



CHARLOTTE COUNTY

Community Development

MDO Amendment

APPLICATION FOR AMENDMENT TO THE DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER

Application Requirements

- **Completeness Review:** Supply one unbound copy of the application (see checklist below) or one digital set in PDF format of the application. The application will be reviewed for completeness within five days of submittal. If deemed incomplete, the applicant will be informed of what information is needed by email and phone. The application will not be reviewed further until the information is supplied.
- The applicant is required to supply one hardcopy sets of all documents, or one digital set in PDF format of all documents. One copy of the proposed resolution in Word format, one set of the boundary survey and proposed map H in AutoCAD format or shape file.

Checklist

- ☐ Survey and accurate legal description (including acreage), **signed and sealed** by a registered land surveyor, tied to the state plane coordinate system.
Not Required
- ☐ Most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* for subject property
Not Required
- ☒ Affidavit, signed and notarized, stating the truth, accuracy and completeness of the application and all attachments
- ☐ Property owner authorization to applicant to submit petition, Form A, as applicable
- ☒ Applicant authorization to agent to submit petition, Form B, as applicable
- ☐ A copy of any covenants, easements or restrictions that have been recorded for the subject site
Not Required
- ☐ If any portion of the property is in the Coastal High Hazard Area, a map outlining this area according to Storm Surge zones and an indication of the base residential density within each zone, as applicable.
Not Required
- ☐ Filing fee **(\$3,350.00)**, with check made payable to the Charlotte County Board of County Commissioners or CCBCC
See enclosed letter regarding fees.

Scheduling for Public Hearing

No additional changes may be made to any information in an application subsequent to one week before the hearing packet is due to be compiled for the Planning and Zoning Board members or the Legistar item deadline for the Board of County Commissioners. The planner in charge of the application will be able to inform the applicant of the drop-dead date.

- If Department staff is unable to review the information provided and receive input from other departments, as needed, because sufficient time for review was not provided by the applicant, staff may be forced to recommend denial of the project. The applicant is encouraged to contact staff when submitting new information or subsequent to submitting new information so that an estimate of the staff time needed to review the information can be discussed.



**APPLICATION for
AMENDMENT TO
THE DEVELOPMENT OF REGIONAL IMPACT
DEVELOPMENT ORDER**

Date Received:	Time Received:
Date of Log-in:	Petition #: Accela #:
Receipt #:	Amount Paid:

A. Indicate the name of the existing DRI:

Babcock Ranch Community Master DRI

- ❖ *Provide a complete copy of the existing DO, which includes any prior changes, in Word format with use of strikethrough and underline to show the proposed changes.*

B. Parties involved in the Application

Name of Applicant: Babcock Property Holdings, L.L.C.

Mailing Address: 42850 Crescent Loop, Suite 200

City: Babcock Ranch

State: FL

Zip Code: 33982

Phone Number: 941-235-6912

Fax Number: 941-235-6919

Email Address: EWoods@kitsonpartners.com

Name of Agent: Stantec Consulting Services Inc. c/o James Paulmann, FAICP & Katie LaBarr, AICP

Mailing Address: 6920 Professional Parkway

City: Sarasota

State: FL

Zip Code: 34240

Phone Number: 941-907-6900

Fax Number: 941-907-6910

Email Address: jim.paulmann@stantec.com & katie.labarr@stantec.com

Name of Engineer: Kimley-Horn c/o David Mercer, P.E.

Mailing Address: 1514 Broadway, Suite 301

City: Fort Myers

State: FL

Zip Code: 33901

Phone Number: 239-673-2707

Fax Number: N/A

Email Address: David.Mercer@kimley-horn.com

Name of Surveyor: Johnson Engineering Inc. c/o Kevin Riscassi

Mailing Address: 2122 Johnson Street

City: Fort Myers

State: FL

Zip Code: 33901

Phone Number: 239-334-0046

Fax Number: N/A

Email Address: kmr@johnsoneng.com

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):
Same as Applicant

Mailing Address:

City:

State:

Zip Code:

Phone Number:

Fax Number:

Email Address:

C. ASSOCIATED APPLICATION(S):

Please indicate if you intend to separately submit any of the following associated applications:

N/A Rezoning

Provide a summary of the proposed amendments:

The BRC Master DRI Development Order (MDO) will be amended to reflect the Master Traffic Study Update and resultant recommended improvements (Exhibit F) agreed upon by all parties.

