

**DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR BABCOCK RANCH  
INCREMENT 3 AND AMENDMENTS TO THE MASTER DEVELOPMENT ORDER  
AND INCREMENTS 1 AND 2 DEVELOPMENT ORDERS**

**BACKGROUND**

The Babcock Ranch Increment 3 Development of Regional Impact (DRI) is the third and the last increment of the Babcock Ranch Community Master Development Plan. The Babcock Ranch Community Master (BRC) DRI is an approved mixed-use development located in southeastern Charlotte County, north of the Lee County Line, south of CR 74, east of SR 31, and contains approximately 13,630 acres (see Attachment I Location Map). The Babcock Ranch Community is envisioned as a sustainable, environmentally friendly self-sustained new town community that provides diverse natural and recreational experiences for its residents. The community will encourage a high-tech, energy efficient and environmentally friendly mix of residential, retail and office commercial, light industrial, civic and educational facilities, open space, parks and recreational, and institutional uses. Regulations and development standards for the Babcock Ranch Community have been established with the goal of creating an integrated community that fosters civic life, walkability, human interaction, economic health, sustainability, and preservation of the natural environment.

A three-party agreement between Charlotte County, Babcock Ranch Community Developer and the SWFRPC requires the SWFRPC to coordinate the review of the Master Babcock Ranch Community DRI. The Babcock Ranch Community Master Development Order (MDO) was approved on December 13, 2007 (last amended July 27, 2021). Total land area for the Babcock Ranch Community is 17,843 acres (Charlotte Co. 13,686 Acres, Lee Co. 4,157 Acres). The MDO approval is for 17,870 residential units, 1,400,000 SF retail, 3,500,000 SF office (general office, medical office and civic), 650,000 SF industrial, 600 hotel rooms, 177 hospital beds, 418 units of assisted living facilities, RV Parks, and 54 golf holes. Additional development includes ancillary facilities such as the educational service center, schools and university research facilities, libraries, places of worship, regional and community park sites, fire, EMS and sheriff facilities and the necessary utility infrastructure (see Attachment II). Projected buildout is 2053 with an expiration date of 2055.

The MDO requires Applications for Incremental Developmental Approval (AIDA) and questions are limited to issues identified in MDO Exhibit C and the “C” conditions in the Incremental Development Orders (IDOs) that guide development. The MDO specified that updates to the Master DRI Traffic Study (MTSU) must be undertaken no later than every five years and as such a Master Traffic Study Update was completed in 2021 during the review of Increment 2. Purpose of the MTSU is to assist the long-term planning of the DRI based on the current master development plan in Charlotte County and includes development proposed in Lee County. The portion of Babcock Ranch in Lee County (Babcock MPD) is not part of the BRC DRI in Charlotte County. The approved Babcock MPD is being developed independently and is reflected in the master planning of Babcock Ranch in both counties that will total 19,500 residential units and 6 million square feet of nonresidential uses (see Attachment III).

Increment 1 was originally approved December 15, 2009, and amended May 26, 2020, to include 5,000 residential dwelling units (3,000 single family units and 2,000 multi-family units), non-residential 1,220,000 S.F. (870,000 SF retail and 350,000 SF office), 600 hotel rooms, 18 golf holes, and assisted living 100 units (see Attachment IV). All approved uses are subject to use of equivalency matrix and Increment 1 is almost built out. Buildout is 2037 with an expiration date of 2044.

Increment 2 was originally approved July 27, 2021, to include 6,457 residential dwelling units (4,434 single family units and 2,023 multi-family units), 1,225,000 S.F non-residential (297,250 SF retail and 727,750 SF office), 200,000 SF industrial, 100 assisted living units, parks, golf course, and ancillary (see Attachment V). All approved uses are subject to use of equivalency matrix. Increment 2 buildout is 2035 with an expiration date of 2042. Increment 1 and 2 transportation proportionate share mitigation of \$50,761,263 includes expanding existing 2-Lane SR31 to a 4-Lane divided highway from SR78 to Horseshoe Road/Lake Babcock Drive with infrastructure and grading provided for 6-Lane expansion.

The current development status is completion of FPL Solar Array- Two 74.5 MW facilities, trails/parks, Founder's Square Businesses, Crescent B Commons, Babcock Neighborhood School, Babcock Ranch Community Independent Special District and SR 31 expansion (See Attachment VI). Environmental mitigation for Babcock Ranch is to connect on-site preservation to off-site conservation lands and completion of Comprehensive Mitigation Plan and Mitigation Phasing Plan as defined by South Florida Water Management District (SFWMD) Environmental Resource Permits (ERP). Mitigation comprised of Phases A through K with mitigation to be implemented prior to or concurrent with development. Total mitigation implemented as of the application date was 7,370.13 acres (3,237.89 acres onsite 4,132.24 acres offsite) with recorded conservation easements over 4,145.71 acres (See Attachment VII).

### **INCREMENT 3 APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL (AIDA)**

#### **Project Description**

Increment 3 area is approximately 4,535 acres and generally east of Increment 2. Proposed Increment 3 encompasses three separate areas within BRC. Increment 3 North A is located at the northwest property boundary west of Increment 1 North. Proposed Increment 3 North B is located south of Increment 1 North and directly north of Increment 2. Proposed Increment 3 South is located east of Increment 2 and directly north of the Lee County line. (See Attachments VIII, IX and X).

Increment 3 will include extensive open space, will preserve, and enhance critical environmental areas including extended contiguous wetland corridors that contribute to the natural beauty of this area, and will positively improve the quality of life for the residents. Increment 3 will include 3,562 single family residential units; 280,000 square feet of nonresidential development (200,000 retail and 80,000 office); 10,000 square feet for a church; and 57-acres of park. Construction is anticipated to begin in 2023. The anticipated buildout is 2038.

This AIDA is supported by an Equivalency Matrix (Exhibit H in MDO), which proposes a set of alternate land uses, density and intensity levels for Increment 3. The methodology for the BRC Increment 3 Equivalency Matrix is consistent with the methodology used for the Increment 1 and 2 Equivalency Matrix. The purpose of the BRC Increment 3 Equivalency Matrix is to provide a framework for simultaneously increasing/decreasing development levels to meet market demand. The Equivalency Matrix provides for an exchange between these uses, densities and intensities while ensuring that the level of service (LOS) standards for traffic, potable water, wastewater, and solid waste are not exceeded. The exchange rate is based on the ITE peak PM two-way traffic count for each of the proposed land uses. The traffic counts are used to construct threshold limits for the LOS standards of the other infrastructure elements.

## **REGIONAL STAFF ANALYSIS**

On June 16, 2022, the SWFRPC approved the AIDA questionnaire checklist for Increment 3 which is consistent with Exhibit “C” of the MDO that dictates the questions to be addressed in the AIDA. The SWFRPC staff submitted the AIDA for sufficiency review to the South Florida Water Management District (SFWMD), Florida Department of Environmental Regulation (FDEP), Florida Department of Transportation (FDOT), Florida Fish and Wildlife Conservation Commission (FWC), United State Fish and Wildlife Service (FWS) and the Army Corps of Engineers (ACOE). Charlotte County development review staff reviewed all information provided in the review process. Final comments were received from review agencies and their concerns were addressed adequately during the sufficiency review rounds. The Council staff assessment only addresses the following regional issues and is based on information provided in the AIDA. The local issues will be addressed by Charlotte County.

### **Affordable Housing**

The Applicant and Master Development Order commit to providing affordable housing which are ongoing efforts within BRC. Based on recent discussions with Charlotte County, the Applicant proposes specific changes to address the needs of the community consistent with local affordable housing County objectives. The conditions stipulate that BRC is committed to providing workforce housing to people whose annual household incomes does not exceed 140 percent of the area median income, adjusted for family size. The condition changed from providing affordable housing to providing workforce housing.

*Excerpt from Charlotte County Staff Report:*

*The applicant is proposing to amend Conditions 3.A.(1) through (4), and Conditions 3.A.(6) through (9), to replace “affordable housing” with “workforce housing”. This DRI is approved for a mixture of residential and non-residential development and is required to provide various housing options including workforce housing for the existing and future residents within this development. This development is located in the East County area. The applicant would like to ensure that workforce housing will be provided within the Babcock Ranch Community, and at the same time the requirement of a “Determination of Adequate Need” analysis for housing in the Babcock Ranch Community remains the same, due to the following:*

- *The unique location which is in the East County area and surrounded by State-owned preserved land and development in Lee County to the south.*
- *Lack of a public transportation system in Charlotte County.*
- *The intent and vision of this development is to create a well-planned new community in the County to provide various housing options, jobs, and protect and preserve the environment.*

*Staff has no objections to the proposed amendments.*

## **Wildlife Management**

The Threatened and Endangered Species Management Plan (T&E) for the BRC was originally approved with SFWMD Environmental Resource Permit (ERP) issued in 2010. As part of modifications to the referenced permits (2020 Babcock Modification), the T&E plans were modified to (i) address changes in the listing status of several wading bird species, (ii) include the Florida bonneted bat (FBB) which was listed as federally endangered in November 2013, (iii) address the presence of nesting caracara within approved development pods that were not present at time of original review, and (iv) include a component to address human-wildlife coexistence (see Attachments XI and XII, Wildlife and Plant Map for Increment 3 North and South). The BRC Listed Species Management Plans & Human-Wildlife Coexistence Plan (most recently updated February 2022 to identify new permit numbers) (“February 2022 T&E Plan”) was included as Appendix 12-1 of the AIDA. This plan addresses the following listed species and management issues: American Alligator, Gopher Tortoise, Eastern Indigo Snake, Sandhill Crane, colonial nesting wading birds, Burrowing Owl, Crested Caracara, Florida Scrub Jay, Red-cockaded Woodpecker, Florida Bonneted Bat, Florida Black Bear, Florida Panther, Beautiful Pawpaw, prescribed fire, wildlife crossings and fencing, human-wildlife coexistence plan, community signage and education plan. The February 2022 T&E Plan is otherwise consistent with the previously approved plan for the MDO and discusses the associated management plans for each species, including their upland habitats. Increment 3 will comply with the February 2022 T&E Plan, as approved through the referenced SFWMD ERP and State 404 Permit obtained in late 2021 for the 2020 Babcock Plan.

