LAD-25-01 (Quasi-Judicial)
LAD-25-04 (Quasi-Judicial)
LAD-25-05 (Quasi-Judicial)
LAD-25-06 (Quasi-Judicial)

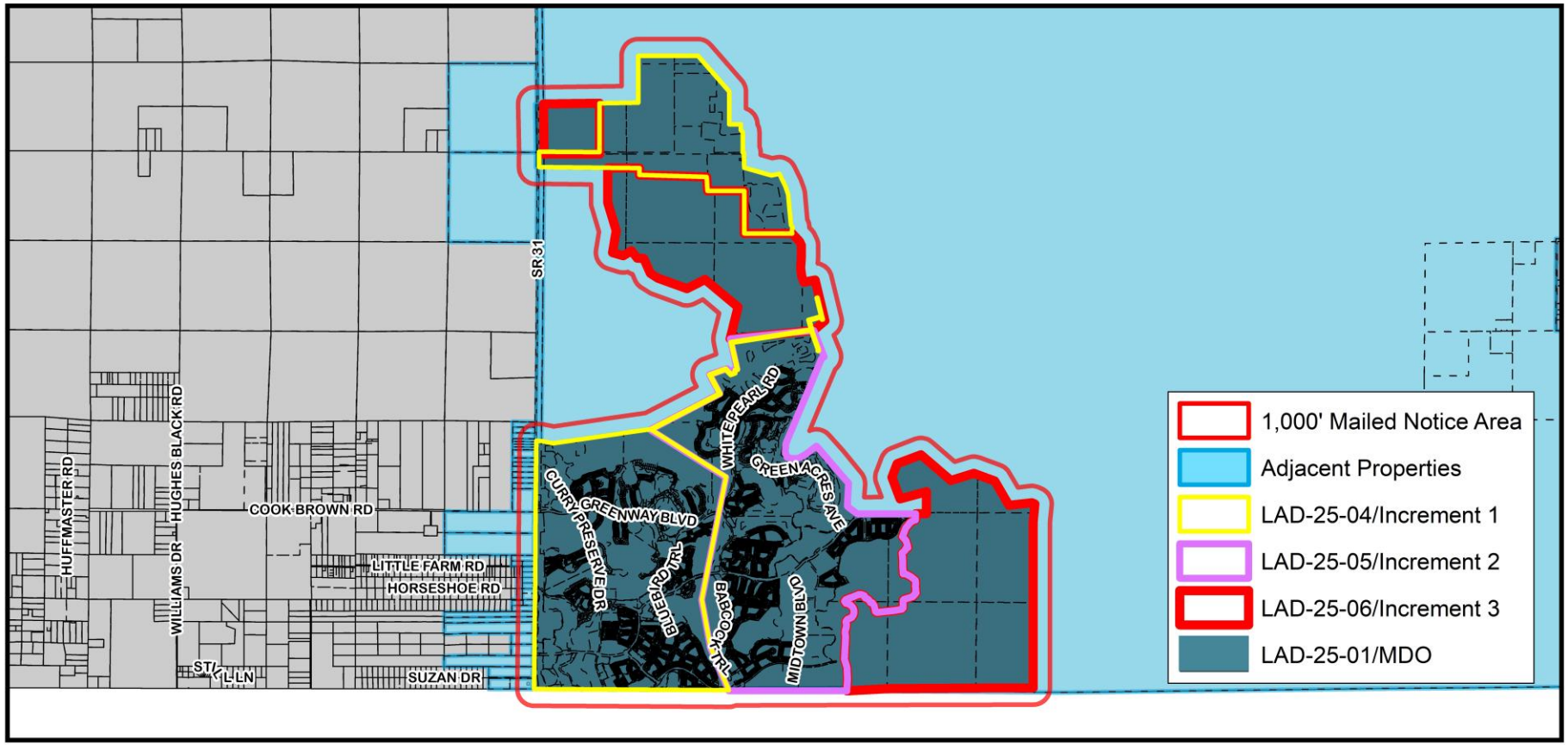
(Adoption Hearing BCC Land Use Meeting 11-25-2025)

Babcock Property Holdings, L.L.C.

