



Staff Report for: LAD-25-04

Hearing Date: October 13, 2025/November 25, 2025

To: Planning and Zoning Board/Board of County Commissioners

From: Jie Shao, AICP, MCP, Planner, Principal (see attached Exhibit 1 for professional qualifications)

Regarding: A request to amend the Increment 1 Development Order (IDO) for the Babcock Ranch Community Development of Regional Impact (DRI)

Part 1 – General Information

Applicant: Babcock Property Holdings, L.L.C., 42850 Crescent Loop, Suite 200, Babcock Ranch, FL 33982

Agent: Stantec Consulting Services, Inc., c/o James Paulmann, FAICP & Katie LaBarr, AICP, 6920 Professional Parkway, Sarasota, FL 34240

Agent/Attorney: Robert H. Berntsson, Esq., 3195 S. Access Road, Englewood, FL 34224

Owner(s): Multiple owners

Request: A privately initiated request to amend the Increment 1 Development Order (IDO), Resolution Number 2023-079, for the Babcock Ranch Community Development of Regional Impact (DRI) by:

- 1) Revising "Whereas Clauses" to reflect the current status.
- 2) Revising development rights to:
 - Decrease residential dwelling units from 5,056 to 4,793 units (single-family units from 3,056 to 3,225 units and multi-family units from 2,000 to 1,568 units).
 - Decrease retail from 470,000 to 350,229 square feet and increasing office from 370,000 to 916,500 square feet, which is a total of 1,266,729 square feet of commercial/retail/office (including medical) uses.
 - Add 27,660 square feet of government/civic uses.
 - Increase industrial from 200,000 to 450,000 square feet.
 - Add 177 hospital beds.
 - Decrease units of assisted living facility (ALF) beds from 218 to 140 units.
- 3) Amending the Vegetation, Wildlife, and Wetlands section by updating Conditions 5.A.(1) A & B.

- 4) Updating the Police and Fire section Condition 8.A.(2) to reflect completed task.
- 5) Updating the Energy section Condition 11.A.(2) to reflect that one zero energy home has been constructed.
- 6) Reflecting the extension of the expiration date and buildout date of this IDO.
- 7) Updating Exhibit B-2 to reflect updated entitlements, and updating "Fixed Development Criteria" as established in Exhibit B-5.
- 8) Updating Exhibit D: Summary of Land Dedications and Facilities Construction to reflect current status.
- 9) Amending Exhibit E: Babcock Ranch Community Increment 1 Parameters to be consistent with the revised development parameters.
- 10) Updating this IDO for other changes for internal and statutory consistency.

Location: **Commission District I:** The subject property is located east of S.R. 31, south of C.R. 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, in the East County area.

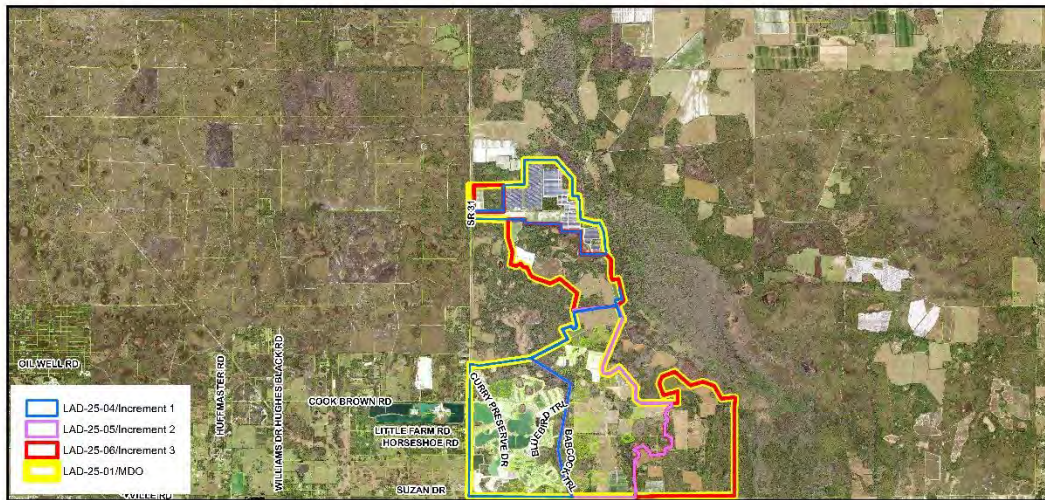
Land Area: The subject property contains a total of 5,095.35± acres.

Public Notice: Public Notice has been given as required by Charlotte County Code, Section 3-9-10; sub-sections (d) Published Notice; (e) Mailed Notice (1,000-foot Mailed Notice Map); and (f) Posted Notice.

Part 2 - Analysis and Conclusion

Babcock Property Holdings, L.L.C. is requesting an amendment to the Increment 1 Development Order (IDO) for the Babcock Ranch Community Development of Regional Impact (DRI), Resolution Number 2023-079. This increment is the first increment of the Babcock Ranch Community DRI, containing approximately 5,095.35 acres, which was originally approved in 2009, and since then several amendments to this IDO have been approved.

The Babcock Ranch Community DRI is generally located east of State Road 31, south of County Road 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, in the East County area. As of today, three increment development orders have been approved by the Board of County Commissioners (Board).



Babcock Ranch Community DRI Area Image

Detailed Changes

1) Revising “Whereas Clauses”

Staff’s Analysis: The applicant is proposing to update “Whereas Clauses” to include the latest resolution of this Increment Development Order (IDO) and the public hearing dates for this application. It is staff’s professional opinion that the proposed changes are necessary to reflect the current status of this IDO.

2) Revisions to Development Rights

If approved, the proposed changes would:

- Decrease residential dwelling units from 5,056 to 4,793 units (single-family units from 3,056 to 3,225 units and multi-family units from 2,000 to 1,568 units).
- Decrease retail from 470,000 to 350,229 square feet and increasing office from 370,000 to 916,500 square feet, which is a total of 1,266,729 square feet of commercial/retail/office (including medical) uses.
- Add 27,660 square feet of government/civic uses.
- Increase industrial from 200,000 to 450,000 square feet.
- Add 177 hospital beds.
- Decrease units of assisted living facility (ALF) beds from 218 to 140 units.

Staff’s Analysis: The proposed changes will reduce residential development rights by 263 single-family units; decrease the retail use by 119,771 square feet; increase office uses by 546,500 square feet; add 27,660 square feet of government/civic uses; increase industrial uses by 250,000 square feet; add 177 hospital beds; and decrease units of ALF beds by 78. The proposed changes will not increase or decrease the approved open space areas within the development of this Increment 1 DRI. In addition, the proposed development rights are permitted under the approved Master DRI MDO for the Babcock Ranch Community. Furthermore, the proposed changes will

still create a mixture of residential and commercial development, a well-planned new community, which is consistent with the planning vision for that area as established in the County's Comprehensive Plan. Therefore, staff has no objection to these changes. *Exhibit B-2: Babcock Ranch Community Map H-1 Increment 1 South Master Development Plan* and *Exhibit E: Babcock Ranch Community Increment 1 Parameters* are proposed to be revised to reflect these changes, and staff has no objection to the proposed amendments.

In addition, the applicant is proposing to update "Fixed Development Criteria" as established in *Exhibit B-5: Babcock Ranch Community Map H-4 Increment 1 Master Development Plan Fixed and Variable Development Criteria* to include the following language to be consistent with the Comprehensive Plan regarding the development rights and the approved Equivalency Matrix:

Notwithstanding the forgoing, the development within the DRI may exceed the development category thresholds in accordance with the Land Use Equivalency Matrix attached as Exhibit "H".

It is staff's professional opinion that these changes are necessary to achieve internal consistency.

3) *Amending the Vegetation, Wildlife, and Wetlands section*

Staff's Analysis: The applicant is proposing to update Conditions 5.A.(1) A & B to recognize that State 404 Permit may be modified.

Staff has no objection to the proposed changes.

4) *Updating the Police and Fire section*

Staff's Analysis: On May 6, 2025, the official ribbon cutting ceremony was held to celebrate the opening of the new Charlotte County Fire Station 9 and Charlotte County Sheriff's Office District 5 facilities. The interim trailer has been removed. Therefore, the Developer has fulfilled Condition 8.A.(2).

5) *Update the Energy section*

Staff's Analysis: One zero energy home has been constructed. Therefore, Condition 11.A.(2) is completed.

6) *Reflecting the extension of the expiration date and buildout date*

Staff's Analysis: The buildout date of this IDO has been extended to February 28, 2053, and the expiration date of this IDO has also been extended to September 9, 2055, in order to be consistent with the buildout date and expiration date of the MDO.

Staff concur.

7) *Update Exhibit "D"*

Staff's Analysis: The applicant is requesting to update Exhibit "D": Summary of Land Dedications and Facilities Construction by:

- Reflecting the completion of Site #1 Sheriff and Site #1 Fire.

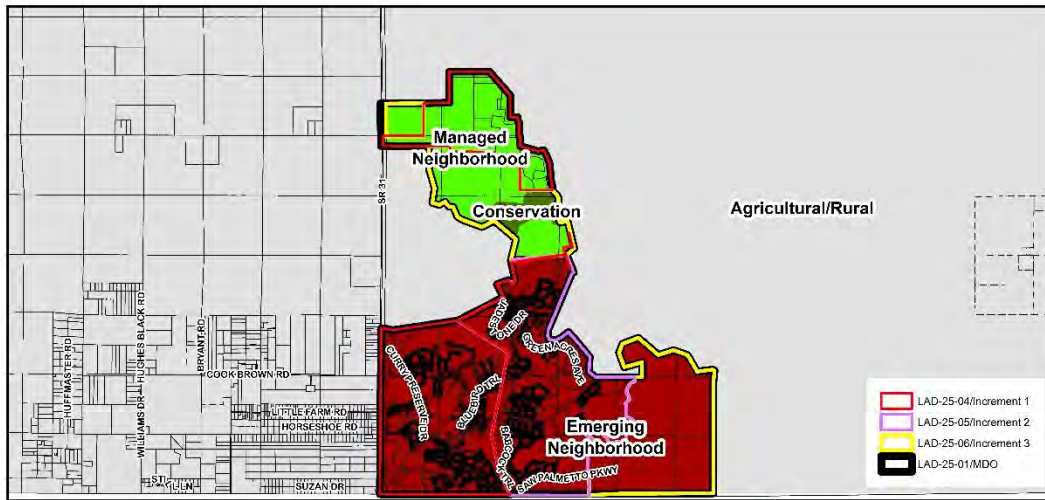
- Amending the “Commencement of Operations” for “one permanent helicopter landing site” from October 1, 2024 to “prior to reaching 17,500 persons to be consistent with the commencement for the “mosquito control pre-fab building (shell only).”
- Updating Note #1 for “pre-fab building” to include “one office and a single bay for two vehicles” instead of the existing requirement of “two offices and two bays for vehicle.”
- Adding new Note #8 to provide an option to allow either the County or Developer to complete construction of facilities. Staff believes that this option will provide more flexibility and efficiency to complete the required facilities.

Staff believes that the proposed changes are needed in order to be consistent with the current status.

The applicant is also proposing to amend this IDO for internal and statutory consistency and to reflect updates to Florida Statutes, as applicable. Staff agrees.

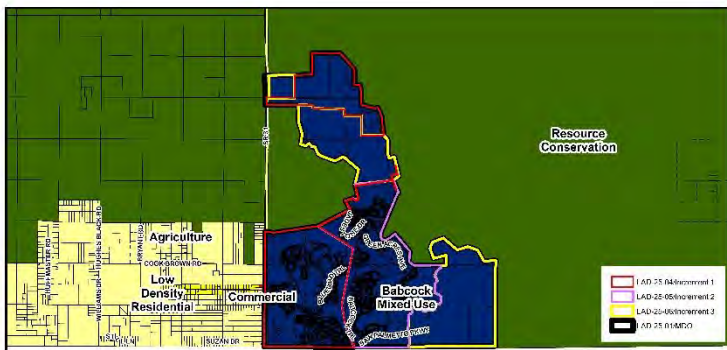
Consistency with the County’s Comprehensive Plan

The northern portion of the Increment 1 DRI is designated as a Managed Neighborhood and the southern portion of the Increment 1 DRI is designated as an Emerging Neighborhood on the 2050 Framework Map of the County’s Comprehensive Plan. According to the County’s Comprehensive Plan, “Emerging Neighborhoods” include large areas of undeveloped lots or other undeveloped lands in locations that are appropriate for residential and mixed-use development. “Emerging Neighborhoods” are generally near regional transportation corridors, typically have central water and sewer infrastructure, and are in the path of future urban development. These neighborhoods have the opportunity to create a sense of identity for the community and to introduce Smart Growth principles supporting more sustainable neighborhoods prior to further development. The intent of the Babcock Ranch Community DRI is to establish a well-planned new community with a mixture of residential and commercial development.