Within Increment 3 there are four (4) proposed small mammal crossings where future spine roads bisect internal preserve corridors. They are located within the Increment 3 South polygon, where proposed spine roads will pass from the eastern side of Increment 2 into Increment 3. These

crossings were contemplated during prior reviews. The small mammal crossings in Increment 3 will be constructed with their associated spine roads following construction level approvals. Details of the surface material, lighting, signage, and access for the road crossings will be finalized as part of the construct/operate permit for each roadway segment. However, the cross sections as shown in June 2021 BRC Mitigation Plan in the AIDA provide a typical section for this type of roadway/preserve crossing. The speed limit within the wildlife corridors within Increment 3 during the nighttime hours (sunset to sunrise) will be decreased by 10 miles per hour below the posted speed limit, but in no event will the nighttime speed limit be less than 25 miles per hour.

### **Wetlands Impact Mitigation**

The BRC Mitigation Plan approved with the 2010 ERP and ACOE permit was previously determined to protect on-site wetlands and compensate for unavoidable wetland impacts associated with the development of the BRC. The 2010 Mitigation Plan consisted of 12,700± acres comprising a combination of off-site and on-site mitigation and included wetland creation, wetland enhancement and preservation, and upland enhancement, restoration, and preservation. The BRC Mitigation Plan, which includes the Increment 3 area, was designed and approved to be phased concurrent with the mitigation requirements for phased development. As permits for each phase of construction are approved by the SFWMD, an appropriate phase of mitigation is implemented.

With the site plan modifications that occurred with the 2020 Babcock Modification, the entire BRC will necessitate approximately 530 acres of direct wetland impacts (±19%) and approximately 17 acres (±18%) of direct surface water impacts. The ±530 acres of direct wetland impacts associated with the updated BRC site design necessitate ±334 UMAM (Uniform Mitigation Assessment Method) functional units of mitigation (100 forested credits and 234 herbaceous credits). Of these impacts, approximately 322 acres of direct wetland impacts (±214 UMAM functional loss) have already been implemented/mitigated through December 2021 with a specific SFWMD construct/operate permit associated with Increment 1. There are additional construct and operate ERP applications currently in process with the SFWMD for development within Increment 2.

There have been no wetland impacts within the Increment 3 boundary to date. The Increment 3 boundary contains a total of 951± acres of wetlands, of which 142± acres are proposed for impact and 809± acres are part of the BRC mitigation plan which will be placed under conservation easement (see Attachments XIII and XIV, Increment 3 Greenways & Trails Maps North and South). Conservation easements have been placed over approximately 4,146 acres of onsite BRC mitigation areas, of which 2,637± acres are located in Charlotte County and 1,509± acres are located in Lee County. Mitigation activities which occur offsite in the Babcock Ranch Preserve are not placed under conservation easement, as it is State-owned land.

The June 2021 BRC Mitigation Plan includes approximately 12,981 acres, with ±7,141 acres located in the on-site mitigation areas and ±5,840 acres located in the off-site mitigation lands. Table 12-1 provides an overview of acreage changes between the 2010 and June 2021 BRC Mitigation Plans, with details of the current plan contained within the June 2021 BRC Mitigation Plan and associated June 2021 Mitigation Plan Set included as Appendix 12-2 in the AIDA. The UMAM analysis demonstrates that the ±12,981 acres of mitigation generate ± 3,248 UMAM

functional units upon meeting full mitigation success (2,391 forested credits and 857 herbaceous credits), which far exceeds wetland mitigation needs.

**Table 12-1. Overview of Acreage Changes between the 2010 and the June 2021 BRC Mitigation Plans**

<b>Mitigation Area</b>	<b>2010 Acreage</b>	<b>June 2021 Acreage</b>	<b>Acreage Difference</b>
A	879.38	848.16	-31.22
B	1,783.45	1,783.45	0.00
C	2,808.30	2,807.96	-0.34*
D	1,248.38	1,248.38	0.00
E	1,346.18	1,687.80	+341.62
F	1,065.35	983.72	-81.63
G	906.79	671.98	-234.81
H	410.13	442.48	+32.35
I	240.32	210.39	-29.93
J	1,202.14	1,196.31	-5.83
K	814.27	1,100.77	+286.50
<b>Total</b>	<b>12,704.69</b>	<b>12,981.40</b>	<b>+276.71</b>

\* Represents the acreage of the FWC hunt camp in Mitigation Area C (Curry Preserve) that is being removed with the September 2020 BRC Mitigation Plan.

### **Stormwater Management and Floodplains**

The design of the Increment 3 surface water management system will comply with the “Stormwater Plan” outlined in Subsection A and B in Condition 4 of the MDO. The FEMA floodplain maps for Babcock Ranch for lands within Increment 3 do not have an established FEMA Base Flood Elevations. Previously modified and FEMA-accepted revisions do not include Increment 3. A proposed floodplain map revision is currently under review at FEMA. A draft of the FEMA floodplain map revision is found in Exhibit 16-1 of the AIDA. Should future floodplain map amendments be proposed, updated FEMA maps will be provided to the County with the applicable biennial report to the MDO.

### **Transportation Mitigation**

A comparison summary of the Master and Incremental (to-date) DRI development parameters, as well as the Lee County Babcock MPD parameters, is presented below in Table 21-2. A draft development order for the transportation section of Increment 3 has been provided and it indicates that the cumulative (with Increment 1, 2 and 3) proportionate share of the improvements, as shown on Exhibit K, has been calculated consistent with F.S. 163.3180. The proportionate share calculation was based on **5,869 pm peak hour two-way net new trips** assigned to the external road network established by the AIDA traffic analysis. The calculated cumulative proportionate share for the Incremental DRI with all Increments 1, 2 and 3 is **\$50,937,226** based upon the proportionate share percentages as calculated per mile for each roadway improvement and intersection improvements as shown on Exhibit K. The proportionate share percentages and dollar

amounts have been accepted by Charlotte County and FDOT for Increments 1, 2 and 3, recognizing that the actual costs may increase, or decrease based upon the final actual costs of the agreed upon improvements.

Land Use Type	Unit	BRC DRI					Babcock MPD <sup>(2)</sup>
		Master DRI <sup>(6)</sup>	Incremental DRI			Cumulative Increments	
			Increment 1	Increment 2	Increment 3		
<b>Total Residential <sup>(1)</sup></b>	<b>d.u.</b>	<b>17,870</b>	<b>5,056</b>	<b>9,252</b>	<b>3,562</b>	<b>17,870</b>	<b>1,630</b>
Single-Family	d.u.	-	3,056	5,817	3,562	12,435	980
Multifamily	d.u.	-	2,000	3,435	0	5,435	650
<b>Total Non-Residential <sup>(1)</sup></b>	<b>sq. ft.</b>	<b>6,000,000</b>	<b>1,199,000</b>	<b>1,864,000</b>	<b>280,000</b>	<b>3,343,000</b>	<b>1,530,000</b>
<b>Total Commercial (Retail + Gen./Med. Office) <sup>(2)</sup></b>	<b>sq. ft.</b>	<b>4,900,000</b>	<b>840,000</b>	<b>1,380,000</b>	<b>280,000</b>	<b>2,500,000</b>	<b>1,170,000</b>
Retail <sup>(1,2)</sup>	sq. ft.	1,400,000	470,000	730,000	200,000	1,400,000	870,000
Office (Gen./Med.) <sup>(1,2)</sup>	sq. ft.	3,500,000	370,000	650,000	80,000	1,100,000	300,000
General	sq. ft.	-	330,000	500,000	40,000	870,000	257,000
Medical	sq. ft.	-	40,000	150,000	40,000	230,000	43,000
Government Office <sup>(1)</sup>	sq. ft.	-	50,000	24,000	0	74,000	0
Hotel <sup>(1,3)</sup>	rooms	600	0	600	0	600	600
	sq. ft.	360,000	0	360,000	0	360,000	360,000
Industrial <sup>(1)</sup>	sq. ft.	650,000	200,000	0	0	200,000	0
Hospital <sup>(1,4)</sup>	beds	177	0	0	0	0	0
	sq. ft.	265,500	0	0	0	0	0
ALF <sup>(1,5)</sup>	beds	418	218	200	0	418	0
	sq. ft.	209,000	109,000	100,000	0	209,000	0
Golf Course	holes	54	18	18	0	36	0
Elementary School	students	-	536	500	500	1,536	0
Middle School	students	-	330	0	0	330	0
High School	students	-	600	0	0	600	0
Church	sq. ft.	-	15,000	15,000	10,000	40,000	0
Library	sq. ft.	-	0	12,000	0	12,000	0
Park	acres	-	58	110	57	225	48
Recreation Center	sq. ft.	-	40,600	0	0	40,600	0

**Footnotes:**

- (1) Subject to BRC Master DRI Development Order (MDO) – The total development within the BROD shall not exceed 17,870 dwelling units and 6,000,000 square feet of non-residential uses, not including the educational service center, schools, university facilities, libraries, places of worship, regional and community park sites, clubhouses and similar neighborhood amenities, which square footage will be additional.
- (2) Per Lee County Zoning Resolution Z-17-026, commercial uses permitted in the Babcock MPD in Lee County may not exceed 1,170,000 square feet. When combined with the DRI, commercial uses (retail + general/medical office) shall not exceed 4.9 million sq. ft.
- (3) Assumes 600 sq. ft. per hotel room.
- (4) Assumes 1,500 sq. ft. per hospital bed.
- (5) Assumes 500 sq. ft. per ALF bed.
- (6) Approved BRC MDO entitlements. Ancillary land uses not limited by MDO include schools, church, library, park, and recreation center.

The findings and conclusions of Increment 3 (2022) AIDA transportation assessment are as follows.

