

~~There are no plans adopted at this time.~~

Burnt Store Emerging Neighborhood Plan

FLU App V Objective 1: Burnt Store Emerging Neighborhood (BSEN)

To implement the vision for the Burnt Store Emerging Neighborhood (FLUM Series Map #7), which is to create a fully serviced, integrated community where government services (such as library, park, fire/EMS, and school facilities), recreational opportunities (active and passive) and commercial needs are predominantly provided within the Area. The vision, intent, and data and analysis for this plan are outlined in the Burnt Store Area Plan (FLU Data and Analysis Appendix E).

FLU App V Policy 1.1: BSEN Development Timing Standards

Any permit approval for a density greater than one unit per ten acres shall undertake a proportionate share analysis that will evaluate the proposed development's impact on Burnt Store Road. The proportionate share analysis will be evaluated and approved through the site plan or PD process by use of a Developer's Agreement. The proportionate share can be paid either in a lump sum or divided and assessed on a per-unit basis. If the proportionate share is paid in a lump sum, prior to vertical development, then the property owner shall have concurrency vesting until the build-out date identified in the traffic analysis used to establish the proportionate share. The developer shall be responsible for the difference in funding if the proportionate share amount is less than the impact fee assessment for the project.

FLU App V Policy 1.2: BSEN Future Land Use Map Designations

The County shall designate land within the BSEN as Burnt Store Limited Development and Burnt Store Village Residential, which categories are defined within FLU Appendix I: Land Use Guide.

FLU App V Policy 1.4: BSEN Open Space Requirement for Residential

The County requires the creation and maintenance of common areas of open space and on-site recreational areas.

FLU App V Policy 1.5: BSEN Infrastructure Funding

The County shall ensure that adequate funding sources are available for the provision of infrastructure. Improvements will be funded through a variety of mechanisms that include Community Development Districts (CDDs), Municipal Services Taxing Units (MSTUs), rebate agreements, grants and impact fees. The County shall evaluate funding options, including the use of bonds and other

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revenues to expedite the widening of Burnt Store Road from the current time to 2015.

FLU App V Policy 1.6: BSEN Access Management Plan

The County shall assist in maintaining the level of service along Burnt Store Road. An access management plan shall be adopted by Charlotte County prior to 2017, or construction of roadway improvements and criteria shall be established for minimum separation of access points in the Code of Laws and Ordinances.

FLU App V Policy 1.7: BSEN Internal Water Management Systems

The County shall encourage, through incentives that may include impact fee credits, the provision of water storage capacity for storm water run-off from Burnt Store Road in the internal water management systems of new developments fronting Burnt Store Road. The intent is to assist the County in making the necessary improvements to Burnt Store Road in an economical and efficient manner by minimizing the amount of right-of-way necessary for widening Burnt Store Road. By 2015, the County will consult with State agencies and identify wetland mitigation projects that will improve stormwater treatment within the Burnt Store Area and which may be completed by applicants seeking environmental resource permits for development within the Burnt Store Emerging Neighborhood.

FLU App V Policy 1.8: BSEN Watershed Flood Study

The County shall utilize the Burnt Store Watershed Flood Study (FLU Data and Analysis Appendix F) to quantify water quality discharges, conveyance system capacity and adequacy, recommend improvements over and above the item specified in FLU App V Policy 1.7, and specify the LOS after improvements.

FLU App V Policy 1.9: BSEN Enhancement of Water Quality

Based on the recommendations given in the Burnt Store Watershed Study, the County shall work with developers and property owners to create rain gardens, littoral zones or other similar mechanisms along any waterways to preserve, enhance and protect the water quality and quantity.

FLU App V Policy 1.10: BSEN Low Impact Design Practices

In partnership with SWFWMD, the County shall encourage developers and property owners to provide a variety of stormwater and low impact development practices, so that each practice will provide incremental benefits and all combined practices will:

1. Preserve native landscaping and natural water flows;

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2. Minimize and control runoff generation at the source;
3. Promote infiltration;
4. Promote stormwater reuse; and
5. Minimize site disturbance.

FLU App V Policy 1.11: BSEN Natural Resource Connections

The County shall coordinate with developers and property owners to create the following natural resource connections, as shown on the Burnt Store Area map (SPAM Series Map #5) which is based on input and recommendations from the Florida Fish and Wildlife Commission and the National Estuaries Program.

1. Blueways. To assist in alleviating stormwater drainage concerns, the County shall require a restored or created flowway. The proposed flowway could connect surface water management lakes and on-site wetlands. Littoral shelves shall be planted along the proposed flowway to provide water quality treatment and foraging areas for wading birds. Road crossings may be constructed where the flowway is proposed, so long as the hydrological integrity of the flowway is maintained through drainage crossings.
2. Greenway. The County shall require developers and property owners to preserve property along the greenway to link up with the proposed "Wildlife Utilization Areas" in the Tern Bay DRI. The intent is to provide for a wildlife corridor with a minimum width of 75 feet or greater, depending on existing vegetation and wildlife habitat. The greenway should include the preservation or enhancement of natural habitats. Enhancement activities can include plantings of native vegetation and removal of exotic and nuisance vegetation. Low impacting recreational uses may be incorporated into the greenway; however, the greenway is primarily to be managed for wildlife usage. The County shall incorporate a wildlife crossing into the widening of Burnt Store Road, to be constructed of a size sufficient to accommodate small to medium size animals for at least one of the greenways.
3. Wildlife Corridor: The County shall require the preservation and enhancement of land within and along the wildlife corridor to provide sufficient coverage for utilization of wildlife. Enhancement activities can include plantings of native vegetation and removal of exotic and nuisance vegetation. The corridor should provide sufficient cover to encourage use by wildlife through compliance with the following provisions:
 - a. The corridor shall be at a minimum 200 feet wide.
 - b. A 25 foot undeveloped buffer will be established between the corridor and proposed development activities. The buffer will