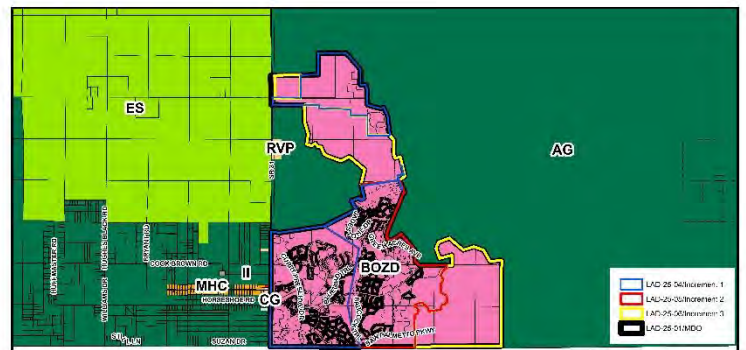


Babcock Ranch Community DRI Framework

The subject properties located within the boundary of this Increment 1 DRI are designated as DRI Mixed Use on the 2030 Future Land Use Map. The proposed changes will still allow for a mixture of residential and non-residential development, which is consistent with the vision established for this area and the intent of the Emerging Neighborhood identified in the County's Comprehensive Plan. Therefore, the proposed changes are consistent with, and supported by, the goals, objectives, and policies in the County's Comprehensive Plan.



Babcock Ranch Community DRI FLUM Designations



Babcock Ranch Community DRI Zoning Designations

Concurrency Issues

The decrease of some residential uses along with the increase of non-residential development rights within this Increment 1 DRI may increase the demand for potable water and wastewater services. However, all properties located within this Increment DRI boundary are located within the Babcock Ranch Community Independent Special District's service area. The Babcock Ranch Community Independent Special District has been designing and maintaining enough capacity to serve the proposed development.

Therefore, the proposed changes should not create any concurrency issues.

SWFRPC Review

Per the Babcock Ranch Master DRI Agreement, which was entered into on March 13, 2007, by and between Babcock Property Holdings, L.L.C., Southwest Florida Regional Council, and Charlotte County, this application was submitted to the Southwest Florida Regional Planning Council (SWFRPC) for review. The SWFRPC staff report (Attachment 1) dated September 19, 2025, and revised October 6, 2025, was provided with the following recommendations:

- 1. Notify Charlotte County and the applicant that the MTSU (2024) has been accepted and proposed changes to the MDO, Increments 1 - 3 and are acceptable to address impacts on regional transportation facilities.*
- 2. Request that Charlotte County provide SWFRPC staff with copies of the final MDO, Increments 1 - 3 IDOs.*

Conclusion

The proposed amendment to the Increment 1 IDO for the Babcock Ranch Community DRI is consistent with the various goals, objectives, and policies set forth in the County's Comprehensive Plan.

Project Background

The Babcock Ranch Community Development of Regional Impact (DRI) is a mixed-use development located in the East County area and originally approved by the Board of County Commissioners (Board) on December 13, 2007 (Resolution Number 2007-196). The Board approved the IDO, which is for a portion of the property, in December 2009 via Resolution Number 2009-284.

Prior to the DRI law changes in 2018 and the adoption of Section 3-9-10.1, DRI Development Order (DO) Amendment Process and Procedure, of the County Code, there have been several changes, two made via NOPC and four made via non-NOPC change:

NOPC changes:

- On January 28, 2014, the application to amend this IDO was approved by the Board via Resolution Number 2014-048. The major changes were to update requirements to make the development order more reflective of current conditions, to revise the MDO Master Plan, and to correct scrivener's errors.
- On July 25, 2017, the Board approved Resolution Number 2017-188 to:
 - o decrease the residential dwelling units from 2,500 to 2,000.
 - o decrease the retail from 126,000 square feet to 50,000 square feet.
 - o reduce office from 322,500 square feet to 155,000 square feet.
 - o remove 100 hotel rooms.
 - o remove 90,000 square feet of industrial.
 - o add 18 hole golf course.
 - o combine Phase 1 and Phase 2 into one phase.
 - o clarify that maximum density is calculated at buildout for Villages and Town Center.
 - o remove reference to minimum density requirements within Villages and Town Center.
 - o update the improvement requirements set forth in the Transportation section.
 - o revise the Education section.
 - o revise the Police and Fire sections.
 - o add Solid/Hazardous/Medical Waste section.
 - o reflect the extension of the expiration date and buildout date of this Development Order per Executive Order.
 - o add Exhibit A-4: Increment I - 45.98 acres parcel legal description.
 - o revise Exhibit B-2: Map H-1 Increment I Overall Land Use Concept Plan.
 - o revise Exhibit C: Table EM-2. Babcock Ranch Community Increment 1 Equivalency Matrix.
 - o revise Exhibit D: Updated Summary of Land Dedication & Facilities Construction Required for Increment 1.
 - o add Exhibit D1: Specifications for one (1) Freightliner M2 Ave Type 1 Ambulance.
 - o revise Exhibit E: Increment 1 Parameters.
 - o increase property within Increment I by approximately 45.98± acres and update Exhibit F: Babcock Ranch Community Master Traffic Study Update.

Non-NOPC changes:

- On December 14, 2010, the Board adopted Resolution 2010-112 which was an amendment to update Exhibit L to the IDO replacing a letter with an Agreement between the Developer and the FDOT regarding transportation improvements.
- On April 24, 2012, the Board approved Resolution 2012-024 to allow for the statutory and executive order extensions of all commencement, phase, build-out and expiration dates for the IDO of the Babcock Ranch Community DRI.
- On June 11, 2013, the Board approved Resolution 2013-033 to allow for the statutory and executive order extensions of all commencement, phase, build-out and expiration dates for the IDO of the Babcock Ranch Community DRI.
- On March 22, 2016, the Board approved Resolution 2016-034 to allow for the statutory and executive order extensions of all commencement, phase, build-out and expiration dates for the IDO of the Babcock Ranch Community DRI.

Amendment to the IDO after April 6, 2018, due to the DRI law changes:

- On June 12, 2018, the Board approved Resolution Number 2018-067 to:
 - revise Exhibit A-1: Increment 1 North Area Babcock Ranch Community Legal Description by adding approximately 1,010 acres.
 - revise Condition 2 under the Education section to acknowledge the signed agreement between the Developer and the Charlotte County School District.
 - update the Police and Fire section to be consistent with Note 6 to Exhibit D.
 - revise Exhibit B-1: Babcock Ranch Community Map H Increment 1 Master Development Plan to include additional 1,010± acres.
 - revise Exhibit B-2: Babcock Ranch, Map H-1 Increment 1 Overall Land Use Concept Map to convert the 25± acres of Educational Services Center to Mixed-Use/Residential/Commercial (MURC).
 - update Exhibit B-4: Babcock Ranch Community Map H-3 Increment 1 North Area Master Plan.
 - revise Exhibit C: Babcock Ranch Community Increment 1 Equivalency Matrix to include Assisted Living Facilities.
 - revise Exhibit E: Increment 1 Parameters to include Assisted Living Facilities with 100 units by converting 15,000 square feet of office uses based on the Equivalency Matrix included as Exhibit C.
 - update development rights.
 - revise Exhibit F: Babcock Ranch Increment 1 - Master Drainage Plan.
 - revise Exhibit G: Babcock Ranch Increment 1 - Master Internal Circulation Plan.
 - revise Exhibit H2: Increment 1 North Area Primary Greenway Map and Trails Plan.
 - revise Exhibit I: Babcock Ranch Increment I - Primary Utility Corridor Plan.

- o reflect the extension of the expiration date and buildout date of this Development Order per Governor's Executive Orders.
- o update the Biennial Reports section to reflect the recent law changes.
- On May 26, 2020, the Board approved Resolution Number 2020-070 to:
 - o Revise language and statutory references throughout the IDO to bring language into conformance with Section 380.06, F.S. and Section 3-9-10.1 of the County Code.
 - o Revise development rights by:
 - ✓ Increasing residential dwelling units from 2,000 to 5,000 units.
 - ✓ Adding 600 hotel rooms.
 - ✓ Increasing retail from 50,000 to 870,000 square feet.
 - ✓ Increasing office from 140,000 to 350,000 square feet.
 - ✓ Adding related facilities for the 18-hole golf course as accessory uses.
 - ✓ clarifying that supporting community facilities are generally civic in nature; and
 - ✓ Increasing the minimum amount of non-residential development from 10,000 to 50,000 square feet.
 - o Amend the Transportation Section to be consistent with the revised traffic study.
 - o Revise Conditions A.(5) and A.(6) within the Vegetation, Wildlife, and Wetlands Section to reflect the 2016 Biennial Report.
 - o Update Condition A.(2) within the Education Section to clarify the agreement and reflect the updated Interlocal Agreement for Coordinated Planning and School Concurrency.
 - o Revise Condition A.(2) within the Police and Fire Section to reflect the current condition.
 - o Revise Conditions (2), (3), and (6) within the Open Space and Parks Section to clarify that the Developer, ISD or POA shall develop and operate the parks.
 - o Update the General Provisions Section to add the Developer's obligations and the IDO recording requirement to be consistent with the current law.
 - o Update Exhibit B-2: Babcock Ranch Community Map H-1 Increment 1 South Master Development Plan.
 - o Revise Exhibit C: Babcock Ranch Community Increment 1 Equivalency Matrix.
 - o Revise Exhibit D: Updated Summary of Land Dedication & Facilities Construction Required for Increment 1.
 - o Update Exhibit D-1: Specifications for one (1) Freightliner M2 AEV Type I Ambulance.
 - o Revise Exhibit E: Babcock Ranch Community Increment 1 Parameters.
 - o Update Exhibit H1: Increment 1 South Area Primary Greenway Map and Trails Plan.
 - o Update Exhibit J: Increment 1, Future (2026) Traffic Conditions with Project Directional Peak Hour Peak Season and Exhibit K: Increment 1, Future (2026) Traffic Conditions with Project Proportionate Share Calculation to reflect the revised traffic study.
 - o Remove "Exhibit L: Babcock Ranch Community DRI Increment 1-Phase 1 Master Roadway Improvement Agreement dated February 18, 2010 as approved under the Board of County Commissioners of Charlotte County, Florida Resolution Number 2012-112" set forth in Resolution 2014-048.

- o Reflect the extension of the expiration date and buildout date of this Development Order per Governor's Executive Orders.
- On May 23, 2023, the Board approved Resolution Number 2023-079 to:
 - o Revise development rights by:
 - ✓ Increasing residential dwelling units from 5,000 to 5,056 units.
 - ✓ Removing 600 hotel rooms.
 - ✓ Decreasing retail from 870,000 to 470,000 square feet.
 - ✓ Increasing office from 350,000 to 370,000 square feet.
 - ✓ Adding 200,000 square feet of industrial.
 - ✓ Increasing units of assisted living facilities from 100 to 218 units.
 - ✓ Updating supporting community facilities to include clubhouses and similar neighborhood amenities.
 - o Remove the reference to the maximum density requirement, as it is already established in the Master Development Order (MDO).
 - o Amend the Stormwater Management, Water Quality, and Flood Plains section by deleting Conditions 3.A.(3) and 3.A.(4) in order to maintain consistency across increments and updating Condition 3.A.(6) to add the South Florida Water Management District (SFWMD) permit number.
 - o Amend the Transportation section, Condition 4., to remove specific site-related improvements, Exhibits "J" and "K" and instead refer to Exhibit "G" of the MDO for the Cumulative Incremental Transportation Conditions.
 - o Update the Vegetation, Wildlife, and Wetlands section by revising and renumbering Conditions 5.A.(1) through 5.A.(8) to recognize Florida Department of Environmental Protection (FDEP) assumption of federal wetland permitting and updating permit numbers.
 - o Revise the Wastewater Management and Water Supply section by updating Condition 6.A.(6) to be consistent with SFWMD approved permits.
 - o Revise the Education section, Condition 7.A.(2), to reflect compliance with Babcock Ranch School Site Dedication Agreement.
 - o Update the Police and Fire section, Condition 8.A.(1), to reflect completed projects.
 - o Revise the Open Space and Parks section by deleting the mini parks requirement established in Condition 10.A.(8) to be consistent with Exhibit "D" in the MDO.
 - o Update the Mining Operations section by deleting Condition 12.A.(1) to reflect that mining operations have ceased.
 - o Reflect the extension of the expiration date and buildout date of this Increment Development Order (IDO) per Governor's Executive Orders.
 - o Remove Exhibit "C": Babcock Ranch Community Increment 1 Equivalency Matrix.
 - o Update Exhibit "B-2" to reflect updated entitlements, change in park area, greenway areas changed from active to passive, and roadway configuration changes to reflect the built environment, and Exhibits "B-4", "F", "H1", "H2", and "I" to be consistent with

permitted Conservation Easements and Greenway configurations and designations, and updates of roadway alignments.

