THREE (3) COURSES: (1) S.09°58'52"W., A DISTANCE OF 4,667.96 FEET; (2) S.04°10'14"W., A DISTANCE OF 283.52 FEET; (3) S.03°53'19"E., A DISTANCE OF 515.32 FEET; THENCE ON THE SOUTHERLY LINE OF SAID PLAT FOR THE FOLLOWING SEVENTEEN (17) COURSES: (1) N.88°38'22"W., A DISTANCE OF 2,084.07 FEET; (2) N.88°38'42"W., A DISTANCE OF 2,642.06 FEET; (3) N.89°51'49"W., A DISTANCE OF 5,300.09 FEET; (4) N.89°51'54"W., A DISTANCE OF 2,650.09 FEET; (5) S.00°23'25"W., A DISTANCE OF 1,330.65 FEET; (6) S.06°02'41"E., A DISTANCE OF 1,338.36 FEET; (7) S.00°22'58"W., A DISTANCE OF 2,611.56 FEET; (8) N.89°54'54"W., A DISTANCE OF 150.26 FEET; (9) N.89°54'44"W., A DISTANCE OF 2,648.95 FEET; (10) N.00°22'31"E., A DISTANCE OF 2,612.02 FEET; (11) N.00°21'56"E., A DISTANCE OF 2,663.13 FEET; (12) N.89°52'00"W., A DISTANCE OF 2,666.70 FEET; (13) N.89°50'47"W., A DISTANCE OF 2,667.42 FEET; (14) S.00°23'16"W., A DISTANCE OF 5,294.00 FEET; (15) ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,339.17 FEET, (DELTA 00°53'52") (CHORD BEARING N.89°19'12"W.), (CHORD 177.69 FEET) FOR A DISTANCE OF 177.69 FEET; (16) N.88°52'16"W., A DISTANCE OF 4,406.33 FEET; (17) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 522.94 FEET, (DELTA 21°54'50") (CHORD BEARING N.77°54'51"W.), (CHORD 198.79 FEET) FOR A DISTANCE OF 200.01 FEET; THENCE, N.00°19'46"E., DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 915.56 FEET; THENCE N.10°07'18"E., A DISTANCE OF 74.79 FEET; THENCE S.89°40'03"E., A DISTANCE OF 206.79 FEET; THENCE N.00°19'52"E., A DISTANCE OF 777.10 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 495.00 FEET, (DELTA 12°09'15") (CHORD BEARING N.27°49'16"E.), (CHORD 104.81 FEET) FOR A DISTANCE OF 105.00 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 516.11 FEET, (DELTA 26°50'27") (CHORD BEARING N.20°10'36"E.), (CHORD 239.57 FEET) FOR A DISTANCE OF 241.78 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 117.18 FEET, (DELTA 149°20'43") (CHORD BEARING N.81°26'14"E.), (CHORD 226.02 FEET) FOR A DISTANCE OF 305.44 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 164.97 FEET, (DELTA 65°35'26") (CHORD BEARING S.56°21'52"E.), (CHORD 178.71 FEET) FOR A DISTANCE OF 188.85 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 95.98 FEET, (DELTA 51°24'56") (CHORD BEARING S.63°08'20"E.), (CHORD 83.27 FEET) FOR A DISTANCE OF 86.13 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, (DELTA 144°58'00") (CHORD BEARING N.70°05'06"E.), (CHORD 123.97 FEET) FOR A DISTANCE OF 164.46 FEET; THENCE N.02°23'54"W., A DISTANCE OF 123.22 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, (DELTA 74°59'01") (CHORD BEARING N.39°53'25"W.), (CHORD 73.04 FEET) FOR A DISTANCE OF 78.52 FEET; THENCE N.77°22'55"W., A DISTANCE OF 150.36 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, (DELTA 54°50'10") (CHORD BEARING N.49°57'50"W.), (CHORD 267.08 FEET) FOR A DISTANCE OF 277.55 FEET; THENCE, S.89°59'59"W., A DISTANCE OF 355.64 FEET; THENCE N.00°00'25"W., A DISTANCE OF 443.25 FEET; THENCE S.89°57'05"E., A DISTANCE OF 131.09 FEET; THENCE N.00°00'00"E., A DISTANCE OF 84.32 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, (DELTA 14°24'47") (CHORD BEARING N.07°12'24"E.), (CHORD 50.18 FEET) FOR A DISTANCE OF 50.31 FEET; THENCE N.14°24'47"E., A DISTANCE OF 140.52 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, (DELTA 08°17'56") (CHORD BEARING N.18°33'45"E.), (CHORD 28.94 FEET) FOR A DISTANCE OF 28.97 FEET; THENCE N.22°42'43"E., A DISTANCE OF 39.40 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, (DELTA 112°22'55") (CHORD BEARING N.33°28'44"W.), (CHORD 108.02 FEET) FOR A DISTANCE OF 127.49 FEET; THENCE N.89°40'11"W., A DISTANCE OF 64.30 FEET; THENCE N.00°19'48"E., A DISTANCE OF 957.19 FEET; THENCE N.45°47'46"E., A DISTANCE OF 258.19 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2021000402599; THENCE ON SAID BOUNDARY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) N.89°40'11"W., A DISTANCE OF 238.63 FEET; (2) N.00°19'49"E., A DISTANCE OF 197.50 FEET; (3) N.89°40'11"W., A DISTANCE OF 167.91 FEET; THENCE N.00°19'49"E., DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH SAID BOUNDARY LINE; THENCE ON SAID BOUNDARY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) S.89°40'11"W., A DISTANCE OF 167.91 FEET; (2) N.00°19'49"E., A DISTANCE OF 197.50 FEET; (3) S.89°40'11"E., A DISTANCE OF 306.44 FEET; THENCE N.26°57'18"E., DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 110.45 FEET; THENCE N.04°11'41"E., A DISTANCE OF 288.03 FEET; THENCE N.79°13'08"E., A DISTANCE OF 148.88 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, (DELTA 165°59'34") (CHORD BEARING N.03°46'38"W.), (CHORD 218.36 FEET) FOR A DISTANCE OF 318.68 FEET; THENCE N.86°46'25"W., A DISTANCE OF 242.89 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, (DELTA 86°52'39") (CHORD BEARING N.43°20'11"W.), (CHORD 240.65 FEET) FOR A DISTANCE OF 265.35 FEET; THENCE, N.00°31'03"E., A DISTANCE OF 67.57 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, (DELTA 89°53'04") (CHORD BEARING N.44°25'29"W.), (CHORD 70.64 FEET) FOR A DISTANCE OF 78.44 FEET; THENCE N.89°22'01"W., A DISTANCE OF 134.12 FEET; THENCE N.00°19'00"E., A DISTANCE OF 145.04 FEET; THENCE S.89°25'16"E., A DISTANCE OF 113.33 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 164.97 FEET, (DELTA 90°16'03") (CHORD BEARING N.45°26'48"E.), (CHORD 233.85 FEET) FOR A DISTANCE OF 259.90 FEET; THENCE, N.00°18'52"E., A DISTANCE OF 1,595.70 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,860.00 FEET, (DELTA 06°54'50") (CHORD BEARING N.86°13'41"W.), (CHORD 224.31 FEET) FOR A DISTANCE OF 224.45 FEET; THENCE N.89°41'06"W., A DISTANCE OF 70.69 FEET; THENCE N.00°18'54"E., A DISTANCE OF 80.20 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT A-52 OF SAID PLAT; THENCE S.89°40'11"E., ALONG SAID SOUTH LINE, A DISTANCE OF 23.46 FEET; THENCE N.00°20'10"E., DEPARTING SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE NORTH LINE OF SAID TRACT A-52; THENCE N.89°40'11"W., ALONG SAID NORTH LINE, A DISTANCE OF 23.50 FEET; THENCE N.00°18'54"E., DEPARTING SAID NORTH LINE, A DISTANCE OF 84.80 FEET; THENCE S.89°41'06"E., A DISTANCE OF 70.69 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,145.00 FEET, (DELTA 06°09'40") (CHORD BEARING S.86°36'16"E.), (CHORD 230.54 FEET) FOR A DISTANCE OF 230.66 FEET; THENCE, N.00°19'34"E., A DISTANCE OF 447.72 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, (DELTA 12°04'10") (CHORD BEARING N.05°42'31"W.), (CHORD 77.80 FEET) FOR A DISTANCE OF 77.94 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, (DELTA 24°08'20") (CHORD BEARING N.00°19'34"E.), (CHORD 138.00 FEET) FOR A DISTANCE OF 139.03 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, (DELTA 12°04'10") (CHORD BEARING N.06°21'39"E.), (CHORD 77.80 FEET) FOR A DISTANCE OF 77.94 FEET; THENCE N.00°19'34"E., A DISTANCE OF 134.98 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, (DELTA 54°12'32") (CHORD BEARING N.27°36'29"E.), (CHORD 209.58 FEET) FOR A DISTANCE OF 217.61 FEET; THENCE, N.57°35'06"E., A DISTANCE OF 91.72 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET, (DELTA 57°01'16") (CHORD BEARING N.29°04'28"E.), (CHORD 133.65 FEET) FOR A DISTANCE OF 139.33 FEET; THENCE N.00°33'50"E., A DISTANCE OF 731.98 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 665.97 FEET, (DELTA 18°41'22") (CHORD BEARING N.08°46'51"W.), (CHORD 216.27 FEET) FOR A DISTANCE OF 217.24 FEET; THENCE N.18°07'33"W., A DISTANCE OF 354.91 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 4,002.61 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE PLAT OF BABCOCK RANCH COMMUNITY, LEE COUNTY PHASE 1, WHEREIN SAID NORTH LINE BEARS S89°42'04"E.

