

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT OR BOOK: 4580 PAGE: 1 PAGE: 1 OF 97 INSTR # 2815094 Doc Type: GOV Recorded: 5/28/2020 at 2:15 PM Rec. Fee: RECORDING \$826.00 Cashier By: CRYSTALH

# BABCOCK RANCH COMMUNITY INCREMENT 1

### DRI INCREMENTAL DEVELOPMENT ORDER

# BOARD OF COUNTY COMMISSIONERS CHARLOTTE COUNTY, FLORIDA

**AMENDED MAY 26, 2020** 

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## RESOLUTION NO. 2020-<u>070</u>

AN AMENDMENT AND RECODIFICATION OF AN INCREMENTAL DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA FOR INCREMENT 1 OF THE BABCOCK RANCH COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT.

WHEREAS, on January 16, 2009 Babcock Property Holdings, LLC ("Developer"), in accordance with Subsections 380.06(6) and (21), Florida Statutes, filed an Application for Incremental Development Approval ("AIDA") known as the Babcock Ranch Community, Increment 1 (hereinafter "BRC Increment 1" er-"Increment 1" or "Project") with Charlotte County, Florida ("County") and the Southwest Florida Regional Planning Council ("SWFRPC"); and

WHEREAS, on December 13, 2007, the Board approved and adopted the Babcock Ranch Community Master Development of Regional Impact Master DRI Development Order under Resolution 2007-196, as subsequently amended on June 17, 2008 by Resolution 2008-063; on December 15, 2009 by Resolution 2009-283; on December 13, 2011 by Resolution 2011-485; and on April 24, 2012 by Resolution 2012-024; and on July 25, 2017 by Resolution 2017-187; and on June 12, 2018 by Resolution 2018-077 ("MDO"); and

WHEREAS, on December 15, 2009, the Board of County Commissioners of Charlotte County, Florida ("Board") approved and adopted the Babcock Ranch Community Increment 1 DRI Incremental Development Order under Resolution 2009-284, as subsequently amended on December 14, 2010 by Resolution 2010-112; on April 24, 2012 by Resolution 2012-024; on June 11, 2013 by Resolution 2013-033; on January 28 2014 by Resolution 2014-048; and on March 22, 2016 by Resolution 2016-034; and

on July 25, 2017 by Resolution 2017-188; and on June 12, 2018 by Resolution 2018-067 ("IDO"); and

WHEREAS, the Developer has timely notified the County of the extension of the phase, expiration and buildout dates for the IDO, as well as the associated mitigation requirements under Section 73, Chapter 2011-139, Laws of Florida, and in accordance with Section 252.363, Florida Statutes, so that all phase, expiration and buildout dates, as well as associated mitigation dates contained within the IDO were cumulatively extended as hereinafter provided; and

WHEREAS, all of the agreements, studies, reports and other documents referenced in this IDO shall be kept on file with Charlotte County; and

WHEREAS, Florida Statutes have been amended to delete references to Notice of Proposed Changes ("NOPC") and substantial deviations and to -refer to changes to development orders as amendments; and

WHEREAS, the Board, as the governing body of the unincorporated area of Charlotte County having jurisdiction pursuant to Section 380.06, Florida Statutes, is authorized and empowered to consider the Notice of Proposed Change ("NOPC")requested amendments to the IDO for the BRC Increment 1 filed on April 1, 2019; ("Amendment"); and

WHEREAS, the public notice requirements of Section 380.06, Florida Statutes, and the Charlotte County Land Development Regulations ("LDR"), which includes the County's Zoning Ordinance, have been satisfied for the NOPCAmendment; and

WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and considered the <u>County's staff</u> report and recommendations of the <u>SWFRPC</u> and held a public hearing to consider the <u>NOPCAmendment</u> on <u>May 14, 2018;April 13, 2020;</u> and

WHEREAS, the issuance of a development order pursuant to Section 380.06, Florida Statutes, does not constitute a waiver of any powers or rights of County regarding the issuance of other development permits consistent herewith; and

WHEREAS, on June 12, 2018, May 26, 2020, the Board, at a public hearing in accordance with Section 380.06, Florida Statutes, having considered the NOPCAmendment submitted by Developer, the NOPCAmendment sufficiency questions from reviewing agencies and Developer's responses thereto, the report and recommendations of the SWFRPC, the documentary and oral evidence presented at the hearing before the Board, the report and recommendations of the Charlotte County Planning and Zoning Board, and the recommendations of County staff, makes the Findings of Fact and Conclusions of Law set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THAT:

#### RECITALS

The recitals set forth above are true and correct and are incorporated herein and made a part hereof.

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The real property constituting Increment 1 which is the subject of the NOPCAmendment, consists of approximately 5,095.22 acres, and is legally described as set forth in Exhibit A attached hereto and made a part hereof ("Property" or "Community").

- 2. The NOPCAmendment is consistent with Subsections Subsection 380.06(6) and (217), Florida Statutes.
- 3. The NOPCAmendment is consistent with the MDO, which is incorporated herein by reference.
- 4. The Developer submitted to the County an NOPC on March 18, 2018. An application was submitted to the SWFRPC on March 26, 2018. Amendment on April 1, 2019. The amendment includes a revised traffic study, dated March 11, 2020. The representations and commitments of Developer made in these Amendment documents which are made conditions of this IDO are identified and set forth herein.
- 5. The Developer proposes to develop Increment 1 in accordance with the Babcock Master Concept Plan (Map H through H-4, collectively referred to herein as Map H) attached hereto as Exhibits B-1 through B-4 and made a part hereof. Map H constitutes a portion of the revised Master Plan for the Babcock Ranch Overlay District in the Charlotte 2050 Comprehensive Plan ("Comprehensive Plan"). The development program for Increment 1 authorized by this IDO, consisting of one phase, is as follows ("Development Program"), subject to the limitations contained herein:
  - (i) 2<u>5</u>,000 residential dwelling units (<u>1,2003,000</u> single family units and <u>8002,000</u> multi-family units),
  - (ii) 50600 hotel rooms,
  - (ii)(iii) 870,000 square feet of retail,
  - (iii)(iv) 140,000 square 350,000 square feet of office (general office; medical office; and civic),

- (iv)(v) 18 hole golf course and related facilities, including but not limited to maintenance facilities and cart barn,
- (v)(vi) AncillarySupporting community facilities such as the educational service center, schools, and university research facilities as identified in Exhibit B of the MDO, libraries, places of worship, fire, EMS and sheriff facilities and regional and community park sitesfacilities, and the necessary utility infrastructure including, but not limited to, water, wastewater and reuse water systems, electric, telephone and cable systems will not be attributed to the development components set forth above, and will not count towards the maximum thresholds of development as established in this IDO.
- (vi)(vii)All other ancillary facilities, together with the development components set forth above ([excluding v)(vii)] shall not exceed the maximum thresholds established in this IDO, subject to the use of the Equivalency Matrix contained in Exhibit C.
- (vii)(viii) Temporary housing for construction workers and their families will not count against the residential dwelling units allowed herein.
- (ix) 100 units of assisted living facilities.
- 6. The Increment 1 development is not in an area designated as an Area of Critical State Concern pursuant to the Provisions of Section 380.05, Florida Statutes, as amended.
- 7. The <u>Increment 1</u> development of <u>Increment 1</u> is consistent with the current land development regulations and the Charlotte 2050 Comprehensive Plan, adopted pursuant to Chapter 163, Part II, Florida Statutes. Further, it is orderly, maximizes efficiency of

infrastructure, and provides for specific infrastructure improvements needed to meet prescribed levels of service.

- 8. The Increment 1 development as approved herein is consistent with the State Comprehensive Plan.
- 9. The mitigation provided for Increment 1 development is consistent with the requirements of section 163.3180(125), F.S.
- 10. The NOPCAmendment for Increment 1 of the Babcock Ranch Community DRI is hereby approved, subject to compliance with the conditions contained in this IDO.

#### CONDITIONS

# 1. GROSS RESIDENTIAL DENSITY CONDITION AND DEVELOPMENT PROGRAM

- A. Representations and Commitments as Conditions.
- (1) At buildout, densities will be permitted up to 16 units per acre in Villages, and up to 24 units per acre in the Town Center.
- (2) The Development Program is approved and may be adjusted by Developer in accordance with the equivalency matrix attached hereto, and incorporated herein, as Exhibit C. The maximum and minimum limits of development within each category for Increment 1 shall be subject to the Substantial Deviation criteria set forth in Subsection 380.06(19), Florida Statutes.
- (3) The Updated Summary of Land Dedication & Facilities Construction for Increment 1 is attached hereto as Exhibit D and updates a portion of Exhibit D of the MDO.
- (4) The <u>minimum</u> amount of non-residential development which may be constructed by the end of Increment 1 relative to the cumulative number of residential

units which have been, or are projected to be, developed in Increment 1 shall be 1050,000 square feet. The intent is that non-residential uses be allowed to serve the occupancy of dwelling units.

- (5) Development within Increment 1 shall be in accordance with Exhibit E.
- (6) Current uses within Increment 1 may continue to operate until such time said use is permanently replaced with a use approved herein. Current uses within Increment 1 include, but are not limited to, cattle grazing and agricultural uses, mining and ecotourism uses. Permits for existing uses can be renewed or modified as an allowed use until said use is permanently replaced by a use approved herein.

### 2. <u>AFFORDABLE HOUSING</u>

A. Representations and Commitments as Conditions. – None.

#### 3. STORMWATER MANAGEMENT, WATER QUALITY, AND FLOOD PLAINS

- A. Representations and Commitments as Conditions.
- (1) The Master Drainage Plan for Increment 1 is attached hereto as Exhibit F.
- (2) The design of the Increment 1 surface water management system will comply with the "Stormwater Plan" outlined in Subsection A and B in Condition 4 of the MDO.
- (3) Developer shall submit the results from monitoring the existing ground and surface water quality conditions on and abutting Increment 1 with the applicable Biennial Report in accordance with Condition 1314 herein.
- (4) When available, Developer shall identify any changes including duration, frequency and seasonality, in timing or pattern of water flows, and between pre- and post-development conditions as part of the applicable Biennial Report in accordance with Condition 13 herein.
- (5) Development of Increment 1 includes conveyance features located outside the Increment 1 boundaries that convey stormwater runoff. Examples of conveyance features include, but are not limited to, swales, ditches, canals and overland flow. Some improvements to these conveyance features will be made as part of Increment 1.
- (6) The stormwater management system shall be that system as permitted by the South Florida Water Management District ("SFWMD") Individual Environmental Resource Permit No. 08-00004-S-05 and the Florida Department of Environmental Protection ("FDEP") Individual Environmental Resource Permit No. 0184047-005 ("ERP").

#### 4. TRANSPORTATION

- A. Representations and Commitments as Conditions.
- (1) Increment 1.

a.

- Developer shall be fully responsible for the required site-related roadway and intersection improvements associated with Increment 1 as set forth herein. Site-related improvements include, but are not limited to, the following: site driveways and roads; median cuts made necessary by those driveways or roads; right-turn, left-turn, and deceleration or acceleration lanes leading to or from those driveways or roads; traffic control measures for those driveways or roads; and roads or intersection improvements whose primary purpose at the time of construction is to provide access to the development. The specific site-related improvements shall be subject to review and approval under the Site Plan Review process as provided in Section 3-9-75.1 of the Code of Laws and Ordinances of Charlotte County, Florida ("Code"), and coordination with FDOT. The site-related improvements are as follows:
  - a. SR 31 and South Town Center Project Entrance (DD)
    - Add NB Left-Turn Lane
    - Add NB Right-Turn Lane
    - Add SB Left-Turn Lane
    - Add SB Right-Turn Lane
    - Add WB Dual Left-Turn Lanes
    - Add WB Thru/Right-Turn Lane
    - Signal, If and When Warranted
    - Traffic Monitoring
  - b. SR 31 and Horseshoe Road/Project Entrance (CC)
    - Add NB Left-Turn Lane (Completed)
    - Add NB Right-Turn Lane (Completed)
    - Add SB Left-Turn Lane (Completed)

- Add SB Right-Turn Lane
- -\_\_Add WB Left-Turn Lane (Completed)
- Add 2<sup>nd</sup> WB Left-Turn Lane
- Reconfigure WB Thru/Right-Turn Lane (Completed)
- Signal, If and When Warranted
- Traffic Monitoring
- c. SR 31 and Cook Brown Road/Project Entrance (BB)
  - Add NB Right-Turn Lane
  - Add SB Left-Turn Lane
  - Add WB Left-Turn Lane
  - Reconfigure WB Thru/Right-Turn Lane
  - Signal, If and When Warranted
  - Traffic Monitoring
- d. SR 31 and North Project Entrance
  - Add NB Right-Turn Lane
  - Add SB Left-Turn Lane
  - Add WB Left-Turn/Right-Turn Lane
  - Traffic Monitoring

Construction of ingress and egress driveways, as necessary along SR 31.

- b. The off-site traffic impacts of Increment 1, through 2026, as estimated by the AIDA/Amendment traffic analysis are identified in Exhibit J, which is attached hereto and incorporated herein by reference. These off-site traffic impacts have been accepted by FDOT, County, Lee County, Department of Economic Opportunity, Division of Community Development ("DEO"), and the SWFRPC, as the impacts resulting from Increment 1.
  - 1. There are no significant and adversely impacted roadways for Increment 1 that are not "transportation deficient" per Chapter 163.3180(5)(h)4., F.S. Therefore, there are no identified road segment improvements for Increment 1.

- <u>12</u>. The mutually agreed upon significantly and adversely impacted <u>roadways</u> intersections, that are not transportation deficient, and the identified improvements for Increment 1 are:
  - a. SR 80 and SR 31
    - Convert NB Left-Turn/Thru Lane to Thru Lane
    - Add NB Thru Lane
    - Channelize NB Right-Turn Lane
    - Channelize SB Right-Turn Lane
    - Add EB Left-Turn Lane
    - Add WB Left Turn Lane
  - b. SR 31 and SR 78
    - Add NB Thru Lane
    - Add SB Thru Lane
  - c. SR 31 and North River Road
    - Add SB Right-Turn Lane
    - --- Add-EB-Left-Turn-Lane
    - Add EB Right-Turn Lane
    - Add WB Left-Turn Lane
    - Add WB Right-Turn Lane
    - Signalization, if and when warranted
  - d. SR 80 and Tropic Avenue
    - Add NB Right-Turn Lane
    - Add SB Right-Turn Lane
  - a. SR 31 from SR 78 to Old Rodeo Drive
    - Widen from 4 to 6 Lanes
  - b. SR 31 from Old Rodeo Drive to North River Road
    - Widen from 4 to 6 Lanes
  - c. SR 31 from North River Road to Shirley Lane
    - Widen from 4 to 6 Lanes
  - d. SR 31 from Shirley Lane to Fox Hill Road
    - Widen from 4 to 6 Lanes
  - e. SR 31 from Fox Hill Road to Busbee Lane
    - Widen from 4 to 6 Lanes
  - f. SR 31 from Busbee Lane to Charlotte County Line
    - Widen from 2 to 6 Lanes

- g. SR 31 from Lee County Line to Cypress Parkway
   Widen from 2 to 6 lanes
- h. SR 31 from Cypress Parkway to Lake Babcock Drive
   Widen from 2 to 4 Lanes
- 2. The mutually agreed upon significantly and adversely impacted intersections, that are not transportation deficient, and the identified improvements for Increment 1 are:
  - a. SR 78 and Slater Road- Add SB Right-Turn Lane
  - b. SR 80 and Orange River Boulevard
    - Add WB Left-Turn Lane
    - Reconfigure NB Approach Dual Left-Turn Lanes
       & Shared Left/Thru/Right-Turn Lane
  - c. SR 80 and SR 31
     Add WB Thru Lane
  - d. SR 31 and SR 78- Add EB Left-Turn Lane
  - e. SR 31 and North River RoadAdd WB Right-Turn Lane
  - f. SR 78 and Old Bayshore Road- Add EB Left-Turn Lane

The Increment 1 proportionate share of the improvements, as shown on Exhibit K, has been calculated consistent with F.S. 163.3180 (12)(a) and 73C-40.045, F.A.C.5). The Increment 1 proportionate share calculation was based on 1,488-5,614pm peak hour two-way external trips and 1,4775,584 pm peak hour two-way net new trips established by the AIDA/NOPC traffic analysis. The calculated proportionate share for Increment 1 is \$

45,729,000 based upon the proportionate share percentages as calculated per lane mile for each improvement as shown on Exhibit K. The proportionate share percentages have been accepted by FDOT, County, Lee County, DEO, and the SWFRPCFDOT for Increment 1, recognizing that the actual costs may increase or decrease based upon the final actual costs of the agreed upon improvements.

3. a. The Increment 1 agreed upon mitigation of the significantly and adversely impacted roadways and intersection improvements identified in Condition 4(A) (1).b.1. and 2., accepted by FDOT, County, and FDOT, and Lee County, DEO, and SWFRPC, shall be the following schedule of listed improvements and date-certain payment provisions:

Reference #	Item <sup>(2)</sup>	Total Cost <sup>(7)</sup>	Anticipated Start Date <sup>(3)</sup>
1 <u>.1</u>	Off-Site Road Segments		24.0
	<u>SR 31</u>		,
	a. SR 78 to CR 78  - Widen from 2 to 4 Lanes  - With infrastructure and grading provided for a 6-lane expansion	<u>\$20,960,000</u>	SR 31 PD&E Study <sup>(6)</sup>
	b. CR 78 to Cypress Parkway Widen from 2 to 4 Lanes With infrastructure and grading provided for a 6- lane expansion	<u>\$47,170,000</u>	SR 31 PD&E Study <sup>(6)</sup>
	c. Cypress Parkway to  Horseshoe Road  - Widen from 2 to 4  Lanes - Sidewalk one side	<u>\$7,730,000</u>	SR 31 PD&E Study <sup>(6)</sup>
	Sub-Total	<u>\$75,860,000</u>	
	d. Prior Project Contributions	\$6,191,000	-
	<u>Sub-Total</u>	<u>\$82,052,000</u>	
<u>1.2</u>	Off-site Intersections		
	a. SR 78 and Slater Road  - Add SB Right-Turn  Lane	\$-1,434,000 <u>\$ 284,000</u>	Monitoring <sup>(1)</sup>
	b. SR 80 and Orange River Boulevard - Add WB Left-Turn Lane - Restripe NB Approach: Dual Left Turn Lanes	<u>\$186,000</u>	

	<u>and Share</u> <u>Left/Thru/Right-Turn</u> <u>Lane</u>		Monitoring <sup>(1)</sup>
	a <u>-c.</u> SR 80 and SR 31	<u>\$595,000</u>	Monitoring <sup>(1)</sup>
	Lane to Thru Lane  - Add NB Thru Lane  - Channelize NB Right- Turn Lane	<u>\$136,000</u>	Monitoring <sup>(1)</sup>
	- Channelize SB Right- Turn Lane - Add EB Left-Turn Lane	<del>\$ 2,380,000</del>	
	- Add EB Left-Turn Lane - Add WB Left-Turn Thru Lane	<u>\$284,000</u>	
·	<del>b.</del> <u>d.</u> SR 31 and SR 78 - Add <u>E</u> NB <del>Thru</del>		Monitoring <sup>(1)</sup>
	LaneLeft-Turn Lane  - Add SB Thru Lane	\$136,000 \$ 1,451,000	Monitoring <sup>(1)</sup>
	e <u>.e.</u> SR 31 and North River Road - Add SB Right Turn		Monitoring <sup>(1)</sup>
	Lane	<u>\$1,621,000</u>	
(	- Add WB Left-Turn Lane - Add WB Right-Turn Lane Signalization, if and when warranted	\$ <del>5</del> 68,000	Monitoring <sup>(1)</sup>
	d.f. SR 7880 and Tropic  AvenueOld Bayshore Road  - Add NEB RightLeft  Turn Lane	\$ <del>5,833,000</del>	
	Add SB Right-Turn Lane		
	Sub-Total		
2	SR 31 -+ PD&E Study  • Provide funding to the FDOT to prepare Project Development and Environment Study of SR	\$1,000,000	Completed <sup>(5)</sup>
	<u> </u>	<del>_</del>	

	31 from SR 78 to North River Road  Cause to prepare State Environmental Impact Report of SR 31 from SR 78 to North River Road (CR 78)  Prepare State Environmental Impact Report of SR 31 from North River Road (CR 78) to Cook Brown Road.		
. 3	SR 31 Traffic Count Stations	\$200,000	201 <u>9</u> 7 <sup>(4)</sup>
	TOTAL	\$ <del>7,033,000</del> \$85,416,000	

- (1) Start date as required per Condition 4(A)(1)b.(4)(a).
- (2) Subject to agreement between FDOT and the Developer, the scope of the schedule of improvements may be increased with credit for any increased cost funded by the Developer reimbursed consistent with Condition 4.(A).1.b.6..[Footnote intentionally left blank]
- (3) Dates are anticipated and subject to adjustment by Developer and FDOT without a need to amend this <u>IDO</u>development order. Start dates, as well as the associated mitigation requirements, contained within the IDO are subject to extension under Section 252.363, Florida Statutes.
- (4) Traffic Count Stations to be installed at <u>Pproject Eentrances</u>, when built, no later than January 31, 2018 as the <u>Pproject Eentrances</u> are built. Traffic count stations were installed at the <u>Project Eentrance</u> across from <u>Horseshoe Road in 2019</u>.
- (5) These tasks have been mitigated by Developer to facilitate completion of required improvements from prior traffic assessment but those requirements are no longer warranted based on current traffic assessment. The paid mitigation is creditable towards future assessments consistent with Condition 4.(A).1.b.6.
- (6) FDOT SR 31 PD&E Study from Cook Brown Road to SR 80 is currently ongoing.
- (7) Includes FDOT State Infrastructure Bank Loan Improvement Cost Estimate of \$75,860,197.

(5)

- b. If and when requested by County, the Developer shall also make certain intersection improvements at SR 31 and CR 74, to extend the Northbound to Westbound Left Turn Lane, at an estimated cost of \$100,000, and as set forth in more detail in Section 4.d. below.
- 4. After the effective date of this IDO, the Developer shall:
  - a. Initiate the intersection improvements (Transportation Condition 4.A(1),b.(3).(a)) no later than 90 days after the monitoring report indicates that the Project is generating at least 300 pm peak hour, two-way external trips and the intersection is projected to operate below the adopted level of service standard within 12 months. If these improvements are not initiated within the above time period, no building permits beyond these limitations can be issued until these improvements are initiated.
  - b. Initiate the below improvements of SR 31 to eventually (during the full development of Babcock Ranch) result in the four-lane forlaning of SR 31 from SR 78 to Horseshoe Road/Cook Brown RoadLake Babcock Drive

(Reference #2 above and i-ii below). The improvements will consist of the following:

- i) Provide funding to the FDOT up to a total of \$1,000,000 to facilitate the preparation of the Project Development and Environment Study (PD&E) and/or State Environmental Impact Report (SEIR) for SR31 from SR 78 to North River Road. This funding will be used by the FDOT to prepare a complete PD&E Study or SEIR Study of SR 31 from SR 78 to North River Road. This funding has been provided to the FDOT.
- ii) Coordinate with FDOT to fund, continue and complete the Project Development and Environment Study (PD&E) or State Environmental Impact Report (SEIR) for SR 31 from North River Road to Cook Brown Road.
  - c. Install permanent traffic count stations at and north and south of the Project's Entranceaccess points off SR 31 and north and south of access points at the time entrance points are of constructeding the access points, and up to four permanent.

    Permanent traffic count stations along SR 31, north and south of were installed at the proposed permanent entrances to the

Community no later than January 31, 2018.

Final location of the count stations will be coordinated with County (Reference #3 above). [NOTE: Dates contained within the IDO, as well as the associated mitigation requirements, are subject to extension in accordance with Section 252.363, Florida Statutes.] Project access point across from Horseshoe Road.

Permanent traffic count stations were installed at the project access points across from Horseshoe Road in 2019.

- d. If and when requested by County the Developer will provide for the extension of the northbound SR 31 left turn lane at CR 74 (Transportation Condition 4.A(1).(b).3 (b)). County will complete the analysis to determine the extent of the improvement and the timing requirement of the improvement.
- 5. FDOT has maintenance authority for SR 31 and the intersection improvements set forth above. Developer shall be responsible for the guaranteed construction of the above improvements, in accordance with the above schedule, and in

accordance with the binding and enforceable commitment by the Developer in this IDO, to assure construction or improvement of these facilities, pursuant to F.S. 163.3180(12)(a)4. and 73C-40.045, F.A.C.

