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8 **BABCOCK RANCH COMMUNITY**
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18 **DRI INCREMENTAL DEVELOPMENT ORDER**
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28 **AMENDED NOVEMBER 25, 2025**

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RESOLUTION NO. 2025-385

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" "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 of County Commissioners of Charlotte County, Florida ("Board") approved and adopted the BRC 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; and on July 27, 2021 by Resolution 2021-108 ("MDO"); and on May 23, 2023 by Resolution 2023-079 ("MDO");

WHEREAS, on December 15, 2009, the Board of County Commissioners of Charlotte County, Florida ("Board") approved and adopted the BRC 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 on May 26, 2020 by Resolution 2020-070; and on May 23, 2023 by Resolution 2023-79 ("IDO");

WHEREAS, the Developer has timely notified the County of the extension of the phase, expiration and buildup 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 buildup 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, 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 requested amendments to the IDO for the BRC Increment 1 filed on June 30, 2022-February 26, 2025 ("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 Amendment; and

WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and considered the County's staff report and held a public hearing to consider the Amendment on October 13, 2025; 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 November 25, 2025, the Board, at a public hearing in accordance with Section 380.06, Florida Statutes, having considered the Amendment submitted by Developer, the Amendment sufficiency questions from reviewing agencies and Developer's responses thereto, 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 Amendment, 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 Amendment is consistent with Subsection 380.06(7), Florida Statutes.
3. The Amendment is consistent with the MDO, which is incorporated herein by reference.
4. The Developer submitted an Amendment to the County an Amendment on June 30, 2022 February 26, 2025. The representations and commitments of Developer made in the 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-54 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) 5,0564,793 residential dwelling units (3,225056 single family units and 2,0001,568 multi-family units);
- (ii) 1,266,729 square feet of commercial/retail/office (including medical):
 - a. 470,000350,229 square feet of commercial/retail;
 - b. 370,000916,500 square feet of office;
- (iii) 27,660 square feet of government/civic uses;
- (iv) 200,000450,000 square feet of industrial;
- (v) 177 hospital beds;
- (vi) 18-hole golf course and related facilities, including but not limited to maintenance facilities and cart barn;
- (vii) 218-140 units of assisted living facilitiesfacility (ALF) beds;
- (viii) Supporting community facilities such as the educational service center, schools, university facilities, libraries, places of worship, fire, EMS and sheriff facilities, regional and community park facilities, clubhouses and similar neighborhood amenities, 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;

- (ix) All other ancillary facilities, together with the development components set forth above [excluding (viii)] shall not exceed the maximum thresholds established in this IDO, subject to the use of the Land Use Equivalency Matrix contained in the MDO; and
- (x) Temporary housing for construction workers and their families will not count against the residential dwelling units allowed herein.

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 is consistent with the current land development regulations and the Charlotte 2050 Comprehensive Plan, adopted pursuant to Chapter 163, Part II, Florida Statutes. Further, it is orderly, maximizes efficiency of infrastructure, and provides for specific infrastructure improvements needed to meet prescribed levels of service.

8. The Increment 1 development as approved herein is consistent with the State Comprehensive Plan.

9. The mitigation provided for Increment 1 development is consistent with the requirements of Section 163.3180(5), F.S.

10. The Amendment for Increment 1 of the BRC 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) The Development Program is approved and may be adjusted by Developer in accordance with the Land Use Equivalency Matrix attached as Exhibit H to the MDO.

(2) The Updated Summary of Land Dedication & Facilities Construction for Increment 1 is attached hereto as Exhibit D.

(3) 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 50,000 square feet. The intent is that non-residential uses be allowed to serve the occupancy of dwelling units.

(4) Development within Increment 1 shall be in accordance with Exhibit E.

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

2. AFFORDABLE HOUSING

A. Representations and Commitments as Conditions. – None.

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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 MDO Stormwater Plan.
- (3) 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.
- (4) 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, as supplemented by Permit No. 08-105624-P (Application No. 200526-3536), ("Conceptual ERP").

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4. **TRANSPORTATION-**

A. **Representations and Commitments as Conditions.**

(1) Refer to Exhibit G of the Master Development Order for the Cumulative Incremental Transportation Conditions.

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

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5. VEGETATION, WILDLIFE, AND WETLANDS

A. Representations and Commitments as Conditions.

(1) FDEP State 404 Permit No. 396574-001 issued November 19, 2021 ("State 404 Permit") provides specific conditions to address both state and federally listed species. These permit conditions incorporate by reference the Biological Opinion for the BRC.

A. Development within Increment 1 shall comply with the threatened and endangered management plan ("T&E Plan") provided for in the Conceptual ERP and FDEP State 404 Permit No. 396574-001 issued November 19, 2021 ("State 404 Permit"), as may be amended~~modified~~.

B. Development within Increment 1 shall comply with the mitigation requirements provided for in the ERP and State 404 Permit, as may be modified.

(2) 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.

(3) Any amendments to the T&E Plan and Mitigation Plan shall be provided to the County as part of the Biennial Report for Increment 12.

(4) Copies of any conservation easements that have been recorded relative to Increment 1 that were not provided in a previously submitted Biennial Report will be provided to the County as part of the applicable Biennial Report for Increment 1.

(5) A copy of the Prescribed Fire Plan was provided as part of the 2016 Biennial Report in accordance with Condition 14 herein.

(6) A Greenway Map for Increment 1 is attached hereto as Exhibit H1 and Exhibit H2. Developer shall comply with the BRC Mitigation Plan, as may be modified from time to time.

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6. **WASTEWATER MANAGEMENT AND WATER SUPPLY**

A. **Representations and Commitments as Conditions.**

(1) The 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 agricultural wells, consistent with approved SFWMD permits. 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.

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7. EDUCATION

A. Representations and Commitments as Conditions.

(1) The Developer shall comply with the School Site Dedication Agreement.

(2) The Developer, District-, County and the School Board of Charlotte County entered into an Addendum to the School Site Dedication Agreement on January 8, 2018 (“Agreement”) addressing school concurrency for development. If the Agreement is not implemented to address school concurrency, the Developer and Charlotte County School Board shall amend the Agreement accordingly.

(3) Age-restricted communities will not be subject to school concurrency requirements.

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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, was provided in accordance with Exhibit D. The housing of that vehicle is the responsibility of County.

(2) The 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 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.

COMPLETED

(3) All law enforcement, fire, and EMS impact fees collected from the Development (not including any interest earned by County) shall be provided to ISD and/or Developer in the form of reimbursements as set forth in the Impact Fee Agreement.

(4) Fire protection may be served by appropriately pressurized irrigation water.

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9. SOLID/HAZARDOUS/MEDICAL WASTE

A. Solid waste in Increment 1 will be collected by the 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.

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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.

(3) ISD or Developer shall prepare the master plan(s) for the permanent park site(s) required within Increment 1. 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 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 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.

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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. COMPLETED

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12. **MINING OPERATIONS**

A. Representations and Commitments as Conditions. None.

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13. CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN

County has determined that the Increment 1 project is consistent with its 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

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(4)(4a), 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 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, 2053~~September 10, 2037~~. ("Buildout Date").

20. EXPIRATION DATE

The expiration date for this IDO is September 9, 2055~~October 4, 2044~~.

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.

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 ISD.

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, except that this IDO must comply with the Land Use Equivalency Matrix in Exhibit H of the MDO. 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.

E. If there is a conflict between a provision in this IDO and a provision in an ERP, a Consumptive Use Permit ("CUP"), FDEP 404 Permit, or ACOEP, the provision in the ERP, CUP, 404, or ACOEP shall prevail.

F. 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.

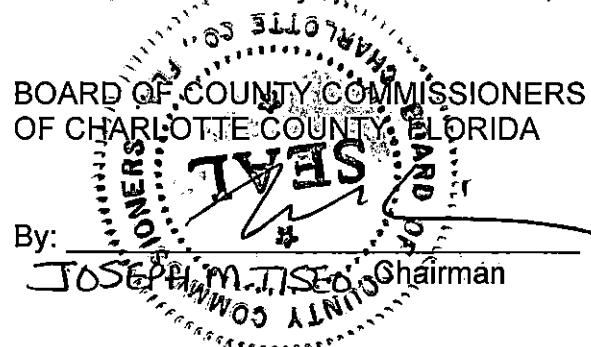
G. This IDO shall be binding upon the County and the Developer, its assignees or successors-in-interest.

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

I. The County may provide certified copies of this IDO to the Florida Department of Commerce and the SWFRPC.

J. This Resolution shall be recorded in the Public Records of Charlotte County, Florida. Notice of the adoption of an amendment to the IDO 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 25th day of November 2025.



