

CHS
BCC

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

MM
97

TABLE OF CONTENTS

	Page
RECITALS	4
FINDINGS OF FACT AND CONCLUSIONS OF LAW	4
CONDITIONS	6
1. <u>GROSS RESIDENTIAL DENSITY CONDITION AND DEVELOPMENT PROGRAM</u>	6
2. <u>AFFORDABLE HOUSING</u>	8
3. <u>STORMWATER MANAGEMENT AND FLOOD PLAINS</u>	9
4. <u>TRANSPORTATION</u>	10
5. <u>VEGETATION, WILDLIFE, AND WETLANDS</u>	21
6. <u>WASTEWATER MANAGEMENT AND WATER SUPPLY</u>	23
7. <u>EDUCATION</u>	25
8. <u>POLICE AND FIRE</u>	26
9. <u>SOLID/HAZARDOUS/MEDICAL WASTE</u>	27
10. <u>ENERGY</u>	30
11. <u>MINING OPERATIONS</u>	31
12. <u>CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN</u>	32
13. <u>BIENNIAL REPORTS</u>	32
14. <u>CHANGED CONDITIONS</u>	32
15. <u>COMPLIANCE MONITORING</u>	33
16. <u>EXEMPTION FROM DOWNZONING AND DENSITY/INTENSITY REDUCTION</u>	33
17. <u>COMMENCEMENT OF DEVELOPMENT</u>	33
18. <u>PROJECTED BUILDOUT</u>	33
19. <u>EXPIRATION DATE</u>	33
20. <u>DEVELOPMENT PERMITS</u>	33
21. <u>GENERAL PROVISIONS</u>	34
22. <u>EXHIBITS</u>	37
1. <u>GROSS RESIDENTIAL DENSITY CONDITION AND DEVELOPMENT PROGRAM</u>	8
2. <u>AFFORDABLE HOUSING</u>	10

3.	STORMWATER MANAGEMENT AND FLOOD PLAINS	11
4.	TRANSPORTATION	12
5.	VEGETATION, WILDLIFE, AND WETLANDS	26
6.	WASTEWATER MANAGEMENT AND WATER SUPPLY	28
7.	EDUCATION	30
8.	POLICE AND FIRE	31
9.	SOLID/HAZARDOUS/MEDICAL WASTE	32
10.	OPEN SPACE AND PARKS	33
11.	ENERGY	35
12.	MINING OPERATIONS	36
13.	CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN	37
14.	BIENNIAL REPORTS	37
15.	CHANGED CONDITIONS	37
16.	COMPLIANCE MONITORING	37
17.	EXEMPTION FROM DOWNZONING AND DENSITY/INTENSITY REDUCTION	37
18.	COMMENCEMENT OF DEVELOPMENT	38
19.	PROJECTED BUILDOUT	38
20.	EXPIRATION DATE	38
21.	DEVELOPMENT PERMITS	38
22.	GENERAL PROVISIONS	39
23.	EXHIBITS	42

RESOLUTION NO. 2020-070

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" or "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 County's staff report and recommendations of the SWFRPC and held a public hearing to consider the NOPCAmendment on ~~May 14, 2018;~~April 13, 2020; 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 ~~(247)~~, 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) 25,000 residential dwelling units (~~4,200~~3,000 single family units and 800~~2,000~~ multi-family units),
- (ii) 50~~600~~ 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) Ancillary Supporting 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 sites facilities, 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 Increment 1 development ~~of Increment 1~~ 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~~Section 163.3180(425), F.S.

10. The ~~NOPCA~~Amendment 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 minimum 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 4050,000 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.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

2. **AFFORDABLE HOUSING**

A. Representations and Commitments as Conditions. – None.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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 ~~4~~14 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").

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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 2nd 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.~~

12. The mutually agreed upon significantly and adversely impacted roadways 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 Road
- Add 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 ~~4,488~~ 5,614 pm peak hour two-way external trips and ~~4,477~~ 5,584 pm peak hour two-way net new trips established by the AIDA/NOPC traffic analysis. The calculated proportionate share for Increment 1 is \$

~~1,756,000~~\$ _____ \$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 SWFRPC~~FDOT 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 ⁽²⁾	Total Cost ⁽⁷⁾	Anticipated Start Date ⁽³⁾
1.1	<u>Off-Site Road Segments</u>		
	<u>SR 31</u>		
	a. <u>SR 78 to CR 78</u>	<u>\$20,960,000</u>	<u>SR 31 PD&E Study⁽⁶⁾</u>
	- <u>Widen from 2 to 4 Lanes</u>		
	- <u>With infrastructure and grading provided for a 6-lane expansion</u>		
	b. <u>CR 78 to Cypress Parkway</u>	<u>\$47,170,000</u>	<u>SR 31 PD&E Study⁽⁶⁾</u>
	- <u>Widen from 2 to 4 Lanes</u>		
	- <u>With infrastructure and grading provided for a 6-lane expansion</u>		
	c. <u>Cypress Parkway to Horseshoe Road</u>	<u>\$7,730,000</u>	<u>SR 31 PD&E Study⁽⁶⁾</u>
	- <u>Widen from 2 to 4 Lanes</u>		
- <u>Sidewalk one side</u>			
	<u>Sub-Total</u>	<u>\$75,860,000</u>	
	d. <u>Prior Project Contributions</u>	<u>\$6,191,000</u>	
	<u>Sub-Total</u>	<u>\$82,052,000</u>	
1.2	<u>Off-site Intersections</u>		
	a. <u>SR 78 and Slater Road</u>	<u>\$1,434,000</u>	<u>Monitoring⁽¹⁾</u>
	- <u>Add SB Right-Turn Lane</u>	<u>\$ 284,000</u>	
	b. <u>SR 80 and Orange River Boulevard</u>	<u>\$186,000</u>	
	- <u>Add WB Left-Turn Lane</u>		
	- <u>Restripe NB Approach: Dual Left Turn Lanes</u>		

	<p><u>and Share Left/Thru/Right-Turn Lane</u></p> <p>a.c. <u>SR 80 and SR 31</u> — 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/Thru Lane</p> <p>b.d. <u>SR 31 and SR 78</u> - Add ENB Thru Lane/Left-Turn Lane — Add SB Thru Lane</p> <p>e.e. <u>SR 31 and North River Road</u> — 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</p> <p>d.f. <u>SR 7880 and Tropic Avenue/Old Bayshore Road</u> - Add NEB Right/Left-Turn Lane Add SB Right-Turn Lane</p> <p>Sub-Total</p>	<p><u>\$595,000</u></p> <p><u>\$136,000</u></p> <p>\$ 2,380,000</p> <p><u>\$284,000</u></p> <p><u>\$136,000</u></p> <p>\$ 1,451,000</p> <p><u>\$1,621,000</u></p> <p><u>\$568,000</u></p> <p><u>\$5,833,000</u></p>	<p><u>Monitoring⁽¹⁾</u></p> <p>Monitoring⁽⁴⁾</p> <p>Monitoring⁽⁴⁾</p> <p><u>Monitoring⁽¹⁾</u></p> <p>Monitoring⁽¹⁾</p> <p><u>Monitoring⁽¹⁾</u></p> <p>Monitoring⁽¹⁾</p>
2	<p>SR 31 + PD&E Study</p> <ul style="list-style-type: none"> • Provide funding to the FDOT to prepare Project Development and Environment Study of SR 	\$1,000,000	Completed ⁽⁵⁾

	31 from SR 78 to North River Road <ul style="list-style-type: none"> • 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	2019 ⁽⁴⁾
	TOTAL	\$ 7,033,000	\$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 IDOdevelopment 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 Pproject Eentrances, when built, ~~no later than January 31, 2018~~ as the Pproject Eentrances are built. Traffic count stations were installed at the Project Eentrance across from Horseshoe Road in 2019.
- (5) These tasks have been mitigated by Developer to facilitate completion of required improvements from prior traffic assessment but these 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 Entrance access points off SR 31 and north and south of access points at the time entrance points are constructed 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. IfAs 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 toward~~eredit~~ 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(407), Florida Statutes, shall re-evaluate the future traffic impact of Increment 1 ~~the development~~ in a manner consistent with the MDO ~~Master 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 Increment 1.

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 Level of 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.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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~~are provided as part of the ~~first applicable~~2016 Biennial Report to the County, the SWFRPC and the DEO in accordance with Condition ~~13~~14 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 a~~A copy of the Prescribed Fire Plan ~~once completed~~was provided as part of the ~~applicable~~2016 Biennial Report in accordance with Condition ~~14~~3 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.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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.

(2) The Developer ~~has, Babcock Ranch Community Independent Special 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 Concurrence~~ school concurrency for development. Should the ~~agreement~~ Agreement not be utilized to address ~~School Concurrence~~ school concurrency in the future, the Developer shall either amend the ~~existing agreement~~ Agreement, or enter into a new agreement to address ~~School Concurrence~~ school 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.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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 100th 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.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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. Representations and Commitments as Conditions.

(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 500th 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 ~~District~~ISD 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.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

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(15)(c)~~3,4~~(4), 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, 2030~~ November 21, 2033 ("Buildout Date").

20. EXPIRATION DATE

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

21. DEVELOPMENT PERMITS

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 ~~District~~SD.

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.

HJ. This IDO shall become effective as provided by law.

IJ. The County shall may 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 Board's Adoption of an amendment to the IDO an 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 COUNTY, FLORIDA

By: William G. Friess
William G. Friess, Chairman



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

By: Michelle DeBaudino
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette 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 A-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.

