

RPM-BSP-ADA-1

**DEVELOPMENT OF REGIONAL IMPACT  
APPLICATION FOR DEVELOPMENT APPROVAL  
UNDER SECTION 380.06, FLORIDA STATUTES**

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF RESOURCE PLANNING AND MANAGEMENT  
BUREAU OF STATE PLANNING  
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**Note: Due to the size of the documentation, the environmental appendix and the transportation appendices are not included herein. Five copies have been provided to the Southwest Florida Regional Planning Council and five copies to Charlotte County.**

**DEVELOPMENT OF REGIONAL IMPACT  
APPLICATION FOR DEVELOPMENT APPROVAL  
UNDER SECTION 380.06, FLORIDA STATUTES**

**PART I. Application Information.**

1. Babcock Property Holdings, LLC, a Delaware Limited Liability Company, the undersigned owner of The Babcock Ranch Community, hereby proposes to undertake a Development of Regional Impact as defined in Section 380.06, Florida Statutes (F.S.), and Chapter 28-24, Florida Administrative Code (F.A.C.). In support thereof Babcock Property Holdings, LLC submits the following information concerning The Babcock Ranch Community, which information is true and correct to the best of my knowledge.

\_\_\_\_\_  
(date)

By: \_\_\_\_\_  
Charles W. DeSanti, President  
Babcock Florida Company, a Florida  
Corporation, as Managing Member of  
Babcock Property Holdings, LLC, a  
Delaware Limited Liability Company

2. **Owner/Developer (name, address, phone). State whether or not the owner or developer is authorized to do business in the State of Florida pursuant to the provisions of Chapter 607, F.S.**

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Babcock Property Holdings, LLC is authorized to do business in the State of Florida pursuant to the provisions of Chapter 607, F.S.

**3. Authorized Agent and Consultants (name, address, phone).**

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- 4. Attach a notarized authorization from all persons or corporations (or authorized agents of said persons or corporations) having fee simple or lessor estate in the site indicating that each of these parties is aware of, and concurs with, the development of this property as described in this Application for Development Approval. Include the names and addresses of all parties with an interest in the property. In addition, include descriptions of any other properties within one-half mile radius of the DRI site in which any of the parties with an interest in the DRI site hold a fee simple or lessor interest.**

Attachment 4-1 is the Disclosure of Interest and Attachment 4-2 is the Consent and Appointment of Agent Agreement.

- 5. Attach a legal description of the development site. Include section, township and range.**

Attachment 5-1 is the legal description of The Babcock Ranch Community.

- 6. Have you requested a binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs? If so, what is the current status of this determination?**

The applicant has not received a binding letter of interpretation, a clearance letter or a preliminary development agreement from the Department of Community Affairs.

- 7. List all local governments with jurisdiction over the proposed development.**

Charlotte County  
Community Development . Independent Special District, or other equivalent mechanism

8. List all agencies (local, state and federal) from which approval and/or a permit must be obtained prior to initiation of development. Indicate the permit or approval for each agency and its status. Indicate whether the development is registered or whether registration will be required with the Division of Florida Land Sales, Condominiums and Mobile Homes under Chapter 478, Florida Statutes. Indicate whether the development will be registered with the H.U.D., Division of Interstate Land Sales Registration or with other states.

**NOTE: The information contained in the responses to Question 8 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

- A. Charlotte County
1. AMDA (Master) Development Order
  2. AIDA (Incremental) Development Order(s)
  2. Excavation Permit
  3. Right-of-Way Permit
  4. Site Development Plan Approval
  5. Final Subdivision Plat Approval
  6. Utility franchise and approval of water and sewer utility
  7. Creation of a Community Development District, Independent Special District, or equivalent mechanism (if applicable)
- B. State of Florida
1. Florida Department of Environmental Protection
    - a) General Permit for Wastewater Collection System
    - b) General Permit for Potable Water Distribution System
    - c) Wastewater Facility or Activity Permit Application Form 1 (Form 62-620.901(1))
    - d) Wastewater Application Form 2A for a Domestic Wastewater Facility Permit (Form 62-620.901(2))
    - e) Application For A Specific Permit To Construct PWS Components (Form 62-555.900(1))
    - f) Deep injection well permitting
  2. South Florida Water Management District
    - a) Environmental Resource Permit (ERP)
    - b) Consumptive Use Permit
  3. Florida Department of Health and Rehabilitative Services
    - a) Potable Water
  4. Florida Legislature
    - a) Creation of Chapter 189, Special District, Community Development District, or equivalent mechanism (if applicable)

- 5. FDOT
  - a) Connection permits for entrances along S.R. 31
  - b) Drainage permits
  
- C. Federal
  - 1. Army Corps of Engineers
    - a) Individual Section 404 Permit
  
  - 2. Environmental Protection Agency
    - a) National Pollutant Discharge Elimination System Permit

Development of the community will be in compliance with the Florida Land Sales Act and the Interstate Lands Sales Act. At the present time, the applicant is not registered with the Division of Florida Land Sales or HUD. In the future, any multiple family projects contained within the community that require a condominium filing will be appropriately registered. It is not anticipated that HUD registration will be necessary.

## PART II. General Section

### QUESTION 9 - MAPS

The following maps must be provided as a part of the ADA. The appropriate scale for each map should be determined at the preapplication conference.

- Map A.** A general location map. Indicate the location of any urban service area boundaries and regional activity centers in relation to the project site.
- Map B-1 & B-2** A recent vertical aerial photo of the site showing project boundaries which reasonably reflects current conditions. Specify the date the photo was taken.
- Map C.** A topographic map with project boundaries identified (contour intervals from one to five feet should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the preapplication conference). Delineate 100-year flood prone areas (including hurricane flood zones) and indicate major land surface features. If applicable, delineate the coastal construction control line.

#### **From SFWMD DRI Addendum Questions:**

1. In addition to the 100-year flood delineation, Map C should depict the mean annual flood and 25-year flood elevations (pre-development).
2. A topographic map with project boundaries identified, delineating the mean annual, 25-year and 100-year flood elevations after development.

**Map D.** A land use map showing existing and approved uses on and abutting the site. The uses shown should include existing on-site land uses, recreational areas, utility and drainage easements, wells, right-of-way, and historic, archaeological, scientific and architecturally significant resources and lands held for conservation purposes.

**Map E.** A soils map of the site, with an identification of the source of the information. The use of a source other than the most recently published U.S.D.A. Soil Conservation Service (SCS) soil surveys should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the preapplication conference.

**Map F-2. to F-4** A vegetation associations map indicating the total acreage of each association, based on the Level III vegetation types described in The Florida Land Use and Cover Classification System: A Technical Report, available from each regional planning council. **NOTE: Map F-1, FLUCCS map for the Lee County portion of Area 6 is included with the Environmental Appendix.**

**Map F-5.** A wetlands map showing the location and extent of areas that are jurisdictional wetlands to SFWMD.

**Map G-2. to G-4** A location map of all transects, trap grids, or other sampling stations used to determine the on-site status of significant wildlife and plant resources. Show location of all observed significant wildlife and plant resources, and show location of

suitable habitat for all significant resources expected to be on-site. **NOTE: Map G-1, Transects/Listed Species Map for the Lee County portion of Area 6 is included with the Environmental Appendix.**

- Map H.** A master development plan for the site. Indicate proposed land uses and locations, development phasing, major public facilities, utilities, preservation areas, easements, right-of-way, roads, and other significant elements such as transit stops, pedestrian ways, etc. This plan will provide the basis for discussion in Question 10-A as well as other questions in the ADA.
- Map I-1.** Existing drainage map.
- Map I-2.** A master drainage plan for the site. Delineate existing and proposed: drainage basins, flow direction, water retention areas, drainage structures, flow route offsite, drainage easements, waterways, and other major drainage features. (This information may be presented on two separate maps (existing and proposed), if desired.)
- Map J.** A map of the existing highway and transportation network within the study area. The study area includes the site, and locations of all transportation facilities which are substantially impacted. This area should be finally defined on the basis of the findings of the traffic impact analysis, including determinations of where the criteria for a substantial impact are met. Map J will become the base for the maps requested in Question 21.

## QUESTION 10 - GENERAL PROJECT DESCRIPTION

**NOTE: The information contained in the responses to Question 10 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

### **Part I Specific Project Description**

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.**

#### Overview

The Babcock Ranch Community, located in southeastern Charlotte County, north of CR 78, south of CR 74, and immediately east of SR 31, contains approximately 13,630 acres. The Babcock Ranch Community is envisioned for a sustainable, environmentally friendly community that provides diverse natural and recreational experiences for its residents. The community will encourage a high-tech, energy efficient and environmentally friendly mix of residential, retail and office commercial, light industrial, civic and educational facilities, open space, parks and recreational, and institutional uses. Regulations and development standards for the project have been created with the goal to create an integrated community that fosters civic life, walkability, human interaction, economic health, sustainability, and preservation of the natural environment. The project will include extensive open space, and preserve and enhance critical environmental areas that contribute to the natural beauty of this area and positively improve the quality of life for the residents.

#### Approved Agreements Concerning the Babcock Ranch Community

There are three approved agreements including an Interlocal Planning Agreement (4-Party Agreement) between Charlotte County, Lee County, the Florida Department of Community Affairs, and MSKP III, Inc.; a Road Planning Agreement between Lee County and MSKP III, Inc.; and a Development Agreement between Charlotte County and MSKP III, Inc.

The Interlocal Planning Agreement ("Four-Party Agreement") establishes a framework for consideration of the Babcock Ranch Comprehensive Plan Amendments and the Development Program.

The Charlotte County Development Agreement is generally an infrastructure and facilities agreement which addresses various development issues within Charlotte County including schools, parks, County annex, police, fire/rescue, solid waste management, extension services, hurricane sheltering, and a library. The Agreement also includes the proposed development program including 17,870 residential dwelling units and 6,000,000 square feet of non-residential space. A list of required road improvements is attached to the Development

Agreement and is subject to revision in the DRI development order to reflect the project buildout date.

The Lee County Road Planning Agreement allows for a revision to the list of preliminary road improvements adopted in the Babcock Ranch Overlay District in Charlotte County. This Agreement also calls for the development of a bi-county traffic model (now a multi-county model by virtue of the adopted transportation methodology) that will be used in the determination of impacts and necessary mitigation, and for the review process to be a cumulative review including all expected development in Lee and Charlotte Counties.

Please note that all three of the above-referenced agreements have been assigned from MSKP, III to Babcock Property Holdings, LLC as approved by all parties to these agreements.

Urban Sprawl Analysis

During the coordination of this AMDA submittal, the SWFRPC DRI Coordinator requested that the Applicant address urban sprawl. Although not required by Chapter 380.06, Florida Statutes, nor Rule 9J-2, FAC, the applicant offers the below summary of the urban sprawl analysis undertaken during the Charlotte County Comprehensive Plan Amendment process.

During the Comprehensive Plan Amendment process in Charlotte County, the issue of urban sprawl was thoroughly addressed as to the Charlotte County Babcock Ranch Overlay District (BROD). Florida law appropriately recognizes that innovative planning and development strategies are necessary to accommodate the State’s anticipated future population in a manner that is not urban sprawl. Development as required by the BROD Objectives and Policies is a recognized method of discouraging urban sprawl according to Florida law. The Comprehensive Plan Amendment was found to be in compliance by the Florida Department of Community Affairs in April, 2006.

Land Uses

The Babcock Ranch Community will include the following land uses identified in Chapter 28-24, F.A.C.:

**Table 10.A-1  
The Babcock Ranch Community Development Parameters**

<b>Land Use</b>	<b>Amount/Size</b>
Residential	17,870 units
Retail	2,925,943 square feet
General Office	1,400,000 square feet
Medical Office	500,000 square feet
Industrial	664,057 square feet
Hotel/Motel	600 rooms
Hospital	177 beds

The gross residential density for the 13,630.6 acres in the Charlotte County portion of Area 6 property is 1.31 dwelling units per acre. The net residential density for the Charlotte County portion is 4.09. The calculation for net density is based on the area of the development pods (i.e., Town Center, Villages and Hamlets). These areas include other non-residential uses such as retail, office, industrial, civic, public facilities, parks, wetlands and other space. The development pods will be refined through subsequent applications for incremental development approval, which will further refine land uses. Consequently, the net densities within the development pods will increase consistent with the planning approach to cluster development in predominantly ecological benign areas. Net densities in those development pods will range from 3 to 16 units per acre in Villages and Hamlets and from 3 to 24 units per acre in the Town Center, consistent with the Babcock Ranch Overlay District (BROD).