- o Update Exhibit “D”: Updated Summary of Land Dedications and Facilities Construction to be consistent with the MDO.
- o Amend Exhibit “E”: Babcock Ranch Community Increment 1 Parameters to be consistent with the revised development parameters.
- o Update this IDO for other changes for internal and statutory consistency.

Part 2 - Recommendation

Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application (Application No. LAD-25-04) is generally consistent with Charlotte County’s Comprehensive Plan, Section 380.06, Florida Statutes, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

The Planning and Zoning Board recommendation for October 13, 2025:

*A motion to forward application LAD-25-04 to the Board of County Commissioners with a recommendation of **Approval with a 4-0 vote**, based on the findings and analysis in the staff report dated October 7, 2025, Charlotte County’s Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.*

Part 4: Research and Findings

- 1. 2050 Framework Map Designation:** The northern portion of the property is designated as Managed Neighborhood, a tiny portion located in the center of the site is designated as Conservation, and the rest of the property is designated as Emerging Neighborhood. (FLUM Map #2 - 2050 Framework)
- 2. 2030 Service Area Delineation:** Inside Urban Service Area
- 3. Existing Land Use on the Site:** The subject site contains some residential homes and commercial buildings, and the balance is vacant. (See attached Site Image)
- 4. Existing Future Land Use and Zoning Designations:**
(see attached Future Land Use Map and Zoning Map.)

FLUM:	Development Standards:
Babcock Mixed Use (BMU)	These lands shall develop to the standards and guidelines provided in this Comprehensive Plan within the policies of the Babcock Ranch Overlay District (BROD), within the Master Development Order for the Babcock DRI, and subsequent incremental Development Orders, and in the Babcock Ranch Zoning District. The BMU covers approximately 13,630 acres and is situated in the southwest portion of the Babcock Ranch, east of S.R. 31 and adjacent to the Charlotte-Lee County line. <u>Maximum Density/Intensity</u>

	Development within the BROD is limited to 17,870 dwelling units and 6,000,000 square feet of non-residential uses. This total square footage for non-residential uses is further defined as including: • 4,840,000 square feet commercial/office/retail (including medical). • 650,000 square feet of light industrial. • 150,000 square feet of government/civic uses. • 72 golf course holes. • 600 hotel rooms (360,000 square feet). • Primary Greenways: Minimum 4,700 acres. • Parks: Minimum 255 acres. • Schools square footage shall not count as part of the 6,000,000 square feet of non-residential or public/civic square footage.
Zoning:	Development Standards:
Babcock Overlay Zoning District (BOZD)	The intent of the Babcock Overlay Zoning District (“District”) is to establish the regulations for design and development that address the qualities of nature and community that are envisioned for the Babcock Community. The District is intended to accommodate compact development patterns, interconnected open space, native habitat, and recreation. The intended activities within the District include a mix of residential, retail and office commercial, light industrial, civic and educational facilities, open space, parks and recreational and institutional uses.

Table 1

5. Proposed Future Land Use and Zoning Designations:

(see attached Future Land Use Map and Zoning Map.)

FLUM:	Development Standards:
No Change Babcock Mixed Use (BMU)	These lands shall develop to the standards and guidelines provided in this Comprehensive Plan within the policies of the Babcock Ranch Overlay District (BROD), within the Master Development Order for the Babcock DRI, and subsequent incremental Development Orders, and in the Babcock Ranch Zoning District. The BMU covers approximately 13,630 acres and is situated in the southwest portion of the Babcock Ranch, east of S.R. 31 and adjacent to the Charlotte-Lee County line. <u>Maximum Density/Intensity</u> Development within the BROD is limited to 17,870 dwelling units and 6,000,000 square feet of non-residential uses. This total square footage for non-residential uses is further defined as including: • 4,840,000 square feet commercial/office/retail (including medical). • 650,000 square feet of light industrial. • 150,000 square feet of government/civic uses. • 72 golf course holes. • 600 hotel rooms (360,000 square feet). • Primary Greenways: Minimum 4,700 acres.

	• Parks: Minimum 255 acres. • Schools square footage shall not count as part of the 6,000,000 square feet of non-residential or public/civic square footage.
Zoning:	Development Standards:
No Change Babcock Overlay Zoning District (BOZD)	The intent of the Babcock Overlay Zoning District (“District”) is to establish the regulations for design and development that address the qualities of nature and community that are envisioned for the Babcock Community. The District is intended to accommodate compact development patterns, interconnected open space, native habitat, and recreation. The intended activities within the District include a mix of residential, retail and office commercial, light industrial, civic and educational facilities, open space, parks and recreational and institutional uses.

Attachment 1

SWFRPC Staff Report

**DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR BABCOCK RANCH
MASTER TRAFFIC UPDATE, CHANGES TO MASTER DEVELOPMENT ORDER
AND INCREMENTS I - III**

BACKGROUND

The Babcock Ranch Community (BRC) Development of Regional Impact (DRI) has submitted an Updated Traffic Impact Study with amendments to the Master Development Order (MDO) and all 3 Incremental Development Orders (IDO). Babcock Ranch consisted of 91,362 acres (Charlotte Co. 81,499 Acres, Lee Co. 9,863 Acres). The owner Kitson and Partners entered into Sale Agreement for 73,471 acres with State of Florida (67,813 Acres) and Lee County (5,658 Acres). Retained 17,843 acres for Babcock Ranch Community (Charlotte Co. 13,686 Acres, Lee Co. 4,157 Acres). Largest conservation land purchased by the State at the time.

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

A three-party agreement between Charlotte County, Babcock Ranch Community Developer and SWFRPC requires the SWFRPC to coordinate the review of the Master Babcock Ranch Community DRI. The Babcock Ranch Community Master Development Order (MDO) was approved on December 13, 2007 (last amended May 23, 2023). The MDO approval is for 17,870 residential units, 1,400,000 SF retail, 3,500,000 SF office (general office, medical office and civic), 650,000 SF industrial, 600 hotel rooms, 177 hospital beds, 418 units of assisted living facilities, RV Parks, and 54 golf holes. Additional development includes ancillary facilities such as the educational service center, schools and university research facilities, libraries, places of worship, regional and community park sites, fire, EMS and Sheriff facilities and the necessary utility infrastructure (see Attachment II). Projected buildout is 2053 with an expiration date of 2055.

The MDO requires Applications for Incremental Developmental Approval (AIDA) and questions are limited to issues identified in MDO Exhibit C and the “C” conditions with Incremental Development Orders (IDOs) that guide development. The MDO specified that updates to the Master DRI Traffic Study (MTSU) must be undertaken no later than every five years and as such a Master Traffic Study Update has been submitted. Purpose of the MTSU is to assist the long-term planning of the DRI based on the current master development plan in Charlotte County and includes development proposed in Lee County. The portion of Babcock Ranch in Lee County (Babcock MPD) is not part of the BRC DRI in Charlotte County. The approved Babcock MPD is being developed independently and is reflected in the master planning of Babcock Ranch in both

counties that will total 19,500 residential units and 6 million square feet of nonresidential uses (see Attachment III). Current Transportation Conditions include a Proportionate Share Mitigation of \$50,937,226 that includes expanding existing 2-Lane SR31 to a 4-Lane divided highway from SR78 to Horseshoe Road/Lake Babcock Drive (currently underway) with infrastructure and grading provided for 6-Lane expansion in the future.

Increment 1 was originally approved December 15, 2009, and most recently amended May 23, 2023, to include 5,056 residential dwelling units (3,056 single family units and 2,000 multi-family units), non-residential 840,000 S.F. (470,000 SF retail and 370,000 SF office), 200,000 S.F. of industrial, 18 golf holes, and 218 assisted living units (see Attachment IV). All approved uses are subject to use of equivalency matrix and Increment 1 is almost built out. Buildout is 2037 with an expiration date of 2044.

Increment 2 was originally approved July 27, 2021, and most recently amended May 23, 2023, to include 9,252 residential dwelling units (5,817 single family units and 3,435 multi-family units), 600 hotel rooms, 1,380,000 S.F non-residential (730,000 SF retail and 650,000 SF office), 200 assisted living units, parks, 18-hole golf course, and ancillary (see Attachment V). All approved uses are subject to use of equivalency matrix. Increment 2 buildout is 2035 with an expiration date of 2042.

Increment 3 was originally approved May 23, 2023, to include 3,562 single family residential units, 280,000 S.F non-residential (200,000 SF retail and 80,000 SF office), 100,000 S.F. of industrial, 18-hole golf course, 139 assisted living units, and ancillary (see Attachment VI). All approved uses are subject to use of equivalency matrix. Increment 3 buildout is 2038 with an expiration date of 2045.

The current development status is completion of FPL Solar Array- Two 74.5 MW facilities, trails/parks, Commercial, Babcock Neighborhood School, Babcock Ranch Community Independent Special District and SR 31 expansion (See Attachment VII). Environmental mitigation for Babcock Ranch is to connect on-site preservation to off-site conservation lands and completion of Comprehensive Mitigation Plan and Mitigation Phasing Plan as defined by South Florida Water Management District (SFWMD) Environmental Resource Permits (ERP). Mitigation comprised of Phases A through K with mitigation to be implemented prior to or concurrent with development. Total mitigation implemented to date is 9,406.79 acres (5,274.55 acres onsite 4,132.24 acres offsite) with recorded conservation easements over 4,145.71 acres (See Attachment VIII).

MASTER TRAFFIC STUDY UPDATE (2024)

This MTSU (2024) not only meets the MDO condition to update the MTSU every five years but also includes all the amendments proposed in each of the 3 Increments. The study objectives are in accordance with Section 5.B.(2)(a) of the MDO. The MTSU addresses the following:

- A. Utilize the current FDOT District 1 - D1RPM travel model (2045 Horizon Year).
- B. Reassess the internal and community capture and external trips.
- C. Estimate pass-by trips.

D. Revise Exhibit F of the MDO (significantly and adversely impacted roadways).

More significantly, this MTSU will include the buildout assessment inclusive of the Babcock MPD in Lee County. The Babcock MPD is a sub-DRI development that was approved by Lee County in 2018 with an entitlement of up to 1,630 residential units, 600 hotel rooms, and over 1.17 million square feet of retail and office uses. It should be noted that an amendment to the Babcock MPD was approved by Lee County and this MTSU reflects the proposed development program of the MPD amendment. The amended MPD entitlements will reflect 2,078 residential units, 250 hotel rooms, and 1.17 million square feet of commercial/retail uses. Table 21-3 on the next page 4 shows Master/Incremental DRI Approved Development Parameters Summary and the following page 5 Table 21-1 shows the proposed Master DRI Development Parameters Summary Comparison.

After 3 revisions and based on comments from Florida Department of Transportation (FDOT), Charlotte and Lee Counties the findings and conclusions of BRC DRI MTSU (2024) transportation assessment are as follows.

1. The Master DRI anticipates future improvement needs on the following road segments that are attributed to the Project coincident with buildout at year 2045.

- SR 31 from SR 78 to Cook Brown Road
- SR 78 from Prichett Parkway to SR 31

2. The Incremental DRI will continue to provide the detailed transportation assessment and the necessary proportionate share mitigation to fund the roadway needs are outlined in the Incremental Development Orders (IDO-1, 2 and 3).

3. Current and on-going roadway improvement efforts of the MPO LRTP include the following.

- SR 31 PD&E Study (SR 78 to Cook Brown Road)
- SR 31 PD&E Study (SR 80 to SR 78)
- SR 78 PD&E Study (I-75 to SR 31)

4. BRC will continue its collaborative efforts with FDOT, Charlotte County and Lee County to pipeline mitigation monies towards the improvement of SR 31.

5. BRC will continue to provide for site-related improvements at the Project's planned access points on SR 31.

The calculated cumulative proportionate share for Increments 1, 2, and 3 is \$43,401,163 based upon the proportionate share percentages as calculated per lane mile for each improvement as shown on Exhibit K of the proposed MDO. The proportionate share percentages have been accepted by Charlotte County and FDOT for Increments 1, 2, and 3, recognizing that the actual costs may increase or decrease based upon the final actual costs of the agreed upon improvements.