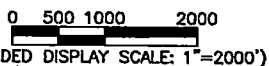
- Exhibit H2 Increment 1 North Area Primary Greenway Map and Trails Plan
- Exhibit I Increment 1 Primary Utility Corridor Map
- Exhibit J Increment 1, Future (2026) Traffic Conditions with Project Directional Peak Hour Peak Season
- Exhibit K Increment 1, Future (2026) Traffic Conditions with Project 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

C:\2016\20160286-000\Surveying\Sketches\20160286-000 Increment 1 North 02-26-2018.dwg (S (LTR)) TUF Mar 13, 2018 - 8:00am

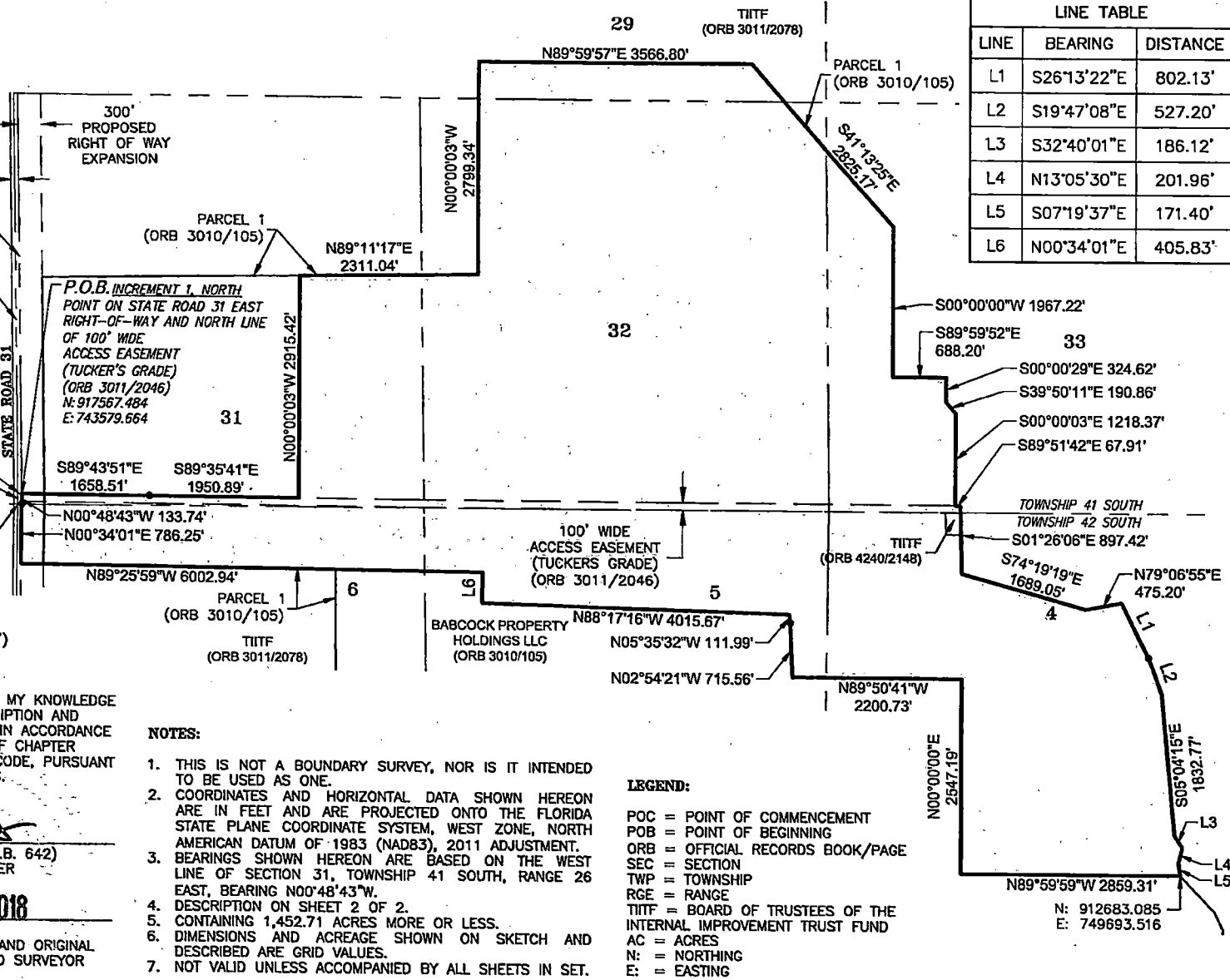


NOT A SURVEY

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


 KEVIN M. RISCASSI (FOR THE FIRM, L.B. #642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6433
 DATE SIGNED: **MAR 19 2018**

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°13'22"E	802.13'
L2	S19°47'08"E	527.20'
L3	S32°40'01"E	186.12'
L4	N13°05'30"E	201.96'
L5	S07°19'37"E	171.40'
L6	N00°34'01"E	405.83'

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 26 EAST, BEARING N00°48'43"W.
4. DESCRIPTION ON SHEET 2 OF 2.
5. CONTAINING 1,452.71 ACRES MORE OR LESS.
6. DIMENSIONS AND ACREAGE SHOWN ON SKETCH AND DESCRIBED ARE GRID VALUES.
7. NOT VALID UNLESS ACCOMPANIED BY ALL SHEETS IN SET.

LEGEND:

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ORB = OFFICIAL RECORDS BOOK/PAGE
- SEC = SECTION
- TWP = TOWNSHIP
- RGE = RANGE
- TITF = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- AC = ACRES
- N = NORTHING
- E = EASTING

INCREMENT 1 NORTH
 PARCEL OF LAND LYING IN
 SECTIONS 29, 31, 32 AND 33, TOWNSHIP 41 SOUTH, RANGE 26 EAST
 AND
 SECTIONS 4, 5 AND 6 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
MARCH 2018	20160286	31-41-26	1" = 2000'	1 OF 2

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:

1. N.89°11'17"E., A DISTANCE OF 2,311.04 FEET,
2. N.00°00'03"W., A DISTANCE OF 2,799.34 FEET,
3. 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,
6. S.89°59'52"E., A DISTANCE OF 688.20 FEET,
7. 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 N00°48'41"W.

D:\2016\20160286-000\Surveying\Sketches\20160286-000 Increment 1 North 02-26-2018.dwg (D (LTR)) TUF Mar 13, 2018 - 8:00am



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

**DESCRIPTION
INCREMENT 1 NORTH**

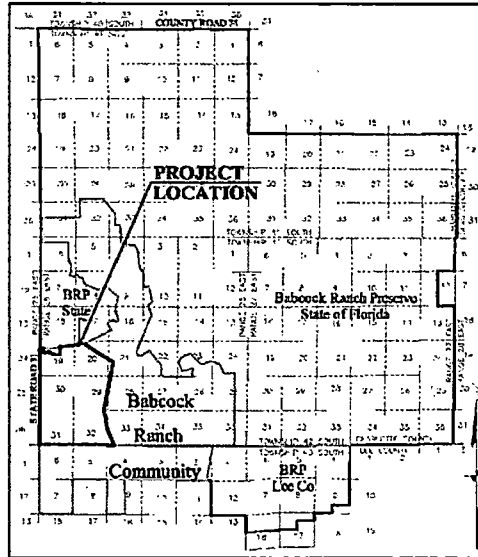
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MARCH 2018	20160286	31-41-26	N/A	2 OF 2

EXHIBIT A-2

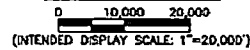
INCREMENT 1 SOUTH AREA BABCOCK RANCH COMMUNITY LEGAL
DESCRIPTION

C:\2012\20129205-000\Surveying\Sketches\20129205 - Sketch - Increment 1 Parcel Revised.dwg (Sheet 1) of Jan 15, 2013 - 413

**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**



LOCATION MAP



NOTES:

1. BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES.
2. 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.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. POC = POINT OF COMMENCEMENT.
5. POB = POINT OF BEGINNING.
6. DESC. = DESCRIPTION
7. BRP = BABCOCK RANCH PRESERVE
8. PARCEL CONTAINS 3,575.47 ACRES MORE OR LESS.
9. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

MICHAEL W. NORMAN (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4500

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

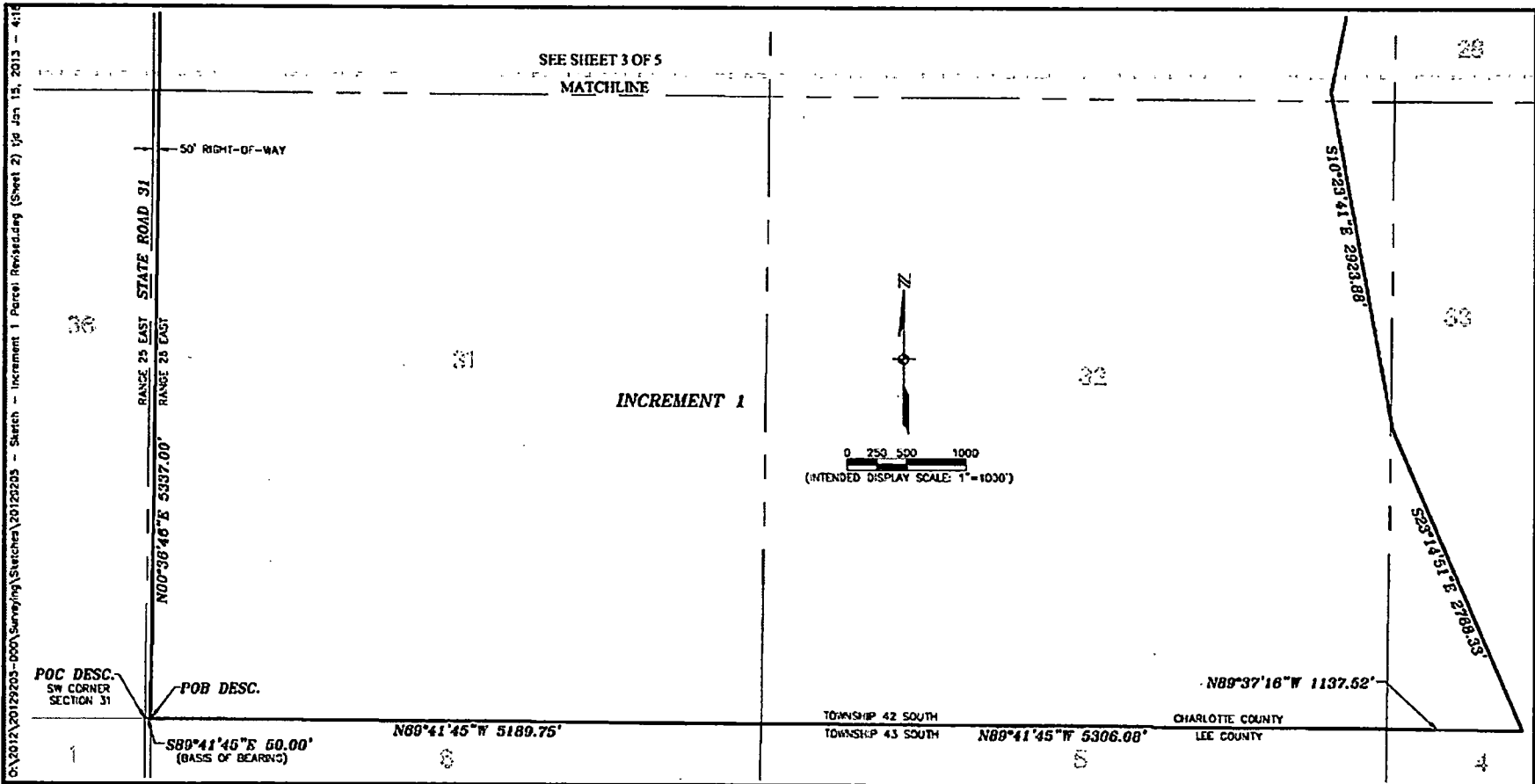
**INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY
SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA**

**JOHNSON
ENGINEERING**

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0048
FAX (239) 334-3661
E.G. #842 & L.B. #642

**SKETCH TO ACCOMPANY
DESCRIPTION**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20129205-000	19-42-26	AS SHOWN	1 OF 5