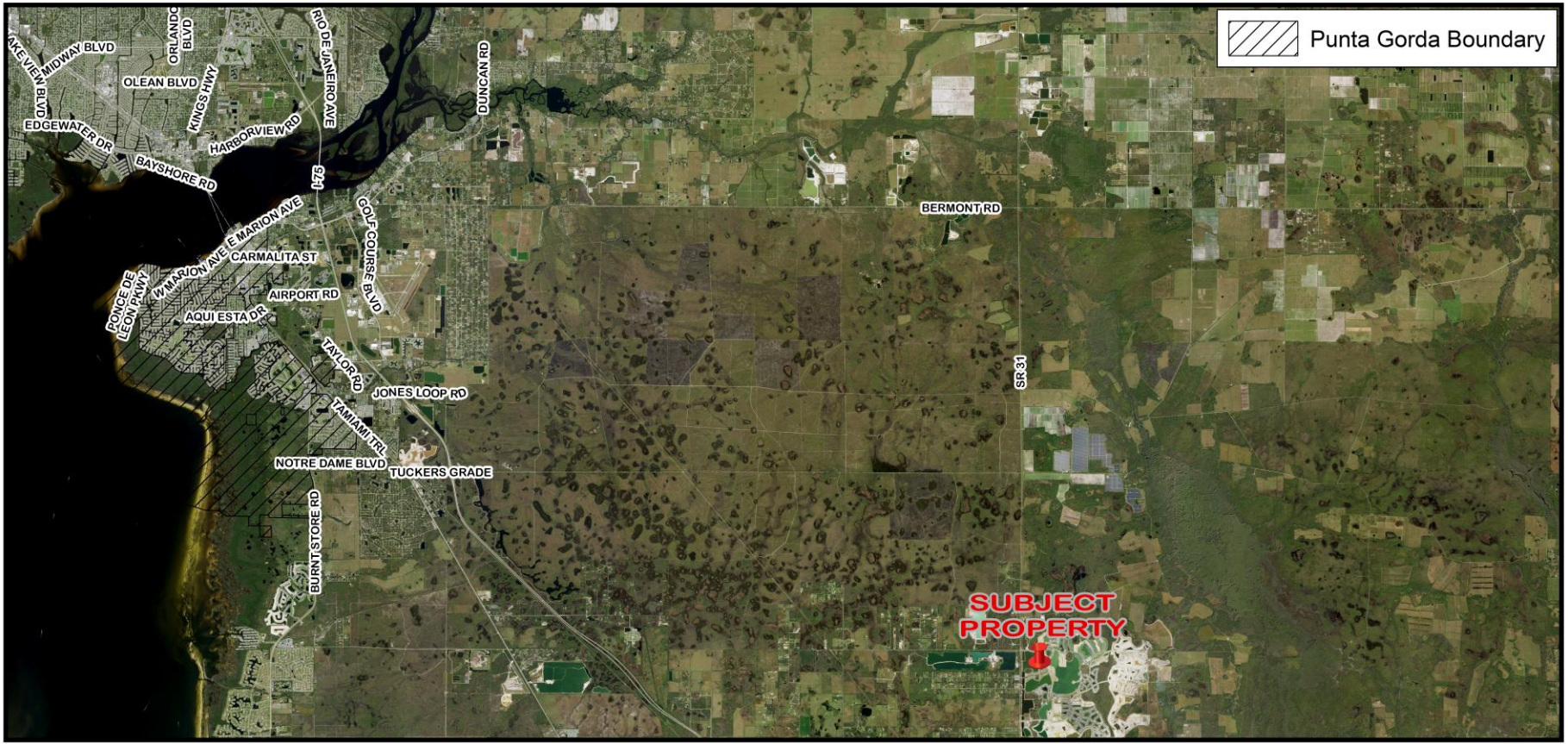
Proposed Amendments

- Amendments to the Master Development Order (MDO) for the Babcock Ranch Community DRI, Resolution Number 2023-078.
- Amendments to the Increment 1 Development Order (IDO), Resolution Number 2023-079.
- Amendments to the Increment 2 Development Order (IDO), Resolution Number 2023-080.
- Amendments to the Increment 3 Development Order (IDO), Resolution Number 2023-081.
- Properties are located in Commission District I.