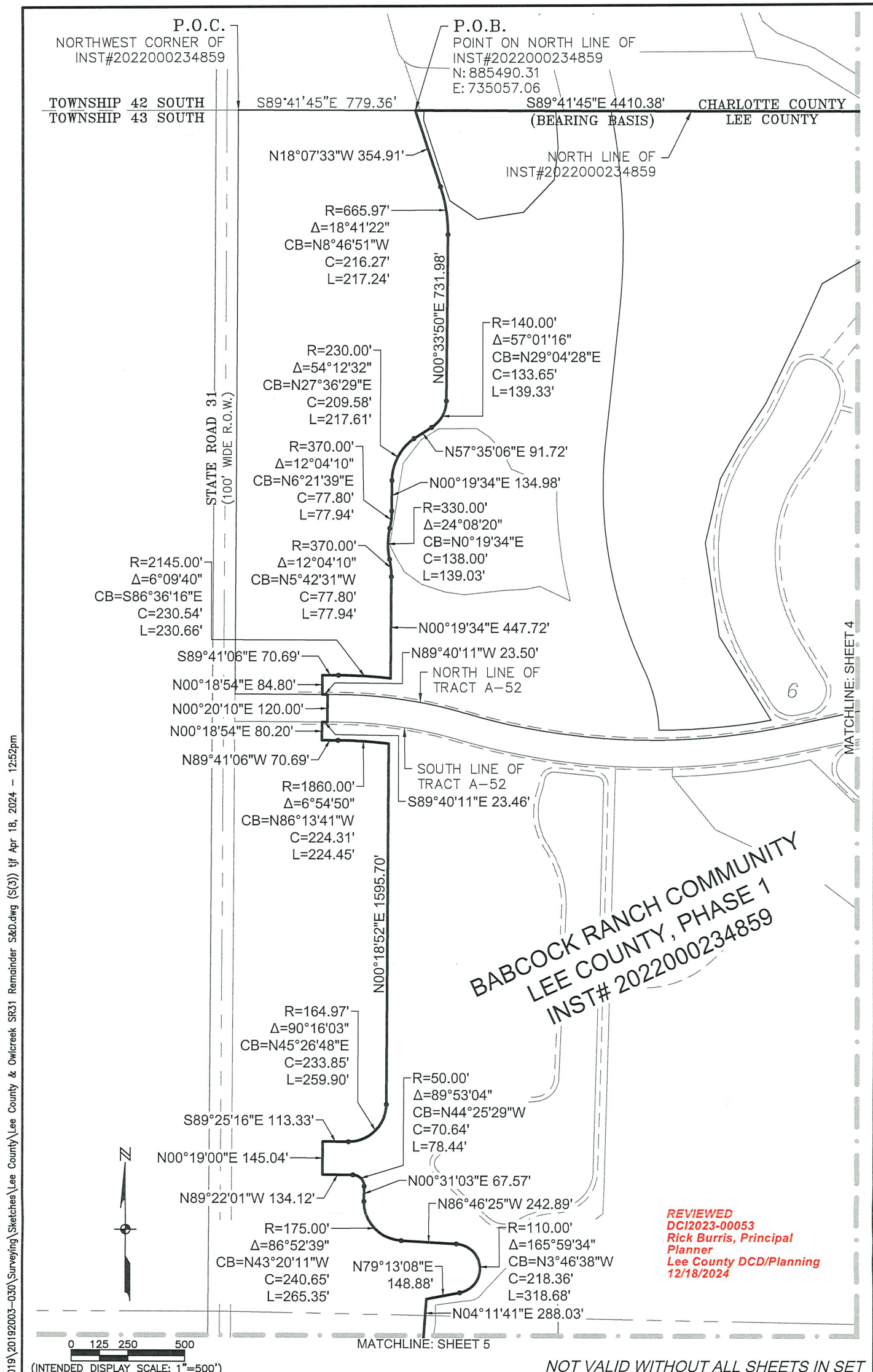
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SKETCH & DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-030	06-43-26	N/A	2 OF 5