- consist of native vegetation where native habitats currently exist. In areas where native vegetation does not currently exist, native vegetation plantings will be conducted within the 25 foot buffer.
- c. Lighting within 50 feet of the corridor will be shielded and directed away from the corridor.
 - d. A conservation easement (or similar binding document) will be required at time of Final Plan Approval to ensure the protection in perpetuity of the 25 foot buffer and corridor. The conservation easement will limit human access to the corridor by prohibiting uses and structures (gazebos, docks, etc.) within the 25 foot buffer, corridor, and adjacent canal. Nature trails are acceptable uses within the 25 foot buffer and corridor.

The County may coordinate with appropriate environmental agencies and will consider using funding to acquire properties along the wildlife corridor. The County shall incorporate a wildlife crossing into the widening of Burnt Store Road, to be constructed of a size sufficient to accommodate small to medium size animals.

FLU App V Policy 1.12: BSEN Hurricane Preparedness

The County shall require all new residential structures to be elevated to, at a minimum, 8 feet above sea level in order to minimize hurricane damage.

FLU App V Policy 1.13: BSEN Archeological Resource Protection

The County shall require the preservation of any archeological resources.

FLU App V Policy 1.14: BSEN Multi-Modal Transportation

The County shall work with developers within the Burnt Store Emerging Neighborhood to provide pedestrian and bicycle facilities on all new and improved public roadways and, where possible, retrofit existing roadways. Developers shall be required to create an interconnected community within the Burnt Store Emerging Neighborhood boundary through the use of roadway interconnections and pedestrian and bicycle pathways that create internal connections within each development that link to existing and future pedestrian and bicycle corridors outside of their development.

FLU App V Policy 1.15: BSEN Recreation

The County shall work with property owners within the Burnt Store Emerging Area to acquire the approximately 90 acres of land needed for active recreational uses. Methods of acquisition may include the granting of impact fee credits or property acquisition.

FLU APPENDIX V: EMERGING NEIGHBORHOOD PLANS**Babcock Ranch Community Emerging Neighborhood Plan****FLU App V Objective 2: Babcock Ranch Community (BRC)**

To establish design standards to guide development in the Babcock Ranch Community that is intended to create a well-planned new community in rural, east Charlotte County using the following Smart Growth principles and best management practices:

- Mix of Land Uses, as outlined in the Babcock Mixed Use (BMU) FLUM category.
- 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.

FLU App V Policy 2.1: BRC DRI Master Plan

The official Babcock Ranch Community Master Land Plan (SPAM Series Map #7) for the development has been adopted as Map H in the Babcock Charlotte Master Development Order (BCMDO). The BRC Master Land Plan is subject to adjustment through the Development of Regional Impact (DRI), State and Federal permitting processes. The BRC will consist of one Town Center, the North Babcock Area, multiple Villages and multiple Hamlets.

FLU App V Policy 2.2: BRC Walkable Community

The BRC will include appropriate mixed use and smart growth urban design principles in generating vibrant walkable communities. Pedestrian friendly features such as, but not limited to: the appropriate mix of densities and uses, compact street intersections, greenway trail system, street furniture, landscaping of streets with native canopy trees and neighborhoods that are properly scaled for people, are required within the BRC. Crime Prevention Through Environmental Design (CPTED) strategies shall be implemented in the BRC.

FLU App V Policy 2.3: BRC Town Center Design

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 BRC. The Town Center will also support the surrounding area outside of the BRC. 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. Design standards for the Town Center are set forth in the BRC LDRs.

FLU App V Policy 2.4: BRC Village and Hamlet Design

Villages shall be comprised of Residential Neighborhoods and a minimum of one or two Neighborhood Commercial Centers. 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. Village and Hamlet open space shall be designed with identifiable character. Golf courses may be included within Villages and Hamlets.

FLU App V Policy 2.5: BRC Residential Neighborhood Design

Residential Neighborhoods in Villages and Hamlets shall 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 (subject to State regulations), community parks and neighborhood parks shall be sized and located to define neighborhoods or a cluster of neighborhoods. Residential Neighborhoods shall be integrated and connected to each other, with limited use of gated communities (no more than ten percent and excluding affordable housing complexes). Integration and connection can be achieved by pedestrian, bicycle, or alternative vehicle access ways located within streets, greenways and open space. Design standards for the Residential Neighborhoods are set forth in the BRC LDRs.

FLU App V Policy 2.6: BRC Neighborhood Commercial Center Design

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. A 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 Centers 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, guesthouses, 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

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respective Village. Each Neighborhood Commercial Center is required to have Civic, Community, & miscellaneous Public Facilities as a central focal point. The focal point may be a combination of central public parks, schools, government buildings or civic/community 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 Neighborhood Commercial Centers. To take advantage of shared infrastructure such as parking, these types of facilities shall be located together to the extent practicable. Design standards for the Neighborhood Commercial Centers are set forth in the BRC LDRs.