A total of six million square feet of non-residential uses is planned for the project. In addition to the DRI threshold uses described above, the Babcock Ranch Community will include 418 units of assisted living facilities, 150,000 square feet of government/civic, five schools (three elementary, one middle, and one high), a 25-acre educational service center, and uses customarily associated with a new community, such as golf courses, parks, lakes, open space, and community support facilities.

The Applicant has decided to proceed with development only on the Charlotte County portion of Area 6 at this time. Development of the Lee County portion of Area 6 will occur at a later time. At this time, no changes to the existing land uses in Lee County are proposed. However, this AMDA document addresses the potential impacts on Lee County from development in Charlotte County, including but not limited to, water quantity and quality, other environmental issues such as protected species and wetlands, transportation, etc., consistent with the 3-Party AMDA Agreement, the AMDA Checklist, and as set forth in the Charlotte Babcock Ranch Overlay District amendments (“BROD”) and its associated agreements. The following summarizes the content of the responses provided herein:

Part 1. Application Information.

Question 1	Signature	Charlotte County only
Question 2	Owner/Developer info	Charlotte County only
Question 3	Authorized Agent and consultants	Charlotte County only
Question 4	Notarized authorization	Charlotte County only
Question 5	Legal Description	Charlotte County only
Question 6	BLIVR or vested rights	Charlotte County only
Question 7	Government jurisdiction	Charlotte County only
Question 8	List of permits	Charlotte County only

Part II. General Section

Question 9	Maps A-J	Charlotte County only; however boundary of Lee County portion of Area 6 is indicated
Question 10. I.A	Project Description	Charlotte County only
Question 10.I.B	Existing and Proposed Uses by FLUCCS	Charlotte County only
Question 10.I.C	Previous and existing activities on site	Charlotte County only
Question 10.I.D	Primary and secondary trade areas	Charlotte County only
Question 10.I.E	Demand	Charlotte County only

Question 10.2.A	Local Comp Plan compliance	Charlotte County only; however, narrative addresses amendments to Lee County's Capital Improvement Element, Capital Improvement Plan, and future transportation maps
Question 10.2.B	Regional Comp Plan compliance	Charlotte County only
Question 10.2.C	State Comp Plan compliance	Charlotte County only
Question 10.3.A	Demographic and Employment Tables	Charlotte County only
Question 10.4.A	Impact on Natural Resources	Charlotte and Lee Counties
Question 10.4.B	Public Facility Capital Costs	Charlotte County only
Question 11	Revenue Generation	Charlotte County only

Part III. Environmental Resources Impacts

Question 12	Vegetation and Wildlife	Charlotte and Lee Counties
Question 13	Wetlands	Charlotte and Lee Counties
Question 14	Water	Charlotte and Lee Counties
Question 15	Soils	Charlotte and Lee Counties
Question 16	Floodplains	Charlotte and Lee Counties
Question 17	Water Supply	Charlotte and Lee Counties
Question 18	Wastewater Management	Charlotte and Lee Counties
Question 19	Stormwater Management	Charlotte and Lee Counties
Question 20	Solid Waste/Hazardous Waste/ Medical Waste	Charlotte County only

Part IV. Transportation Resource Impacts

Question 21	Transportation	Charlotte and Lee Counties
Question 22	Air	Charlotte County only
Question 23	Hurricane Preparedness	Charlotte County only

Part V. Human Resource Impacts

Question 24	Housing	Charlotte County only
Question 25	Police and Fire Protection	Charlotte County only
Question 26	Recreation and Open Space	Charlotte County only
Question 27	Education	Charlotte County only
Question 28	Health Care	Charlotte County only
Question 29	Energy	Charlotte County only
Question 30	Historical and Archaeological Sites	Charlotte County only; however Archaeological Report provides information on both Lee and Charlotte counties

Part VI. Specific DRI Information

Question 33	Hospitals	Charlotte County only
Question 34	Industrial Plants and Industrial Parks	Charlotte County only
Question 35	Mining Operation	Charlotte County only

There is currently a permitted mine being operated on a portion of the property by Earthsource, Inc., a subsidiary of Babcock Florida Company, an affiliate of the Applicant. The applicant intends for the continuation of the mining operation during the earlier years of the proposed development. Eventually, the mining operation will be phased out and properly reclaimed pursuant to applicable permits. As a result of the adopted land development regulations, the applicant has the right to continue mining activities within the community consistent with permitting requirements.

The community will consist of mixed residential neighborhoods offering a variety of product types and price points, connected by a network of streets, sidewalks and pathways, a mixed-use town center and village and hamlet centers, where residents will be provided essential goods and services, civic gathering places, entertainment, and dining. Design guidelines and an integrated plan for landscaping, signage, vehicular and pedestrian circulation, and community services will tie the neighborhoods together, creating a viable community structure, while providing for individual neighborhood identity.

The Applicant has agreed to the process for an Application for Master Development Approval (AMDA), as described in Chapter 380.06(21) Florida Statutes and 9J-2.028 F.A.C. This optional process is for projects proposed to develop over an extended period of time, which is consistent with development proposed for the Babcock Ranch Community. To utilize this process, a formal agreement must be entered into by the Applicant, the Regional Planning Council, and governmental entity issuing the Development Orders, per Chapter 380.06(21)(b), Florida Statutes. The AMDA Agreement was approved by Charlotte County on February 13, 2007 and the Southwest Florida Regional Planning Council on February 15, 2007, and sets forth a commitment by the Applicant to file subsequent incremental applications according to the requirements contained in the AMDA Agreement.

Construction is proposed to commence in 2008, with the proposed buildout date of the project in 2030. Specific phases have not been determined, and will be addressed during the incremental review process.

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the preapplication conference.**

#### EXISTING LAND USES

Babcock Ranch contains large expanses of good quality mesic pine flatwoods, open pastures, freshwater marshes, palmetto prairies and cypress swamps, including the Telegraph Cypress Swamp. These lands represent one of the most ecologically diverse and important areas in the region and connect the western portion of South Florida to Lake Okeechobee. Approximately 74,000 acres (80%) of the Babcock Ranch lands have been purchased by the State of Florida and Lee County and placed into preservation. The purchase area included Telegraph Cypress Swamp which is comprised of 8,000 – 10,000 acres of contiguous swamp and marsh habitats. Another vital habitat found within the State

purchase area is mesic pine flatwoods. The onsite mesic pine flatwoods have historically been heavily subjected to clearing for agricultural conversion.

In general, the Babcock Ranch Community is comprised of a variety of habitat types, primarily agricultural and mining land uses. Natural communities onsite consist of pine flatwoods, palmetto prairies, mixed wetland hardwoods, cypress, freshwater marshes and wet prairies. Some hardwood hammocks can also be found on the property. In addition, the Babcock Ranch Community contains manmade ditches which serve to convey water between isolated wetlands and/or downstream into natural waterways.

**Table 10.B-1 Existing Land Uses at Babcock Ranch Community**

FLUCCS Code	Description	W = Wetland U = Upland OSW=Other Surface Water	Total Acreage Charlotte County
151	Agricultural Processing plant	U	3.51
162	Mine	U	970.30
211	Improved Pasture	U	3697.63
211H	Improved Pasture, hydric	W	20.43
212	Unimproved Pasture	U	1.99
215	Field Crops	U	1407.17
2551	Pole Barn	U	0
310	Herbaceous (dry prairie)	U	10.63
320	Shrub and Brushland	U	57.01
3209	Shrub and Brushland, disturbed	U	0.04
321	Palmetto Prairie	U	314.44
329	Other Shrubs and Brush	U	314.64
330	Mixed Rangeland	U	247.35
411	Pine Flatwoods	U	3975.27
4119E1	Pine Flatwoods (1-24% exotics)	U	50.72
4119E2	Pine Flatwoods (25-49% exotics)	U	77.52
4119E3	Pine Flatwoods (50-74% exotics)	U	0
414	Pine. Oak, Cabbage Palm	U	73.44
416	Pine Flatwoods, graminoid understory	U	16.14
423	Oak-Pine	U	0
427	Live Oak	U	0.28
428	Cabbage Palm	U	2.68
434	Hardwood, Conifer Mix	U	23.72
436	Upland Scrub	U	0
4421	Eucalyptus Plantation	U	2.88
500	Open Water	OSW	0
510	Streams and Waterways	OSW	26.38
525	Cow Pond	OSW	6.27
616	Inland Slough	W	0
618	Willow	W	0
621	Cypress	W	294.62
6219	Cypress, disturbed	W	2.85
624	Cypress, Pine, Cabbage Palm	W	203.83
625	Hydric Pine	W	137.08
630	Wetland Forested Mix	W	22.95
631	Wetland Shrubs	W	231.80
6319	Wetland Shrubs, disturbed	W	44.51
640	Vegetated, Non-forested Wetland	W	0
641	Freshwater Marsh	W	688.70
6419	Freshwater Marsh, disturbed	W	33.38
643	Wet Prairie	W	390.09

6439	Wet Prairie, disturbed	W	83.73
740	Disturbed Land	U	23.32
742	Borrow Area	OSW	0
743	Spoil Area	U	0.22
814	Roads	U	45.68
8146	Primitive Trail	U	0
	State Road 31 reserved 300' r-o-w		127.40
<b>TOTAL</b>			<b>13,630.60</b>

## PROPOSED LAND USES

The development design utilizes recommendations provided at the public Visioning Planning Charettes and creates a development which minimizes the impact of the “built” system on the natural system. As currently designed, the development pods have been consolidated and separated by large greenways. Development areas have been created which concentrate high density areas within central portions of the development tracts, with the lowest densities bordering the adjacent greenways. These greenways consist of both upland and wetland habitats. In most areas, the conceptual design takes into account an average 100’ setback along the Area 6 boundary and an average 50’ setback from adjacent wetland habitats and minimizes the potential for secondary impacts as a result of development activities (traffic, lighting, noise, etc.). Greenways have been categorized based on the level of public use proposed, and the need for natural resource protection. As a result, greenways have been identified as Active or Passive. Active Greenways provide passive and active recreational activities, which may include; neighborhood parks, picnic areas and playgrounds, camping, equestrian use, boardwalks and observation decks, paved trails to accommodate multi-transit vehicles, active parks with ball fields and similar uses. Other potential uses include nurseries, low-intensity agriculture, silviculture as a land management tool, transportation and utility corridors, stormwater management, and habitat restoration. All uses will be designed to minimize impacts on native vegetation, flowways and wetlands. Passive Greenways provide passive recreational opportunities including neighborhood parks, picnic areas and playgrounds, primitive camping, equestrian use, hiking trails, boardwalks and observation decks, limited paved trails and similar uses. Other uses which may be allowed include low intensity agriculture, silviculture as a land management tool, transportation and utility crossings, stormwater management, habitat restoration and similar uses.

The table below summarizes proposed land uses defined on Map H. As can be seen on Map H, an extensive system of greenways and trails has been created which serves to link individual development tracts together. A primary goal of the development is to encourage the use of non-motorized vehicles and encourage pedestrian and bicycle circulation. Per the approved Babcock Ranch Overlay District, mining is an allowable use throughout the Babcock Ranch Community.

**Table 10.B-2 Proposed Land Uses at Babcock Ranch Community**

<b>FLUCCS Code</b>	<b>Description</b>	<b>Acreage</b>	<b>Percent of Total</b>
600,400,200	Greenways/Flowways/Agriculture	6,686.6	47.7
110	North Village	350	2.6
171	Schools/FGCU	215	1.6
186	Major Parks	170	1.2
182	Recreation (Golf Courses)	435	3.2
110,120,130	Mixed Use Residential	4,362	32.4
160	Mining	870	6.4
180	Utilities	58	.4
814	Roadways/Trails/Right-of-ways	357	3.0
	SR 31 right-of-way	127	1.5
	<b>Total</b>	<b>13,630.60</b>	100.00

**C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.**

When first purchased by E.V. Babcock, the Babcock Crescent “B” Ranch was managed for pine timbering. Following intensive pine timbering, the primary land use became cattle ranching. Around the same time, a program to replenish the pine forests onsite was undertaken. Today, the primary land uses on the property include open range cattle grazing, row crop and sod farming, mining, and silviculture. The mining operation is located along the western portion of the property and is an active operation with DEP permits to expand the mine in the future. Row crop and sod farming is contained within existing fields, occurs on a rotational basis and is generally through annual lease agreements with independent farmers. Silviculture activities are also undertaken on a rotational basis in the forested areas.