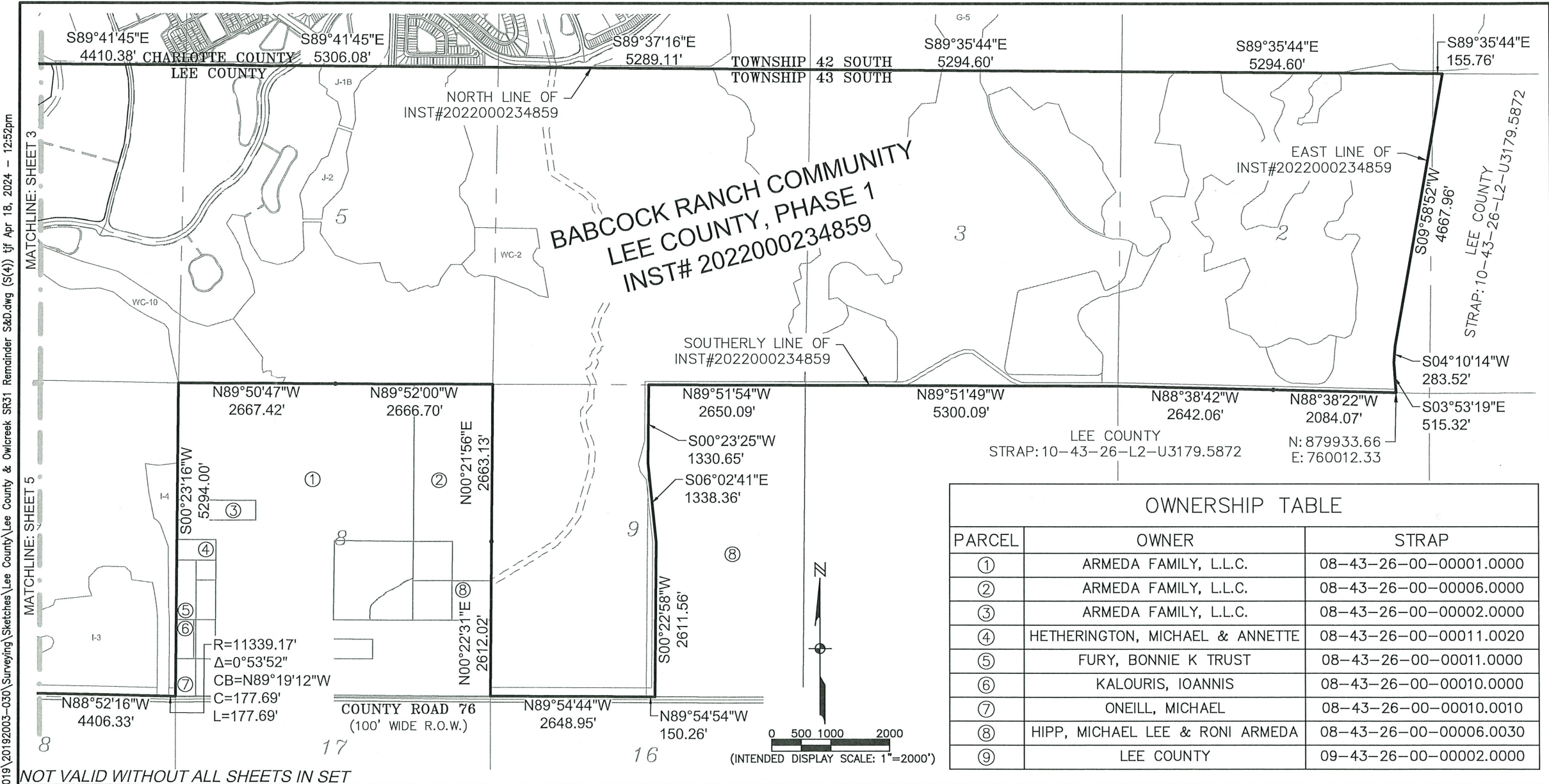
\\ftms01\Drawings\2019\20192003-030\Surveying\Sketches\Lee County\Lee County & Owl Creek SR31 Remainder S&D.dwg (S(3)) tjf Apr 18, 2024 - 12:52pm



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SKETCH & DESCRIPTION				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-034	06-43-26	1" = 500'	3 OF 5

NOT VALID WITHOUT ALL SHEETS IN SET



OWNERSHIP TABLE		
PARCEL	OWNER	STRAP
①	ARMEDA FAMILY, L.L.C.	08-43-26-00-00001.0000
②	ARMEDA FAMILY, L.L.C.	08-43-26-00-00006.0000
③	ARMEDA FAMILY, L.L.C.	08-43-26-00-00002.0000
④	HETHERINGTON, MICHAEL & ANNETTE	08-43-26-00-00011.0020
⑤	FURY, BONNIE K TRUST	08-43-26-00-00011.0000
⑥	KALOURIS, IOANNIS	08-43-26-00-00010.0000
⑦	ONEILL, MICHAEL	08-43-26-00-00010.0010
⑧	HIPP, MICHAEL LEE & RONI ARMEDA	08-43-26-00-00006.0030
⑨	LEE COUNTY	09-43-26-00-00002.0000

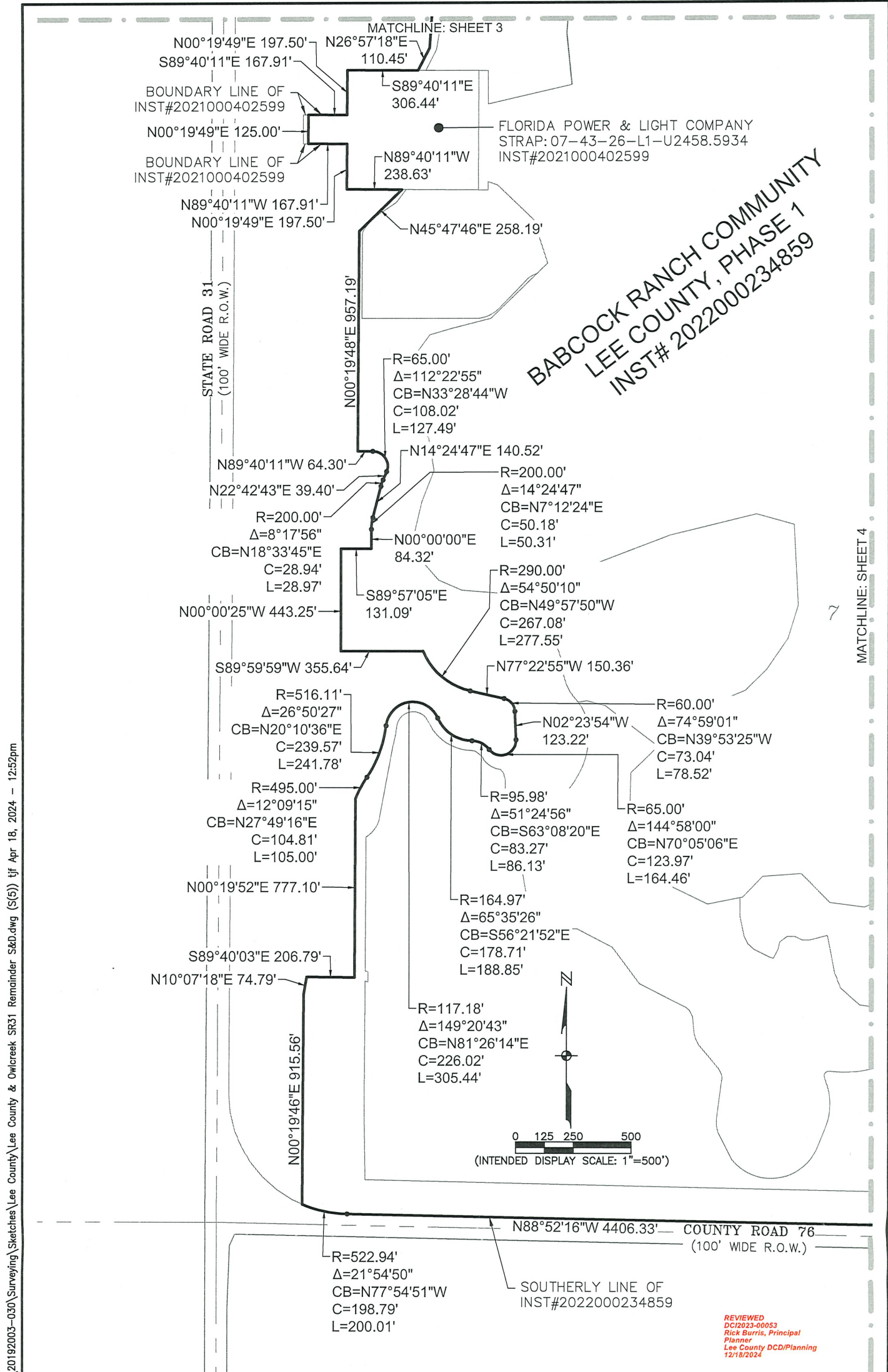
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SKETCH OF DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-030	06-43-26	1"=2000'	4 of 5