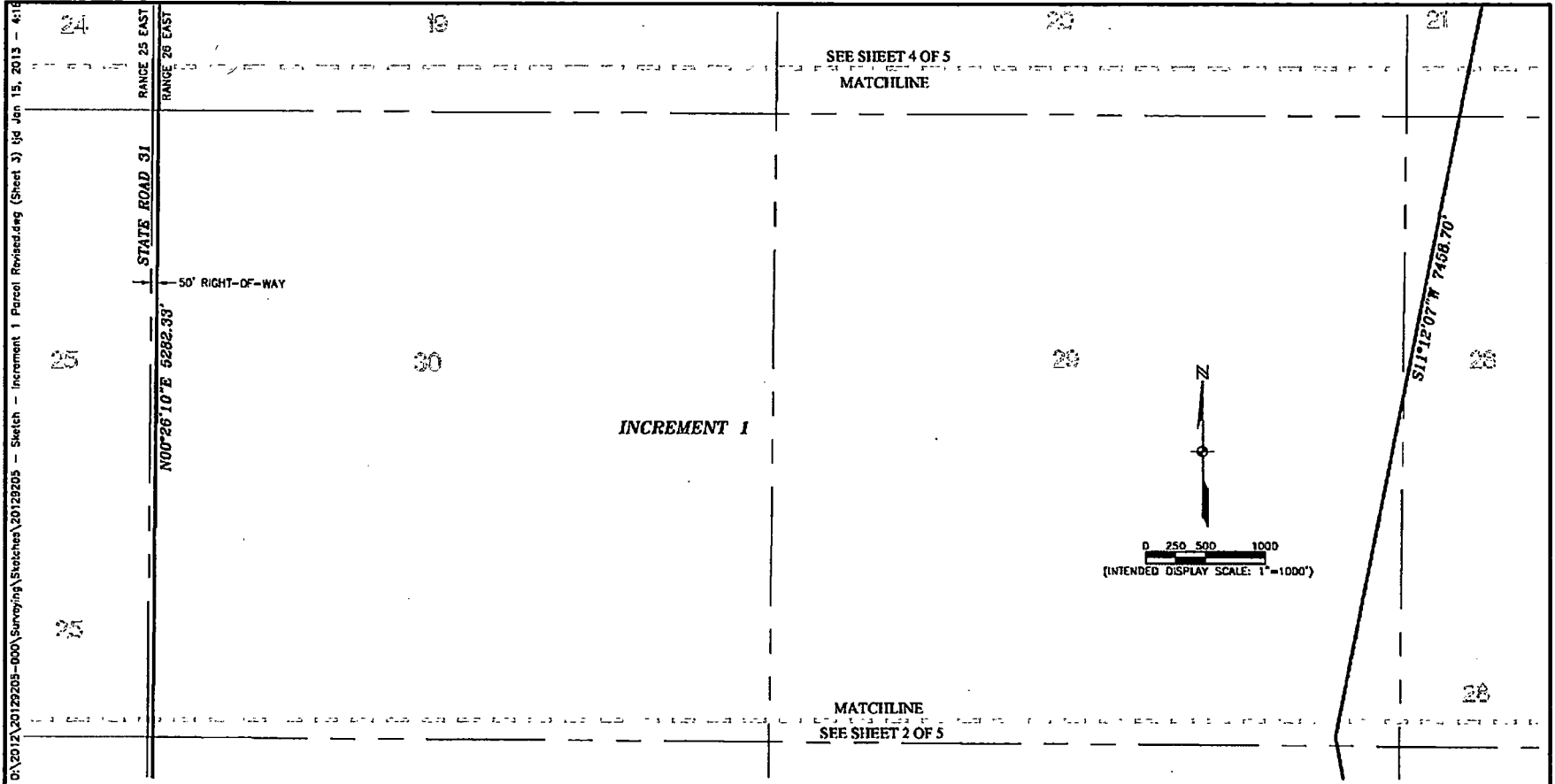
C:\2012\20122203-000\Surveying\Sketches\20122203 - Sketch - Increment 1 Parcel Resubdiv.dwg (Sheet 2) 1/8 Jun 15, 2013 - 411

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 MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0048
 FAX (239) 334-3561
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20122203-000	19-42-26	1"=1000'	2 OF 5



D:\2012\20129205-000\Surveying\Sketches\20129205 - Sketch - Increment 1 Parcel Revised.dwg (Sheet 3) (d Jan 15, 2013 - 4:18

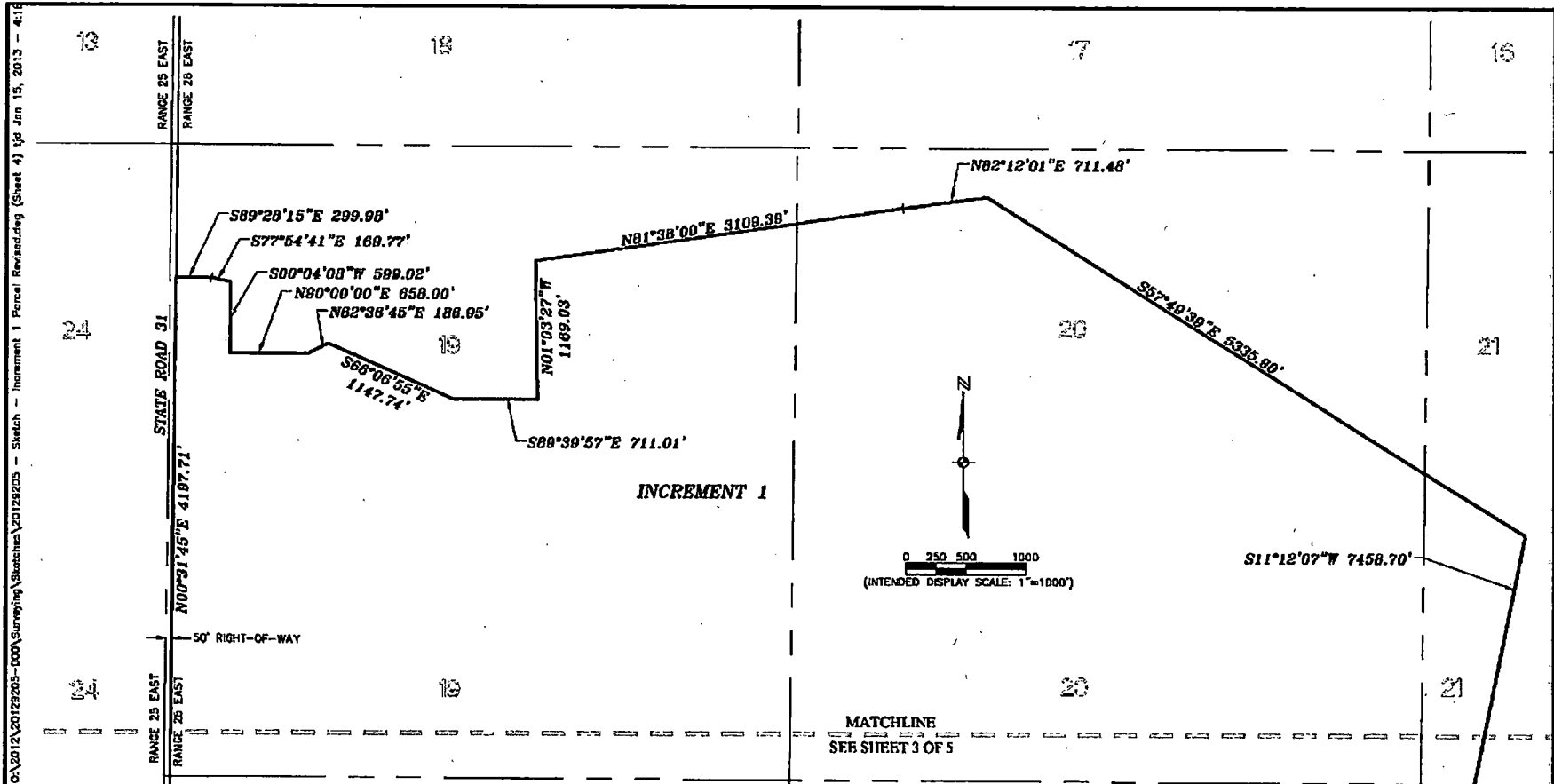
**INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY**
SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

**JOHNSON
ENGINEERING**

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
01/15/13	20129205-000	19-42-26	1"=1000'	3 OF 5



C:\2012\20128205-000\Surveying\Sketches\20128205 - Sketch - Increment 1 Parcel Revised.dwg (Sheet 4) (8 Jan 15, 2013 - 4:18

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

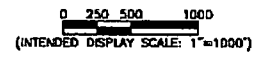
JOHNSON
ENGINEERING

2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #842 & L.B. #642

SKETCH TO ACCOMPANY
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20128205-000	19-42-26	1"=1000'	4 OF 5

MATCHLINE
 SEE SHEET 3 OF 5



C:\2012\20122205-000\Surveying\Sketches\20122205 - Sketch - Increment 1 Parcel Revised.dwg (Sheet 5) tjd Jan 15, 2013 - 4:12

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.
 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 82°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 NORTH 81°38'00" EAST FOR 3,109.39 FEET; THENCE NORTH 82°12'01" EAST FOR 711.48 FEET; THENCE SOUTH 57°49'39" EAST FOR 5,335.90 FEET; THENCE SOUTH 11°12'07" 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°41'45" WEST ALONG SAID LINE FOR 5,189.75 FEET TO THE POINT OF BEGINNING.
 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 MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3881
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY
 DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20122205-000	19-42-26		5 OF 5

EXHIBIT A-3

UTILITY EASEMENT BABCOCK RANCH COMMUNITY LEGAL DESCRIPTION

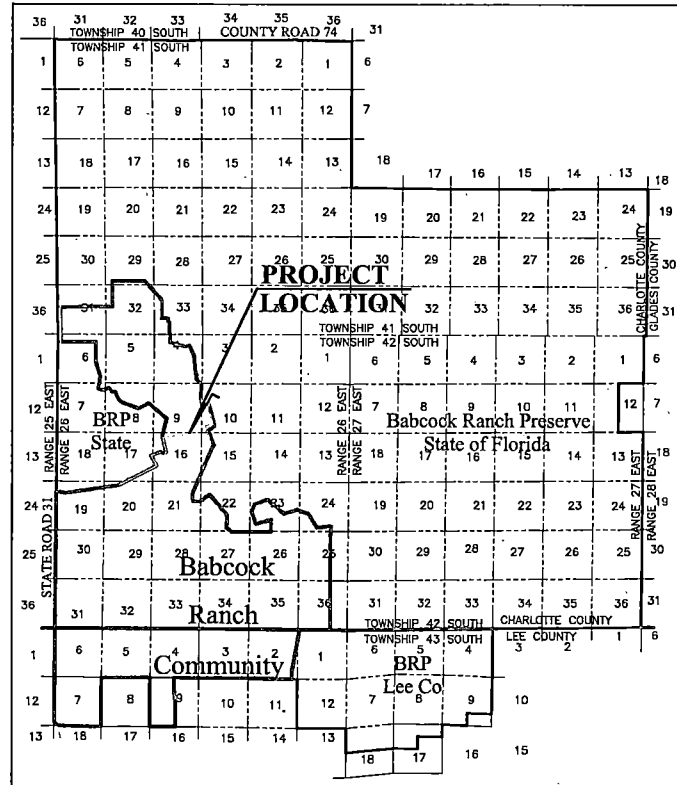
INCREMENT 1 - TRUNCATED UTILITY EASEMENT BABCOCK RANCH COMMUNITY

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

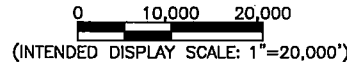


NOTES:

1. BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES.
2. 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.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. POC = POINT OF COMMENCEMENT.
5. POB = POINT OF BEGINNING.
6. DESC. = DESCRIPTION
7. BRP = BABCOCK RANCH PRESERVE
8. 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.