D. PROPERTY INFORMATION:

Attach a separate list that includes the following information for each parcel or lot included within the DRI associated with this application, grouped by account number

Property Account Number: Multiple Parcels – Please refer to enclosed Location Map

Section:

Township:

Range:

Parcel/Lot #:

Block #:

Subdivision:

Total acreage or square feet of the property:

Additional Agents

Name of Agent: The Big W Law Firm c/o Robert H. Berntsson

Mailing Address: 3195 South Access Road

City: Englewood

State: FL

Zip: 34224

Phone Number: 941-627-1000

Email Address: rberntsson@bigwlaw.com

Name of Agent: David Plummer & Associates c/o Stephen Leung

Mailing Address: 2149 McGregor Boulevard City: Fort Myers State: FL Zip: 33901

Phone Number: 239-332-2617 Email Address: stephen.leung@dplummer.com

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25 day of November, 2024, by _____ who is personally known to me or has/have produced _____ as identification and who did did not take an oath.

Laura J. Mooneyham
Notary Public Signature

[Signature]
Signature of Applicant or Agent

Laura J. Mooneyham
Notary Printed Signature

James A. Paulmann, FAICP

N/A
Title

Printed Signature of Applicant or Agent

6920 Professional Parkway

Address

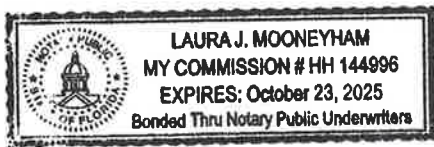
HH 144996
Commission Code

Sarasota, FL 34240

City, State, Zip

941-907-6900

Telephone Number



FORM B. APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the property described and which is the subject matter of the proposed hearing.

I give authorization for Stantec Consulting Services Inc. and The Big W Law Firm and David Plummer & Associates to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 19th day of November, 2024, by

Erica S. Woods who is personally known to me or has/have produced
as identification and who did/did not take an oath.

Karen B. Doms
Notary Public Signature

Erica S. Woods
Signature of Applicant

Karen B. Doms
Notary Printed Signature

Erica S. Woods
Printed Signature of Applicant

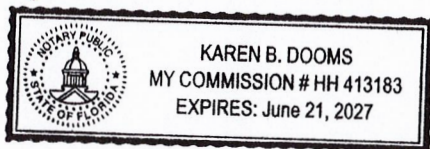
Administrative Asst
Title

42850 Crescent Loop, Suite 200
Address

HH 413183
Commission Code

Pabcock Ranch, FL 33
City, State, Zip

941-235-6900
Telephone Number





Stantec Consulting Services Inc.
6920 Professional Parkway East, Sarasota FL 34240

February 26, 2025

Electronic Delivery

File: 215618490

Charlotte County
Community Development Department
18400 Murdock Circle
Port Charlotte, Florida 33948

Attention: Jie Shao, AICP, MCP, Principal Planner

Reference: Babcock Ranch Community Increment 1 Amendment Application

Dear Ms. Shao:

Please find enclosed, an application for an amendment to Increment 1 of the Master Development Order for the Babcock Ranch Community DRI. Submitted in support of this application are the following:

1. Charlotte County Application Documents
 - a. Application For Amendment to The Development of Regional Impact Form
 - b. Affidavit
 - c. Additional Agents
 - d. Proof of Payment for Application Fees
 - e. Revised Exhibits:
 - i. Exhibit B-1 Babcock Ranch Community Map H Increment 1 Master Development Plan
 - ii. Exhibit B-2 Babcock Ranch Community Map H-1 Increment 1 South Area Master Development Plan
 - iii. Exhibit B-4 Babcock Ranch Community Map H-3 Increment 1 North Area Master Development Plan
 - iv. Exhibit B-5 Babcock Ranch Community Map H-4 Increment 1 Master Development Plan Fixed and Variable Development Criteria
 - v. Exhibit D Updated Summary of Land Dedications and Facilities Construction to be completed throughout the review process.
2. Draft Master DRI Development Order in strikethrough/underline format

OVERVIEW

Development of the Babcock Ranch Community is governed by the Master/Incremental Application for Development Approval (AMDA/AIDA) process.

The Babcock Ranch Community (BRC) Master Development of Regional Impact (DRI) Master DRI Development Order (MDO) was approved in 2006 and subsequently amended in 2007, 2008, 2009, 2011, 2014, 2015, 2016, 2017, 2018, 2021, and 2023. Current entitlements include 17,870

Reference: Babcock Ranch Community Increment 1 Amendment Application

residential dwelling units, 1,400,000 square feet of retail, 3,500,000 square feet of office (general office; medical office; and civic), 600 hotel rooms, 650,000 square feet of industrial, 177 hospital beds, 418 units of assisted living facilities, 54 golf holes, and ancillary facilities. The MDO requires a Master Traffic Study Update (MTSU) be conducted and submitted no later than five (5) years after the effective date of the most previous update, which was in 2021. An amendment to this Increment 1 IDO is proposed primarily, to update entitlements, revise conditions to be consistent with Increment 2 and Increment 3, and update Exhibit D to be consistent with the MDO. The proposed amendments to this IDO are presented in this narrative.