NOT VALID WITHOUT ALL SHEETS IN SET



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SKETCH & DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-034	06-43-26	1" = 500'	5 OF 5

REVIEWED
DCI2023-00053
Rick Burris, Principal
Planner
Lee County DCD/Planning
12/18/2024

\\fms01\Drawings\2019\20192003-030\Surveying\Sketches\Lee County\Lee County & Owl Creek SR31 Remainder S&D.dwg (S(5)) tjt Apr 18, 2024 - 12:52pm

FIELDSTONE
ARCHITECTURE & ENGINEERING

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Project Title

Sheet Title

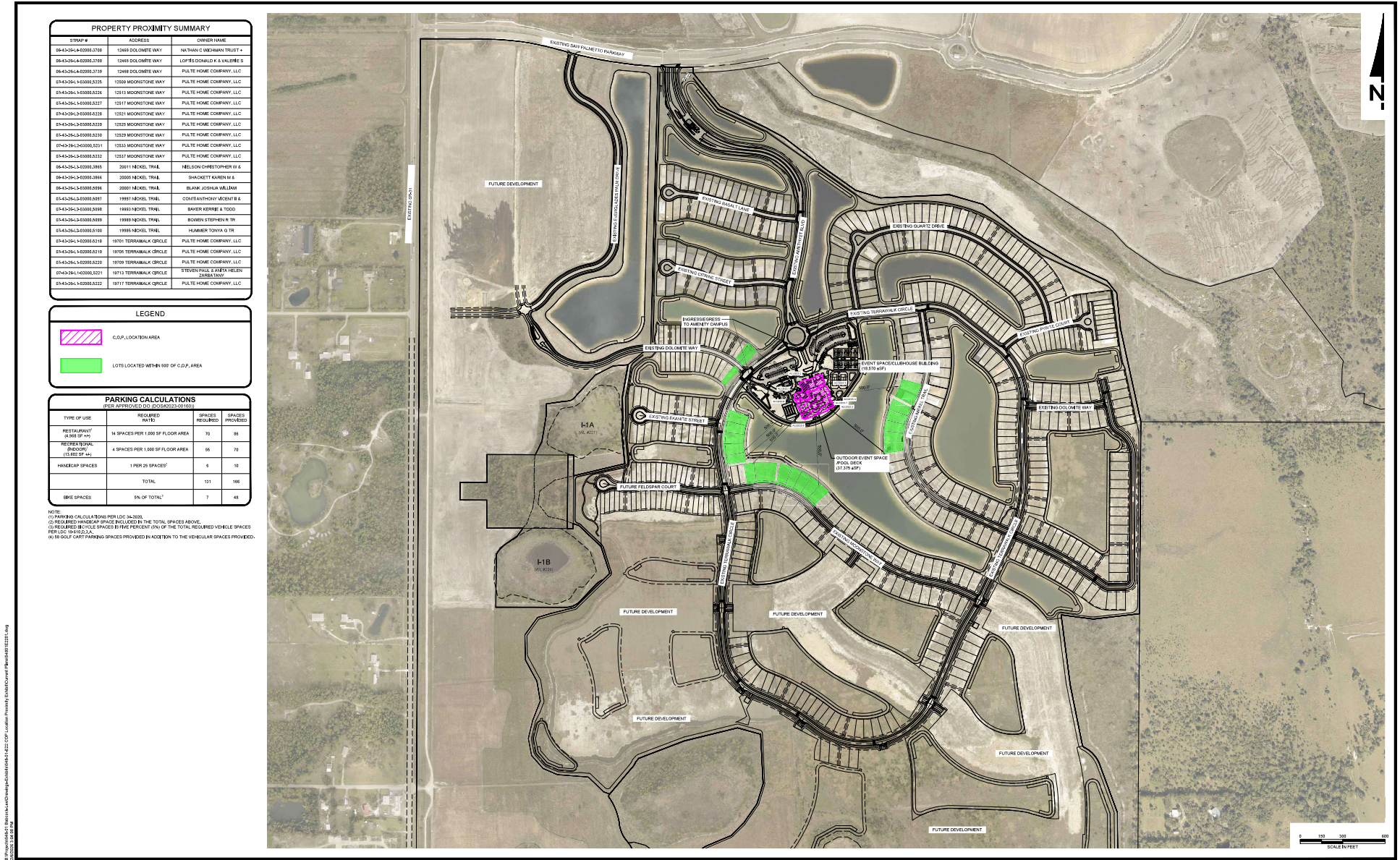
FURNITURE PLAN

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Sheet No. _____

ID1.4

Exhibit C



STARTERS

House Wings 14

Choice of BBQ, Buffalo, Garlic Parm, or Peach Glaze. Ranch or Blue Cheese.

Shrimp Scampi Skillet 14

Shrimp sautéed in garlic, white wine, lemon butter, fresh parsley.

Cheese Quesadilla 9

Flour tortilla, Monterey Jack, cheddar, salsa, sour cream, pico. Add: Chicken 6 | Shrimp 8

Ahi Poke 16

Diced tuna, avocado, sesame, spicy aioli, wonton chips.

Rosemary Skillet Cornbread 6

Warm cornbread, rosemary butter, spicy honey.

Hummus Plate with Crudite 16



House hummus, carrots, cucumbers, celery, pita.

Fried Okra 7

Cornmeal crusted okra, Cajun remoulade.

HANDHELDS

The Porch Wrap 13



Vegan Available

Choice of Caesar or Veggie Mediterranean. Choice of one side.

Southern Fried Chicken Sandwich 18

Buttermilk fried chicken, house pickles, shredded lettuce, Cajun mayo, brioche. Choice of one side.

Pesto Chicken Panini 18

Grilled chicken, basil pesto, Montrachet goat cheese, roasted tomatoes, arugula. Choice of one side.

The Porch Classic Burger 18

Prime beef, cheese, lettuce, tomato, onion on a challah bun. Choice of one side.

Add bacon +2

Make it Porch Style +3

Bacon-onion jam, cheddar, porch sauce

Chicken Salad Croissant 11

House chicken salad with grapes and celery, leaf lettuce, butter croissant. Choice of one side.

Turkey Club 14

Roasted turkey, bacon, lettuce, tomato, cheese, mayo, sourdough. Choice of one side.