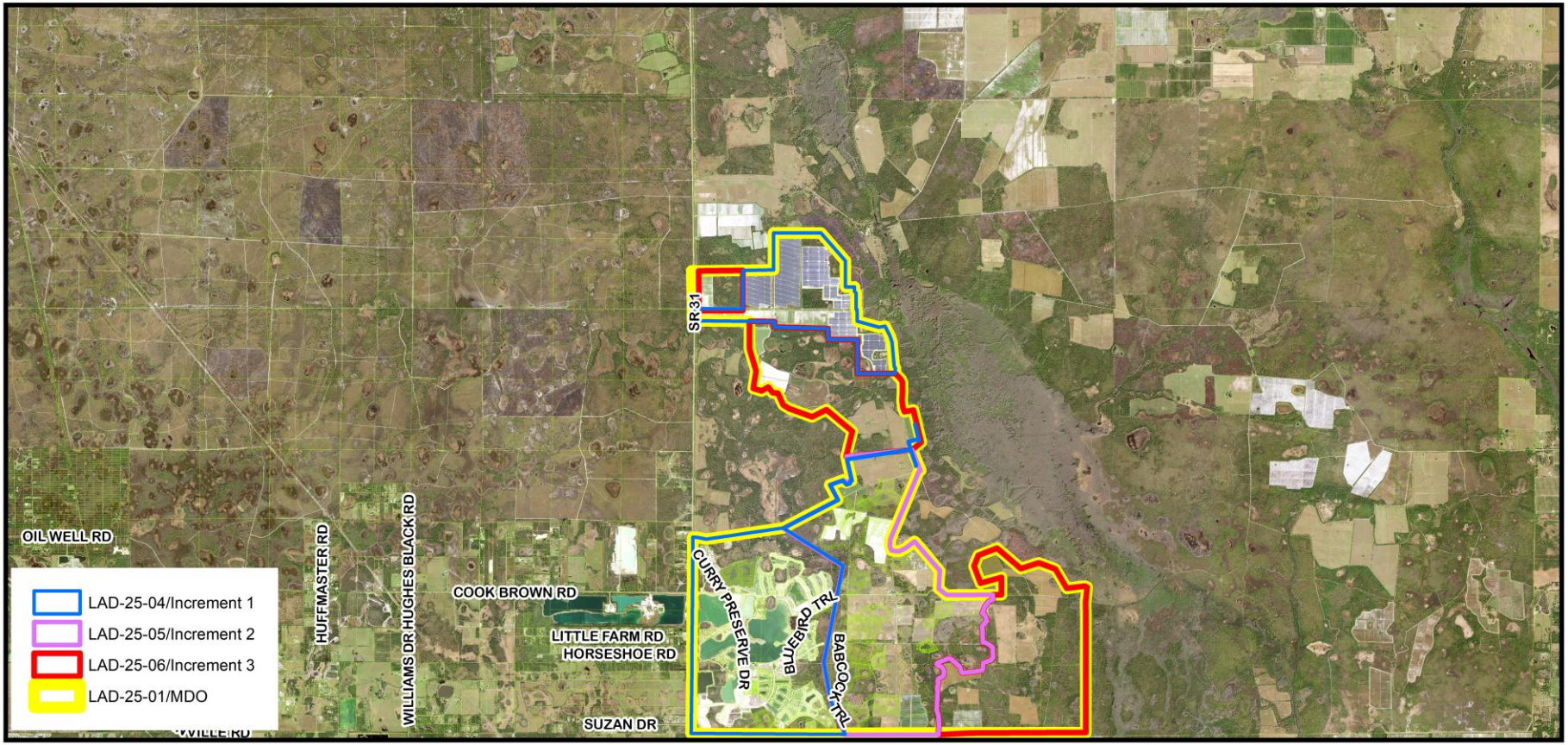
CHARLOTTE COUNTY
FLORIDA



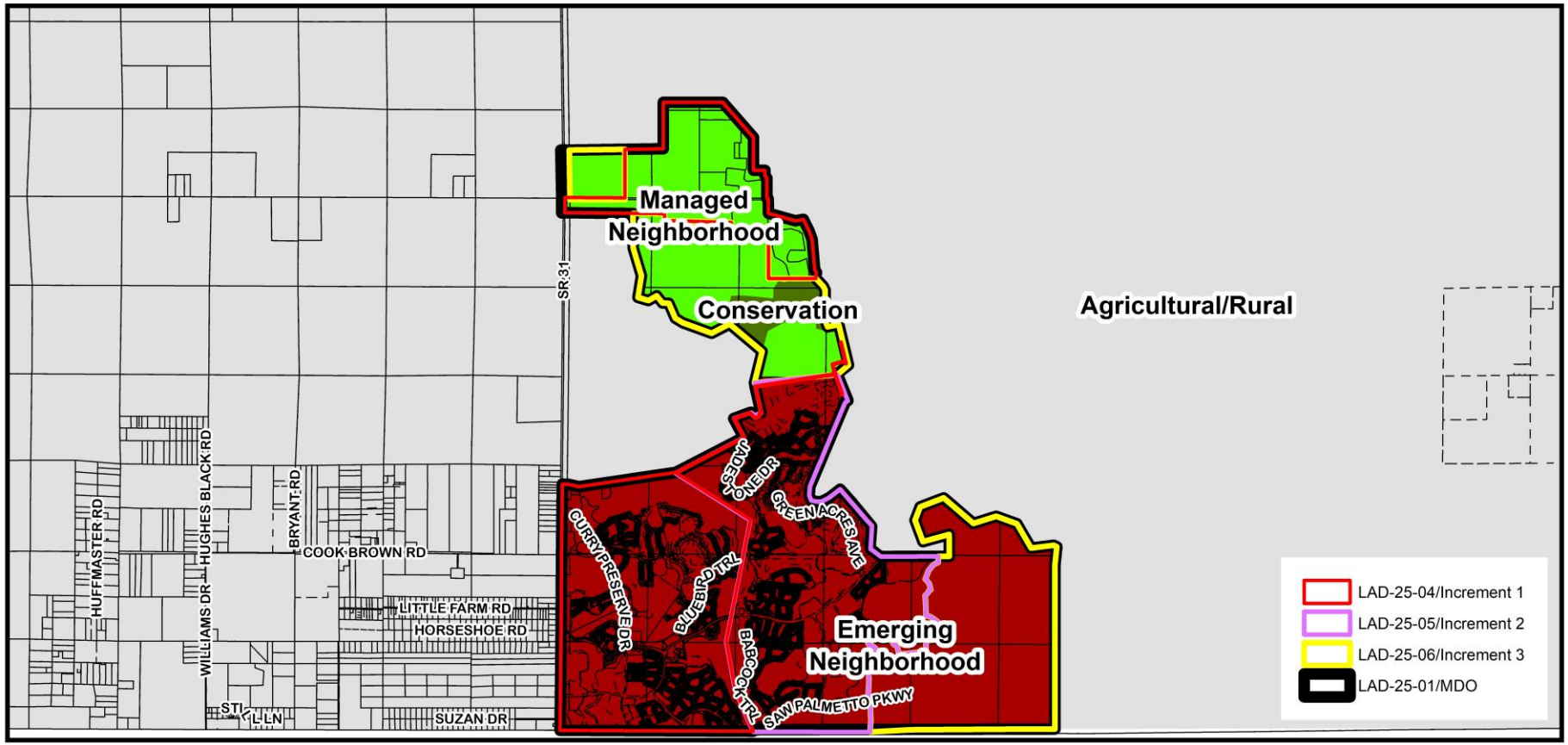
Babcock Ranch Community DRI 1000' Notification Area Map



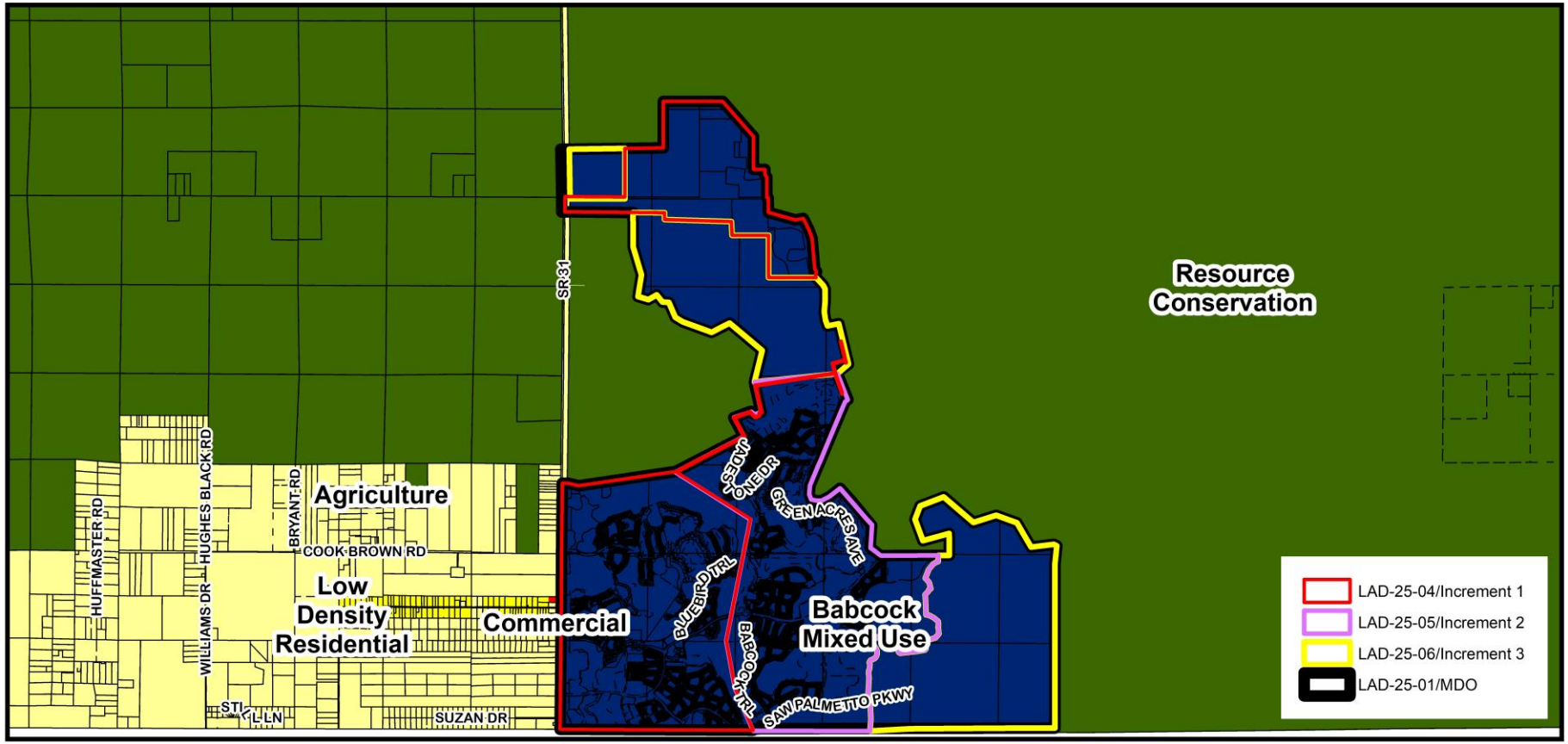
Babcock Ranch Community DRI Location Map



