



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.

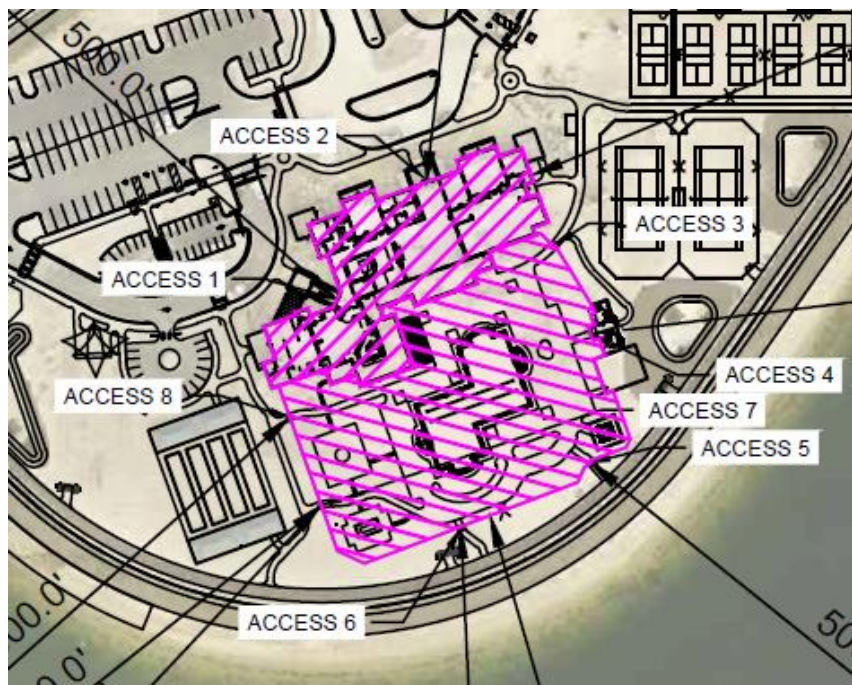
Response: The parking calculation has been added to the Site Exhibit provided per DOS2023-00160. All parking minimums will be met for the proposed use as outlined on the updated exhibit, as approved per the DO and ADD2021-00188.

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