As part of the initial efforts for timber harvesting and cattle ranching on the property, a system of ditches and canals (including Big Island and Curry Lake) were created within Babcock Ranch, and the Telegraph Cypress Water Management District (TCWMD) was created. The TCWMD operates under Chapter 298 of the Florida Statutes. The role of the TCWMD is to operate and maintain the surface water management facilities within the district boundaries. The South Florida Water Management District retains the oversight and permitting responsibilities within the TCWMD. With the purchase of the majority of the ranch by the State of Florida and Lee County, the boundaries of the TCWMD will be constricted to include only the Babcock Ranch Community (Area 6).

The Big Island Canal serves to connect Telegraph Cypress Swamp on the north to Telegraph Creek on the south. The Curry Lake canal, which more closely resembles a large ditch, connects Curry Lake on the north to Trout Creek on the south. Although the Big Island Canal and Curry Lake lie outside the boundaries of the Babcock Ranch Community, the Curry Lake Canal extends through the western portion of the site. After realizing that the canals served to drain the property too well, a Plan of Reclamation for TCWMD was initiated with weirs and culverts installed to prevent a severe dry-out during the winter and spring months. The most significant weirs installed are the Big Island Structures. These three water control structures are installed within the Big Island Dike which extends approximately two (2) miles across across Telegraph Cypress Swamp. The structures, known as the Main Structure, the Middle

Structure and East Structure, are weirs equipped with operable gates and are used to direct water downstream to several locations. The Main Structure is located within the Charlotte County portion of the Babcock Ranch Community. The Middle and East Structures are located outside the Babcock Ranch Community.

The current operation of the Big Island Structures and the maintenance of the Curry Lake Canal must be recognized as necessary in order to avoid potential upstream impacts to the State Lands. As part of the land purchase by the State of Florida and Lee County, certain activities may continue within the State Lands and changes to the existing operations could be detrimental to those activities. Therefore, the Babcock Ranch Community plan does not propose changes to the current operation of the Big Island Structures and does not currently envision raising the existing water levels within Curry Lake. However, recognizing that the State of Florida may wish to modify these operations in the future, the Babcock Ranch Community plan has located the Curry Lake Canal within a significant greenway system and minimized the level of development within the northern portions of the site.

An ecological history of Babcock Ranch has been compiled and is contained within the Environmental Supplement.

**D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.**

In April, 2006, Charlotte County adopted the Babcock Ranch Overlay District (BROD) amendment to its Comprehensive Plan approving 17,870 dwelling units and 6 million square feet of non-residential uses for the Charlotte County portion of the Babcock Ranch Community.

For purposes of this analysis, the phasing was made consistent with the general phasing utilized in the traffic analysis (see Question 21 responses). Inasmuch as this is an application for a master development approval, the actual phasing will be determined through the incremental process. Of the approximately 6 million square feet of office, industrial, retail, etc, the commercial retail development proposed at the site by phase is as follows: 344,640 square feet in Phase 1; 413,640 square feet in Phase 2; 2,046,623 square feet in Phase 3; and 121,040 square feet in Phase 4. The phasing of the commercial retail portion of the project will be developed as follows: Phase 1 (2010-2015), Phase 2 (2016-2020), Phase 3 (2021-2025), and Phase 4 (2026-2030). The residential component (17,780 units) of the Babcock Ranch DRI and the estimated 30-minute market household growth will support the 2,925,943 square feet of commercial retail development of the project. The Babcock Ranch DRI will generate demand for neighborhood, community, and regional retail. The different categories have specific drive-time radii (neighborhood, 10-minute radius; community, 20-minute drive-time radius; and regional, 30-minute drive-time radius). In this analysis, the households and expected employee base located within the Babcock Ranch DRI represent the primary source of retail demand.

With 17,870 housing units and a total of 6 million square feet of commercial (retail, office, etc.) space at buildout in 2030, the project will generate significant retail demand from the households and employment base of the project. In addition, the 30-minute market surrounding the project is expected to grow. The Consultant calculated the net retail demand for the project in 2030 is estimated to total 2,917,272 square feet (261,575 square feet neighborhood, 1,444,967 square feet community, and 1,210,730 square feet regional). This analysis looks at the number of households expected within the 30-minute market in

the Year 2030, households from the Babcock Ranch project, and the employment estimates for the project. These three components are the retail demand drivers for the neighborhood, community, and regional retail for the project.

**E. Describe, in general terms, how the demand for this project was determined.**

As noted in Part D., the retail analysis evaluated the projected number of households for the project and the projected number of households within the 30-minute market. Based on this information and the estimated competing retail square footage, net demand for retail space was calculated. In addition, Fishkind and Associates, Inc. evaluated population trends for Charlotte County when evaluating the need for commercial space.

Fishkind & Associates, Inc. looked at population growth trends in Charlotte County. The projected population growth for the county is provided in Table 10.1E-1. The projected growth in Charlotte County shows an increase of over 18,000 between 2005 and 2010, and a 23% increase between 2005 and 2015, which amounts to an additional 35,470 people. It is important to note that the Babcock Ranch DRI is planning to construct 4,000 households through 2015, which represents over 9,000 people. Fishkind and Associates, Inc. believes that the BEBR projections are likely to occur and will likely be exceeded as the market continues to expand with the addition of the Babcock Ranch DRI. The demand for the project is driven by current population growth trends.

Table 10.1.E-1 Charlotte County Population Projections 2005-2030

Year	Population	Growth
2005	154,030	
2010	172,300	11.86%
2015	189,500	9.98%
2020	205,300	8.34%
2025	219,400	6.87%
2030	232,600	6.02%

Source: (1) Florida Statistical Abstract 2005, Bureau of Business and Economic Research, University of Florida  
 (2) Florida Population Studies: Projection of Florida Population by County, 2005-2030, Bureau of Business and Economic Research, University of Florida

To determine retail demand, the household profile and expenditure characteristics are matched with supportable square footage by tenant type and shopping center type through a matrix based proprietary, retail demand model developed by Fishkind & Associates, Inc. Data sources employed in this model include the most current U.S. Department of Labor Consumer Expenditure Survey and the Urban Land Institute's Dollar and Cents of Shopping Centers.

## Part 2 Consistency with Comprehensive Plans

- A. **Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.**

### Charlotte County Comprehensive Plan

The Babcock Ranch Community, located in southeastern Charlotte County, north of CR 78, south of CR 74, and immediately east of SR 31, contains approximately 13,630 acres. The Babcock Ranch Community is envisioned for a sustainable, environmentally friendly community that provides diverse natural and recreational experiences for its residents. The community will encourage a high-tech, energy efficient and environmentally friendly mix of residential, retail and office commercial, light industrial, civic and educational facilities, open space, parks and recreational, and institutional uses. Regulations and development standards for the project have been created with the goal to create an integrated community that fosters civic life, walkability, human interaction, economic health, sustainability, and preservation of the natural environment. The project will include extensive open space, and preserve and enhance critical environmental areas that contribute to the natural beauty of this area and positively improve the quality of life for the residents.

A total of six million square feet of non-residential uses is planned for the project, consisting of 2,925,943 square feet of retail, 1,400,000 square feet of general office, 500,000 square feet of medical office, 664,057 square feet of industrial uses, 600 hotel/motel rooms and a 177-bed hospital. In addition to the described above, the Babcock Ranch Community will include 418 units of assisted living facilities, 150,000 square feet of government/civic, five schools (three elementary, one middle, and one high), a 25-acre educational service center, and uses customarily associated with a new community, such as golf courses, parks, lakes, open space, and community support facilities.

The Applicant has decided to proceed with development only on the Charlotte County portion of Area 6 at this time. Development of the Lee County portion of Area 6 will occur at a later time. No changes to the existing land uses in Lee County are proposed at this time. However, this AMDA document addresses the potential impacts on Lee County from development in Charlotte County, including but not limited to, water quantity and quality, other environmental issues such as protected species and wetlands, transportation, etc., all as set forth in the Charlotte Babcock Ranch Overlay District amendments ("BROD") and its associated agreements.

There were three agreements executed between MSKP III, Inc, Charlotte County, Lee County and the Florida Department of Community Affairs. The initial document, an Interlocal Agreement, was reached between all four parties establishing a framework and timetable for comprehensive plan amendments, land development regulations and development applications for The Babcock Ranch Community.

A Development Agreement, between Charlotte County and MSKP III, Inc, was the second document executed relating to planning and development. This document provides for the development parameters, general locations and the creation of a community development district, independent special district, or equivalent mechanism to provide for infrastructure

financing, construction and maintenance. The agreement contains a specific schedule for providing for the timing of infrastructure based on development milestones.

The Final Agreement is the Babcock Ranch Community Road Planning Agreement Regarding the Charlotte County Babcock Ranch Overlay District Overlay District Amendments. This is an agreement addressing road improvements required in Lee County as a result of the development within Charlotte County. This list is to be finalized through the DRI process.

**Goal 2 (Land Use Patterns):** Charlotte County will provide for a variety of development opportunities and will promote freedom of individual choice consistent with the Urban Service Area strategy.

**Objective 2.1 (Future Land Use Map):** Charlotte County will maintain a Future Land Use Map series to be used as both a prescriptive and regulatory tool to guide land acquisition, development, and regulation.

**Objective 2.5 (Overlay Districts):** Charlotte County will identify areas on the Future Land Use Map which require unique consideration for land density and development activities.

**Policy 2.5.27** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* The Babcock Ranch Overlay District (BROD) serves as an overlay to the Future Land Use Map. The BROD covers approximately 13,521 acres, situated in the southwest portion of the Babcock Ranch and within the East County Planning Area. The general BROD boundary is identified on No. 10\* and the specific BROD boundary is identified on No. 11\* of the Future Land Use Map series. The BROD serves to establish a distinct area wherein specific land use standards and regulations will be implemented to guide the development of uses and structures in a manner that will enhance the social and economic resources of the County. All property within the BROD will be designated as Babcock Ranch Overlay District on the Future Land Use Map, which designation is described in Policies 2.11 through 2.25.1.

The above referenced goals and objectives set forth the basis and provide the designations found on the Charlotte County Future Land Use Map. The FLUM designates future densities and intensities of anticipated development across Charlotte County, including the subject property. The acreage subject to this application is 13,630.6 acres, while the initial boundary of the BROD covers approximately 13,521 acres. All those maps associated with the BROD allow for adjustments during the DRI process and Maps 10 & 11\* will be revised at the completion of the DRI process. As provided for in the BROD, revisions and updates to the BROD maps were anticipated through the DRI and permitting processes. A review of the FLUM indicates the subject property is designated as Babcock Ranch Overlay District (BROD) and is subject to policies 2.11 – 2.25.1, discussed below.

**Objective 2.11** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* The BROD will create a well-planned new community within the East County planning area using the following Smart Growth principles and best management practices:

- Mix of Land Uses
- Create a Range of Housing Opportunities and Choices
- Create Walkable Neighborhoods
- Foster Distinctive, Attractive Communities with a Strong Sense of Place
- Provide a Variety of Transportation Choices
- Make Development Decisions Predictable, Fair, and Cost Effective

- Encourage Community and Stakeholder Collaboration in Development Decisions

The proposed Map H, submitted with the application provides for a well-planned new community utilizing extensive smart growth and best management practices. The plan provides for a mix of land uses consisting of residential, retail and office commercial, light industrial, civic and educational facilities, open space, parks and recreational, and institutional uses. The Master Plan submitted with the application provides an innovative site design, featuring The Babcock Ranch Community, connected to a distinct Village Center and a series of mixed-use villages and hamlets. Traditional Neighborhood Design will incorporate into the individual development parcels, utilizing strategies such as clustering, multi-modal transportation and neighborhood oriented parks and schools. Regulations and development standards for the project have been created with the goal to create an integrated community that fosters civic life, walkability, human interaction, economic health, sustainability, and preservation of the natural environment. The development design utilizes recommendations provided at the public Visioning Planning Charettes and creates a development plan that is based on community and stakeholder collaboration.