ATTEST:

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

By: Kimberly J. Dolsh
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: J. S. Knowlton
Janette S. Knowlton, County Attorney
LR# 2025-0825 KSW

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 Reserved

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

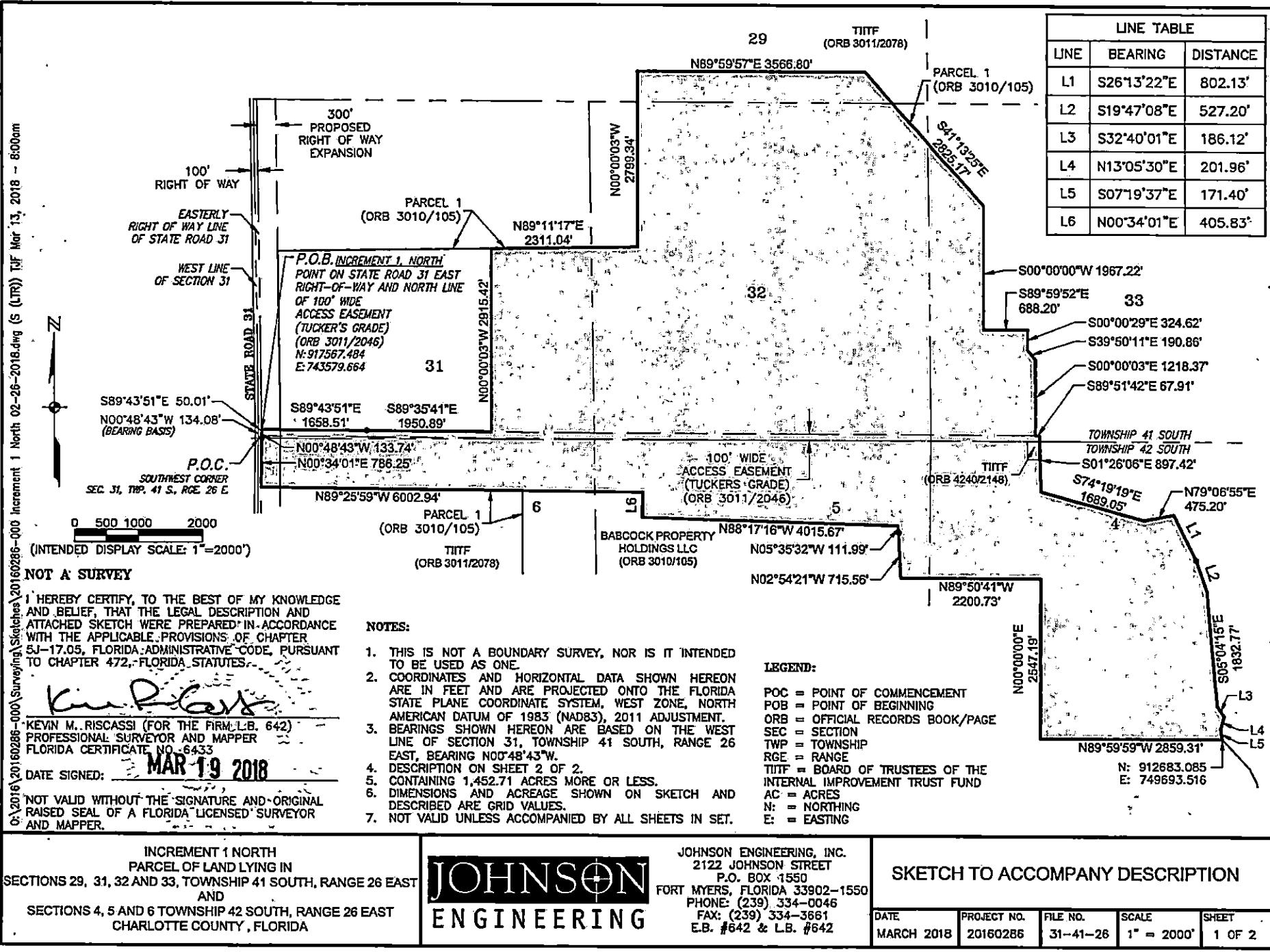
EXHIBITS, cont.

Exhibit H2 Increment 1 North Area Primary Greenway Map and Trails Plan

Exhibit I Increment 1 Primary Utility Corridor Map

EXHIBIT A-1

**INCREMENT 1 NORTH AREA BABCOCK RANCH COMMUNITY LEGAL
DESCRIPTION**



DESCRIPTION

A TRACT OR PARCEL OF LAND
LYING IN
SECTIONS 29, 31, 32 & 33, TOWNSHIP 41 SOUTH, RANGE 26 EAST,
SECTIONS 4, 5 & 6, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

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

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 26 EAST, THENCE N.00°48'43"W.,
ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 134.08 FEET; THENCE S.89°43'51"E., DEPARTING SAID WEST
LINE, A DISTANCE OF 50.01 FEET TO AN INTERSECTION WITH THE EASTERNLY 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.

JOHNSON
ENGINEERING

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	HEET
MARCH 2018	20160286	31-41-26	N/A	2 OF 2

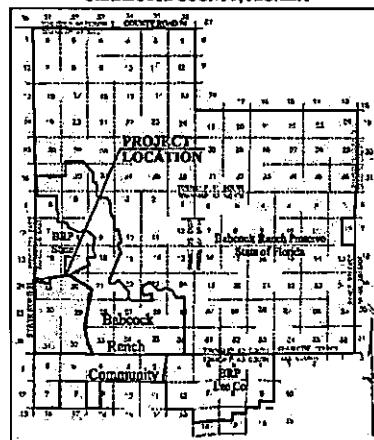
EXHIBIT A-2

**INCREMENT 1 SOUTH AREA BABCOCK RANCH COMMUNITY LEGAL
DESCRIPTION**

**INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY
SECTIONS 19, 20, 21, 22, 23, 24, 30, 31 AND 32
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA**

NOTES:

1. BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES, BEARING REFERENCED STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83(00) WHEREIN THE SOUTH LINE OF THE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH BY 41° 45' EAST.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POC = POINT OF BEGINNAD.
5. DESC = DESCRIPTION.
6. BRC = BABCOCK RANCH PRESERVE.
7. PARCEL CONTAINS 3.575.47 ACRES MORE OR LESS.
8. 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.

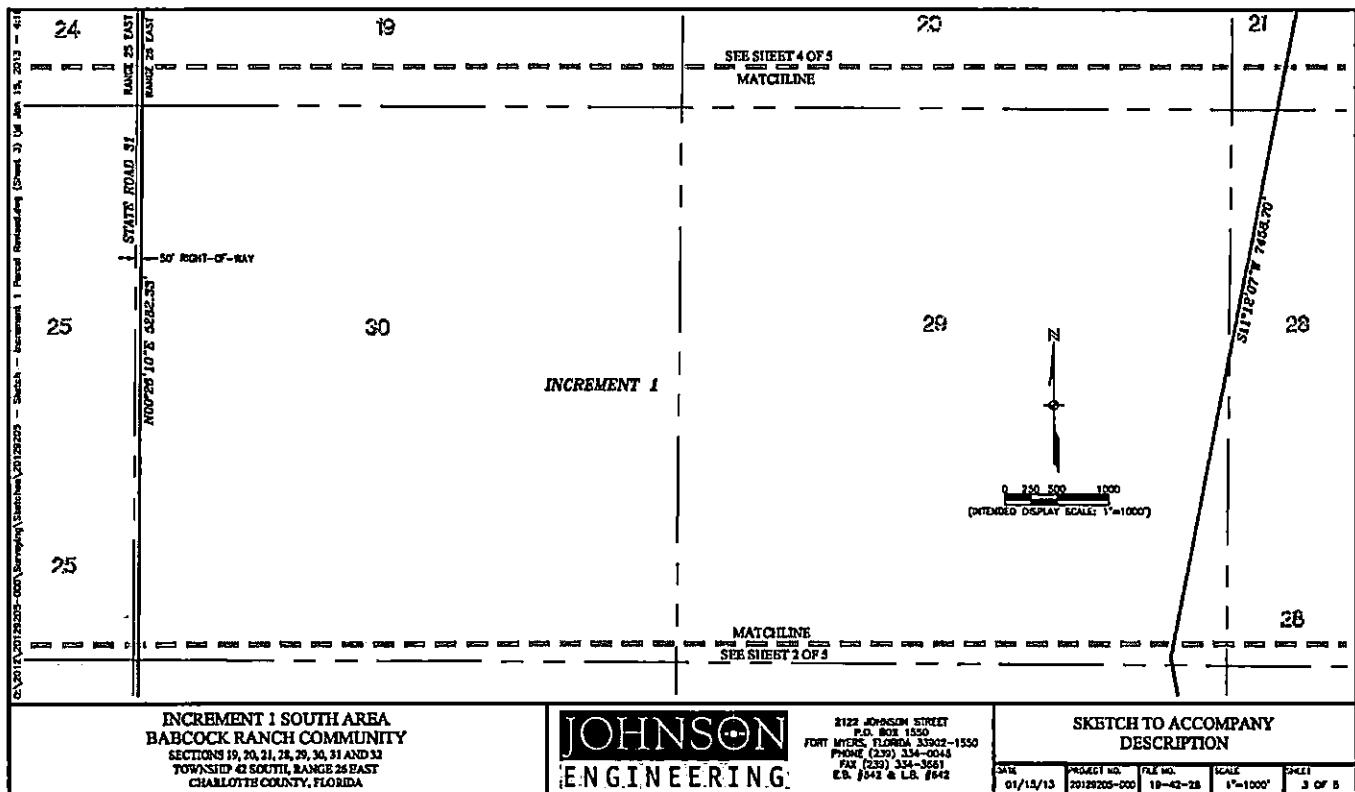
**INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY
SECTIONS 19, 20, 21, 22, 23, 24, 30, 31 AND 32
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA**