Table 21-3 BRC Incremental DRI Amendments (2024) Master/Incremental DRI Approved Development Parameters Summary							
Land Use Type	Unit	BRC DRI					Babcock MPD ⁽²⁾
		Master DRI ⁽⁶⁾	Incremental DRI				
			Increment 1 ⁽⁷⁾	Increment 2 ⁽⁸⁾	Increment 3 ⁽⁹⁾	Cumulative Increments	
Total Residential ⁽¹⁾	d.u.	17,870	5,056	9,252	3,562	17,870	1,630
Single-Family	d.u.	11,615	3,056	5,817	3,562	12,435	980
Multifamily	d.u.	6,255	2,000	3,435	0	5,435	650
Total Non-Residential ⁽¹⁾	sq. ft.	5,910,000	1,199,000	1,864,000	280,000	3,343,000	1,530,000
Total Commercial (Retail + Office) ⁽²⁾	sq. ft.	4,425,500	890,000	1,404,000	280,000	2,574,000	1,170,000
Retail ^(1,2)	sq. ft.	1,400,000	470,000	730,000	200,000	1,400,000	870,000
Office ^(1,2)	sq. ft.	3,025,500	420,000	674,000	80,000	1,174,000	300,000
General	sq. ft.	2,338,710	330,000	500,000	40,000	870,000	257,000
Medical	sq. ft.	580,900	40,000	150,000	40,000	230,000	43,000
Civic	sq. ft.	105,890	50,000	24,000	0	74,000	0
Hotel ^(1,3)	rooms	600	0	600	0	600	600
	sq. ft.	360,000	0	360,000	0	360,000	360,000
Industrial ⁽¹⁾	sq. ft.	650,000	200,000	0	0	200,000	0
Hospital ^(1,4)	beds	177	0	0	0	0	0
	sq. ft.	265,500	0	0	0	0	0
ALF ^(1,5)	beds	418	218	200	0	418	0
	sq. ft.	209,000	109,000	100,000	0	209,000	0
Golf Course	holes	54	18	18	0	36	0
Elementary School	students	1,162	536	500	500	1,536	0
Middle School	students	643	330	0	0	330	0
High School	students	911	600	0	0	600	0
Church	sq. ft.	120,000	15,000	15,000	10,000	40,000	0
Library	sq. ft.	24,000	0	12,000	0	12,000	0
Park	acres	256	58	110	57	225	48
Recreation Center	sq. ft.	100,000	40,600	0	0	40,600	0

Footnotes:

- (1) Subject to BRC Master DRI Development Order (MDO) – Exhibit B. Development of the subject property shall not exceed: 17,870 dwelling units and 6,000,000 square feet of non-residential uses, including commercial/ office/ retail space, light industrial, government/civic space (not including schools, places of worship, libraries, or parks), assisted living units, hospital beds, and hotel rooms.
- (2) Per Lee County Zoning Resolution Z-17-026, commercial uses permitted in the Babcock MPD in Lee County may not exceed 1,170,000 square feet. When combined with the DRI, commercial uses (retail + office) shall not exceed 4.9 million sq. ft.
- (3) Assumes 600 sq. ft. per hotel room.
- (4) Assumes 1,500 sq. ft. per hospital bed.
- (5) Assumes 500 sq. ft. per ALF bed.
- (6) Charlotte County Resolution 2023-078 – Babcock Ranch Community Master DRI Development Order (Amended May 23, 2023).
- (7) Charlotte County Resolution 2023-079 – Babcock Ranch Community Increment 1 DRI Development Order (Amended May 23, 2023).
- (8) Charlotte County Resolution 2023-080 – Babcock Ranch Community Increment 2 DRI Development Order (Amended May 23, 2023).
- (9) Charlotte County Resolution 2023-081 – Babcock Ranch Community Increment 3 DRI Development Order (Amended May 23, 2023).

PROPOSED CHANGES TO THE MDO

Table 21-1 below shows Master DRI Development Parameters Summary Comparison. The proposed amendments to the IDO are presented in this narrative.

- 1) revise “Whereas Clauses” to reflect the current status;
- 2) amend “Findings of Fact and Conclusions of Law” to increase retail uses from 1,400,000 square feet to 4,900,000 square feet of commercial/office/retail (including medical) uses modify 3,500,000 square feet of office (general office, medical office, and civic) to 150,000 square feet of government/civic uses to be consistent with development rights as established in the County’s Comprehensive Plan;
- 3) revise the Transportation section and Exhibits “F”, “G”, “J” and “K”, and add new Exhibit G-1: 73C-40.045 Transportation Uniform Standard Rule, to reflect the updated

traffic study;

4) update “Fixed Development Criteria” as established in Exhibit B: Master Concept Plan (Map H);

5) update Exhibit D: Updated Summary of Land Dedications and Facilities Construction, to reflect the current status; and

6) update Exhibit H: MDO Land Use Equivalency Matrix (LUEM).

Table 21-1 BRC MTSU (2024) Master DRI Development Parameters Summary Comparison				
Land Use Type	Unit	Approved ⁽¹⁾ (2020) Master DRI	Proposed (2024) Master DRI	Difference
Total Residential	d.u.	17,870	17,870	0
Single-Family	d.u.	11,615	12,435	+ 820
Multifamily	d.u.	6,255	5,435	- 820
Total Non-Residential	sq. ft.	5,910,000	6,000,000	+ 90,000
Total Commercial (Retail + Office) ⁽²⁾	sq. ft.	4,425,500	4,515,500	+90,000
Retail ^(1,2)	sq. ft.	1,400,000	2,330,000	+930,000
Office ^(1,2)	sq. ft.	3,025,500	2,185,500	-840,000
General	sq. ft.	2,338,710	1,083,840	-1,254,870
Medical	sq. ft.	580,900	1,015,500	+434,600
Civic	sq. ft.	105,890	86,160	-19,730
Hotel ^(1,2,3)	rooms	600	600	0
	sq. ft.	360,000	360,000	0
Industrial ^(1,2)	sq. ft.	650,000	650,000	0
Hospital ^(1,2,4)	beds	177	177	0
	sq. ft.	265,500	265,500	0
ALF ^(1,2,5)	beds	418	418	0
	sq. ft.	209,000	209,000	0
Golf Course	holes	54	54	0
Elementary School	students	1,162	1,536	+ 374
Middle School	students	643	330	- 313
High School	students	911	600	- 311
Church	sq. ft.	120,000	168,000	+ 48,000
Library	sq. ft.	24,000	12,000	- 12,000
Park	acres	256	225	- 31
Recreation Center	sq. ft.	100,000	80,600	- 19,400

Footnotes:

(10) Babcock Ranch Community, Master Development of Regional Impact, Master DRI Development Order (Amended May 23, 2023 – Charlotte County Resolution No. 2023-078.

(11) Per Lee County DCI2023-00053. Commercial uses permitted in the Babcock MPD in Lee County may not exceed 1,170,000 square feet. When combined with the DRI, commercial uses (retail + office) shall not exceed 4.9 million sq. ft.

(12) Assumes 600 sq. ft. per hotel room.

(13) Assumes 1,500 sq. ft. per hospital bed.

(14) Assumes 500 sq. ft. per ALF bed.

PROPOSED CHANGES TO INCREMENT 1 IDO

Table 21-4 shows the BRC Incremental DRI Amendments (2024) DRI and Babcock MPD Proposed Development Parameters Summary. The proposed amendments to the Increment 1 IDO are presented in this narrative as follows.

1) revise “Whereas Clauses” to reflect the current status;

2) revise development rights by decreasing residential dwelling units from 5,056 to 4,793 units (single-family units from 3,056 to 3,225 units and multi-family units from

Table 21-4 BRC Incremental DRI Amendments (2024) DRI and Babcock MPD Proposed Development Parameters Summary							
Land Use Type	Unit	BRC DRI					Babcock MPD ^(2,8)
		Master DRI ⁽⁶⁾	Incremental DRI Amendments (2024) ⁽⁷⁾				
			Increment 1	Increment 2	Increment 3	Cumulative Increments	
Total Residential ⁽¹⁾	d.u.	17,870	4,793	8,907	4,170	17,870	1,990
Single-Family	d.u.	12,435	3,225	6,042	3,168	12,435	1,630
Multifamily	d.u.	5,435	1,568	2,865	1,002	5,435	360
Total Non-Residential ⁽¹⁾	sq. ft.	6,000,000	2,052,229	2,564,771	902,500	5,519,500	1,495,000
Total Commercial (Retail + Office) ⁽²⁾	sq. ft.	4,515,500	1,266,729	2,035,271	733,000	4,035,000	1,170,000
Retail ^(1,2)	sq. ft.	2,330,000	350,229	1,336,771	643,000	2,330,000	1,170,000
Office ^(1,2)	sq. ft.	2,185,500	916,500	698,500	90,000	1,705,000	0
General	sq. ft.	1,083,840	543,840	500,000	40,000	1,083,840	0
Medical	sq. ft.	1,015,500	345,000	150,000	40,000	535,000	0
Civic	sq. ft.	86,160	27,660	48,500	10,000	86,160	0
Hotel ^(1,3)	rooms	600	0	600	0	600	250
	sq. ft.	360,000	0	360,000	0	360,000	150,000
Industrial ⁽¹⁾	sq. ft.	650,000	450,000	100,000	100,000	650,000	0
Hospital ^(1,4)	beds	177	177	0	0	177	0
	sq. ft.	265,500	265,500	0	0	265,500	0
ALF ^(1,5)	beds	418	140	139	139	418	350
	sq. ft.	209,000	70,000	69,500	69,500	209,000	175,000
Golf Course	holes	54	18	18	18	54	0
Elementary School	students	1,536	536	500	500	1,536	0
Middle School	students	330	330	0	0	330	0
High School	students	600	600	0	0	600	0
Church	sq. ft.	168,000	24,000	72,000	72,000	168,000	0
Library	sq. ft.	12,000	0	12,000	0	12,000	24,000
Park	acres	225	58	110	57	225	48
Recreation Center	sq. ft.	80,600	40,600	30,000	100,000	80,600	0

Footnotes:

- (1) Subject to BRC Master DRI Development Order (MDO) – Exhibit B. Development of the subject property shall not exceed: 17,870 dwelling units and 6,000,000 square feet of non-residential uses, including commercial/ office/ retail space, light industrial, government/civic space (not including schools, places of worship, libraries, or parks), assisted living units, hospital beds, and hotel rooms.
- (2) Per Lee County Zoning Resolution Z-17-026, commercial uses permitted in the Babcock MPD in Lee County may not exceed 1,170,000 square feet. When combined with the DRI, commercial uses (retail + office) shall not exceed 4.9 million sq. ft.
- (3) Assumes 600 sq. ft. per hotel room.
- (4) Assumes 1,500 sq. ft. per hospital bed.
- (5) Assumes 500 sq. ft. per ALF bed.
- (6) Pending – BRC MTSU (2024).
- (7) Proposed Incremental DRI Amendments (2024).
- (8) Pending - Babcock MPA Zoning Amendment.

2,000 to 1,568 units); decreasing retail from 470,000 to 350,229 square feet and increasing office from 370,000 to 916,500 square feet, which is a total of 1,266,729 square feet of commercial/office/retail (including medical) uses; adding 27,660 square feet of government/civic uses; increasing industrial from 200,000 to 450,000 square feet; adding 177 hospital beds; decreasing units of assisted living facility (ALF) beds from 218 to 140 units;

3) amend the Vegetation, Wildlife, and Wetlands section by updating Conditions 5.A.(1) A & B;

4) update the Police and Fire section Condition 8.A.(2) to reflect completed task.

5) update the Energy section Condition 11.A.(2) that one zero energy home has been constructed;

6) reflect the extension of the expiration date and buildout date of this IDO;

7) update Exhibit B-2 to reflect updated entitlements, and update “Fixed Development Criteria” as established in Exhibit B-5;

- 8) update Exhibit D: Summary of Land Dedications and Facilities Construction to reflect current status;
- 9) amend Exhibit E: Babcock Ranch Community Increment 1 Parameters to be consistent with the revised development parameters; and
- 10) update this IDO for other changes for internal and statutory consistency.

PROPOSED CHANGES TO INCREMENT 2 IDO

The proposed amendments to the Increment 2 IDO are presented in this narrative as follows.

- 1) remove two Whereas clauses and add two new Whereas clauses;
- 2) revise development rights by decreasing residential dwelling units from 9,252 to 8,907 units (single-family from 5,817 to 6,042 units and multi-family from 3,435 to 2,865 units); increasing commercial/retail from 730,000 to 1,336,771 square feet and office from 650,000 to 698,500 square feet, which is a total of 2,035,271 square feet of commercial/office/retail (including medical) uses; adding 48,500 square feet of government/civic uses; adding 100,000 square feet of industrial; decreasing assisted living facility (ALF) beds from 200 to 139;
- 3) reflect the extension of the expiration date and buildout date of this Increment Development Order (IDO);
- 4) update Exhibit “B” to reflect updated entitlements and update “Fixed Development Criteria”;
- 5) amend Exhibit “E”: Babcock Ranch Community Increment 2 Parameters to be consistent with revised development parameters; and
- 6) update this IDO for other changes for internal and statutory consistency.

PROPOSED CHANGES TO INCREMENT 3 IDO

The proposed amendments to the Increment 3 IDO are presented in this narrative as follows.