**Policy 2.11.1** (*Created by Ordinance #2006-030, Adopted on April 4, 2006*): The BROD requires the creation of a mixed-use community with the establishment of areas and sub-areas, including residential, commercial, office, light industrial, recreational and public and quasi-public facilities. Specific development parameters for the 17,870 dwelling units and 6,000,000 sf of non-residential space anticipated for the BROD shall be limited as set forth below:

Specific Land Use Mix (including Primary Greenways, Town Center and Villages)  
Development within the BROD is limited to 17,870 dwelling units and 6,000,000 square feet of non-residential uses, not including schools. This total square footage for non-residential uses is further defined as including 4,840,000 square feet commercial/office/retail (including medical), 650,000 square feet of light industrial, 150,000 square feet of government/civic uses, 72 golf course holes, and 600 hotel rooms (360,000 square feet). The allocations for these uses is provided in the adopted BROD.

**Policy 2.11.2** (*Created by Ordinance #2006-030, Adopted on April 4, 2006*): The BROD will consist of one Town Center, multiple Villages and multiple Hamlets. The Town Center is oriented to serve the cultural, shopping, employment and civic needs of residents of the Town Center, Villages and Hamlets within the BROD. The Town Center will also support the surrounding area outside of the BROD. The commercial uses located within the Town Center shall be accessible to the adjacent Village developments and must be designed to provide for a safe pedestrian environment and pedestrian access. The Town Center shall also include stormwater management lakes and ponds in accordance with state and federal permitting requirements. The public facilities are intended to allow a range of public and quasi-public uses including but not limited to educational and cultural facilities, utilities, fire/EMS, police substations, churches and others.

The following design standards shall govern the Town Center:

- The Town Center shall be laid out in a grid pattern to allow for dispersion of traffic and to promote future transit and walkability;
- Street furniture, hardscape and landscaping of streets will encourage pedestrian activity;

- Overhangs, porches, awnings, arcades, and colonnades shall be incorporated to provide architectural detail and create a sense of place;
- Wide sidewalks shall be required for main shopping streets and sidewalk cafes, food and art vendors shall be encouraged where appropriate;
- Main shopping streets will mainly be served by on street parking. On site parking for uses on main shopping streets will not be allowed unless it is in the rear or side of a building. Such parking areas shall be accessed by local streets and/or alleys, not on site driveways;
- Building entrances will be required for pedestrian access from adjacent sidewalks;
- Upper level residential units or office space shall be encouraged with ground level retail, office, or other similar business activity to promote horizontal diversity;
- Unified Town Center signage program. An overall signage program is required and shall be provided with the Planned Development;
- The lighting plan shall include mechanisms to reduce light pollution, through downward shielding, low intensity lighting, and other techniques to the greatest extent possible;
- Interconnectivity of pedestrian and vehicular routes throughout the Town Center Village to encourage multi-modal circulation;
- Flexible setbacks and performance standards shall be developed for specific uses and locations; and
- Guidelines and performance standards shall encourage the use of shared facilities.

The proposed development is consistent with this policy as demonstrated through Map H. Individual areas will be designed in compliance with the Charlotte County Babcock Ranch Overlay Zoning District, Section 3-9-54. This overlay district set forth the necessary design standards for town centers, villages, hamlets, transportation facilities and signage. The design standards were enacted to create a well-planned, mixed-use community utilizing concepts such as traditional neighborhood designed and crime prevention through environmental Design. The regulations provide standards for development of the community based on proven smart growth and best management practices. Section 3-9-54(c), Intent, states, "The regulations contained herein are designed to meet the intent of the goals, objectives, and policies of the Babcock Ranch Overlay District (BROD) contained in the Future Land Use Element of the Charlotte County Comprehensive Plan, and the Development Agreement entered into between Charlotte County and MSKP III, Inc., dated April 4, 2006 (development agreement)." The proposed development, including Map H, is designed to meet the standards contained in Babcock Ranch Overlay Zoning District and therefore is consistent with the comprehensive plan.

**Policy 2.11.3** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Villages shall be comprised of Residential Neighborhoods and one or two Neighborhood Commercial Centers. Villages shall be surrounded by greenways, golf courses, other natural and manmade features that provide for transition areas and shall be designed with identifiable character. Golf courses may be included within a Village. Villages shall also include stormwater management lakes and ponds in accordance with state and federal permitting requirements. The aggregate total of the uses within all Villages, including Residential Neighborhoods and Neighborhood Commercial Centers shall not exceed the total allowed within the BROD (17,870 dwelling units and 6,000,000 square feet non-residential) less the amounts of each included in the Town Center and Hamlets.

**Policy 2.11.4** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Villages-Residential Neighborhoods provide for a wide-range of energy-efficient housing types, materials and practices, consisting of single-family and multi-family dwelling units that will cater to a wide range of economic levels and age groups, including permanent, as well as

seasonal residents. Residential neighborhoods shall be organized around a village park or civic space and shall reflect compact building design typical of smart growth communities. Elementary and middle schools, community parks and neighborhood parks shall be sized and located to define neighborhoods or a cluster of neighborhoods. Traditional neighborhood design and conventional housing types are envisioned to appeal to a broad range of buyers. Neighborhoods shall be integrated and connected to each other, with limited use of gated communities (no more than 10%). Integration and connection can be achieved by pedestrian, bicycle, and/or alternative vehicle access ways located within streets, greenways and open space. Specific design standards shall be created for the BROD and included in the BROD Land Development Regulations to promote the smart growth community envisioned.

**Policy 2.11.5** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Neighborhood Commercial Centers form an integral part of the each Village and are designed to provide for daily and basic needs of the surrounding neighborhoods within the Village. The Neighborhood Commercial Center must be centrally located to provide for convenient pedestrian access to and from adjacent neighborhoods and those dwelling units located within the Village. The Neighborhood Commercial Center will provide for a mix of land uses including but not limited to retail, service, office, small-lot single-family detached residential homes, accessory apartments, guest houses, home occupations, home offices, multi-family uses, schools, civic/governmental uses, neighborhood or community parks and other similar services designed to meet the needs of its respective Village.

**Policy 2.11.6** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Each Neighborhood Commercial Center is required to have Public/Quasi public facilities as a central focal point. The focal point may be a combination of central public parks, schools, government buildings or quasi-public facilities such as churches or community centers. Sheriff sub-stations, fire stations, government offices and other public services are encouraged within the Town Center and Villages-Neighborhood Commercial Centers. To take advantage of shared infrastructure such as parking, these types of facilities shall be located together to the extent practicable.

**Policy 2.11.7** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Hamlets shall be comprised of Residential Neighborhoods and may include, but are not required to include, a Neighborhood Commercial Center sized to serve that particular Hamlet. Hamlets shall be surrounded by greenways, golf courses, other natural and manmade features that provide for transition areas and shall be designed with identifiable character. Golf courses may be included within a Hamlet. Hamlets shall also include stormwater management lakes and ponds in accordance with state and federal permitting requirements. The aggregate total of the uses within all Hamlets, including Residential Neighborhoods and any optional Neighborhood Commercial Centers shall not exceed the total allowed within the BROD (17,870 dwelling units and 6,000,000 square feet non-residential) less the amounts of each included in the Town Center and all Villages.

**Policy 2.11.8** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Hamlets - Residential Neighborhoods provide for a range of energy-efficient housing types, materials and practices, consisting of single-family and limited multi-family dwelling units that will cater to a range of economic levels and age groups, including permanent, as well as seasonal residents. Residential neighborhoods shall be organized around a park or civic space and shall reflect compact building design typical of smart growth communities. Traditional neighborhood design and conventional housing types are envisioned to appeal

to a broad range of buyers. Neighborhoods shall be integrated and connected to each other, with limited use of gated communities (no more than 10%). Integration and connection can be achieved by pedestrian, bicycle, and/or alternative vehicle access ways located within streets, greenways and open space. Specific design standards shall be created for the BROD and included in the BROD Land Development Regulations to promote the smart growth community envisioned.

Policies 2.11.3 through 2.11.8., listed above, set forth the development parameters for each segment of the community. The Villages and Hamlets described in these policies are found on Map H and are consistent with the densities and intensities set forth in DRI Table 10.A-1, LDC Section 3-9-54(h) and comprehensive plan Policy 2.11.1. Each of the neighborhoods described in the policies above have applicable design standards regulating use, signage, intensity and property development regulations. The proposed development plan, including Map H, is designed to meet the standards contained in Babcock Ranch Overlay Zoning District and therefore is consistent with the comprehensive plan.

**Policy 2.11.9** (*Created by Ordinance #2006-030, Adopted on April 4, 2006*): The BROD Master Plan is adopted as BROD Map No. 11a\*. The BROD Master Plan is subject to adjustment through the Development of Regional Impact (DRI), state and federal permitting processes, to the extent such adjustment meets these BROD Objectives and Policies and incorporates all features shown on the BROD Master Plan. The BROD Master Plan includes the general location of the Town Center, Villages, Hamlets, utilities site, schools, primary flowways, primary greenways, community and regional parks, transportation and utility corridors. The Town Center, Villages and Hamlets shall also include stormwater management lakes and ponds in accordance with state and federal permitting requirements.

A review of proposed Map H indicates that the proposal is consistent with BROD Map 11a\*. The proposed development incorporates all features shown on the BROD Master Plan and includes the general location of the Town Center, Villages, Hamlets, utilities site, schools, primary flowways, primary greenways, community and regional parks, transportation and utility corridors.

**Policy 2.11.11** (*Created by Ordinance #2006-030, Adopted on April 4, 2006*): The BROD Master Plan and BROD Map series were created through a collaborative community visioning and design process. The goal of the community visioning and design process was to harness the thoughts and interests of stakeholders and interested parties, to create an integrated community that fosters civic life, walkability, human interaction, economic health, sustainability, and preservation of the natural environment. The BROD Master Plan was prepared based on the best available data and information available at the time of the visioning process, but it must be understood that more detailed data and information is being collected in support of the detailed design, DRI and permitting processes. The BROD Master Plan will guide the preparation of the DRI Master Plan, but shall not be construed as the DRI Master Plan. Upon its adoption as a result of the DRI process, the DRI Master Plan will serve as the official Master Plan for the BROD development. A collaborative community visioning and design process shall be utilized as the BROD Master Plan is implemented.

The proposed Map H is consistent with this policy as it was developed utilizing detailed data collected by experts in the applicable disciplines. The DRI process is intended to

further the interaction within the community as the Master Plan evolves through a collaborative community visioning and design process, to create a final DRI Master Plan, dictating development of the property.

**Objective 2.12** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* The Town Center and Village requirement will provide an alternative to scattered, low-density single-use residential development, with sprawl limiting characteristics that will preserve open space, natural beauty and critical environmental areas that contribute positively to the quality of life for the residents within the Babcock Ranch Community as well as all of Charlotte County.

The proposed Map H as submitted is consistent with this objective. The master plan depicts open space areas that consist of natural resources areas, containing environmentally sensitive lands. The boundaries of these preserved open space areas serve to delineate the development areas comprising the Town Center and surrounding Villages. These open space areas are all interconnected providing opportunities for greenways, trails and water management facilities. The Master Drainage (BROD Map 11b) plan provides connections between surface water management lakes utilizing primary flowways within the greenways to maintain the hydrological integrity of the system. Best management practices will be incorporated into the plan to ensure that Class III water quality standards are maintained and that off site flows do not exceed pre-development levels.

**Objective 2.13** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Development within the BROD shall be reviewed as a Development of Regional Impact (DRI) and approved by a Development Order as provided in Chapter 380, Fla. Stat.(2005).

An application for approval of a Development of Regional Impact has been submitted for and is required for the Babcock Ranch Community. At this time only that land under the jurisdiction of Charlotte County has been submitted for consideration.

**Objective 2.14** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Pedestrian friendly features that support walkable communities will be incorporated within the BROD.

The community will consist of mixed residential neighborhoods offering a variety of product types and price points, connected by a network of streets, sidewalks and pathways, a mixed-use town center and village and hamlet centers, where residents will be provided essential goods and services, civic gathering places, entertainment, and dining. Design guidelines and an integrated plan for landscaping, signage, vehicular and pedestrian circulation, and community services will tie the neighborhoods together, creating a viable community structure, while providing for individual neighborhood identity. The design standards were created utilizing concepts such as traditional neighborhood designed and crime prevention through environmental Design.