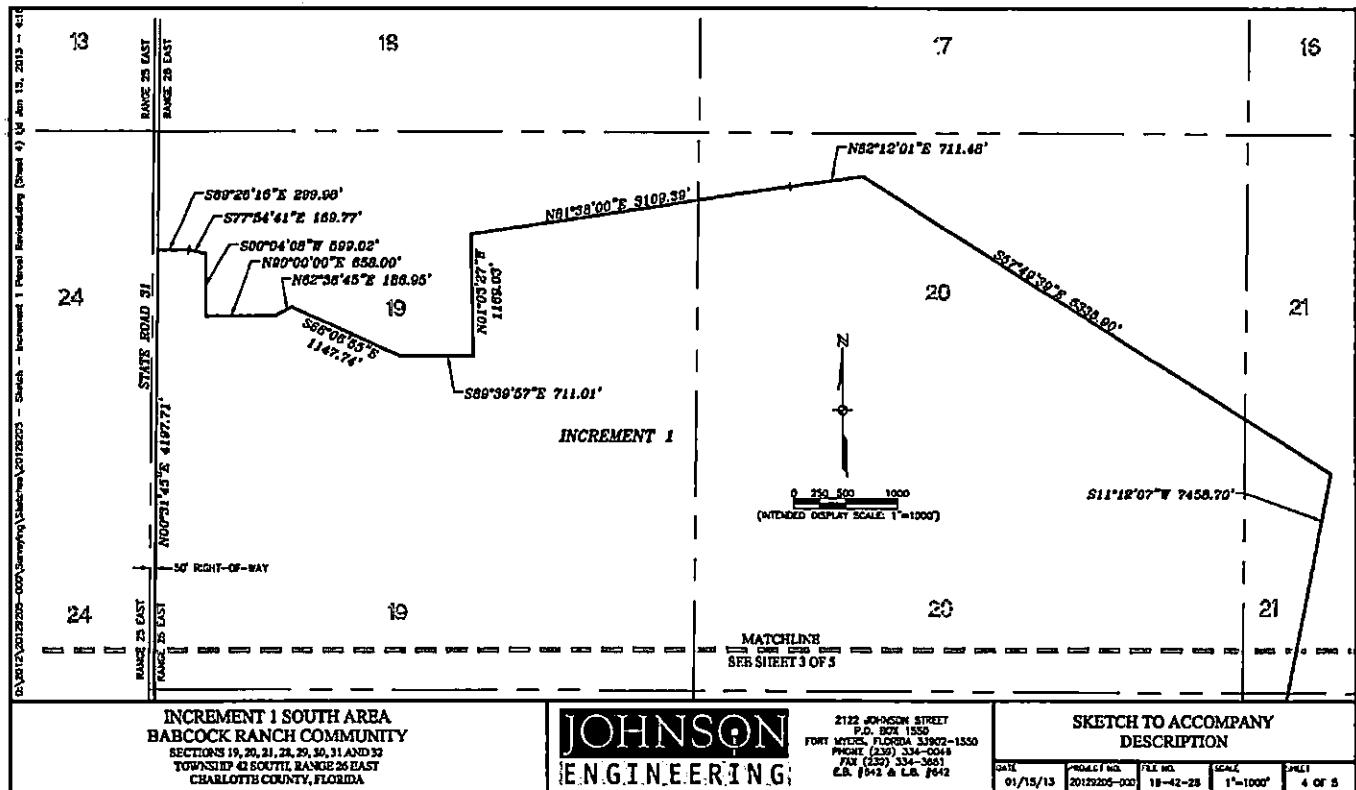
**JOHNSON
ENGINEERING**

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-3500
FAX (239) 334-3581
E.D. #642 & L.S. #642

**SKETCH TO ACCOMPANY
DESCRIPTION**

DATE	PROJECT NO.	FILE NO.	SCALE	Sheet
01/15/13	2012203-000	19-42-28	AS SHOWN	1 OF 5





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°28'10" EAST FOR 5,337.00 FEET; NORTH 00°28'10" 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 80°00'00" EAST FOR 658.00 FEET; THENCE NORTH 82°36'45" EAST FOR 186.95 FEET; THENCE SOUTH 68°06'55" EAST FOR 1,147.74 FEET; THENCE SOUTH 89°39'57" EAST FOR 710.01 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 2,923.68 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 1,137.32 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	JOHNSON ENGINEERING	2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0048 FAX (239) 334-5081 E.O. #642 & L.B. #642	SKETCH TO ACCOMPANY DESCRIPTION
		DATE <input type="text" value="01/15/13"/> PROJECT # <input type="text" value="2013200-000"/> FILE NO. <input type="text" value="19-42-28"/> SCALE <input type="text"/> SHEET <input type="text" value="5 OF 5"/>	

EXHIBIT A-3

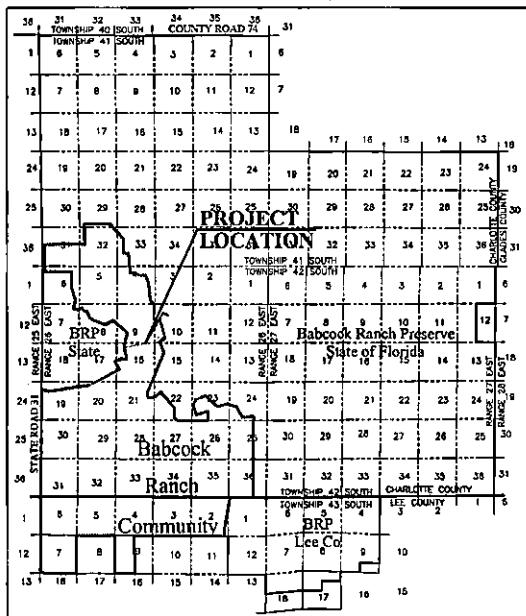
UTILITY EASEMENT BABCOCK RANCH COMMUNITY LEGAL DESCRIPTION

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

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

THIS IS NOT A SURVEY

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

DATE SIGNED:

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

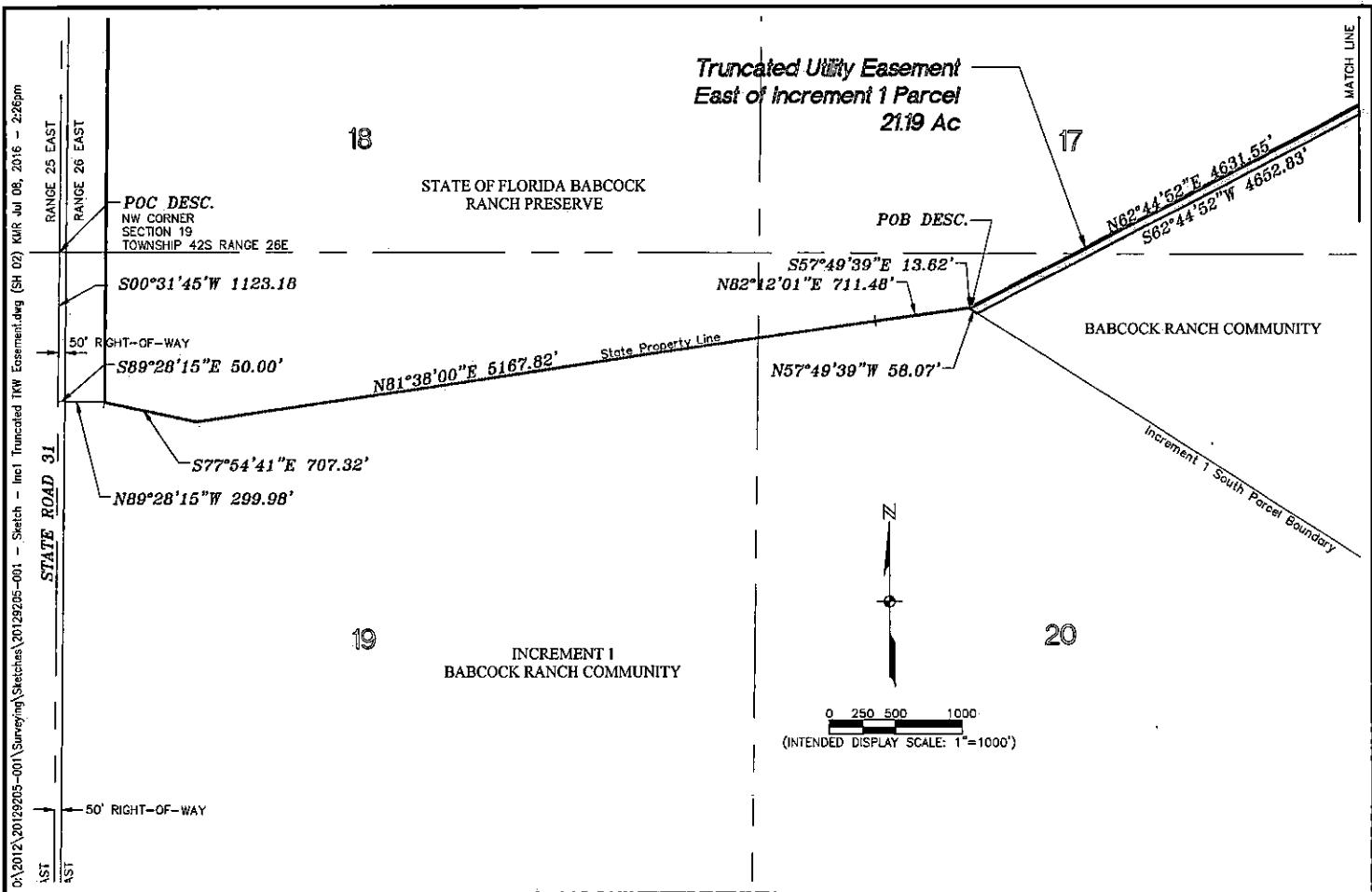
INCREMENT 1 - TRUNCATED
UTILITY EASEMENT BABCOCK
RANCH COMMUNITY
SECTIONS 9,10,15,16,17 AND 20 TOWNSHIP 42 SOUTH,
RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