LOCATION MAP



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.

O:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 Truncated TKW Easement.dwg (Cover) KMR Jul 08, 2016 - 2:26pm

**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	20129205-00	9-42-26	As shown	1 of 4

O:\2012\20129205-001 - Sketch - Inc1 Truncated TKW Easement.dwg (SH 02) KMR Jul 08, 2016 - 2:26pm
 O:\2012\20129205-001\Surveying\Sketches\20129205-001

RANGE 25 EAST
 RANGE 26 EAST

STATE ROAD 31

1ST
 1ST

POC DESC.
 NW CORNER
 SECTION 19
 TOWNSHIP 42S RANGE 26E

S00°31'45"W 1123.18

50' RIGHT-OF-WAY

S89°28'15"E 50.00'

S77°54'41"E 707.32'

N89°28'15"W 299.98'

18

STATE OF FLORIDA BABCOCK RANCH PRESERVE

19

INCREMENT 1 BABCOCK RANCH COMMUNITY

**Truncated Utility Easement
 East of Increment 1 Parcel
 21.19 Ac**

17

POB DESC.

S57°49'39"E 13.62'
N82°12'01"E 711.48'

State Property Line

N81°38'00"E 5167.82'

N57°49'39"W 58.07'

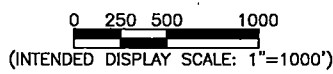
BABCOCK RANCH COMMUNITY

N62°44'52"E 4631.55'
S62°44'52"W 4652.83'

Increment 1 South Parcel Boundary

20

MATCH LINE



**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
6/30/2016	20129205-00	9-42-26	As Shown	3 of 3

o:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 Truncated TKW Easement.dwg (SH 03) KMR Jul 08, 2016 -- 2:26pm

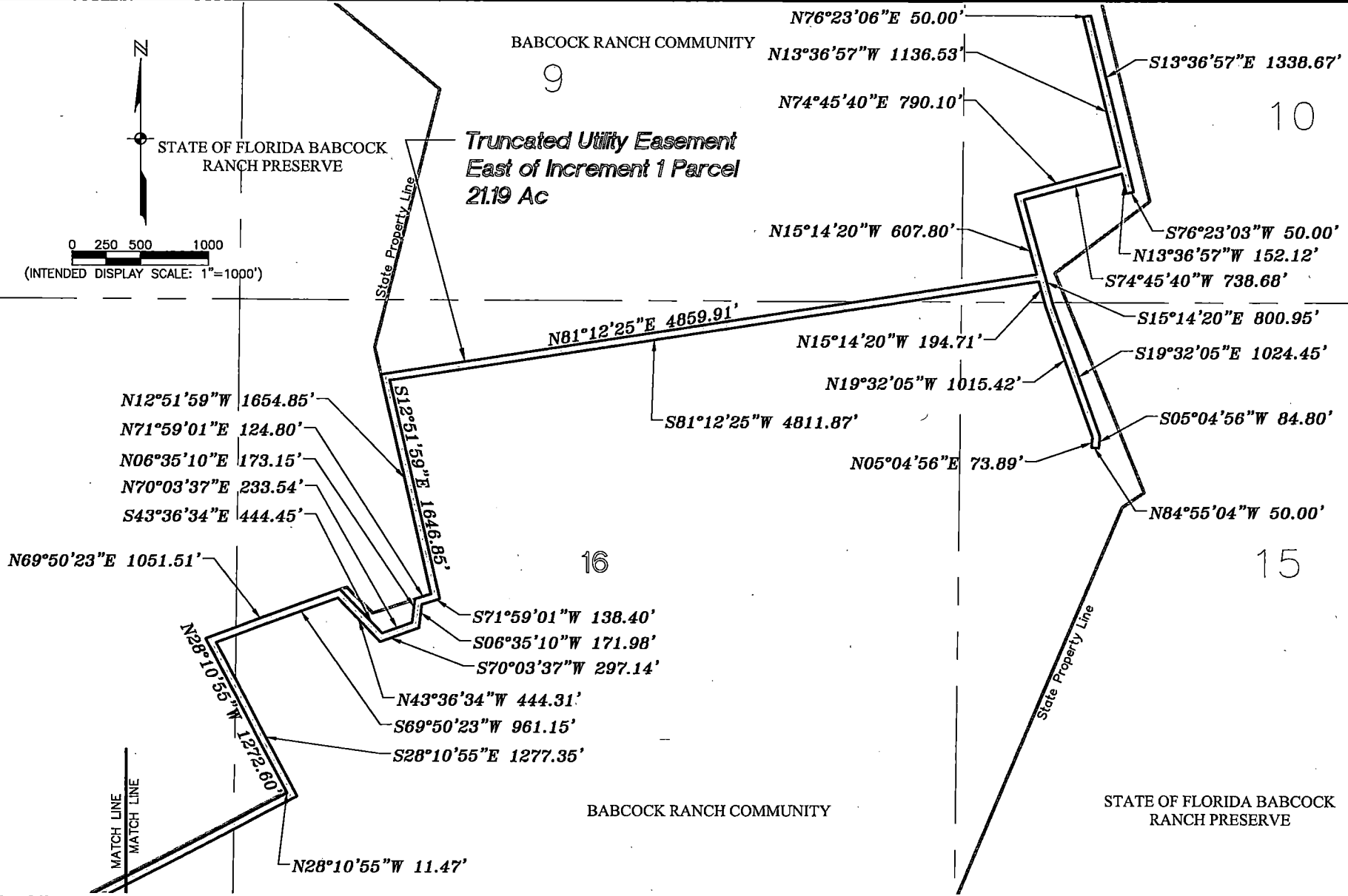


STATE OF FLORIDA BABCOCK RANCH PRESERVE

0 250 500 1000

(INTENDED DISPLAY SCALE: 1"=1000')

**Truncated Utility Easement
East of Increment 1 Parcel
21.19 Ac**



**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
6/30/2016	20129205-001	9-42-26	As Shown	3 OF 4

o:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 Truncated TKW Easement.dwg (SH 04) KMR Jul 08, 2016 - 2:26pm

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 28°10'55 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 81°12'25" 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

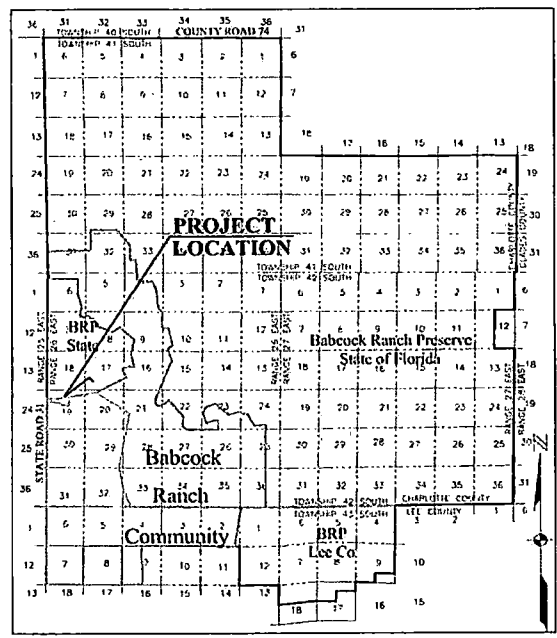
SKETCH TO ACCOMPANY DESCRIPTION				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/30/2016	20129205-001	9-42-26	As Shown	4 OF 4

EXHIBIT A-4

INCREMENT 1 – 45.98 ACRE PARCEL – BABCOCK RANCH COMMUNITY

C:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 - 45ac Parcel.dwg (Sheet 1) mllz May 13, 2016 - 2:50pm

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



LOCATION MAP
0 10,000 20,000
(INTENDED DISPLAY SCALE: 1"=20,000')

NOTES:

1. BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES.
2. 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.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. POC = POINT OF COMMENCEMENT.
5. POB = POINT OF BEGINNING.
6. DESC. = DESCRIPTION
7. BRP = BABCOCK RANCH PRESERVE
8. 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.

THIS IS NOT A SURVEY

Michael L. Lohr

MICHAEL L. LOHR (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5916
DATE SIGNED: 5/25/2016
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**

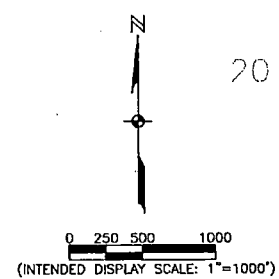
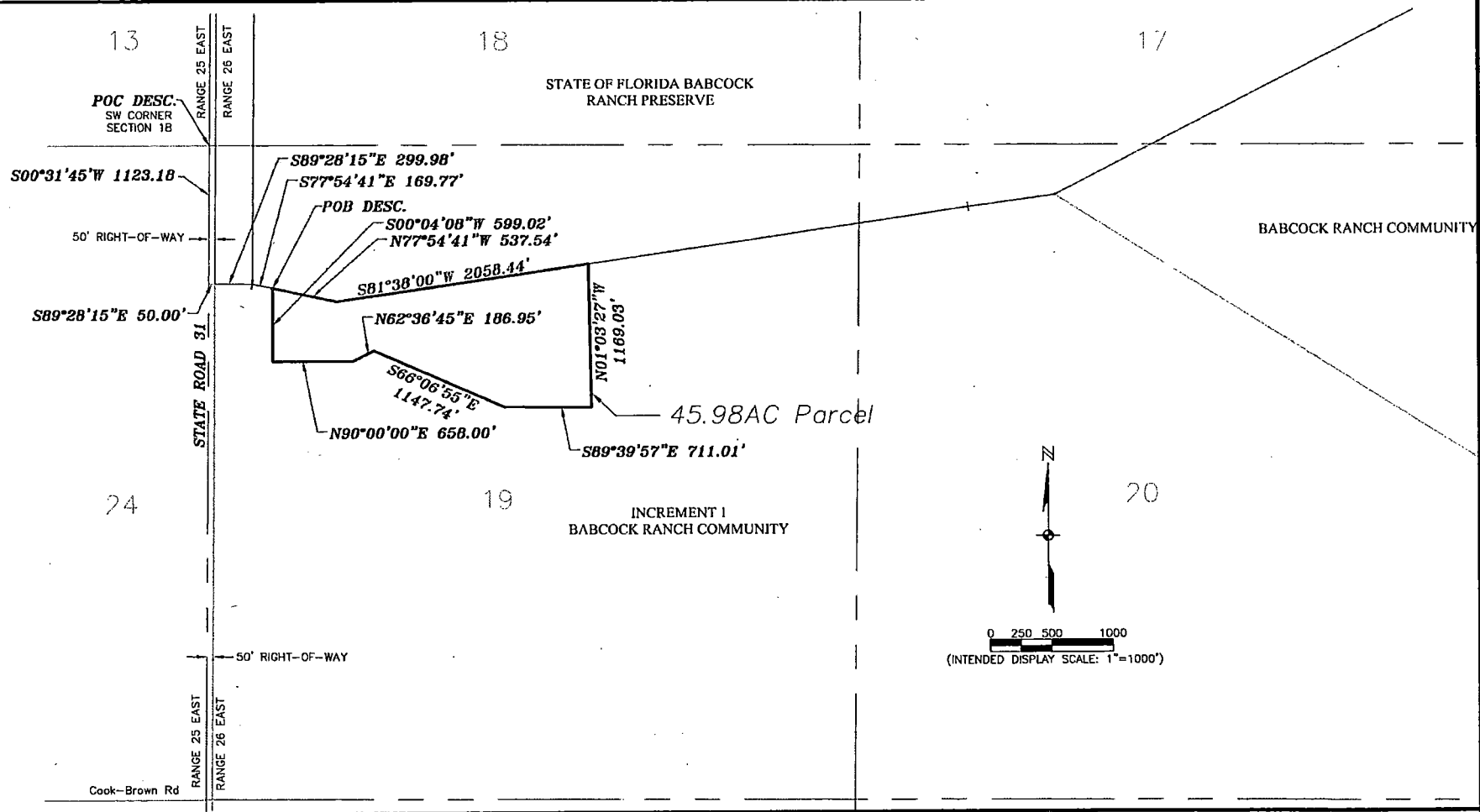