- 6. If As the cost of the mitigation provided by the Developer for Increment 1 exceeds the proportionate share of the impacts resulting from mitigation by from Increment 1 of \$45,729,000 \$1,756,000 (as adjusted up or down in accordance with actual costs and based upon the accepted proportionate share percentages shown on Exhibit K). the Developer shall be entitled to a credit towardcredited to the overall impact of the Project for the cost of improvements beyond the proportionate share amount and receive mitigation credit for subsequent increments or phases, as provided in the MDO and applicable law. Developer and County may enter into a Transportation Credit Agreement to further delineate the terms and procedures for implementing credits for identified improvements set forth above in excess of the proportionate share of Increment 1. Credit for the cost of additional improvements as set forth above shall be analyzed as part of transportation analysis for future increments and be included in subsequent incremental development orders.
- c. Satisfaction of the required mitigation in the timeframes as outlined and compliance with the transportation related provisions of this IDO for Increment 1 shall satisfy the road or traffic concurrency requirements of the Charlotte 2050 Comprehensive

Plan, LDR, and the Charlotte County Concurrency Management System, through February 28, 2030 November 21, 2033 (the buildout date of Increment 1). If the Developer proposes to extend the buildout date of Increment 1 beyond February 28, 2030 November 21, 2033, the Developer and the review agencies County, during the development order amendment process pursuant to Section 380.06(107), Florida Statutes, shall re-evaluate the future traffic impact of Increment 1 the development in a manner consistent with the MDOMaster Development Order, and shall re-evaluate the concurrency status of Increment 1 on all roadway segments and intersections listed in Conditions 4(A)(1)b.1. and 2., above.

- d. DEO has determined that SR 31 is a Regionally Significant Roadway-as defined in 73C-40.045, F.A.C.
- e. County, by approving this IDO, has exercised its discretion to accept this mitigation for Increment1.
- f. Improvements to the facilities outlined above shall be mitigated at the time that a road segment or intersection is expected to operate below the level of service standard adopted in County's an impacted jurisdiction's Comprehensive Plan. If the road or the intersection operates below the adopted <u>l</u>Level of <u>s</u>Service, no building permits for residential and non-residential development shown on Exhibit E for Increment 1 shall be issued unless the improvements are: a) complete, b) under construction, c) the subject of a clearly identified, executed and recorded local government development agreement consistent with Sec. 163.3220 through 163.3423, F.S., ensuring completion concurrent with impacts; d) the subject of a binding commitment ensuring completion concurrent with impacts or e) the DRI's proportionate share mitigation may be pipelined into specific

improvements as deemed necessary and mutually agreed upon between FDOT and the developer.

(2) The Master Internal Circulation Plan for Increment 1 is attached hereto as Exhibit G.

#### 5. VEGETATION, WILDLIFE, AND WETLANDS

- A. Representations and Commitments as Conditions.
- (1) No additional species have been documented within Increment 1 over those identified in the MDO.
- (2) Development within Increment 1 shall comply with the threatened and endangered management plan ("T&E Plan") provided for in the Conceptual ERP and United States Army Corps of Engineers Permit SAJ 2006-6656 (IP-MJD) ("ACOEP").
- (3) Development within Increment 1 shall comply with the mitigation requirements provided for in the ERP and ACOEP.
- (4) Mitigation for wetlands and listed species within the Increment 1 boundary may occur outside the Increment 1 boundary in accordance with state and federal permits and the MDO.
- (5) The approved T&E Plan and approved Mitigation Plan will be were provided as part of the first applicable 2016 Biennial Report to the County, the SWFRPC and the DEO in accordance with Condition 1314 herein. The Biennial Report shall also contain copies of any conservation easements that have been recorded relative to Increment 1 that were not provided in a previously submitted Biennial Report.
- (6) Developer shall provide aA copy of the Prescribed Fire Plan once completed was provided as part of the applicable 2016 Biennial Report in accordance with Condition 143 herein.
- (7) An updated A Greenway Map for Increment 1 is attached hereto as Exhibit H1 and Exhibit H2. Developer shall comply with the Babcock Ranch Community

Charlotte County Greenways Management Plan, a copy of which was provided to County and is on file with the SWFRPC.

#### 6. WASTEWATER MANAGEMENT AND WATER SUPPLY

- A. Representations and Commitments as Conditions.
- (1) The updated Primary Utility Corridor map for Increment 1 is attached hereto as Exhibit I.
- (2) The source of raw water for potable service within Increment 1 will be groundwater. MSKP Town and Country Utility, LLC or its successors and assigns will provide water service for Increment 1.
- (3) MSKP Town and Country Utility, LLC or its successors and assigns will provide wastewater service for Increment 1.
- (4) Wastewater treatment options in the North Babcock Area may include decentralized facilities.
- (5) On-site wastewater treatment system(s) may be used permanently within the Increment 1 North Area.
- (6) Agricultural activities within the Increment 1 North Area will continue to use the existing agricultural wells. An agricultural well may be converted or a new potable well established for non-agricultural activities within the Increment 1 North Area.
- (7) All effluent suitable for Public Access Reuse will be stored and distributed as needed into an irrigation system which will include residential, commercial, median and other green areas. After storage has been maximized, excess effluent will be disposed of consistent with Florida Department of Environmental Protection permitting. Irrigation systems will use best management practices to minimize overspray onto impervious systems that could lead to the stormwater management system.

(8) Babcock Ranch Irrigation, LLC, or its successors and assigns, will provide reclaimed water service for Increment 1.

#### 7. EDUCATION

- A. Representations and Commitments as Conditions.
- (1) The Developer shall comply with the School Site Dedication Agreement.

  Delivery of the school site(s) as set forth on the schedule in Exhibit "D" may be revised by agreement of Developer and the Charlotte County School Board.
- District ("ISD"), Charlotte County and The School Board of Charlotte County entered into an agreement (entitled "Addendum to the Babcock Ranch School Site Dedication Agreement" recorded on January 108, 2018) ("Agreement") addressing School Concurrency for development. Should the agreement not be utilized to address School Concurrencyschool concurrency in the future, the Developer shall either amend the existing agreement Agreement, or enter into a new agreement to address School Concurrencyschool concurrency or comply with the updated Interlocal Agreement for Coordinated Planning and School Concurrency dated May 2018.
- (3) Age-restricted communities will not be subject to school concurrency requirements.

#### 8. POLICE AND FIRE

- A. Representations and Commitments as Conditions.
- (1) Specifications for a Freightliner M2 AEV Type I Ambulance, as referenced in the attached letter, Exhibit D-1, are on file with Charlotte County EMS. One (1) such vehicle, or alternative, as agreed to with the County, shall be provided in accordance with Exhibit D. The housing of that vehicle will be the responsibility of County.
- (2) The District shall provide Developer has provided an interim fully operational double-wide trailer at least 24 feet in width and 60 feet in overall length as the first Sheriff's Sub-Station. Said trailer shall be made available to the Sheriff the later of the issuance of the first 100<sup>th</sup> residential Certificate of Occupancy or upon written request by the Sheriff, and and entered into a Land Lease Agreement with Charlotte County in 2019. Said trailer will be removed upon the opening of the combined fire/Sheriff's facility in a future increment.
- (3) All law enforcement, fire, and EMS impact fees collected from the Development (not including any interest earned by County) shall be provided to District SD and/or Developer in the form of reimbursements as set forth in the Impact Fee Agreement.
  - (4) Fire protection may be served by appropriately pressurized irrigation water.

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#### 9. SOLID/HAZARDOUS/MEDICAL WASTE

A. Solid waste in Increment 1 will be collected by the Babcock Ranch Community Independent Special District (ISD). Increment 1 is not intended to be part of the County's Sanitation District, however, solid waste will be sent to the Charlotte County Landfill.

#### 10. OPEN SPACE AND PARKS

- A. <u>Representations and Commitments as Conditions.</u>
- (1) Renewable energy and energy storage resource facilities and systems shall be allowed throughout Increment 1. If constructed within Active Greenways, such facilities shall not count as open space.
- (2) Park sites shall be conveyed to the ISD or a property owner's association (POA) with exotic plants removed and infrastructure provided as set forth in Exhibit D.
- (3) District ISD or Developer shall prepare the master plan(s) for the permanent park site(s) required within Increment 1 in consultation with County and at no cost to the County. County shall enter into an agreement with Developer or District regarding the development and operation of parks prior to the 500<sup>th</sup> residential Certificate of Occupancy ("C/O") being issued. The Developer, ISD or POA shall develop and operate the parks within Increment 1.
- (4) General agricultural operations may be conducted throughout Increment 1 in accordance with the Charlotte 2050 Comprehensive Plan and the LDR.
- (5) All parks and library impact fees collected from the Development within Increment 1 shall be provided to <u>DistrictISD</u> and/or Developer in accordance with the Impact Fee Agreement.
- (6) Common recreational areas and common open spaces within Increment 1, if any, will be maintained by a property owner's association, the District, or a Chapter 190 Community Development District POA or the ISD.
- (7) Some recreation and parks may be provided as temporary uses in Increment 1 that might be replaced by future development as other facilities are provided.

(8) Mini parks shall be provided at a minimum of one-half (.5) acre per one-thousand population and neighborhood parks shall be provided at a minimum of one and one-half (1.5) acre per one-thousand population within Increment 1.

#### 11. ENERGY

- A. Representations and Commitments as Conditions.
- (1) A Solar Photovoltaic Electrical Generation Facility and associated facilities, a substation, an operations and maintenance building, and related appurtenances may be constructed throughout Increment 1.
- (2) One (1) zero energy home shall be constructed within the area comprising Increment 1.

### 12. MINING OPERATIONS

- A. Representations and Commitments as Conditions.
- (1) The existing mining operations may be continued during development of Increment 1, consistent with permitting. As mining operations are phased out, mining lakes will be properly reclaimed pursuant to applicable permits.

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#### 13. CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN

County has determined that the Increment 1 project is consistent with its Charlotte 2050 Comprehensive Plan.

#### 14. BIENNIAL REPORTS

The Developer of Increment 1, or its successor(s)-in-title to the undeveloped portions of Increment 1, must submit a biennial report to the County. The Developer of Increment 1 must inform successors-in-title to any undeveloped portion of the real property covered by this IDO of this reporting requirement.

#### 15. RESERVED

#### **CHANGED CONDITIONS**

If County, during the course of monitoring the development of Increment 1, can demonstrate that substantial changes in the conditions underlying the approval of this IDO has occurred or that this IDO was based on substantially inaccurate information provided by the Developer, resulting in additional substantial regional impacts, then a substantial deviation shall be deemed to have occurred.

#### 16. COMPLIANCE MONITORING

The County Administrator, or his or her designee, shall be the local official responsible for assuring compliance with the IDO. Monitoring procedures will include County's site plan review and code enforcement procedures, and the Biennial Reports.

#### 17. EXEMPTION FROM DOWNZONING AND DENSITY/INTENSITY REDUCTION

Pursuant to Subsection 380.06(<del>15)(c)3,4)(4),</del> Florida Statutes, this Increment 1 project is exempt from down zoning, intensity reduction, or unit density reduction until

May 8, 2043, unless County can demonstrate that substantial changes in the conditions underlying the approval of this IDO have occurred or this IDO was based on substantially inaccurate information provided by the Developer or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

#### 18. COMMENCEMENT OF DEVELOPMENT

Development shall commence has commenced in accordance with the deadline(s) established in this IDO.

#### 19. PROJECTED BUILDOUT

Buildout of Increment 1 is projected to occur on or about February 28, 2030November 21, 2033 ("Buildout Date").

#### 20. EXPIRATION DATE

The expiration date for this IDO is March 29, 2037 December 17, 2040.

#### 21. <u>DEVELOPMENT PERMITS</u>

Subsequent requests for development permits within Increment 1 shall not require further review pursuant to Section 380.06, Florida Statutes. Amendments to this IDO shall be processed in accordance with Charlotte County Code 3-9-10.1, as may be amended. unless it is found by the Board, after due notice and hearing, that one or more of the following items listed in Paragraphs A and B is present. Upon such a finding, the Board may take any action authorized by Subsection 380.06(19), Florida Statutes, pending issuance of an amended development order.

A. A substantial deviation from the terms or conditions of this IDO, a failure to carry out conditions, commitments or mitigation measures to the extent set forth herein or consistent with the timing schedules specified herein or substantial deviation from the

approved development plans which create a reasonable likelihood of additional regional impacts or other types of regional impacts which were not previously reviewed by the SWFRPC; or

B. An expiration of this IDO as provided herein.

#### 22. GENERAL PROVISIONS

The approval granted by this IDO is limited. Such approval shall not be construed to relieve the Developer of the duty to comply with all other applicable local, state or federal permitting regulations.

- A. Developer and County shall work together in a cooperative manner to ensure that the necessary applications to County, the issuance of permits and the conduct of inspections occur expeditiously and that development is not impeded by unnecessary delays associated with such applications, permit issuances, and inspections.
- B. It is understood that any reference herein to any governmental agency shall be construed to mean any future entity which may be created or be designated or succeed in interest to, or which otherwise possesses any of the powers and duties of, any referenced governmental agency in existence on the effective date of this IDO.
- C. Appropriate conditions and commitments contained herein may be assigned to or assumed by DistrictISD.
- D. If there is a conflict between a provision in this IDO and a provision in the MDO, the provision in this IDO shall prevail for Increment 1. Exhibit D, attached hereto and made a part hereof by reference, is an updated version of Exhibit D to the MDO entitled "Summary of Land Dedication and Facilities Construction" as to the Increment 1

property. Said updated Exhibit D amends Exhibit D to the MDO as to the Increment 1 property.

- E. If the Developer is required by this IDO to provide, pay for, or otherwise cause to be provided, infrastructure, projects, systems or facilities, then the ISD may independently satisfy such obligations. To the extent that any such obligation under this IDO is met or performed by the ISD, then such obligation shall be deemed satisfied and the Developer shall no longer be subject to such obligation.
- EF. If there is a conflict between a provision in this IDO and a provision in an ERP, a Consumptive Use Permit ("CUP") or ACOEP, the provision in the ERP, CUP, or ACOEP shall prevail.
- FG. In the event that any portion or section of this IDO is determined to be invalid, illegal, or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner, affect the remaining portions of this development order which shall remain in full force and effect.
- GH. This IDO shall be binding upon the County and the Developer, its assignees or successors-in-interest.
  - HI. This IDO shall become effective as provided by law.
- LJ. The County shallmay provide certified copies of this IDO to DEO and the SWFRPC-as provided in Subsection 380.06(25)(g), Florida Statutes.
- JK. This Resolution shall be recorded in the Minutes Public Records of Charlotte County, Florida. Notice of the Boarda Adoption of an amendment to the IDOan adopted development order shall be recorded by the Developer, in accordance with F.S. 28.222 with the Clerk of the Circuit Court for Charlotte County.

## PASSED AND DULY ADOPTED this 26th day of May, 2020.

**BOARD OF COUNTY COMMISSIONERS** OF CHARLOTTE CO

ATTEST:

Roger D. Eaton, Clerk of the Circuit Court and Ex-Officio Clerk to the **Board of County Commissioners** 

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

anette S. Knowlton, County Attorney

LR2019-0297

## **EXHIBITS**

Exhibit A-1	Increment 1 North Area Babcock Ranch Community Legal Description
Exhibit A-2	Increment 1 South Area Babcock Ranch Community Legal Description
Exhibit A-3	Utility Easement Babcock Ranch Community Legal Description
Exhibit À-4	Increment 1 – 45.98 Acre Parcel – Babcock Ranch Community
Exhibit B-1	Babcock Ranch Community Map H Increment 1 Master Development Plan
Exhibit B-2	Babcock Ranch Community Map H-1 Increment 1 South Area Master Development Plan
Exhibit B-3	Babcock Ranch Community Map H-2 Increment 1 Utility Easement Area Master Development Plan
Exhibit B-4	Babcock Ranch Community Map H-3 Increment 1 North Area Master Development Plan
Exhibit B-5	Babcock Ranch Community Map H-4 Increment 1 Master Development Plan Fixed and Variable Development Criteria
Exhibit C	Babcock Ranch Community Increment 1 Equivalency Matrix
Exhibit D	Updated Summary of Land Dedications and Facilities Construction
Exhibit D1	Specifications for one (1) Freightliner M2 AEV Type I Ambulance
Exhibit E	Babcock Ranch Community Increment 1 Parameters
Exhibit F	Increment 1 Master Drainage Plan
Exhibit G	Increment 1 Master Internal Circulation Plan
Exhibit H1	Increment 1 South Area Primary Greenway Map and Trails Plan

### **EXHIBITS**, cont.

Exhibit H2 Increment 1 North Area Primary Greenway Map and

Trails Plan

Exhibit I Increment 1 Primary Utility Corridor Map

Exhibit J Increment 1, Future (2026) Traffic Conditions with

Project Directional Peak Hour Peak Season

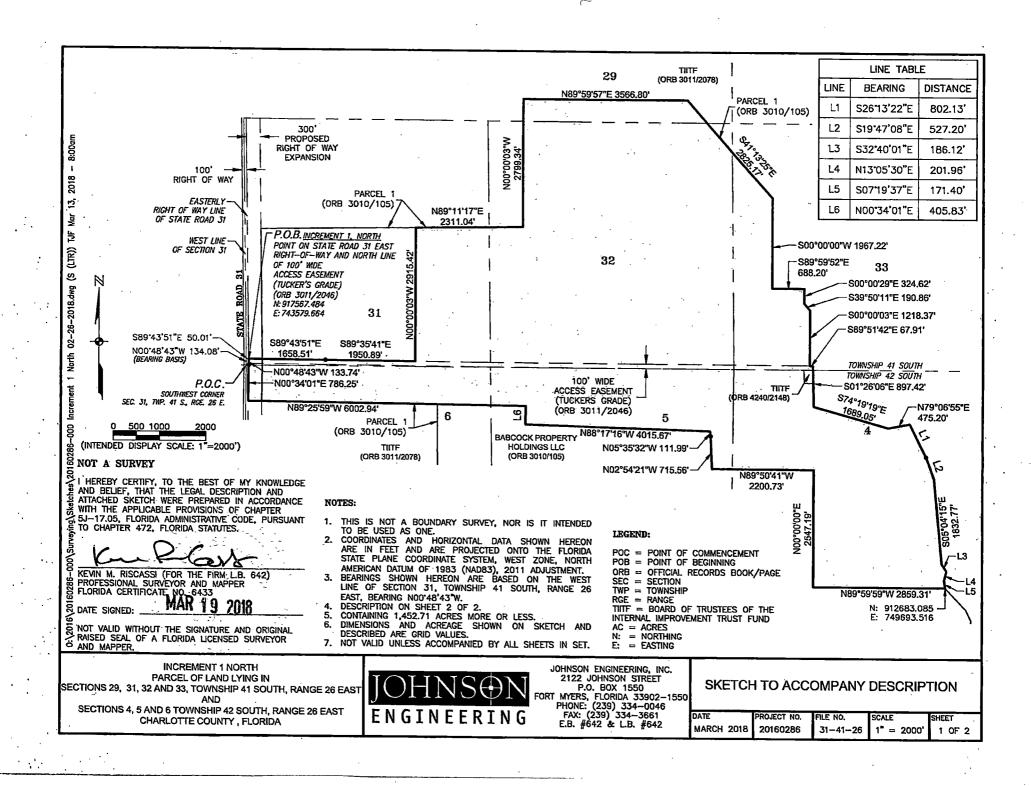
Exhibit K Increment 1, Future (2026) Traffic Conditions with

Project Proportionate Share Calculation

EXHIBIT L IS NOT ATTACHED BUT IS ON FILE AT THE CLERK'S OFFICE AS AN ATTACHMENT TO THE PREVIOUSLY APPROVED RESOLUTION NO. 2014-048

### **EXHIBIT A-1**

## INCREMENT 1 NORTH AREA BABCOCK RANCH COMMUNITY LEGAL DESCRIPTION



#### DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN

SECTIONS 29, 31, 32 & 33, TOWNSHIP 41 SOUTH, RANGE 26 EAST, SECTIONS 4, 5 & 6, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 29, 31, 32 & 33, TOWNSHIP 41 SOUTH, RANGE 26 EAST, AND SECTIONS 4, 5 & 6, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 26 EAST, THENCE N.00°48'43"W., ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 134.08 FEET; THENCE S.89 43'51"E., DEPARTING SAID WEST LINE, A DISTANCE OF 50.01 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 31 (100' WIDE), AND A POINT ON THE NORTH LINE OF A 100 FOOT WIDE ACCESS EASEMENT (TUCKER'S GRADE) AS RECORDED IN OFFICIAL RECORDS BOOK 3011, PAGE 2046, PUBLIC RECORDS, CHARLOTTE COUNTY FLORIDA, AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID 100' WIDE ACCESS EASEMENT (TUCKER'S GRADE) FOR THE FOLLOWING TWO (2) COURSES:

S.89°43'51"E., A DISTANCE OF 1,658.51 FEET, S.89'35'41"E., A DISTANCE OF 1,950.89 FEET:

THENCE N.00'00'03"W., DEPARTING SAID NORTH LINE, A DISTANCE OF 2,915.42 FEET, TO AN INTERSECTION WITH THE BOUNDARY OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3010, PAGE 105, OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 FOR THE FOLLOWING NINETEEN (19) COURSES:

N.89°11'17"E., A DISTANCE OF 2,311.04 FEET,

2018

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- 2. N.00°00'03"W., A DISTANCE OF 2,799.34 FEET,
- N.89°59'57"E., A DISTANCE OF 3,566.80 FEET,
- 4. S.41°13'25"E., A DISTANCE OF 2,825.17 FEET,
- 5. S.00'00'00"W., A DISTANCE OF 1,967.22 FEET,
- S.89'59'52"E., A DISTANCE OF 688.20 FEET,
- S.00'00'29"E., A DISTANCE OF 324.62 FEET,
- 8. S.39'50'11"E., A DISTANCE OF 190.86 FEET,
- 9. S.00'00'03"E., A DISTANCE OF 1,218.37 FEET,
- 10. S.89'51'42"E., A DISTANCE OF 67.91 FEET,
- 11. S.01°26'06"E., A DISTANCE OF 897.42 FEET,
- 12. S.74 19 19 E., A DISTANCE OF 1,689.05 FEET, 13. N.79°06'55"E., A DISTANCE OF 475.20 FEET,
- 14. S.26°13'22"E., A DISTANCE OF 802.13 FEET,
- 15. S.19°47'08"E., A DISTANCE OF 527.20 FEET,
- 16. S.05'04'15"E., A DISTANCE OF 1,832.77 FEET, 17. S.32°40'01"E., A DISTANCE OF 186.12 FEET,
- 18. S.13'05'30"W., A DISTANCE OF 201.96 FEET,
- 19. S.07°19'37"E., A DISTANCE OF 171.40 FEET;

THENCE N.89'59'59"W., DEPARTING SAID BOUNDARY OF PARCEL 1, A DISTANCE OF 2,859.31 FEET; THENCE N.00'00'00"E., A DISTANCE OF 2,547.19 FEET; THENCE N.89'50'41"W., A DISTANCE OF 2,200.73 FEET; THENCE N.02'54'21"W., A DISTANCE OF 715.56 FEET; THENCE N.05'35'32"W., A DISTANCE OF 111.99 FEET; THENCE N.88'17'16"W., A DISTANCE OF 4,015.67 FEET; THENCE N.00°34'01"E., A DISTANCE OF 405.83 FEET; THENCE N.89°25'59"W., A DISTANCE OF 6,002.94 FEET TO AN INTERSECTION WITH SAID STATE ROAD 31 EAST RIGHT-OF-WAY (100' WIDE); THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1. N.00'34'01"E., A DISTANCE OF 786.25 FEET,
- 2. N.00'48'43"W., A DISTANCE OF 133.74 FEET TO A THE POINT OF BEGINNING.

CONTAINING 1,452.71 ACRES, MORE OR LESS.

COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 26, WHERE SAID LINE BEARS NOO'48'41"W.