1. The proposed Increment 3 includes 3,562 residential units and 280,000 square feet of non-residential uses with buildout anticipated in year 2038. The proposed amendments for Increments 1 and 2 will provide a net increase of 2,851 residential units, 50,470 square feet of commercial office and retail uses, and 218 ALF units.
2. Roadway improvements attributed to the cumulative Increments coincident with buildout at year 2038 include the following road segments.
  - SR 31 from SR 78 to Cypress Parkway
  - SR 31 From Lake Babcock Drive to Greenway Boulevard

- SR 78 from Pritchett Parkway to SR 31
3. Off-site intersection improvements attributed to the cumulative Increments coincident with buildout at year 2038 include the following intersections.
    - SR 78/ I-75
    - SR 80/ Orange River Boulevard
    - SR 80/ SR 31
    - SR 31/ SR 78
    - SR 31/ North River Road
  4. The widening of SR 31 from the committed interim build alternative to the ultimate build alternative is attributed to the DRI. Intersection improvements of the ultimate build alternative are also attributed to the DRI.
  5. Consistent with the previous DRI traffic assessments, the modeling methodology used for this traffic assessment does not utilize the “With and Without” (AKA “Net Impact”) modeling method described in the FDOT 2019 Transportation Site Impact Handbook. Instead, the special generator and link volume factor methods are used for the “without BRC DRI” and “with BRC DRI” scenarios.
  6. Completed and on-going roadway improvement efforts of the MPO LRTP and the FDOT include the following.
    - SR 31 SEIR/PD&E Study (SR 78 to Cook Brown Road)
    - SR 31 widening from SR 78 to Lake Babcock Drive
    - SR 78 PD&E Study (I-75 to SR 31)
    - SR 31 PD&E Study (SR 80 to SR 78)
  7. BRC will continue to mitigate its off-site impacts through the payment of proportionate share as outlined in the DRI Master Development Order (MDO) and Incremental Development Order (IDO). The incremental DRI’s proportionate share for impacted roadways and intersections will be calculated after the final transportation review comments have been addressed.
  8. Babcock Ranch will continue to work with FDOT, Charlotte County and Lee County to pipeline mitigation monies towards the improvement of SR 31.
  9. BRC will continue to provide for site-related improvements at the Project’s planned access points on SR 31.

### **PROPOSED CHANGES TO INCREMENT 1**

An amendment to this Increment 1 IDO is proposed, primarily, to update entitlements, revise conditions to be consistent with Increment 2 and Increment 3, and update Exhibit D to be consistent with the MDO. The proposed amendments to the IDO are presented in this narrative.

Amendments to Increment 1 include the following:

- Update entitlements as follows:
  - Increase residential units from 5,000 to 5,056
  - Move 600 Hotel Rooms from Increment 1 to Increment 2
  - Amend retail floor area from 870,000 to 470,000 square feet
  - Increase office from 350,000 to 370,000 square feet
  - Add 200,000 square feet of industrial floor area
  - Increase assisted living facility beds from 100 to 218
  - Updating supporting community facilities to include clubhouses and similar neighborhood amenities
  - Remove reference to maximum density requirement as it is already established in the Master Development Order
- Revise Stormwater Management conditions to delete stipulations 3 and 4, in order to maintain consistency across increments, and update stipulation 6 to add the SFWMD permit number
- Amend the Transportation section, Condition 4, to remove specific site-related improvements, Exhibit J and K and instead refer to Exhibit G of the Master Development Order for the Cumulative Incremental Transportation Conditions
- Update Vegetation, Wildlife and Wetlands stipulations 2, 3, 5 and 7 to recognize FDEP assumption of federal wetland permitting and update permit numbers, accordingly.
- Revise the Wastewater Management and Water Supply section by updating Condition 6 to be consistent with SFWMD approved permits
- Revise the Education section, Condition 7, to reflect compliance with Babcock Ranch School Site Dedication Agreement
- Update Police and Fire stipulation 1 to reflect what has been provided and constructed.
- Update Open Space and Parks stipulation 7 to remove the mini parks requirement, to be consistent with recent amendments to Exhibit D and Increments 2 and 3.
- Update Mining Operations to revise Condition 21.A to eliminate the condition, because all mining operations have ceased.
- Update Project Buildout, based on recent legislative extensions.
- Update Expiration Date, based on recent legislative extensions.
- Update Exhibits B-1, B-2, B-4, B-5, F, G, H1, H2, and I to reflect updated entitlements (B-1) and be consistent with permitted Conservation Easements and Greenway configurations, and updates to roadway alignments.
- Update Exhibit C – Babcock Ranch Community Increment 1 Equivalency Matrix [to be provided under separate cover]
- Update Exhibit D – Updated Summary of Land Dedications and Facilities Construction, in order to ensure consistency with the MDO.
- Update Exhibit E – Babcock Ranch Community Increment 1 Parameters to be consistent with revised development parameters.
- Other changes for internal consistency and updates to statutory references.

## **PROPOSED CHANGES TO INCREMENT 2**

Amendments to Increment 2 include the following:

- Update entitlements to reflect the following:
  - Increase of residential units from 6,457 to 9,252

- Transfer of 600 Hotel Rooms from Increment 1 to Increment 2
- Increase retail from 297,250 to 730,000 square feet
- Reduce office from 727,750 to 650,000 square feet
- Increase Assisted Living Facility Beds from 100 to 200
- Amend the Stormwater Management, Water Quality, and Flood Plains section by revising Condition 3 to reflect the current permit information
- Amend the Transportation section, Condition 4 to remove specific site-related improvements, Exhibit J, Exhibit K and instead refer to Exhibit G of the Master Development Order for the Cumulative Incremental Transportation Conditions
- Update Vegetation, Wildlife, and Wetlands to reflect new permits, to remove stipulation 2 and renumber the stipulations.
- Revise the Education section, Condition 7, to reflect compliance with Babcock Ranch School Site Dedication Agreement
- Amend Projected Buildout to reflect new date.
- Amend Expiration Date to reflect new date.
- To update Exhibits B, E, F, G, H, and I to reflect permitted conservation areas and updated roadway alignments.
- Other changes for internal consistency and updates to statutory references.

## **PROPOSED CHANGES TO MASTER DEVELOPMENT ORDER**

With this amendment, the Master Development Plan (Map H) is being amended to reflect Increment 3. The internal roadways have also been updated to be consistent with proposed development. Conservation Easements that have been recorded are now shown on Map H. Other amendments to the greenways are also reflected with this amended map, consistent with a concurrent Environmental Resource Permit (ERP) Modification and FDEP 404 Permit Modification. The amendments will connect on-site preservation to off-site conservation lands. These modifications will also provide contiguous wetland corridors enhancing the environmental features within the community.

Amendments to the MDO include the following:

- Update Whereas clauses to reflect current status
- Update Finding of Facts and Conclusions of Law to acknowledge use of a Land Use Equivalency Matrix and increased density that is allowed, consistent with the Comprehensive Plan.
- Update Affordable Housing Conditions to modify housing provided to be at the workforce housing Annual Median Income (AMI) of 140% or lower.
- Update Stormwater Management and Flood Plains section by revising Conditions B.1 to acknowledge platted easements and/or tracts, consistent with development practices; update B.14 to reflect current permit approvals; Condition B.15 to describe State assumption of Section 404 permitting by the Florida Department of Environmental Protection; and B.16 to recognize that the Condition is now completed.
- Update the Transportation section and Exhibits "F", "J" and "K"; and add Exhibit "G": Babcock Ranch DRI Cumulative Incremental Transportation Conditions to reflect the cumulative Babcock Ranch Traffic Conditions

- Update Vegetation, Wildlife, and Wetlands stipulations to reflect updated permit numbers; and update B.5 to describe State assumption of section 404 permitting by the Florida Department of Environmental Protection.
- Update Education to reflect compliance with Babcock Ranch School Site Dedication Agreement.
- Update Police and Fire to reflect what has been completed and constructed.
- Update Hurricane Preparedness to remove reference to American Red Cross publication.
- To update Hospitals and Healthcare to delete Condition C – requirement to provide a certificate of need, as State Statutes have been amended to eliminate such a requirement.
- Update Exhibit “B”: Master Concept Plan (Map H) to be consistent with approved entitlements and to include new Increment 3 area, overall greenway and conservation easements amended to be consistent with FDEP and South Florida Water Management (SFWMD) permitted plans, and roadway configurations that have been updated to reflect built condition.
- Update Exhibit “D”: Updated Summary of Land Dedications and Facilities Construction by amending Note# 5 to allow the co-location of the helicopter landing site and the mosquito control pre-fab building, reflecting the completion of the EMS vehicle, and removing the school requirements as those are set forth in the School Site Dedication Agreement.
- To update Projected Buildout to reflect new date.
- To update Expiration Date to reflect new date.
- To add new Exhibit “H”: MDO Land Use Equivalency Matrix (LUEM) (to be provided under separate cover).
- Other changes for internal consistency and updates to statutory references.