- 1) remove two Whereas clauses and add two new Whereas clauses;
- 2) revise development rights by increasing residential dwelling units from 3,562 to 4,170 units (single-family from 3,562 to 3,168 units and multi-family from 0 to 1,002 units); increasing commercial/retail from 200,000 to 643,000 square feet and office from 80,000 to 90,000 square feet, which is a total of 733,000 square feet of commercial/office/retail (including medical) uses;
- 3) reflect the extension of the expiration date and buildout date of this Increment Development Order (IDO);
- 4) update Exhibit “B” to reflect updated entitlements and update “Fixed Development Criteria”;
- 5) amend Exhibit “E”: Babcock Ranch Community Increment 3 Parameters to be consistent with revised development parameters; and
- 6) update this IDO for other changes for internal and statutory consistency.

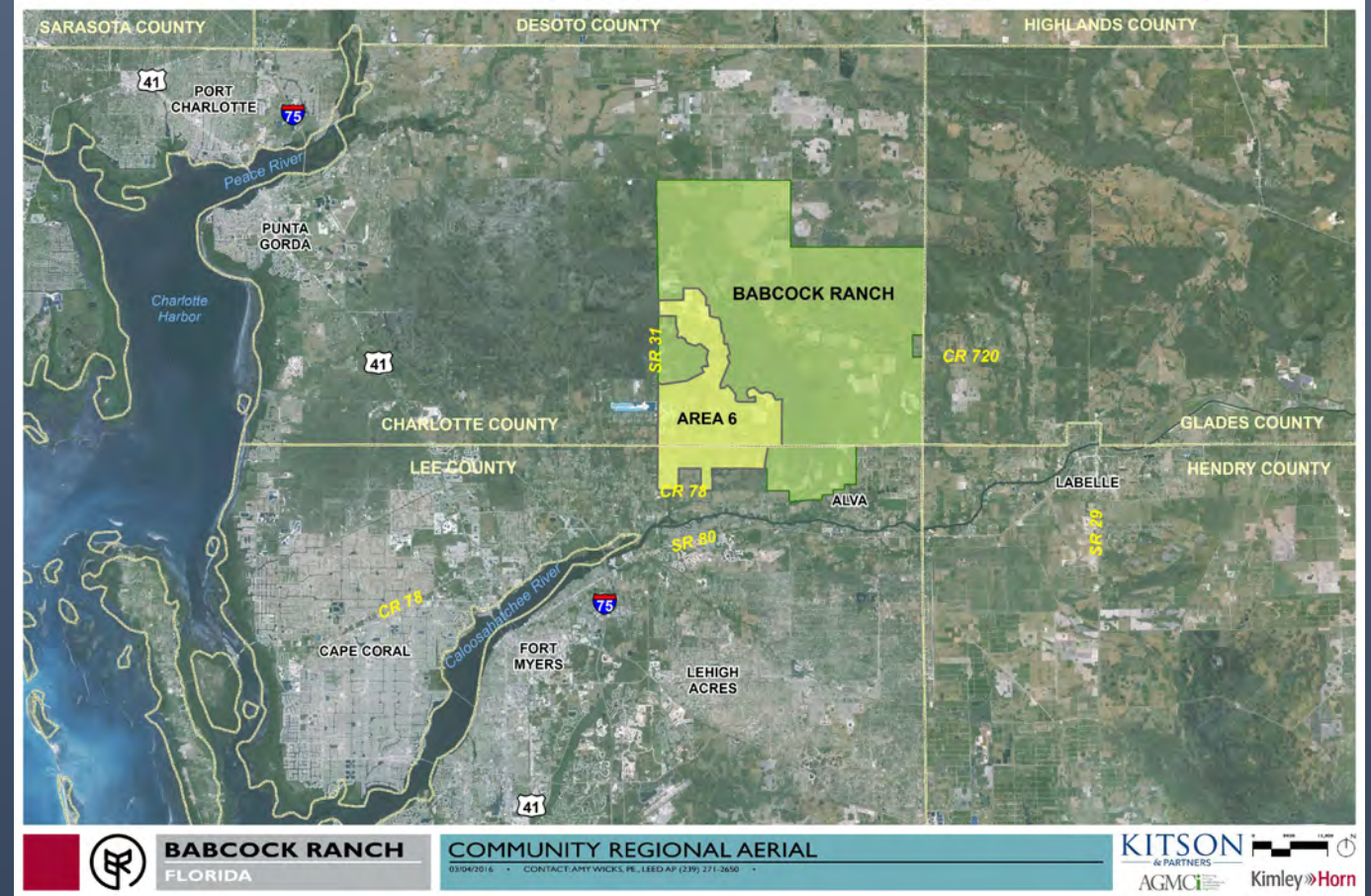
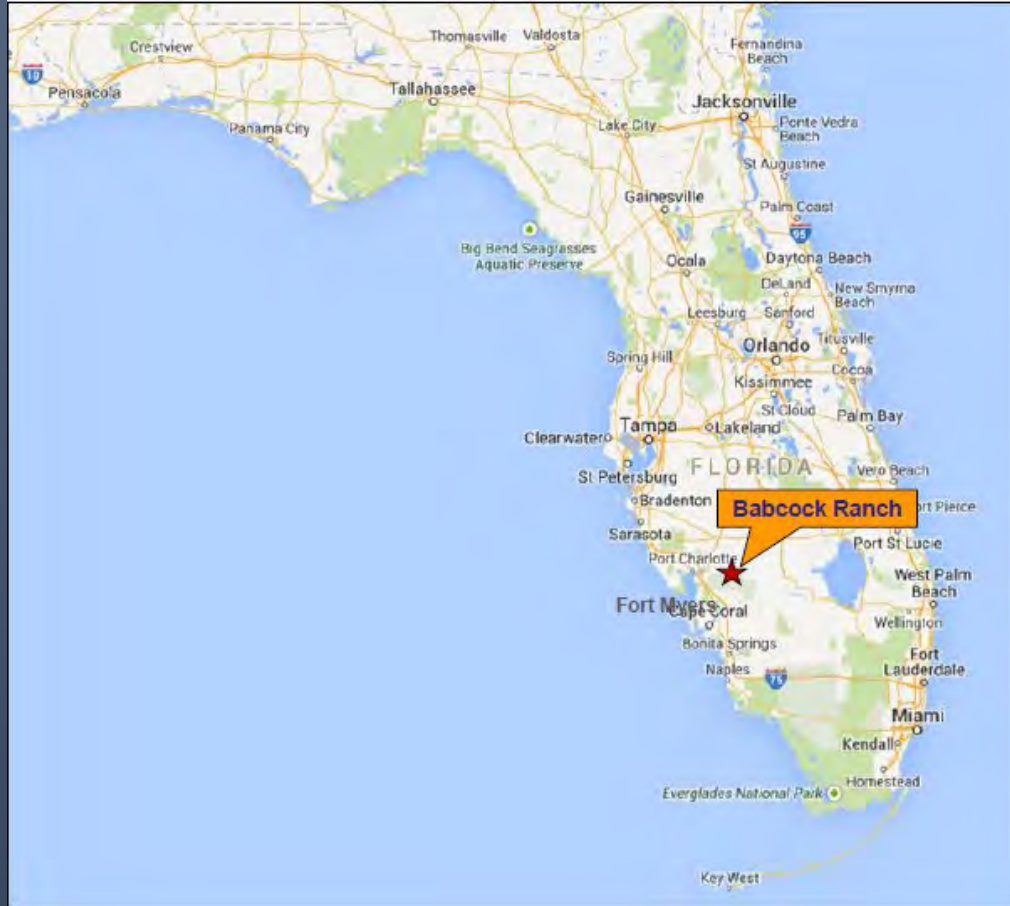
ACCEPTANCE OF MASTER TRAFFIC STUDY UPDATE (2024) AND PROPOSED MDO, INCREMENTS 1, 2 & 3 DEVELOPMENT ORDERS

The MTSU has been accepted by FDOT, Charlotte and Lee County in addressing the revised development levels transportation impact on regional transportation facilities consistent with the requirements of the MDO. The applicant has provided acceptable drafts for the MDO and IDOs for Increments 1 - 3 to address the proposed changes.

- RECOMMENDED ACTIONS:**
1. Notify Charlotte County and the applicant that the MTSU (2024) has been accepted and proposed changes to the MDO, Increments 1 - 3 and are acceptable to address impacts on regional transportation facilities.
 2. Request that Charlotte County provide SWFRPC staff with copies of the final MDO, Increments 1 - 3 IDOs.