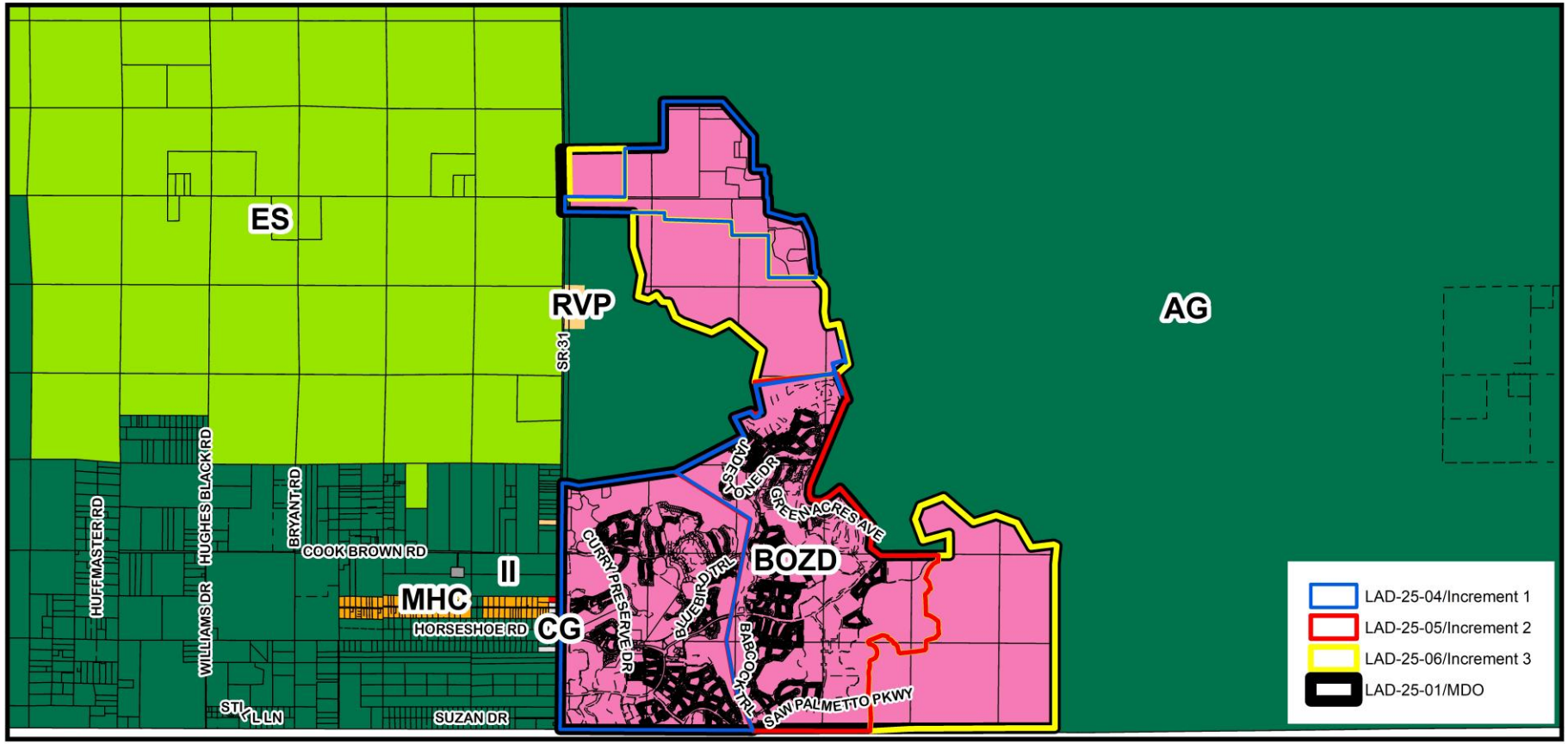
Babcock Ranch Community DRI Area Image



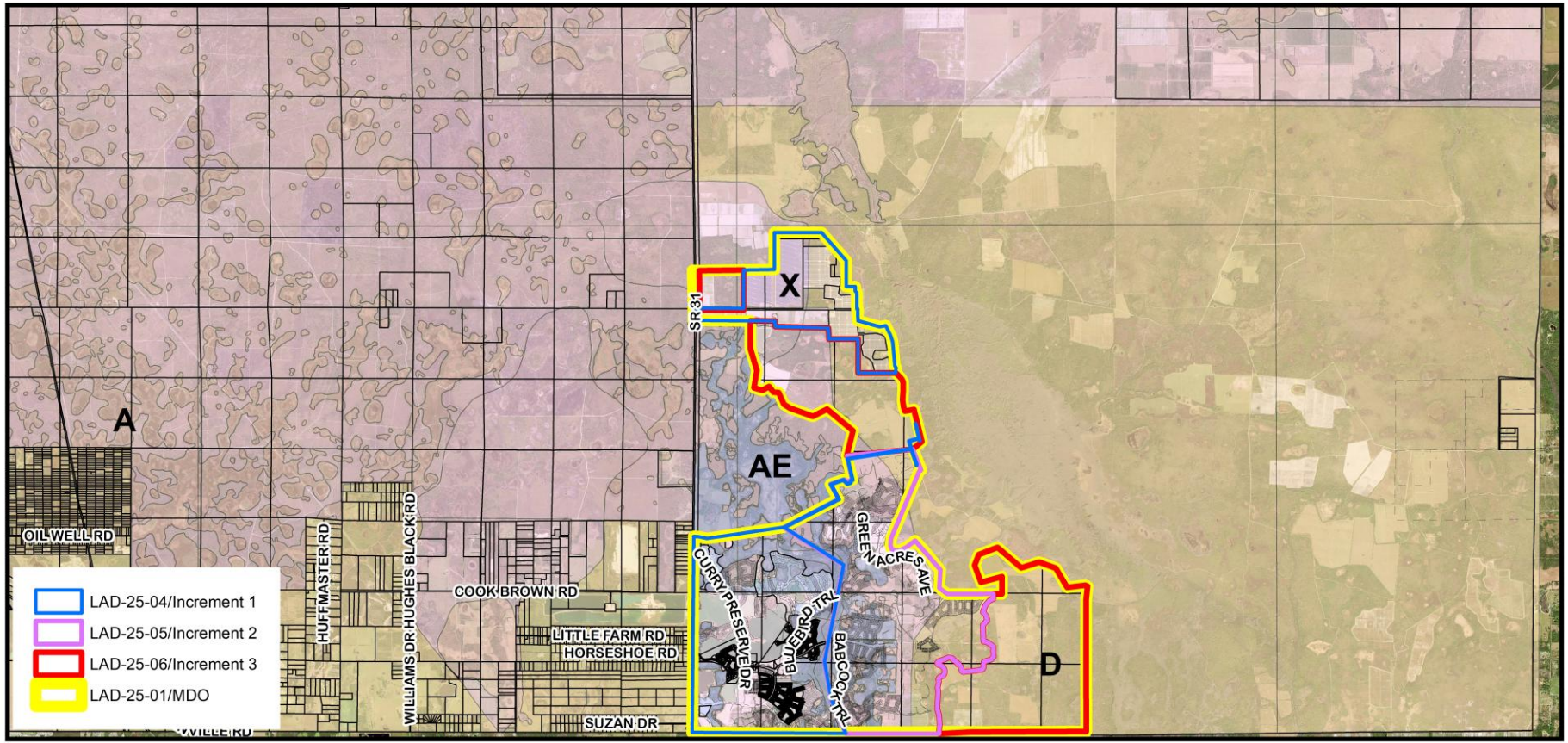
Babcock Ranch Community DRI Framework



Babcock Ranch Community DRI FLUM Designations



Babcock Ranch Community DRI Zoning Designations



Babcock Ranch Community DRI Flood Zones (Subject Property - AE, D & X Zones)

Major Changes

- Revising “Whereas Clauses” in the MDO and three IDOs to include the latest resolutions and the public hearing dates.
- Amending “Findings of Fact and Conclusions of Law” in the MDO to updated the maximum non-residential development rights to be consistent with the Comprehensive Plan. Specifically:
  - To update 1,400,000 SF of retail to 4,900,000 SF of commercial/retail/office (including medical) uses.
  - To update 3,500,000 SF of office (general office, medical office, and civic) to 150,000 SF of government/civic uses.