2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

**SKETCH TO ACCOMPANY
DESCRIPTION**

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

C:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 46ac Parcel.dwg (Sheet 2) mll2 May 17, 2016 - 4:51pm



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

JOHNSON
ENGINEERING

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	20129205-001	19-42-26	1"=1000'	2 OF 3

C:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 46ac Parcel.dwg (Sheet) mllz May 17, 2016 - 4:48pm

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

JOHNSON
ENGINEERING

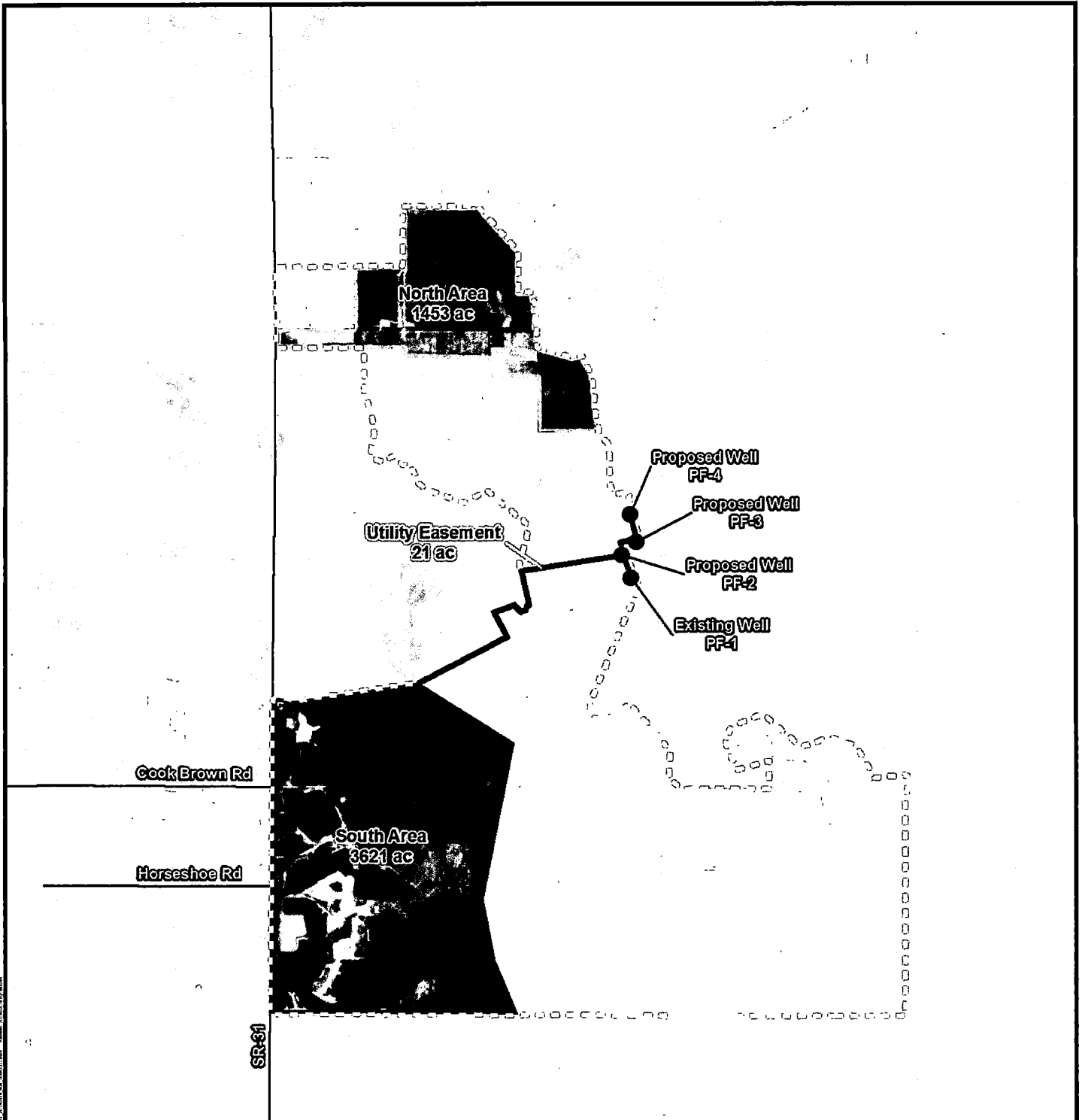
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

**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



LEGEND

-  Potable Well Locations
-  Babcock Ranch Community DRI Boundary
-  Increment 1 South Area Boundary
-  Increment 1 North Area Boundary
-  Increment 1 Utility Easement Area Boundary

Boundary	Area	Open Space	
		South Area	Area
South Area	3,621 ac	North Area	1,453 ac
North Area	1,453 ac	Utility Easement	21 ac
Utility Easement	21 ac	Total	TBD ac
Total	5,095 ac	TBD/5,095 = TBD	

Charl



Disclaimer: Stantec 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 Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Exhibit B-1
Babcock Ranch Community
 Map H Increment 1 Master Development Plan
 March 2018

Stantec Consulting Services Inc.
 6900 Professional Parkway East
 Sarasota, FL 34240
 tel 941.907.6300
 fax 941.907.6911

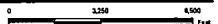


EXHIBIT B-2

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

WESTERN 300' OF THIS AREA WILL ULTIMATELY BE PART OF THE SR 31 EXPANSION

Hercules Grade Rd

Cook Brown Rd

Horseshoe Rd

Town Center

SR-31

LEGEND

- Babcock Ranch Community DRI Boundary
- Increment 1 South Boundary, ±3621 ac
- Town Center
- Active Greenway, ±651 ac
- Observation Greenway, ±369 ac
- Open Space, ±136 ac
- Lake, ±563 ac
- Mixed Use / Residential / Commercial, ±1689 ac
- Utility, ±90 ac
- Internal Roadway Circulation System, ±123 ac
- Parcel Access
- Fire / EMS / Sheriff / Communication Tower

INCREMENT 1		TOTAL
RESIDENTIAL	D.U.	25,000
HOTEL	ROOMS	600
RETAIL	S.F.	50870,000
OFFICE (GEN/MED.)	S.F.	1109300,000
ELEMENTARY SCHOOL	A.C.	20
CIVIC/GOVT/CHURCH	S.F.	30,000
ASSISTED LIVING FACILITY	D.U.	100

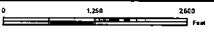
ADDITIONAL UNITS AND SQUARE FOOTAGE WILL BE ADDED TO THE INCREMENT IN THE FUTURE THROUGH AN AMENDMENT TO THIS INCREMENT.



Disclaimer: Stantec 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 Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Exhibit B-2
Babcock Ranch
 Map H-1 Increment 1 South Master Development Plan
 March 2020

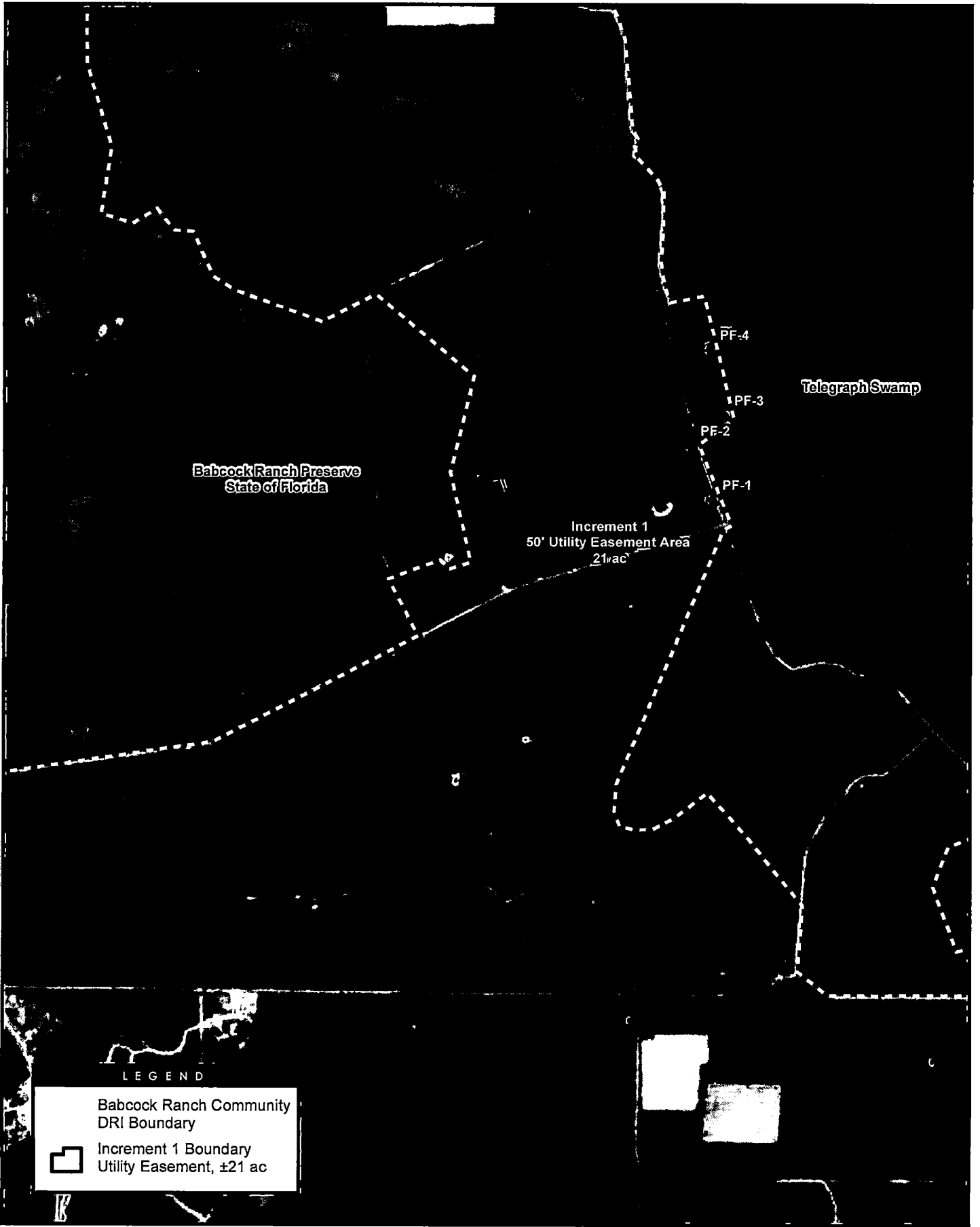
Stantec Consulting Services Inc.
 6900 Professional Parkway East
 Sarasota, FL 34240
 Tel: 941.907.6500
 Fax: 941.907.6911