**Policy 2.14.2** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Development within the BROD requires at a minimum the following design features:

- Clustered and compact smart growth neighborhoods, discouraging urban sprawl and building a sense of place and community;
- A functional balance between residential and non-residential land uses by encouraging a mix of land uses within the Town Center and Villages;

- The provision of civic meeting spaces and uses within the Town Center and Villages to promote public interaction and the creation of a sense of identity;
- Mixed use, providing greater variety of uses and densities that bring destinations and origins closer together with infrastructure that provides more incentives and propensity for people to walk;
- Pedestrian orientation, with basic amenities and facilities located within a ¼ mile radius (or 5 minute walk) from center to the edge of Neighborhood Commercial Centers, thus reducing reliance on the automobile;
- Environmentally sensitive planned development standards shall be created to achieve the conservation of important environmental resources. Area wide surface water management will be enhanced as a result of this effort;
- Attention to the creation of micro-climatic conditions, which will encourage walkability, shall include but not be limited to, small functional public open spaces, shaded paths, tree-lined streets, shaded structures, rest-areas and other forms of architectural elements to encourage pedestrian movements, allow for rest areas and add visual interest;
- Sidewalks shall be required on all streets, which may be separated from the roadway by a landscaped or natural area;
- A master landscape plan which details location and type of landscaping within the road and pedestrian network is required;
- Decorative street lights shall be used throughout the BROD, using mechanisms to reduce light pollution, through downward shielding, low intensity lighting, and other techniques to the greatest extent possible;
- Recognition of the importance of the various classifications of parks that make up the park system and their inclusion at appropriate quantity, scale and balanced geographic distribution;
- The road network within Villages should emphasize the use of two-lane neighborhood streets in a connected road pattern, rather than four-lane or wider arterials and streets. Residential Neighborhood streets shall use traffic calming design standards to slow traffic to a reasonable speed that does not negatively affect neighborhood safety and viability. Such traffic calming design may include, but is not limited to, the installation of traffic circles, narrow travel lanes, the installation of sidewalks between trees and the streets, and the allowance of onstreet parking;
- Collector roads linking villages shall be designed as parkways which feature landscaping in the medians and on the sides of the roads;
- All project utilities shall be underground;
- Residential and non-residential development shall be linked by streets, sidewalks, and in some cases by separate systems of pedestrian, bike, and/or golf cart paths;
- Alleys may be utilized throughout the BROD, which may serve a variety of functions;
- On-street parking shall be allowed on local streets and within the Town Center, Villages and Village Centers. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience, including but not limited parallel and angle parking; and
- Schools shall be accessed by local streets, pedestrian and bicycle facilities, and shall be provided in Villages and in the Town Center, provided that such local streets provide adequate access as is needed by the School District.

Map H and the supporting documentation provides for consistency with Policy 2.14.2. through compliance with the design standards set forth in the standard. The master plan features compact, clustered neighborhoods, designed to discourage urban sprawl and provide for a sense of place by providing the required balance of residential and non-residential usage in the Town Center and Villages, promoting human interaction. This social interaction is

furthered with the provision of parks and civic meeting places provided in the Town Center and Villages. The Mixed Use nature of the project, providing for a significant mix of density and intensity within a Traditional Neighborhood Design, provides the framework for a walkable development. Specifically, the design incorporates the pedestrian orientation required by this standard, locating neighborhood commercial within a 5-minute walk from the edge of the neighborhoods.

An area wide drainage plan has been provided, utilizing best management practices, in order to achieve conservation of environmental resources. All uses will be designed to minimize impacts on native vegetation, flowways and wetlands. Passive Greenways provide passive recreational opportunities including neighborhood parks, picnic areas and playgrounds, primitive camping, equestrian use, hiking trails, boardwalks and observation decks, limited paved trails and similar uses.

The Babcock Ranch Community will provide a master landscape plan, detailing location and type of landscaping for all streets and the pedestrian network. The pedestrian system will include sidewalks, required along all streets, as well as the types of facilities intended to encourage walkability, such as tree lined streets, shaded paths, connected public open space and rest areas. Decorative street lighting, utilizing mechanisms to reduce light pollution, are also proposed.

The road network within the Villages utilizes a connected, 2 or 4-lane road pattern, featuring traffic calming techniques intended to slow the speed of vehicles and allowing for pedestrian activity to occur adjacent to street system. On-street parking shall be allowed along the local streets, designed to promote traffic calming and pedestrian use. The interconnected street system (including underground utilities), links the Town Center with all Villages and Hamlets utilizing landscaped parkways. Institutional uses are strategically placed throughout the development. Map H depicts a system of regional, community and neighborhood parks intended to serve the population of the Babcock Ranch Community. The parks are spread out throughout the development and are connected to the residential and nonresidential development via streets, sidewalks, pedestrian and bike paths. Alleys may be provided as a function of the Traditional Neighborhood Design, accessing garages and parking areas located in the rear of structures.

**Objective 2.15** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Foster distinctive, attractive communities with a strong sense of place within the BROD.

The master plan for the Babcock Ranch Community has incorporated those techniques utilized to create a strong sense of place. The Town Center, a mixed-use area designed to complement the surrounding villages and hamlets, will develop with a mix of retail, office and residential development will serve as the entertainment and cultural center of the development. Significant open space has been designed to preserve scenic vistas and natural features at appropriate locations, and will serve in some instances as screening or buffering. The open space minimum of 35% of the site area will consist of all those uses such as hiking trails, bike paths, greenways, parks and public areas intended to provide a venue for public interaction. A review of Map H shows that each of the individual neighborhoods contains a centrally located neighborhood park or public space designed to foster public interaction.

**Objective 2.16** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):*

Transportation within the BROD will be planned and coordinated in creating a safe and secure pedestrian environment as well as a balanced mix of transportation options.

Map H demonstrates compliance with this policy with the provision of the transportation network depicted on BROD Map 11c\*, The Primary Internal Transportation Plan. The master plan depicts an interconnected system of properly scaled roadways, sidewalks, pathways and bike paths linking the Town Center and the outlying neighborhoods. The Town Center will feature the highest density and intensity of use, by locating public, quasi-public and civic uses in close proximity to the commercial, office and residential development intended for that area. Locating residential uses on the upper stories of the town center commercial district will serve to reduce external motor vehicle trips due to the pedestrian orientation provided. Development areas have been created which concentrate high-density areas within central portions of the development tracts, with the lowest densities bordering the adjacent greenways. Each neighborhood is provided with a centrally located neighborhood park, connected to greenways/public spaces, linking the park to the greenway/trail system. In addition to creating a safe and secure pedestrian environment, this interconnected system of greenways, sidewalks and trails provides an avenue for alternative transportation types such as bicycles, golf carts.

**Objective 2.17** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Provision of transportation facilities needed to serve the BROD shall be planned and constructed in a timely and coordinated manner.

The transportation facilities required to serve the Babcock Ranch Community shall be provided concurrently with development of the project. A community development district, independent special district, or equivalent mechanism is being created to provide funding and construction of necessary improvements. The required facilities are set forth in the Development Agreement, exhibit "E". These commitments are subject to review and revision through the DRI AMDA process and are discussed in detailed responses to question 21 in the Transportation section.

**Objective 2.18** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* A regional systems approach to environmental planning and design shall be incorporated as an integrated element within the BROD.

The Primary Greenways Plan, The Primary Flowways Plan and the Primary Drainage Plan for the development demonstrate compliance with this objective and its related policies. The Primary Greenways Plan designates four types or categories of greenways, based on the desired level of public use and resource protection. The Corridor Greenway designation is intended to for limited public use and maximum conservation. This greenway creates a critical connection of corridors linking the coastal area to the west and Lake Okeechobee to the east. This corridor intended to facilitate the movement of wildlife between regionally significant conservation lands. The master plan proposes the restoration of historic flowways within Greenways in order to restore historic flows and conveyances. The Primary Drainage Plan incorporates a system that functions as a natural system, utilizing a series of ponds, lakes, drainage facilities, located and vegetated to maintain water levels, quality and hydroperiod. Specific environmental issues and responses are provided under Question 12.

**Objective 2.19** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Parks and recreation, and open space design elements shall be incorporated within the BROD.

Design standards addressing public spaces have been incorporated into the Babcock Ranch Community and are depicted on Map H. Numerous public spaces, including greenways, trails, golf courses, parks and passive recreation areas are shown connecting the various neighborhoods throughout the development. The Charlotte County BROD Sections 3-9-54 (i) & (j) provide design standards for the all areas within the development. Significant recreational opportunities, at an appropriate quantity, scale and distribution are proposed within the Babcock Ranch Community and are depicted on Map H and the master development plan. Required parks and public spaces are set forth in the Development Agreement.

**Objective 2.20** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* A range of housing opportunities, including workforce housing is required.

The Babcock Ranch Community provides for numerous housing types, at a variety of price points, throughout the community. Utilizing the smart growth techniques such as connectivity, preservation of open space, mixing of land uses and intensities, the development will provide a wide range of dwelling unit types. The Town Center area will contain the most intensive commercial as well as the higher density residential, creating an urban core and activity center designed to cater to the entire community. The Village area will provide range of single family and multi family units, in a less dense configuration and again interconnected to other development areas. The Hamlets are the least dense neighborhoods within the development, offering mostly single-family homes on larger lots.

In addition to the wide range of housing opportunities proposed for the Babcock Ranch Community, the Developer Agreement between the applicant and Charlotte County, specifies that 10% of the total number of housing units constructed shall be designed for affordable housing.

**Objective 2.21** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* In consideration of its landward location and topographic suitability, the BROD would provide hurricane shelters and evacuation plans.

The Babcock Ranch Community is located entirely within a Category 4/5 Storm Surge Zone, the least vulnerable lands to storm surge flooding in southwest Florida. The Babcock Ranch residents are not anticipated to be required to evacuate and most residents will take shelter in their home and therefore will not negatively affect evacuation times. The revised building codes adopted since Hurricane Andrew ensure adequate structural protection. The Town will also provide for several hurricane shelters within the development, as provided for in the development agreement with Charlotte County. The agreement states that all community building shells within parks sites shall be constructed to shelter standards as contained in the American Red Cross publication 4496. These buildings shall also be provided with emergency generators. As determined by the Charlotte County School Board, the school buildings, two elementary, one middle, one high school and an education service center could all be used as shelters for evacuees from Storm Surge Categories 1-3.

**Objective 2.22** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Development within the BROD shall provide adequate infrastructure that is financially feasible to Charlotte County and the School Board and that meets or exceeds the levels of service standards adopted by Charlotte County. The BROD Capital Improvements Plan shall specify the responsible party, whether County, developer, District or otherwise, for the funding of infrastructure.

The Babcock Ranch Community will provide the necessary infrastructure required by Charlotte County Government and the Charlotte County School Board district. The Babcock Ranch Community has designated locations on Map H and the master plan for three elementary schools, a middle school, a high school, and an educational service center. These improvements are provided for in the Development Agreement.

**Objective 2.23** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* To serve the BROD with state of the art utility infrastructure.

**Policy 2.23.1** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* The Primary Utility Corridor Plan for the BROD is adopted as BROD Map No. 11h\*. The Primary Utility Corridor Plan is subject to adjustment through the Development of Regional Impact (DRI) process, to the extent such adjustment meets the BROD Objectives and Policies and incorporates all features shown on the Primary Utility Corridor Plan.

Utility locations and infrastructure are shown on BROD Map 11h\*, The Primary Utility Corridor Plan. The plan is intended to provide for the most efficient construction and delivery of the necessary infrastructure and may be adjusted through the DRI process as specified in Policy 2.23.1. The overall objectives of environmental sensitivity and sustainability will be applied to the design to ensure conservation of natural resources.

**Objective 2.24** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Ensure that development within the BROD is in conformance with the objectives and policies stated herein and implemented in a coordinated and timely manner.

Map H and the master development plan for the Babcock Ranch Community is in conformance with the objectives and policies contained herein as demonstrated throughout this document. The developer is moving forward to create the funding mechanism necessary to ensure timely implementation of the development.

**Objective 2.25** *(Created by Ordinance #2006-030, Adopted on April 4, 2006):* Development within the BROD shall be coordinated with Lee County to ensure that the impacts of the BROD occurring in Lee County are mitigated and coordinated with the Lee County Comprehensive Plan.