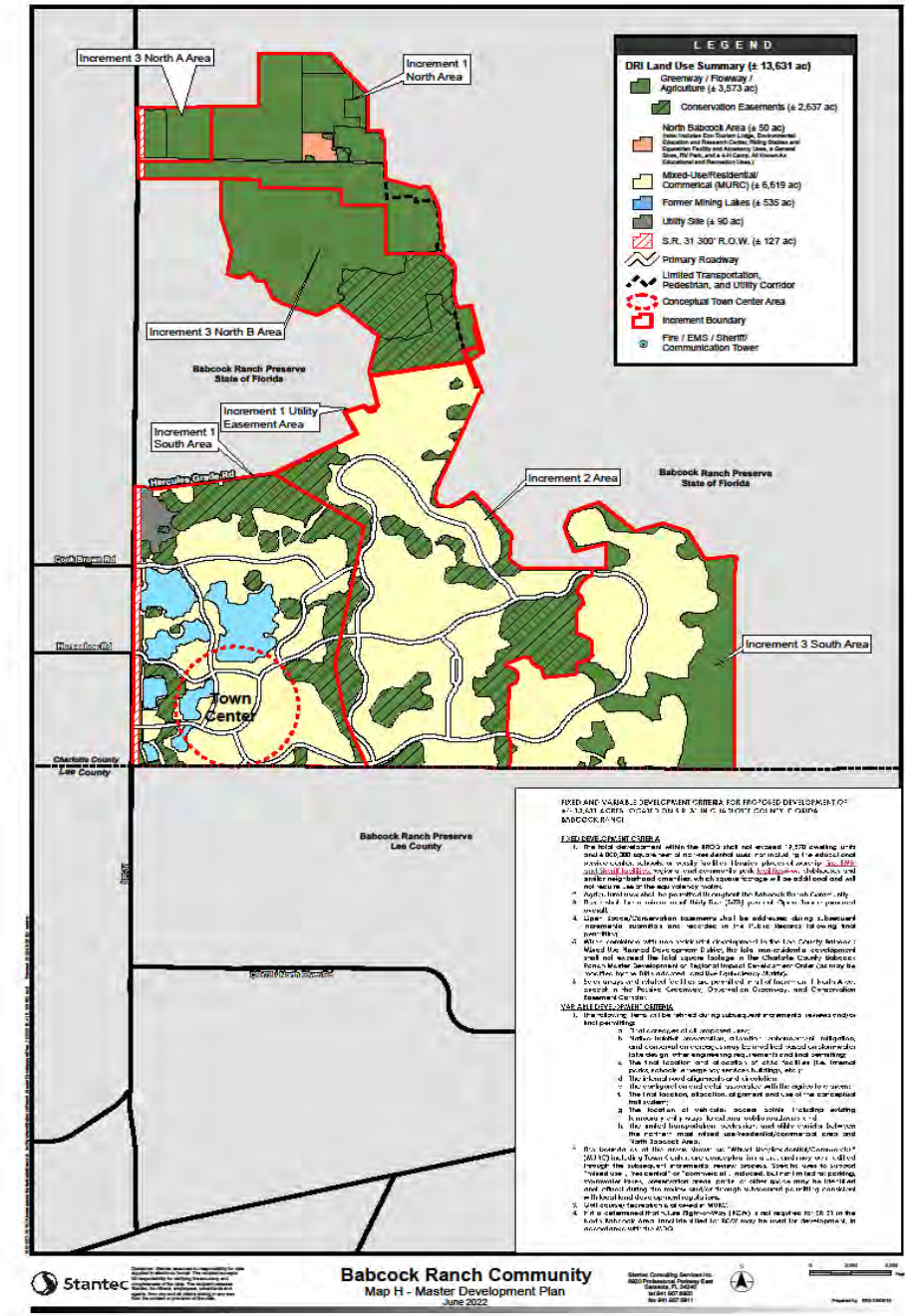
October 6, 2025

Overview



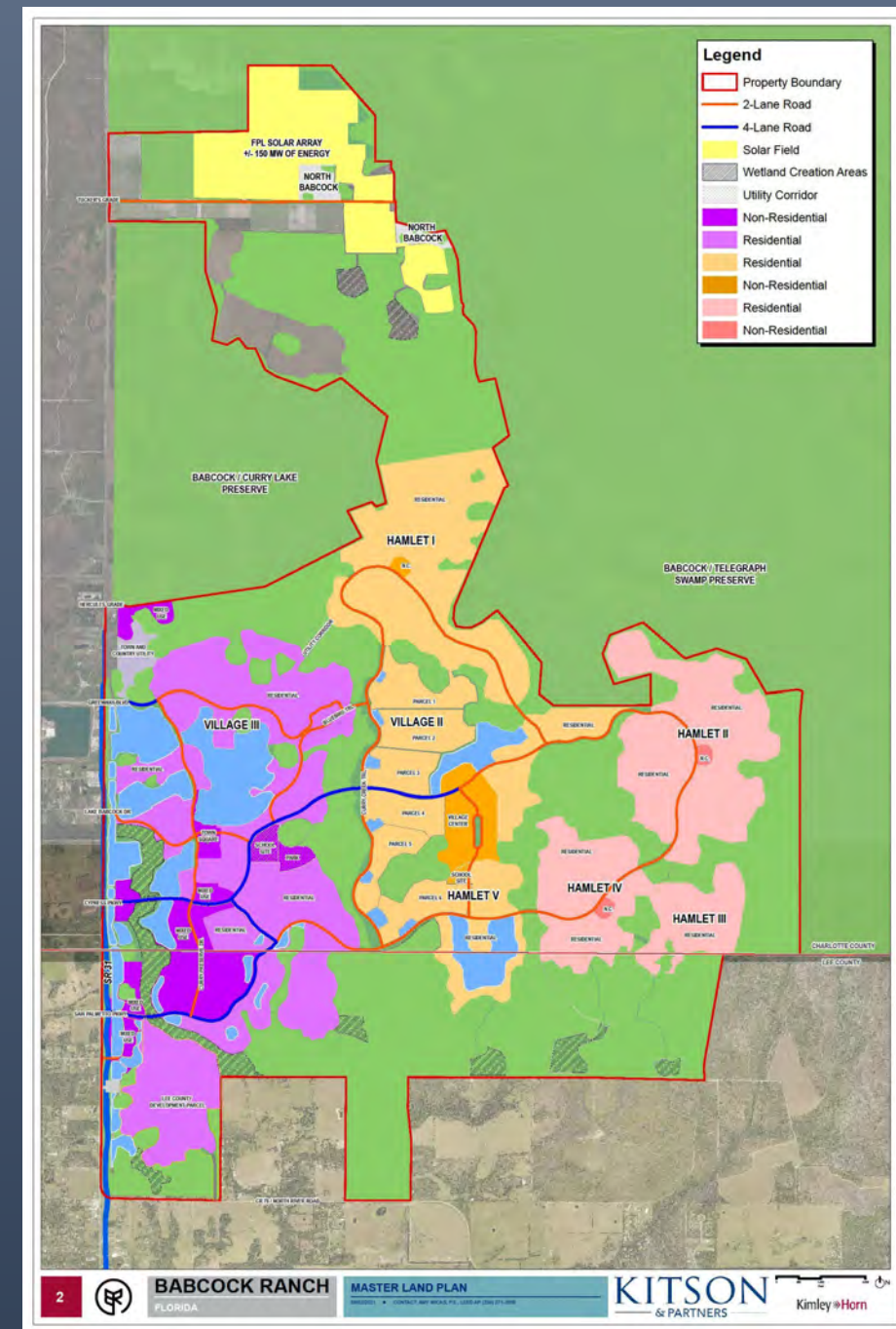
Master DRI Development Order

Ancillary facilities



Total Entitlements

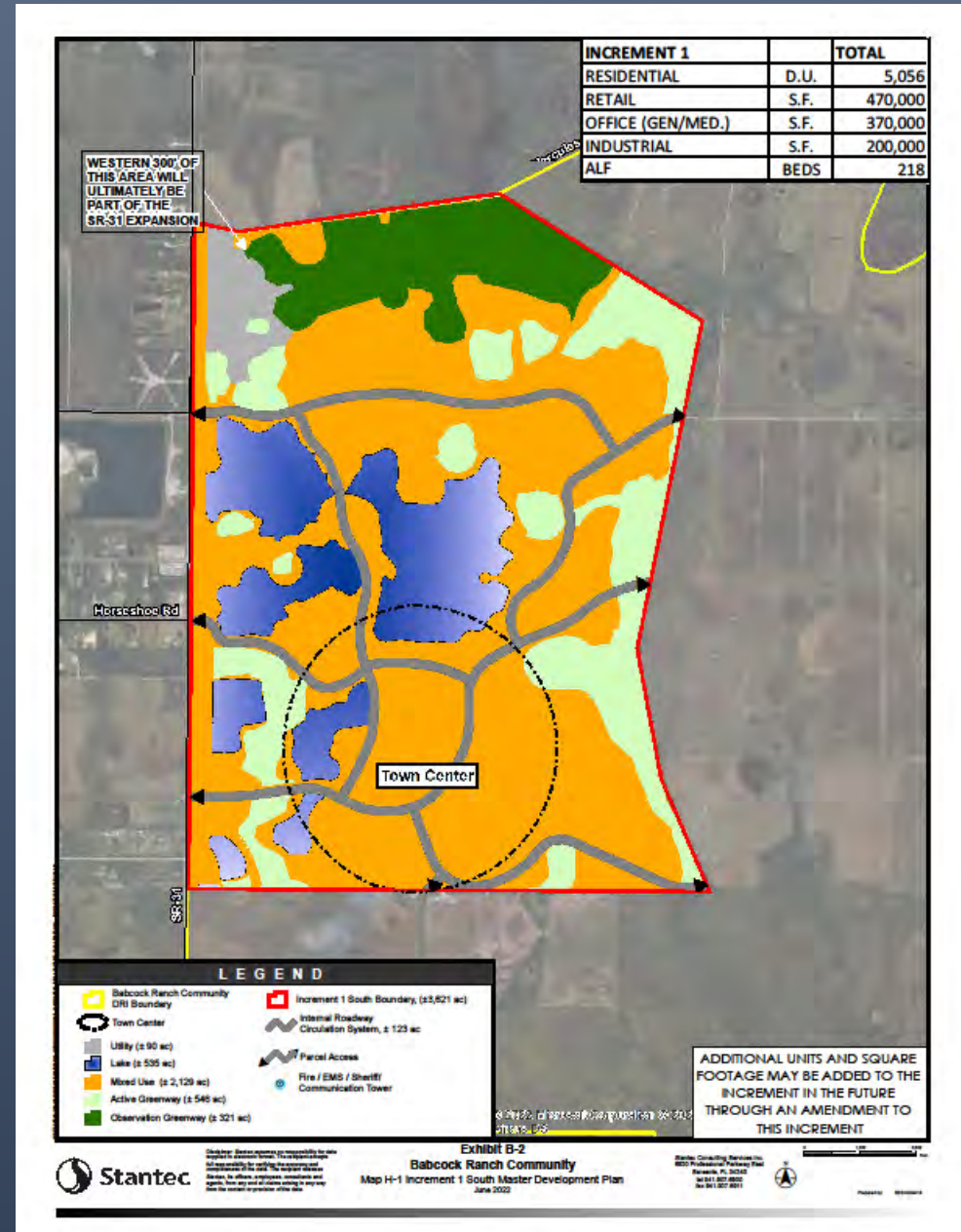
- Residential Dwelling Units – 19,500
- Non-Residential Uses – 6M S.F.



Increment 1 (IDO-1)

- Originally approved December 15, 2009
- Amended May 23, 2023
- Residential Dwelling Units - 5,056 *
 - 3,056 single family units
 - 2,000 multi family units
- Non-Residential – 840,000 S.F. *
 - 470,000 S.F. Retail
 - 370,000 S.F. Office
- Industrial - 200,000 S.F. *
- Golf Course - 18 Holes *
- Assisted Living - 218 Units *
- Buildout- 2037
- Expiration Date- 2044

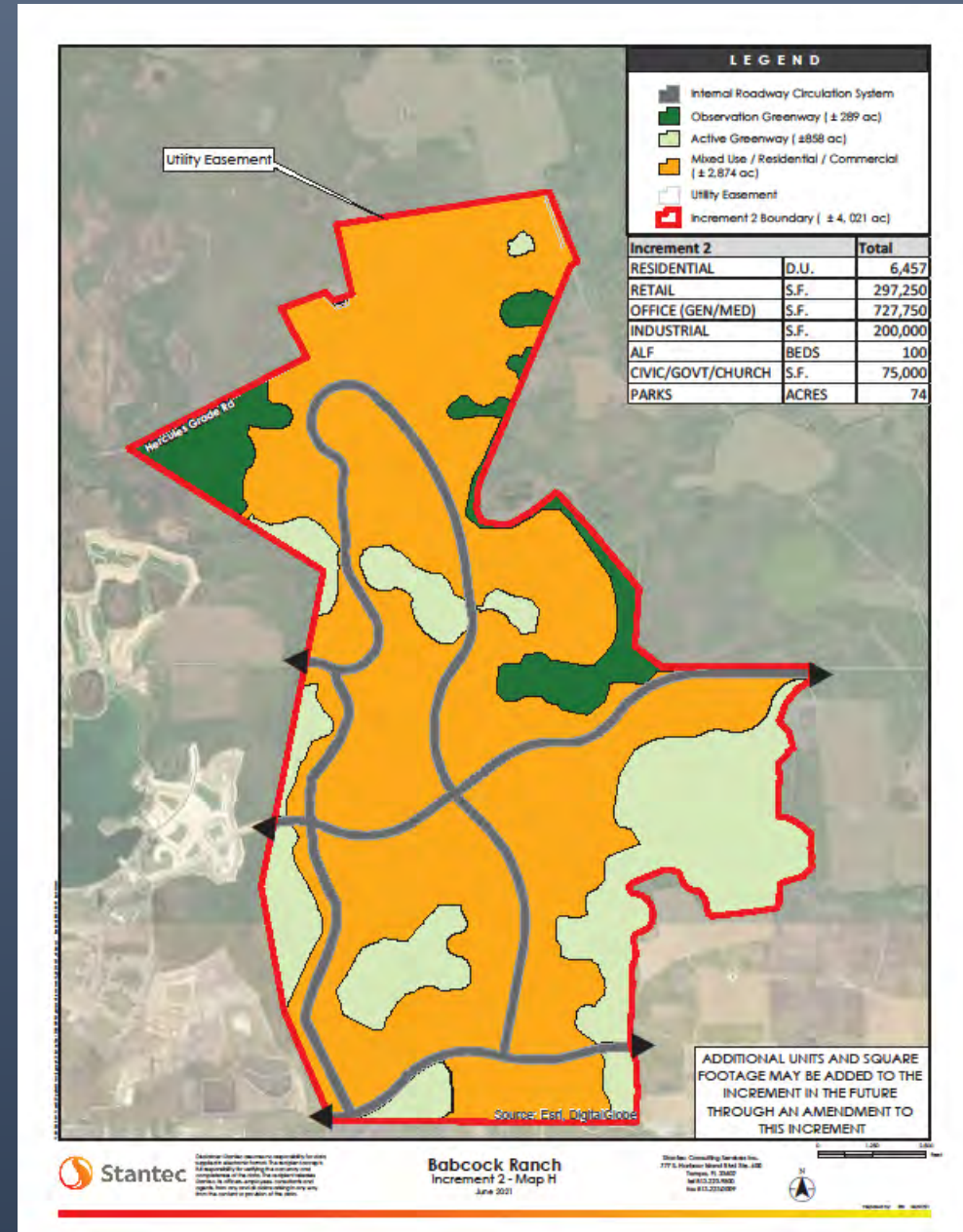
* Subject to use of equivalency matrix



Increment 2 (IDO-2)

- Originally approved July 27, 2021
- Amended May 23, 2023
- Residential Dwelling Units - 9,252 *
 - 5,817 single family units
 - 3,435 multi family units
- Hotel Rooms – 600 *
- Non-Residential – 1,380,000 S.F. *
 - 730,000 S.F. Retail
 - 650,000 S.F. Office
- Assisted Living - 200 Units *
- Golf Course – 18 holes *
- Buildout- 2035
- Expiration Date- 2042