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Major Changes

- Revising Development Rights:

Increment 1	Increment 2	Increment 3
• Decrease residential units from 5,056 to 4,793 units (increasing single-family from 3,056 to 3,225 units and decreasing multi-family from 2,000 to 1,568 units). • Decrease retail from 470,000 to 350,229 SF and increasing office from 370,000 to 916,500 SF, which is a total of 1,266,729 SF of commercial/retail/office (including medical) uses. • Add 27,660 SF of government/civic uses. • Increase industrial from 200,000 to 450,000 SF. • Add 177 hospital beds. • Decrease units of ALF beds from 218 to 140 units.	• Decrease residential units from 9,252 to 8,907 units (increasing the single-family from 5,817 to 6,042 units and decreasing the multi-family from 3,435 to 2,865 units). • Increase commercial/retail from 730,000 to 1,336,771 SF and office from 650,000 to 698,500 SF, which is a total of 2,035,271 SF of commercial/retail/office (including medical) uses • Add 48,500 SF of government/civic uses. • Add 100,000 SF of industrial. • Decrease assisted ALF beds from 200 to 139.	• Increase residential units from 3,562 to 4,170 units (Decreasing single-family from 3,562 to 3,168 units and increasing multi-family from 0 to 1,002 units). • Increase commercial/retail from 200,000 to 643,000 SF and office from 80,000 to 90,000 SF, which is a total of 733,000 SF of commercial/retail /office (including medical) uses.

EXHIBIT B

(Expanded Fixed and Variable Criteria depicted on B-1 Master Concept Plan – Map H)

FIXED AND VARIABLE DEVELOPMENT CRITERIA FOR PROPOSED DEVELOPMENT OF +/- 13,630.6 ACRES LOCATED ON S.R. 31 IN CHARLOTTE COUNTY, FLORIDA
BABCOCK RANCH

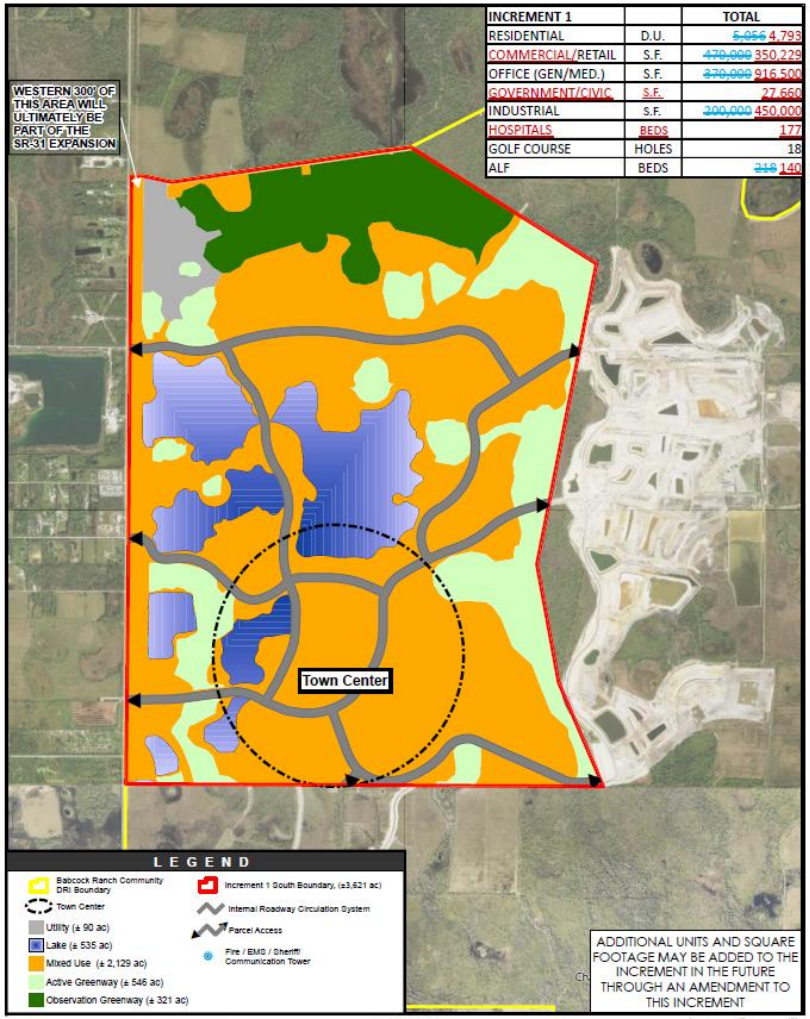
FIXED DEVELOPMENT CRITERIA

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, fire, EMS, and Sheriff facilities, regional and community park facilities, clubhouses and similar neighborhood amenities, which square footage will be additional and 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".

1. Agricultural uses shall be permitted throughout the Babcock Ranch Community.
2. There shall be a minimum of thirty-five (35%) percent Open Space provided overall.
3. Open Space/Conservation Easements shall be addressed during subsequent incremental submittals and recorded in the Public Records following final permitting.
4. When combined with non-residential development in the Lee County Babcock Mixed Use Planned Development District, the total non-residential development shall not exceed the total square footage in the Charlotte County Babcock Ranch Master Development of Regional Impact Development Order (as may be modified by the DRI's adopted Land Use Equivalency Matrix).
5. Solar arrays and related facilities are permitted in all of Increment 1 North Area, except in the Passive Greenway, Observation Greenway, and Conservation Easement Corridor.
6. Helicopter landing site and mosquito control building may be located in Greenways, except Corridor and Observation Greenways.

VARIABLE DEVELOPMENT CRITERIA

1. The following items will be refined during subsequent incremental reviews and/or final permitting:
   a. Final acreages of all proposed uses;
   b. Native habitat preservation, alteration, enhancement, mitigation, and conservation acreages may be modified based on stormwater lake design, other engineering requirements and final permitting;
   c. The final location and allocation of civic facilities (i.e. internal parks, schools, emergency services buildings, etc.);
   d. The internal road alignments and circulation;
   e. The configuration and detail associated with the agriculture areas;
   f. The final location, allocation, alignment and use of the conceptual trail system;
   g. The location of vehicular access points, including existing temporary entry ways, to external public roadways; and
   h. The limited transportation, pedestrian, and utility corridor between the northern most mixed use/residential/commercial area and North Babcock Area.
2. The boundaries of the areas shown as "Mixed Use/Residential/Commercial" (MURC) including Town Center, are conceptual in nature, and may be modified through the subsequent incremental review process. Specific uses to support "mixed use" "residential" or "commercial", included, but not limited to: parking, stormwater lakes, preservation areas, parks, or other space may be identified and refined during the review and/or through subsequent permitting consistent with local land development regulations.
3. Golf course/Recreation is allowed in MURC.
4. If it is determined that future Right-of-Way (ROW) is not required for SR 31 in the North Babcock Area, land identified for ROW may be used for development, in accordance with the MDO.