No development approval is proposed for the Lee County portion of the project at this time. No changes to the existing land uses in Lee County are proposed at this time. The applicant is in compliance with Objective 2.25 as responses to AMDA questions 12, 13, 14, 15, 16, 17, 18, 19, and 21 are provided herein. The transportation methodology was approved by Lee County and the Road Planning Agreement will be followed as required.

**\*Note: As provided for in the BROD, revisions and updates to the BROD maps were anticipated through the DRI and permitting processes.**

## Lee County Comprehensive Plan

### Capital Improvements Element

GOAL 95: To provide public facilities and services in Lee County adequate to serve the needs of both existing and future development.

The Babcock Ranch Community is consistent with this goal and related policies through the provision of a community development district, independent special district, or equivalent mechanism proposed as a private funding source for the development. Although the development approval is only proposed in Charlotte County at this time, impacts from the development that occur within Lee County will be mitigated. The Babcock Ranch Community Road Planning Agreement addresses those road impacts generated by the Babcock Ranch Community that occur within Lee County and provides the Applicant with assurance that Lee County will allow the improvements to take place. Exhibit B from the Road Planning Agreement, titled Preliminary Road Improvements, documents specific preliminary road improvements required for the Lee County road system. This list identifies the affected roadway, the link that must be improved and estimated construction costs, resulting in a mitigation amount for each impacted roadway link. The Applicant's proportionate share is identified and is subject to change during the Charlotte County DRI process (which is deemed to mitigate road impacts in Lee County). A detailed discussion of the transportation impacts is found in the response to Question 21.

Amendments incorporating the specific roads into Lee County's 2030 Road Needs Assessment Projects List and associated maps have been submitted by the Applicant to Lee County. The Road Planning Agreement provides for consistency with this standard.

**B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.**

#### **The Supply of Affordable Housing**

**Goal 1:** Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

**Goal 2:** Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

**Goal 4:** Communities and non-profit organizations will work together to identify and address the population's human service needs.

**Goal 5:** Communities and local non-profit organizations will cooperate when possible to reduce duplication of services and improve cost efficiency.

The proposed Master Concept Plan and application documents indicate a variety of housing types, at various price points will be provided in the Babcock Ranch Community. The plan features distinct areas consisting of a mix of uses and dwelling unit types. The Town Center is intended to be the development's activity center, providing an integrated urban core consisting of a mix of commercial and higher density multifamily units. The Village areas provide for a wide range of multiple family and single-family units arranged in a Traditional Neighborhood Design. The residential uses within the village are interconnected via greenways and pedestrian ways to each other as well as the other

development areas, parks and schools within the site, providing for human interaction within the common open space. The Hamlets will feature mostly larger lot single-family residential construction for its dwelling units types. Limited commercial activities within the hamlet will provide for internal shopping activities intended to provide a degree of sustainability, while allowing for a more secluded residential lifestyle.

Section 4.m. of the development agreement specifies that 10% of all units constructed shall be designated for Affordable Housing. The agreement contains definitions and standards ensuring the affordability of such units.

Map H as submitted provides for a livable mixed-use community, providing a wide range of housing opportunities. The mixed-use aspect of the project will create employment opportunities at numerous locations through the town, providing for a sustainable development. The community development district, independent special district, or equivalent mechanism proposed by the applicant will provide, or fund the necessary public services for the community, avoiding a duplication of services.

## **ECONOMIC INFRASTRUCTURE**

**Goal 1:** A well-maintained social, health, and educational infrastructure to support business and industry.

**Goal 2:** A well-educated, well-trained work force.

**Goal 3:** A stable regional economy based on a continuing excellent quality of life

**Goal 4:** A diverse regional economy.

**Goal 6:** A system of cooperation and coordination for economic development that includes a broad range of public and private participants.

The project's design, as a sustainable community will contribute the community's consistency with these Goals. The mix of uses in the town center and village areas are intended to offer a range of services for residents, however the mix will also encourage investment in the non-residential portions of the project. In addition to the mix of uses, 10% of the residential units will be designated as affordable housing, providing for a wide range of income levels within the development. The town has also provided for the necessary school sites through the development agreement specifying the type and number of educational facilities to be constructed. The agreement also contains a section relating to job creation. Section 4.p. requires the developer to consult with Enterprise Charlotte, Enterprise Florida, the State office of Tourism, Trade and Economic Development and FGCU regarding developing a plan for job creation.

## **NATURAL HAZARDS**

**Goal 1:** The general public and its governmental agencies become aware of the extent of flooding that can be induced from the Gulf of Mexico and Lake Okeechobee by a tropical storm or hurricane.

**Goal 5:** Be prepared to respond to accidental spills of hazardous materials or severely improper disposal of hazardous wastes.

**Goal 6:** New private and public developments are built further from flood prone areas than in the past and structures and roadways are protected from rain induced flooding.

**Goal 7:** Designated shelters safe from flooding, and containing enough capacity to meet existing estimates of need.

**Goal 8:** Plan for and accommodate the segments of the population with special evacuation needs.

**Goal 9:** Public buildings designed to serve as short-term shelters.

**Goal 10:** Regional medical centers capable of operating through a natural disaster.

**Goal 11:** A Region prepared for potential fuel shortages or prolonged electrical outages.

**Goal 12:** Fire, ambulance, and police services provide satisfactory service and responses times, not withstanding the pressures of growth.

**Goal 13:** Evacuation routes identified and clearly designated, and at the capacity and quality needed to carry the expected number of evacuating vehicles.

The Babcock Ranch Community is located entirely within a Category 4/5 Storm Surge Zone, the least vulnerable lands to storm surge flooding in southwest Florida. The Babcock Ranch residents are not anticipated to be required to evacuate and most residents will take shelter in their home and therefore will not negatively affect evacuation times. The revised building codes adopted since Hurricane Andrew ensure adequate structural protection. The Town will also provide for several hurricane shelters within the development, as provided for in the development agreement with Charlotte County. The agreement states that all community building shells within parks sites shall be constructed to shelter standards as contained in the American Red Cross publication 4496. These buildings shall also be provided with emergency generators. As determined by the Charlotte County School Board, the school buildings, two elementary, one middle, one high school and an education service center could all be used as shelters for evacuees from Storm Surge Categories 1-3.

## **NATURAL RESOURCES**

**Goal 1:** The Region's environmental awareness educational programs will be modernized and directed to all citizens of the region.

**Goal 2:** The diversity and extent of the Region's protected natural systems will increase consistently beyond that existing in 2001.

**Goal 3:** Water Management Districts and local governments must have programs based on scientific modeling to protect surface water, potable water wells, wellfields and contributing areas from contamination.

**Goal 4:** Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

**Goal 5:** Effective resource management is maintained across the borders of sovereign public agencies.

The Babcock Ranch Community will provide numerous environmental education opportunities through its affiliation with FGCU. The Master Concept Plan depicts 50 acres dedicated to Florida Gulf Coast University for ecological research and education. The Community also features significant preservation of natural resources and systems, including the completion of a large animal wildlife corridor stretching from the gulf coast to Lake Okeechobee. The town contains significant open space and is surrounded by wetland and upland preserves, creating a livable community and a water management system that protects surface water quality. The creation of the community development district, independent special district, or equivalent mechanism to ensure delivery of services will provide for the necessary treatment and disposal of wastewater to avoid long term degradation water resources.

## **REGIONAL TRANSPORTATION**

**Goal 1:** Construct an interconnected multimodal transportation system that supports community goals, increases mobility and enhances Southwest Florida's economic competitiveness.

**Goal 2:** Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

**Goal 3:** Achieve a competitive and diversified regional economy through improved work force development, enhanced access to technology and education, and investment in multi-modal transportation facilities.

**Goal 4:** A regional transportation system that provides Southwest Florida citizens and visitors with safe, timely and efficient access to services, jobs, markets and attractions.

**Goal 5:** Develop a cost-effective and financially feasible transportation system that adequately maintains all elements of the transportation system to better preserve and manage the Region's urban and non-urban investment.

*The Babcock Ranch Community is proposed to incorporate an inter-modal transportation system to serve the development. The development is designed as a Traditional Neighborhood, utilizing connectivity, clustering and significant open space to achieve this standard. The interconnected streets, sidewalks and greenways will encourage significant pedestrian activity, as well as alternative types of transportation such as the bicycle. In addition, the applicant will be subject to mitigation of transportation impacts pursuant to the DRI review.*

- C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.

#### 4) HOUSING.--

(a) **Goal.**--The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

#### (b) **Policies.**--

3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.

4. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

The Babcock Ranch Community provides for numerous housing types, at a variety of price points, throughout the community. Utilizing the smart growth techniques such as connectivity, preservation of open space, mixing of land uses and intensities, the development will provide a wide range of dwelling unit types. The Town Center area will contain the most intensive commercial as well as the higher density residential, creating an urban core and activity center designed to cater to the entire community. The Village area will provide range of single family and multi family units, in a less dense configuration and again interconnected to other development areas. The Hamlets are the least dense neighborhoods within the development, offering mostly single-family homes on larger lots.

In addition to the wide range of housing opportunities proposed for the Babcock Ranch Community, the Developer Agreement between the applicant and Charlotte County, specifies that 10% of the total number of housing units constructed in any phase shall be designed for affordable housing.

#### (7) WATER RESOURCES.--

(a) **Goal.**--Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

**(b) Policies.--**

1. Ensure the safety and quality of drinking water supplies and promote the development of reverse osmosis and desalination technologies for developing water supplies.
2. Identify and protect the functions of water recharge areas and provide incentives for their conservation.
3. Encourage the development of local and regional water supplies within water management districts instead of transporting surface water across district boundaries.
4. Protect and use natural water systems in lieu of structural alternatives and restore modified systems.
5. Ensure that new development is compatible with existing local and regional water supplies.
6. Establish minimum seasonal flows and levels for surface watercourses with primary consideration given to the protection of natural resources, especially marine, estuarine, and aquatic ecosystems.
7. Discourage the channelization, diversion, or damming of natural riverine systems.
9. Protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives.
10. Protect surface and groundwater quality and quantity in the state.
11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.
12. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.
14. Reserve from use that water necessary to support essential nonwithdrawal demands, including navigation, recreation, and the protection of fish and wildlife.

The Babcock Ranch Community is consistent with this goal due to the provision of an integrated water management system, designed and permitted in accordance with SFWMD regulations. The proposed system will eliminate untreated agricultural runoff in several locations, improving the existing on and offsite water quality. The system will feature retention and detention areas, filter marshes and vegetated swales to minimize nutrient loading and pollution of the stormwater leaving the site.

The water management system will preserve significant wetland systems, incorporating the stormwater system. Utilizing natural and created filter marshes, vegetated swales, littoral zones in water management lakes and meandering flowways, the system will mimic natural systems and result in overall improved water quality. The SFWMD permit will

include the elimination of gravity runoff from the existing farms fields, providing a modern water management system and decreasing the peak rate of runoff delivered to downstream properties. By incorporating and preserving natural and historic flowways, the water management system will function as a natural system, improving the quality of the stormwater leaving the site and ultimately entering the Caloosahatchee River.

The development will also be provided with potable water, sanitary sewer and irrigation systems, addressing conservation needs, reuse and groundwater quality standards.

## **(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.--**

**(a) Goal.--**Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

### **(b) Policies.--**

1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.
2. Acquire, retain, manage, and inventory public lands to provide recreation, conservation, and related public benefits.
3. Prohibit the destruction of endangered species and protect their habitats.
6. Encourage multiple use of forest resources, where appropriate, to provide for timber production, recreation, wildlife habitat, watershed protection, erosion control, and maintenance of water quality.
7. Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.
8. Promote restoration of the Everglades system and of the hydrological and ecological functions of degraded or substantially disrupted surface waters.
10. Emphasize the acquisition and maintenance of ecologically intact systems in all land and water planning, management, and regulation.
11. Expand state and local efforts to provide recreational opportunities to urban areas, including the development of activity-based parks.
13. Encourage the use of public and private financial and other resources for the development of recreational opportunities at the state and local levels.

Prior to proceeding with the development plans for Babcock Ranch, the applicant purchased the entire 91,361 acres from the Babcock Family, who originally had plans to sell off the ranch in 10 and 20-acre tracts. The applicant then immediately completed the largest land preservation deal in the states history, selling 73,471 acres to the State of Florida and Lee County.