FLU App V Policy 2.7: BRC Phasing Plan

The BRC Summary Phasing Plan sets forth the minimum non-residential square footage required for the number of dwelling units at the time of issuance of certificate of occupancy of the last dwelling unit of any particular threshold. The BRC Summary Phasing Plan is subject to adjustment through the DRI, State and Federal permitting processes. Subsequent DRI Incremental Development Orders shall establish the detailed phasing of development within the Increment. The DRI Incremental Development Orders shall determine the amount of residential and non-residential development allocated within the Town Center, each Village, and each Hamlet, respectively, in accordance with these BRC Objectives and Policies, ensure that development is orderly, maximize efficiency of infrastructure, and provide for specific infrastructure improvements needed to meet prescribed levels of service. The intent is that non-residential uses will be in place to serve the occupancy of dwelling units.

BRC Summary Phasing Plan

<u>Residential Dwelling Units (C/O)</u>	<u>Non-Residential s.f. (Cumulative) *1</u>	<u>Schools [Elem (E1, E2, E3) Middle (M) & High (H) Schools]</u>
<u>500</u>	<u>10,000</u>	
<u>1,000</u>	<u>35,000</u>	
<u>2,000</u>	<u>100,000</u>	
<u>4,000</u>	<u>300,000</u>	<u>E1</u>
<u>7,000</u>	<u>600,000</u>	<u>E2 & M</u>
<u>10,000</u>	<u>1,000,000</u>	
<u>12,000</u>	<u>1,250,000</u>	<u>H</u>
<u>14,000</u>	<u>1,550,000</u>	<u>E3</u>
<u>16,000</u>	<u>2,000,000</u>	
<u>17,870</u>	<u>3,000,000*2</u>	

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<u>Residential Dwelling Units (C/O)</u>	<u>Non-Residential s.f. (Cumulative) *1</u>	<u>Schools [Elem (E1, E2, E3) Middle (M) & High (H) Schools]</u>
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*1 – all non-residential square footage is cumulative by C/O threshold

**2 – Non-residential sf threshold is minimum

FLU App V Policy 2.8: BRC DRI Abandonment Strategy

If the DRI is abandoned prior to development, then Charlotte County shall process an application to amend the Comprehensive Plan, pursuant to Section 163.3184, F.S., and the Charlotte County Code, to reinstate the Future Land Use categories and zoning districts that were in effect immediately prior to the adoption of the BRC.

FLU App V Policy 2.9: BRC Scenic Viewsheds

The BRC requires preservation of scenic viewsheds that provide visual cues (such as open space and other prominent natural features) to introduce or signal the transition from one zone to the other. This includes the appropriate location, concealment or control of the location of utilities and necessary infrastructure elements within the BRC.

FLU App V Policy 2.10: BRC Public Spaces

The BRC requires public spaces, whether built or natural, active or passive, to provide a venue for public interaction and vibrant exchange among neighbors; these spaces should be centrally located to neighborhoods and the Town Center.

FLU App V Policy 2.11: Prescribed Burns in the BRC

Recognizing the need for proper wildlife and land management practices on adjacent natural areas, the BRC shall not prohibit or otherwise limit the land management activities of the State and Lee County with regard to prescribed burning on public lands. It shall be made clear to purchasers of property within the BRC that prescribed burns are a necessary and integral part of land management activities on public lands, through the recordation of notice to persons accepting a conveyance of real property in the BRC of such management activities.

FLU App V Policy 2.12: BRC Open Space

Open Space shall consist of the Babcock Ranch Community Primary Greenway Plan (SPAM Series Map #8), non-residential vegetated green space, lakes and ponds not engineered for stormwater, lakes and ponds engineered for stormwater with general public access, hiking trails, greenways, bike paths,

upland and wetland areas. The design of open areas shall, where applicable, be integrated with adjacent Primary Greenways so as to enhance habitat for small mammals and wading birds. The design of development areas and plantings shall, where applicable, enhance habitat for indigenous animal species. Open Space shall include a minimum of 35 percent of the gross acreage of the BRC. Active uses such as ball fields, golf courses and other related recreation uses can be counted toward Open Space but only 50 percent of the area can be utilized for calculation purposes. Open Space will serve the additional goal of surrounding and defining Villages, Hamlets and the Town Center.

FLU App V Policy 2.13: Open Space that is not Primary Greenway in the BRC

Open space areas outside of Primary Greenways may include the following uses: picnic areas, greenway trails, benches, boardwalks, golf courses, water management systems, biking/jogging/equestrian trails, vita courses, bird-viewing blinds/tower, and interpretive facilities.

FLU App V Policy 2.14: BRC Primary Greenways Plan

Four categories of the Primary Greenways Plan are: Active Greenway, Passive Greenway, Observation Greenway and Corridor Greenway. The Primary Greenways Plan shall be updated with each incremental DRI as required by the Babcock Ranch Community Master Development of Regional Impact Master DRI Development Order.