Amendments to Increment 1 include the following:

- Update entitlements as follows:
 - 4,793 total residential units
 - 350,229 square feet of retail
 - 916,500 square feet of office space
 - 450,000 square feet of industrial
 - 177 hospital beds
 - 418 ALF beds
 - 18 hole golf course

We appreciate confirmation of receipt of this application. Please let us know if you have any questions. We look forward to working with County staff.

Sincerely,

Stantec Consulting Services Inc.

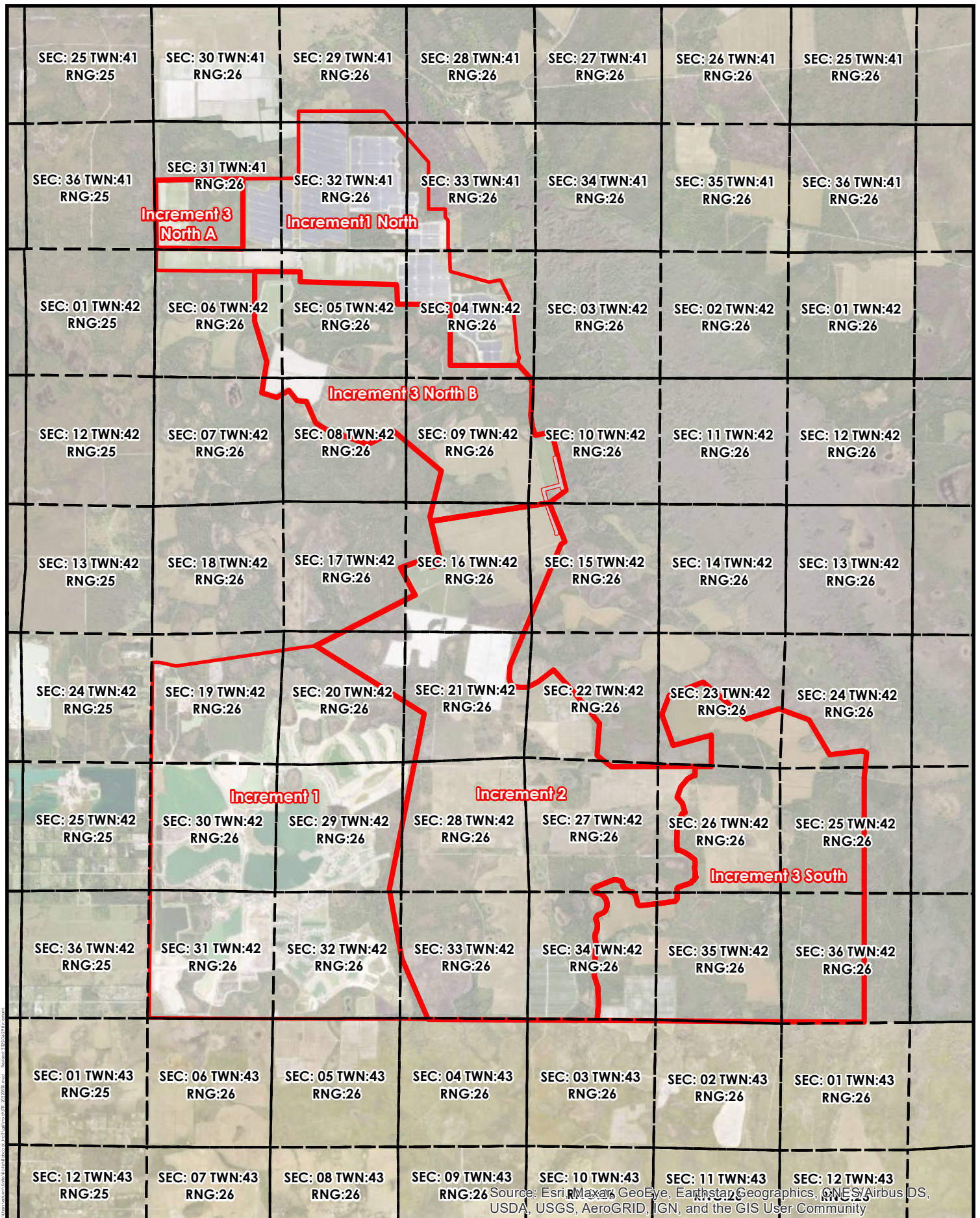


Lisa Chiblow, AICP

Senior Planner

Phone: 571-236-1915

E-Mail: lisa.chiblow@stantec.com



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Babcock Ranch Community Section Township Range Map June 2022

Stantec Consulting Services Inc.
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 Sarasota, FL 34240
 Tel 941.907.6900
 Fax 941.907.6910