JOHNSON
ENGINEERING

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

SKETCH TO ACCOMPANY DESCRIPTION

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



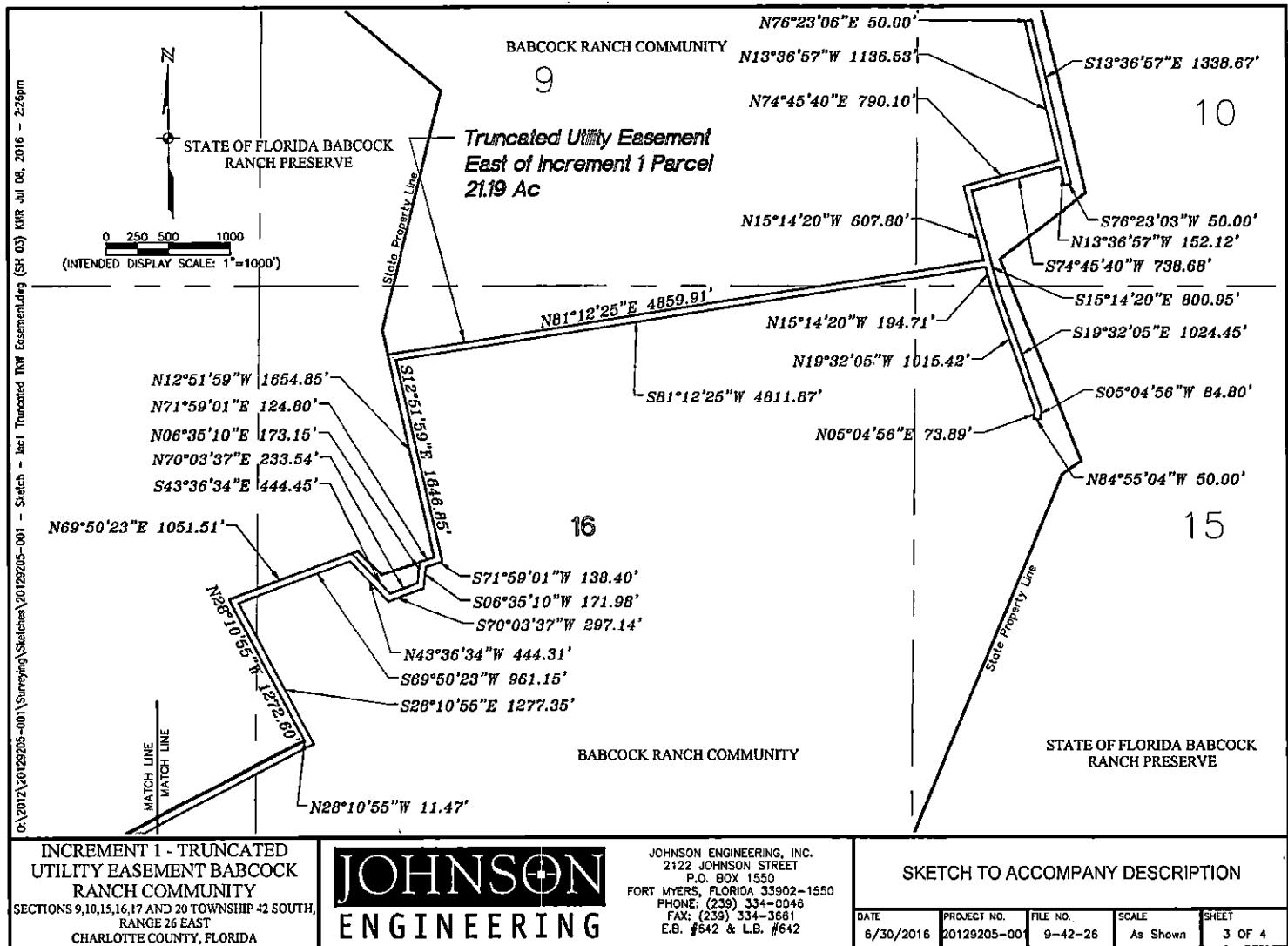
INCREMENT 1 - TRUNCATED
UTILITY EASEMENT BABCOCK
RANCH COMMUNITY
SECTIONS 9,10,15,16,17 AND 20 TOWNSHIP 42 SOUTH,
RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

JOHNSON
ENGINEERING

JOHNSON ENGINEERING, INC.
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PHONE: (239) 334-0046
FAX: (239) 334-3861
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	HEET
6/30/2016	20129205-001	9-42-26	As Shown	3 of 3



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

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3681
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

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 151°4'20" WEST FOR 807.80 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 151°4'20" 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 151°4'20" 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 144.98 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

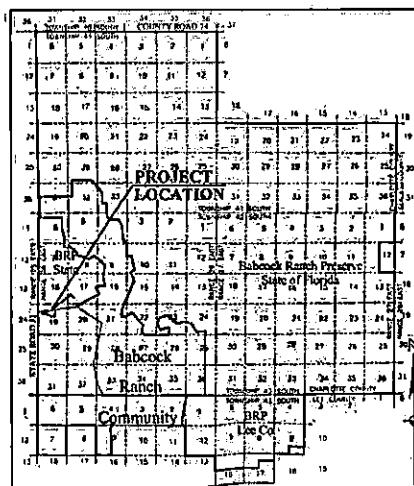
EXHIBIT A-4

INCREMENT 1 – 45.98 ACRE PARCEL – BABCOCK RANCH COMMUNITY

INCREMENT 1 - 45.98AC PARCEL
 BABCOCK RANCH COMMUNITY
 SECTION 19 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 45.98 ACRES MORE OR LESS.
9. DESCRIPTION ATTACHED ON SHEET 3 OF 3.
10. NOT VALID WITHOUT ALL SHEETS 1 THROUGH 3.



LOCATION MAP

0 10,000 20,000

(INTENDED DISPLAY SCALE: 1=20,000')

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: 04/27/2016
 NOT VALID WITHOUT THE SIGNATURE AND THE
 ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER.

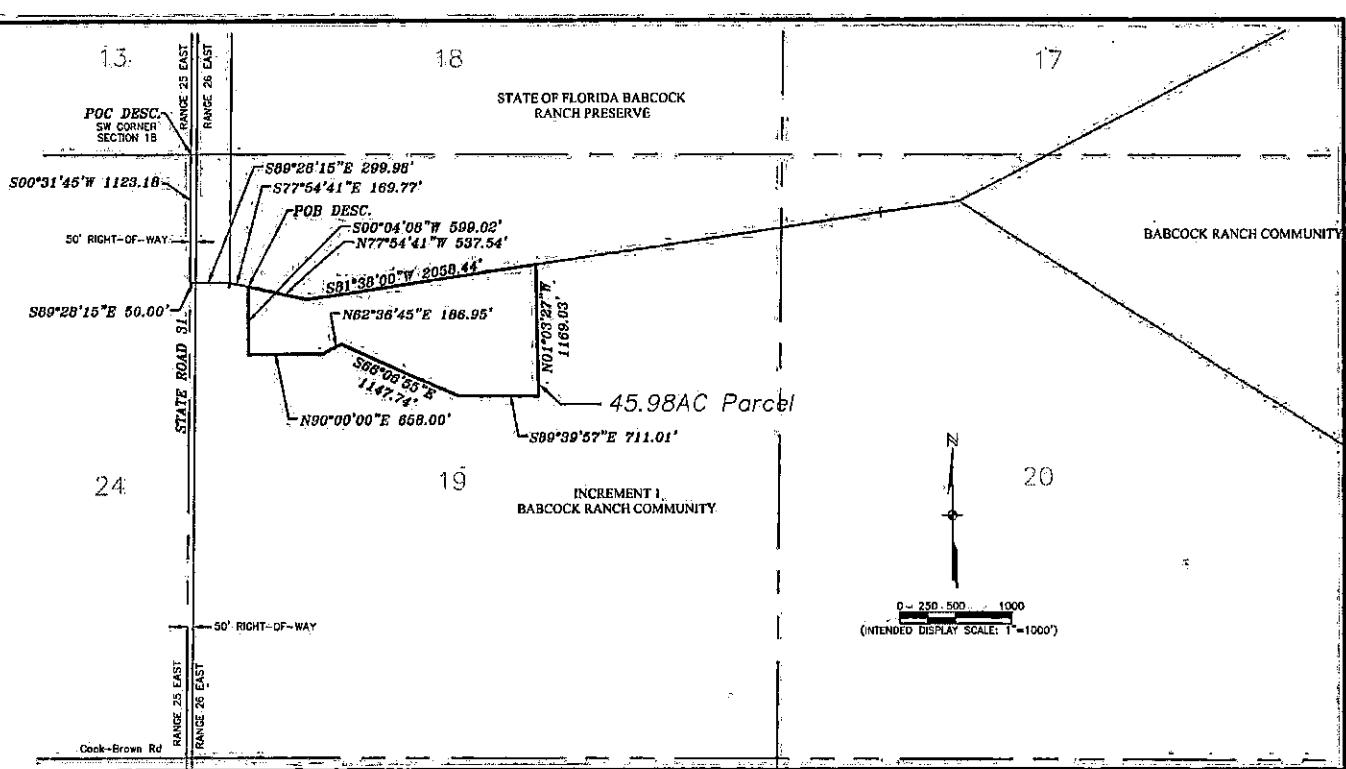
INCREMENT 1 - 45.98AC PARCEL
 BABCOCK RANCH COMMUNITY
 SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST
 CHARLOTTE COUNTY, FLORIDA

JOHNSON
 ENGINEERING

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 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-3651
 FAX (239) 334-3651
 E.B. #542 & L.B. #542

SKETCH TO ACCOMPANY
 DESCRIPTION

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



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

**JOHNSON
ENGINEERING**

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FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3566
E.D. #642 & L.G. #642

SKETCH TO ACCOMPANY
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	CHEET
4/27/2016	20129205-001	19-42-26	1"=1000'	2 OF 3

DESCRIPTION

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

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

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19 TOWNSHIP 42 SOUTH RANGE 26 EAST; THENCE SOUTH 00°31'45" WEST ALONG THE WEST LINE OF SAID SECTION 19 FOR 1,123.18; THENCE SOUTH 89°28'15" EAST FOR 50.00 FEET, DEPARTING SAID SECTION LINE, TO AN INTERSECTION WITH THE EASTERNLY RIGHT-OF-WAY LINE OF STATE ROAD 31; THENCE SOUTH 89°28'15" EAST-DEPARTING SAID, RIGHT-OF-WAY LINE FOR 299.88 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°08'55" 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**