Prepared by: EES 036024

EXHIBIT B-3

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



Babcock Ranch Preserve
State of Florida

Telegraph Swamp

Increment 1
50' Utility Easement Area
±21 ac

PF-4

PF-3

PF-2

PF-1

LEGEND

Babcock Ranch Community
DRI Boundary



Increment 1 Boundary
Utility Easement, ±21 ac



Disclaimer: Stantec 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 Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Exhibit B-3
Babcock Ranch Community

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

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
Tel 941.907.6900
Fax 941.907.6911

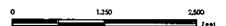


EXHIBIT B-4









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

The Babcock
Ranch Preserve
State of Florida

Increment 1 North Area
1453 ac

The Babcock
Ranch Preserve
State of Florida

LEGEND

-  Active Greenway (± 1034 ac)
-  Corridor Greenway (± 3 ac)
-  Observation Greenway (± 46 ac)
-  Passive Greenway (± 34 ac)
-  North Babcock Area (± 289 ac)
-  S.R. 31 300' R.O.W. (± 6 ac)
-  Increment Boundary, ±1453 ac
-  Babcock Ranch Community DRI Boundary



Disclaimer: Stantec 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 Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Exhibit B-4
Babcock Ranch Community
Map H-3 Increment 1 North Area Master Plan
April 2018

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.507.6500
fax 941.907.6911

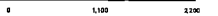


EXHIBIT B-5

**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 BABCOCK 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:
 - a. 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, STORMWATER 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 DEVELOPMENT 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).



Disclaimer: Stantec 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 Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Exhibit B-5
Babcock Ranch Community
Map H-4 Increment 1 Fixed and Variable Development Criteria
June 2016

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
Tel 941.907.6900
Fax 941.907.6911

Prepared by: CAA 03/12/16

EXHIBIT C

BABCOCK RANCH COMMUNITY INCREMENT 1 EQUIVALENCY MATRIX

EXHIBIT C

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

Land Use Equivalent To	Unit	Single-Family (1 d.u.)	Multifamily (1 d.u.)	Age-Restricted* Residential (1 d.u.)	Assisted Living Facility (1 bed-unit)	Retail (1,000 sq. ft.)	General Office (1,000 sq. ft.)	Medical Office (1,000 sq. ft.)	Industrial (1,000 sq. ft.)	Hotel/Motel (1-room)	Civic/ Government (1,000 sq. ft.)	Baseball- Facility- (1-field)
Single-Family	d.u.	NA	0.4852	0.3427	0.2922	3.4974	1.2249	3.8867	0.4585	0.8260	1.9424	38.67
Multifamily	d.u.	4.92209	NA	0.7162	0.6142	7.2913	2.5587	8.10687	4.63094	1.7246	2.39405	74.18
Age-Restricted Residential*	d.u.	3.70296	1.8342	NA	0.874	43.741032	5.52362	43.221147	3.45133	2.4322	4.48573	142.86
Assisted Living Facility	unit/bed	4.55341	2.36163	1.1523	NA	46.861191	6.77418	46.231324	3.86154	2.8173	5.50662	176.32
Retail	sq. ft.	2970	140	10073	8059	NA	350492	1.110962	130229	240462	560326	40.397
General Office	sq. ft.	674820	39049	280484	240448	2,850490	NA	3,1702,396	3570	670403	1,580842	25.887
Medical Office	sq. ft.	2680	12046	9076	8062	9004,939	320447	NA	120238	210468	500339	40.804
Industrial	sq. ft.	2,2204,476	1,060642	750348	650269	7,7404,365	2,7104,763	8,6004,290	NA	1,830706	4,3004,424	46.378
Hotel/Motel	Room	1,2167	0,5887	0,416	0,367	4,246.18	1,492.48	4,716.96	0,551.42	NA	2,3502	64.29
Civic/Government	sq. ft.	826520	439250	223170	482150	3,9661,800	6304,234	2,000950	230792	420496	NA	31.877
Baseball-Facility	field	0.03	0.04	0.04	0.04	0.10	0.04	0.09	0.02	0.02	0.03	NA

* Includes Senior Adult Housing, Active Adult Residential and Retirement Community.

Table EM-2: BRC - Increment 1 Trip Generation

Land Use	ITE Land-Use Code	BRC Increment 1 ~		Increment 1 Trip Generation Estimate ^ Effective ITE Average Trip Rate (PM Peak Hour, Two-Way)
		Trip Generation (PM Peak, Two-way)	Size	
Residential				
Single-Family	210	2,660	3,000	4,000.89 trips/du
Multi Family	230220	860	2,000	0.620.43 trips/du
Age-Restricted	251	n/a	n/a	0.30 .27-trips/du
Assisted Living Facility	254	26	100	0.262 trips/beddu
Non-Residential				
Retail	820	2,694	870,000	3.74-10 trips/1,000 sq. ft.
General Office	710	279	257,000	1.049 trips/1,000 sq. ft.
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	1.7224 trips/1,000 sq. ft.
Baseball-Facility	n/a^			38.67/field

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Notes:

* Includes Senior Adult Housing, Active Adult Residential and Retirement Community - Master DRI.

General Light Industrial Park - Master DRI.

- Refer to Exhibit 7b, Babcock Ranch Community DRI Increment 1 - NOPC (2019) Traffic Study March 11, 2020 - Amended.

^ Partial-Goto estimate of 38.6 two-way peak-hour-trips-per-field. The effective trip rate based on the ITE trip generation equation (fitted curve), where applicable. Otherwise, standard ITE average 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	*2	2500 *3	500th C/O *4	180 days from Turnover
EXTENSION SERVICES				
Site #1	24.0	N/A	Within 180 days of written request by County *85	
Mosquito Control pre-fab building (shell only).		3000 *52	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/O 180 days from turnover
Interim sub-station Sheriff's trailer		*63	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 *96	0.25±		Site dedication by 1,500th C/O	
SOLID WASTE				
Site #1	6.0	N/A	Prior to the issuance of the 40,000th 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 *1* 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:

1) 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



ETR



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	<u>25,000</u> units
Hotel	<u>600</u> rooms
Retail	50 <u>870,000</u> sf
General-Office	110 <u>350,000</u> sf
Assisted Living Facility	<u>100</u> units
Civic/Government/Church Supporting Community & other facilities	30 <u>50,000</u> sf
School	<u>20</u> acres
Golf Course	<u>18</u> holes

Table 2. Increment 1 Parameters by Development Area

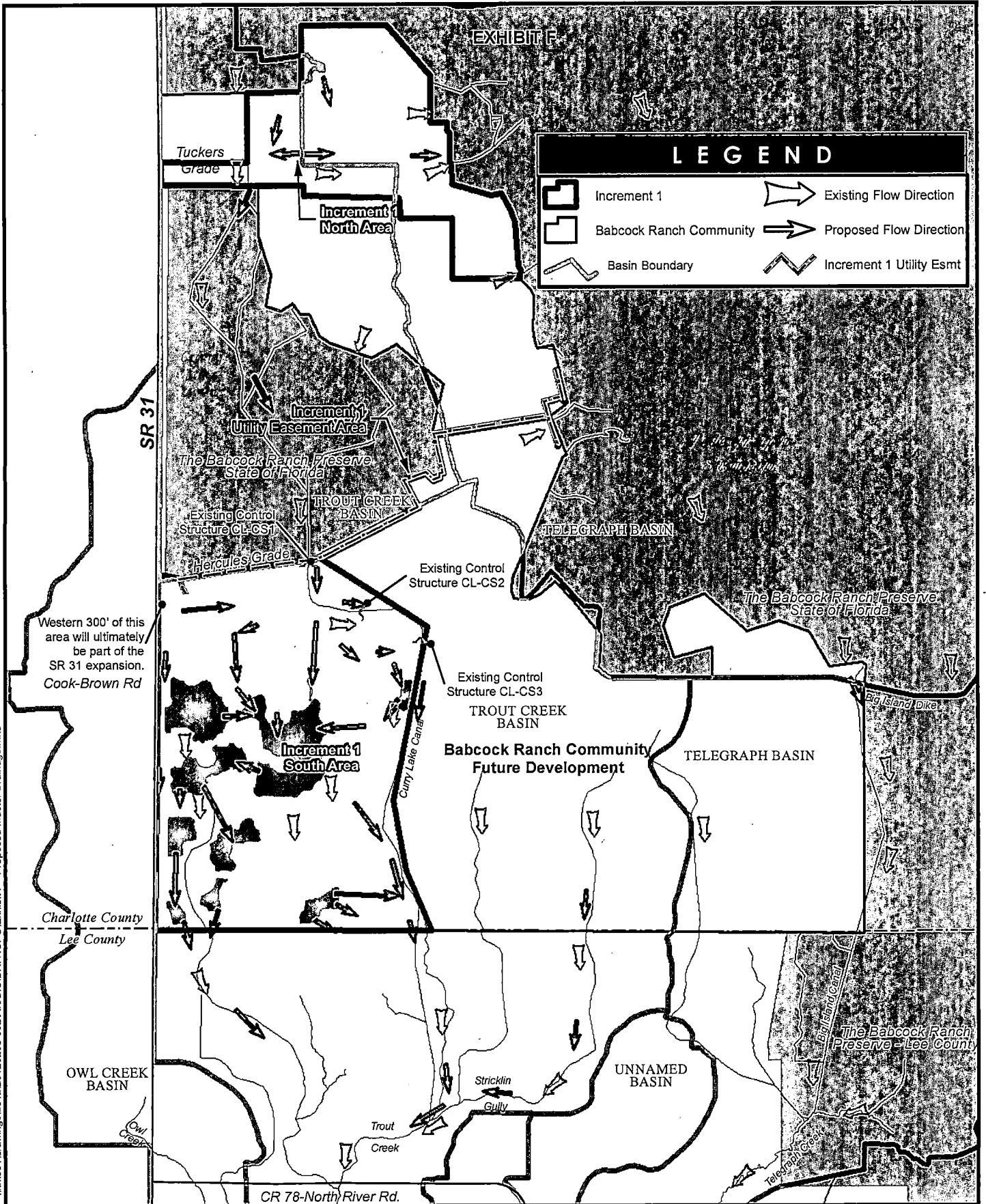
LAND USE	AMOUNT/SIZE	VILLAGE MINIMUM/AMOUNT/SIZE	TOWN CENTER MINIMUM AMOUNT/SIZE
Residential	<u>25,000</u> units	<u>1,000</u> units	12 <u>000</u> units
Retail	50 <u>870,000</u> sf	105 <u>000</u> sf	40 <u>100,000</u> sf
General-Office	110 <u>350,000</u> sf	25,000 <u>00</u> sf	85 <u>40,000</u> sf
Assisted Living Facility	<u>100</u> units	<u>0</u> units	1000 <u>000</u> units
Civic/Government/Church Supporting community and other facilities	30 <u>50,000</u> sf	<u>0</u> sf	30 <u>10,000</u> sf
Golf Course	<u>18</u> holes	<u>Up to 180</u> holes	<u>Up to 180</u> 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