FLU App V Policy 2.15: BRC Primary Greenways

The areas labeled as Greenways, Agriculture, Parks, and Recreation on the Master Plan shall be considered Primary Greenways. A management plan shall be prepared as part of the DRI process for the Primary Greenways. Allowable uses in all Primary Greenways include transportation and utility corridors, including major roadways, minor roadways, major multi-use trails and secondary multi-use trails that shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands. The edges of the Primary Greenways shall be designed to increase the functional value of the Primary Greenways areas and to provide a transition from those areas to human uses. Existing agricultural uses shall be allowed in all Primary Greenways. Compatible land management activities may be conducted in all of these Greenways, including but not limited to, ecological burning, ecosystem restoration and hydrologic restoration. To the extent practicable, historic flowways or conveyances shall be restored within Primary Greenways where flowways have been constricted or otherwise impeded by past activities, or where additional land is needed to enhance wildlife corridors. In determining whether a proposed restoration is

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practicable, consideration shall be given to legal permissibility, cost of the restoration compared to the environmental benefit, and the physical impacts on persons and property both within and outside the BRC.

FLU App V Policy 2.16: BRC Primary Greenway as Mitigation

Primary Greenways within the BRC may serve as mitigation for listed species and wetland impacts associated with the BRC. Specific Listed Species Management Plans may be accommodated in some of the Primary Greenways for the protection and long-term viability of State and/or federally listed species. The implementation of such plans may require additional land management activities to be conducted. Primary Greenways may also accommodate wetland mitigation in accordance with wetland regulations and approval from Water Management Districts and U.S. Army Corps of Engineers. Wetland mitigation will be determined using the Uniform Mitigation Assessment Method (UMAM).

FLU App V Policy 2.17: BRC Corridor Greenway

The primary goal of the Corridor Greenway is conservation, with limited public use. The Corridor Greenway creates a critical connection designed to encourage wildlife movement between the regionally-significant conservation lands of Telegraph Swamp and the remainder of Babcock Ranch to the east and the Curry Lake Area and Fred C. Babcock - Cecil M. Webb Wildlife Management Area to the west. The Corridor Greenway will also connect equestrian and hiking trail systems to the north and south of the Corridor Greenway. Such recreational uses to be accommodated include equestrian use, hiking trails, and limited boardwalks and observation decks, similar to the uses contemplated for the lands being acquired by the State. Other allowable uses may include existing agriculture, silviculture as a land management tool, one coordinated transportation and utility crossing running north to south, and habitat restoration. The transportation corridor shall include appropriate fencing to direct wildlife using the corridor transportation facility in accordance with the BCMDO. All uses shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands.

FLU App V Policy 2.18: BRC Observation Greenways

Observation Greenways consist primarily of native vegetative communities and are largely un-impacted by agricultural activities. The primary goal of the Observation Greenway is conservation and limited public use. Observation Greenways shall have the fewest uses and impacts, similar to the Corridor Greenway. Recreational uses within Observation Greenways include equestrian and hiking trails, limited boardwalks and observation decks, and unpaved

pathways linking the developed portion of the BRC area to the remaining portion of the Babcock Ranch to the east. Other allowable uses may include silviculture as a land management tool and habitat restoration. All uses shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands.

FLU App V Policy 2.19: BRC Passive Greenways

Passive Greenways are located in close proximity to certain Villages and Hamlets, are farther removed from the Town Center area, and provide passive recreational opportunities, with the potential for ADA accessibility. Uses within Passive Greenways shall have fewer impacts than uses within Active Greenways. Such recreational uses to be accommodated include neighborhood parks, picnic areas and playgrounds, primitive camping, equestrian use, hiking trails, boardwalks and observation decks, limited paved trails and similar uses. Other allowable uses may include silviculture as a land management tool, transportation and utility crossings, stormwater management, habitat restoration and other similar uses. All uses shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands.

FLU App V Policy 2.20: BRC Active Greenways

Active Greenways are located in close proximity to the Town Center and Villages and provide passive and active recreational opportunities, with the potential for ADA accessibility. Such recreational activities may include neighborhood parks, picnic areas and playgrounds, camping, equestrian use with support facilities, hiking trails, boardwalks and observation decks, paved trails, active parks with ball fields (including restrooms and concession facilities), golf courses and similar uses. Other allowable uses may include nurseries, agriculture, silviculture as a land management tool, transportation and utility crossings, renewable energy systems and facilities, stormwater management, habitat restoration and other similar uses. All uses shall be designed to avoid and then minimize impacts to native vegetation, flowways and wetlands.

FLU App V Policy 2.21: BRC Wetland Management

Impacts to naturally occurring wetlands within the BRC area shall be avoided first, and then minimized, to the greatest extent possible. These wetlands will be protected based upon the wetland functionality assessment outlined in Florida's Uniform Mitigation Assessment Method (UMAM), State permitting requirements of the South Florida Water Management District and Federal permitting requirements. Uses within protected wetlands shall be restricted to those uses which are compatible, including but not limited to, passive recreation, environmental research and education, boating, fishing, limited boardwalk and observation platforms, all in accordance with State and Federal permitting

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requirements. The use of existing wetland areas for water management (attenuation and storage, but not treatment) shall be allowed to the extent permitted by law.

Wetland areas within the BRC currently being used as water management areas may be relocated if:

1. All approvals are obtained from appropriate Local, State and Federal agencies,
2. The affected wetland functions are replaced, and
3. Appropriate mitigation is provided within the Babcock Ranch, including the BRC area and the area sold to the State and Lee County.