INCREMENT 1 | | TOTAL
RESIDENTIAL | D.U. | ~~5,056~~ 4,793
COMMERCIAL/RETAIL | S.F. | ~~470,000~~ 350,229
OFFICE (GEN/MED.) | S.F. | ~~370,000~~ 916,500
GOVERNMENT/CIVIC | S.F. | 27,660
INDUSTRIAL | S.F. | ~~200,000~~ 450,000
HOSPITALS | BEDS | 177
GOLF COURSE | HOLES | 18
ALF | BEDS | ~~218~~ 140
WESTERN 300' OF THIS AREA WILL ULTIMATELY BE PART OF THE SR 31 EXPANSION
Town Center
LEGEND
Babcock Ranch Community DRI Boundary
Town Center
Utility (± 90 ac)
Lake (± 535 ac)
Mixed Use (± 2,129 ac)
Active Greenway (± 546 ac)
Observation Greenway (± 321 ac)
Increment 1 South Boundary, (±3,621 ac)
Internal Roadway Circulation System
Parcel Access
Fire / EMS / Sheriff/ Communication Tower
ADDITIONAL UNITS AND SQUARE FOOTAGE MAY BE ADDED TO THE INCREMENT IN THE FUTURE THROUGH AN AMENDMENT TO THIS INCREMENT
Stantec
Exhibit B-2
Babcock Ranch Community
Map H-1 Increment 1 South Master Development Plan
September 2025

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 BACOCK RANCH OVERLAY ZONING DISTRICT (ORDINANCE NO. 2014-077), AS MAY BE AMENDED.
4. OPEN SPACE SHALL BE TABULATED AND UPDATED AS A RESULT OF FINAL PERMITTING FOR THE PURPOSE OF MONITORING THE MINIMUM OF 35% OPEN SPACE REQUIRED OVERALL FOR THE BABCOCK RANCH COMMUNITY. OPEN SPACE/GREENWAY AREAS SUBJECT TO CONSERVATION EASEMENTS IDENTIFIED IN THIS INCREMENT SHALL BE RECORDED IN THE PUBLIC RECORDS FOLLOWING FINAL PERMITTING.
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 DEVELOMENT PODS FOR SPECIFIC LAND USE CLASSIFICATIONS MAY OCCUR AS A RESULT OF FINAL LAND PLANNING AND PERMITTING. SPECIFIC USES TO SUPPORT DEVELOPMENT SUCH AS PARKING, STORMWATER LAKES, PARKS OR OTHER SPACES MAY BE IDENTIFIED AND REFINED THROUGH SUBSEQUENT PERMITTING CONSISTENT WITH LOCAL LAND DEVELOPMENT REGULATIONS.
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).

Stantec

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Exhibit B
Babcock Ranch Community
Map H Increment 1 Fixed and Variable Development Criteria
September 2025

Stantec Consulting Services Inc.
4900 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

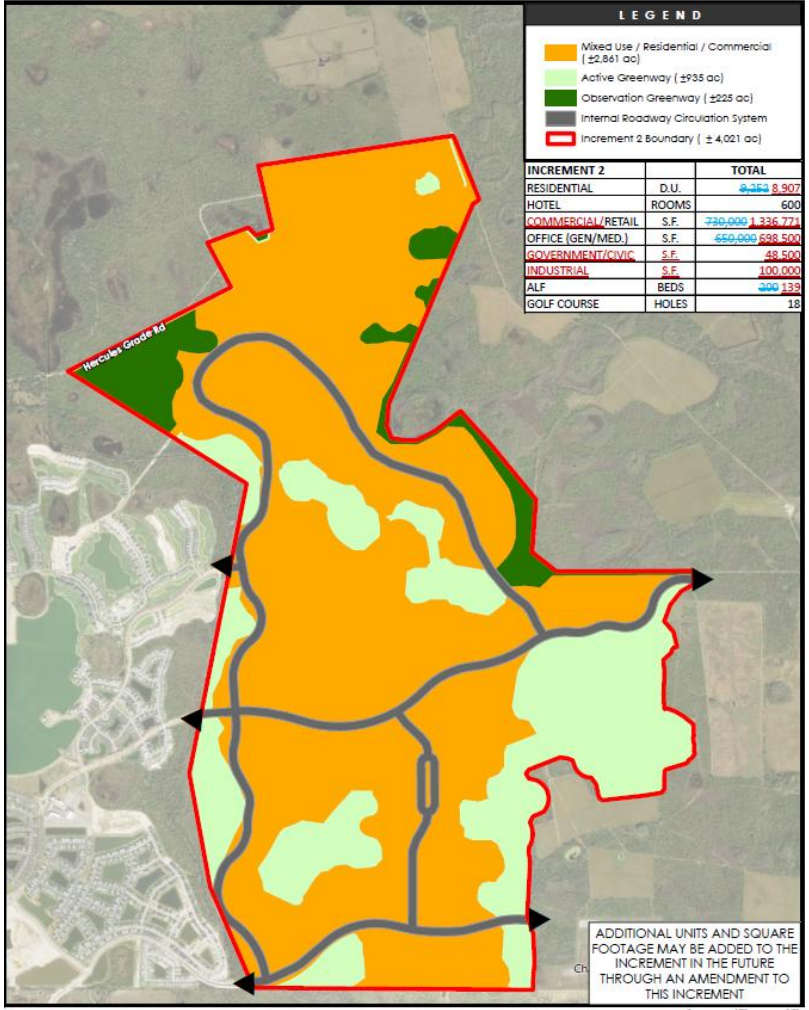
EXHIBIT E

Increment 1 Parameters

LAND USE	AMOUNT/SIZE
Residential	~~5,056~~4,793 units
Commercial/Retail	~~470,000~~350,229 sf
Office (GEN/MED.)	~~370,000~~916,500 sf
Government/Civic	27,660 sf
Industrial	~~200,000~~450,000 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).