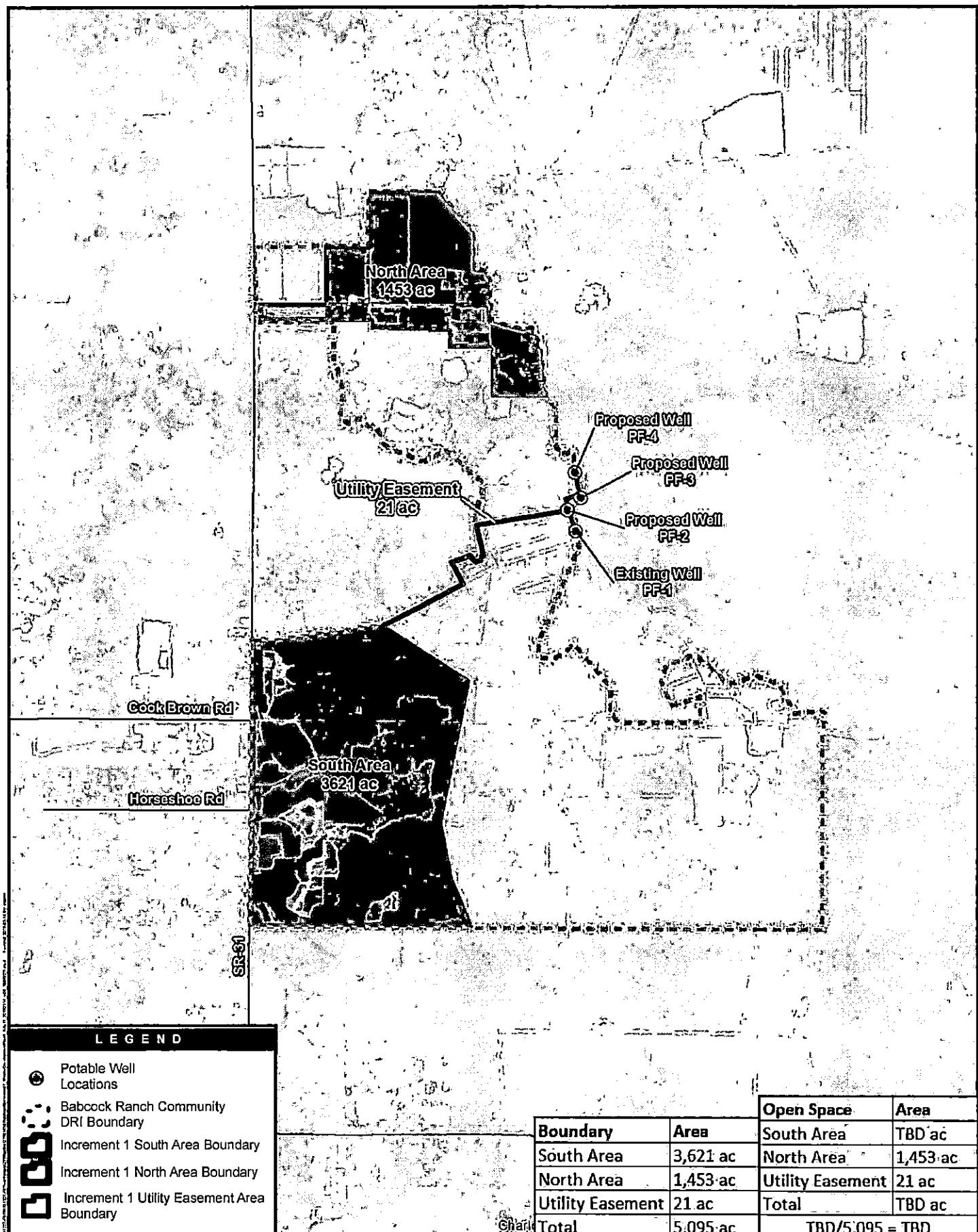
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0200
FAX (239) 334-3881
E.B. #642 & L.B. #642

**SKETCH TO ACCOMPANY
DESCRIPTION**

DATE	PROJECT NO.	FILE NO.	SCALE	SHLT
4/27/2016	20129205-000	1R-42-25		3 OF 3

EXHIBIT B-1

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



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

Stantec Consulting Services Inc.
 6500 Professional Parkway East
 Suite 1000, Ft. Lauderdale, FL 33309
 Tel 941.907.6500
 Fax 941.907.6511



Prepared by DEB 00618

EXHIBIT B-2

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

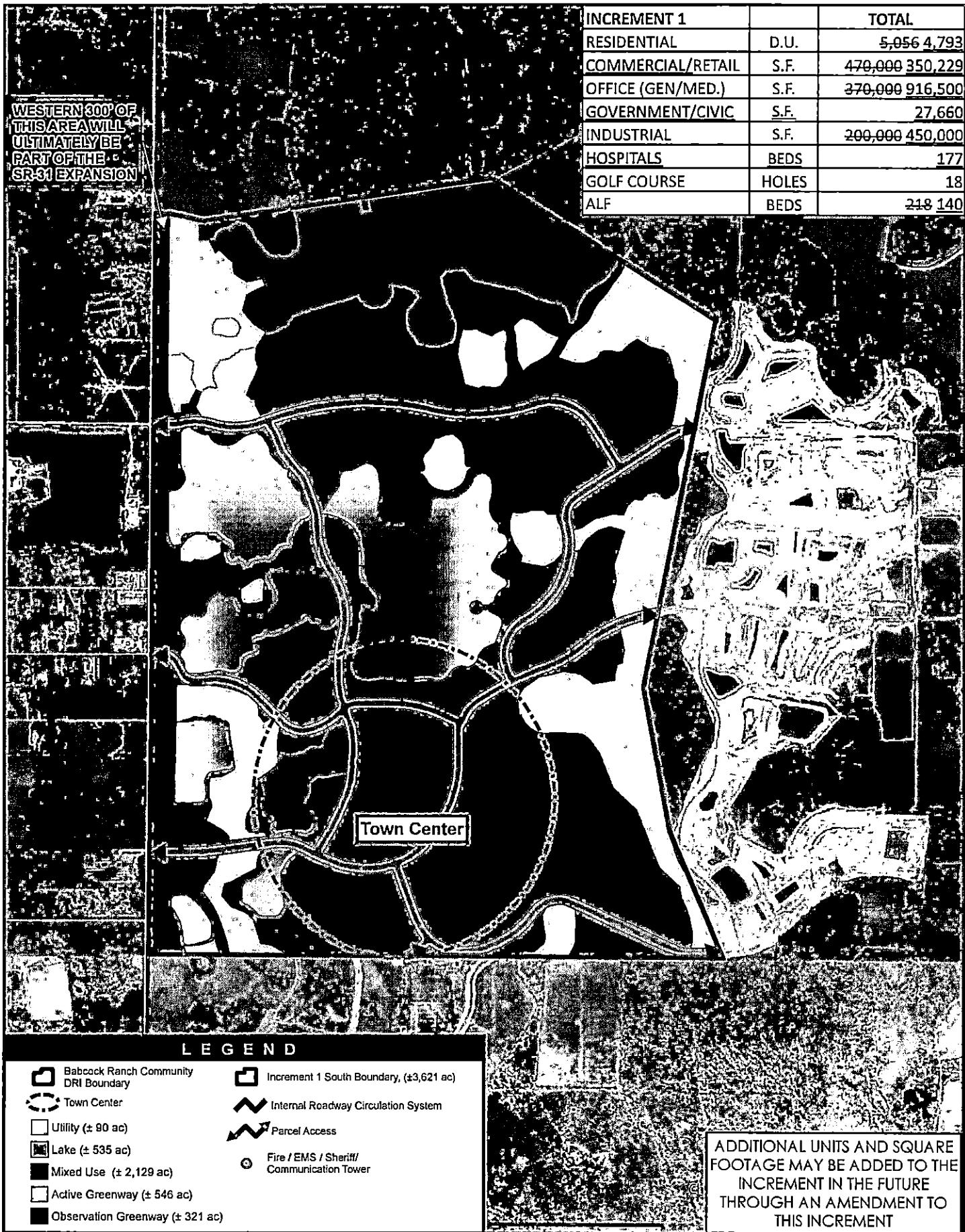
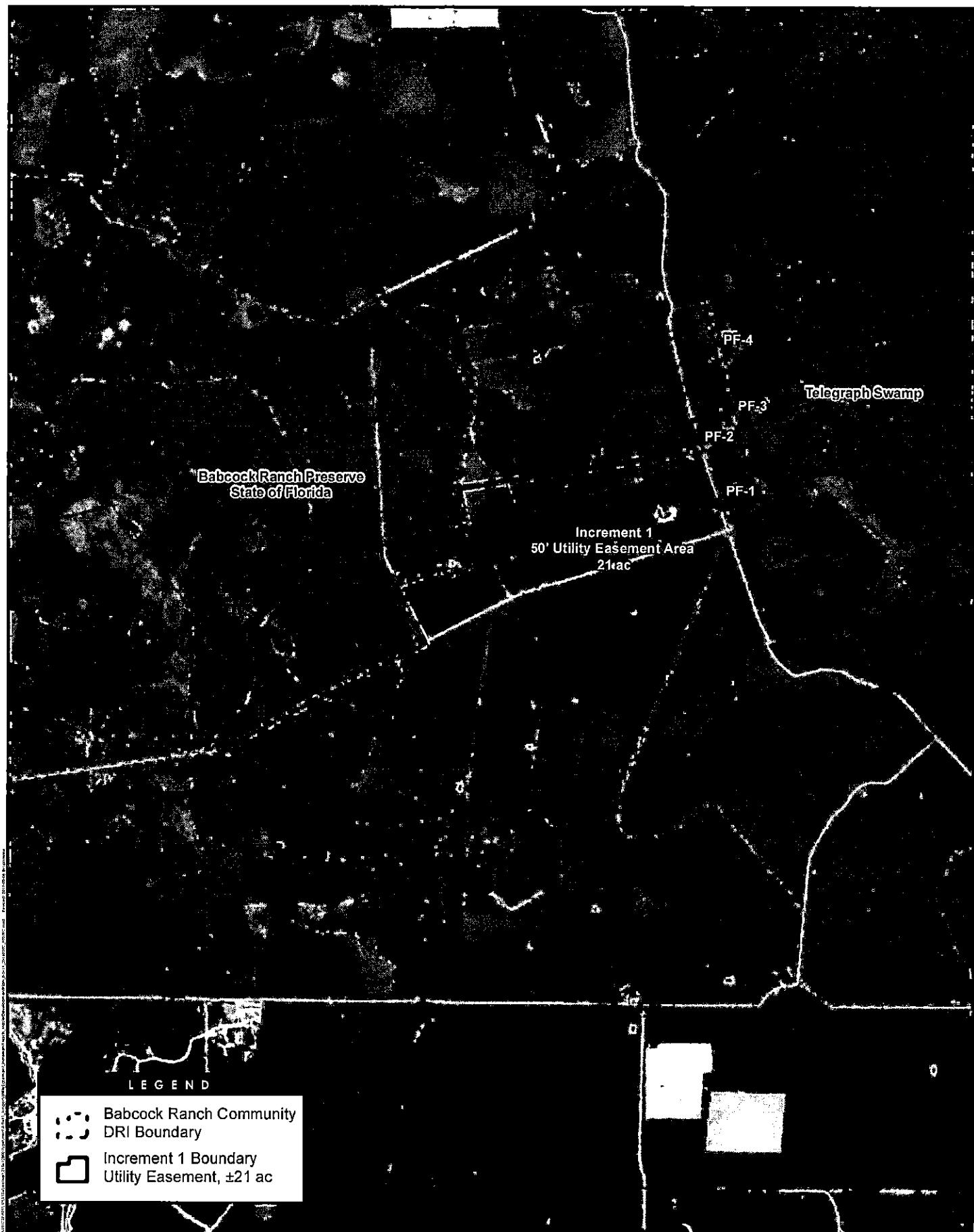