Limited crossings of such wetlands may be allowed when:

1. It is the only feasible route to serve existing or designated future urban development areas,
2. The crossing is bridged or box-culverted to the greatest degree possible, maintaining pre-development volume, direction, distribution, and surface water hydroperiod, or
3. Appropriate mitigation is provided within the Babcock Ranch, including the BRC area and the area sold to the State and Lee County.

FLU App V Policy 2.22: BRC Master Drainage Plan

The County shall require a Babcock Ranch Community Master Drainage Plan (SPAM Series Map #9) indicating existing, to be restored, or created primary flowways within the BRC. The primary flowways will connect surface water management lakes and on-site wetlands, but only if wetland seasonal hydroperiods will improve or remain consistent with pre-development conditions. Littoral shelves should be planted along the primary flowways to provide water quality treatment and foraging areas for wading birds. Road crossings may be constructed across and through primary flowways, as long as the hydrological integrity of the flowways is maintained through the crossings. The master drainage plan shall be designed to meet Class III water quality standards and maintain off-site flows at pre-development levels.

FLU App V Policy 2.23: BRC Surface Water Management System

A surface water management system that incorporates the functions of the natural on-site system, including seasonal hydroperiods, surficial aquifer/water table elevations, continuity of conveyance systems and water quality shall be required, in accordance with State and Federal permitting requirements. The

surface water management system shall be designed with best management practices (BMPs) as necessary to meet the State water quality standards. The surface water management system will provide treatment in a created system prior to discharge to the natural system. Man made ponds, lakes and/or drainage features shall be designed (size, depth, etc.) and located (setbacks from wetlands, etc.) so as to maintain water levels, quality and hydroperiods for native aquatic vegetation and wildlife, to the extent possible. Storm water treatment ponds shall be shaped to reflect natural lakes and have planted littoral zones. Historic flows may also be restored within developing areas through the surface water management system design and permitting process. The conveyances shown in the western portion of the BRC may be modified to provide an equivalent conveyance. Water management treatment shall be done outside the historic conveyances. Further, the surface water management system for the BRC will be designed, permitted and constructed to assist in the Minimum Flow Levels (MFL) recovery program of the South Florida Water Management District, and the system will not lessen any contributions of water to the Caloosahatchee River during low flow periods. The approved Group III Excavation Permit, No. 07-EX-16, may be extended and modifications allowed, such as changes to the lake configurations, without the need to rezone the land to Excavation and Mining (EM) or amend the FLUM to Mineral Resource Extraction (MRE). This exemption shall not permit expansion of the area subject to the permit.

FLU App V Policy 2.24: BRC Master Internal Circulation Plan

The Babcock Ranch Community Master Internal Circulation Plan (SPAM Series Map #10) depicts the traffic circulation system including the pedestrian, bicycle, and other non-automobile transportation networks in addition to automobile networks. The plan shall be updated with each incremental DRI.

FLU App V Policy 2.25: BRC Transportation System

A cohesive transportation system that includes supportive land use and development is to be applied within the BRC. This shall include the coordination of land uses and transportation networks such as bicycle, pedestrian, road, personal transportation (such as Electric Urban Vehicles) including other low-emission forms of transportation, Segways and transit facilities. Connectivity between these multimodal approaches is necessary to an effective transportation system.

FLU App V Policy 2.26: BRC Transportation Needs

Charlotte County will support amending the below described MPO transportation planning maps to reflect the transportation improvements to serve the BRC, with

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appropriate funding from the development within the BRC, as long as previously identified needs and funding for other projects is not delayed:

1. Map 2030 Needs Assessment Traffic Circulation.
2. Map 2030 Cost Feasible Projects.
3. Map 2030 Cost Feasible Circulation.

FLU App V Policy 2.27: BRC Expansion of S.R. 31

Working with the owners/developers of the BRC, Charlotte County shall support the conveyance of a 300 foot right-of-way along S.R. 31 from the Lee/Charlotte County Line to C.R. 74 for the expansion of S.R. 31. Additionally, the owners/developers of the BRC will work with Lee County to execute a Development Agreement or an Interlocal Agreement to provide for the planning and acquisition of a consistent right-of-way from North River Road north to the Lee/Charlotte County Line. Two wildlife crossings shall be provided along and under S.R. 31 on lands being acquired by the State; one in the vicinity of Curry Lake and one north of the northern portion of the BRC. The exact location and design of the crossings shall be determined in consultation with FDOT, FDEP and FWCC.

FLU App V Policy 2.28: BRC Internal Capture Rate

Using mixed use planning and a compact urban form, including commercial, office, industrial and institutional uses, contemplated herein, the internal capture rate ("ICR") for vehicle trips shall be maximized, with a targeted internal capture rate of between 50% - 70%. However, analysis of transportation impacts will initially assume a 22% ICR for the BCMDO and the first Application for Incremental Development Approval (AIDA), subject to adjustment upward or downward in each subsequent increment of the DRI process, and will therefore provide an evaluation of which off-site transportation improvements are required under this scenario. Transportation models shall be generated using a unified model which includes traffic in Lee and Charlotte Counties. As development within the BRC occurs, the ICR will be monitored, utilizing and reconciling Charlotte County and Lee County data, and the required off-site transportation improvements will be adjusted so that the required improvements are commensurate with any actual measured ICR, or as may be adjusted.