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

#### **DESCRIPTION INCREMENT 1 NORTH**

DATE PROJECT NO. SHEET 20160286 MARCH 2018 31-41-26 N/A 2 OF 2

### **EXHIBIT A-2**

## INCREMENT 1 SOUTH AREA BABCOCK RANCH COMMUNITY LEGAL DESCRIPTION

#### **INCREMENT 1 SOUTH AREA BABCOCK RANCH COMMUNITY** SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32 **TOWNSHIP 42 SOUTH, RANGE 26 EAST** CHARLOTTE COUNTY, FLORIDA TANKS ON THE PROPERTY OF THE PARTY OF THE PA BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES, BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83(99) WHEREIN THE SOUTH LINE OF THE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89' 41' 45" EAST. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL. POC = POINT OF COMMENCEMENT. POB = POINT OF BEGINNING. DESC. = DESCRIPTION BRP = BABCOCK RANCH PRESERVE PARCEL CONTAINS 3,575.47 ACRES MORE OR LESS. DESCRIPTION ATTACHED. THIS IS NOT A SURVEY **LOCATION MAP** MICHAEL W. NORMAN (FOR THE FIRM LB-642) PROFESSIONAL SURVEYOR AND MAPPER 10,000 20,000 FLORIDA CERTIFICATE NO. 4500 (INTENDED DISPLAY SCALE: 1"=20,000") DATE SIGNED: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. **INCREMENT 1 SOUTH AREA** 2122 JOHNSON STREET P.O. BOX 1550 FORT MRES, FLORIDA 33902-1550 PHONE (239) 334-0048 FAX (239) 334-3661 E.B. #642 & LB. #642 SKETCH TO ACCOMPANY **BABCOCK RANCH COMMUNITY** DESCRIPTION SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32 TOWNSHIP 42 SOUTH, RANGE 26 EAST ENGINEERING

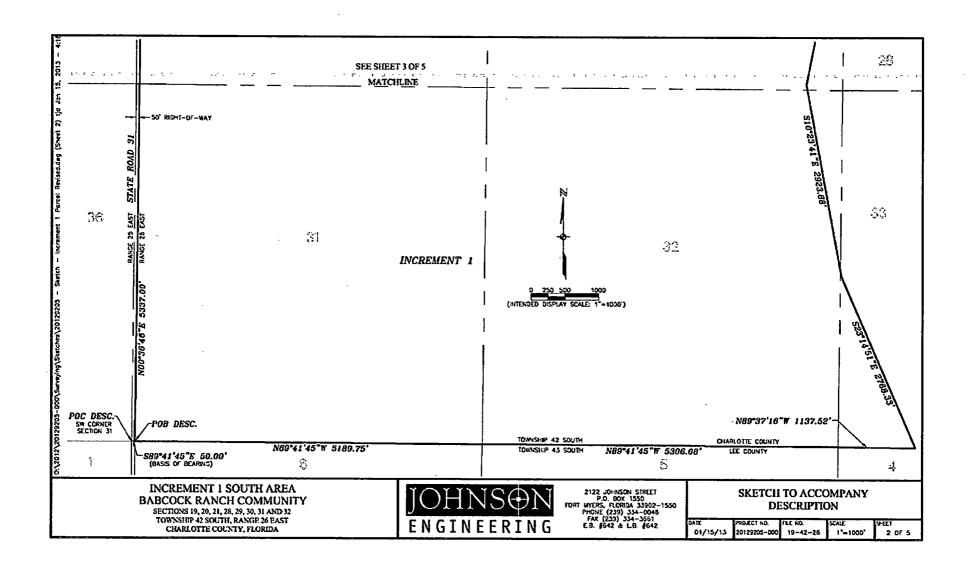
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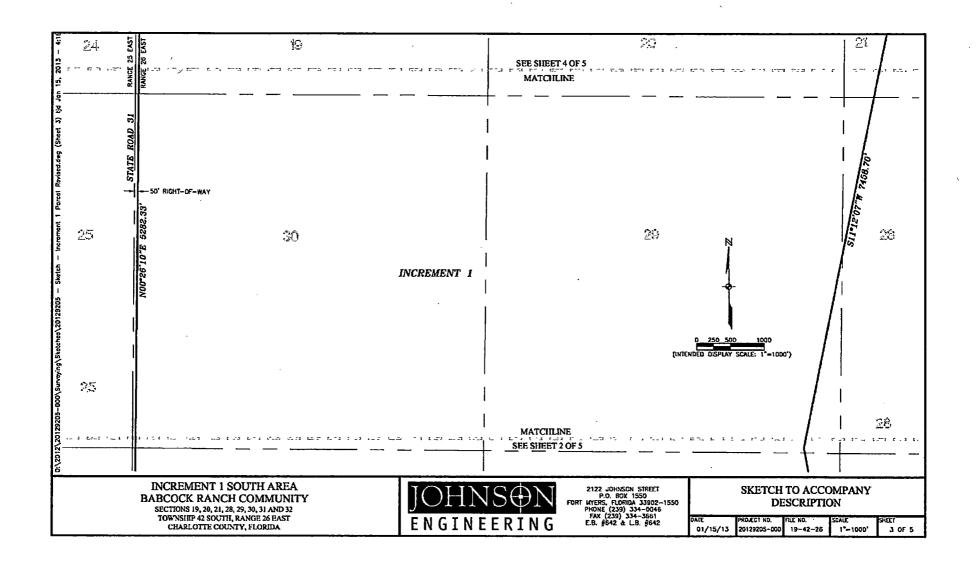
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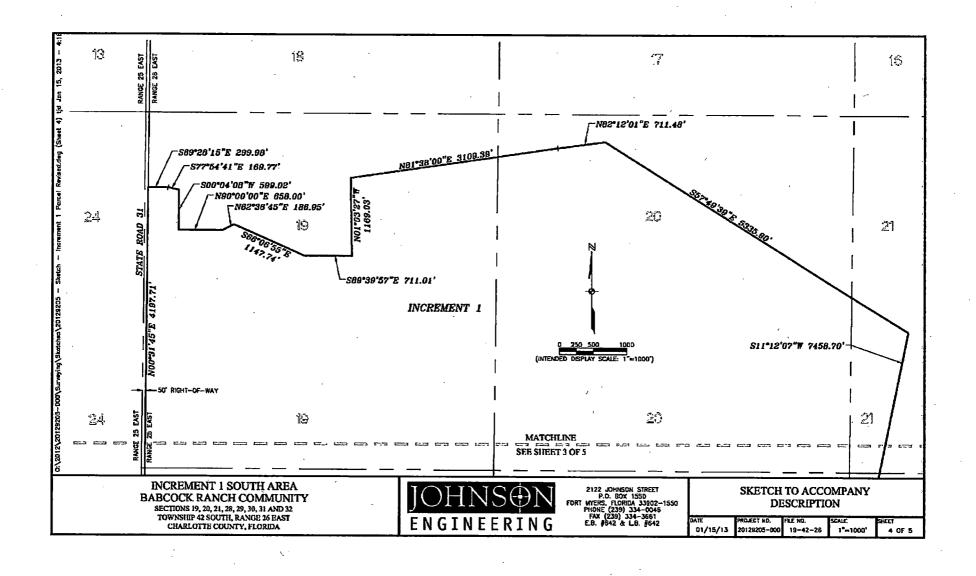
AS SHOWN

1 OF 5

CHARLOTTE COUNTY, FLORIDA







#### DESCRIPTION

INCREMENT 1 SOUTH AREA BABCOCK RANCH COMMUNITY SECTIONS 19, 20, 21, 28, 29, 30, 31, 32, AND 33 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTIONS 19, 20, 21, 28, 29, 30, 31, 32 AND 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31 THENCE SOUTH 89'41'45" EAST ALONG THE SOUTH LINE OF SAID SECTION 31 FOR 50.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31 AND THE POINT OF BEGINNING.

RIGHT-OF-WAY LINE OF STATE ROAD 31 AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING THENCE THE FOLLOWING THREE (3) BEARINGS AND DISTANCES ON SAID EASTERLY RIGHT-OF-WAY LINE: NORTH 00'36'46" EAST FOR 5,337.00 FEET; NORTH 00'26'10" EAST FOR 5,282.33 FEET; NORTH 00'31'45" EAST FOR 4,197.71 FEET; THENCE SOUTH 89'28'15" EAST DEPARTING SAID RIGHT-OF-WAY LINE FOR 299.98 FEET; THENCE SOUTH 77'54'41" EAST FOR 169.77 FEET; THENCE SOUTH 00'04'08" WEST FOR 599.02 FEET; THENCE NORTH 90'00'00" EAST FOR 658.00 FEET; THENCE NORTH 90'00'010" EAST FOR 658.00 FEET; THENCE NORTH 89'39'57" EAST FOR 711.01 FEET; THENCE NORTH 90'00'01" WEST FOR 1,147.74 FEET; THENCE NORTH 81'38'00" EAST FOR 711.01 FEET; THENCE NORTH 82'12'01" EAST FOR 1,148.75 FEET; THENCE SOUTH 81'38'00" EAST FOR 3,109.39 FEET; THENCE NORTH 82'12'01" EAST FOR 7,148.70 FEET; SOUTH 10'23'41" EAST FOR 5,335.90 FEET; THENCE SOUTH 1112'07" WEST FOR 7,458.70 FEET; SOUTH 10'23'41" EAST FOR 2,923.88 FEET; THENCE SOUTH 23'14'51" EAST FOR 2,768.33 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST; THENCE THE FOLLOWING BEARINGS AND DISTANCE ON THE SOUTH LINE OF SAID TOWNSHIP 42 SOUTH: NORTH 89'37'16" WEST FOR 1,137.52 FEET; NORTH 89'41'45" WEST FOR 5,306.08 FEET; NORTH 89'41'4

PARCEL CONTAINS 3,575.47 ACRES, MORE OR LESS.

BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83 (99) WHEREIN THE SOUTH LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89' 41' 45" EAST.

INCREMENT 1 SOUTH AREA BABCOCK RANCH COMMUNITY SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA



2122 JOHNSON STREET P.O. BOX 1550 FORT WRES, FLORIDA 33902-1550 PHONE (239) 334-0045 FAX (239) 334-3661 E.B. #642 & L.B. #642

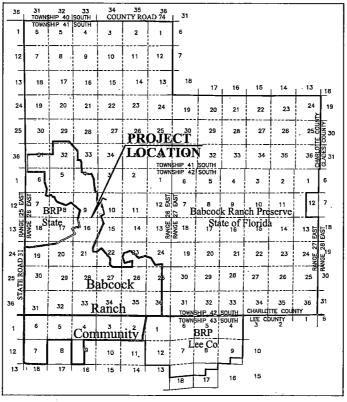
## SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SKEET
01/15/13	20129205-000	19-42-26		5 OF 5

# EXHIBIT A-3 UTILITY EASEMENT BABCOCK RANCH COMMUNITY LEGAL DECRIPTION

## **INCREMENT 1 - TRUNCATED UTILITY EASEMENT** BABCOCK RANCH COMMUNITY

SECTIONS 9,10,15,16,17, and 20 **TOWNSHIP 42 SOUTH, RANGE 26 EAST** CHARLOTTE COUNTY, FLORIDA



### LOCATION MAP

10,000 20,000 (INTENDED DISPLAY SCALE: 1"=20.000") THIS IS NOT A SURVEY

MICHAEL L. LOHR (FOR THE FIRM LB-642) PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5916

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

#### **INCREMENT 1 - TRUNCATED** UTILITY EASEMENT BABCOCK RANCH COMMUNITY

SECTIONS 9,10,15,16,17 AND 20 TOWNSHIP 42 SOUTH RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA



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

#### SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/2016	20129205-001	9-42-26	As shown	1 odf 4
į				

NOTES:

GRID VALUES.

BEARINGS, DISTANCES AND AREAS ARE BASED ON

BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83(99) WHEREIN THE

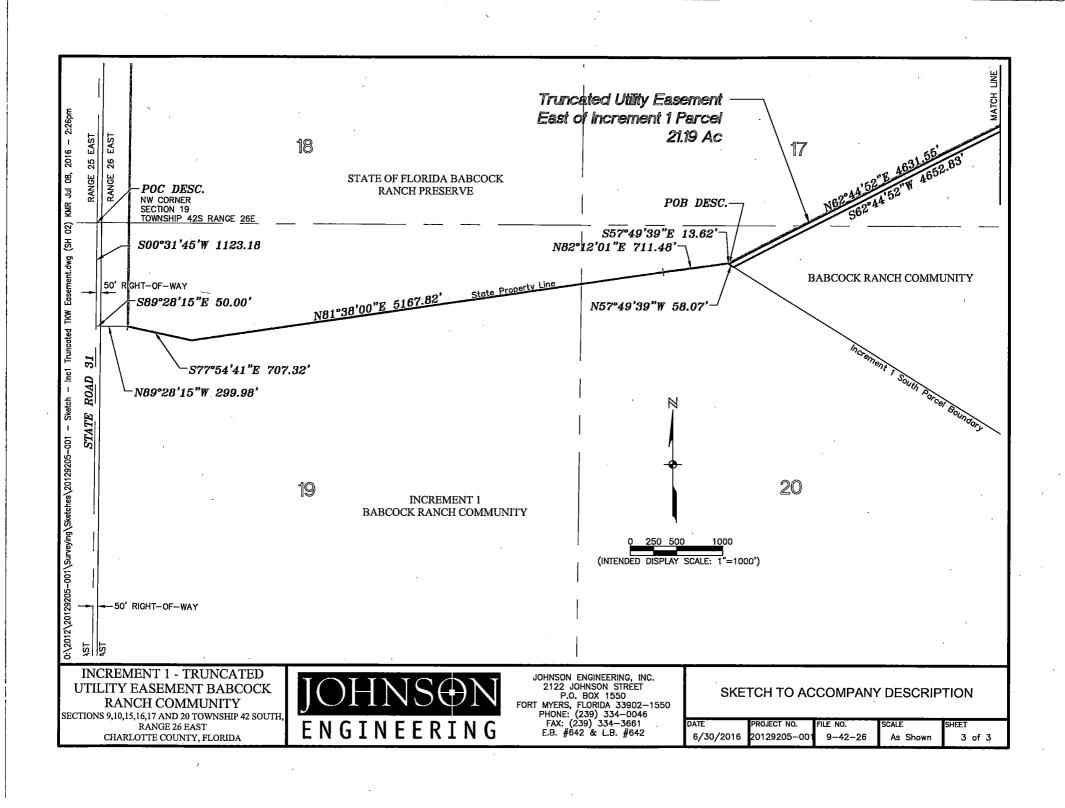
REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL. POC = POINT OF COMMENCEMENT. POB = POINT OF BEGINNING. DESC. = DESCRIPTION

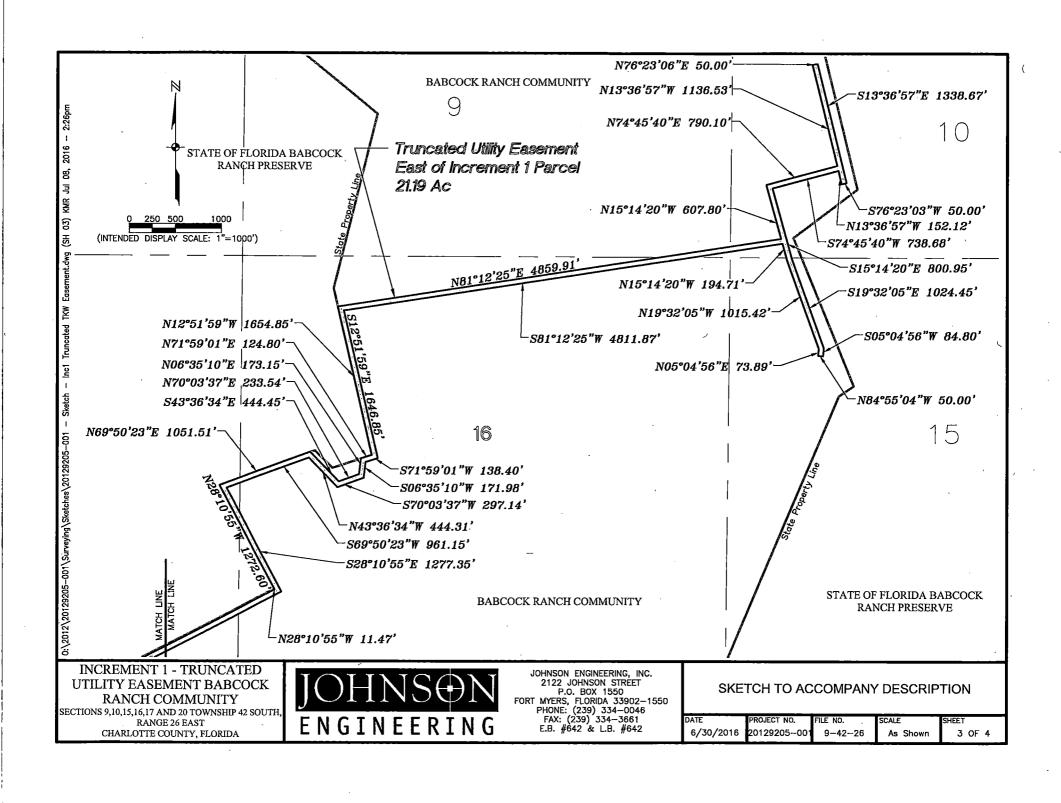
PARCEL CONTAINS 21.19 ACRES MORE OR LESS. 9. DESCRIPTION ATTACHED ON SHEET 4 of 4. 10. NOT VALID WITHOUT ALL SHEETS 1 THROUGH 4.

SOUTH LINE OF THE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS

BRP = BABCOCK RANCH PRESERVE

SOUTH 89' 41' 45" EAST. THIS SKETCH DOES NOT MAKE ANY





#### **DESCRIPTION**

INCREMENT 1 - TRUNCATED UTILITY EASEMENT
EAST OF SOUTH INCREMENT 1 PARCEL
BABCOCK RANCH COMMUNITY
SECTIONS 9, 10, 15, 16, 17, AND 20
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTIONS 9, 10, 15, 16, 17 AND 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19 TOWNSHIP 42 SOUTH RANGE 26 EAST; THENCE SOUTH 00°31'45" WEST ALONG THE WEST LINE OF SAID SECTION 19 FOR 1,123.18'; THENCE SOUTH 89°28'15" EAST FOR 50.00 FEET, DEPARTING SAID SECTION LINE, TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31; THENCE SOUTH 89°28'15" EAST DEPARTING SAID RIGHT-OF-WAY LINE FOR 299.98 FEET TO A POINT ON THE STATE PROPERTY LINE FOR BABCOCK RANCH PRESERVE; THENCE THE FOLLOWING 3 CALLS ALONG SAID STATE PROPERTY LINE: SOUTH 77°54'41" EAST FOR 707.32 FEET; THENCE N81°38'00"E FOR 5167.82 FEET; THENCE N82°12'01"E FOR 711.48 FEET, LEAVING SAID STATE PROPERTY LINE; THENCE S57°49'39" FOR 13.62 FEET AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING THENCE THE FOLLOWING THIRTY FIVE (35) BEARINGS AND DISTANCES; NORTH 62'44'52' EAST FOR 4631.55 FEET; THENCE NORTH 2810'55 WEST FOR 11.47 FEET TO A POINT ON SAID STATE PROPERTY LINE; THENCE ALONG SAID STATE PROPERTY LINE NORTH 28"10'55" WEST FOR 1272.60 FEET; THENCE ALONG SAID STATE PROPERTY LINE NORTH 69'50'23" EAST FOR 1051.51 FEET; THENCE LEAVING SAID STATE PROPERTY LINE SOUTH 43'36'34" EAST FOR 444.45 FEET; THENCE NORTH 70'03'37" EAST FOR 233.54 FEET; THENCE NORTH 06'35'10" EAST FOR 173.15 FEET TO A POINT ON THE SAID STATE PROPERTY LINE; THENCE ALONG SAID STATE PROPERTY LINE NORTH 71'59'01" EAST FOR 124.80; THENCE ALONG SAID STATE PROPERTY LINE NORTH 12'51'59" WEST FOR 1654.85 FEET; THENCE LEAVING SAID STATE PROPERTY LINE NORTH 81'12'25" EAST FOR 4859.91 FEET; THENCE NORTH 15'14'20" WEST FOR 607.80 FEET; THENCE NORTH 74'45'40 EAST FOR 790.10 FEET; THENCE NORTH 13'36'57" WEST FOR 1136.53 FEET; THENCE NORTH 76'23'06 EAST FOR 50.00 FEET; THENCE SOUTH 13'36'57" EAST FOR 1338.67 FEET; THENCE SOUTH 76'23'03" WEST FOR 50.00 FEET; THENCE NORTH 13'36'57" WEST FOR 152.12 FEET; THENCE SOUTH 74'45'40" WEST FOR 738.68 FEET; THENCE SOUTH 15'14'20" EAST FOR 800.95 FEET; THENCE SOUTH 09°32'05" EAST FOR 1024.45 FEET; THENCE SOUTH 05°04'56" WEST FOR 84.80 FEET; THENCE NORTH 84°55'04" WEST FOR 50.00 FEET; THENCE NORTH 05'04'56" EAST FOR 73.89 FEET; THENCE NORTH 19'32'05" WEST FOR 1015.42 FEET; THENCE NORTH 15'14'20" WEST FOR 194.71 FEET; THENCE SOUTH 8112'25" WEST FOR 4811.87 FEET; THENCE SOUTH 12'51'59" EAST FOR 1646.85 FEET; THENCE SOUTH 71'59'01" WEST FOR 138.40 FEET; THENCE SOUTH 06'35'10" WEST FOR 1714.98 FEET; THENCE SOUTH 70'03'37" WEST FOR 297.14 FEET; THENCE NORTH 43'36'34" WEST FOR 444.31 FEET; THENCE SOUTH 69'50'23" WEST FOR 961.15 FEET; THENCE SOUTH 28'10'55" EAST FOR 1277.35 FEET; THENCE SOUTH 62'44'52" WEST FOR 4652.83 FEET; THENCE NORTH 57'49'39" WEST FOR 58.07 FEET AND THE POINT OF BEGINNING.

PARCEL CONTAINS 21.19 ACRES, MORE OR LESS.

BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83 (99) WHEREIN THE SOUTH LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89° 41' 45" EAST.

## INCREMENT 1 - TRUNCATED UTILITY EASEMENT BABCOCK RANCH COMMUNITY

SECTIONS 9,10,15,16,17 AND 20 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA



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

#### SKETCH TO ACCOMPANY DESCRIPTION

1					
1	DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
	6/30/2016	20129205-001	9-42-26	As Shown	4 OF

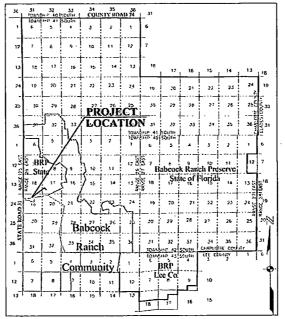
## **EXHIBIT A-4**

## INCREMENT 1 – 45.98 ACRE PARCEL – BABCOCK RANCH COMMUNITY

## NOTES: BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83(99) WHEREIN THE SOUTH LINE OF THE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89' 41' 45" EAST. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL. POC = POINT OF COMMENCEMENT. POB = POINT OF BEGINNING. DESC. = DESCRIPTION BRP = BABCOCK RANCH PRESERVE PARCEL CONTAINS 45.98 ACRES MORE OR LESS. 9. DESCRIPTION ATTACHED ON SHEET 3 OF 3. 10. NOT VALID WITHOUT ALL SHEETS 1 THROUGH 3.