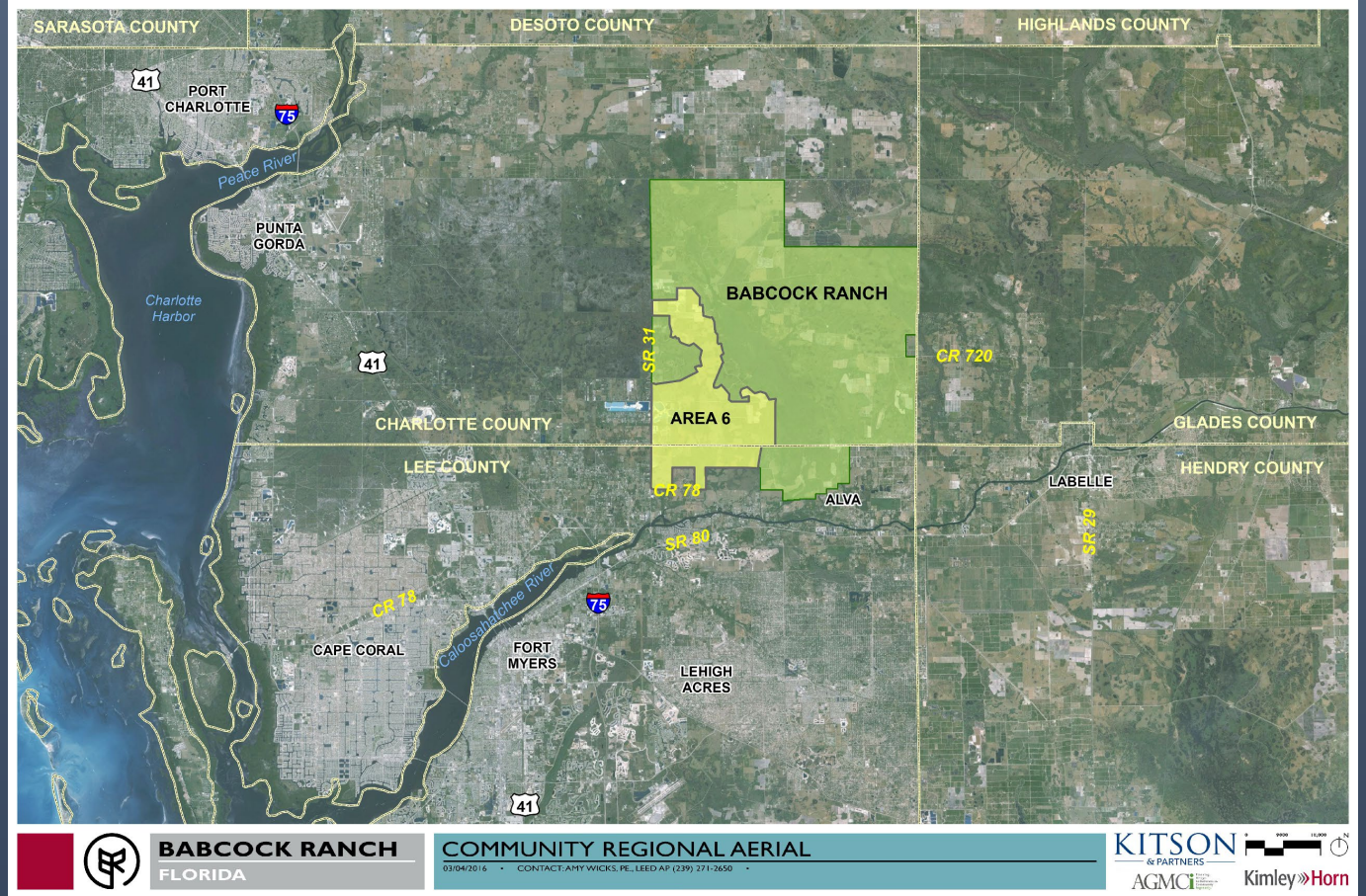
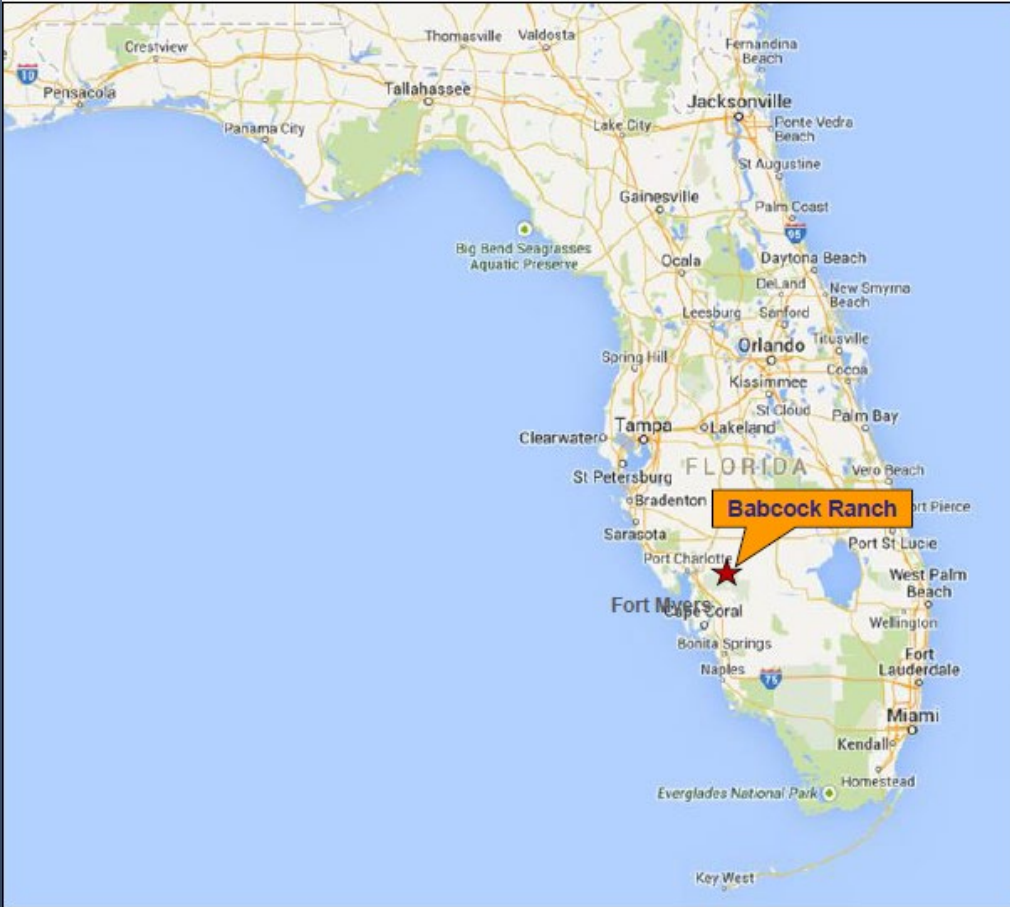
### **ACCEPTANCE OF THE PROPOSED MDO, INCREMENTS 1, 2 & 3 DEVELOPMENT ORDERS**

The applicant has provided acceptable drafts for the MDO and IDOs for Increments 1, 2 to address the proposed changes and Increment 3 development impact on regional resources and facilities consistent with the requirements of the MDO.

- RECOMMENDED ACTIONS:**
1. Notify Charlotte County and the applicant that the proposed changes to the MDO, Increments 1, 2 and new Increment 3 IDOs are acceptable to address impacts on regional resources and facilities.
  2. Request that Charlotte County provide SWFRPC staff with copies of the final MDO, Increments 1, 2 and 3 IDOs.