EXHIBIT B-3

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



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Exhibit B-3
Babcock Ranch Community
 Map H-2 Increment 1 Utility Easement Area Master Development Plan
 June 2016

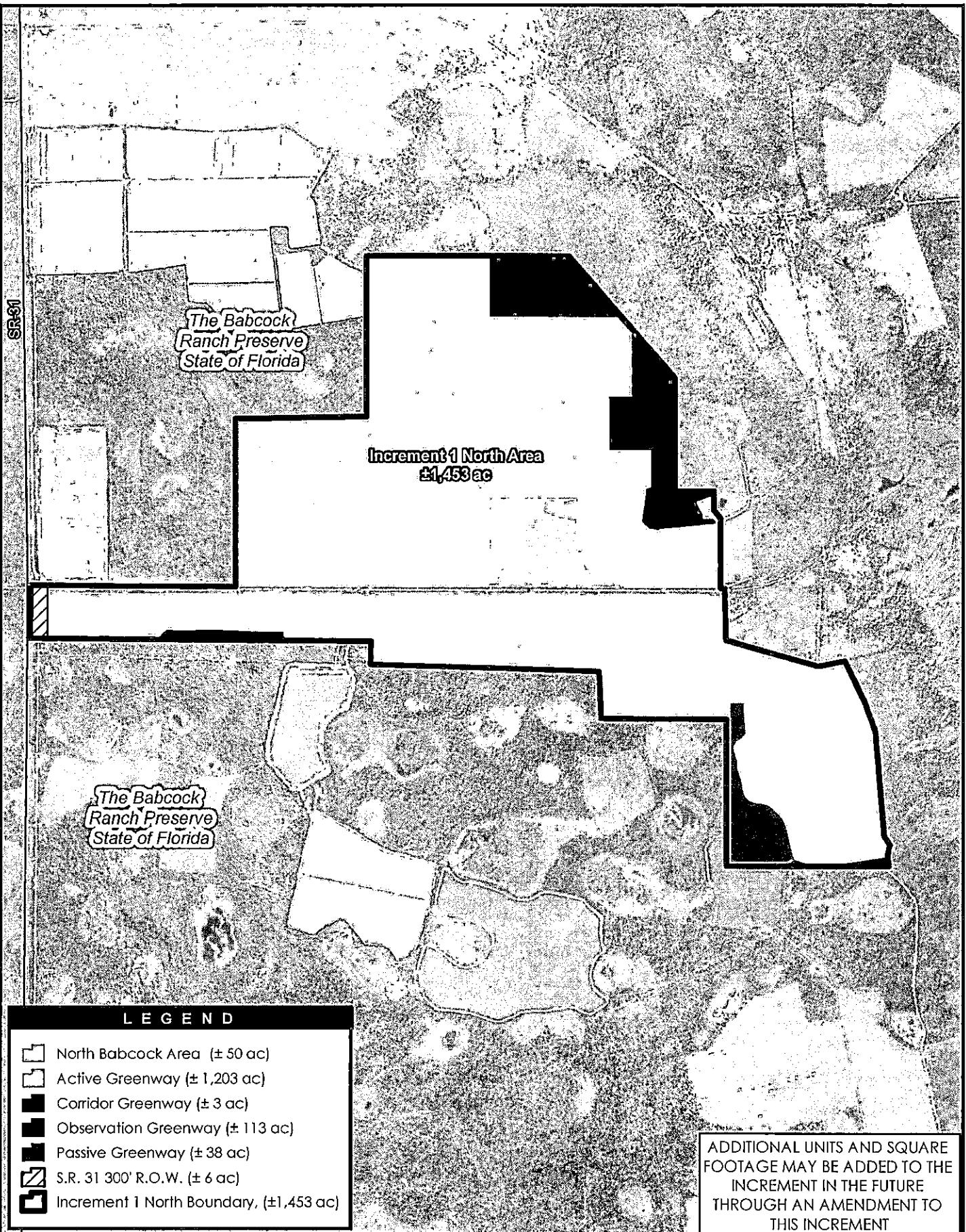
Stantec Consulting Services Inc.
 6900 Professional Parkway East
 Sarasota, FL 34240
 Tel 941.907.6900
 Fax 941.907.6911



Prepared by: CAA 02/13/16

EXHIBIT B-4

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



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Exhibit B-4
Babcock Ranch Community
Map H-3 Increment 1 North Area Master Plan
June 2022

Stantec Consulting Services Inc.
 6920 Professional Parkway East
 Sarasota, FL 34240
 Tel: 941.807.6911
 Fax: 941.807.6911

0 1,100 2,000
 Feet
 N
 E2030C016

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 MAP H SERIES MAY BE MODIFIED CONSISTENT WITH THE EQUIVALENCY MATRIX. SUPPORTING COMMUNITY FACILITIES INCLUDED IN INCREMENT 1 SUCH AS SCHOOLS, LIBRARIES, PLACES OF WORSHIP, FIRE, EMS, AND SHERIFF FACILITIES, REGIONAL AND COMMUNITY PARK FACILITIES AND SIMILAR NEIGHBORHOOD AMENITIES WILL NOT BE ATTRIBUTED TO OTHER DEVELOPMENT COMPONENTS AND WILL NOT REQUIRE USE OF THE EQUIVALENCY MATRIX. NOTWITHSTANDING THE FOREGOING, THE DEVELOPMENT WITHIN THE DRI MAY EXCEED THE DEVELOPMENT CATEGORY THRESHOLDS IN ACCORDANCE WITH THE LAND USE EQUIVALENCY MATRIX ATTACHED AS EXHIBIT "H".
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.
5. HELICOPTER LANDING SITE AND MOSQUITO CONTROL BUILDING MAY BE LOCATED IN GREENWAYS, EXCEPT IN CORRIDOR AND OBSERVATION GREENWAYS.

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. 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.
3. ADDITIONAL UNITS AND SQUARE FOOTAGE MAY BE ADDED TO THE INCREMENT IN THE FUTURE THROUGH AN AMENDMENT TO THIS INCREMENT.
4. GOLF COURSE/RECREATION IS ALLOWED IN MIXED USE RESIDENTIAL COMMERCIAL (MURC).

Exhibit B

Babcock Ranch Community Map H Increment 1 Fixed and Variable Development Criteria

September 2025



Stantec Consulting Services Inc. is not responsible for any errors or omissions in this document. The document is not a contract and does not constitute a commitment by Stantec Consulting Services Inc. to any party. Stantec Consulting Services Inc. reserves the right to make changes to any document at any time without notice.

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EXHIBIT C

RESERVED

EXHIBIT D

UPDATED SUMMARY OF LAND DEDICATIONS AND FACILITIES CONSTRUCTION

Exhibit D

SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION

Public Facilities Required	Aggregate Site Dedication (acre)	Number of Sites (#)	Shell Building Required (s.f.)	Commencement of Operations
Extension Services Mosquito Control pre-fab building (shell only)	1	1	3000 ¹	Prior to reaching 42,600 <u>17,500</u> persons
Fire/Rescue/Law Enforcement Site #1 Sheriff	1.8	1	12,500	October 1, 2024 <u>COMPLETE</u>
Site #1 Fire	1.5	1	12,160	October 1, 2024 <u>COMPLETE</u>
One Ladder Truck *2	n/a	n/a	n/a	October 1, 2024
One EMS Vehicle	n/a	n/a	n/a	500th C/O <u>COMPLETE</u>
One permanent helicopter landing site*3	0.25	1	n/a	Prior to reaching 42,600 <u>17,500</u> persons
Fire & Police Communications Tower Site	0.25±	1	n/a	Site identification and dedication by 1,500th C/O <u>COMPLETE</u>
Interim Sheriff's Sub-station Office Trailer and Site *4	n/a	1	24'W x 60' overall	The later of the issuance of the 100th residential C/O or upon written request of Sheriff's Dept. <u>COMPLETE</u>
Interim EMS Sub-Station Site *5	n/a	1	n/a	<u>COMPLETE</u>

SITE & BUILDING DEDICATION/CONSTRUCTION TIME LINE *6

The criteria for determining public facility shell completion and/or land dedication shall be by population or residential certificate of occupancy ("C/O") referenced below.

SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION

Public Facilities Required	Aggregate Site Dedication (acre)	Number of Sites (#)	Shell Building Required (s.f.)	Commencement of Operations
Schools *6 Notes to Exhibit D				

SITE & BUILDING DEDICATION TIME LINE

The criteria for determining public facility shell completion and/or land dedication shall be by residential certificate of occupancy ("C/O")

General Notes:

*1 Pre-fab building to include two one offices, two-bay-a-single bay for two vehicles and equipment, and chemical storage. This facility shall be ADA compliant and shall include all required utilities, parking, and landscaping.

1) All dedications and construction, required under the schedule, shall be completed and turned over based on a population or residential dwelling unit certificate of occupancy use threshold required above or as otherwise agreed to by the parties.

*2 Developer and/or District will provide funding up to one million two hundred thousand dollars (\$1,200,000) towards the purchase of a ladder truck and County will be responsible for funding any remaining cost of the ladder truck.

2) The shell building construction required above shall be completed by the Developer one (1) year prior to the trigger referenced in the column entitled 'Commencement of Operations'.

*3 Helicopter landing site may also be used by mosquito control and co-located with the mosquito control pre-fab building (shell only).