#### **INCREMENT 1 - 45.98AC PARCEL BABCOCK RANCH COMMUNITY**

SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA



LOCATION MAP

10,000 20,000 (INTENDED DISPLAY SCALE: 1"=20,000") THIS IS NOT A SURVEY:

MICHAEL L. LOHR : (FOR THE FIRM LB-642 PROFESSIONAL SURVEYOR AND MAPPER

PROFESSIONAL SURVEYOR AND MATTER FLORIDA CERTIFICATE MC. 5918

DATE SIGNED: 325 206

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

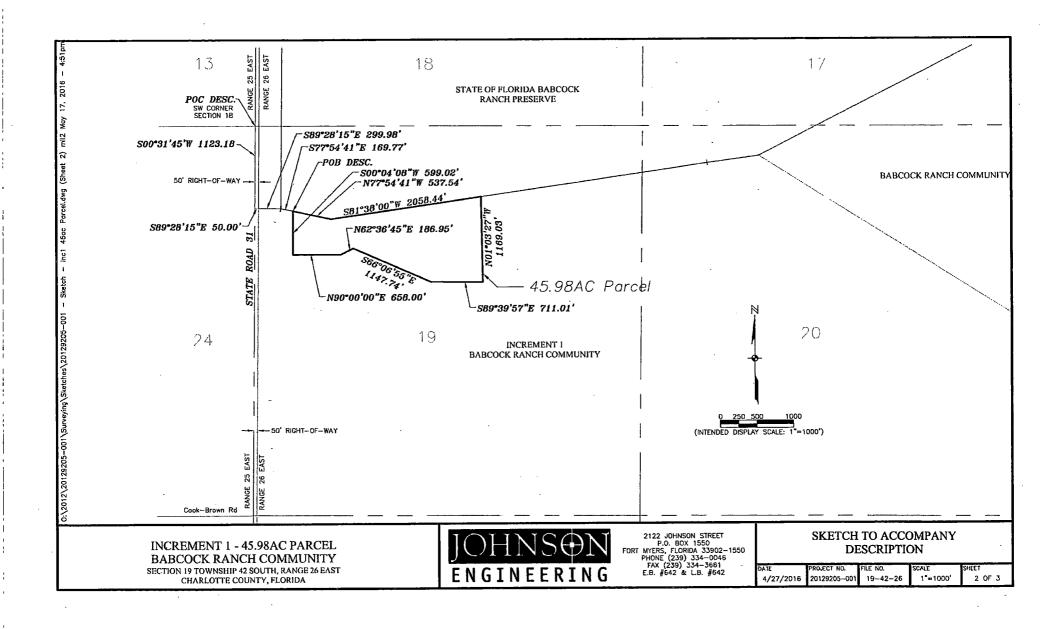
**INCREMENT 1 - 45.98AC PARCEL** BABCOCK RANCH COMMUNITY

SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA



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

i .				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
04/27/2016	20129205-001	19-42-26	AS SHOWN	1 OF 3



#### DESCRIPTION

INCREMENT 1 45.98 AC PARCEL
BABCOCK RANCH COMMUNITY
SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19 TOWNSHIP 42 SOUTH RANGE 26 EAST; THENCE SOUTH 00'31'45" WEST ALONG THE WEST LINE OF SAID SECTION 19 FOR 1,123.18'; THENCE SOUTH 89'28'15" EAST FOR 50.00 FEET, DEPARTING SAID SECTION LINE, TO AN INTERSECTION WITH THE EASTERLY RIGHT—OF—WAY LINE OF STATE ROAD 31; THENCE SOUTH 89'28'15" EAST DEPARTING SAID RIGHT—OF—WAY LINE FOR 299.98 FEET; THENCE SOUTH 77'54'41" EAST FOR 169.77 FEET AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE THE FOLLOWING EIGHT (8) BEARINGS AND DISTANCES; SOUTH 00'04'08" WEST FOR 599.02 FEET; THENCE NORTH 90'00'00" EAST FOR 658.00 FEET; THENCE NORTH 62'36'45" EAST FOR 186.95 FEET; THENCE SOUTH 66'06'55" EAST FOR 1,147.74 FEET; THENCE SOUTH 89'39'57" EAST FOR 711.01 FEET; THENCE NORTH 01'03'27" WEST FOR 1,169.03 FEET; THENCE SOUTH 81'38'00" WEST FOR 2058.44 FEET; THENCE NORTH 77'54'41" WEST FOR 537.54 FEET AND THE POINT OF BEGINNING.
PARCEL CONTAINS 45.98 ACRES, MORE OR LESS.

BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83 (99) WHEREIN THE SOUTH LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89' 41' 45" EAST.

INCREMENT 1 - 45.98AC PARCEL BABCOCK RANCH COMMUNITY SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA



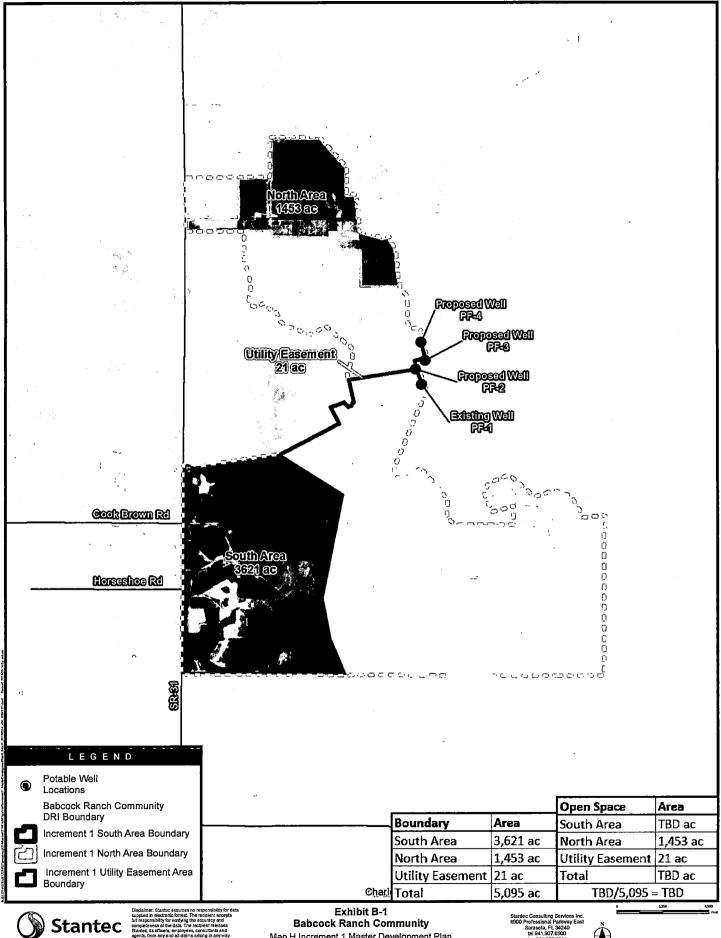
2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642

## SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/27/2016	20129205-000	19-42-26		3 OF 3

### **EXHIBIT B-1**

## BABCOCK RANCH COMMUNITY MAP H INCREMENT 1 MASTER DEVELOPMENT PLAN



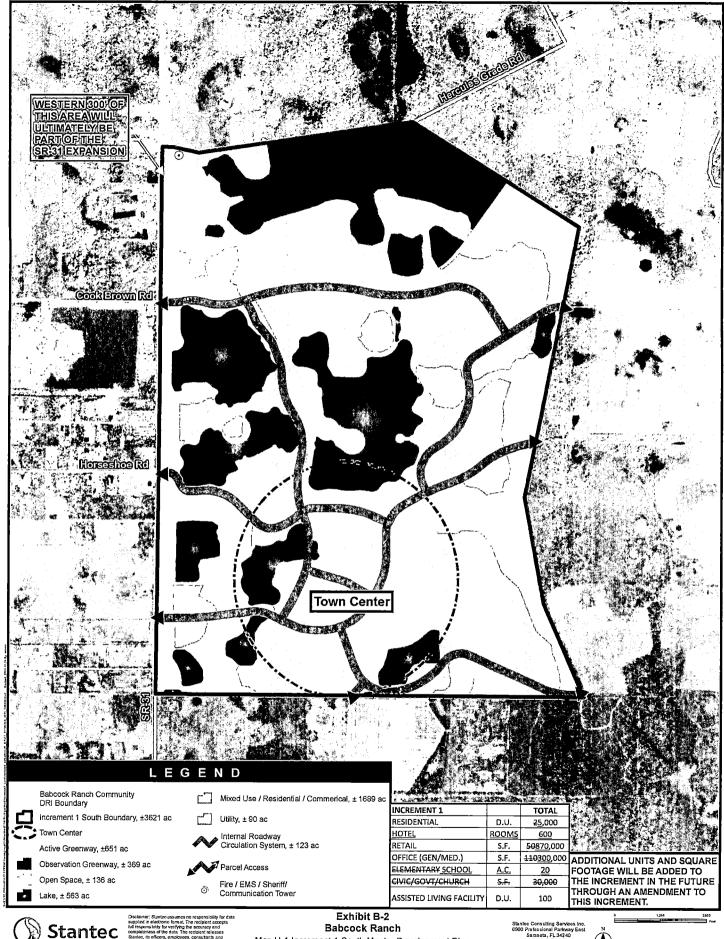


Map H Increment 1 Master Development Plan



## **EXHIBIT B-2**

## BABCOCK RANCH COMMUNITY MAP H-1 INCREMENT 1 SOUTH MASTER DEVELOPMENT PLAN





Map H-1 Increment 1 South Master Development Plan

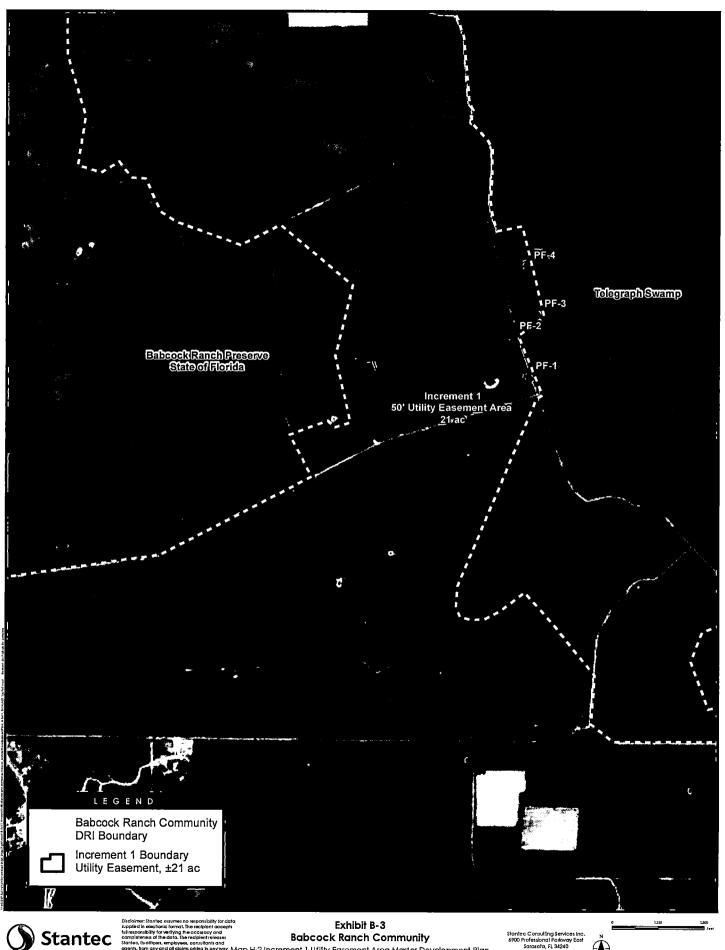
March 2020

Professional Parkws Serasota, FL 34246 tel 941.907.6900 fax 941.907.6911



### **EXHIBIT B-3**

## BABCOCK RANCH COMMUNITY MAP H-2 INCREMENT 1 UTILITY EASEMENT AREA MASTER DEVELOPMENT PLAN





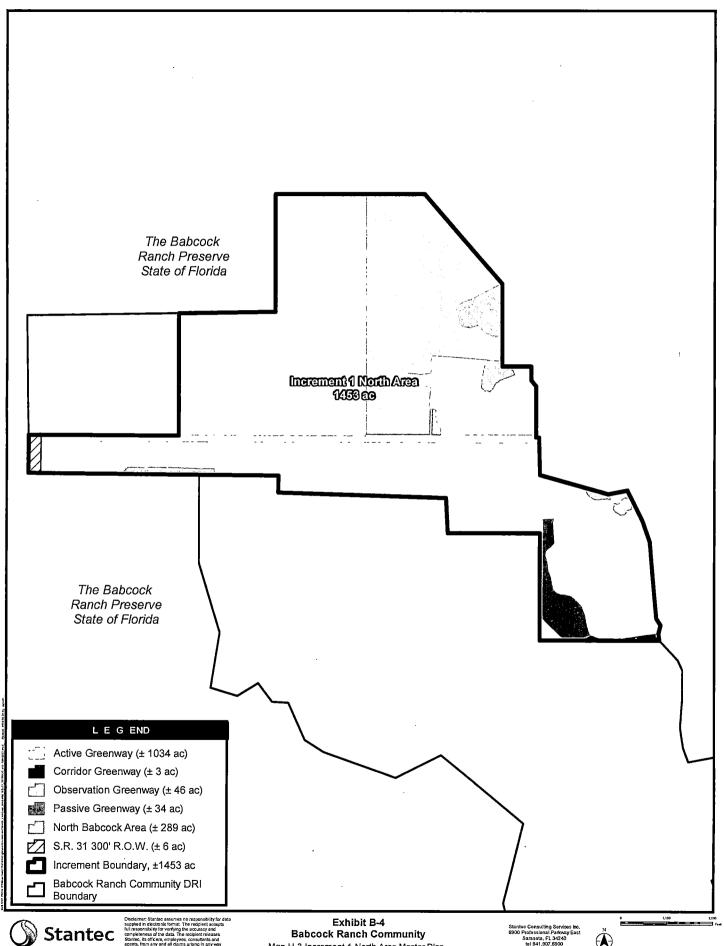
ond Juwey Map H-2 Increment 1 Utility Easement Area Master Development Plan June 2016

Stantec Consulting Services Inc. 6900 Professional Parkway East Sarasota, FL 34240 tet 941.907.6900 fax 941.907.6911



## **EXHIBIT B-4**

## BABCOCK RANCH COMMUNITY MAP H-3 INCREMENT 1 NORTH AREA MASTER DEVELOPMENT PLAN





Map H-3 Increment 1 North Area Master Plan



### **EXHIBIT B-5**

## BABCOCK RANCH COMMUNITY MAP H-4 INCREMENT 1 MASTER DEVELOPMENT PLAN FIXED AND VARIABLE DEVELOPMENT CRITERIA

#### FIXED AND VARIABLE DEVELOPMENT CRITERIA FOR BABCOCK RANCH COMMUNITY INCREMENT 1

#### FIXED DEVELOPMENT CRITERIA

- 1. THE ALLOCATION OF DWELLING UNITS AND SQUARE FOOTAGE IDENTIFIED ON THE LAND USE TABLE ON THE MAP H SERIES MAY BE MODIFIED CONSISTENT WITH THE EQUIVALENCY MATRIX. ANCILLARY FACILITIES INCLUDED IN INCREMENT 1 SUCH AS SCHOOLS, PLACES OF WORSHIP, UTILITY INFRASTRUCTURE AND PARK SITES AND BUILDINGS WILL NOT BE ATTRIBUTED TO OTHER DEVELOPMENT COMPONENTS AND WILL NOT REQUIRE USE OF THE EQUIVALENCY MATRIX.
- 2. AGRICULTURAL USES, UTILITY INFRASTRUCTURE, RENEWABLE ENERGY SYSTEMS AND FACILITIES SHALL BE PERMITTED THROUGHOUT INCREMENT 1 AND WILL NOT BE ATTRIBUTED TO OTHER DEVELOPMENT PROGRAMS AND WILL NOT BE SUBJECT TO THE EQUIVALENCY MATRIX.
- 3. ALL DEVELOPMENT OF THE SUBJECT PROPERTY, AS IT RELATES TO THE DEFINED DEVELOPMENT FORMS, DESIGN STANDARDS AND PROVISIONS AND USES COMMON TO THE DISTRICT, SHALL BE IN CONFORMANCE WITH THE BACOCK RANCH OVERLAY ZONING DISTRICT (ORDINANCE NO. 2014-077), AS MAY BE AMENDED.
- 4. OPEN SPACE SHALL BE TABULATED AND UPDATED AS A RESULT OF FINAL PERMITTING FOR THE PURPOSE OF MONITORING THE MINIMUM OF 35% OPEN SPACE REQUIRED OVERALL FOR THE BABCOCK RANCH COMMUNITY. OPEN SPACE/GREENWAY AREAS SUBJECT TO CONSERVATION EASEMENTS IDENTIFIED IN THIS INCREMENT SHALL BE RECORDED IN THE PUBLIC RECORDS FOLLOWING FINAL PERMITTING.

#### VARIABLE DEVELOPMENT CRITERIA

- 1. THE FOLLOWING ITEMS WILL BE DEFINED DURING DETAILED SITE PLANNING AND PERMITTING:
  - FINAL CONFIGURATIONS OF DEVELOPMENT PODS, INCLUDING POTENTIAL RELOCATION AND RECONFIGURATION OF NEIGHBORHOOD MIXED USE/RESIDENTIAL/COMMERCIAL (MURC), AND TOWN CENTER.
  - b. FINAL ACREAGES OF ALL PROPOSED USES.
  - c. NATIVE HABITAT PRESERVATION, ALTERATION, ENHANCEMENT, MITIGATION AND CONSERVATION ACREAGES MAY BE MODIFIED BASED ON FINAL LAND PLANNING, STORMWAMTER LAKE DESIGN, OTHER ENGINEERING REQUIREMENTS AND FINAL PERMITTING. MITIGATION MAY OCCUR OUTSIDE THE BOUNDARIES OF THE INCREMENT SUBJECT TO FINAL PERMITTING APPROVALS.
  - d. STORMWATER MANAGEMENT FACILITIES MAY OCCUR OUTSIDE THE BOUNDARIES OF THE INCREMENT SUBJECT TO FINAL ENGINEERING AND PERMITTING.
  - e. THE FINAL LOCATION, SIZE AND ALLOCATION OF CIVIC FACILITIES (I.E. INTERNAL PARKS, SCHOOLS, CHURCHES, EMERGENCY SERVICES BUILDINGS, ETC.).
  - f. THE INTERNAL ROAD ALIGNMENTS AND CIRCULATION (LOCAL ROADS WITHIN DEVELOPMENT PODS WILL BE PROVIDED AS PART OF FINAL SITE PLANNING AND PERMITTING).
  - g. THE CONFIGURATION AND DETAIL ASSOCIATED WITH THE AGRICULTURE AREAS AND RENEWABLE ENERGY SYSTEMS AND FACILITIES.
  - h. THE FINAL LOCATION, ALLOCATION, ALIGNMENT AND USE OF THE MULTI-MODAL TRAIL SYSTEM AND THE EXACT LOCATIONS AND FUTURE INTERCONNECTIONS OF THE MULTI-MODAL TRAIL SYSTEM WITH THE NEIGHBORHOOD TRAIL/PATH/SIDEWALK SYSTEM.
  - i. THE LOCATION OF VEHICULAR ACCESS POINTS, INCLUDING EXISTING TEMPORARY ENTRYWAYS, TO EXTERNAL PUBLIC ROADWAYS.
- 2. THE EXISTING PERMITTED OR APPROVED MINING OPERATIONS WILL BE ALLOWED TO CONTINUE. ADDITIONAL MINING AREAS MAY BE ALLOWED CONSISTENT WITH CURRENT AND SUBSEQUENT PERMITTING.
- 3. FURTHER ADJUSTMENTS TO THE BOUNDARIES OF DEVELOMENT PODS FOR SPECIFIC LAND USE CLASSIFICATIONS MAY OCCUR AS A RESULT OF FINAL LAND PLANNING AND PERMITTING. SPECIFIC USES TO SUPPORT DEVELOPMENT SUCH AS PARKING, STORMWATER LAKES, PARKS OR OTHER SPACES MAY BE IDENTIFIED AND REFINED THROUGH SUBSEQUENT PERMITTING CONSISTENT WITH LOCAL LAND DEVELOPMENT REGULATIONS.
- 4. ADDITIONAL UNITS AND SQUARE FOOTAGE WILL BE ADDED TO THE INCREMENT IN THE FUTURE THROUGH AN AMENDMENT TO THIS INCREMENT.
- 5. GOLF COURSE/RECREATION IS ALLOWED IN MIXED USE RESIDENTIAL COMMERCIAL (MURC).



# EXHIBIT C BABCOCK RANCH COMMUNITY INCREMENT 1 EQUIVALENCY MATRIX

Table EM-1: Babcock Ranch Community - Increment 1 Equivalency Matrix

Land Use	Unit	Single-Family	Multifamily	Age-Restricted*	Assisted Living Facility	Retall;	General Office	Medical	industrial	Hotel/Motel	Civic/ Government	Baseball- Facility
Equivalent To	Jt	(1 d.u.)	(1 d.u.)	(1 d.u.)	(1 <u>b e d</u> - <del>unit</del> )	(1,000 s <u>g. fi</u> .)	(1,000 s <u>ģ</u> . <u>fi</u> .)	Office (1,000 sg	(1,000 s <u>g. ft</u> .)	. (1 -room)	(1,000 s <u>g. ft.)</u>	(1-field)
Single-Family	d.u.	NA NA	0. <u>48</u> 52	0. <u>34</u> 27	0 <u>,29.22</u>	3. <u>49</u> 71	1. <u>22</u> 49	3. <u>88</u> 57	0. <u>45</u> 85	0. <u>82</u> 60	1. <u>94<del>21</del></u>	38.57
Multifamily	d.u.	1.922.09	, NA	0. <u>71</u> 52	0. <u>61</u> 42	7. <u>29</u> 13	2. <u>55</u> 87	<u>8.10</u> 6.87	<del>1,63</del> <u>0.94</u>	1. <u>72</u> <del>15</del>	<del>2.33</del> 4.05	74.18
Age-Restricted Residential*	d.u.	3. <del>7</del> 0 <u>2.96</u>	1. <del>93<u>42</u></del>	NA NA	0.8 <u>7</u> 4	<del>13.74<u>10.32</u></del>	<del>5.52</del> 3.62	<del>13.22<u>11.47</u></del>	3.45 <u>1.33</u>	2. <u>43</u> 22	4.48 <u>5.73</u>	<u>142,86</u>
Assisted Living Facility	unitbed	4.55 <u>3.41</u>	<del>2.36</del> 1.63	1. <u>15</u> 23	NA	<del>46.86<u>11.91</u></del>	<del>6.77</del> 4.18	.4 <del>6.23</del> 13.24	3.86 <u>1.54</u>	2. <u>81</u> 73	5.50 <u>6.62</u>	<del>175.32</del>
Retail	s <u>q. ft</u> .	2 <u>9</u> 70	140	10073	<u>80</u> 59	NA NA	<u>350</u> 4 <del>02</del>	<u>1,110962</u>	<u>130</u> 229	<u>240</u> 162	<u>560</u> 326	40,397
General Office	s <u>q. ft</u> .	671 <u>820</u>	3 <u>90</u> 49	<u>280</u> 181	<u>240</u> 148	2, <u>850</u> 4 <del>90</del>	NA	<u>3,1702,396</u>	<u>3</u> 570	<u>670</u> 403	<u>1,580</u> 842	<del>25,887</del>
Medical Office	sgft.	2 <u>6</u> 80	12046	9076	<u>80</u> 62	9001,039	<u>320</u> 417	NA NA	<u>120238</u>	<u>210468</u>	<u>500</u> 339	40,804
Industrial	sg. ft.	2,2201,176	1,060612	<u>750</u> 318	650 <del>259</del>	7,7404,365	<u>2,710</u> 1,753	<u>8,600</u> 4, <del>200</del>	NA	<u>1,830</u> 706	4,3001,424	45,378
Hotel/Motel	<u>r</u> Room	1.2167	0. <u>58</u> 87	0.4 <u>1</u> 5	0.3 <u>6</u> 7	<u>4,24</u> 6.18	1.492.48	<u>4.71</u> 5.95	<u>0.55</u> 1.42	NA NA	2. <u>36</u> 02	64.29
Civic/Government	s <u>q</u> f <u>t</u> .	826 <u>520</u>	430250	<del>223<u>170</u></del>	482 <u>150</u>	3,066 <u>1,800</u>	<u>6301,231</u>	2,000950	230702	<u>420</u> 496	NA NA	31,877
Baseball Facility	field	0.03	0.01	0.01	0.01	0.10	0.04	0.09	0.02	0.02	0.03	A

<sup>\*</sup> Includes Senior Adult Housing, Active Adult Residential and Retirement Community.