April 6, 2023

# Overview

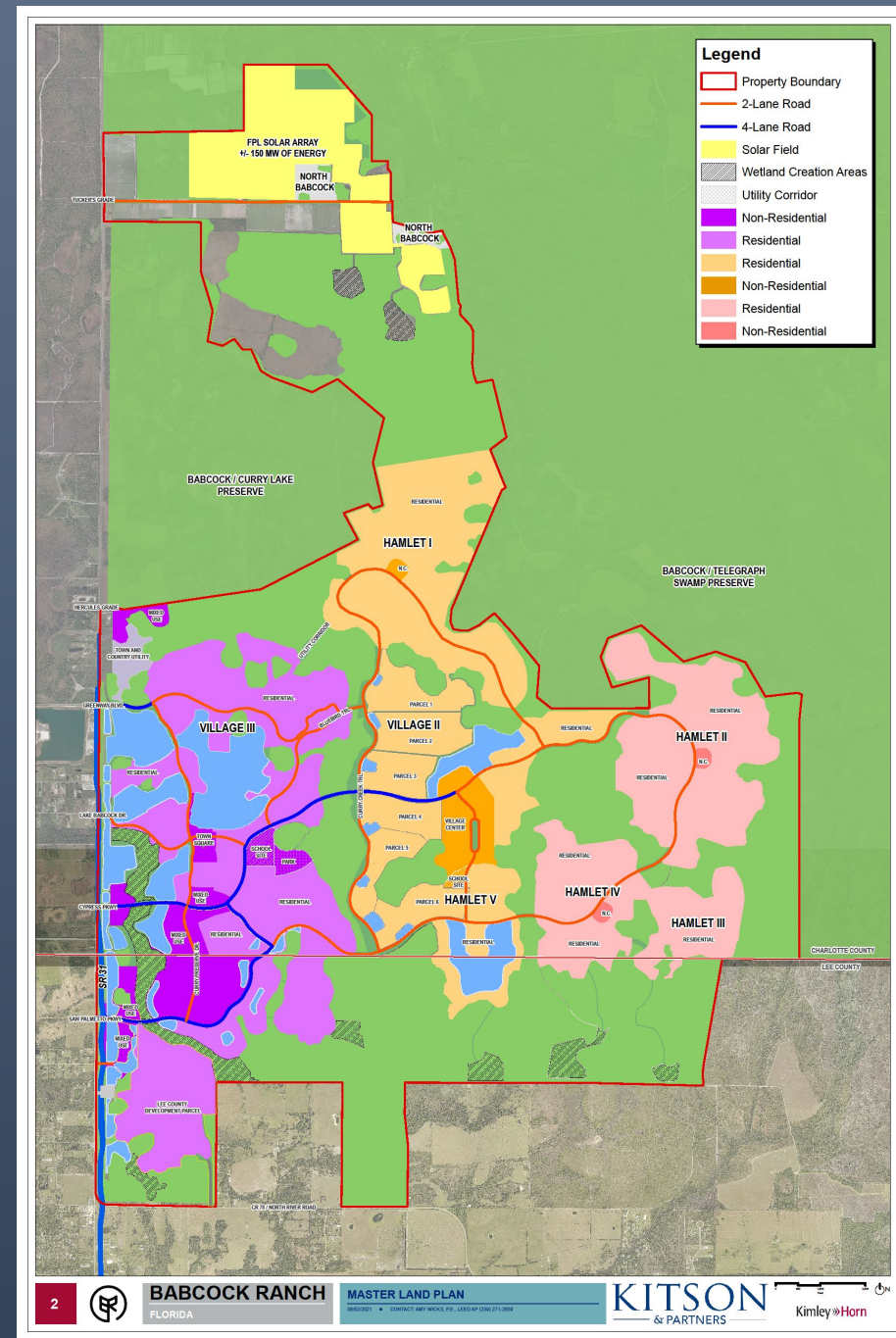




# Total Entitlements

\*Charlotte and Lee Counties

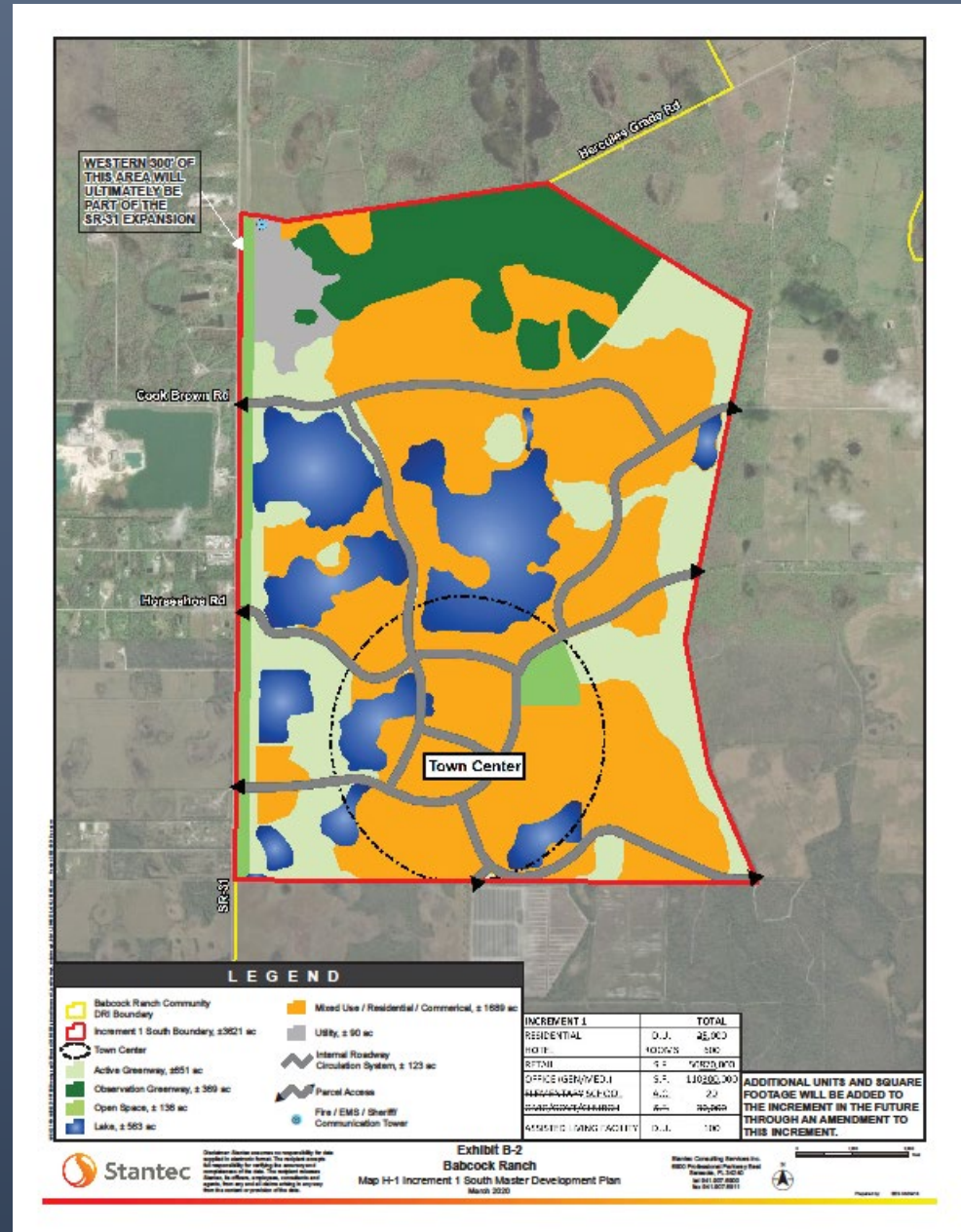
- Residential Dwelling Units – 19,500
- Non-Residential Uses – 6M S.F.



## Increment 1 (IDO-1)

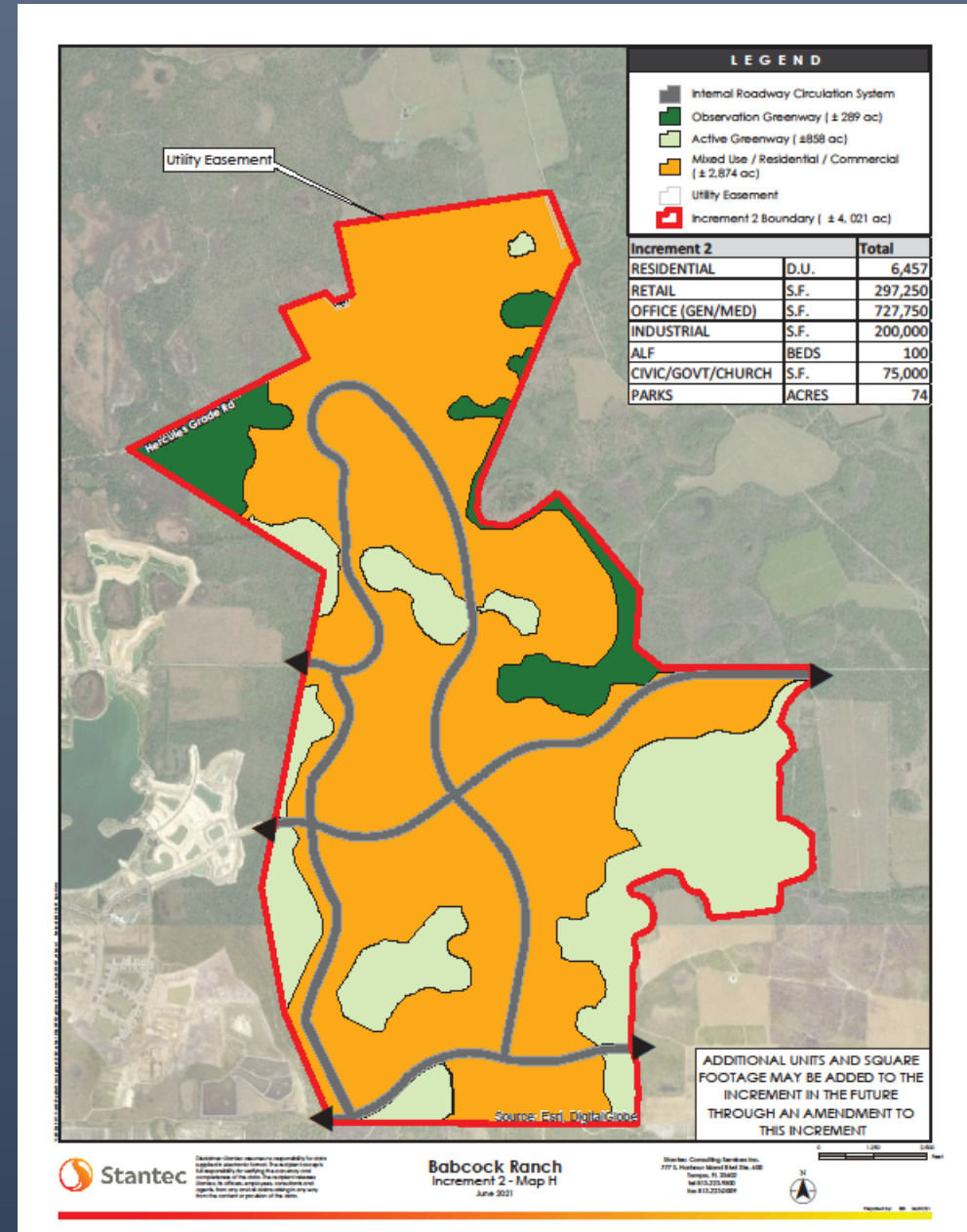
- Originally approved December 15, 2009
- Amended May 26, 2020
- Residential Dwelling Units – 5,000 \*
  - 3,000 single family units
  - 2,000 multi-family units
- Non-Residential – 1,220,000 S.F.\*
  - 870,000 SF Retail
  - 350,000 SF Office
- 600 Hotel Rooms\*
- 18 Golf Holes\*
- Assisted Living – 100 Units\*
- Buildout- 2037
- Expiration Date- 2044

\* Subject to use of equivalency matrix



# Increment 2 (IDO-2)

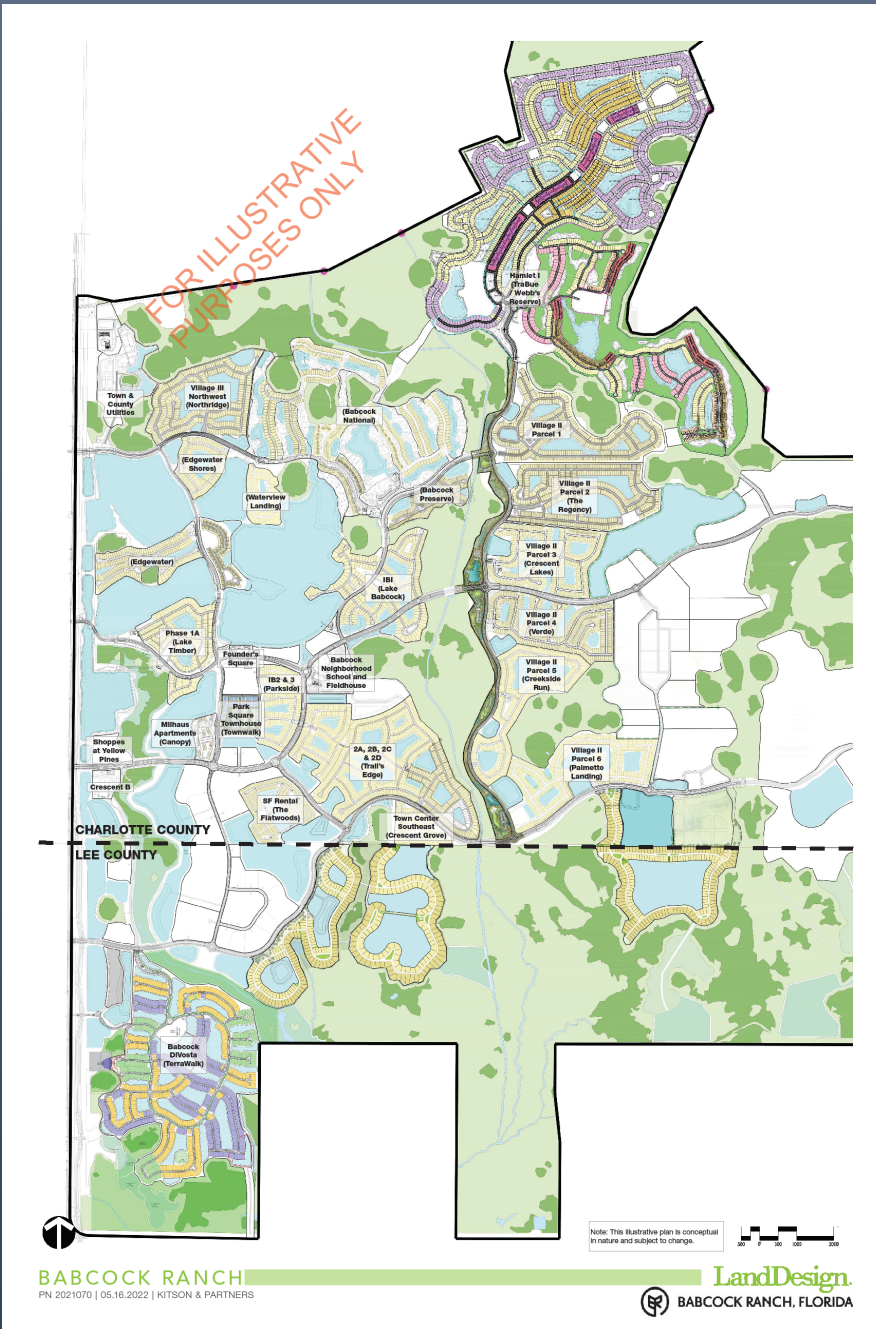
- Originally approved July 27, 2021
- Residential Dwelling Units – 6,457 \*
  - 4,434 single family units
  - 2,023 multi-family units
- Non-Residential – 1,225,000 S.F.\*
  - 297,250 SF Retail
  - 727,750 SF Office
  - 200,000 SF Industrial
- Assisted Living – 100 Units\*
- Parks, golf course, ancillary
- Buildout- 2034
- Expiration Date- 2041