3) Subject to agreement with the County and Developer, public facilities may be located in other increments without the requirement to amend Exhibit D, Biennial Report monitoring and subsequent amendments to the DRI will incorporate such changes, as appropriate.

*4 An interim sheriff's sub-station office trailer (24'W x 60' overall length) will be fully operational the later of the issuance of the 100th residential C/O or upon written request of Sheriff's Department and will be terminated upon the opening of the Sheriff's facility. COMPLETE

*5 Provide site work and utility connections for interim EMS station 9 expansion

*6 School Board criteria for land dedication per the School Site Dedication Agreement.

*7 County and Developer shall meet bi-annually to discuss the next five (5) years of development projections, such projections shall include the projected population and square footage for non-residential development, including but not limited to retail, office, industrial, ancillary facilities, etc. The population projection shall be based on 2.5 persons per unit. The development projections shall also be coordinated with the

*8 The parties may agree that either party may complete the shell building and/or interior buildout for the other party upon terms and conditions acceptable to both parties.

EXHIBIT D1

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



ETR

Emergency • Tactical • Rescue Vehicles

WAGV

FRONTLINE
AEROMED

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 required for title application.

Sincerely,

Jerry Michaluk
President/CEO

EXHIBIT E

BABCOCK RANCH COMMUNITY INCREMENT 1 PARAMETERS

EXHIBIT E

Increment 1 Parameters

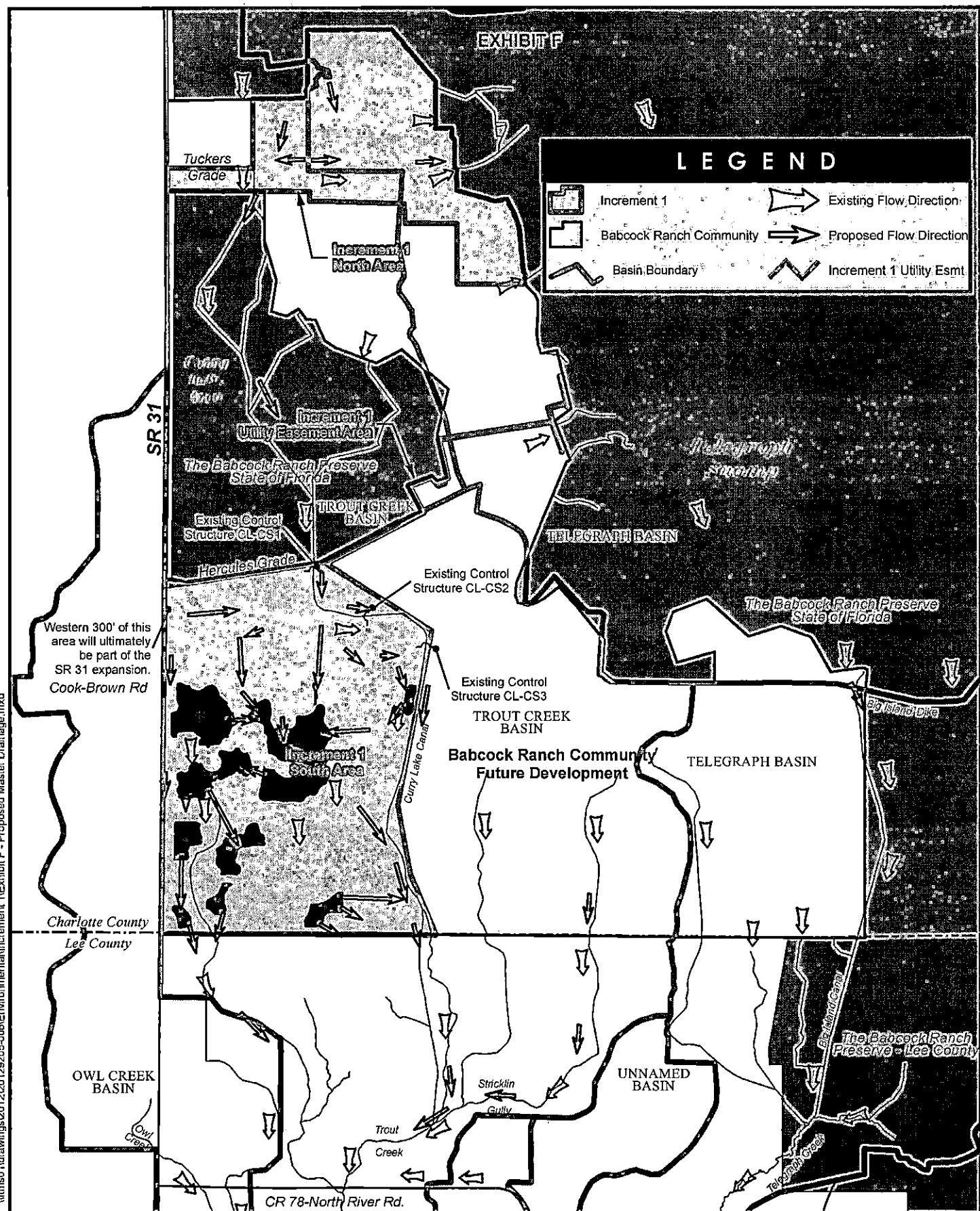
LAND USE	AMOUNT/SIZE
Residential	5,0564,793 units
Commercial/Retail	470,000350,229 sf
Office (GEN/MED.)	370,000916,500 sf
Government/Civic	27,660 sf
Industrial	200,000450,000 sf
Hospitals	177 Beds
Golf Course	18 holes
Assisted Living Facility	218-140 Beds

NOTE:

- 1) Utilities, agriculture, ecotourism, and mining uses are permitted throughout Increment 1.
- 2) This Exhibit E can be adjusted and interchanged in accordance with the equivalency matrix set forth in Exhibit H of the MDO, subject to the external vehicle trip limitations set forth in Exhibit G of the MDO.
- 3) 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



W:\fms01\drawings\2012\20129205-006\Environmental\Increment 1\Exhibit F - Proposed Master Drainage.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.

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ENGINEERING

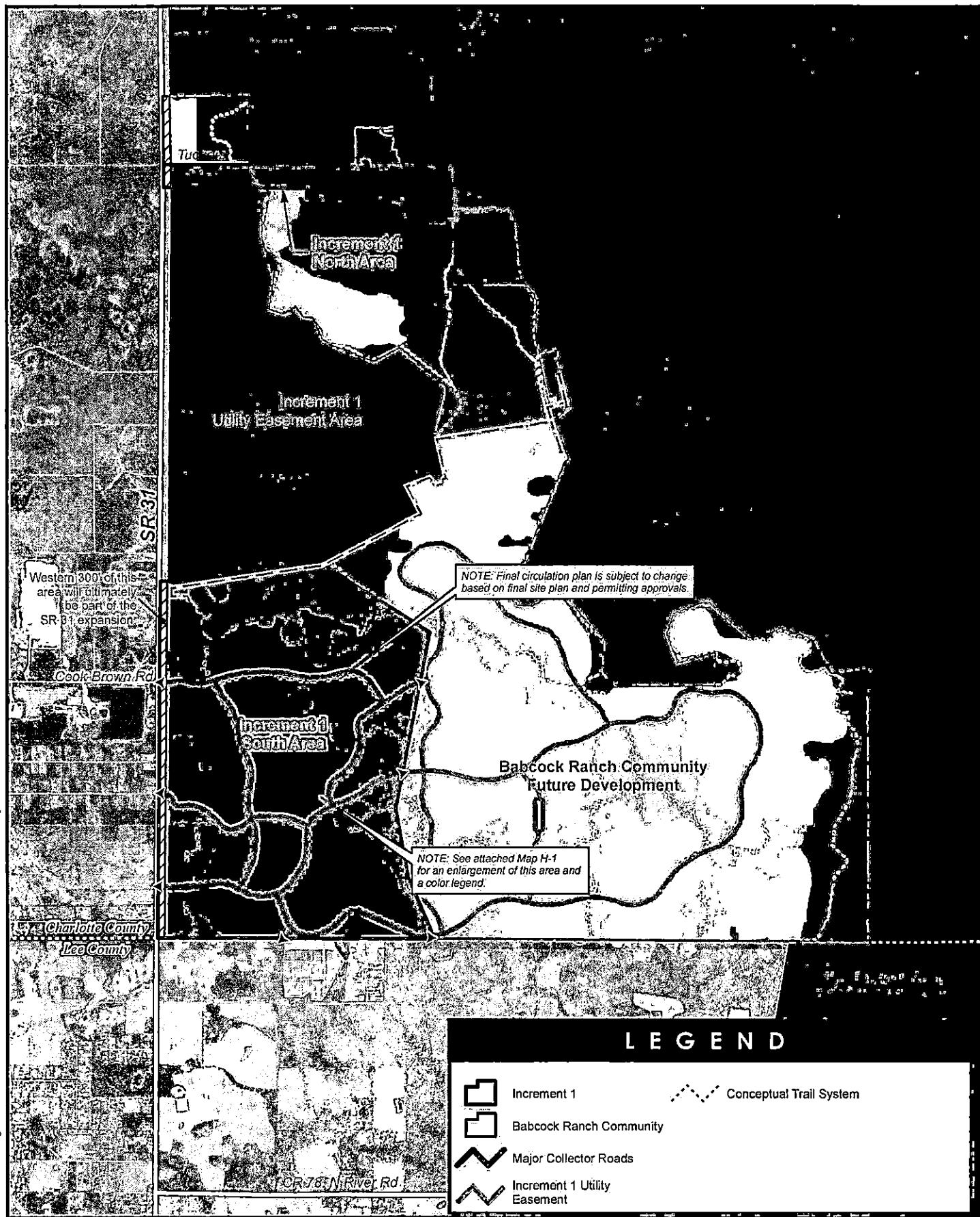
Exhibit F
Babcock Ranch
Increment 1 - Master Drainage Plan
June 2022

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

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Miles
N
Prepared by: PML 6/22/2022