INCREMENT 2		TOTAL
RESIDENTIAL	D.U.	~~8,353~~ 8,907
HOTEL	ROOMS	600
COMMERCIAL/RETAIL	S.F.	~~730,000~~ 1,336,771
OFFICE (GEN/MED.)	S.F.	~~650,000~~ 698,500
GOVERNMENT/CIVIC	S.F.	48,500
INDUSTRIAL	S.F.	100,000
ALF	BEDS	~~309~~ 139
GOLF COURSE	HOLES	18

Stantec

Babcock Ranch Community
Increment 2 - Map H
September 2025

FIXED AND VARIABLE DEVELOPMENT CRITERIA FOR BABCOCK RANCH COMMUNITY INCREMENT 2

FIXED DEVELOPMENT CRITERIA

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

VARIABLE DEVELOPMENT CRITERIA

1. THE FOLLOWING ITEMS WILL BE DEFINED DURING DETAILED SITE PLANNING AND PERMITTING:
    a. FINAL CONFIGURATIONS OF OPEN SPACE, GREENWAYS, DEVELOPMENT PODS, AND UTILITY CORRIDORS, INCLUDING POTENTIAL RELOCATION AND RECONFIGURATION OF OPEN SPACE, GREENWAYS, UTILITY CORRIDORS AND NEIGHBORHOOD MIXED USE/RESIDENTIAL/COMMERCIAL (MURC).
    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.
    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 DEVELOMENT PODS FOR SPECIFIC LAND USE CLASSIFICATIONS MAY OCCUR AS A RESULT OF FINAL LAND PLANNING AND PERMITTING. SPECIFIC USES TO SUPPORT DEVELOPMENT SUCH AS PARKING, STORMWATER LAKES, PARKS OR OTHER SPACES MAY BE IDENTIFIED AND REFINED THROUGH SUBSEQUENT PERMITTING CONSISTENT WITH LOCAL LAND DEVELOPMENT REGULATIONS.
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).

Stantec
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6920 Professional Pkwy E.
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

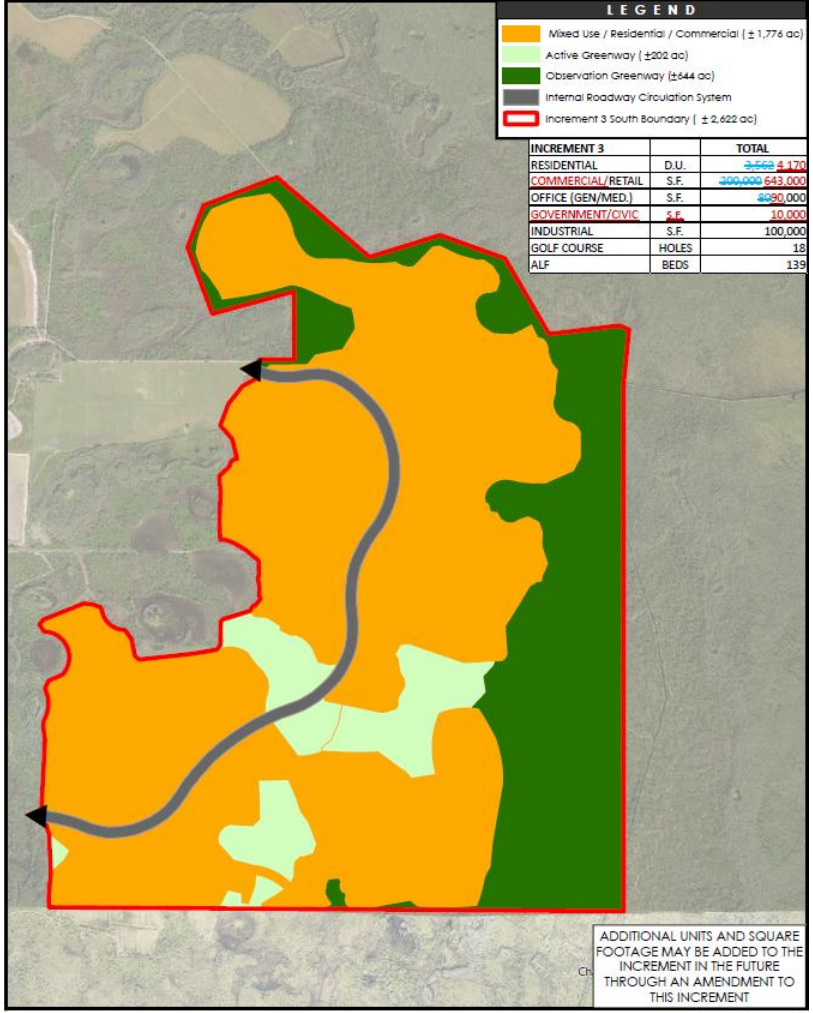
EXHIBIT E

Table 1. INCREMENT 2 PARAMETERS

Increment 2		**Total**
RESIDENTIAL	D.U.	~~9,252~~8,907
HOTEL	ROOMS	600
COMMERCIAL/RETAIL	S.F.	~~730,000~~1,336,771
OFFICE (GEN/MED)	S.F.	~~650,000~~698,500
GOVERNMENT/CIVIC	S.F.	48,500
ALF	BEDS	~~200~~139
INDUSTRIAL	S.F.	100,000
GOLF COURSE	HOLES	18

Note:

1) Utilities, agriculture, and ecotourism are permitted throughout Increment 2.
2) Table 1 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).



Stantec

Babcock Ranch Community
Increment 3 South - Map H
September 2025

FIXED AND VARIABLE DEVELOPMENT CRITERIA FOR BABCOCK RANCH COMMUNITY INCREMENT 3

FIXED DEVELOPMENT CRITERIA

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

VARIABLE DEVELOPMENT CRITERIA

1. THE FOLLOWING ITEMS WILL BE DEFINED DURING DETAILED SITE PLANNING AND PERMITTING:
    a. FINAL CONFIGURATIONS OF OPEN SPACE, GREENWAYS, DEVELOPMENT PODS, AND UTILITY CORRIDORS, INCLUDING POTENTIAL RELOCATION AND RECONFIGURATION OF OPEN SPACE, GREENWAYS, UTILITY CORRIDORS AND NEIGHBORHOOD MIXED USE/RESIDENTIAL/COMMERCIAL (MURC).
    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.
    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 DEVELOMENT PODS FOR SPECIFIC LAND USE CLASSIFICATIONS MAY OCCUR AS A RESULT OF FINAL LAND PLANNING AND PERMITTING. SPECIFIC USES TO SUPPORT DEVELOPMENT SUCH AS PARKING, STORMWATER LAKES, PARKS OR OTHER SPACES MAY BE IDENTIFIED AND REFINED THROUGH SUBSEQUENT PERMITTING CONSISTENT WITH LOCAL LAND DEVELOPMENT REGULATIONS.
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 E

Table 1. INCREMENT 3 PARAMETERS

Increment 3		**Total**
RESIDENTIAL	D.U.	~~3,562~~4,170
COMMERCIAL/RETAIL	S.F.	~~200,000~~643,000
OFFICE (GEN/MED)	S.F.	~~80,000~~90,000
GOVERNMENT/CIVIC	S.F.	10,000
INDUSTRIAL	S.F.	100,000
GOLF COURSE	Holes	18
ALF	Beds	139

Note:

1) Utilities, agriculture, and ecotourism are permitted throughout Increment 3.
2) Table 1 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 (iv) and (v).