FLU App V Policy 2.29: BRC Mass Transit Consideration

Transportation planning shall also include consideration of mass transit (including planning for future corridors), as an integrated component in the planning and design process for the property, and will be designed for connectivity to larger regional systems, both present and planned.

FLU App V Policy 2.30: BRC Housing Diversity

Provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups within the BRC. This would include the provision of affordable/workforce housing at a level of ten percent of the total number of residential housing units built within the BRC.

FLU App V Policy 2.31: BRC Capital Improvements Plan

Development within the BRC 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 BRC Capital Improvements Plan (BRC CIP) has been adopted. The BRC CIP specifies the responsible party, whether County, developer, a community development district or independent special district ("District") or otherwise, for the funding of such infrastructure. Financial feasibility shall be demonstrated through an enforceable Development Agreement or Interlocal Agreement. The BRC CIP is subject to adjustment through the DRI, State and Federal permitting processes, to the extent such adjustment meets the BRC Objectives and Policies and incorporates all infrastructure included in the BRC CIP. The developer or District shall be responsible for those items as shown on the BRC CIP as funded by Developer or District and for all proportionate share payments less than 100 percent as development triggers such payments. In accordance with Section 163.3180, F.S., adopted in 2005 through Senate Bill 360, the County shall accept any such proportionate share payments but shall not be required to construct such proportionate share improvements until 100 percent funding is available.

FLU App V Policy 2.32: BRC Financing Tools

The County shall encourage a variety of financing tools and strategies to fund capital improvement programs within the BRC, such as Community Development Districts (CDD), Independent Special Districts, Business Improvement Districts (BID), Educational Facilities Benefit Districts and other viable financing strategies to fund infrastructure improvements and achieve fiscal neutrality.

FLU App V Policy 2.33: BRC Water Conservation Plan

The BRC will develop and implement a water conservation plan. Town and Country Utility Company or its designee shall submit the water conservation plan as part of the individual water use permit application for consumptive use. The following water conservation elements will be incorporated:

1. Limitation of landscape irrigation times to prevent evaporative losses;

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2. Use of site tolerant plants and efficient watering system known as xeriscaping;
3. Installation of ultra-low volume plumbing fixtures in all new homes and businesses;
4. Use of Florida Friendly landscaping;
5. Leak detection programs in case water losses exceed 10 percent;
6. Operation of rain sensor device or automatic switch to override irrigation sprinkler system when adequate rainfall has occurred;
7. Public education programs; and
8. Use of reclaimed water, when available.

FLU App V Policy 2.34: BRC Wellfield Management Plans

Developer or Town and Country shall prepare and implement wellfield management plans for potable water, agricultural uses, and disposal and storage wells, existing or proposed within the BRC. As part of the agricultural wellfield management plan, Developer will identify wells within the BRC that need to be abandoned and properly plugged to avoid potential cross contamination, and will do so at Developer's expense. All potable water wells (defined in Rule 62-521.200(6)711, F.A.C.) and all other water wells, not defined as potable, shall be protected.

FLU App V Policy 2.35: BRC Telecommunications Infrastructure

Develop a fiber-optic and/or wireless telecommunications infrastructure to support voice, video, data and security network systems, where feasible.

FLU App V Policy 2.36: Water, Wastewater and Reclaimed Water in the BRC

Town and Country Utility Company or its designee shall plan, design, permit, and construct a water, wastewater, and reclaimed water utility infrastructure (including water supply, treatment, storage, distribution, collection, and disposal capacity) to support the potable water, sanitary sewer, and irrigation needs of the BRC at full buildout and in accordance with the level of service established by the County's comprehensive plan, as amended from time to time. This infrastructure shall be built to County standards, and as-built drawings shall be provided to County. County may conduct periodic inspections (the nature and frequency of which are to be determined by County) both during and after construction to ensure that the infrastructure is being properly constructed, operated, and maintained. It is recognized by the parties that said infrastructure may be constructed in phases commensurate with the creation of demand by the Development.

FLU App V Policy 2.37: BRC Mandatory Reclaimed Water

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Development within the BRC will be required to use reclaimed water to meet all the irrigation needs of the proposed development, to the extent reuse water is available. Mandatory reclaimed water zones will be established within the BRC to promote water conservation. A reclaimed water utility system will be designed so that landscaped areas and other potential users will have access to the system. Conventional water sources will be used only when an insufficient volume of reclaimed water is available.

FLU App V Policy 2.38: BRC Impact Fee Credits

Public infrastructure extended and funded by the developer, or its assigns, shall be entitled to impact fee credits.

FLU App V Policy 2.39: BRC Future Impact Fees

The County may consider the increase of school, park and other appropriate impact fees and the establishment of districts that might fund public facilities that support the BRC, if necessary.

FLU App V Policy 2.40: BRC Expenditure of Transportation Revenues

Transportation revenues generated within the BRC, including, but not limited to, gas taxes, and special assessments, shall be spent according to the existing County policies, a development agreement or interlocal agreement.

FLU APPENDIX V: EMERGING NEIGHBORHOOD PLANS**U. S. 17 Rural Settlement Area Emerging Neighborhood Plan****FLU App V Objective 3: U.S. 17 Rural Settlement Area (U.S. 17 RSA)**

To establish meaningful planning guidelines and standards for the future development of 4,900 acres east of U.S. 17, north of Shell Creek and south of DeSoto County in order to provide a comprehensive and functional transition between the suburban development pattern to the west of U.S. 17, the industrial uses within DeSoto County, and the rural and conservation uses to the east of the district.