\* Subject to use of equivalency matrix

# Current Status of Development

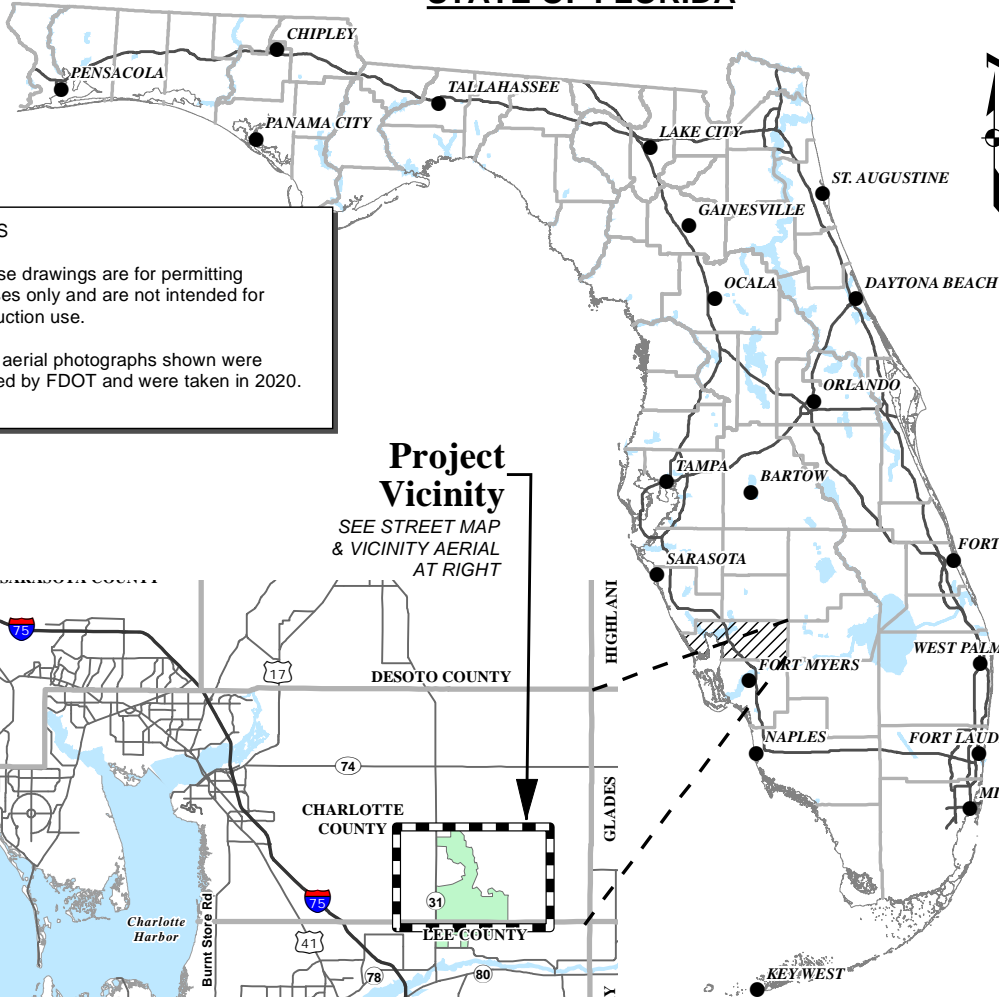
- FPL Solar Array- Two 74.5 MW facilities
- Trails/parks
- Founder's Square Businesses
- Crescent B Commons
- Babcock Neighborhood School
- Babcock Ranch Community Independent Special District
- SR 31 Expansion





# ATTACHMENT VIII

## STATE OF FLORIDA

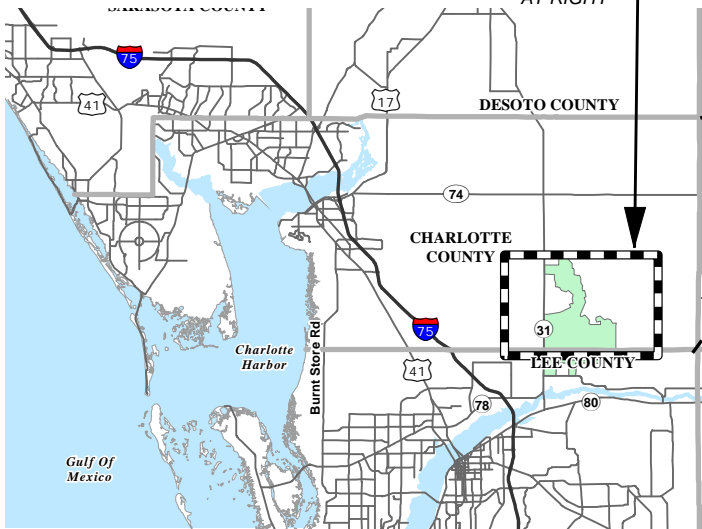


**NOTES**

1. These drawings are for permitting purposes only and are not intended for construction use.
2. The aerial photographs shown were provided by FDOT and were taken in 2020.

### Project Vicinity

SEE STREET MAP & VICINITY AERIAL AT RIGHT

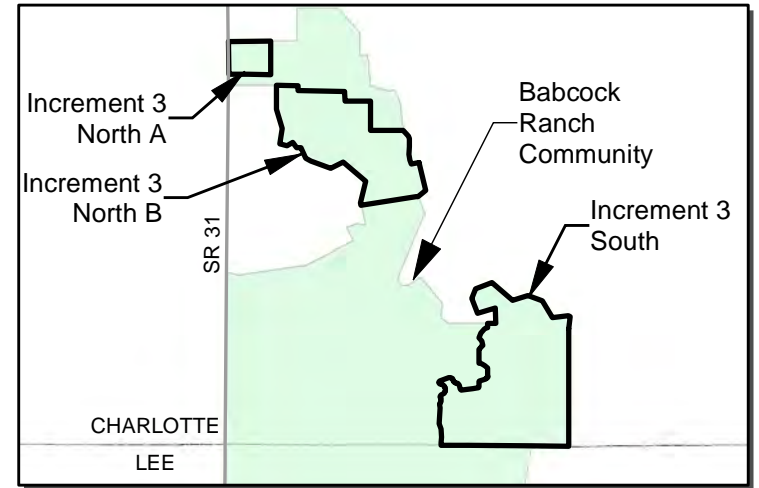


### CHARLOTTE COUNTY

N.T.S.

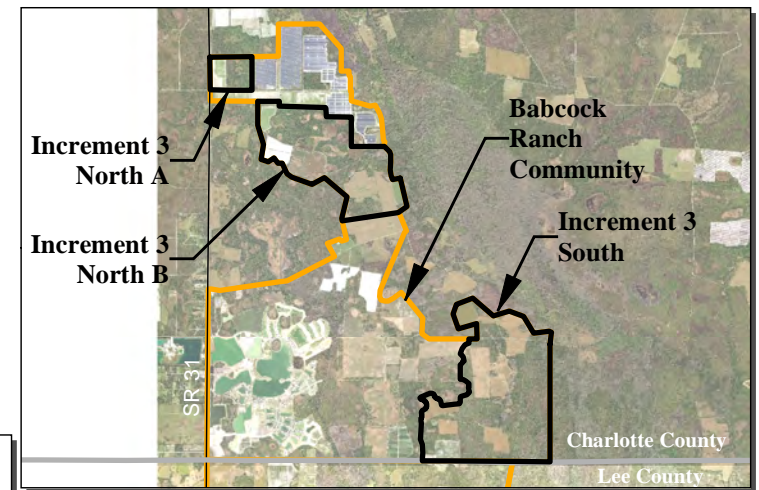
Section 31; Township 41 South; Range 26 East  
 Sections 4-9, 10, 15, 16, 23-26, 31, 34-36; Township 42 South;  
 Range 26 East

North A Area - Latitude: 26° 51' 42" N, Longitude: 81° 45' 14" W  
 North B Area - Latitude: 26° 50' 30" N, Longitude: 81° 43' 39" W  
 South Area - Latitude: 26° 47' 6" N, Longitude: 81° 41' 2" W



### STREET MAP

N.T.S.



### VICINITY AERIAL

N.T.S.