Blackened Mahi Sandwich 18

Cajun seared mahi, citrus slaw, remoulade, brioche. Choice of one side.

Mahi Tacos 15

Seared mahi, cabbage slaw, lime crema. Choice of one side.

Black Bean Burger 12



Black bean patty, lettuce, tomato, onion, choice of cheese, toasted bun. Choice of one side.

Consuming raw or undercooked meat, eggs, poultry or seafood increases your risk of contracting a foodborne illness, especially for individuals with medical conditions or allergies. Please make your server aware of any medical concerns or food allergies.

All items are subject to a 20% gratuity and 6.5% sales tax. A 3% convenience fee is charged on all credit card purchases.

SOUP & SALADS

Soup of the Day 6

Low Country Gumbo 15 | Cup 8

Chicken, andouille, shrimp, rice.

The Caesar 12

Romaine, shaved parmesan, croutons, Caesar dressing.

The Porch Cobb Salad 18

Mixed greens, grilled chicken, bacon, tomato, cucumber, blue cheese, egg, avocado, ranch.

Burrata Bowl 16

Arugula, heirloom tomatoes, burrata, balsamic glaze.

Quinoa Bowl 14

Roasted squash, carrots, brussels sprouts, sweet potatoes, quinoa, lemon garlic tahini.

Protein Add-Ons

Chicken 6 | Shrimp 8 | Salmon 10 | Mahi 12

ENTRÉES

Magnolia Shrimp & Grits 22

Stone ground grits, sautéed shrimp, bacon, andouille, Low Country gravy, scallions.

Pan Seared Salmon 30

Brushed with a sweet peach-bourbon glaze, served Peach bourbon glaze. Choice of two sides.

Southern Fried Chicken 22

Double dredged fried chicken, hot honey cornbread. Choice of two sides.

12oz Ribeye 36

Compound butter. Choice of two sides.

Add blackened shrimp 17

Porch Crispy Chicken Tenders 18

Choice of BBQ, Ranch, Honey Mustard, or Buffalo. Choice of two sides.

Cajun Pasta 19

Penne, blackened chicken, andouille sausage, spicy cream sauce, parmesan.

Caprese Pesto Pasta 15



Vegan Available

Penne, basil pesto, cherry tomatoes, fresh mozzarella, balsamic drizzle.

Flatbread Pizza 14



Vegan Available

Choice of Caprese, Pepperoni, or Italian Sausage.

DESSERTS

Key Lime Pie 12

Key lime custard, graham crust, whipped cream, lime twist.

Bread Pudding w/ Bourbon Sauce 10

Spiced bread pudding, bourbon caramel glaze.

Brownie 10

Warm brownie, vanilla ice cream, caramel drizzle.

SIDES

Regular Sides 3

French Fries | Cajun Fries | Garlic Mashed Potatoes Side Salad | Seasonal Vegetables | Cajun Rice

Premium Sides 6

Truffle Fries | Truffle Mac | Onion Rings | Fried Brussels Sprouts | Sweet Potato Fries with Sweet Bourbon Sauce

SIGNATURE SIPS

Leaning Oak

Mezcal Tequila, Agave, Lime, Pineapple Juice, Smoked Glass

Paradise Tree Martini

Malibu, Smirnoff, Pineapple Juice, Grenadine, Cherry Garnish

Blue Salvia Spritz

Muddled Blueberries and Basil, Tito's, Gambino Prosecco, Blueberry Garnish

Amber Bloom

Aperol, Gambino Prosecco, Club Soda, Orange Garnish

The Oak Rush

Jim Beam, Local Honey, Lemon Juice

Chocolate After Dark

Smirnoff Vanilla, Chocolate Syrup, Chocolate Drizzled Glass

SPARKLING



Unshackled, Napa Valley

12 36

Gambino, Italy

12 SP

MOSCATO

Gemma Di Luna, Italy

12 SP

ROSÉ

La Crema

10 26

Whispering Angel

14 38

PINOT GRIGIO

Santa Margherita, Italy

12 34

Josh, Napa Valley

9 30

CHARDONNAY

Kendall-Jackson, Santa Rosa

12 30

Elouan, Oregon

13 36

SAUVIGNON BLANC

Kim Crawford, New Zealand

11 30

Josh, Napa Valley

9 30

PINOT NOIR

Meiomi, Santa, Barbara

9 27

Cloudline, Oregon

9 27

Ken Wright, Oregon

14 40

CABERNET SAUVIGNON

BV, Napa Valley

12 36

Austin Hope, Paso Robles

18 70

Josh, Napa Valley

10 32

RED BLEND

The Paring, Santa Barbara

12 36

DRAFT



Michelob Ultra

5 7

Miller Light

5 7

Stella Artois

6 8

Kona Big Wave

6 8

Ask us about seasonal rotations

DOMESTIC CANS 5

Budweiser, Bud Light, Michelob Ultra, Coors Light, Miller Light, Yuengling

IMPORT/IPA CANS 7

Modelo, Corona, Corona Light, Heineken, Guinness, Jai Lai, Peroni, Stell Artois

N/A BEER 6

Corona 0, Heineken 0

SELTZERS/HARD TEA 6

NUTRL: Black Cherry, Mango, Watermelon

Surfside: Tea, Tea + Lemonade, Strawberry Tea

FROZEN FAVORITES 10

Piña Colada | Strawberry Daiquiri | Mango

Lemonade | Margarita | Watermelon

Make it a Virgin or Add your Favorite Floater

NON-ALCOHOLIC 3

Coke | Diet Coke | Coke Zero | Sprite | Fanta

Lemonade | Ginger Ale | Iced Tea

Coffee | Hot/Herbal Tea

THE PORCH

Specialty Drink Menu

KEY LIME PIE MARTINI

Vanilla Vodka, Key-Lime Juice, Cream of Coconut, Triple Sec, Simple Syrup, Lime Juice and Garnished with Graham Cracker Crust

MAGNOLIA PROSECCO

Prosecco, Chambord, Real Lavender with a Sugar Rim

PURPLE HAZE

Vodka, Grape Schnapps, Sour Mix, Splash of Sprite and Garnished with Lemon & Lime

SOUTHERN TWIST

Jack Daniels, Sweet Tea, Lemonade and Peach Puree

PRETTY SOUTHERN

Kettle One, Real Starwberries, Lemon and Pink Sugar

COCONUTTY

Don Julio, Real Coconut, Lime and Toasted Coconut Around Rim



Sworn Statement on Surrounding Uses

I, Scott Brooks, confirm that there are no religious facilities, day care centers (child), noncommercial schools, or parks located within 500 feet of the subject area proposed for consumption on premises (COP).

Letters of No Objection have been provided for all residential parcels under separate ownership at the time of application.

Scott Brooks
Scott Brooks

Secretary / Treasurer – TerraWalk HOA


(Signature)

3/26/2026
(Date)



Exhibit F

Babcock Lee MPD COP Administrative Amendment Revised Request Narrative

I. Request

Pulte Home Company, LLC (“Applicant”) is requesting approval to amend the Mixed Use Planned Development (MPD) known as “Babcock Lee MPD” to allow for indoor/outdoor consumption on premises (COP) at the amenity center within the TerraWalk community in Tract MU-1/R, and within undeveloped MU-1, R-1, R-2, and R-3 Tracts. Pursuant to Section 34-1264(a) and (b) of the LDC, COP must be explicitly designated on the Master Concept Plan for planned developments and included in the schedule of uses. Additionally, approval is required where COP is located within 500’ of a residential dwelling unit under separate ownership.