FLU App V Policy 3.1: U.S. 17 RSA Allowed Uses

The uses allowed within the U.S. 17 RSA are Regional Economic Development uses (defined in FLU Appendix III: Definitions), single-family residential dwelling units, multi-family residential dwelling units, preserves, agriculture, agri-tourism, and commercial uses including office.

FLU App V Policy 3.2: U.S. 17 RSA Maximum Density and Intensity

The maximum residential density allowed within the U.S. 17 RSA is 6,000 dwelling units. The base density existing within the U.S. 17 RSA is one dwelling unit per ten acres or 490 dwelling units, which means that 5,510 residential units will need to be transferred to site in order for the maximum density to be reached. The maximum intensity of commercial uses 500,000 square feet and the maximum intensity of Regional Economic Development uses is 1,000,000 square feet.

FLU App V Policy 3.3: U.S. 17 RSA Developable Area

The maximum developable area within the 4,900 acre U.S. 17 RSA is 2,450 acres.

FLU App V Policy 3.4: U.S. 17 RSA Timing of Development

To achieve the type of development contemplated for the U.S. 17 RSA, the following criteria must be met:

1. The completion of a Master Development Plan for the entire U.S. 17 RSA, described further in FLU App V Policy 3.5.
2. The provision of the necessary infrastructure to serve the entire Rural Settlement Area.
 - a. All development approvals shall be timed to ensure that the improvements necessary to serve each phase of development are programmed within the Charlotte County CIE prior to the approval of any development activity within that phase.

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- b. The County shall coordinate with Sun River Utilities or its successor to ensure that adequate potable water supplies and sanitary sewer collection are available for development. The County shall not approve any final site plans for development within the U.S. 17 RSA prior to the availability of central water and sanitary sewer services.
- c. No building permits shall be issued after the first 200,000 square feet of non-residential development or the 1,000th residential unit until potable water and sanitary sewer wastewater lines are extended to those portions of Peace River Shores, Peace River and Peace River Highway subdivisions that are located inside the Urban Service Area. The collective owners and/or developers of the Rural Settlement Area and the Sun River Utility shall fund the extension. Funding mechanisms may include Community Development District bonds, MSBU revenues, grant monies and rebatable agreements.

FLU App V Policy 3.5: U.S. 17 RSA Master Development Plan

The County shall require the submittal of a single Master Development Plan covering the entire U.S. 17 RSA to be approved by the Board of County Commissioners prior to any development. The Master Development Plan shall include the following:

- 1. A Master Concept Plan that delineates the future use areas of the property and distinguishes areas as either Regional Economic Development centers or Villages.
- 2. A Rural Settlement Area Pattern Book and Development Guide that includes specific design guidelines for the development, to ensure that the development adheres to the principles of sustainability and low impact design as defined within this Comprehensive Plan.
- 3. An infrastructure financing strategy and procedure for implementing the financing strategy throughout the area.
- 4. A method to demonstrate that the proposed development helps to reduce greenhouse gas emission within Charlotte County.
- 5. A management strategy for all open space and identification of a funding source to support management and maintenance.

FLU App V Policy 3.6: U.S. 17 RSA Phasing of Development

The chart below sets forth the minimum commercial or Regional Economic Development square footage required for the number of dwelling units, and vise

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versa. This phasing is linked to the issuance of a Certificate of Occupancy. The following phasing schedule shall be followed:

<u>Rural Settlement Area Phasing Requirements</u>	
<u>Dwelling Units</u>	<u>Square Feet (Cumulative)</u>
<u>500</u>	<u>10,000</u>
<u>1,000</u>	<u>35,000</u>
<u>2,000</u>	<u>100,000</u>
<u>For every extra 1,000 dwelling units</u>	<u>Add an extra 50,000 square feet</u>

FLU App V Policy 3.7: U.S. 17 RSA Density Transfers

Transfers of density shall be required in order to attain any density above 490 dwelling units. Density shall be transferred from the platted land identified on SPAM Series Map #12: Areas Removed from the (1997-2010) Urban Service Area. The sending zone lots shall be placed under a conservation easement.

FLU App V Policy 3.8: U.S. 17 RSA Open Spaces and Greenbelts

A minimum of 50 percent of the U.S. 17 RSA shall be set aside as open space exclusive of development areas. The intent of open space areas is for preservation and restoration of indigenous upland and wetland vegetation as well as the creation of passive recreational opportunities. All open space shall be placed under a conservation easement granted to the County at time of approval of the Master Development Plan.

1. A greenbelt is required around the southern and eastern perimeters of the U.S. 17 RSA, forming a large open space that will create a clear physical delimiter between the urban uses within the U.S. 17 RSA and the rural uses bordering the U.S. 17 RSA. The greenbelt shall be a minimum of 250 feet in width.
2. Open space will be made accessible to the public, but a portion of the open space may be reserved for and designated for use by the residents of the U.S. 17 RSA only. Open space may contain hiking and bridle trails. Reserved open space areas must be clearly designated through the development review process.
3. The County shall explore granting impact fee credits toward the cost of restoration and perpetual maintenance of non-reserved open space as indigenous vegetation, or toward the creation, restoration, and maintenance of identified wildlife corridors and linkages. In order to be considered for impact fee credits, the area to be created or restored or maintained shall be a minimum of 500 feet in average width and evidence

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shall be provided of the arrangements established to have the area maintained in perpetuity.