The Babcock Ranch Community also will preserve more than 500 acres, connecting state owned preserve areas east and west of the Community, which will be appropriately placed under easement following applicable permitting. This area provides for a physical connection of the two state owned properties, completing a large animal wildlife corridor from Charlotte Harbor to Lake Okeechobee. A separate corridor extending from Lake Okeechobee south to the Everglades would then complete a corridor from the Everglades, north to the Lake and then west through Charlotte County to Charlotte Harbor.

The water management system proposed for the development will feature best management practices, including filter marshes, vegetated conveyances and the elimination of agricultural discharges into natural systems. This will improve the overall quality of the stormwater leaving the site and ultimately the entering the Caloosahatchee River.

The Master Concept Plan for the Babcock Ranch Community features numerous parks and recreational opportunities. Included on the plan are neighborhood parks, a community parks, a regional park, two 18-hole golf courses, a nature center and a multi use trails system throughout the development.

#### **(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.
3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.
4. Develop a system of intergovernmental negotiation for siting locally unpopular public and private land uses which considers the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.
6. Consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

The Babcock Ranch Community is envisioned for a sustainable, environmentally friendly community that provides diverse natural and recreational experiences for its residents. The community will encourage a high-tech, energy efficient and environmentally friendly mix of residential, retail and office commercial, light industrial, civic and educational facilities, open space, parks and recreational, and institutional uses. Regulations and

development standards for the project have been created with the goal to create an integrated community that fosters civic life, walkability, human interaction, economic health, sustainability, and preservation of the natural environment. The project will include extensive open space, and preserve and enhance critical environmental areas that contribute to the natural beauty of this area and positively improve the quality of life for the residents.

## **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.
4. Create a partnership among state government, local governments, and the private sector which would identify and build needed public facilities and allocate the costs of such facilities among the partners in proportion to the benefits accruing to each of them.
6. Identify and implement innovative but fiscally sound and cost-effective techniques for financing public facilities.
7. Encourage the development, use, and coordination of capital improvement plans by all levels of government.
10. Encourage development of graywater systems to extend existing sewerage capacity.

The proposed Master Plan and community development district, independent special district, or equivalent mechanism is intended to provide for the location, timing and funding of infrastructure necessary for the development. The proposed development construction program is planned to coincide with the provision of infrastructure. The commitments for provision of water, sewer, roads, police, fire, EMS and schools will be evaluated for delivery through the Development of Regional Impact. In addition the development will be provided with a reuse water irrigation system, extending capacity and providing for conservation. The applicant's affiliate is a certificated utility for the provision of water and sewer for the Babcock Ranch Community.

## **(19) TRANSPORTATION.--**

**(a) Goal.--**Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.

**(b) Policies.--**

3. Promote a comprehensive transportation planning process which coordinates state, regional, and local transportation plans.
7. Develop a revenue base for transportation which is consistent with the goals and policies of this plan.
8. Encourage the construction and utilization of a public transit system, including, but not limited to, a high-speed rail system, in lieu of the expansion of the highway system, where appropriate.
9. Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.
13. Coordinate transportation improvements with state, local, and regional plans.
14. Acquire advanced rights-of-way for transportation projects in designated transportation corridors consistent with state, regional, and local plans.
15. Promote effective coordination among various modes of transportation in urban areas to assist urban development and redevelopment efforts.

The applicant has entered into several interlocal agreements with Charlotte County, Lee County and the State of Florida, providing for the planning of roads and infrastructure to serve the development. A Development Agreement was executed between the applicant and Charlotte County providing for mitigation of impacts to public facilities and providing a list of specific improvements and the timing of the improvements. These agreements provide for the Applicant to mitigate its impact on the road network, as approved by both Charlotte and Lee Counties. The creation of a community development district, independent special district, or other equivalent mechanism will ensure the financial feasibility of the required improvements needed to serve the community.

An Interlocal Agreement was also executed between the applicants, Charlotte Co., Lee Co., and the Department of Community Affairs, agreeing to a joint planning process to establish the framework for the development. Lastly, a Road Planning Agreement was entered into between the applicant and Lee County, intended to provide mitigation for the transportation impacts to Lee County from the Charlotte County portion of the project. The list of Preliminary Road Improvements is attached to the Road Planning Agreement.

**(20) GOVERNMENTAL EFFICIENCY.--**

**(a) Goal.--**Florida governments shall economically and efficiently provide the amount and quality of services required by the public.

**(b) Policies.--**

1. Encourage greater cooperation between, among, and within all levels of Florida government through the use of appropriate interlocal agreements and mutual participation for mutual benefit.

2. Allow the creation of independent special taxing districts which have uniform general law standards and procedures and do not overburden other governments and their taxpayers while preventing the proliferation of independent special taxing districts which do not meet these standards.
3. Encourage the use of municipal services taxing units and other dependent special districts to provide needed infrastructure where the fiscal capacity exists to support such an approach.
8. Replace multiple, small scale, economically inefficient local public facilities with regional facilities where they are proven to be more economical, particularly in terms of energy efficiency, and yet can retain the quality of service expected by the public.
9. Encourage greater efficiency and economy at all levels of government through adoption and implementation of effective records management, information management, and evaluation procedures.
10. Throughout government, establish citizen management efficiency groups and internal management groups to make recommendations for greater operating efficiencies and improved management practices.
13. Encourage joint venture solutions to mutual problems between levels of government and private enterprise.

The Babcock Ranch Community is consistent with this section through the provision of economical and efficient infrastructure utilizing a special funding district. As stated in the section above, the applicant has entered into several agreements with the state and local developments demonstrating cooperation among various levels of government. The project is being funded through the creation of a community development district, independent special district, or equivalent mechanism, which will design, construct, operate and maintain the development's infrastructure.

## **(22) AGRICULTURE.--**

**(a) Goal.--**Florida shall maintain and strive to expand its food, agriculture, ornamental horticulture, aquaculture, forestry, and related industries in order to be a healthy and competitive force in the national and international marketplace.

### **(b) Policies.--**

1. Ensure that goals and policies contained in state and regional plans are not interpreted to permanently restrict the conversion of agricultural lands to other uses.
2. Encourage diversification within the agriculture industry, especially to reduce the vulnerability of communities that are largely reliant upon agriculture for either income or employment.
4. Stimulate research, development, and application of agricultural technology to promote and enhance the conservation, production, and marketing techniques available to the agriculture industry.

5. Encourage conservation, wastewater recycling, and other appropriate measures to assure adequate water resources to meet agricultural and other beneficial needs.
6. Promote entrepreneurship in the agricultural sector by providing technical and informational services.
9. Conserve soil resources to maintain the economic value of land for agricultural pursuits and to prevent sedimentation in state waters.
13. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into waters of the state.

The Babcock Ranch Community provides a Master Drainage Plan and a Master Flowways Plan, both of which address the discharge of stormwater runoff. Several agricultural areas of the site will be redeveloped as part of the Babcock Ranch Community. Untreated stormwater discharge as it now occurs from these development areas will be eliminated.

### Part 3 Demographic and Employment Information

#### A. Complete the following Demographic and Employment Information tables.

Table 10.3.A-1  
Demographic Information – Charlotte County

		Total Dwelling Units		Persons Per Household <sup>(1)</sup>	Total Population	Students per Household <sup>(2)</sup>		Total School Age Children	Elderly per Household <sup>(3)</sup>	Total Elderly
		SFD	MF <sup>(4)</sup>			SFD	MF			
Phase 1	2010-2015	2,597	1,398	2.18	8,708	0.258	0.258	1,031	0.756	3,022
Phase 2	2016-2020	3,891	2,096	2.18	13,049	0.258	0.258	1,545	0.756	4,528
Phase 3	2021-2025	3,035	1,634	2.18	10,177	0.258	0.258	1,205	0.756	3,531
Phase 4	2026-2030	2,093	1,126	2.18	7,016	0.258	0.258	831	0.756	2,435
TOTAL		11,616	6,254	2.18	38,950	0.258	0.258	4,613	0.756	13,516

(1) 2005 Florida Population Studies: Number of Households and Average Household Size in Florida: January 2006, Bureau of Economic and Business Research, University of Florida

(2) Charlotte County School Board

(3) US Census 2000, Charlotte County

(4) Includes apartments, condominiums, and townhouses

Fishkind & Associates, Inc. has estimated the expected employment from the Babcock Ranch Community. We have further distributed this employment based on expected salary ranges and the historic ES-202 wage and employment data for Charlotte County.

Below, Table 10.3.A-2, Total Employment at Babcock Ranch Community shows the expected employment for the Babcock Ranch Community. Table 10.3.A-3, Average Income Charlotte County shows the average wage based on 2005 ES-202 data. Table 10.3.A-4, Expected Employment by Income Group: Babcock Ranch Community shows the Fishkind & Associates, Inc. estimate of employment by income group for the project. Table 10.3.A-5, Expected Employment by Job Type: Babcock Ranch Community shows the Fishkind & Associates, Inc. estimate of employment by job type for each phase.

Table 10.3.A-2  
Total Employment at the Babcock Ranch Community

	Retail		Office		Golf		Hospital		Hotel	
	Sq. Ft.	Emp.	Sq. Ft.	Emp.	Holes	Emp.	Beds	Emp.	Rooms	Emp.
Phase 1 2010-2015	344,640	863	146,160	659	0	0	0	0	100	92
Phase 2 2016-2020	413,640	1,036	431,700	1,856	36	60	177	400	350	320
Phase 3 2021-2025	2,046,623	5,128	1,296,880	5,711	18	30	0	0	150	138
Phase 4 2026-2030	121,040	303	25,260	114	0	0	0	0	0	0
TOTAL	2,925,943	7,330	1,900,000	8,340	54	90	177	400	600	550

Source: Fishkind and Associates, Inc.

**Table 10.3.A-2  
Total Employment at Babcock Ranch Community (Continued)**

	Industrial Warehouse		Civic (Office)		ALF (Comm)		Parks		Church		Schools	
	Sq. Ft.	Emp.	Sq. Ft.	Emp.	Sq. Ft.	Emp.	Acres	Emp.	Sq. Ft.	Emp.	Students	Emp.
Phase 1 2010-2015	50,000	100	80,000	373	0	0	80	21	10,000	13	1,031	141
Phase 2 2016-2020	150,000	300	30,000	140	418	270	115	30	50,000	63	1,545	211
Phase 3 2021-2025	464,057	930	30,000	140	0	0	45	8	45,000	56	1,205	165
Phase 4 2026-2030	0	0	10,000	47	0	0	35	10	15,000	19	832	114
<b>TOTAL</b>	<b>664,057</b>	<b>1,330</b>	<b>150,000</b>	<b>700</b>	<b>418</b>	<b>270</b>	<b>300</b>	<b>69</b>	<b>120,000</b>	<b>150</b>	<b>4,613</b>	<b>630</b>

Source: Fishkind and Associates, Inc.

**Table 10.3.A-3  
Average Income Charlotte County**

<b>Wages by NAICS</b>	<b>Mean Wage</b>
Commercial by NAICS Code:	\$23,763
Office by NAICS Code:	\$47,934
Hotel by NAICS Code:	\$14,485
Industrial by NAICS Code:	\$20,355
Golf by NAICS Code:	\$35,457
Hospital by NAICS Code:	\$38,968
ALF (Commercial NAICS Code):	\$23,763
CIVIC (Office AICS Code):	\$47,934
Parks by NAICS Code:	\$35,457
Church (ALF NAICS Code):	\$23,763
School (Hospital NAICS Code):	\$38,968

Source: Fishkind and Associates, Inc.