II. Property Information & Existing Conditions

The Babcock Lee MPD is comprised of 4,003 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 Babcock Property Holdings in 2006. The underlying future land use designation is New Community – North Olga and Wetlands per Ordinance 25-02, and all parcels are zoned Mixed Use Planned Development (MPD) per Resolution Z-25-004. 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.

Lands in MPD have been conveyed to Pulte, as evidenced by the attached affidavits and disclosures of interest. Pulte has commenced construction of a substantial portion of the MU-1/R tract with the 55+ active adult community known as TerraWalk at Babcock Ranch, consisting of residential uses and private, on-site recreational uses.

III. COP Request

The request includes 1) the allowance of indoor/outdoor COP within 500’ of residential dwelling units under separate ownership in the MU-1/R tract (TerraWalk); and 2) indoor/outdoor COP in future development within the MU-1, R-1, R-2, and R-3 Tracts, as shown on the revised MCP.

In terms of TerraWalk, the attached COP Location Exhibit provides details as to the specific location for indoor/outdoor COP proposed solely at the community’s private amenity center. A list of properties within 500’ of the entrances to the COP area that are under separate ownership has been provided with letters of no objection from each property owner. The private amenity center clubhouse and outdoor pool deck area, where indoor/outdoor COP is proposed, will only be open to residents of the TerraWalk community and their guests, not to the general public. The limited nature of the COP and neighborhood-serving context ensures the request’s consistency with the administrative approval criteria outlined below, which is reinforced by the letters of no objection.

This request also adds the COP symbol to the MCP for the future town center on the MU-1, R-1, R-2, and R-3 Tracts. The MU-1 Tract will function as an extension of the commercial core of Babcock

Ranch currently under development in Charlotte County immediately north of the Lee/Charlotte county line. This area will include substantial non-residential uses including ancillary food and beverage locations. Thus, noting COP on the MCP is necessary to support the COP use listed on the approved Schedule of Uses. The additional noted tracts are approved for future residential development, which is anticipated to have an amenity center/clubhouse that may serve alcohol, similar to the TerraWalk community.

The requested amendment is in keeping with the intent of the original MPD approval by allowing for communities with a mix of uses and amenities for the enjoyment of the residents, as a self-contained “new community”.

IV. Review Criteria

In accordance with LDC Section 34-174(i)(2), the application demonstrates the following:

- a. Does not increase height, density or intensity of the development, except as permitted in Chapter 2;

No increase in height, density, or intensity is proposed with this amendment.

- b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

No changes to public resources and/or infrastructure is proposed with this amendment.

- c. Does not result in a reduction of total open space provided on the Master Concept Plan by more than ten percent;

The proposed amendment will not impact approved/provided open space.

- d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code;

The proposed amendment will not alter approved indigenous native vegetation or open space areas.

- e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided;

No changes to the approved buffer or landscaping areas are proposed.

- f. Does not adversely impact surrounding land uses; and

The requested indoor/outdoor consumption on premise was anticipated in the MU-1/R Tract, as demonstrated by the approved Master Concept Plan and Schedule of Uses. Although the requested COP is proposed within 500’ of separation ownership, the accessory use will occur within the context of a community amenity that is not open to the public, and will solely serve the residents of TerraWalk. The proposed request does not adversely impact the surrounding land uses, as demonstrated by the enclosed letters of no objection.

Moreover, COP proposed in the MU-1 and R-1 Tracts will not adversely impact surrounding land uses as these areas are undeveloped, and well buffered from lands

external to the MPD (with the exception of Town of Babcock Ranch in Charlotte County) via preserve area, buffers and SR 31.

- g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

The proposed amendment is consistent with the provisions of the Lee Plan and Land Development Code.

In conclusion, the proposed amendment meets the criteria for administrative approval based on the LDC criteria and supported by the letters of no objection from all property owners within 500' of the proposed COP. The amendment will allow for an appropriate use to compliment existing and future development in the MPD and is consistent with the LDC and Lee Plan. For these reasons, the Applicant respectfully requests Staff approval.



March 27, 2026

Ms. Brianna Schroeder
Zoning Division
Lee County Community Development
1500 Monroe Street
Fort Myer, FL 33908

**Re: ADD2026-00023– Babcock MPD Indoor/Outdoor COP Amendment
1st Insufficiency Response Letter**

Dear Ms. Schroeder:

Enclosed please find responses to your insufficiency letter dated *March 13, 2026*. The following information has been provided to assist with the approval process:

1. Revised Request Narrative
2. Previously Approved Boundary & Legal Description
3. TerraWalk Plat
4. Approved Waiver (GEN2026-00136)
5. Proposed Clubhouse Floor Plan
6. Sworn Statement
7. Proposed Menu
8. Revised Site Exhibit

The following is a list of staff comments with our responses in **bold**:

Legal Review by: Larissa Narkiewicz

1. The legal description must specifically describe the entire continuous perimeter boundary of the property subject to the development order application with accurate bearings and distances for every line.

Response: We have provided the boundary survey and legal description that were accepted and approved with the previous MPD rezoning amendment in 2025 (Z-25-004). There have not been any changes to the MCP area since the last zoning action. We have also included the TerraWalk plat which was recorded in July of 2023 for the subject site, within the Babcock Ranch Lee MCP.

2. The boundary survey and legal description contain conflicting calls. Please review the highlighted discrepancies.

Response: Please find enclosed the boundary and legal from the 2025 MPD approval.

Zoning Review Comments by: Brianna Schroeder

1. The subject property is within the North Olga Community Plan Area and pursuant to LDC Section 33-1663, the owner or agent must conduct one publicly advertised information session with the North Olga Community Plan Area, the case being found sufficient. Please review LDC Section 33-1663(b) for the meeting requirements.

Response: Please find enclosed approved waiver GEN2026-00136 pertaining to the community meeting requirement.

2. Land Development Code (LDC) Section 34-203(b)(1) establishes the additional submittal requirements for on-premises consumption of alcoholic beverages, please provide the following:
 - a. Type of State Liquor license being requested
 - b. The anticipated hours for the sale and service of alcoholic beverages
 - c. The floor plan of the building or unit and proposed seating arrangement. If a restaurant is proposing a bar or lounge for patrons waiting to be seated in the restaurant, the floor area and seating area of the lounge must be shown in addition to the restaurant seating area.
 - d. A sworn statement indicating whether any religious facilities, day care centers (child), noncommercial schools, dwelling units or parks are located within 500 feet of the building or unit. The narrative only covers dwelling units under separate ownership, please also provide a statement regarding the uses listed above.
 - e. A copy of the proposed menu.

Response:

- a. **The TerraWalk amenity clubhouse will be requesting an 11C Florida State Liquor License for a private club to sell beer, wine, and liquor for on-premise consumption to only members and their guests.**
 - b. **The proposed hours for the clubhouse are 11:00 AM – 10:00 PM.**
 - c. **The proposed floor plan has been provided with this resubmittal.**
 - d. **The sworn statement has been provided with this resubmittal. There are no religious facilities, day care centers (child), noncommercial schools, or parks located within 500 feet of the COP area.**
 - e. **The proposed menu has been provided with this resubmittal.**
3. Please provide the parking requirements in accordance with Land Development Code (LDC) Sections 34-1264(b)(3) and 34-2020.