Babcock Ranch Community  
 Charlotte County, Florida



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

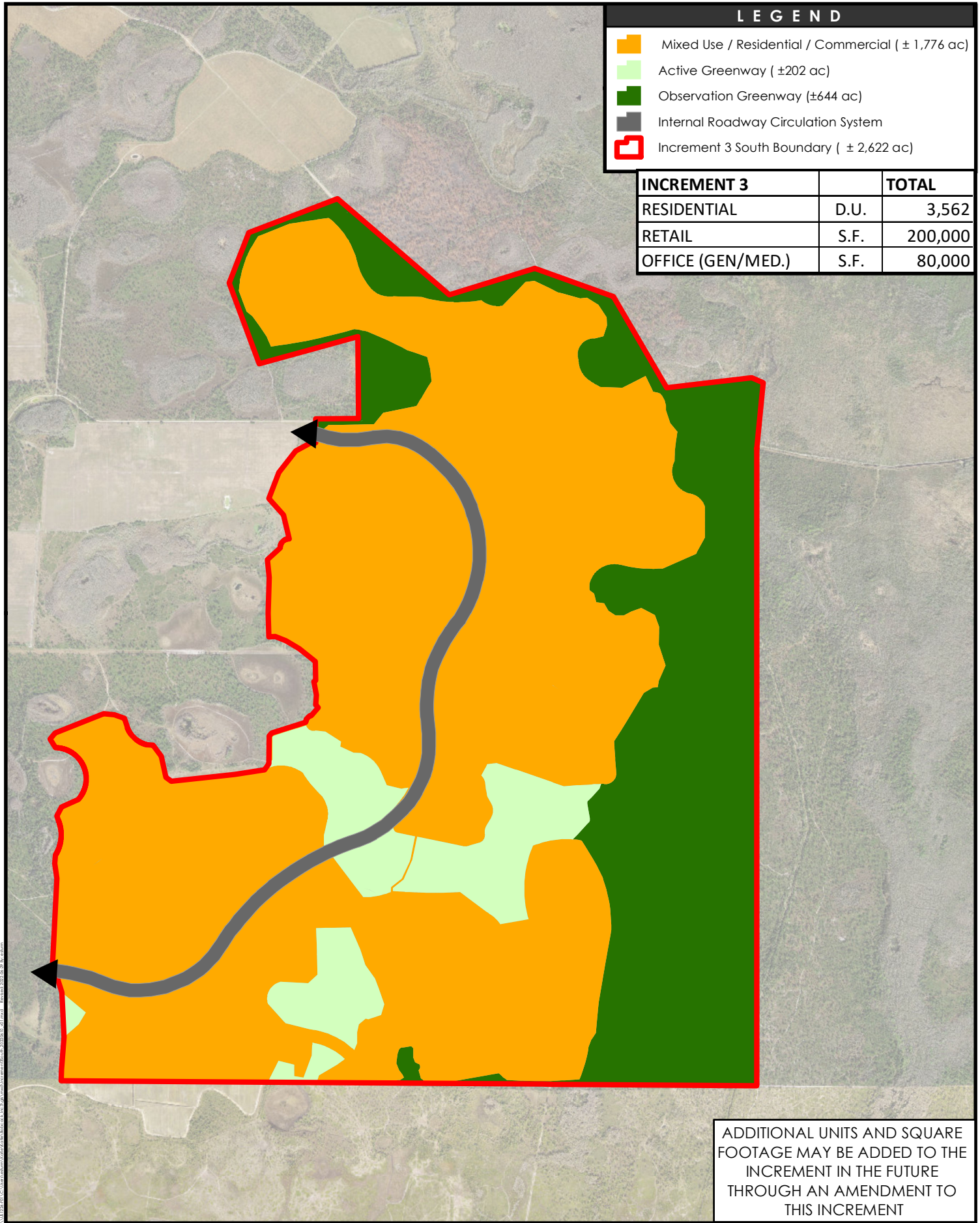
## Increment 3 Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2022	20129205-006		Not to Scale	MAP A

\\firms01\drawings\2012\20129205-006\Environmental\arcgis\Map A\_LocMap\_8.5x11.mxd



# ATTACHMENT X



LEGEND		
	Mixed Use / Residential / Commercial ( ± 1,776 ac)	
	Active Greenway ( ±202 ac)	
	Observation Greenway (±644 ac)	
	Internal Roadway Circulation System	
	Increment 3 South Boundary ( ± 2,622 ac)	

INCREMENT 3		TOTAL
RESIDENTIAL	D.U.	3,562
RETAIL	S.F.	200,000
OFFICE (GEN/MED.)	S.F.	80,000

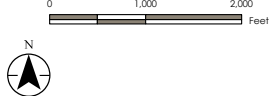
ADDITIONAL UNITS AND SQUARE FOOTAGE MAY BE ADDED TO THE INCREMENT IN THE FUTURE THROUGH AN AMENDMENT TO THIS INCREMENT



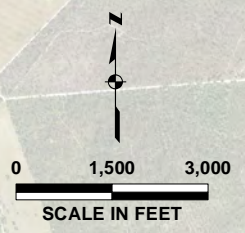
Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in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

**Babcock Ranch Community**  
 Increment 3 South - Map H  
 June 2022

Stantec Consulting Services Inc.  
 6920 Professional Parkway East  
 Sarasota, FL 34240  
 tel 941.907.6900  
 fax 941.907.6911



# ATTACHMENT XI



SR 31 R/W

Babcock Ranch Community Increment 3 North A

Babcock Ranch Community Increment 3 North B

The Babcock Ranch Preserve  
State of Florida

STATE ROAD 31

The Babcock Ranch Preserve  
State of Florida

HERCULES GRADE

LEGEND					
	Babcock Ranch Community		Alligator Sighting		Panther Sighting
	SR 31 within Increment 3 (19.56 ac.)		Caracara Sighting		Sherman's Fox Squirrel Sighting
	Babcock Ranch Community Preserve / Mitigation Area		FL Black Bear Sighting		Wading / Marsh bird Sighting

**NOTES**

- The aerial photographs shown were provided by FDOT and were taken in 2020.
- Protected species survey was conducted by Johnson Engineering ecologists in development areas between December 2019 and February 2020 as a part of the 2020 Babcock Modification.
- Species-specific surveys for the crested caracara were conducted by Johnson Engineering ecologists in January-April of 2020, 2021 and 2022.
- Acoustic and roost surveys for the Florida bonneted bat (FBB) were conducted by Johnson Engineering ecologists July-August 2020. Foraging by FBB was documented during the survey but no roosts were identified at that time.
- Wildlife resources noted within mitigation areas were obtained as incidental observations or captured through wildlife cameras through ongoing monitoring.

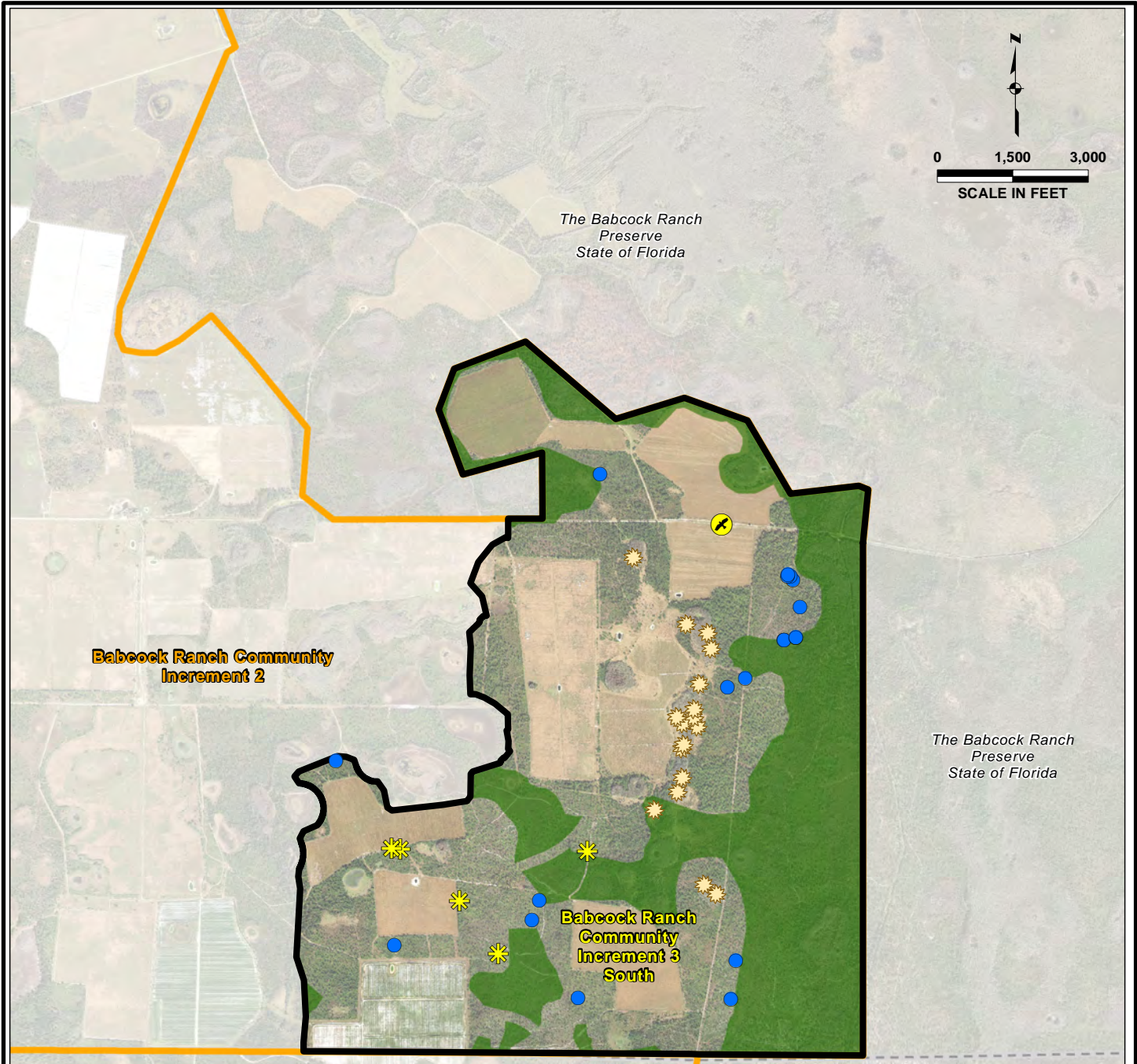
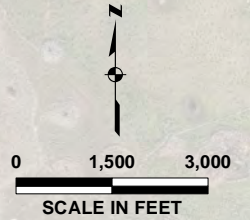
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## Increment 3 North Babcock Ranch Community Wildlife & Plant Resources

DATE	PROJECT	FILE NO.	SCALE	SHEET
JUNE 2022	20129205-006	--	As Shown	MAP G1



**Babcock Ranch Community Increment 2**

**Babcock Ranch Community Increment 3 South**

**Babcock Ranch Community Future Development**

*The Babcock Ranch Preserve  
State of Florida*

*The Babcock Ranch Preserve  
State of Florida*

**LEGEND**

Babcock Ranch Community	Bald Eagle Sighting
SR 31 within Increment 3 (19.56 ac.)	Caracara Sighting
Babcock Ranch Community Preserve / Mitigation Area	Gopher Tortoise Burrow
	Unknown Nest Structure

**NOTES**

1. The aerial photographs shown were provided by FDOT and were taken in 2020.
2. Protected species survey was conducted by Johnson Engineering ecologists in development areas between December 2019 and February 2020 as a part of the 2020 Babcock Modification.
3. Species-specific surveys for the crested caracara were conducted by Johnson Engineering ecologists in January-April of 2020, 2021 and 2022.
4. Acoustic and roost surveys for the Florida bonneted bat (FBB) were conducted by Johnson Engineering ecologists July-August 2020. Foraging by FBB was documented during the survey but no roosts were identified at that time.
5. Wildlife resources noted within mitigation areas were obtained as incidental observations or captured through wildlife cameras through ongoing monitoring.