Table EM-2: BRO	: - Increment 1	Trip Generation
-----------------	-----------------	-----------------

		BRC Increm	ent 1 ~	Increment 1 Trip Generation
leand/USa	ITE Land-Use Code	Trip Generation (PM Peak, Two-way)	Size	<u>Estimate ^</u> <u>Effective ITE Averag</u> e Trip Rate <u> (PM Peak Hour, Two-</u> <u>Way)</u>
Residential				
Single-Family	210	2,660	3,000	4.000.89 trips-/du
Multi Family	230220	<u>850</u>	2,000	0.520.43 trips-/du
Age-Restricted_	251	<u>n/a</u>	<u>n/a</u>	0.30 -27-trips/du
Assisted Living Facility	254	<u>26</u>	100	0.262 trips-/beddu
Non-Residential				
Retail	820	2,694	870,000	3. <del>71</del> -10 trips/1,000 sq. ft.
General Office	710	279	257,000	1.049 trips/1,000 sq.
Medical Office	720	148	43,000	3.4457 trips/1,000 sq. ft.
Industrial#	130	n/a	n/a	0.4085 trips/1,000 sq. ft.
Hotel/Motel	310	438	600	0.7360 trips/room
Civic/Government	730	86	50,000	1.7221 trips/1,000 sq. ft
Baseball Facility	n/a-∆			38.57-/field

Source: Institute of Transportation Engineers (ITE), Trip Generation, -109th Edition.

#### Notes

- \* Includes Senior Adult Housing, Active Adult Residential and Retirement Community Master DRI.
- # General Light-Industrial Park Master DRI. y
- ~ Refer to Exhibit 7b, Babcock Ranch Community DRI Increment 1 NOPC (2019) Traffic Study March 11, 2020 Amended.
- \* Perfect Game estimate of 38-6-two way peak-hour tripe per field. The effective trip rate based on the ITE trip generation equation (fitted curve), where applicable. Otherwise, standard ITE everage rate assumed.

## EXHIBIT D

UPDATED SUMMARY OF LAND DEDICATIONS AND FACILITIES CONSTRUCTION

#### **EXHIBIT D**

# UPDATED SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION REQUIRED FOR INCREMENT 1 \*1

	Public Facilities Required	Aggregate Site Dedication (acre)	Shell Building Required (s.f.)	Land Dedication or Building Shell Complete	Commencement of Operations
	COMMUNITY SERVICES Parks EXTENSION SERVICES	<u>*2</u>	<del>2500 *3</del>	500th C/O *4	180 days from Turnover
	Site #1	24.0	N/A	Within 180 days of written request by County *8 <u>5</u>	
	Mosquito Control pre-fab building (shell only).		3000 * <b>52</b>	Prior to the issuance of the 5,000th C/O	180 days from Turnover
	Site#2	1.0	N/A `	Prior to the issuance of the 5,000th C/O	
	FIRE/RESCUE/LAW ENFORCEMENT One (1) EMS Vehicle *74			Ordered by 500th C/O	500th C/O180 days from turnover
]	Interim sub-station Sheriff's trailer		*6 <u>3</u>	The later of the issuance of the 100th residential C/O or upon written request by Sheriff's Dept. *63	30180 days from Turnover
	Fire & Police Communication Tower	0.25 <u>+</u>		Site dedication by 1,500th C/O	
 	*96 SOLID WASTE		an fluid day fluid a		- Aleman I and I I I I I I I I
	Site #1	<del>6.0</del>	N/A	Prior to the issuance of the 10,000th C/O	
	SCHOOLS Elementary School	up to 20.0	N/A	School Site Dedication Agreement	

#### Notes to Exhibit D:

- \*1 This Exhibit D, as it relates to Increment 1, updates Exhibit D to the MDO.
- \*2 Acreage to be finalized at time of site planning and coordination with the County Community Services Department.
- \*3 Neighborhood parks (village park) to include a pavilion and restrooms.
- \*4—1st park must be completed and turned over to either Babcock Ranch Community Independent Special District, POA, or County prior to the 500th C/O.
- \*5\*2 Pre-fab building to include two offices, two bays for vehicle and equipment and chemical storage. This facility shall be ADA compliant and shall include all required utilities, parking and landscaping.
- \*63 An interim sheriff's sub-station office trailer (24'W x 60' overall length) will connect to the utilities that service the existing fire station.). The trailer will be fully operational by the later of the issuance of the 100th residential C/O or upon written request by Sheriff and will be removed upon the opening of the combined Fire/Sheriff's facility in accordance with the Land Lease Agreement entered into between Charlotte County and Developer on April 24, 2019.
- \*74 Specifications for a Freightliner M2 AEV Type I Ambulance, as referenced in Exhibit D-1, are on file with Charlotte County EMS.
- \*85 Primitive camp site development may occur on Site #1 without being included in an increment.
- \*9 Tower construction and ownership as agreed with County.
- \*6 Tower site was conveyed to Charlotte County via Quit Claim Deed recorded in OR Book 4236 Page 133, Charlotte County Public Records. General Notes:
- 4) All 1) Unless otherwise agreed to by the County and Developer in writing, all dedications, public facility shell completion, and construction required under this schedule shall be completed and turned over based on a dwelling unit C/O use threshold required above.

# EXHIBIT D1 SPECIFICATIONS FOR ONE (1) FREIGHTLINER M2 AEV TYPE I AMBULANCE



**Emergency • Tactical • Rescue Vehicles** 

October 8, 2018

Mr. Donnie Finkelstein, Fleet Manager Charlotte County Fire and EMS 26581 Airport Road Punta Gorda, FL 33982

We are pleased to provide you with the following pricing, shop order, drawings, and chassis specifications for new 2019 Freightliner M2 4 door cab with custom AEV Type I Ambulance. Pricing is based on purchasing this unit from the Florida Sheriff's Association Bid No. FS18-VEF13.0 Specification #03 - Type I Ambulance Medium Duty (4 x 2) Freightliner M2.

#### PRICING:

- Total price per unit 4 door cab with AEV Type I module ...... \$289,365.00
- Included in above price: Your standard graphic/chevron package, M2 4 door rear cab a/c system, Engel MT17-F-U1, TSL17 tray, Stryker Power Pro XT Cot, Power Load Compatibility, steer lock, foot end O2 bottle holder, fowler O2 bottle holder w/pad, 3 stage IV pole, equipment hook, flat head end storage pouch, base storage net, backrest storage pouch, XPS, Stryker Power Load and Stryker stair chair.
- Above price is good for 60 days
- TERMS: Payment in full is due upon the delivery of each unit. Upon payment, ETR, L.L.C. shall furnish the County a "Statement of Origin" or the necessary validated documents require for title application.

Sincerely

Jerry Michaluk President/CEO

# EXHIBIT E BABCOCK RANCH COMMUNITY INCREMENT 1 PARAMETERS

#### **EXHIBIT E**

Table 1. Increment 1 Parameters

LAND USE	AMOUNT/SIZE
Residential	2 <u>5</u> ,000 units
Hotel	600 rooms
Retail	<del>50</del> 870,000 sf
General-Office	<del>110</del> 350,000 sf
Assisted Living Facility	100 units
Civic/Government/ChurchSupporting	<del>30</del> 50,000 sf
Community & other facilities	
School	20 acres
Golf Course	18 holes

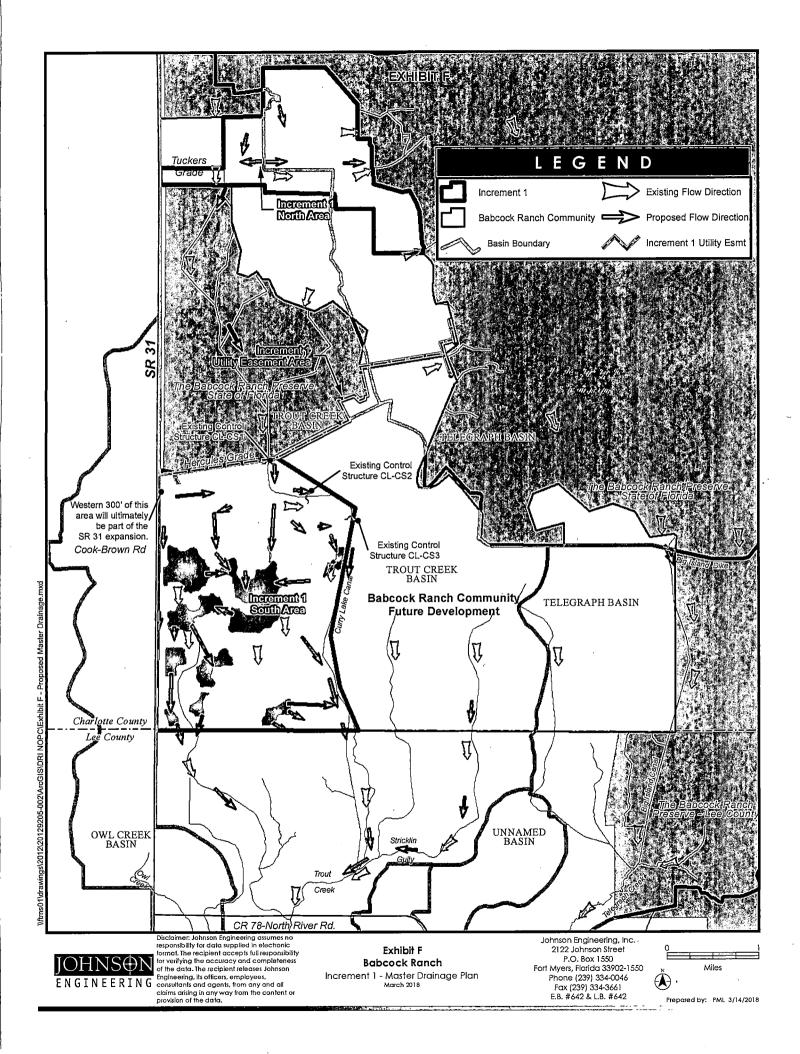
Table 2. Increment 1 Parameters by Development Area

LAND USE	AMOUNT/SIZE	VILLAGE MINIMUM/ AMOUNT/SIZE	TOWN CENTER MINIMUM AMOUNT/SIZE
Residential	25,000 units	1,000 units	4 <u>2</u> ,000 units
Retail	<del>50</del> 870,000 sf	<del>10</del> 5,000 sf	4 <u>0100</u> ,000 sf
General Office	<del>110</del> 350,000 sf	25,000 <u>0</u> sf	85 <u>40</u> ,000 sf
Assisted Living Facility	100 units	<u>0 units</u>	1000 units
Civic/Government/ChurchSupporting community and other facilities	<del>30</del> 50,000 sf	0 sf	<del>30</del> 10,000 sf
Golf Course	18 holes	Up to 180 holes	Up to 180 holes

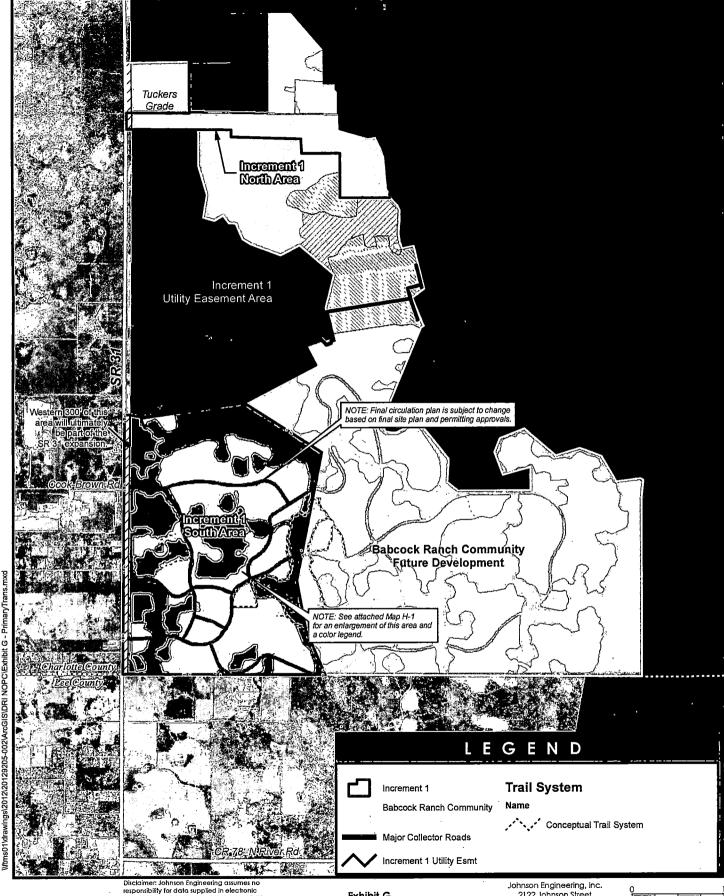
### NOTE:

- 1) Utilities, agriculture, ecotourism, and mining uses are permitted throughout Increment 1.
- 2) Table 1 and Table 2 in this Increment 1 Parameters and by Development Area in this Exhibit E can be adjusted and interchanged in accordance with the equivalency matrix set forth in Exhibit C hereto, subject to the external vehicle trip limitations set forth in Section 4 of this IDO.
- 3) Retail includes clubhouses, pro shops and private clubs and restaurants.
- 4) Supporting community and other facilities are subject to Findings of Fact and Conclusions of Law Sections 5 (vii) and (viii).

# EXHIBIT F INCREMENT 1 MASTER DRAINAGE PLAN



# EXHIBIT G INCREMENT 1 MASTER INTERNAL CIRCULATION PLAN



JOHNSON SERING

Disclaimer: Johnson Engineering assumes no responsibility for data supplied in electronic format. The recipient accept full responsibility for verifying the accuracy and completeness of the data. The recipient releases Johnson Engineering, its officers, employees, consultants and agents, from any and all calims arising in any way from the content or provision of the data.

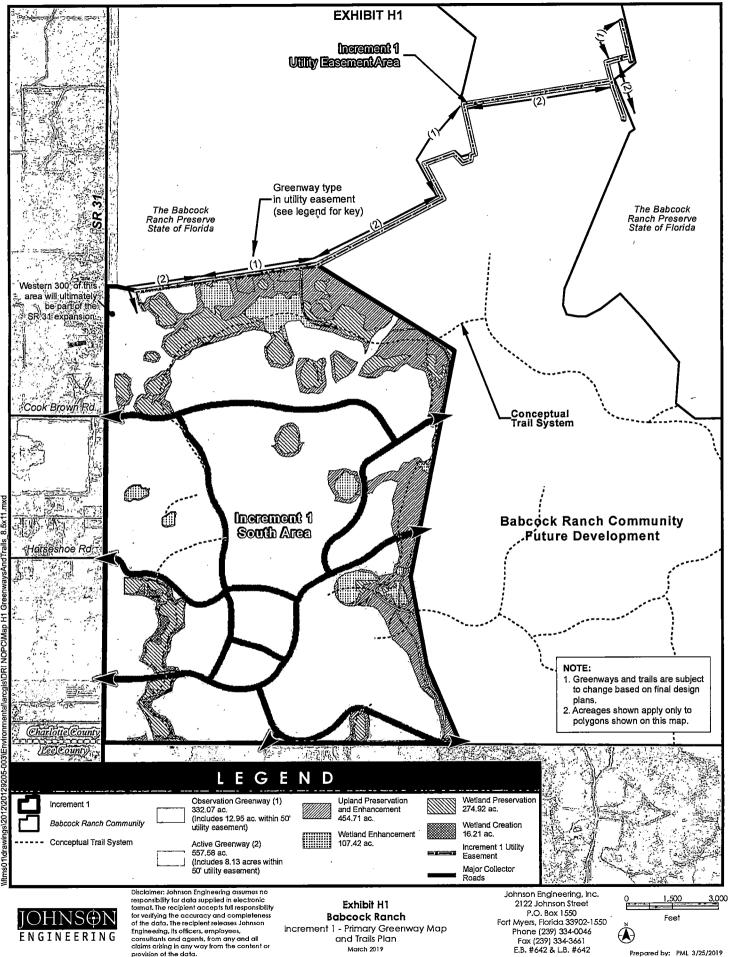
#### Exhibit G Babcock Ranch

Increment 1 - Master Internal Circulation Plan

Johnson Engineering, Inc. 2122 Johnson Street P.O. Box 1550 Fort Myers, Florida 33902-1550 Phone (239) 334-046 Fax (239) 334-3661 E.B. #642 & L.B. #642 0 Miles

Prepared by: PML 5/25/2018

# EXHIBIT H1 INCREMENT 1 SOUTH AREA PRIMARY GREENWAY MAP AND TRAILS PLAN



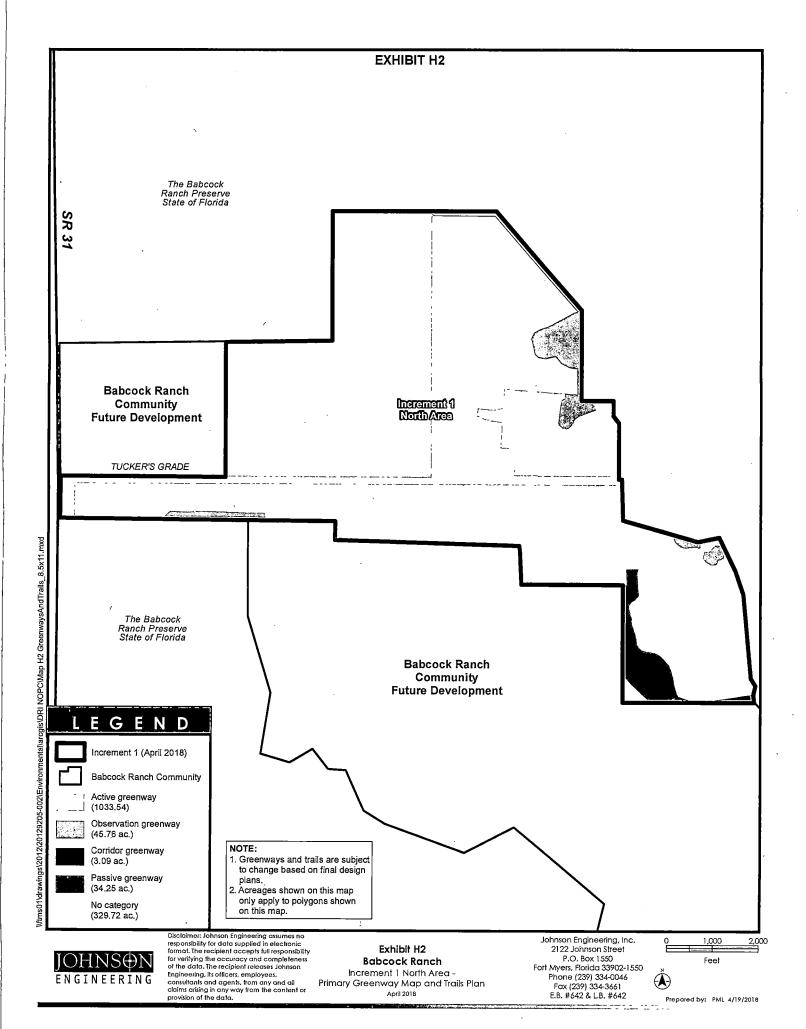
ENGINEERING

tormat. The recipient accepts tull responsibility for verifying the accuracy and completeness of the data. The recipient releases Johnson Engineering, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

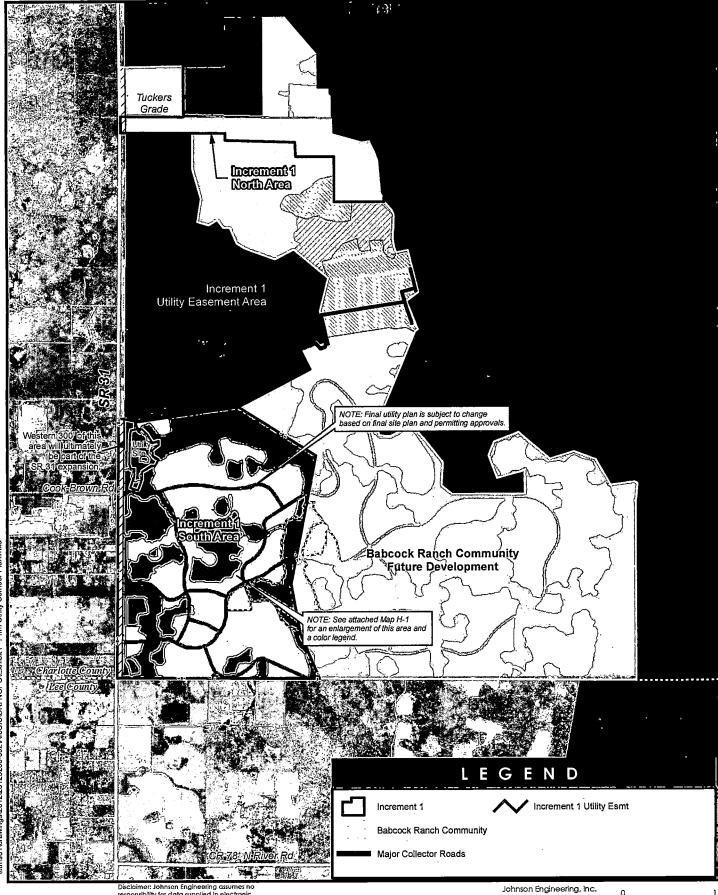
and Trails Plan March 2019

Prepared by: PML 3/25/2019

# EXHIBIT H2 INCREMENT 1 NORTH AREA PRIMARY GREENWAY MAP AND TRAILS PLAN



# EXHIBIT I INCREMENT 1 PRIMARY UTILITY CORRIDOR MAP



JOHNSON ENGINEERING

Disclaimer: Johnson Engineering assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Johnson Engineering, its officers, employees, consultants and agents, from any and all calims arising in any way from the content or provision of the data.