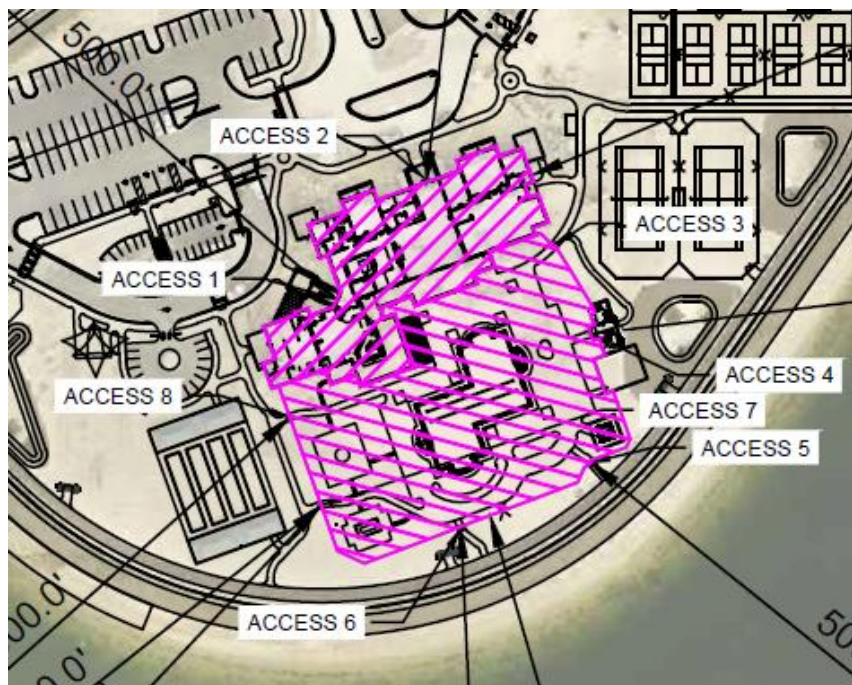
Response: The parking calculation has been added to the Site Exhibit provided per DOS2023-00160. All parking minimums will be met for the proposed use as outlined on the updated exhibit, as approved per the DO and ADD2021-00188.

4. The request narrative references a restaurant at the amenity center, to better determine the classification of this restaurant in accordance with Land Development Code (LDC) Section 34-622(c), please provide additional information on the restaurant.

Response: The narrative has been revised. The use is not a restaurant per the definition in the LDC. Rather the private amenity center clubhouse is defined as “Club, Private” with “Food and Beverage Service, Limited”. This use includes the service of food and beverages to residents of the TerraWalk Community and their guests between the hours of 11:00 AM and 10:00 PM.

5. Please provide additional information on how the alcohol will be served, specifically, are there other areas with the COP area for the amenity center, but outside of the restaurant, where a member of the community can purchase alcohol.

Response: The COP area where alcohol will be served is outlined by the hatched area on the provided Site Exhibit. This includes the entire interior of the ±18,570 square foot clubhouse and the pool deck. Alcohol will not be permitted outside of the hatched area.



6. The request narrative indicates that alcohol will be served in conjunction with “entertainment uses”. Please provide additional information on this use and if the anticipated hours for sale and service of alcoholic beverages will change or remain the same as the general anticipated hours of operation for the restaurant and amenity area.

Response: The TerraWalk Amenity Center Clubhouse is a “Private Club” with “Food and Beverage Service, Limited”. Uses occurring at the facility will be consistent with the range of ancillary uses typical to private clubs. Reference to entertainment uses has been removed from the revised Narrative.

If you have any further questions, please do not hesitate to contact me directly at (941) 706-6132 or tsacharski@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read "TSacharski", is positioned above the printed name.

Tom Sacharski, AICP
Project Director

Exhibit G

February 4, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus
The State of Florida 11C Application for New Alcoholic Beverage License, DBPR-6001, was submitted to the County for their zoning approval and it references Terrawalk Homeowners Association, The Porch Bar & Grille located at 19575 Terrawalk Circle, Alva, FL 33920, Clubhouse and Common Amenity Areas as designated in the attached site plan.

To Whom It May Concern:

I/We understand Pulte Home Company, LLC is seeking administrative approval from Lee County to allow for consumption on premises (COP) of alcohol at the amenity clubhouse. This includes indoor and outdoor areas (clubhouse and pool deck areas). My house is located within 500' of the proposed COP location (entries to the clubhouse and pool deck), and I/we have no objection to the request.

Sincerely,



Scott Brooks
Director Of Land Development

Pulte Home Company LLC
On behalf of Pulte Home Company, LLC
24311Walden Center Dr. #300
Bonita Springs, FL 34134

Property Address:
12509 Moonstone Way
Babcock Ranch, FL 33920

January 27, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus
The State of Florida 11C Application for New Alcoholic Beverage License, DBPR-6001, was submitted to the County for their zoning approval and it references Terrawalk Homeowners Association, The Porch Bar & Grille located at 19575 Terrawalk Circle, Alva, FL 33920, Clubhouse and Common Amenity Areas as designated in the attached site plan.

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Sincerely,

Christopher W. Nielson and Meredith Leigh Nielson



Signature,

20011 Nickel Trail
Alva, FL 33920

January 27, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus

The State of Florida 11C Application for New Alcoholic Beverage License, DBPR-6001, was submitted to the County for their zoning approval and it references Terrawalk Homeowners Association, The Porch Bar & Grille located at 19575 Terrawalk Circle, Alva, FL 33920, Clubhouse and Common Amenity Areas as designated in the attached site plan.

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Sincerely,

Karen M. Shackett & Warren H. Gaetz

Signature,



20005 Nickel Trail
Alva, FL 33920

January 27, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus

The State of Florida 11C Application for New Alcoholic Beverage License, DBPR-6001, was submitted to the County for their zoning approval and it references Terrawalk Homeowners Association, The Porch Bar & Grille located at 19575 Terrawalk Circle, Alva, FL 33920, Clubhouse and Common Amenity Areas as designated in the attached site plan.

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Sincerely,

Joshua W. Blank

Signature,



20001 Nickel Trail
Alva, FL 33920

January 27, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus

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Sincerely,

Anthony V. Conti II & Carmela C. Conti

Signature,



19997 Nickel Trail
Alva, FL 33920

January 27, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus

The State of Florida 11C Application for New Alcoholic Beverage License, DBPR-6001, was submitted to the County for their zoning approval and it references Terrawalk Homeowners Association, The Porch Bar & Grille located at 19575 Terrawalk Circle, Alva, FL 33920, Clubhouse and Common Amenity Areas as designated in the attached site plan.

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Sincerely,

Kerrie Baker and Todd Baker

Signature,



19993 Nickel Trail
Alva, FL 33920

January 27, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus

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Sincerely,

SRB/VLB Trust

A handwritten signature in blue ink, appearing to be "Stephen R. Bowen" or "Vicki L. Bowen", with the word "TRUSTEES" written in blue ink to the right of the signature.