**Tables 10.3.A-4  
Expected Employment by Income Group:  
The Babcock Ranch Community – Total**

Low	High	Median	Retail	Office	Golf*	Medical Facilities*	Hotel	Industrial Warehouse	Civic	ALF (Comm)*
\$8,250	\$9,999	\$9,125	244	0	0	0	55	0	63	15
\$10,000	\$12,499	\$11,250	245	0	0	0	102	0	0	14
\$12,500	\$14,999	\$13,750	402	0	5	0	150	0	0	23
\$15,000	\$17,499	\$16,250	590	0	21	0	136	0	0	35
\$17,500	\$19,999	\$18,750	778	1	45	0	76	0	0	44
\$20,000	\$22,499	\$21,250	918	4	50	0	25	0	0	53
\$22,500	\$24,574	\$23,537	806	9	25	0	5	1	0	46
\$24,575	\$27,499	\$26,037	1,084	29	11	6	1	14	1	62
\$27,500	\$29,999	\$28,750	779	60	1	18	0	64	5	44
\$30,000	\$32,499	\$31,250	592	120	0	54	0	186	10	35
\$32,500	\$34,999	\$33,750	403	217	0	117	0	331	19	23
\$35,000	\$37,499	\$36,250	246	359	0	189	0	362	30	14
\$37,500	\$39,319	\$38,410	105	372	0	163	0	192	31	6
\$39,320	\$42,499	\$40,910	94	898	0	261	0	150	75	5
\$42,500	\$44,999	\$43,750	28	903	0	130	0	26	75	1
\$45,000	\$47,499	\$46,250	11	1,012	0	63	0	4	85	1
\$47,500	\$49,999	\$48,750	4	1,029	0	22	0	0	86	0
\$50,000	\$52,499	\$51,250	1	951	0	7	0	0	80	0
\$52,500	\$54,999	\$53,750	0	796	0	1	0	0	66	0
\$55,000	\$57,499	\$56,250	0	606	0	0	0	0	50	0
\$57,500	\$58,979	\$58,240	0	269	0	0	0	0	24	0
Greater than \$58979			0	705	1	0	0	0	0	0
Total			7,330	8,340	159	1,031	550	1,330	700	421

\*Golf includes Parks Employment, Medical Facilities employment includes School Employment & ALF includes Church Employment  
Source: Fishkind and Associates, Inc.

**Table 10.3.A-5  
Expected Employment by Job Type: The Babcock Ranch Community**

	<u>Under 10,000</u>	<u>\$10,000 - \$14,999</u>	<u>\$15,000 - \$19,999</u>	<u>\$20,000 - \$24,999</u>	<u>\$25,000 - \$29,999</u>	<u>\$30,000 - \$34,999</u>	<u>\$35,000 - \$39,999</u>	<u>Over \$40,000</u>	<u>Total</u>
<b>Phase 1</b>									
<u>Non-Construction</u>									
Retail	29	76	162	203	220	117	41	15	863
Office	0	0	0	1	7	26	57	568	659
Golf	0	1	9	10	1	0	0	0	21
Medical Facilities	0	0	0	0	3	23	48	67	141
Hotel	9	42	36	5	0	0	0	0	92
	0	0	0	0	6	39	41	14	100
Industrial/Warehouse									
Civic (Office)	32	0	0	0	4	15	33	289	373
ALF (Comm)	2	1	2	3	3	2	0	0	13
<u>Construction</u>									
Residential	4	25	56	93	174	217	210	696	1,475
Non-residential	4	19	32	46	79	99	105	1,008	1,392
	<u>Under 10,000</u>	<u>\$10,000- \$14,999</u>	<u>\$15,000- \$19,999</u>	<u>\$20,000- \$24,999</u>	<u>\$25,000- \$29,999</u>	<u>\$30,000- \$34,999</u>	<u>\$35,000- \$39,999</u>	<u>Over \$40,000</u>	<u>Total</u>
<b>Phase 2</b>									
<u>Non-Construction</u>									
Retail	33	92	193	244	263	141	50	20	1,036
Office	0	0	0	3	20	75	163	1,595	1,856
Golf	0	3	37	42	7	0	0	1	90
Medical Facilities	0	0	0	0	14	101	209	287	611
Hotel	32	146	123	18	1	0	0	0	320
	0	0	0	0	17	117	125	41	300
Industrial/Warehouse									
Civic (Office)	13	0	0	0	1	6	12	108	140
ALF (Comm)	12	29	62	79	84	45	16	6	333
<u>Construction</u>									
Residential	8	45	100	166	313	390	377	1,251	2,650
Non-residential	2	10	18	26	43	55	59	561	774

\*Golf includes Parks Employment, Hospital employment includes School Employment & ALF includes Church Employment  
Source: Fishkind and Associates, Inc.

	<u>Under 10,000</u>	<u>\$10,000- \$14,999</u>	<u>\$15,000- \$19,999</u>	<u>\$20,000- \$24,999</u>	<u>\$25,000- \$29,999</u>	<u>\$30,000- \$34,999</u>	<u>\$35,000- \$39,999</u>	<u>Over \$40,000</u>	<u>Total</u>
<b>Phase 3</b>									
<u>Non-Construction</u>									
Retail	170	452	957	1,206	1,303	696	246	98	5,128
Office	0	0	1	9	61	231	501	4,908	5,711
Golf	0	1	16	18	3	0	0	0	38
Medical Facilities	0	0	0	0	4	28	56	77	165
Hotel	14	64	53	7	0	0	0	0	138
Industrial/Warehouse	0	0	0	1	55	361	388	125	930
Civic (Office)	13	0	0	0	1	6	12	108	140
ALF (Comm)	1	5	11	13	14	8	3	1	56
<u>Construction</u>									
Residential	6	35	78	130	244	304	294	975	2,066
Non-residential	3	14	25	36	61	77	82	792	1,090
	<u>Under 10,000</u>	<u>\$10,000- \$14,999</u>	<u>\$15,000- \$19,999</u>	<u>\$20,000- \$24,999</u>	<u>\$25,000- \$29,999</u>	<u>\$30,000- \$34,999</u>	<u>\$35,000- \$39,999</u>	<u>Over \$40,000</u>	<u>Total</u>
<b>Phase 4</b>									
<u>Non-Construction</u>									
Retail	12	27	56	71	77	41	14	5	303
Office	0	0	0	0	1	5	10	98	114
Golf	0	0	4	5	1	0	0	0	10
Medical Facilities	0	0	0	0	3	19	39	53	114
Hotel	0	0	0	0	0	0	0	0	0
Industrial/Warehouse	0	0	0	0	0	0	0	0	0
Civic (Office)	5	0	0	0	0	2	4	36	47
ALF (Comm)	0	2	4	4	5	3	1	0	19
<u>Construction</u>									
Residential	3	17	37	62	117	145	139	464	984
Non-residential	1	3	5	8	12	15	16	159	219

\*Golf includes Parks Employment, Hospital employment includes School Employment & ALF includes Church Employment  
Source: Fishkind and Associates, Inc.

## Part 4 Impact Summary

### A. Summarize the impacts this project will have on natural resources.

In general, the Babcock Ranch Community is comprised of a variety of habitat types, primarily agricultural and mining land uses. Natural communities onsite consist of pine flatwoods, palmetto prairies, mixed wetland hardwoods, cypress, freshwater marshes and wet prairies. Some hardwood hammocks can also be found on the property. In addition, the Babcock Ranch Community contains manmade ditches which serve to convey water between isolated wetlands and/or downstream into natural waterways which ultimately discharge into the Caloosahatchee River.

The proposed development footprint has been located to minimize impacts to wetlands and high quality upland habitats. The resulting plan provides for north-south flowways and significant greenways and preservation areas. The development footprint has been designed to locate the majority of the development tracts within existing agricultural farm fields and cleared uplands. To minimize secondary effects to the proposed preserve areas, the development tracts have been designed with a 100' undisturbed area around most of the wetland preserve areas. The result is a development plan which consolidates preservation areas, and incorporates existing flowways, isolated wetlands and expansive native uplands. As can be seen in the table below, the development footprint has been confined to approximately 6800 acres. Of this total impact footprint, approximately 4200 acres (62%) of the development will be located within non-native, exotic infested and/or disturbed habitats.

**Table 10.4.A-1 – Development Footprint Impact**

<b>Description</b>	<b>Total Acreage</b>	<b>Total Impact</b>	<b>Percent of Total</b>
Mining	970.21	927.44	96%
Agriculture	5132.38	3115.13	61%
Herbaceous/Shrub Uplands	629.79	393.85	62%
Upland Scrub	0	0	0%
Palmetto Prairies	313.22	147.37	47%
Pine Flatwoods	4317.14	1856.21	43%
Eucalyptus Plantation	2.87	1.60	56%
Forested Upland	99.78	15.10	15%
Herbaceous/Shrub Wetlands	132.66	52.94	40%
Freshwater Marsh/Wet Prairie	1247.23	219.21	17%
Cypress/Cypress Mix	532.44	34.08	6%
Mixed Wetland Forest	21.80	0	0%
Open Water	34.35	6.03	17%
Disturbed Areas	23.60	19.91	84%
Roads/Trails	45.73	27.96	61%
SR 31 ROW	127.40	----	----
<b>Total</b>	<b>13,630.60</b>	<b>6816.83</b>	<b>----</b>

**B. Summarize public facility capital costs associated with project impacts using the following table:**

**Table 10.4.B-1  
The Babcock Ranch Community  
Public Facility Impacts – Charlotte County**

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Capital Expenditures								
Law Enforcement	\$286,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$1,115,876	\$0
Parks	\$275,592	\$0	\$298,080	\$0	\$322,403	\$0	\$0	\$2,248,491
Library	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Capital Cost	\$562,207	\$0	\$298,080	\$0	\$322,403	\$0	\$1,115,876	\$2,248,491
	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Capital Expenditures								
Law Enforcement	\$0	\$0	\$0	\$441,231	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$1,103,078	\$0	\$0	\$0	\$0
Parks	\$0	\$0	\$407,943	\$0	\$0	\$0	\$477,236	\$0
Library	\$0	\$0	\$0	\$4,072,903	\$0	\$0	\$0	\$0
Public Buildings	\$3,017,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Capital Cost	\$3,017,330	\$0	\$407,943	\$5,617,212	\$0	\$0	\$477,236	\$0
	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	
Capital Expenditures								
Law Enforcement	\$536,825	\$0	\$0	\$0	\$0	\$0	\$0	
Fire	\$1,651,770	\$0	\$0	\$1,451,575	\$0	\$0	\$0	
Parks	\$0	\$536,825	\$0	\$0	\$0	\$0	\$0	
Library	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Public Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Capital Cost	\$2,188,595	\$536,825	\$0	\$1,451,575	\$0	\$0	\$0	

## QUESTION 11 - REVENUE GENERATION SUMMARY

**NOTE: The information contained in the responses to Question 11 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

- A. Project the funds anticipated to be generated by the project. This projection should include any source or use of funds which could have any reasonable connection to the proposed development.**
- 1. Make the following projections by year, including the first and last year in which any construction and/or development takes place:**
- (a) Yearly ad valorem tax receipts**
  - (b) Yearly impact fees collected**
  - (c) Yearly sales tax received by local government**
  - (d) Yearly gasoline tax received by local government**
  - (e) Yearly projections of any other funds by any other sources generated as a result of development of the proposed project within the region**

The Babcock Ranch Community will generate significant ongoing revenue benefits to Charlotte County. The major operating revenues generated by The Babcock Ranch Community are provided in Table 11.1.1 and include ad Valorem, sales tax, utility taxes, gas taxes, permit fees, license fees and charges for services. These annual operating revenues are estimated to reach \$196.8 million at build out.

Ad Valorem revenues are projected in Table 11.1.1. The Babcock Ranch Community is forecast to generate over \$53.6 million in ad Valorem revenue each year for Charlotte County after build out.

Sales tax revenues are projected in Table 11.1.1. The Babcock Ranch Community is forecast to generate \$23.6 million in sales tax revenue each year for Charlotte County after build out. Sales tax revenues are the sum of the Local Option Sales Tax and ½ Cent Sales Tax.

The Babcock Ranch Community is forecast to generate \$4.5 million in gas tax revenue each year for Charlotte County after build out. Gas tax revenues are the sum of Local Option Fuel Taxes and Gas Tax – Constitutional & County from Table 11.1.1.

Charlotte County receives impact fees for roads, law enforcement, fire, parks, library and public buildings. The Babcock Ranch Community will generate a total of \$82.6 million in county impact fees.

Based on current millage rates, the School District is projected to receive annual operating ad Valorem revenues of \$69.8 million and capital ad Valorem revenue of \$16.5 million per year at build out (Table 11.1.1).

The other agency revenues are summarized in Table 11.1.1.

- 2. List all assumptions used to derive the above projections and estimates, show the methodologies used and describe the generally accepted accounting principles used in all assumptions, estimates and projections.**

The assumptions used in the revenue generation calculations are provided in Table 11.2.1. Property taxes were calculated using 85 percent of the sales price less the Homestead exemption (90% of single family households and 70% of multifamily), and multiplied by the appropriate Millage rate.

Franchise fees, licenses and permits, sales tax, gas taxes and fines and forfeitures were calculated using a per capita methodology. This methodology arrives at a per capita amount for each revenue item in the County Budget. These per capita averages are then applied to the projected new population.