\\fms01\drawings\2012\20129205-002\ArcGIS\IDRI\NOFC\EXHIBIT F - Proposed Master Drainage.mxd



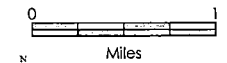
LEGEND			
	Increment 1		Existing Flow Direction
	Babcock Ranch Community		Proposed Flow Direction
	Basin Boundary		Increment 1 Utility Esmt

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 claims arising in any way from the content or provision of the data.

Exhibit F
Babcock Ranch
Increment 1 - Master Drainage Plan
March 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

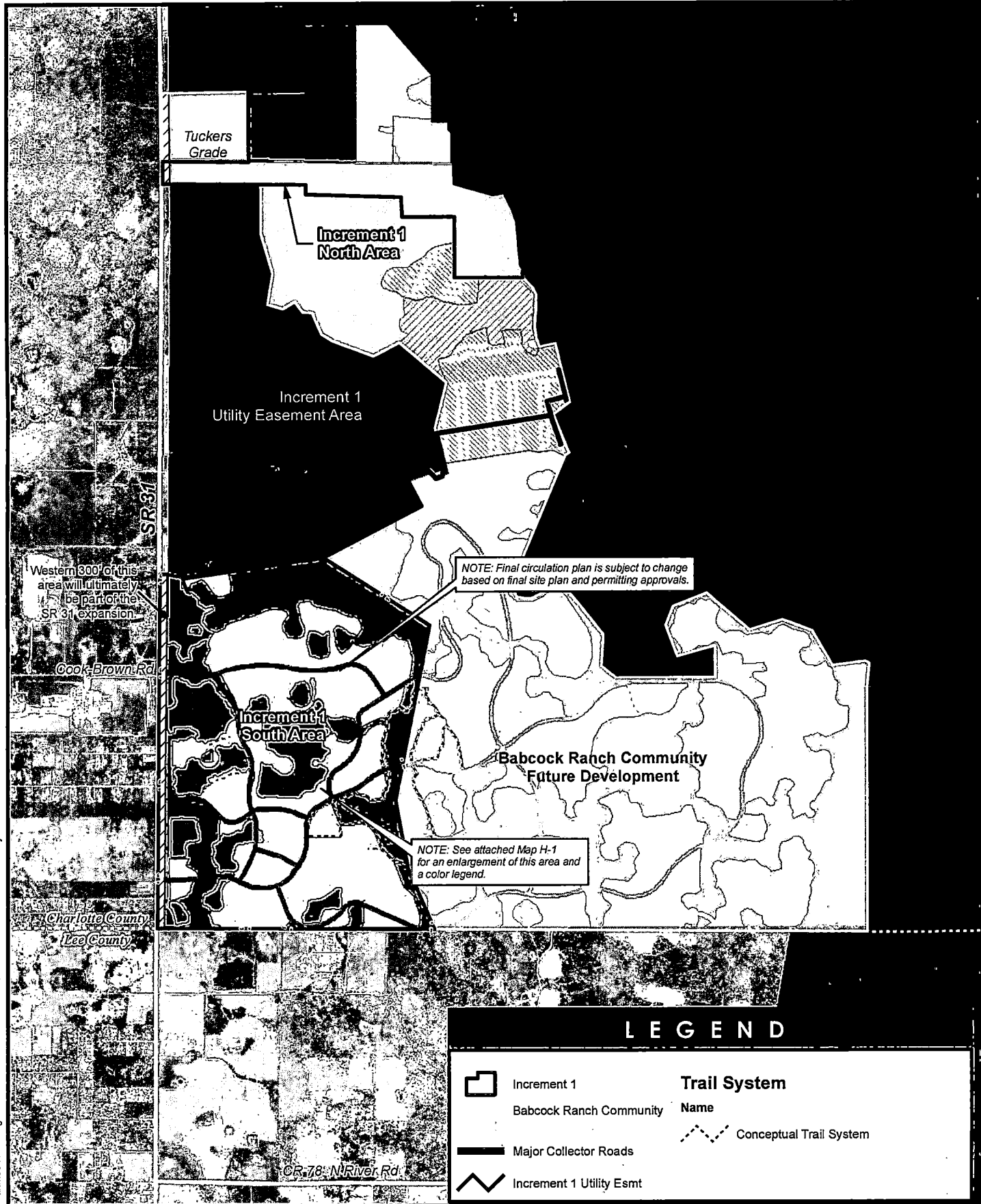


Prepared by: PML 3/14/2018

EXHIBIT G

INCREMENT 1 MASTER INTERNAL CIRCULATION PLAN

\\frms01\drawings\2012\20129205-002\ArcGIS\DR1 NOPC\Exhibit G - Primary Trans.mxd



LEGEND

	Increment 1		Trail System
	Babcock Ranch Community	Name	
	Major Collector Roads		Conceptual Trail System
	Increment 1 Utility Esmt		



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 claims arising in any way from the content or provision of the data.

Exhibit G
Babcock Ranch
 Increment 1 - Master Internal Circulation 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 H1

INCREMENT 1 SOUTH AREA PRIMARY GREENWAY MAP AND TRAILS PLAN

EXHIBIT H1

Increment 1
Utility Easement Area

The Babcock
Ranch Preserve
State of Florida

Greenway type
in utility easement
(see legend for key)

The Babcock
Ranch Preserve
State of Florida

Western 300' of this
area will ultimately
be part of the
SR 31 expansion

Cook Brown Rd

Horseshoe Rd

Charlotte County
Lee County

Increment 1
South Area

Conceptual
Trail System

Babcock Ranch Community
Future Development

NOTE:
1. Greenways and trails are subject
to change based on final design
plans.
2. Acreages shown apply only to
polygons shown on this map.

LEGEND

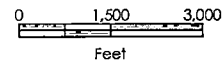
	Increment 1		Observation Greenway (1) 332.07 ac. (Includes 12.95 ac. within 50' utility easement)		Upland Preservation and Enhancement 454.71 ac.		Wetland Preservation 274.92 ac.
	Babcock Ranch Community		Active Greenway (2) 557.58 ac. (Includes 8.13 acres within 50' utility easement)		Wetland Enhancement 107.42 ac.		Wetland Creation 16.21 ac.
	Conceptual Trail System						



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 claims arising in any way from the content or provision of the data.

Exhibit H1
Babcock Ranch
Increment 1 - Primary Greenway Map
and Trails Plan
March 2019

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 3/25/2019

\\fms01\drawings\2012\20129205-003\Environmental\arcgis\DR1_NOPCI\Map H1_GreenwaysAndTrails_8.5x11.mxd

EXHIBIT H2

INCREMENT 1 NORTH AREA PRIMARY GREENWAY MAP AND TRAILS PLAN

EXHIBIT H2

The Babcock
Ranch Preserve
State of Florida

SR 31

Babcock Ranch
Community
Future Development








Increment 1
North Area

TUCKER'S GRADE

The Babcock
Ranch Preserve
State of Florida

Babcock Ranch
Community
Future Development

LEGEND

-  Increment 1 (April 2018)
-  Babcock Ranch Community
-  Active greenway
(1033.54)
-  Observation greenway
(45.76 ac.)
-  Corridor greenway
(3.09 ac.)
-  Passive greenway
(34.25 ac.)
-  No category
(329.72 ac.)

NOTE:
1. Greenways and trails are subject to change based on final design plans.
2. Acreages shown on this map only apply to polygons shown on this map.

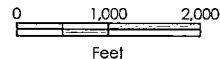
\\fms01\drawings\2012\201282005-002\Environmental\aragis\DR1\NOPC\Map H2_GreenwaysAndTrails_8.5x11.mxd



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 claims arising in any way from the content or provision of the data.

Exhibit H2
Babcock Ranch
Increment 1 North Area -
Primary Greenway Map and Trails Plan
April 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