Stephen R. Bowen or Vicki L. Bowen, Trustees
19989 Nickel Trail
Alva, FL 33920

January 27, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus

The State of Florida 11C Application for New Alcoholic Beverage License, DBPR-6001, was submitted to the County for their zoning approval and it references Terrawalk Homeowners Association, The Porch Bar & Grille located at 19575 Terrawalk Circle, Alva, FL 33920, Clubhouse and Common Amenity Areas as designated in the attached site plan.

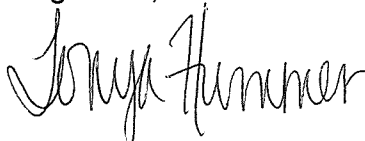
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Sincerely,

Tonya G. Hummer and Brian K. Hummer Trustees

Signature,

A handwritten signature in black ink, appearing to read "Tonya Hummer", written in a cursive style.

19985 Nickel Trail
Alva, FL 33920

January 27, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus

The State of Florida 11C Application for New Alcoholic Beverage License, DBPR-6001, was submitted to the County for their zoning approval and it references Terrawalk Homeowners Association, The Porch Bar & Grille located at 19575 Terrawalk Circle, Alva, FL 33920, Clubhouse and Common Amenity Areas as designated in the attached site plan.

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Sincerely,

Gayle L. Wichman Trustee of the Gayle L. Wichman
Nathan C. Wichman Trustee of the Nathan C. Wichman

Signature:

A handwritten signature in blue ink, appearing to be 'Gayle L. Wichman' and 'Nathan C. Wichman' written together.

12469 Dolomite Way
Alva, FL 33920

January 27, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus

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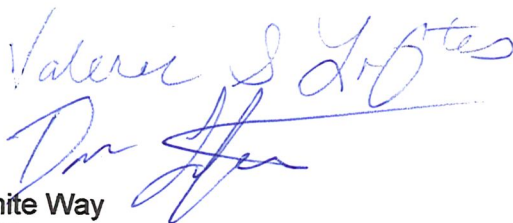
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Sincerely,

Donald K. and Valerie S. Loftis

Signature,



12465 Dolomite Way
Alva, FL 33920

February 5, 2026

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

Subject: TerraWalk at Babcock Ranch – Amenity Campus

The State of Florida 11C Application for New Alcoholic Beverage License, DBPR-6001, was submitted to the County for their zoning approval and it references Terrawalk Homeowners Association, The Porch Bar & Grille located at 19575 Terrawalk Circle, Alva, FL 33920, Clubhouse and Common Amenity Areas as designated in the attached site plan.

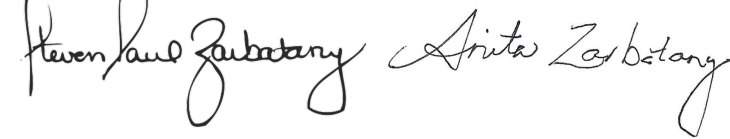
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Sincerely,

Steven Paul Zarbatany and Anita Helen Zarbatany

Signature,

The image shows two handwritten signatures in black ink. The first signature, on the left, is for Steven Paul Zarbatany and is written in a cursive, flowing style. The second signature, on the right, is for Anita Helen Zarbatany and is also written in a cursive, flowing style.

19713 TerraWalk Circle
Alva, FL 33920

STRAP #	OWNER NAME	LETTER OF NO OBJECTION RECEIVED
06-43-26-L3-02000.3865	NIELSON CHRISTOPHER W &	YES
06-43-26-L3-02000.3866	SHACKETT KAREN M &	YES
06-43-26-L3-03000.5096	BLANK JOSHUA WILLIAM	YES
07-43-26-L2-03000.5097	CONTI ANTHONY VINCENT II &	YES
07-43-26-L2-03000.5098	BAKER KERRIE & TODD	YES
07-43-26-L2-03000.5099	BOWEN STEPHEN R TR	YES
07-43-26-L2-03000.5100	HUMMER TONYA G TR	YES
07-43-26-L2-03000.5232	PULTE HOME COMPANY LLC	
07-43-26-L2-03000.5231	PULTE HOME COMPANY LLC	
07-43-26-L2-03000.5230	PULTE HOME COMPANY LLC	
07-43-26-L2-03000.5229	PULTE HOME COMPANY LLC	
07-43-26-L2-03000.5228	PULTE HOME COMPANY LLC	
07-43-26-L1-03000.5227	PULTE HOME COMPANY LLC	
07-43-26-L1-03000.5226	PULTE HOME COMPANY LLC	
07-43-26-L1-03000.5225	PULTE HOME COMPANY LLC	
07-43-26-L1-03000.5222	PULTE HOME COMPANY LLC	
07-43-26-L1-03000.5221	PULTE HOME COMPANY LLC	YES (STEVEN PAUL ZARBATANY)
07-43-26-L1-03000.5220	PULTE HOME COMPANY LLC	
07-43-26-L1-03000.5219	PULTE HOME COMPANY LLC	
07-43-26-L1-03000.5218	PULTE HOME COMPANY LLC	
06-43-26-L4-02000.3739	PULTE HOME COMPANY LLC	
06-43-26-L4-02000.3708	NATHAN C WICHMAN TRUST +	YES
06-43-26-L4-02000.3709	LOFTIS DONALD K & VALERIE S	YES



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☐ Public Hearing - Additional Requirements for:
 - ☐ Development of Regional Impact **(34-202(b)(1))**
 - ☐ Planned Developments **(34-202(b)(2))**
 - ☐ Planned Development Amendment **(34-202(b)(2))**
 - ☐ Rezoning other than Planned Developments **(34-202(b)(3))**
 - ☐ Special Exceptions **(34-202(b)(5))**
 - ☐ Variances **(34-202(b)(6))**
 - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
 - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
 - ☐ Application Form and Contents **(10-153)**
 - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
 - ☐ Required Submittals **(10-175)**
- ☒ Administrative Action Application Requirements **[34-203]**
 State the Type of Administrative Application: Administrative MCP Amendment

PLEASE PRINT OR TYPE:

STRAP Number:	<u>064326L30200A00CE</u>		
Name of Project:	<u>Babcock MPD Indoor/Outdoor COP Amendment</u>		
Name of Agent:	<u>Tom Sacharski, AICP</u>		
Street Address:	<u>8725 Penderly Pl</u>		
City, State, Zip:	<u>Bradenton, FL 34201</u>		
Phone Number:	<u>941-706-6132</u>	Email Address:	<u>tsacharski@rviplanning.com</u>
Name of Applicant*:	<u>Pulte Home Company, LLC.</u>		
Street Address:	<u>24311 Walden Center Dr. Suite 300</u>		
City, State, Zip:	<u>Bonita Springs, FL 34134</u>		
Phone Number:	<u>(239) 908-5134</u>	Email Address:	<u>Janet.Meyer@PulteGroup.com</u>

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585**

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	33-1663	Community Review
#2		
#3		
#4		
#5		
#6		
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)
Please see Justification Narrative.

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



Signature of Applicant

March 18, 2026

Date

.....
FOR STAFF USE ONLY
.....

DIRECTOR'S DECISION:

☐

Request Denied

☒

Request Approved

☐

Request Approved Per Attached Comments

Electronically signed on 03/23/2026

By: Anthony R. Rodriguez, AICP, CPM

Department: Zoning Review

Director Signature

Date