Major Changes

- Revising the Transportation section:
  - To revise Exhibit F: *Master (Buildout ~~2040~~ 2045) Roadways Network with Initial Internal Capture Rate – 22% and with Developer's Estimated Community Capture Rate – ~~66~~67%,* *Exhibit* G: *Babcock Ranch DRI Cumulative Incremental Transportation Conditions*, Exhibit J: *Cumulative Future (203~~8~~40) Traffic Conditions with Project Directional Peak Hour Peak Season*, and Exhibit K: *Cumulative Future (203~~8~~40) Traffic Conditions with project Proportionate Share Calculation.*
  - To add new Exhibit G-1: *73C-40.045 Transportation Uniform Standard Rule.*

The calculated cumulative proportionate share for Increments 1, 2, and 3 is now $43,401,163 (previously $50,937,226).

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Major Changes

- Amending the Vegetation, Wildlife, and Wetlands section in Increment 1 IDO:
  - To update Conditions 5.A.(1) A & B to recognize that State 404 Permit may be modified.
- Updating the Police and Fire section in Increment 1 IDO:
  - To revise Condition 8.A.(2) because this condition has been fulfilled.
- Updating the Energy section in Increment 1 IDO because one zero energy home has been constructed. (Condition 11.A.(2) is completed.)

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Major Changes

- Updating Buildout and Expiration Dates in three increments:
  - Buildout date: February 28, 2053/Expiration date: September 9, 2055.

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Major Changes

- Updating Exhibit “D” in MDO and IDOs:
  - To Reflect the completion of “Site #1 Sheriff” and “Site #1 Fire”.
  - To amend the “Commencement of Operations” for “one permanent helicopter landing site” from “October 1, 2024”, to “prior to reaching 17,500 persons” in order to be consistent with the commencement for the “mosquito control pre-fab building (shell only).”
  - To update Note #3 for the required “pre-fab building” in MDO and Note #1 in Increment 1 IDO to include one office and a single bay for two vehicles instead of two offices and two bays for vehicle.

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Major Changes

- Updating Exhibit “D” in MDO and Increment IDOs:
  - To update Notes #2 & #8 in MDO, Notes #1 & #2 in Increment 2 IDO to provide an option to allow for co-location of the library and annex facilities on the 4-acre library parcel.
  - To add new Note #11 in MDO and new Note #8 in Increment 1 IDO, new Note #5 in Increment 2 IDO, and new Note #3 in Increment 3 IDO to provide an option to allow either the County or Developer to complete construction of facilities.

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Major Changes

- Amending the Police and Fire section in MDO by adding new Condition 10.A.(3).
- Amending the Open Space, Parks, and Library section in MDO by adding new Condition 14.A.(7).

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EXHIBIT H
MDO LAND USE EQUIVALENCY MATRIX (LUEM)

Table EM-1: Babcock Ranch Community - Incremental (Cumulative DRI) Equivalency Matrix

Land Use / Equivalent To	Unit	Single-Family (1 d.u.)	Multifamily (1 d.u.)	Age-Restricted [1] Residential (1 d.u.)	Assisted Living Facility (1 bed)	Retail (1,000 sq. ft.)	General Office (1,000 sq. ft.)	Medical Office (1,000 sq. ft.)	Industrial - General Light (1,000 sq. ft.)	Industrial [2] (1,000 sq. ft.)	Hotel / Motel (1 room)	RV Park [3] (1 site)	Civic / Government (1,000 sq. ft.)
Single-Family	d.u.	NA	0.58	0.40	0.32	3.14	1.49	5.46	0.32	0.46	0.93	0.36	2.29
Multifamily	d.u.	1.71	NA	0.69	0.55	5.39	2.55	9.37	0.55	0.78	1.60	0.62	3.93
Age-Restricted Residential [1]	d.u.	2.48	1.45	NA	0.80	7.79	3.69	13.55	0.79	1.13	2.31	0.90	5.69
Assisted Living Facility	bed	3.11	1.81	1.25	NA	9.77	4.63	16.99	1.00	1.42	2.90	1.13	7.13
Retail	sq. ft.	320	190	130	100	NA	470	1,740	100	150	300	120	730
General Office	sq. ft.	670	390	270	220	2,110	NA	3,670	220	310	630	240	1,540
Medical Office	sq. ft.	180	110	70	60	580	270	NA	60	80	170	70	420
Industrial - General Light	sq. ft.	3,120	1,820	1,260	1,000	9,800	4,640	17,040	NA	1,430	2,910	1,130	7,150
Industrial [2]	sq. ft.	2,190	1,280	880	700	6,870	3,260	11,950	700	NA	2,040	790	5,020
Hotel / Motel	room	1.07	0.63	0.43	0.35	3.37	1.60	5.86	0.34	0.49	NA	0.39	2.46
RV Park [3]	site	2.76	1.61	1.11	0.89	8.66	4.10	15.05	0.88	1.26	2.57	NA	6.32
Civic / Government	sq. ft.	440	250	180	140	1,370	650	2,380	140	200	410	160	NA

Table EM-2: BRC - Incremental (Cumulative DRI) Trip Generation

Land Use	ITE Land-Use Code	BRC Incremental DRI [4] (Cumulative DRI)		Incremental (Cumulative DRI) Trip Generation Estimate [5] Effective Trip Rate (PM Peak Hour, Two-Way)
		Trip Generation (PM Peak, Two-way)	Size	
Residential				
Single-Family	210	9,252	12,435	0.74 trips/d.u.
Multifamily	220	2,358	5,435	0.43 trips/d.u.
Age-Restricted Residential [1]	251	n/a	n/a	0.30 trips/d.u.
Assisted Living Facility	254	100	418	0.24 trips/bed
Non-Residential				
Retail	820	5,446	2,330,000	2.34 trips/1,000 sq. ft.
General Office	710	1,200	1,083,840	1.11 trips/1,000 sq. ft.
Medical Office	720	2,174	535,000	4.06 trips/1,000 sq. ft.
Industrial - General Light	110	155	650,000	0.24 trips/1,000 sq. ft.
Industrial [2]	130	n/a	n/a	0.34 trips/1,000 sq. ft.
Hotel / Motel	310	416	600	0.69 trips/room
RV Park [3]	416	n/a	n/a	0.27 site
Civic / Government	730	147	86,160	1.71 trips/1,000 sq. ft.

Source: Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition.

Notes:

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

2 Includes Industrial Park and Research & Development Park.

3 Recreational Vehicle Park - MDO.

4 Refer to Appendix 21-I (Page I-9), Trip Generation - With BRC DRI, Babcock Ranch Community DRI - Incremental DRI Amendments (2024), June 20, 2025.

5 The effective trip rate based on the ITE trip generation equation (fitted curve), where applicable. Otherwise, standard ITE average rate assumed.