#### Exhibit I Babcock Ranch

Increment 1 - Primary Utility Corridor Plan May 2018 Johnson Engineering, Inc. 2122 Johnson Street P.O. Box 1550 Fort Myers, Florida 33902-1550 Phone (239) 334-0046 Fax (239) 334-3661 E.B. #642 & L.B. #642



Prepared by: PML 5/25/2018

### EXHIBIT J

# INCREMENT 1, FUTURE (2026) TRAFFIC CONDITIONS WITH PROJECT DIRECTIONAL PEAK HOUR PEAK SEASON

EXHIBIT 9a BRC INCREMENT 1 - NOPC (2019) FUTURE (2026) TRAFFIC CONDITIONS WITH NOPC DIRECTIONAL PEAK HOUR, PEAK SEASON

CHARLOTTE COUNTY																		
								BACK	GROUND TRAFF			BRC	DRI WITH NOPE TRAPPIC		,	TOTAL TRAFF		
			•				NON - BARCOCE	TRAFFIC		BRC NOTO TRAFFIC	TOTAL.			11		Project Tanific	Sig. & Ari.	
					(6)	. (6)	No.		ire. Babewit - Raw		MPD MACKGROUND Website (19) VOLUME	E FEUTAG	(12) DBU	1744	20/4 Los	ALS KEY	Impact 9.25 (3) (14)	
			(2) Show/ (3) (5)	(4)	LOS ESUTINS Admin	New O	f) (10) Rahow F K Peak E			nus me <u>De</u> 420 Nother Manual De			FTE <u>Da Y-bmc</u> (13) NetNew Inhand Bel Dail	Del Del	tot Del Del Del Del	Del Dez	Dut Dr2 Sense Volume	4 of Newfort
BOATWAY	Dirini	70	DIRTH and County FD97 CC A, Node B, Node Lates Roadway Co-Sar VV END	Litt Hankly Type	St. PSWADT PSWAD	PERMANT Saw	Y AADT Factor Vision				SIAMS CONTRACTOR		Problik Davidson NB42 SVAT		SA NILYTH SHAWN NILYTH SHAWN		NBASE SEATE SUITO 41/20 GL/SO BLA	
LADDOKTED	Cooper St	Taylor Rd		TUA SZWACI ZW ZL U WL DK				0 0.5351 KIVEN	290 250	al ti wavesi	II n 291 25	75	7 NEVER 4	293 231	292 I 037 032 C I C	05% 0.4%	292 1710 2512 34	
2	Taylor Rd	1.25		UA SZNACI ZW ZL U NL OK	D 4195 235			0 535 NR/FR	310 270	3 0 NRV234	0 0 110 271	0 43	S NIVER 4	4 314 274	792 0.40 0.35 C C		792 1710 2522 344	3 4304 2 Add 0
al .	675	Pine ka		UA SZWACI ZW ZL U WE CE	D 4106 492s	4 4K34 Q.E		0.535 NR/FIN	210 180	3 II NR/FIG	E U 210 181	10 83	8 NIVER 4	4 213 184	792 0.27 0.23 C C			13 4304 2 Add 0
4 AQUI ESTA DR	Hal Harbor Blvd	U\$ 41		UA_SZWACZ_ZW_ZL_U_WL_CR	D 8361 994s			0.535 SRANTO	370 420	IO I NRTH	1 0 371 421		4 NIVER 2	2 173 422	675 0.55 0.63 D D	03% 03%		3 3591 2 Add (
5 BERMONT RD	US 17	SRJI		UA SZWACI ZW 4. D WE GR			8 4200 0.091 75	0.523 NE/F34	390 360	119 II NR/ER	7 4 397 36-		310 KBA-H 169 14	1 5to 508	1800 0.31 0.28 C C	9.4% 7.8%		6 4545 2 Add C
6	SR 31	Glades County Line	1964 196 2L CC 14171 22	UA SZWACI ZW IL D WL GR				0.523 NRAEN	580 520	61 6 SB/WH		11.29	102 SB/WB 47 5	5 629 579	1800 0.35 0.32 C C	264 114		6 4515 2 Add 0
7	Charletta Crumy Line	SR 29		UA SIMACI IN ALD WE OK			8 15700 0.091 143	0.523 NB/ER	750 680	61 6 SHAR		4 118	102 SBAVB 47 5	709 739	1800 0.44 0.41 C C	0.74 0.64	872 1860 2768 36	
8 BURNT STORE RD	Lee County Loss Zernet Rel	Zernel Rd A clina Rd	26 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	UA SZWACI ZW ZŁ U WŁ CR		13724 0.8	8 12100 0091 110	0.535 SP/4 II	310 3903	9 1 NB/EB 4 0 SB/WB	0 511 590		IJ SRAVB 6	7 506 587	792 0.64 0.74 C C	0.75 0.95	792 1710 2582 34	
	Actine Rd	CIS 41		UA SZWACI ZW ZŁ U WŁ OK			8 13600 0.091 124		500 500	12 1 SHANN	0 1 580 66		IS SHAWE S	501 671		107 137		3 430H 2 Add 0
II CARMALITA DR	US 41	BACK Track		UA SZWACI ZW ZL U WL OR	D 2012 1012			0 0.535 NB/E36	410 140	2 0 897-8	0 0 410 33	10 17	3 NB/FB 2	1 432 381		016 016	792 1710 2582 34	
12	BMX Track	Plorida St		UA SIWACI IW J. U NI GR	D 2015 1013			0 0 567 NB/PM	460 150	2) 0 NS/EB	0 0 460 35	iel - 10	3 NR/FR 2	1 462 351	792 058 D49 C C	034 014	792 1710 2582 34	3 4304 Z A44 0
13 FLORIDA ST	Airmost R4	Cernelita St		UA STWACI ZW ZI, U WI, OR				0 0.335 534536	80 70	2 0 534/976	0 0 60 2	d = 31	3 SBAAB II	2 81 72		0.14 034	792 17(0 2582 34	3 4304 Z A64 0
HENRYST	Airport R4 Golf Cropps Blvd	Cermaina S: Plorida St	1812 1812 ZL CC 14123 108					0 0.535 NR/ER	80 70	OF D NIMER	0 0 80 7	10 0	O NEZEB O	0 80 70	675 0.12 0.10 C C		675   1391   2155   287	
IS JONES LOOP RD NORTH	US 41	Sumi Stora Rd		UA SZWACI ZW 4L D WL OF	D 17136 1851:			0 0.535 NB/ER	780 670	66 6 NB/EB	4 2 784 67	399	16 NRGB 20 I	683			£32 1800 2718 36	
16	Burnt Storn Rd	Taylor Rd		UA SZWACI ZW 4. D WL OR	D 14912 1853	3 15067 0.8	3 14100 0.091 128	0 0.535 NR/EM	620 600	66 6 NEVER	4 2 684 80	400	36 NB/EB 20 I	6 704 618			£32 3200 2718 36	
17	Toylor Rd	1-75		DA SINACI IW 4. D NI. (III	D 22545 2254:	21824 0 x	8 19200 0.091 175	0.535 NB/F24	940 810	90 8 NB/EB	5 3 945 81	3 627		5 976 839	1820 0.54 0.47 C C	1.7% 1.4%	£32 1800 2718 36.	
18	1-25	Piper Rd	1000 1000 4L CC 14174 143	TIA STWACT ZW 4L D WILCE	D 8373 12600	6 12495 0.8	3 11000 0.091 100	0] 0.535] NR/FM	\$10 460	22 2 SR/W76	1 541 46		4 SB/WB 4	4 545 465		0.2% 0.2%		
19	Piper Rd	East of Paper Rd	1 No. 1 No. 2L CT 11174 161					0 D.535 NP/ER	230 200	II I SIVE	0 1 230 20		7 SB/WB 3	4 233 206	#32 028 025 C C		£32 J800 2718 36.	
20 TONES LOOP RD SCRUTH	Deylor Rd.	1-75		DA STWACT IN IL U WL CR				0 0.535 NTMES		I O SBANTI	0 0 140 12		4 SB/WB 2	2 142 122			792 1710 2552 34 632 1600 2718 36	
21 PEPER RD 22 TAYLON RD	lones Loop Rd	E Harry St	180 180 4L FC 14472 163	UA SZWACI ZW E. D WL CM				0 0.535 NR/ER	500 430	8 I SRAWR	0 1 500 41		10 SHWH 5	5 505 436	792 049 041 C C	0.15 0.15	792 1710 2562 34	
ZZ TAYLOR RD	Burns Stores Rd	Isarut Stora Rd Airport Rd	197 199 2. CF 14325 205			N 9121 0.8		0 0333 NRA-H	150 410	II I SPAR	0 120 41		1 SBWB 0	1 470 412		0.04 0.14	792 1710 2512 34	
	Airport Rd	Corper St	1077 1756 2L (C 11325 207		D 2644 819			0 0.535 NB/F39	120 110	3 U SR/WR	0 0 350 31		o sawe o		792 0.44 039 C C		792 1710 2512 34	
STUCKER'S GRADE	US 41	Carrier SI		HA STWACT ZW 4. D WL CH		0.0191 0.0		0 0.333 SHANT	490 540		7 7 497 3	<del>811 — 118</del>		5 524 547			612 1800 2716 36	
PRINCE NO	Butni Stree Rd	Contry Landfill	199 1919 2E. CT 10019 215	UA STWAFF TW TH U BI OF	D 3210 321			0 525 SRAWP	120 120	66 6 NR/FR	0 0 120 13		I N84:8	0 121 130	292 015 016 C C	0.15 0.05	792 1710 2582 34	
22	Councy Landfell	115.41	1100 1100 21. (X 10019 229	UA STRACT TW H II WI OR	D 1817 381	2 3500 0.5		0 0 525 SBAND	140 160	D O NEAR	0 0 140 15		I NB/EB II	0 141 160	792 0.18 0.20 C C	0.14 0.04	792 1710 2582 34	13 4304 2 Add C
28 (15 41	Len County Line	Zernel R4		RDA 14H 2W 4L D WL WR	C 21017 2159	21266 0.8	s 1870n 0.095 176	0.525 SR/WB	850 930	3 0 SB/WP	0 0 850 93	10 322	29 SB/WB 13 1	6 863 946		0.6% 0.8%	E93 2120 3180 47	
29	Zemel kå	Morningside Drive		KDA (TH 2W & D WL WE	C 18538 2157:	21204 0.8	E 18700 0.095 178		270 910	IO I NEATE	1 0 871 91		33 NR/EB 18 1	5 139 925			893 2120 3180 47	
30	Memiogride Drive	Tuckers Grazie likyd	101 101 4L FOOT 10367	UA CHE 2W 4L D WL WR	D 22376 22376			0.514 SHAWH	890 940	19 2 NR/735	1 1 891 94	11 461	12 NR/EB 23 1		3240 0.28 0.30 B B			(C) 9113 2 Add (C)
31	Tuckers Grade Biret	CR 765A/Taylor Rd		UA USH ZW. 4L D. WL. WR	D 14/03 2157:	21445 0.8	2 18900 0.095 160	0.514 SB/WT	870 930	23 2 SR/WB	1 1 871 93	107	IO SBWB 5		3240 0.27 0.29 B B		1250 3240 4860 72	
32	CR 765A/Taylor R4	CR 765/Surnt Store Rd		UA SZWACI ZW 41 D WL WR	D (834) 1834	3 18303 0.8	16 16100 0.090 145	0.525 SB/WB	690 760	1 0 SRANB	0 0 690 76	39	4 SB/WB 2		2100 033 0.36 C C		970 2100 3171 42	
33	CR 765/Burst Stres R4	US 41/Ceres St		UA SZWACI ZW 4L D WL WK			S 29900 0,090 259			3 0 SB/WB	D P 1280 141	10) 60	S SB/VB 2	3 1282 1413	2100 061 067 C C		970 2100 3171 42	12 5305 4 And U
34 US 41 - NORTHBOUND	US 41/Cerea 5: US 41 - NB / Melbruma Si	US 41 - SB / Milbergans St		UA SZWACI IW ZL U WL WR			8 26900 0.090 242 8 24900 0.090 224		0 2240	5 U NIVER	0 0 2420	21 - 21	2 SRAW 0	0 2426	1570 000 0 to C		0 2520 3805 507	0 6363 2 Add 0
US 41 - SOUTHBOUND	Olympia Ave	Olympia Ave US 41 - Nis / Cress St		UA SPWACT IN ALU OL WE	D 22900 28404 D 13172 1761				0 1400	5 0 NR/ER 6 1 SR/WR 0 0 SR/WR	0 0 140	21 22	O SRAVE O	0 1100	3024 000 046 C C		0 1956 3024 40	ST SORS 2 Add D
37 SR 31	Lea County Line	Cyprost Parkway		TA UTH ZW ZL D WL WE	C 131/2 1/01-	1 1/614 0.6	13300 0.000 140		159 143	NBADA	06 120 367 26		NB/EN 1730 132			193.7% 148.2%		
, SK 31	Cypraa Parkway	Laka Habere k Drivo		TA UNI IN A. D. B.L. WE	ř				159 T43	SPAN	121 52 195 20	<del>611 - 1</del>	NR/ES 929 62	2 1195 1190	891 LM L22 D D	111.9% 99.9%		0 69x0 4 Add 2
10	Lake Bahonck Drive	Cork Revers Read (B-B)		TA UHI JW A U BL BE	12 - 1			NRIE	149 132	SHOWE	37 57 110 18	19	- SBAVIS 450 50	0 636 689	850 0.75 0.81 C C	529% 56.6%	850 2328 3496 464	5] 5827 2 A/A D
í2	Cook Brown Rd	CR 74	(I4) 24, FDOT 10039	KOA UHI 2W ZL U GL WR	i c		1	NHAB	92 78	SHAVE	37 57 119 13	15	\$RAVR 308 39	9 437 531	830 0.51 0.63 B C	36.2% 46.9%		10 1975 1 AM D
(3)	CR 74	DeSoin County Line	1964 14175 ZL FERUT 10011	RDA_UFH_ZW_ZL_U_OL_WK	C 6113 627			D 0.552 NB/LH	90 80	464 43 SH/WIS	16 27 106 10	17 3901	353 SBAWH 161 19	2 267 299	850 031 035 B B	189% 226%	* So 1590 2385 31	
41	Charlone County Line	CR 763 (Ferros Rd)	100% 1009 2L FEXT 40001	KDA VEH ZW M. U OL OR	C 6012 608				ton 90	428 39 SHANK	14 25 114 11	15 3490	316 SHAWH 144 17	2 258 287	8   N [41.0 ]01.0 ] 028	16.9% 20.2%		
IS US 17 -WESTHOUND (MAKION AVE	E) Sk 35/US 17 (Olympia Ave)	US 41 (Cress St)		UA SZWACZ IW JL U DL WR		12730 0.6		0 0.999 SEAR	G 1010	23 2 SHWH	0 2 0 101	12 315	28 SH/WB 0 2	3 0 10-0		00% 09%		71 5339 2 AAA 0
IS US 17 - EASTBOUND (OLYMPIA AV		SR 35/US 17 (Manna Ave)		UA_SZWACZ_IW_RL_U_WL_CR_				0.999 NH/13		25 2 NR/E34	2 0 1012	0 278	25 NB/MH 25		3024 034 0 m C C	0.8% 0.0%	0 1956 3024 40	
17 (0.5 17	SR 35/US 17 (Marion Ave)	1 - 75		UA_STWACL_TW_NL_D_WL_WR_	D 18[75 2443.				990 190	48 4 NWFR	3 1 993 89	211	51 NB/68 29 2	5 1022 916	1070 032 039 C C	0.9% 0.8%	970 2100 3171 42	12 5303 4 Add 0
··	1 - 75	Copeley Ave		UA SZWACI ZW 66, D WI, GR	D 2/105 2710	5 24271 0.8 1 24639 0.8		0 0.525 NB/F34 0 0.542 NB/F36	1010 920	95 9 NB/ER 105 10 NB/ER	0 3 1016 92	21 - 77.00	2N NB/ES 145 12	3 123 1036	2100 0.55 0.46 C C		• • 970 (2100 3171 42	
9	CR 74 (Bermont Rd)	CR 74 (Bernool Rd)		UA STWACI TW 4. D WL WR	20 24583 2771	4 20000 0.8			350) 720	105 10 N87ER	9 1 1000 B	200	100 STATUTE 0 140	0 950 221	1240 027 021 B B	03% 03%	1250 3240 4860 72	
20	CR 74 (Bermont Rd) CR 764 (Washington Loop Rd)			UA LEH ZW 4L D WL GR	D 9726 1409	4 11997 08		0 0.542 NB/ER	550 Jan	5 0 SNAWN	<del>3 - 1 - 23 - 1</del>	200	4 SB/VB 4	1 30 48	3240 0.17 0.13 B B		1250 3240 4660 72	
	Taratana De						D 11600 0.090 104		560 480	1 0 5750476	0 0 560 4	때 대	6 SB/WB 3	3 561 481	3240 0.17 0.15 B B			
GI	CR 764 (Washington Loop Rd)								430 370	0 0 38000	0 0 110 17	101	4 SB/WB 2	2 432 372				20 6900 2 Add 0
S4 SR 93/1-75	Lee Creaty Line	CR 762 (Fuckers Grade)			C 42137 5064		H 44500 0.095 421	0 0.596 SIVAJS	1710 2520	262 24 SN/WH	9 (5 1719) 253	1369	124 SB/WB 57 6	7 1776 2602	3720 0.48 0.70 B C	154 189		
55	CR 762 (Tuckers Grade)	N Irons Leop Rd		TA PW 64 DA	C 47194 5714	3 5540n 0.9	11 50300 0.095 479	0 0,596 NR/ER	2350 1910	190 17 SHAWE	6 11 2456 195	51 1547	140 SR/WB 64 7	6 2920 2027	4280 0.58 0.47 B B	1.5% 1.8%	0 2882 4280 56	
36	N Inets Long Rd	US 17		UA FW 6L DA	D 54859 693.4	67374 0.9	th 6(300 0.095 5x2	D D.SIS NEVERS	3000 2820	108 10 53LW30	4 6 3004 282		169 SRAVB 77 9	2 3081 2918			1830 3660 5500 73.	20 9220 4 Add D
60	US 17	CR 776 (Harbor View Rd)	1904 1575 td. FEGT 10036	UA FW GL DA	D 65166 6923	1 68518 0.9	12 62400 0.090 562	0 0.596 NR/130	3350 2270	107 10 SHAWN	4 6 3354 227	16 606	55 5B/WB 25 )	2379 2306	5500 0.61 0.42 C B	0.5% 0.5%	1830 3660 5500 73	20 9220 4 Add 0

## ITE NET NEW EXTERNAL PM PEAK HOUR TRIPS - MPD INBOUND 768 OUTBOUND 418 TOTAL 1216

### ITE NET NEW EXTERNAL PM PEAK HOLIR TRIPS - DRI INBOUND 30.17 OUTBOUND 25.47 TOTAL 5584

- FOODNITES

  (1) DOT DIRPM, 1.0.2, Baboock 2018 Esc. Network Link Node runders.
  (2) DOT Pierfed, 2018 Traffic Lower Report. Permanent Count Station. Charlotte County; 2019 Roadway Level of Service Data VV SNO 8.
  (3) DOT Pierfed, 2018 Traffic Information Site Location Reference, 2018 Lee County Traffic Court Report. Permanent Count Station. Charlotte County; 2019 Roadway Level of Service Data VV SNO 8.
  (4) LOS Traffilly Type of Service Volumes and LOS Standard. Adjustments in accordance with PDOT District 1 2018 LOS report
  (5) LOS Standard for State and Charlotte County Roads = D for Utban, C for Transitioning, and C for Rural. LOS Standard for Location Report.
  (7) FSWADT volumes and adjusted to consure future volumes are greater than or equal to existing separent volumes, For State and Charlotte County roads. Estating PSWADT of State Location and assignment.
  (7) FSWADT volumes are adjusted to consure future volumes are greater than or equal to existing separent volumes, For State and Charlotte County roads. Estating PSWADT of State Location Report.
  (7) PSWADT volumes are adjusted to consure future volumes are greater than or equal to existing separent volumes, For State and Charlotte County roads. Estating PSWADT of Charlotte County volumes are adjusted to consure future volumes are present than or equal to existing separent volumes, For State and Charlotte County volumes, For State and Charlotte PSWADT of Charlotte County volumes, For State and Charlotte PSWADT of Charlotte PS