FLU App V Policy 3.9: U.S. 17 RSA Regional Economic Development and Commercial Development Standards

All sites of industrial and commercial development within the U.S. 17 RSA shall be designed in accordance with sustainable best management practices and all non-residential buildings shall be constructed in compliance with the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Certification, the Florida Green Building Coalition Commercial Building Designation or the Green Building Initiative's Green Globes system; all new industries locating in the area shall be ISO 14001 compliant or shall be otherwise in accordance with Natural Step or other similar green business operating practices.

FLU App V Policy 3.10: U.S. 17 RSA Rural Village Standards

The U.S. 17 RSA will be developed with no more than six Villages; each Village shall be no more than 390 acres. Areas developed as Villages are required to contain a village center wherein higher density and intensity shall be placed, with a reduction in density and intensity as one moves farther out from the center. There shall be clear separation between Villages by use of a greenbelt around each village. All village centers shall be mixed use or multi-use in nature, either through vertical mixing of residential and commercial uses or by providing for strong pedestrian connectivity between uses. Village centers shall be well integrated with surrounding development and shall provide for pedestrian character through the following techniques:

1. Vehicular, pedestrian and/or bicycle connections to adjacent residential, commercial, civic or industrial development will be provided.
2. Buffering of different abutting uses shall be required only where compatibility concerns exist. Buffering from adjacent developments, when deemed absolutely necessary, will not preclude future interconnectivity.
3. On-street parking with landscaping and design features such as corner and mid-street bump outs, which afford traffic calming and produce a comfortable and safe pedestrian environment, will be promoted.
4. Screening for parking lots along streets, sidewalks, and open spaces. Parking lots and structured parking garages without ground floor commercial uses shall be shielded from the view of the sidewalk, preferably located behind or to the sides of buildings, to enhance the pedestrian environment of the street.
5. Shared parking arrangements which encourage walking between multiple destinations shall be encouraged to promote a "park once" environment. Deviations from the County's parking requirements will be considered to

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minimize parking areas, based on projected pedestrian activity, joint use of parking lots, and parking spaces for uses with different peak hours.

The minimum density within a village center will be seven units per acre. The maximum lot size at the outer edge of a Village is one acre. For each 200 dwelling units that receive a Certificate of Occupancy, there must be at least 8,000 square feet of non-residential use under construction.

FLU App V Policy 3.10: U.S. 17 RSA Residential Development Standards
Residential development in the Rural Settlement Area shall provide for compact land use forms.

FLU App V Policy 3.10: U.S. 17 RSA Transportation System

The transportation system within the U.S. 17 RSA shall be designed as an interconnected network aimed at promoting connectivity between communities and streets as well as walkability between uses. Individual projects must be designed as part of an overall transportation network within the U.S. 17 RSA, not as separated, stand alone developments.

1. All new development shall provide the appropriate connections of road segments, and shall preserve and protect existing and future rights-of-way to provide for an efficient multi-modal transportation system. The transportation system shall be designed so that multiple streets, bicycle paths and sidewalks continue between adjacent neighborhoods and developments to facilitate convenient movement and disperse traffic throughout the local network. Dead-end streets are prohibited, except when necessary at the edge of development to provide stub outs for future connections to adjacent, undeveloped properties, or when environmental features necessitate the construction of a dead-end street.
2. Communities shall construct an interconnected network of public streets in a predictable block pattern that encourages walking, reduces the number and length of automobile trips and provides multiple circulation routes. Block sizes will be established with the intent of providing for walkable distances between intersecting streets.
3. Interconnections between complementary uses shall be required, including access to and circulation among parking lots and to pedestrian paths. Shared driveways, frontage streets, and parking with cross access easements shall be required to reduce conflicts with the main flow of traffic.
4. Specify the design of street types that are functional, visually appealing, and promote walking and cycling. Street cross-sections will be acceptable

road types for both public construction projects and for privately built roads and will be consistent with the principles of context sensitive design and walkability. Reduced right of way widths and travel lanes will be encouraged to the extent that they meet AASHTO standards.

5. To ensure that adequate funding sources are available for the provision of infrastructure, and that each property owner is fairly compensated for their contribution to the infrastructure system, improvements may be funded through a variety of mechanisms that include, but are not limited to, Community Development Districts (CDDs), Municipal Services Taxing Units (MSTUs), Municipal Service Benefit Units (MSBUs), grants, and impact fees/impact fee credits.

FLU App V Policy 3.10: U.S. 17 RSA Wildlife Undercrossings

The collective owners and developers of the U.S. 17 RSA shall provide wildlife undercrossings, along with appropriate signage and roadside treatments, within the U.S. 17 RSA to provide protections for wildlife movement between open space areas. The owners and developers shall also work with the County and with various State and Federal agencies to design and construct a wildlife crossing underneath U.S 17 prior to 2030.

FLU App V Policy 3.10: U.S. 17 RSA LID

Development in the U.S. 17 RSA shall utilize Low Impact Design techniques to supplement and enhance traditional stormwater retention/detention development.