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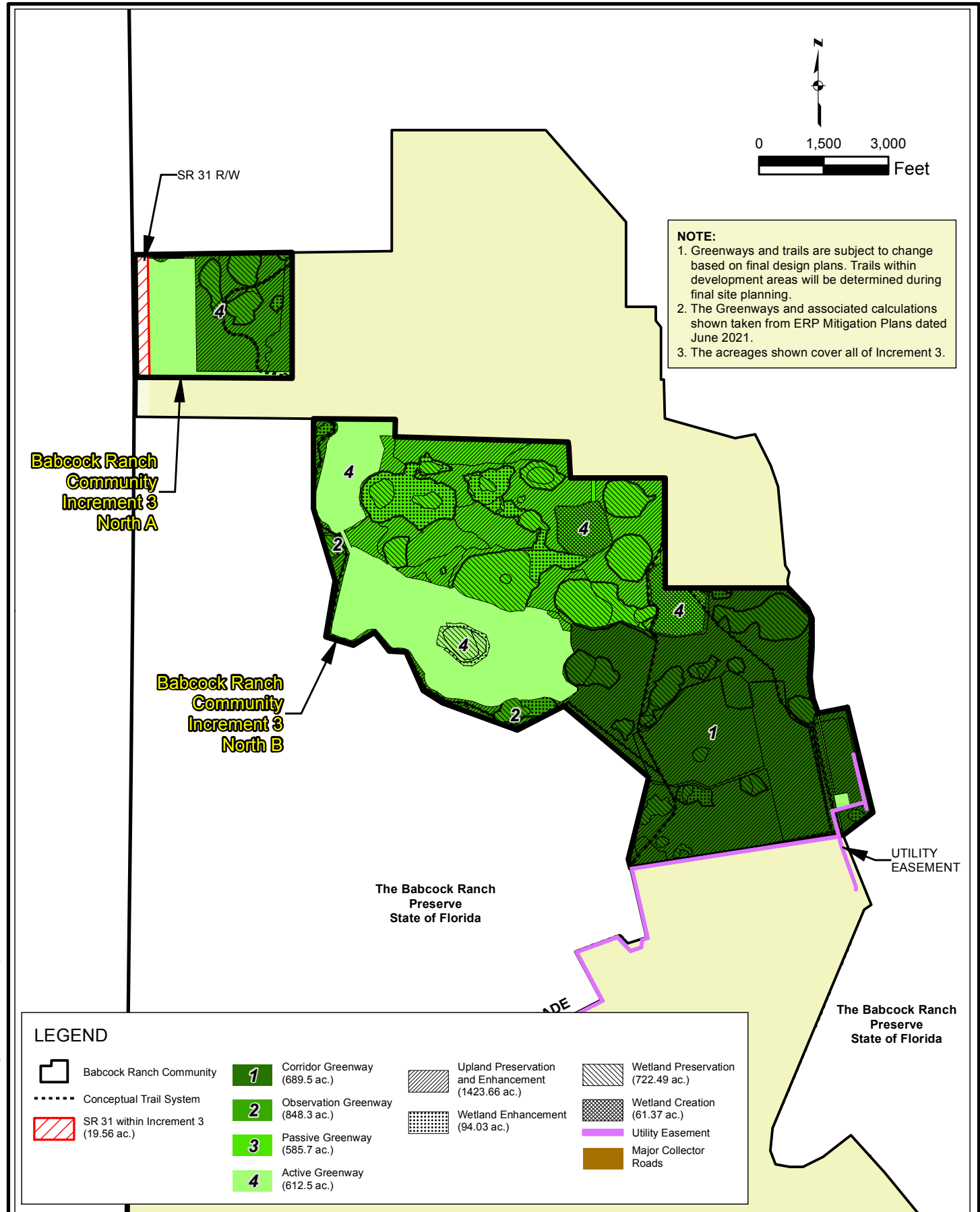


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**Increment 3 South  
Babcock Ranch Community  
Wildlife & Plant Resources**

DATE	PROJECT	FILE NO.	SCALE	SHEET
JUNE 2022	20129205-006	--	As Shown	MAP G2

# ATTACHMENT XIII



**NOTE:**

1. Greenways and trails are subject to change based on final design plans. Trails within development areas will be determined during final site planning.
2. The Greenways and associated calculations shown taken from ERP Mitigation Plans dated June 2021.
3. The acreages shown cover all of Increment 3.

## LEGEND

	Babcock Ranch Community		<b>1</b> Corridor Greenway (689.5 ac.)		Upland Preservation and Enhancement (1423.66 ac.)		Wetland Preservation (722.49 ac.)
	Conceptual Trail System		<b>2</b> Observation Greenway (848.3 ac.)		Wetland Enhancement (94.03 ac.)		Wetland Creation (61.37 ac.)
	SR 31 within Increment 3 (19.56 ac.)		<b>3</b> Passive Greenway (585.7 ac.)		Utility Easement		Major Collector Roads
	<b>4</b> Active Greenway (612.5 ac.)						

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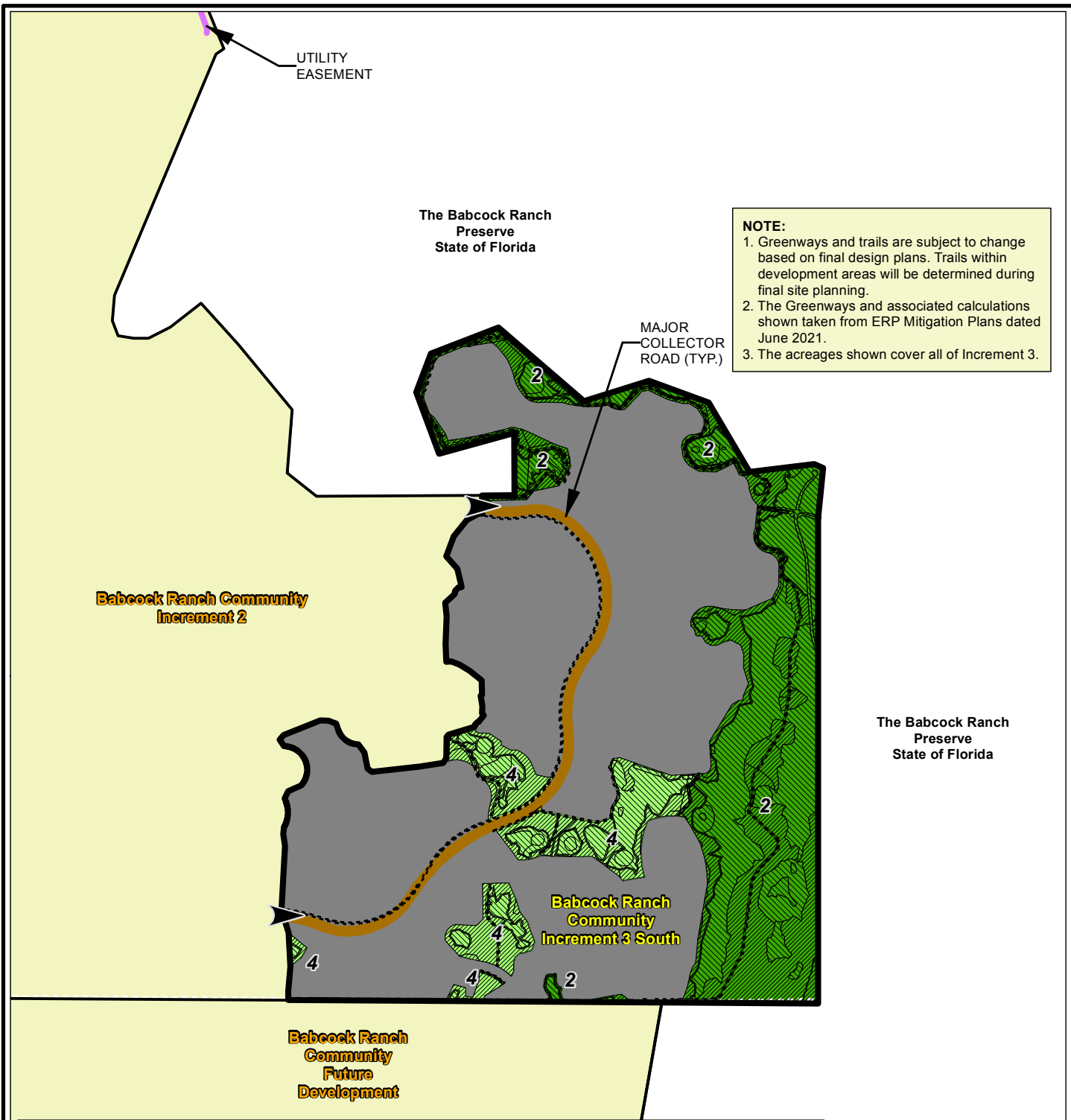


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## Increment 3 North Babcock Ranch Community Primary Greenways & Trails

DATE	PROJECT	FILE NO.	SCALE	SHEET
JUNE 2022	20129205-006	--	As Shown	EXH. H1

# ATTACHMENT XIV



**NOTE:**

1. Greenways and trails are subject to change based on final design plans. Trails within development areas will be determined during final site planning.
2. The Greenways and associated calculations shown taken from ERP Mitigation Plans dated June 2021.
3. The acreages shown cover all of Increment 3.

LEGEND			
	Babcock Ranch Community		<b>1</b> Corridor Greenway (689.5 ac.)
	Conceptual Trail System		<b>2</b> Observation Greenway (848.3 ac.)
	SR 31 within Increment 3 (19.56 ac.)		<b>3</b> Passive Greenway (585.7 ac.)
			<b>4</b> Active Greenway (612.5 ac.)
	Upland Preservation and Enhancement (1423.66 ac.)		Wetland Preservation (722.48 ac.)
	Wetland Enhancement (94.03 ac.)		Wetland Creation (61.37 ac.)
	Utility Easement		Major Collector Roads

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## Increment 3 South Babcock Ranch Community Primary Greenways & Trails

DATE	PROJECT	FILE NO.	SCALE	SHEET
JUNE 2022	20129205-006	--	As Shown	EXH. H2