EXHIBIT 95
BRC INCREMENT 1 - NOPC (2019)
FUTURE (2026) TRAFFIC CONDITIONS WITH NOPC
DIRECTIONAL PEAK HOUR, PEAK SEASON

							NON - BABCOCK	BACKGROUND TRAFFIC	BEC APP TRAFFIC	I TOTAL	BRCDRIW	TTH NOPC TRAFFIC	l ———		TOTAL TRAFF	Sq. & Adv.	
						(A) (X)	Nec	No Salvet Raw (	(12)	BACKGROUND	Bas (13) (12	n DRI	Treal	10061.05	Project Traffic	Import	
			DIRPM	(2) State/ and Creaty	FDOT CC	(S) Raw (T) N=0- (9) LOS ESUTAIS Adjusted Balonet MOCE	(10) Bahoud K Prakli	(34) <u>Da Volone</u> FSUTI 1 <u>D.Factor</u> Del Del M	D Not New blooms   Dut	Der Det Der	DRI No Nor	labored Del Del	Day Volume (14 Day) Day 101	Del Del Del Del	Dat Dat		(14) man Valence B yel
DWAY CKINGHAM RD	SIK 82	Outstry Rd	A, Node B, No.	Lita Radiusy L LC LC		5st PSWADT PSWADT PSWADT Farter E 9156 10179 10110 0.91	92/0 0.026 830	D High Dir NOVER SILVAR PSWA' 0.525 SROWTH 420 460	T Prok Hr Durve n NB/E3	5 \$54463 (NSHEB) (\$25/448) 0 0 420 450	PSWADT Pack III	NB/EB 3	Martin Savati See	NIMES SEARS NEWS SEARS 50   0.49 0.54 C C	0.3% 0.3%	MN931 50/N31 21/10 41/20 160 1960	67/10 \$1.80 \$16.90 Learn 2940 3940 4925 2 2940 3940 4925 2
	Connery Rd Cometary Rd	Constay Rd Oranga River blwf	240 291	2L IC	PCS 11 LC ClassiAmerial 21. PCS 11 LC ClassiAmerial 21.	E 9156 10179 10110 0.91 E 15061 15061 12922 0.91 E 26789 26789 23370 0.91 E 47161 17164 12789 0.91	11800 0.056   1140	0.525 SRANTI 540 600 I	D II NHÆB D IN NBÆB	2 4 52 60		NBAS 100 83 NBAS 160 13	647 657 8	60 073 0 kb C C	11.6% 9.7%	\$ \$60 1961	2940 3940 4925 2 2940 3940 4925 4
ONIAL REVD	Orange River Bivd	SR M	2907 279	i ic	PS II I.C ClastAnnial II,	E 47164 17164 12789 0.91 k 67624 67628 67330 0.91	11600 0.0% 1120	0.525 SRAWH 970 1080 1 0.525 SRAWH 530 590 2	0 21 NB/LB	9 6 979 BING 5 9 545 579	4115 377	NB/E38 202 171	717 769 8	60 037 039 C C	21.5% 19.8%	* \$60 19rg	2940 3940 4925 2
PRADO BLVD	Dynasty Dr US 41	Slater R4	24904 2429 21904 2190	S M IC	PCS 22 LC ClassPatiental AL PCS 108 LC ClassPatiental 2L	E 5082 10349 9949 0.91	61300 0.001 520 9100 0.001 820	0,523   SECAR   310   390   2	12 3 SR/WR 14 5 NR/ER	1 2 3261 (w12 3 2 433 392	266 24 306 28	55/WB 11 12 NSVER 15 12	3272 1950 29 448 400 X	W 511 036 F C	17% 15%	360 1960	29-10 39-10 4925 2 29-10 39-10 4925 4 29-10 39-10 4925 2
NERY KD	SR 82 23rd Si SW	23od Sr SW	25249 253	I IL I IC	PCX 22 LC ClassParter at 41.	E 40717 40717 40717 0.91	37100 0.085 3150	0.627 NH/FH 1930 1170	ol olaboral	6 E (930 \$570	0 0	NB/EB 0 0	1980 1170 19	60 101 0 60 F C	0.04 0.04	860 1960	2940 3940 4925 2 2940 3940 4925 6 2940 3940 4925 4 2940 3940 4925 2
•	Lea Nivel	Leabhyd Buriongham Rd	2778 276	1 4L 14:	PCS 22   LC Classifactorial 4L PCS 22   LC Classifactorial 2L	E 21993 24395 23955 0.91 E 16056 16327 14521 0.91 E 2106C 21080 19108 0.91 E 26729 26729 22788 0.91	13200 0.035 1850 13200 0.035 1120	0 627 NH/EH 730 420	6 2 NROLE 9 9 NROLE	1 1 (161 691 6 3 706 423		NS/ES 21 17 NS/ES 84 71	790 491 8	(a) 0.60 0.36 C C	986 816	\$60 1960	2940 3940 4925 4
ELVD	36H 154vd 12th St	18th S1 SR 80	26894 2724	4L IC	PCS 6 LC Class/Attenal 40.	E 21060 21060 19108 0.91	17400 0.036 1490	0.359 SB/WH 660 230	o s negre	3 2 663 832 6 4 786 1001	1891 171	NEVEB 93 78	756 910 19	60 0.39 0.46 C C	4.75 4.06	160 1960	2940 3940 4925 4
I,VD	SR 81	Alvin Ave	14677 1471	6 1C	PCS 22 LC ClassiAmental M.	E 72697 72697 7253C 0.91	66000 (I GB) 5600	0.5359 SHAWER 7830 10000 1	4 10 NB/EN 8 2 SB/WR	1 1 1511 2001	[49] [3	NB/EB 186 156 SB/WB 6 3	974 1162 8 3517 2098 29	60 1.13 1.35 F F 40 1.20 0.71 P C	025 025	\$60 1960	2940 3940 4925 4 2940 3940 4925 8
	Alvia Ava Ormany R4	Gurnery Rd Homestead R4	15791 HN	4 67 1C	PCS 22 LC ClassiAnterial 64. PCS 22 LC ClassiAnterial 64.	E 77541 77541 76872 0.91 E 77341 77341 76872 0.91	63200 0.085 5360	0.627 NB/EH 3360 2000	5 0 SB/W25 5 2 SB/W26	6 0 3360 2000 1 3731 2211 0 1 1120 1431 4 2 884 802		SB/WB 3 4	3363 2004 29	40 1.30 0.71 P C 40 1.14 0.68 P C 40 1.28 0.76 F C	01% 01%	860 1960	2940 3940 4925 8 2940 3940 4925 8
AND HEIGHTS	Homestead R4	Tred Blvd	26790 2671	ii 4L LC	PCS 6 LC ClassiAmerial 41.				I SB/WB	0 1 1120 1431	307 25	SB/WB 13 15	1133 1446 19	40 1.28 0.76 F C 60 0.59 0.74 C C 60 1.06 0.96 F D 60 0.62 0.55 C C 60 0.71 0.51 D D 60 0.66 0.47 D D	0.7% 0.8%	860 1960	2940 3940 4925 8 2940 3940 4925 4
ETON RD	Crebett Rd	US 41 1805 41	2007 200	7 LC	PCS 108 1.C ChartArteria 21.	E 20950 20950 20312 0.91	18500 0.091 1680 10301 0.091 830	0.526 NB/EB 881 800	6 8 NB/EB	4 2 584 802	575 53	NB/EB 28 2/ NB/EB 41 1	912 826 8	60 1.06 0.96 F D	13% 28%	860 1960	2940 3940 4925 4
ETT RD	Octiz Ave	Enterprise Pkwy	2000- 2124	M. LC	PCS 108 LC Classification 21. PCS 20 LC Classification 21.	E 12255 12255 11339 0.91 E 10576 10576 10462 0.91 E 20319 20439 20229 0.91 E 15559 15559 15199 0.91	9500 0.099 940	0.586 NR/ER 550 390	6 2 NB/EB	3 493 443 1 1 551 391 6 4 1066 754	- <del>*</del>	NBAB S	556 395 7	60 052 0.53 C C	0.6% 0.5%	780 1660	2500 3340 4175 2
	1-75	NortNand Rd	23247 2M1	# #L LC	PCS 20 LC_ChasHArterial_41. PCS 20 LC_Collector_41.15	E 20339 20439 20229 0.91	13600 0.099 1310	0.5% NRVER 1060 750 I	2 10 NB/EB	6 4 1066 754 2 4 802 564	496 45 296 27	NB/EB 24 21	1090 775 16	60 066 0.47 D D	14% 13%	780 1660	2500 3340 4175 4
ER RD	Northland Rd	Country Lakes Dr	2 thm 240	21, I.C	PCS 20 1.C Collector_21.10	E 11497 11497 11257 0.91	10300 0.059 1010	0.586 NIUTH 590 420	HWHZ [ 1	1 2 591 422		SBACK 7 5	598 431 7	80 N77 0.55 D D	09% 12%	780 1600	2400 3206 4000 4 2400 3206 4000 1
CA KAY	Franklin Lock Rd	Franklin Lock Rd Broadway Rd	26426 265	2C. LC	PCS 1 LC ClassiAmenal 2L PCS 1 LC ClassiAmenal 2L	E 11599 155599 151599 0.99 E 11599 155599 151599 0.99 E 11497 11497 11227 0.90 E 4573 4573 2444 0.99 E 7026 7026 1554 0.99 B 4107 4107 3466 0.99 B 1244 0.99 155	1400 0.090 130	0.614 NR/EB ED 50 2	77 32 5H/WB 1 3 23 5H/WB	2 215 122 50 2 15 86 65	515V 406	59/WH 247 294 53/WH 214 25	369 364 8	100   100	21.7% 34.2%	* \$60 1960 * \$60 1960	2910 3910 4925 2 2910 3910 4925 2
E CRADE KD	Strondway Rd States Rd	County Line Nalie Rd	24500 2400	14 2f. (f.	PCS 5 LC Classification 2L	B 4107 4107 3365 0.91	3200 0.050 250	D 514 NB/FB 180 LIG	3 6 SRAFE	2 4 182 114	474 43	\$8/W8 20 2	202 137 7	60 026 018 C C	24.6 20.6	780 1660	2910 3910 4925 2 2500 3340 4975 2 2280 3040 3800 2
E RD	Sk 74	Nallo Grade R-1	21/8- 21%	a. LC	PCS 104 (1.C Collector 211)	F 1850 3550 3300 0.01	1100 0 102 120	0.526 NHAN 120 150	2 NBGB 5 5 SB/WB	2 3 172 153 7 13 797 721	414 37	NB/EB 8 6 53/WB 17 21	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 026 023 C C	23% 25%	740 1520	2280 3040 3880 2 2280 3040 3880 2 2350 3840 4175 4 2940 3940 4925 2 2940 3940 4925 4 2500 3840 4175 4 2500 3840 4175 2 2200 3840 3800 2
NCE RIVER BLVD	Staley R4	Staley R4 Buckingham R4	21792 240	21. LC	PCS II II C Classification 21.	E \$8013 [8013 [7]02 0.91 E \$7485 [7485 17379 0.91 E \$8921 [8921 18661 0.91 E \$1416 15516 \$1513 0.91	15000 0.0% 1500	0.525 NR/FB 790 710 I	9 II SRAF	7 11 797 721 0 1 \$00 721		53AWB 29 3:	#25 756 7	20 106 097 P B	3.7% 45% 0.5% 0.6%	780 1660	2500 3340 4175 4
ZAVE	Colonial klvd	SR #2 Luckett Rd	225.19 2251	H ZL LC	PCS 18 LC ClassiAmeria 2L	E 18921 18921 18661 0.91	17000 0.094 1600	0.594 NR/EB 950 650	I NR/ER	2 1 952 651		NB/EB 11 10				860 1960	2910 3910 4925 4
	SR 82 Luckett Rd	SR SO	2367 237	1 2L LC	PCS 18 LC Classification 21, PCS 14 LC Classification 21,	E 11416 15516 15143 0.91	13890 0.094 1300 6300 0.094 56	0.594 NB/EB 770 530 0.594 NB/EB 340 240 I	S 6 NRVER	4 2 774 532 0 6 150 246 2 1 672 511	308 25	NB/EB 15 13	789 545 7	60 1.12 0.77 F C 80 1.01 0.70 F D 80 0.50 0.36 D C	19% 1.7%	780 1660	2500 3340 4175 4
NTATION RD	Daniela Pawy	Idirwiki St	2304 9 2304	ul 2U LC	PCS 45 ILC Collector 2LU				S 3 VRAFS	2 1 672 511		NB/EB 9			1 12% 11%	740 1520	2260 3040 3400 2
MELE: CYPRESS	bilewild St Doniels Plany Winkler Ext.	Colonial Kiwi Watkier Ext.	27752 275	44 LC	PCS 45 LC_Callecter_4LD PCS 18 LC_ClassArterus_4L	E 18637 18637 18114 0.91	16500 0.108 1780 23601 0.093 2210	0.571 NB/EB 1020 760	0 6 NBALB	4 2 (02) 782	451 41	NB/EB 22 19 NB/EB 40 33	1946 781 16	00 DAS 0.49 D D 60 D69 0.48 C C M 0.44 0.31 C C	14% 12%		
	Winkler Ext. Challenger Hind	Challenger Blvd	126 120	4L LC	PCS 18 LC_Class[Amerial_6].	E 25789 25789 24685 0.91	22500 0.094 2111	0.594 NR/FR 1250 860 1	6 D NR/EB	S 5 1258 855	958 87	NEWER 47 40	1305 905 29	N 044 031 C C	15% 14%	860 1960	2940 3940 4925 4
PR RD HUNE BLVD	SR 78	Colorest Blod Nalle Grade R4	71951 7196	3 ML IC	PCS 104 I C ClaudAgenal 28	E 1637 1537 18114 0.91 E 2633 26318 25913 0.91 E 2749 27749 2868 0.91 E 2632 1963 26319 0.91 E 2632 1963 2637 0.91 E 2632 1963 2637 0.91	6700 0.094 2130	0.520 NR/EN 300 120	II NRAR	9 5 1419 995 3 5 363 125 0 0 410 120	1035 94 505 44	NB/EB 51 43 SB/WB 21 25	1500 103x 29	80 051 035 C C	1246 136	860 1960	2940 3940 4925 4 2940 3950 4925 1
SHINE BLVD	SR \$2 (2)(d \$1.5W	23rd St SW Lee Blvd	26176 261	21. 1C 21. 1C 41. 1C	PCS 6 I.C Classification 21. PCS 6 I.C Classification 21.			0.559 NR/FB 410 320 0.559 NR/FB 440 350	3 O NR/ER	0 6 410 320 1 F 411 350	56 5	NB/EB 3 2	413 322 8	60 0.45 0.41 C C 60 0.48 0.37 C C 60 0.52 0.41 C C	03% 02%	860 (960 880 1960	2940 3910 4925 2 2940 3910 4925 2
ELINE AVE	Daniels Pawy	Amberwood Rd	19110 242	4 12	IC S S S S S S S S S S S S S S S S S S S	E 10298 10298 10136 0.91 E 20217 20217 20094 0.91	18300 0.112 2346	0 60X) NRA RI 1220 820	NR/ER	0 1221 820	109 10	NEVER 5			036 036		2940 3940 4925 4
41 (FOWLER STAUSH 4) Sh)	Antherwood Rd SR 80 (First St)	N. End of Educes Bridge	24175 2512	AL HETT		E 20818 20818 20544 0.91			9 3 NR/5-B 0 0 SR/WH	2 J 1252 841 0 0 0 2000		NWES 12 10 SHAVE O	1264 851 19 0 2000 38	60 064 0.43 C C 05 0.00 0.53 C C	0.66 0.5%	260 1960	2940 3940 4925 4
41 (N TAMIANI TRAUSE 41)	N. Fad of Edison Bridge	SW 28/Done Island Refüteraber	a R ( 2001) 200	GL FIRT	126011 UA SZWACI ZW N. D WI, WR	D 25560 255560 25556 0.87 D 42440 44440 44365 0.87 D 36426 36426 34397 0.87 D 24950 24950 24660 0.87	3600/ 0 090 3210	0.523 NEVER 1690 1550 1	I IO NRAB	6 4 1096 1554 7 11 1417 1291	964 87	NRVER 47 40	1743 1594 31	71 0.55 0.50 C C	15% 13%	970 1100	3900 4723 4 3805 5074 6542 2 3177 4242 5303 4 3171 4242 5303 4 3171 4242 5303 4 3171 4242 5303 4 3624 4312 6600 1
	SR 760'ste Island R49sayshmen Listleton Rd	Ralideren Kri US 41 5 B	2004 200	d AL FOOT	125027 (UA SZWACI ZW 6C D WL WR	D 36426 36426 34397 0 87	20000 0.000 2690	0.523 NB/EH 1410 1280 I	18 SR/WB	7 11 1417 1291		\$30WB 76 90	[   1493   1381   31	71 0.47 0.44 C C	24% 28%	970 2100	3171 4242 5301 4
41 (EVANS AVE/PARK AVE/USE	US 41 SH	N. End of Edition Bridge	2040 200	AL FOOT	121005 UA SZWACI IW II, U OL OR		7900 0.090 710	0.599 Na/NB 710 0 0.999 Na/NB 1730 0 0.599 Na/NB 1730 0 0.533 SRANB 1970 2250 0.533 SRANB 2620 2990 I	3 SH/W-B	3 0 713 0	290 20	SHWB 26 I	1017 946 21 739 C 8		2.9% 0.0%	887 2400	3624 4832 6040 1
94 (COLONIAL BLVD)	SR 45/US 41	O 195 etiles W. Selemen Blvd	21240 2110	d 4L HOOT	120049 UA SZWACI ZW 4L D WL DR		19200 0 090 1730 46900 0 090 422	0.5533 SRAVEN 1970 2250	0 0 NB/EB 0 1 NB/EB	6 0 1730 C	-4-9	Nivien of a	1905 2251 20	24 0.48 0.00 C C		924 2000	3624 4832 6640 2 3020 4040 5050 6
	0.195 miles W. Solemon Blvd CR 739 (Motro Pkwy)	SR 739 (Metro Pkwy)	22007 2191	S GL FDOT		D 51534 66316 65334 0.95 D 73489 83158 81011 0.95	62300 0.090 5610	0.533 SR/WB 2620 2990 I	9 NB/EB	6 3 2626 2993	679 61	NB/EB 33, 28	2659 3021 31			920 2100	3171 4242   5301   6 3171 4242   5303   8
	CR 865/Ortiz Avw/63/1 Cypress	CR 865-Ore a Ave/651 Cypress Parti-73		& FDOT	120063 ILIA SZWACI ZW NL D WIL WR	D 94055 94055 90622 0.95	#6100 0.090 775t	0.533 NR/EB 3690 3340 2 0.533 NR/EB 4130 3620 4 0.533 NR/EB 4080 3550	4 24 NB/EB 1 3 40 NB/EB 2	5 9 3705 3249 5 15 4155 3635	2992 271	NB/EB 92 78	3797 3327 31 4302 3759 31	71 120 1.06 F F 71 1.16 1.19 F F	15% 15%	970 2100	3171 4242 5303 8
i	Hamon St	400 Ft E. of Dynasty Dr Johnson St	21509 2767	6L FDCT	120063	D 76603 8947-1 89018 0.36	84600 0.090 7610	0.533 NB/EB 4060 3550 0.533 NB/EB 2330 2040	d 5 SB/WB	2 3 4962 3553 4 2 2334 2042	406 37	SHAVE 17 20 NRAFE 19 14	4079 3573 31	71 1.29 L.13 F F	0.5% 0.6%	970 2100	3171 4242 5301 E 3020 4040 5060 6
·	Johnson St	CR 78A/Prodella Rd	2079.7 2091	4L FDOT	LMOOL THA STWACT 2W 4L D WE WK	D 48360 48350 48074 0.95	4570U 0.090 4370	0.705 NRVER 2930 (210) 0.705 NRVER 2930 (210) 0.533 NRVER 1560 (170)	3 NR/EB	2 1 2902 1281	258 23	NRVER 13 10	2915 1221 21	0 1.39 0.58 F C	05% 05%	970 2100	3171 4242 5301 6
	CR 78A/Pondella Rd	Lintere Rd Del Prode Blad	20191 2011	4L FDOT	1250N UA SZWACI 2W 4L D WI, WR		32501 0.090 2934	0.533 NR/FR 1560 1370 0.533 NR/FR 1560 1370	0 0 NR/ER	0 6 1560 1370 1 1 1561 1371		NB/EB 0 0	1560 1370 21	00 0.74 0.65 C C	0.4% 0.5%	970 2110	3171 4242 5301 6 3171 4242 5301 4 3171 4212 5303 4 3171 4242 5303 6
	Del Frado Blyd Sun Spekers RV Fack Entrance	Som Swekers RV Freik Entrance	2011/19 2014	s 4L I IDOT	[ L20109 ] [ UA S2WACT 2W 4L D WT WX	D 54889 54889 54166 0.95	\$1500 0.000 4610	0.533 SR/WB 2170 2470	7 SR/WB	3 4 2173 2474	645 58	5B/WB 26 32	2199 2506 21	00 1.05 L.19 F F	1.2% 1.5%	970 2100	3171 4242 5303 6
WB (IST ST) I (ALM BEACH BLVD)	SR 73WUS 44 Hint (Fewler St)	Charletta Creety Line (SR 8:1/Seabroard St	21961 2190	L L HXT	120103 17A SZWACI 2W 4L D WI, WR 120023 17A SZWACZ 4W 2L U WI, WR	D 20329 22100 21798 0.95	2:7700 0:090 1264 18200 0:090 1640	0.533 NH/LH 990 870 0.999 SB/WB 0 1640 2	2 0 SRAR	0 ft 990 870 0 ft 0	305 25	\$35/W30 13 15 \$35/W30 0 12r	0 1740 21	D) R48 R42 C C	006 616	970 2100	3174 4242 5303 4 3175 4271 5319 2
(PALM BEACH BEVD)	SR SUScaleaged St Vectories Shormaker Blad	CR 600 (Ornz Ave)	220% 2217	4L FIXIT	129007 UA S2WAC1 2W 4J. D WL GR	D 34372 34372 36829 0.95	29100 0.090 2540	0.533 NRAIN 1410 1230 4	0 42 NRSR 2	7 15 (437 1245	3083 275	NB/EB 152 127	1589 1372 20	00 0.79 0.69 C C	746 646	924 2000	3175 4271 5319 2 3020 4040 5050 4 3171 4242 5303 4
	CR Stat (Ortiz Ave)	1-75	2104 201	d GL HXXII	125020 UA SZWACT ZW GL D WT. WR	b 43052 43052 34863 0.95	33100 0 000 2370	0.533 NIVER 1260 1110 8 0.533 NIVER 1590 1390 11 0.649 NIVER 1650 910 28	a tos NROR 6	9 28 1309 1138	700V 634	N9VESU 345 245	2003 1719 31	71 R63 R54 C C	10.9% 9.1%	970 2100	3171 4242 5303 4
	SR 31 (Arcada Rd)	SR 31 (Arcada Rd) CR 80A/Brickingham R//Old 6	24762 2497	E SL HDUT	125005 UA SZWACI ZW 61. D WL WR	D 45052 45052 34863 0.95 D 50011 50011 30616 0.94 D 38069 38069 2925 0.94	28500 0.090 2590	0.649 NR/Est 1680 910 28 0.552 NR/Est 1390 1130 7	1 250 NR/ER 16 5 70 SR/WR 2	4 96 (\$34 1006 6 44 (416 (174	16542 [149	NWES 413 681 SBAWS 309 365	2657 1688 31	71 D14 053 C C	25 6% 21.5%	970 2100	3171 4242 5303 6 3171 4242 5303 4
	CR 80A/Buckingham RdANd O	leal W. of Werner Drive	25400 2578	4L PIXIT	120012 UA UEH 2W 4L D WL WR				7 3 SRAB	1 2 1031 1282	245 22	SE/W3 10 13	1011 1294 32	40 0.32 0.40 B B 20 0.54 0.44 B B	03% 04%	1250 3240	4860 7290 91(3 4
	W. of Wegner Deave Hacker Creek Rd	Hickey Crock Rd Breedway SVCR 78	2429 2411	4L HDOT	120006 RDA 1911 ZW 4L D W1. 0R	C 16653 23464 23591 0.94 C 16530 23464 23547 0.94 C 22800 23404 19235 0.94 C 21821 21821 11616 0.94	21900 0.095 2080	0.552 NR/EB 1150 930	1 1 SRAWN 4 0 SBAWB	0 1 1150 931 0 0 1150 930 4 8 954 778	102 5	SHWB 4	1151 936 21	20 0.54 0.44 B B	02% 02%	893 2120	3180 4770 5963 4 3180 4770 5963 4
	Hickey Creek Rd Broadway StACR 78	CR 861 (Icel Blvd)	26/297 2727	4L FDOT	120006 RDA IFR 2W 4L D WL WR	C 22800 23404 19235 0.94	18100 0.095 1720	0.552 NB/EB 950 770 1	Si IZISB/WB	4 8 954 778	4040 360	SB/WB 166 199	1152 933 21 1120 977 16 1077 870 21	07 0.70 0.51 C C	10.3% 12.4%	* 739 1607	2476 3301 4130 4
DEB (SR MVZND ST)	CR 884 (Intl Bitt) SR 739 (Fowler St)	Handry County Line SR 739 (Park Ave)	21640 2169	4L FDOT	125044 U.A. S2WAC2 IW 3L. U.W.L. OR	D 15916 15916 15296 0.95	14500 0.090 1310	0.999 NPAR 1310 G	3   SBAVB 9 7 NB/EB	0 1 1070 851 7 0 1317 0	172 16	SBAVB 7 5 NBA28 49 0	1077 870 21 1360 C 13		1 14% 00%	1 0 1004	5031 (Ord Code )
8 (PINE ISLAND RD)	SR 739 (Park Ave) Santa Berhara Bivri	SR 40 (Falm Stack Blvd)	21994 2199	a a HDOT	125051 UA SZWACZ IW 2L 11 WL OR	D 20545 20545 18730 0.95	17800 0.090 1500	0.999 NIVER 1600 0 2	21 NR/02 2	1 6 1601 a	1584 [43		1764 0 19	86 0.90 0.00 D C	73% 0.0%	0 1956	3024 4068 5065 2 3176 4242 5303 6 3171 4242 5303 6
True Stantanto)	Del Predo Blyd	Del Frado Blod W of CR 7#A/Pop/sella RA	2014 4 2014	4L FDOT	120038 UA SZWACI 2W 4L D WL WR	D 45293 47364 46273 0.95 D 47625 47625 45682 0.95	43400 0.090 3910	0.533 SIVWR 1830 2080 2	9 11 KROZN 2 J9 KROZN 1	7 4 1857 2114 2 7 1442 2007		NIVER 48 41 NIVER 85 71	1905 2154 21	D) 0.92 103 C F	40% 14%	970 2100 970 2100	3171 4242 5303 6 3171 4242 5303 6
(BAYSHOKE RD)	W of CR 78A/Pondella R4 SR 4S/US 41 (Clavel and Ave)	SR 45/US 41 (Cleveland Ava) New Post Rd/Hart Rd	2012-3 2019	4L HXXI	125012 UA SZWACI 2W 4J, D WL WR	D 42202 42202 39305 0.95	37100 0.090 3340	0.533 Snown   1560   1783   3	0 00 00 00 00 00 00 00 00 00 00 00 00 0	9 11 1579 1791	2768 250	NB/ED 136 114 NB/ED 113 261	1715 4905 21 2476 2147 21	20 0 0 12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	656 546	* * 970 2100 ** ** 970 2100	3171 4212 5303 4
	New Post R44 last R4	Wid William Street La	21973 2191	4L HXXT	120017 UA SZWACI ZW 4L D WL WR	D 45323 45123 17360 0.95	15500 0 cod 1753	0.533 SWARE 1490 1710 8	77 NB/FH 4	9 28 (539) 1738	7118 644	NB/EB 350 294	1849 2032 21	10 290 0.97 C D	16.7% 14.0%	• • v/0 2103	3171 4242 5303 4
	W of Wallow Stream Ln W of Pritchest Pkwy	W of Pritchett Pawy		4L HIUT		D 43779 43779 33192 0.95	31500 0.000 2540	0.537 NB/EB 1530 1310 12 0.552 NB/EB 660 530 17	4 E17 NRGH 7	4 43 (694 (35)	9303 641	NB/EH 457 384 NB/EH 538 452	2061 (737 21	D 0 110 180 100	21 84 1 18 1/6	* * 970 2100	1171 4212 5300 4
	Principal Plany	Oid Bayshere Rd	\$91 pr 344	Z. HXT	130022 UA SZWACI ZW ZI, U WI, WR	D 1775 17775 3355 0.94	\$2000 0 0000 \$200	0.557 8.8032 160 110 18	8 177 NRAER 11	2 65 272 195			835 710 9	24 096 0.77 D C	66.3% 55.7%	* 924 1995 * 924 1995	3012 4017 5021 2
(DR M LKING IR BLVD)	Old Bayshore R4 SR 739 (Howler Ave.)	SR 31 Muchigan Link Ava	205:00 2476 22167 2347	ZL HIGH	12(002 UA SZWACI ZW ZI, U WI, WR	D 14773 14773 2376 0.94	2100 0.090 20X	0.552 NR/EH 110 90 16 0.533 NR/EH 2080 1820	4 L50 NB/EH 9	5 55 205 645 2 1 2082 6821 1 1 2311 2011	10753 977	NB/EB 529 443	731 588 9 2092 1829 17	24 4.79 0.84 C C	57.3% 47.9% 0.6% 0.5%	* * 924 1995 \$27 1712	3012 4017 5021 2 3012 4017 5021 2 2646 3360 4770 6
	Michigan Link Ave	CR E65A)rba Ave	22910 2764	6L HOOT	125053 U.A. SZWAC1_ZW_GL_D_W1_WR	D 50917 50917 50757 0.95			9 2 NRVER	1 2311 2011	141 13	NB/E3 7 €	2319 2037 31	71 0.73 0.64 C C	02% 02%	970 2100	3171 4242   5303 1 6
(MMOKALEE ROAD)	1-75	I-75 E of Teier Rd	21789 2400	GL FDOT	126001 UA SZWACI ZW 6L D WI, WR 126061 UA SZWACI ZW 6L D WI, WR	D 75212 75212 73958 0.95			2 4 NR/ER 2 10 SR/WH	3 1 3133 2741 4 6 3434 2936	281 25 1142 103	NB/EB 14 11 SB/WB 47 56	3147 2752 31 3451 2992 11	71 0.99 0.87 D C	15% 18%	970 2100	3171 4242 5303 6
	E of Total RA	Buckingham Rd	N24 740	4 64 HOUT	1 125054 [ UA_SZWAC1_ZW_6L_D_WZ_WR	D 76086 75086 74878 0.95 D 61837 61837 60812 0.92	71100 0.090 6100	0.537 KB/EB 3410 2960 1	10 SR/W3	4 6 3444 2966					1 10 170	9/0 2100	3171 4242 5303 6 3171 4242 5303 6
	Buckingham R4 CR 864/Colonial BivthLee Bive	CR E64/Colonial Blvd/Lee Blv Gafrway Blvd	2.8677 3.519	a. HOT	120021 UA_S2WAC1_2W_GL_D_WL_WR 120077 UA_S2WAC1_2W_GL_D_WL_WR	D 61837 61837 60812 0.92 D 57717 57717 56927 0.92 D 43483 43483 43114 0.92 D 37944 37944 37792 0.92	53900) 0.090	0.585 NR/EB 2940 2090 0.585 NR/EB 2760 1960	EWES 8	5 5 2943 2095 2 4 2762 1964 1 2091 1481	934 84	SB/WB 38 40	2981 2141 31	71 0.94 0.68 C C 71 0.88 0.63 C C 71 0.66 0.47 C C 71 0.58 0.41 C C	12% 15%	976 2100	3171 4242 5303 6
	Cateway Blvd Oriffu Dc/Ray Ava S	Griffin Dr/Ray Ave S		64. HIGH	LINUTE HEASTWACLEW ALD WE WE												