EXHIBIT G

INCREMENT 1 MASTER INTERNAL CIRCULATION PLAN



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**JOHNSON
ENGINEERING**

**Exhibit G
Babcock Ranch**
Increment 1 - Master Internal Circulation Plan
June 2022

Johnson Engineering, Inc.
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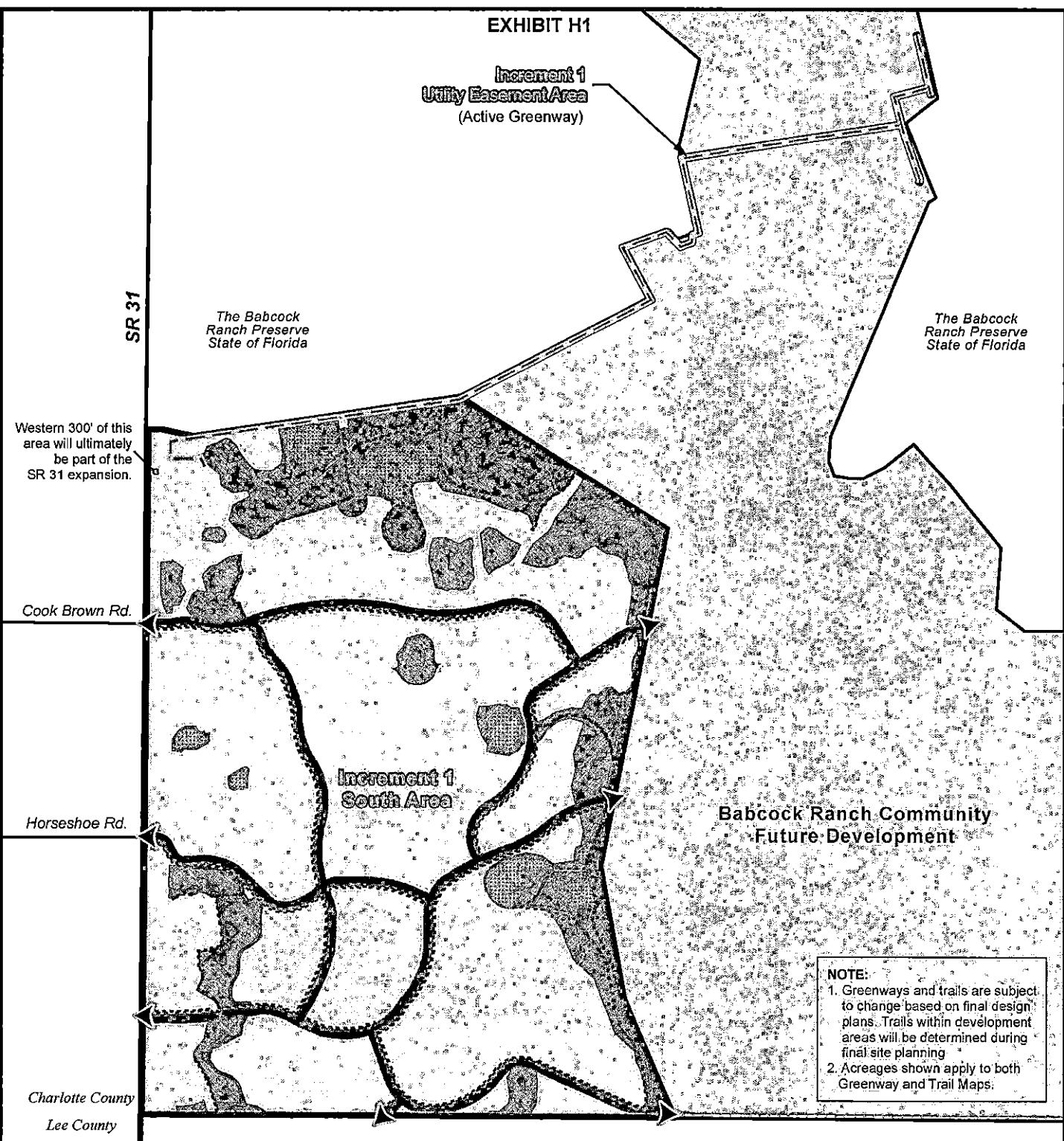
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Prepared by: PML 6/28/2022

EXHIBIT H1

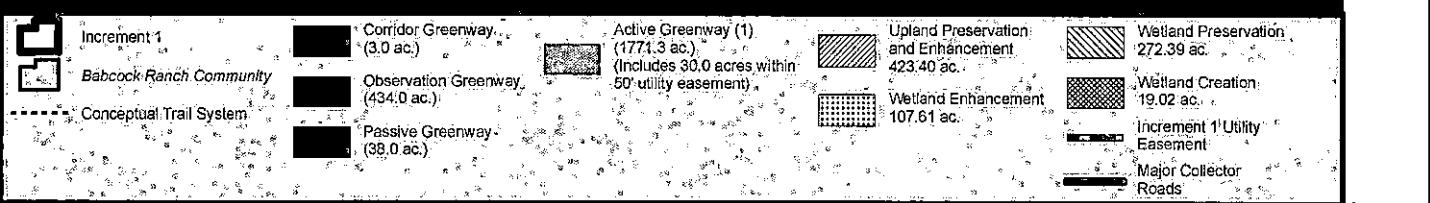
INCREMENT 1 SOUTH AREA PRIMARY GREENWAY MAP AND TRAILS PLAN

EXHIBIT H1

Increment 1 Utility Easement Area (Active Greenway)



LEGEND



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**JOHNSON
ENGINEERING**

Exhibit H1
Babcock Ranch
Increment 1 - Primary Greenway Map
and Trails Plan
June 2022

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Feet



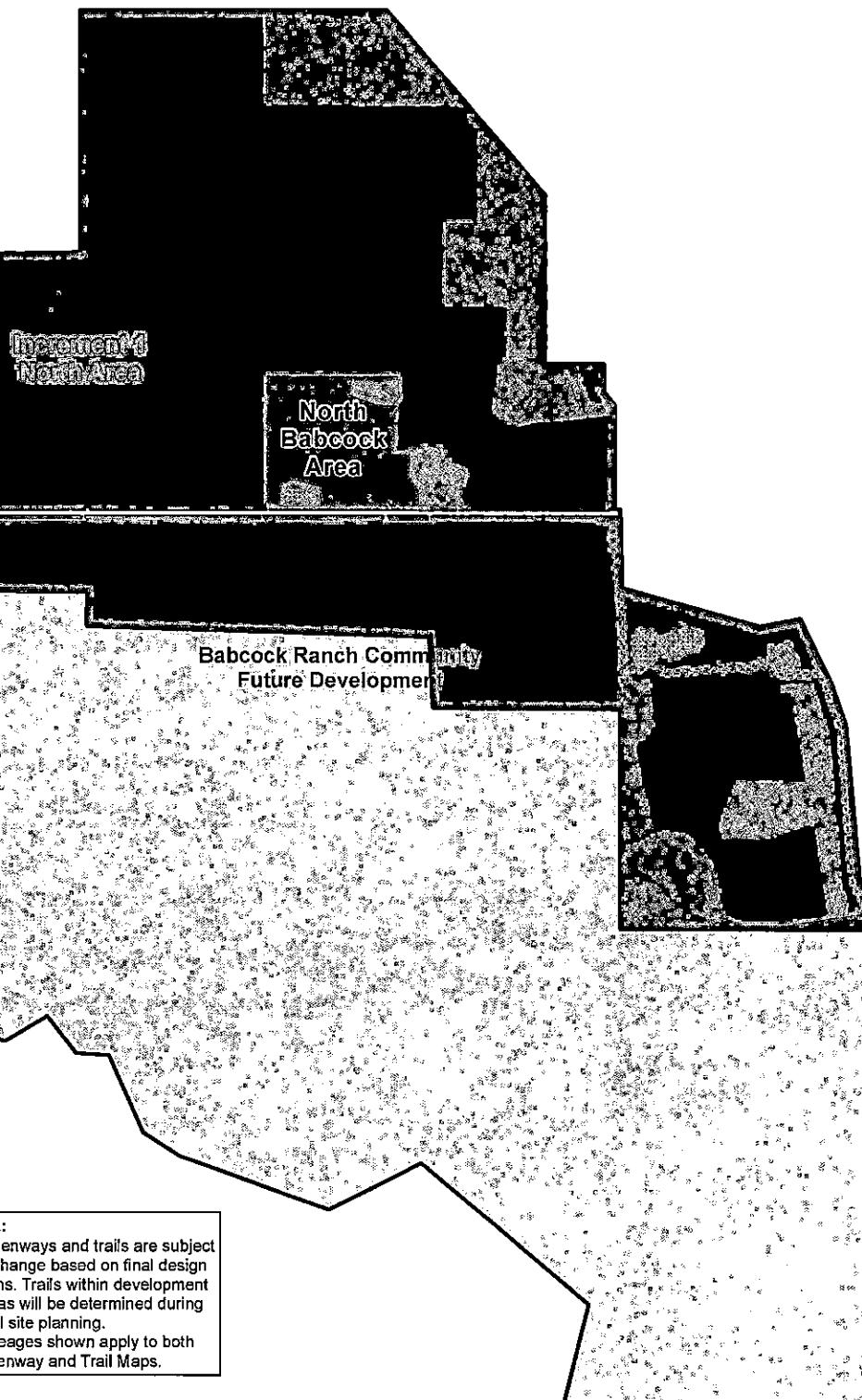
Prepared by: PML 6/28/2022

EXHIBIT H2

INCREMENT 1 NORTH AREA PRIMARY GREENWAY MAP AND TRAILS PLAN

EXHIBIT H2

*The Babcock
Ranch Preserve
State of Florida*



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**Exhibit H2
Babcock Ranch**
Increment 1 North Area -
Primary Greenway Map and Trails Plan
June 2022

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Prepared by: PML 6/28/2022

EXHIBIT I
INCREMENT 1 PRIMARY UTILITY CORRIDOR MAP



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**JOHNSON
ENGINEERING**

**Exhibit 1
Babcock Ranch**
Increment 1 - Primary Utility Corridor Plan
June 2022

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