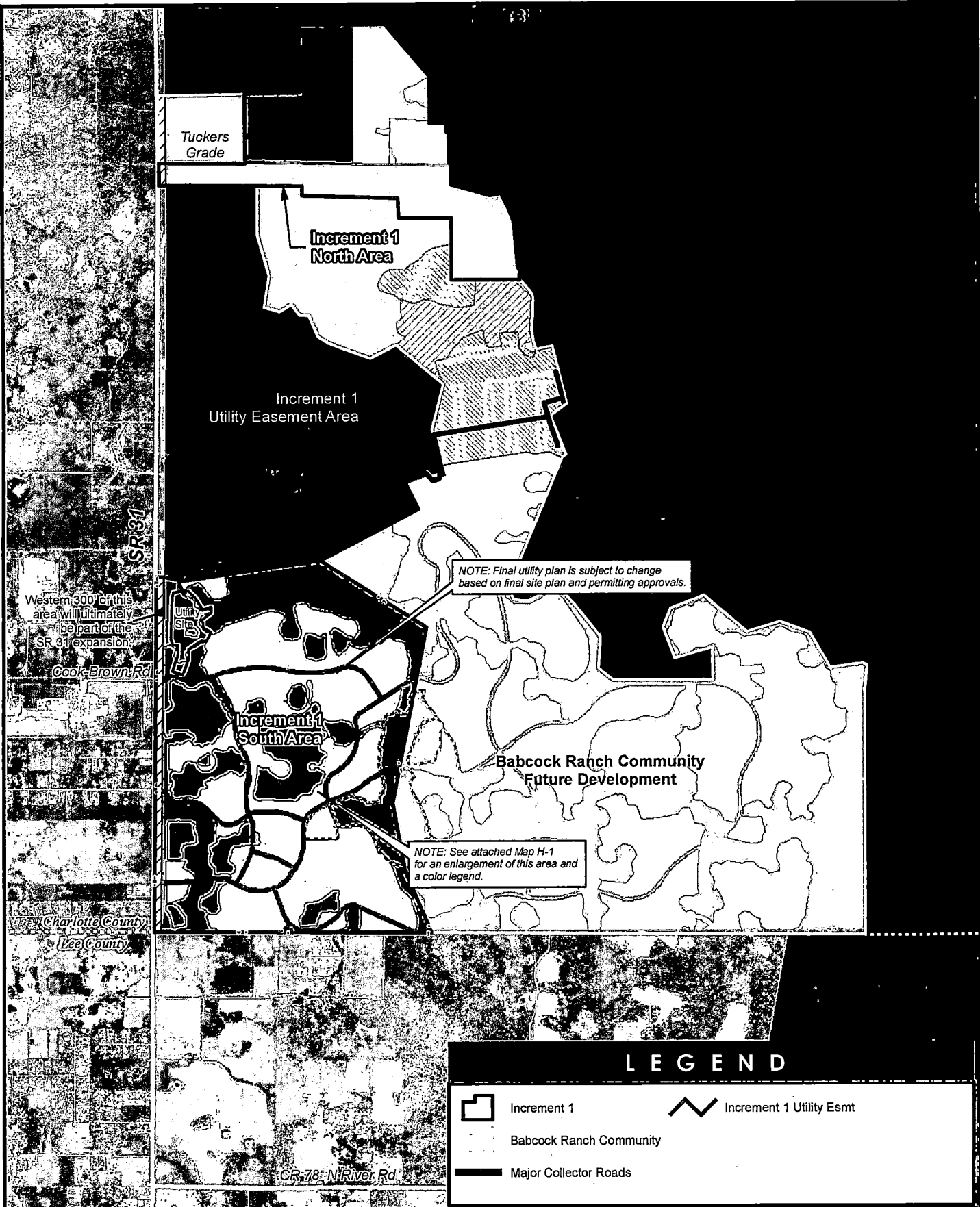


Prepared by: PML 4/19/2018

EXHIBIT I

INCREMENT 1 PRIMARY UTILITY CORRIDOR MAP

\\frms01\drawings\2012\20129205-002\ArcGIS\DR1\NOFC\Exhibit I - Prim Utility Corridor Plan.mxd



LEGEND

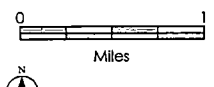
<ul style="list-style-type: none"> Increment 1 Babcock Ranch Community Major Collector Roads 	<ul style="list-style-type: none"> Increment 1 Utility Esmt
----------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------



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 claims 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 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

ROADWAY	FACILITY	DIRPM	E/C	Lanes	CC	L/S	NON-BABCOCK TRAFFIC										BFCRFPD TRAFFIC										TOTAL BACKGROUND TRAFFIC										REC. DUE WITH NOPC TRAFFIC										TOTAL TRAFFIC WITH NOPC									
							LOS					MPC					MPC					MPC					MPC					MPC					MPC					MPC														
							100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
90	SR 54/57	SR 54/57	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
91	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
92	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
93	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
94	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
95	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
96	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
97	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
98	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
99	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
100	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
101	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
102	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
103	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															
104	SR 1604	SR 1604	200	4	200	D	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500	100	200	300	400	500															

ITE NET NEW EXTERNAL PM PEAK HOUR TRIPS - MDT
 INBOUND 764
 OUTBOUND 446
 TOTAL 1210

ITE NET NEW EXTERNAL PM PEAK HOUR TRIPS - LRI
 INBOUND 307
 OUTBOUND 547
 TOTAL 854

FOOTNOTES:

- (1) FDOT DIRPM_v1.0.2_Babcock 2018 E+C Network Link Node numbers.
- (2) FDOT DIRPM_v1.0.2_Babcock 2018 E+C number of lanes.
- (3) FDOT Florida 2018 Traffic Information - Site Location Reference, 2018 Lee County Traffic Count Report - Permanent Count Station, Charlotte County: 2019 Roadway Level of Service Data - VV SNO #.
- (4) LOS Facility Type for Service Volumes and LOS Standard. Adjustments in accordance with FDOT District 1 2018 LOS report
- (5) LOS Standard for State and Charlotte County Roads = D for Urban, C for Transitioning, and C for Rural. LOS Standard for Lee County Roads = LOS E per Lee Plan.
- (6) FDOT DIRPM_v1.0.2_Babcock Model Run - Future 2026 SE Data with 2018 E+C Network PSWADT distribution and assignment.
- (7) PSWADT volumes are adjusted to ensure future volumes are greater than or equal to existing segment volumes. For State and Charlotte County roads: Existing PSWADT = (Existing AADT)/MOCF. For Lee County roads: Existing PSWADT = (Existing K100 Directional Volumes)/DK100/MOCF.
- (8) Non-Babcock PSWADT = (Adjusted PSWADT) / (MPD PSWADT) / (DRP PSWADT)
- (9) Model Output Conversion Factor per FDOT Florida Traffic Information Online (2018). Countyside MOCF used for county roads. For State roads, road specific MOCF used where available.
- (10) FDOT Standardized K, urban/transitioning/rural designation consistent with FDOT District 1 2018 LOS report and D factors from FDOT Florida Traffic Information Online (2018)
- (11) Lee County K100 and D100 based on Lee County 2018 Traffic Count Report - Permanent Count Station. Charlotte County K factors based on Charlotte County: 2019 Roadway Level of Service Data; D factors based on FDOT Florida Traffic Information Online (2018)
- (12) Peak direction of travel assumed for Non-Babcock traffic is based on FDOT site synopsis reports or Lee County 2018 Traffic Count Report.
- (13) FDOT DIRPM_v1.0.2_Babcock - Select Zone.
- (14) ITE Net New External Trips.
- (15) Project directional split based on estimated ITE Net New External trips derived from ITE, Trip Generation (10th Edition).
- (16) Service Volumes for Charlotte County and State Roads based on FDOT 2013 Quality/Level of Service Handbook - Generalized Peak Hour Directional Volumes (Table 7 - Urbanized Areas, Table 8 - Transitioning Areas, and Table 9 - Rural Areas). Service volumes based on the FDOT District 1 2018 LOS report.
- (17) Service Volumes for Lee County Roads based on Lee County Generalized Peak Hour Directional Service Volumes (April 2016).
- (18) Significant = *
- (19) Significant and Adverse = **
- (20) Refer To Detailed Babcock Access / Intersection Volumes.



EXHIBIT K

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

EXHIBIT K
(Page 1 of 2)

BRC NOPC (2019)

Draft Proportionate Share Cost Estimates for Significant and Adverse Intersections

Intersection	Improvement	Proportionate Share Calculation													
		Construction Cost	Contingency (25%)	Total Construction Cost ⁽¹⁾	Engineering (15%)	CEI (15%)	Total Project Cost ⁽²⁾	Project Traffic	Total Traffic	Capacity (with background improvements)	Capacity (with background and project improvements)	Capacity Added	Proportionate Share (%) ⁽³⁾	Proportionate Share Cost ⁽⁴⁾	
3) SR 78 at Slater Rd.															
NB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
SB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
EB	LT	Add SB Right-Turn Lane	\$174,767	\$43,692	\$218,459	\$32,769	\$32,769	\$281,926	0	108	110	145	35	0%	\$0
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
WB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
Traffic Control	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
		Subtotal	\$174,767	\$43,692	\$218,459	\$32,769	\$32,769	\$281,926	0	108	N/A	N/A	N/A	\$0	
12) SR 80 at Orange River Blvd.															
NB	LT	Reshape for triple left-turn lanes	\$30,769	\$7,692	\$38,461	\$5,769	\$5,769	\$50,000	0	536	472	581	109	0%	\$0
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
SB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
EB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
WB	LT	Add WB Left-Turn Lane	\$83,334	\$20,834	\$104,168	\$15,625	\$15,625	\$135,418	31	107	128	234	106	29%	\$39,603
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
Traffic Control	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
		Subtotal	\$114,103	\$28,526	\$142,629	\$21,394	\$21,394	\$185,417	0	31	643	N/A	N/A	\$39,603	
13) SR 80 at SR 31															
NB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
SB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
EB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
WB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	Add WB Thru Lane on approach (total of 3) ⁽⁵⁾	\$366,163	\$91,541	\$457,704	\$68,656	\$68,656	\$595,015	0	948	957	1045	88	0%	\$0
Traffic Control	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
		Subtotal	\$366,163	\$91,541	\$457,704	\$68,656	\$68,656	\$595,015	0	948	957	N/A	N/A	\$0	
18) SR 31 at SR 78															
NB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	Widening Considered Road Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
SB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	Widening Considered Road Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
EB	LT	Add EB Left-Turn Lane	\$83,334	\$20,834	\$104,168	\$15,625	\$15,625	\$135,418	528	622	596	732	136	100%	\$135,418
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
WB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
Traffic Control	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
		Subtotal	\$83,334	\$20,834	\$104,168	\$15,625	\$15,625	\$135,418	528	622	N/A	N/A	N/A	\$135,418	
19) SR 31 at North River Rd.															
NB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	Widening Considered Road Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
SB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	Widening Considered Road Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
EB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
WB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
Traffic Control	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
		Subtotal	\$174,767	\$43,692	\$218,459	\$32,769	\$32,769	\$281,926	295	322	N/A	N/A	N/A	\$281,926	
44) SR 78 at Old Bayshore Rd.															
NB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
SB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
EB	LT	Add EB Left-Turn Lane	\$83,334	\$20,834	\$104,168	\$15,625	\$15,625	\$135,418	82	144	967	967	0	100%	\$135,418
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
WB	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
Traffic Control	LT	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
	Thru	No Project related improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0	
		Subtotal	\$83,334	\$20,834	\$104,168	\$15,625	\$15,625	\$135,418	82	144	N/A	N/A	N/A	\$135,418	
		Grand Total	\$996,468	\$249,117	\$1,245,585	\$186,838	\$186,838	\$1,619,261	0	87	144	N/A	N/A	\$594,435	

1. Total Construction Cost includes addition of 25% for Slope Contingency to the Construction Cost.
2. Total Project Cost includes addition of 15% for Preliminary Engineering and 15% for CEI to the Total Construction Cost. This does not include Right-Of-Way Cost.
3. For geometric improvements: Proportionate Share % = (Project Trips) / (Lane Group Capacities after project improvements) - (Lane Group Capacities before project improvements). For signalization: Proportionate Share % = (Project Traffic Entering Intersection) / (Total Traffic Entering Intersection).
4. Proportionate Share Cost = Proportionate Share % * Total Project Cost.
5. Receiving lane based on 1/8 mile length. Cost per mile: \$2,929,105.
6. Improvement assumes 50% additional capacity. Assumes full cost of a right turn lane.
7. Added capacity based on generalized peak hour directional service volumes. Assumes total 1/4 mile length for approach and departure lane. Cost per mile: \$2,929,105.

BRC NOPC (2019)

Draft Proportionate Share Cost Estimates for Significant and Adverse Segments

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

1. 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.
2. Proportionate Share % = (Project Trips) / [(Lane Group Capacities after project improvements) - (Lane Group Capacities before project improvements)].
3. Proportionate Share Cost = Proportionate Share % * Total Project Cost.