EXHIBIT J (Page 3 of 3)

EXHIBIT 9b BRC INCREMENT 1 - NOPC (2019) FUTURE (2026) TRAFFIC CONDITIONS WITH NOPC DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE COUNTY

													_			ACKGROU	ND TRAFE						BRĆ DRI V	ATTE NOPC	TRAFFIC							TOTAL TR		THI NOPC				_	
													NON - B/	SCOCK TO	AFFIC			Bk	C MPD TRAI	ALC.	TOTAL					71						Perject	24	w. A. A.Tr.					
									(4)		(8)			N-e-		Nedel	reck Ra	r(III)	(12)	1070	BACKGROT	NT Res (	1) (1	(I)	tora	- 11	Total			BUNEAU		Trutte		Expert					
				a) 1	) ليت	n m		(4) (3)	Raw	(C)	Non-	(0)	(96)	Baltrick	(10	Dr. V-b	ene FS	മാ	me	Dr Votere	UNI VOLUM	FSUT	M3 T	TE	Dr. Veterne	(ta)   2	v. Volume	(14)	720		21	ALS HISY		255 (15)		(V	1)		
•			DIRPM	ed c	enty PDC	at cc	LOS E-MINYTO	LOS	PSUTMS	A.Hasted	Bahreck I	na	x	Peak Hy	D.Factor	De1	Dwl	MPD No	New Inhand	Dui D	el Del D	17	IRI NAN	Acres a	Dirt C	×2    De	1 Del	LOS	Det D	w2 Dv1	Dv2	Det D	už Du	at Data		Service Vinhous		9 cd	Needed
ROADWAY	FROM	מני	A, Nobell, Nob	Lane Ro	tway Cn-S	ar VV SNO	Distriction	Tr Std	PEWADT	PSWADT	PSWADT	factor Al	ADT Parter	Vrikme	D Hope Da	NOTICE S	D/WB PS	VADIT PE	All Decree	KONES OF	WB (NEEDER) 45%	AB) PSWA	DT Prek!	Hr Dewone	NEWS SE	AND NO.	TWAX E	Set.	KB/230 574	מאמא מא	12/43	NATE SE	אוא פאר	awaz as	ELAO 4L/F	n 4.70 F	DATE DING	lase	byerment
90 SR 93/1-75	Dariels Pkwy	SR SEVER SEVENISH Blid	23151 25720	GL P	OT 12005	71	UA FW 6L QA	D	91 250	110110	105892	0.91 96	400 D.D30	8630	0.593] NWA	5120	3560	665	61 NIVES	39	22 5159	582 35	23 35	51 NB/EB	1931	160 5	374	2 5500	0.97 (	0.64 D	C II	3.5% 21	9%	T	1830 366	O 5500 7	9220	6	AM OL
91	SR 654/CR 684/Colonial Blvd	SR #2/Immekalen R/I	21221 211N	EL H	07 12105	8 T	UA FW M. DA	a	93776	102747	94313	0.91 \$5	200 0.030	2720	0.590 NIME	4550	3170	1153	IOS NEVE	66	39 4616 3	209 72	83 65	SS NE/ES	352	300 41	774 350	9 5500	0.90 0	D NO	c	65% 5.5	5% *	-	1830 366	at 5500 7	320 9220	6	AM OL
92	SR 82/Immerical alone Rd	Luckett RA	21560 2197	6L H	OT 1X0v	ا ا•	UA FW NL DA	. 0	97156	104945	94822	0.91 86	300 0.000	7770	0.590 NE/F3	4580	3190	1)20	120 NIUTA	76	44 4656	234 6:	03 79	Nh/hh	433	363 50	129 359	7 5500	0.93 0	3.65 D	c	7.9% 61	6% *	ाना	1839 366	a) 5500 "	7320 9220	6	AM OL
93	Lucket R4	SR #3	7%1E 2%1r	EL H	OT 12006	0	UA PW OL WA	D	\$7438	100000	10013	0.91 £0	900 0.030	7280	0.590 NIUS 2	4300	2930	1476	DO NEWS	\$6	50 4386 3	030 95	96 26	MB/EH	472	396 41	58 342	6500	0.75	0.53 C	B.	7.3% 6.	1% .	$\neg$	2330 460	.0 6500 I'	0220 13060	6 6	AM CL
94	23K 80	SR 78 (trayshore Rd)	27947 27004	H. H	OT 12006	1	UA FW G. WA	. b	72400	76923	74909		200 0.090		0.590 NR/E2	3620	2520	163	17 N9/L1	1 11	6 3631 3	526 (1	26 10	NB/EH	90	75 3	260	6500	0.57 0	3.40 B	В	1.4% 1.	14	$\neg$	2330 466	.0 6500 F	3220 13000	1 4	And OL '
95	Sit 76 (Baythom Rd)	Charlotte County Line	11230 11224	EL H	OT 12006	2	TA FW 6L DA	c	42137	51648	50017	0.91 45	SCU 0.095	4320	0.59.1 NB/L	2550	1770	262	24 SHAWE	9	15 2559 1	785 1.	69 13	SB/WB	57	67 20	16 185	2 4250	0.61	3,43 B	н		64	$\overline{}$	0 248	0 4210 7	COL 7086	1 4 1	AM OL
96 SR 31 (ARCADIA RD)	SN 80	Sik 78	21794 21790	21. 1	OT (200.)	pl le	UA SZWACI ZW ZL	DWL WR D	32t%	32196	3996	0.94 3	600 0.090	340	0.552 SH/WI	150	190	3689	336 NEVEL	212	124 362	314 245	11 22:	NE/EB	1205	(0)1 (:	67 132	5 970	1.62	.37		24.2% 104			970 210	10 3171	242 3303	11	Add 2 L.
97	SN 74	Old Reviso Lir	24794 1911	H. N	OT 12100	1	UA STWACI_TW_IL	DWL WR D	45542	45512	4912	0.94 4	6CU 0.095	440	0.552 NH/E2	3 240	ho	3JM	480 NB/E1	307	179 547	379 352	66 318	S NEVER	1734	1454 2	183	3 970	2.35	.89	7.11	72.8% 149	9% **	-	970 210	3 3171	242 3303	6.	Add 4L_
99		CR 74/N River Kd/Old Buyelyon	14 10134 2.79	24 19	OT 12100		RDA UTH ZW JL D	WI WE C	41143	41 43	3271	0.94 3	Inni p.pas	290	0.552 NR/F3	3 260	130	5364	489 NR/EZ	309	180 469	310 353	CB 32	IO NIVER	1746	1464 2	177	4 893	2.48	1.99	711	95.5% 163	92 **	-	193 217	0 3110	770 5963	6 .	AAd 4C
101	CR 71/N River RA/OM Baychees	Shirley Ln	(14)	21, 2	OT 12100		RDA UHI IN ZI, D		1997,000	FARIN.	10.10	105	± /∠AI	- 2 6 K/S	COLC STANT	185	187 ->-	420	FE NBAS	452	200637	387 7	W. C. T.	NIVER	2365	1919 3	230	6 393	2.36	2.38	- P 11	64,8% 214	946		393 217	3180 C	770 5965	6	Add 4L
102	ShidevI a	Fox Hill Read	(16)	2, 8	OT THE	,	RDA UTH ZW ZL D	WI WR C	****	in-active.	- 1982 ( THE 2	5.	- VBM	MONTHS /	NB/EX	158	167 2 **	Marie Color	OF SE NEVER	189	177 587	344	pr entitle	NIVER	2225	805 2	214	9 #93	13.12	241	$\rightarrow$ 11	149.24 202			993 212x		770 5963	6	Add 4 L
103	Fox Hill Read	Bushee Ln	(16)	AL H	OT 12927.	-	RDA UHILIW 2L D	WL WR C	Agr. 1	W. 111 N. 12	AND PURE A	F 10 P 11	190 1774	7794 T. S	NBAS	163	163	and other	- NB/ES	210	189 473	352		NB/EB	2083	205 2	56 215	893	286	242 F	Y	33.34 202	14		893 212			6	AND TE
104	Bashen La	Charlotte County Line	(16)	21 F	OT 12027.	, –	RDA UHI ZW ZL D	WL WR C	8. 14.14	65. 5.49		11.0		11 1 1 1 1 1	NB/L	1 159	I39 -	100	NEAD	208	120 367	279	mar.	NB/EB	1745	1326 21	12 160	8 393	237	.80 F	B 11	95.4% 148	36		293 212	20 3180 4	770 5963	1 1	A44 2 L

ITE NET NEW EXTERNAL PM PEAK HOUR TRIPS - MPD NBOUND 768 OUTBOUND 448 TOTAL 1216

FOOTNOTES:
(1) FOOT DIRPM\_v10.2\_Babook 2018 E+C Network Link Note numbers.
(2) FOOT DIRPM\_v10.2\_Babook 2018 E+C number of lanes.
(3) FOOT DIRPM\_v10.2\_Babook 2018 E+C number of lanes.
(3) FOOT DIRPM\_v10.2\_Babook 2018 E+C number of lanes.
(4) Link Spalling type of Service Values and Link Spalling the County Traffic Count Report - Persistence County 2019 Roadway Level of Service Data - VV SNO 8.
(4) LINS Facility Type of Service Values and Link Spalling the Report - Persistence County Roads to LOS E per Lee Flam.
(5) LOS Standard for State and Charlote County Roads to Direct United Spalling Spalling the Report - Persistence County Roads to LOS E per Lee Flam.
(6) FOOT DIRPM\_v10.2\_Babook 2002 SED Late via USE E-CH Never SPAWDT distribution and sissignment.
(7) FSWADT volumes to adjusted to ensure future volumes are greater than or equal to existing spencet volumes. Fer State and Charlote County roads: Existing PSWADT = (Existing RSWADT = (Existing RSWAD vice volumes based on the FDOT District 1 2018 LOS report

### **EXHIBIT K**

# INCREMENT 1, FUTURE (2026) TRAFFIC CONDITIONS WITH PROJECT PROPORTIONATE SHARE CALCULATION

_			Di	raft Proporti	onate Share C	BRC NOI ost Estimates	for Significan	and Adverse	Intersectio	ns					
	T										Proport	ionate Share Calculatio	1		
Intersection 3) SR 78 at Slate		Improvement	Construction Cost	Contingency (25%)	Total Construction Cost (f)	Engineering (15%)	CEI (15%)	Total Project Cost <sup>(2)</sup>	Project Traffic	Total Traffic	Capacity (with background improvements)	Capacity (with background and project improvements	Capacity Added	Proportionate Share (%) (3)	Proportio
NB	LT Thru RT	No Project related improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0 \$0	50 50 50	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0					0	0% 0% 0%	\$0 \$0 \$0
SB	LT Thru RT	No Project related improvement No Project related improvement Add SB Right-Turn Lane	\$0 \$0 \$174,767	\$0 \$0 \$43,692	50 50 \$218,459	\$0 \$0 \$32,769	\$0 \$0 \$32,769	\$0 \$0 5283,996	0	L08	110	145	0 0 35	0% 0%	\$0 \$0 \$0
EB	Thru RT	No Project related improvement No Project related improvement No Project related improvement	02 02 02	\$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0					0	0% 0%	\$0 \$0 \$0
WB	LT Thru RT	No Project related improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0					0	0% 0% 0%	\$0 \$0 \$0
Traffic Contr		No Project related improvement  Subtat		\$43,692	\$218,459	\$32,769	\$32,769	\$2 \$283,996	÷	108	N/A	N/A	N/A	D%	\$0 \$0
Intersection					Total						7	ionate Share Calculation	)	-	
12) SR 80 at Orange I	- 1	Improvement	Construction Cost	Contingency (25%)	Construction Cost (3)	Engineering (15%)	CEI (15%)	Total Project Cost <sup>(2)</sup>	Project Traffic	Total Traffic	Capacity (with background improvements)	Capacity (with background and project improvements	Capacity Added	Proportionale Share (%) <sup>(3)</sup>	Proportio Share Co
NB	LT Thru RT	Restripe for triple left-turn lanes No Project related improvement No Project related improvement	\$30,769 \$0 \$0	\$7,692 \$0 \$0	\$38,461 \$0 \$0	\$5,769 \$0 \$0	\$5,769 \$0 \$0	\$50,000 \$0 \$0	0	536	472	581	109 0 0	0% 0% 0%	50 50 50
SB	Thru RT	No Project related improvement No Project related improvement No Project related improvement	50 50 50	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0					0	0% 0% 0%	50 50 50
EB	LT Thru RT	No Project related improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0					0	0% 0% 0%	02 ) 02 02
WB	LT Thru RT	Add WB Left-Turn Lane No Project related improvement No Project related improvement	\$83,334 \$0 \$0	\$20,834 \$0 \$0	\$104,168 \$0 \$0	\$15,625 \$0 \$0	\$15,625 \$0 \$0	\$135,418 \$0 \$0	31	107	128	234	106 0 0	29% 0% 0%	\$39,60 \$0 \$0
Traffic Contr		No Project related improvement Subtot		\$28,526	\$142,629	\$21,394	\$21,394	50 \$185,417	31	643	N/A	N/A	N/A	0%	\$39,60.
												ionate Share Calculation			
Intersection		Improvement	Construction Cost	Contingency (25%)	Total Construction Cost (1)	Engineering (15%)	CEI (15%)	Total Project Cost <sup>en</sup>	Project Traffic	Total Traffic	Capacity (with background improvements)	Capacity (with background and project improvements	Capacity Added	Proportionate Share (%)	Proportio Share Co
NB	LT Thru RT	No Project related improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0 \$0	50 \$0 \$0	50 50 50	\$0 \$0 \$0	\$0 \$0 \$0					0 0	0% 0% 0%	50 50 50
SB	LT Thru	No Project related improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	-				0 0	0% 0% 0%	\$0 \$0 \$0
ЕВ	LT Thru RT	No Project related improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0					0	0% 0% 0%	\$0 \$0 \$0
WB	LT Thru RT	No Project related improvement  Add WB Thru Lane on approach (total of 3) <sup>(b)</sup> No Project related improvement	\$0 \$366,163 \$0	\$0 \$91,541 \$0	\$0 \$457,704 \$0	\$0 \$68,656 \$0	\$0 \$68,656 \$0	\$0 \$\$95,015 \$0	0	948	957	1045	· 0	0% 0% 0%	50 50 50
Traffic Contr		No Project related improvement  Subtot		\$91,541	\$457,704	\$68,656	\$68,656	\$595,015	•	948	N/A	N/A	N/A	0%	\$0 \$0
<u>.</u>											Propert	tionate Share Calculatio			
Intersection	.	Improvement	Construction		Total Construction	Engineering	CEI (15%)	Total Project		Total	Capacity (with	Capacity (with background and	Capacity Added	Proportionate	Proportio
18) SR 31 at Si	LT.	No Project related improvement	Cost	(25%)	Cost (t)	(15%) \$0	\$0	Çast (2)	Traffic	Traffic	improvements)	project improvements	0	Share (%) <sup>(8)</sup>	Share Co
NB	Thru RT LT	Widening Considered Road Improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0 \$0					0	0% 0%	\$0 \$0 \$0
SB .	Thru RT LT	Widening Considered Road Improvement No Project related improvement Add EB Left-Turn Lane	\$0 \$0 \$83,334	\$6 \$0 \$20,834	\$0 \$0 \$104,168	\$0 \$0 \$15,625	\$0 \$0 \$15,625	\$0 \$0 \$135,418	528	622	596	732	0 0 136	0% 0% 100%	\$0 \$0 \$135,4
EB	Thru RT LT	No Project related improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 50	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0				-	0	0% 0% 0%	02 50 \$0
WB Traffic Contr	Thru RT	No Project related improvement No Project related improvement No Project related improvement	\$0 \$0	\$0 \$6	\$0 \$0	\$0 \$0	20 20	\$0 \$0 \$0	528	622		N/A	0 0 N/A	0% 0% 0%	02 02 02
		Subtot	al \$83,334	\$20,834	\$104,168	\$15,625	\$15,625	\$135,418							\$135,43
Intersection	,		Construction	Contingency	Total	Engineering		Total Project	Project	Total	Capacity (with	ionate Share Calculatio Capacity (with		Proportionate	Proportio
19) SR 31 at North 1		Improvement  No Project related improvement	Cost	(25%)	Construction Cost (1)	(15%)	CEI (15%)	Cost an	Traffic	Traffic	background improvements)	background and project improvements		Share (%) <sup>LS</sup>	Share Co
NB	Thru RT LT	No Project related improvement Widening Considered Road Improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	02 02 02 02	50 50 50	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0 \$0					0 0	0% 0% 0%	\$0 \$0 \$0
SB	Thru RT LT	No Project related improvement Widening Considered Road Improvement No Project related improvement No Project related improvement	\$0 \$0	50 50 50	\$0 \$0 \$0	\$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0					0	0% 0% 0%	\$0 \$0 \$0
ЕВ	Thru RT LT	No Project related improvement No Project related improvement No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0	\$0 50					0	0% 0%	\$0 \$0
WB Traffic Contr	Thru RT	No Project related improvement Add WB Right-Turn Lane No Project related improvement	\$0 \$174,767	\$0 \$43,692	\$0 \$218,459	\$0 \$32,769	\$0 \$32,769	\$0 \$283,996 \$0	295 295	322 322	430 N/A	473 N/A	0 43 N/A	0% 100% 0%	\$0 \$283,9 \$0
		Subtot	al \$174,767	\$43,692	\$218,459	\$32,769	\$32,769	\$283,996							\$283,99
												ionate Share Calculatio			
Intersection		Improvement	Construction Cost	Contingency (25%)	Total Construction Cost (1)	Engineering (15%)	CEI (15%)	Total Project Cost <sup>(2)</sup>	Project Traffic	Total Traffic	Capacity (with background improvements)	Capacity (with background and project improvements	Capacity Added	Proportionate Share (%) <sup>(3)</sup>	Proportion Share Co
44) SR 78 at Old Bay	LT	No Project related improvement No Project related improvement	\$0 \$0 \$0	50 50 50	\$0 \$0 \$0	50 50	\$0 \$0 \$0	50 50 50					0 0 0	0% 0% 0%	\$0 \$0 \$0
44) SR 78 at Old Bay	Thru	No Project related improvement			\$0	50	\$0	\$0					ő	0%	\$0
	RT LT Thru	No Project related improvement No Project related improvement	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	20 20					0	0% 0%	02 02
NB	Thru RT LT Thru RT LT Thru Thru Thru	No Project related improvement No Project related improvement No Project related improvement Add EB Left-Tura Lone No Project related improvement	\$0 \$0	\$0 \$0 \$0 \$20,834 \$0 \$0	\$0		\$0	20	82	144	967	967	0 0 0 0		\$135,4 \$0
NB SB	Thru RT LT Thru RT LT LT	No Project related improvement No Project related improvement No Project related improvement Add EB Left-Turn Lane	\$0 \$0 \$0 \$83,334 \$0	\$0 \$0 \$20,834 \$0	\$0 \$0 \$104,168 \$0	\$15,625 \$0	\$0 \$0 \$15,625 \$0	\$0 \$0 \$135,418 \$0	82	144	967	967	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 100% 0%	\$135,4

\$594,435

Grand Total 2996,465 \$249.117 \$12.45.88 \$186,838 \$186.

1. Total Construction Cost includes addition of 25% for Scope Costingnose, so the Construction Cost.

2. Total Project Cost Includes addition of 15% for Prolimanary Engineering and 15% for ETB to the Total Construction Cost. This does not include Right-07-Way Cost.

2. Total Project Cost.

4. Project Cost.

4. Project Cost.

5. Project Cost.

5. Project Cost.

6. Excepting Liste based on 18 mile length. Cost per mile: \$2.893.005.

6. Excepting Liste based on 18 mile length. Cost per mile: \$2.893.005.

7. Added capacity based on generalized peak boar directional service volumes. Assumes total 1/4 mile length for approach and departure Liste. Cost per mile: \$2.993.005.

#### BRC NOPC (2019)

### Draft Proportionate Share Cost Estimates for Significant and Adverse Segments

						Proport	ionate Share Calc	ulation		
Segment SR 31	Improveme	ent		Total Project Cost <sup>(1)</sup>	Project Traffic	Capacity (with background improvements)	Capacity (with background and project improvements)	Capacity Added	Proportionate Share (%) (2)	Proportionate Share Cost for Total Miles (3)
From SR 78 to Old Rodeo Drive	Widen from four to six lanes	Cost Per Mile Cost for Total Miles	1.00 0.30	\$8,795,787 \$2,638,736	1,734	2,100	3,171	1,071	100%	\$2,638,736
From Old Rodeo Drive to North River Road	Widen from four to six lanes	Cost Per Mile Cost for Total Miles	1.00 1.00	\$8,795,787 \$8,795,787	1,746	2,120	3,180	1,060	100%	\$8,795,787
From North River Road to Shirley Lane	Widen from four to six lanes	Cost Per Mile Cost for Total Miles	1.00 0.50	\$10,515,796 \$5,257,898	2,365	2,120	3,180	1,060	100%	\$5,257,898
From Shirley Lane to Fox Hill Road	Widen from four to six lanes	Cost Per Mile Cost for Total Miles	1.00 0.64	\$10,515,796 \$6,730,109 -	2,225	2,120	3,180	1,060	100%	\$6,730,109
From Fox Hill Road to Busbee Lane	Widen from four to six lanes	Cost Per Mile Cost for Total Miles	1.00 0.38	\$10,515,796 \$3,996,002	2,083	2,120	3,180	1,060	100%	\$3,996,002
From Busbee Lane to Charlotte Co. Line	Widen from two to six lanes	Cost Per Mile Cost for Total Miles	1.00 0.50	\$21,031,592 \$10,515,796	1,745	850	3,180	2,330	75%	\$7,875,564
From Lee Co. Line to Cypress Parkway	Widen from two to six lanes	Cost Per Mile Cost for Total Miles	1.00 0.39	\$21,031,592 \$8,202,321	1,730	850	3,680	2,830	61%	\$5,014,140
From Cypress Parkway to Lake Babcock Drive	Widen from two to four lanes	Cost Per Mile Cost for Total Miles	1.00 0.75	\$10,307,012 \$7,730,259	999	850	2,450	1,600	62%	\$4,826,580
	Subtotal	Cost for Total Miles	4.46	\$53,866,909						\$45,134,817

<sup>1.</sup> Based on SR 31 Preliminary Project Estimates (October 2019) provided by JEI. Total Construction Cost includes addition of 10% for Scope Contingency to the Construction Cost.

<sup>2.</sup> Proportionate Share % = (Project Trips) / [(Lane Group Capacities after project improvements) - (Lane Group Capacities before project improvements)].

<sup>3.</sup> Proportionate Share Cost = Proportionate Share % \* Total Project Cost.