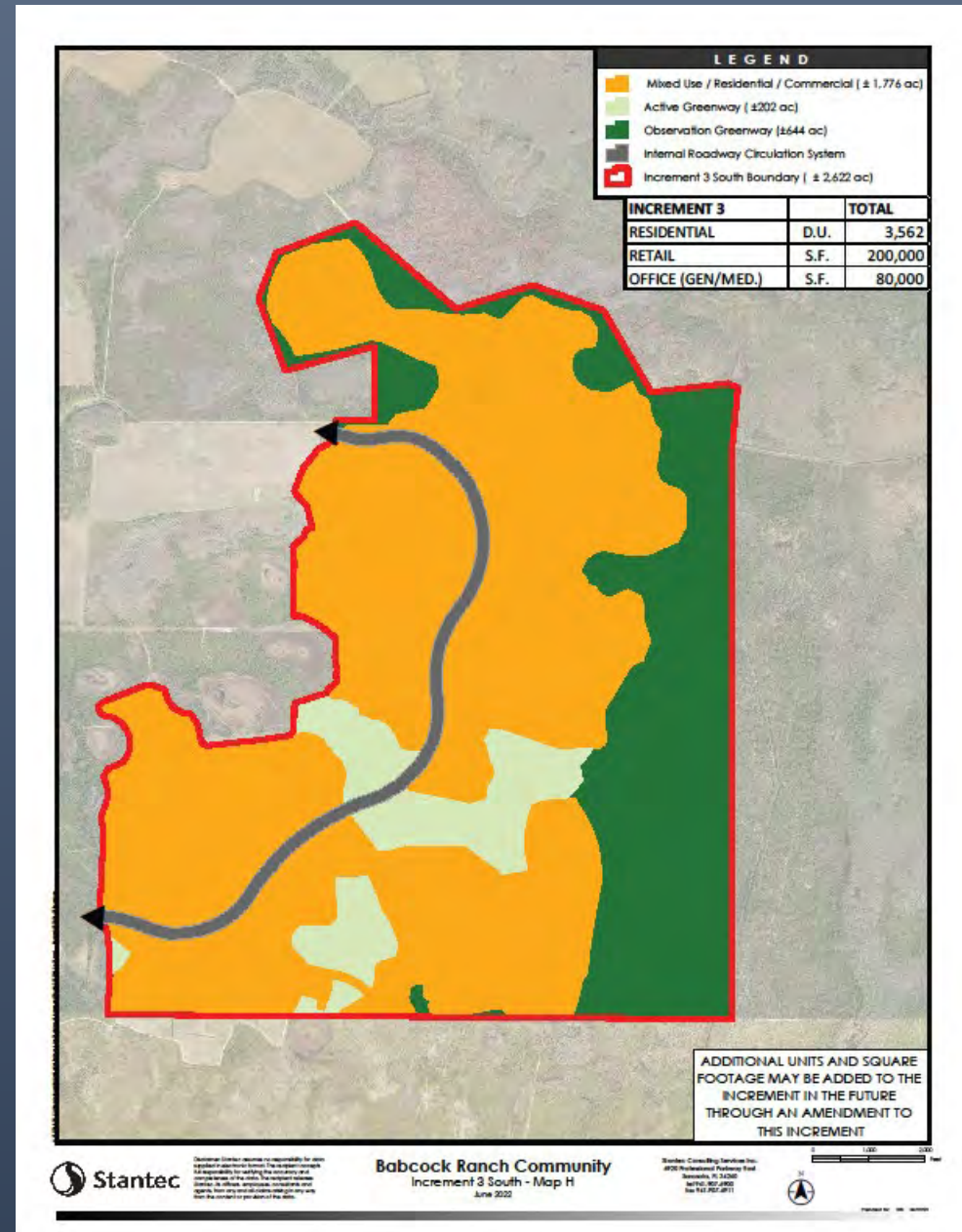
* Subject to use of equivalency matrix



Increment 3 (IDO-3)

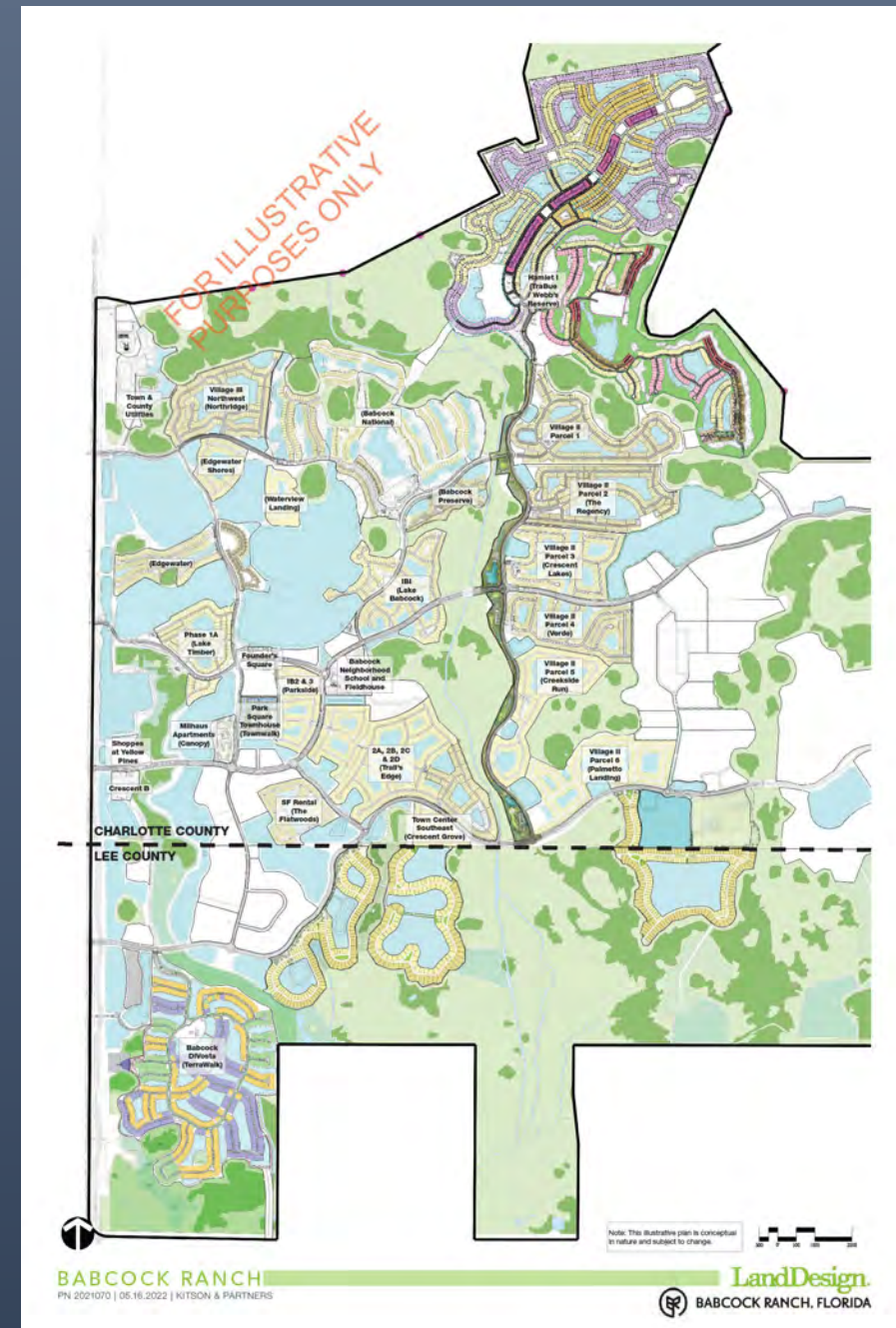
- Originally approved May 23, 2023
- Residential Dwelling Units - 3,562 *
- Non-Residential – 280,000 S.F. *
 - 200,000 S.F. Retail
 - 80,000 S.F. Office
- Industrial – 100,000 S.F. *
- Assisted Living - 139 Units *
- Golf Course – 18 holes *
- Buildout- 2038
- Expiration Date- 2045

* Subject to use of equivalency matrix



Current Status of Development

- FPL Solar Array- Two 74.5 MW facilities
- Trails/parks
- Commercial
- Babcock Neighborhood School
- Babcock Ranch Community Independent Special District
- SR 31 Expansion





Qualifications of Jie Shao

Position: Principal Planner

Years with Charlotte County: 21

Position Summary & Experience: I have worked as a Planner for Charlotte County Community Development Department since January 2004. My main duties include reviewing and making recommendations on plan amendments, zoning map changes and text amendments to the County's Comprehensive Plan, and amendments to the County's Land Development Regulations. I prepare and present staff reports and recommend actions to the Planning and Zoning Board and the Board of County Commissioners.

I evaluate Site Plan Review applications specifically related to development within Development of Regional Impacts for consistency with the County's Comprehensive Plan and Development Orders. I review all development within the Planned Development zoning district. I review applications for establishment of Community Development Districts, applications under the Transfer Density Units (TDU) program and track all TDUs.

In addition, I created the US 41 Zoning District Overlay Code in 2004. I worked with the planning Advisory Committee to successfully create the Little Gasparilla Island Community Plan in 2007 and also created the Little Gasparilla Island Zoning District Overlay Code and the Bridgeless Barrier Island Zoning District in 2013. As a project manager, I successfully completed the US 17 Corridor Planning Study in 2009-2010. I served as a liaison for the South Gulf Cove Advisory Committee and the Little Gasparilla Island Advisory Committee in 2006-2009. I hosted roundtable meetings to solicit public's input. As a team member, I revised and rewrote the County's Land Development Regulations in 2013-2014. Further, I worked on the County's Comprehensive Plan rewrite in 2009-2010, and EAR-based amendments for the County's Comprehensive Plan in 2007, 2014, and 2022.

Education:

- September 1997 to December 2001
University of Cincinnati; Cincinnati, Ohio; Obtained a M.S. degree in Community Planning
- September 1986 to July 1990
Chongqing University China; Obtained a B.S. degree in Architecture

Professional Associations and Certifications:

- AICP, American Association of Certified Planners since 2017
- American Planning Association (APA), Member since 2004

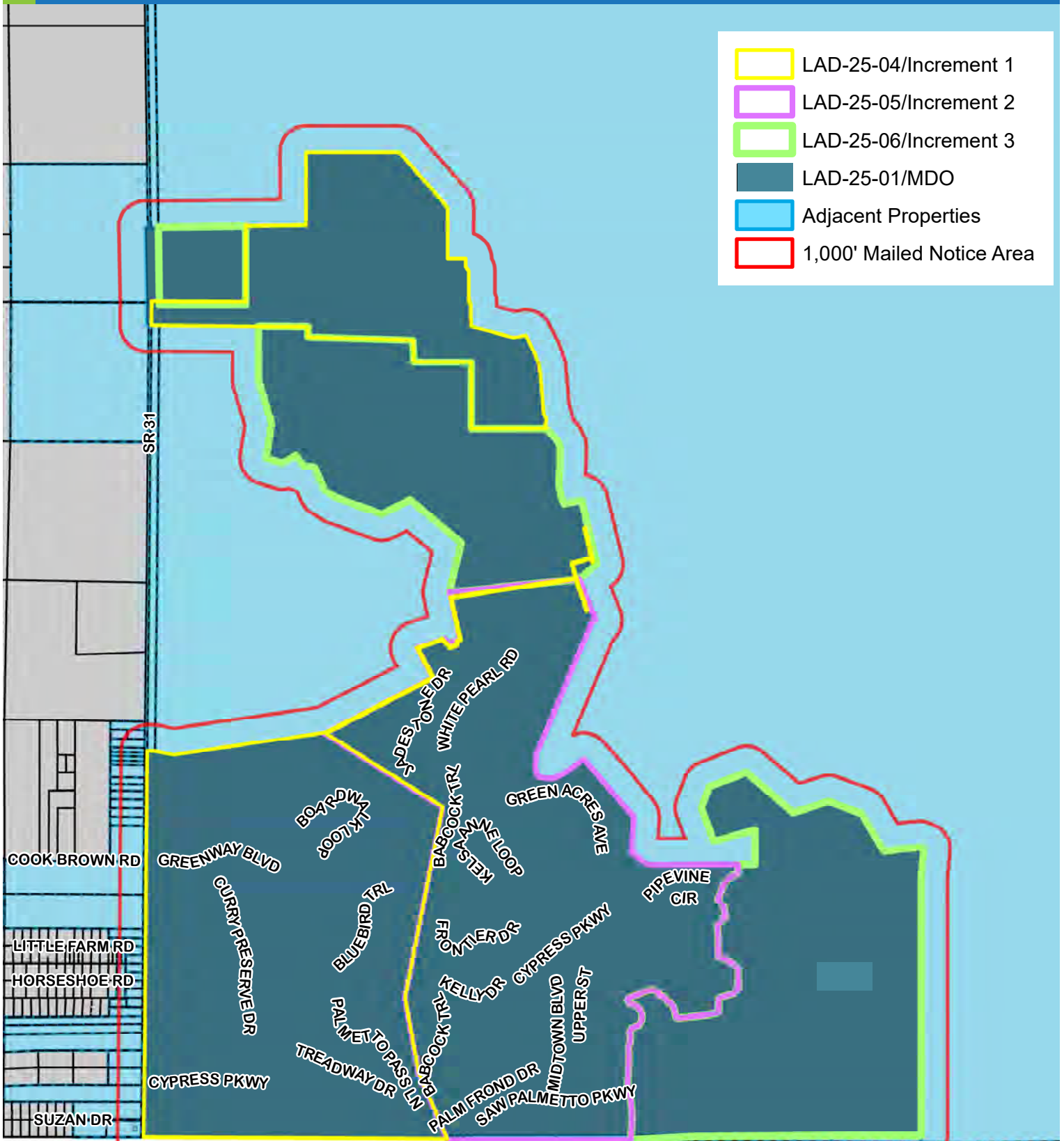
Related Past Experience:

- Planner, Architectural Graphics Designer, University Instructor in Architecture, Suzhou Planning Bureau/Institute of Urban Construction & Environmental Protection (1990-1994)

Exhibit 1

CHARLOTTE COUNTY

Babcock Ranch Community DRI 1,000' Mailed Notice Map



29, 31, 32, 33/41/26 & 5-10, 15-17, 19-36/42/26 East County

(NOT TO SCALE)

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

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CHARLOTTE COUNTY

Location Map for Babccocckk Rancch Communiittyy DRI



CHARLOTTE COUNTY
Community Development



29, 31, 32, 33/41/26 & 5-10, 15-17, 19-36/42/26 East County



(NOT TO SCALE)

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

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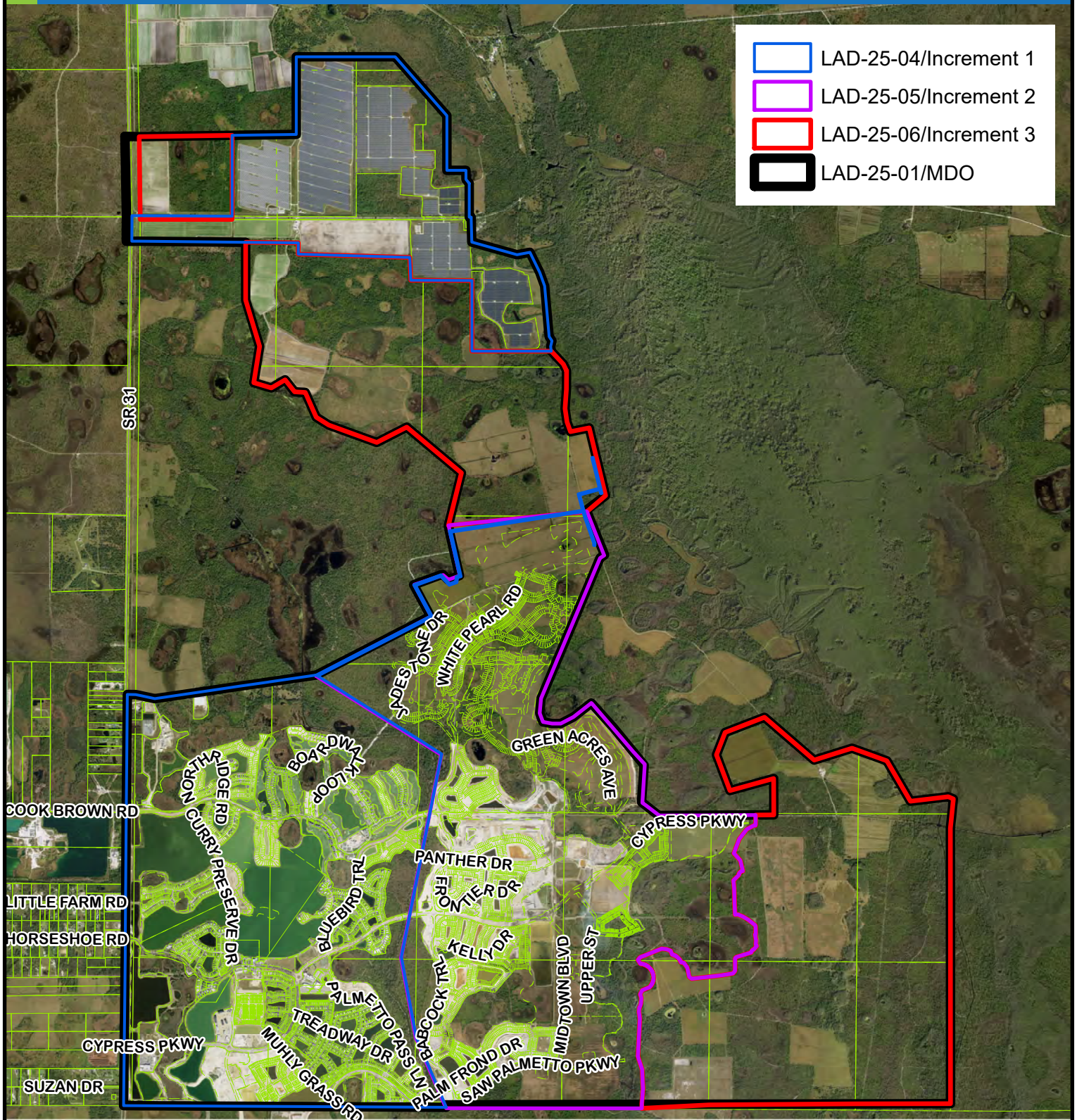
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By: Shaoj-4284

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CHARLOTTE COUNTY

Area Image for Babcock Ranch Community DRI



29, 31, 32, 33/41/26 & 5-10, 15-17, 19-36/42/26 East County



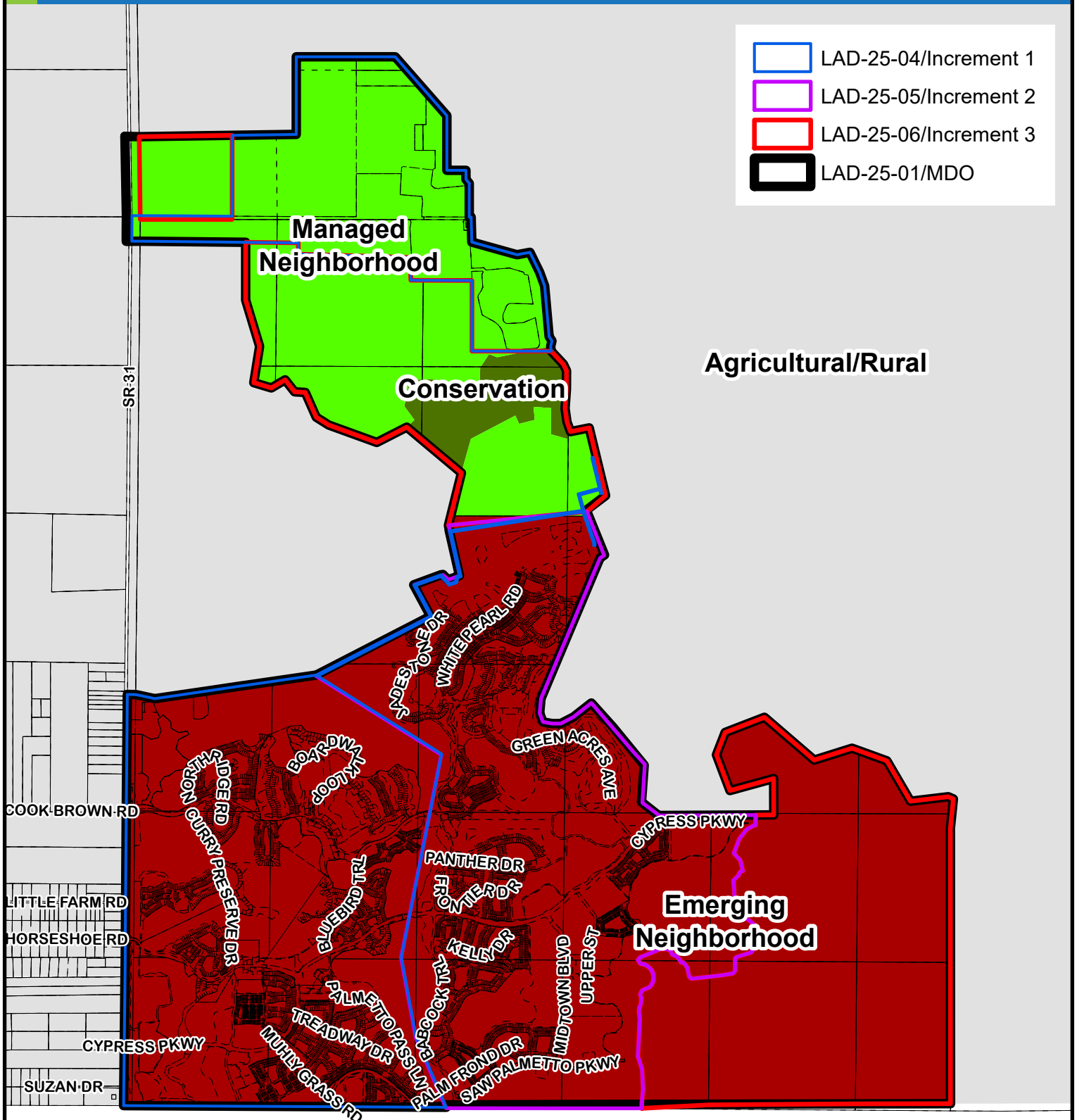
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CHARLOTTE COUNTY

Framework for Babcock Ranch Community DRI



29, 31, 32, 33/41/26 & 5-10, 15-17, 19-36/42/26 East County



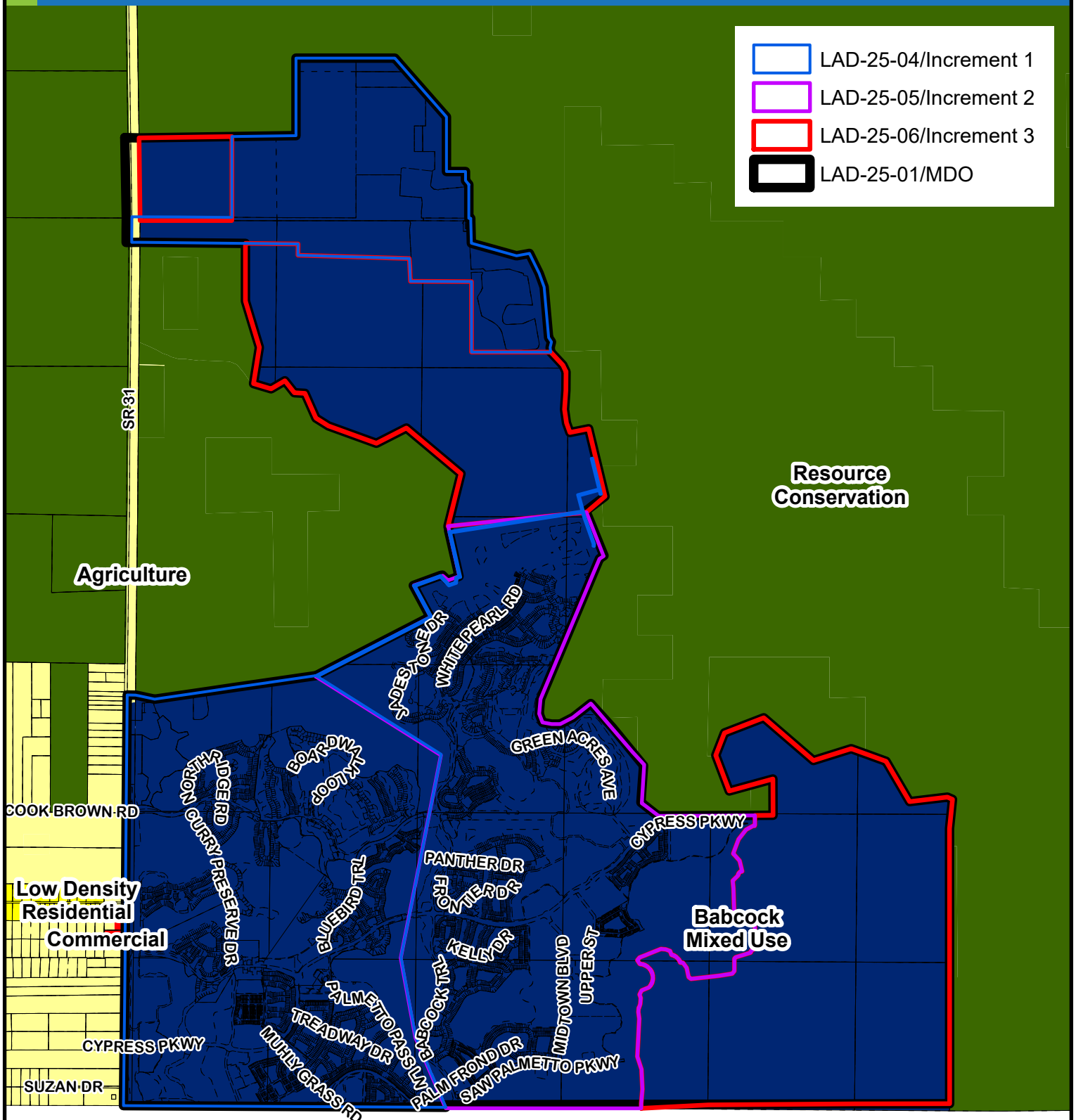
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CHARLOTTE COUNTY

FLUM Designations for Babcock Ranch Community DRI



29, 31, 32, 33/41/26 & 5-10, 15-17, 19-36/42/26 East County



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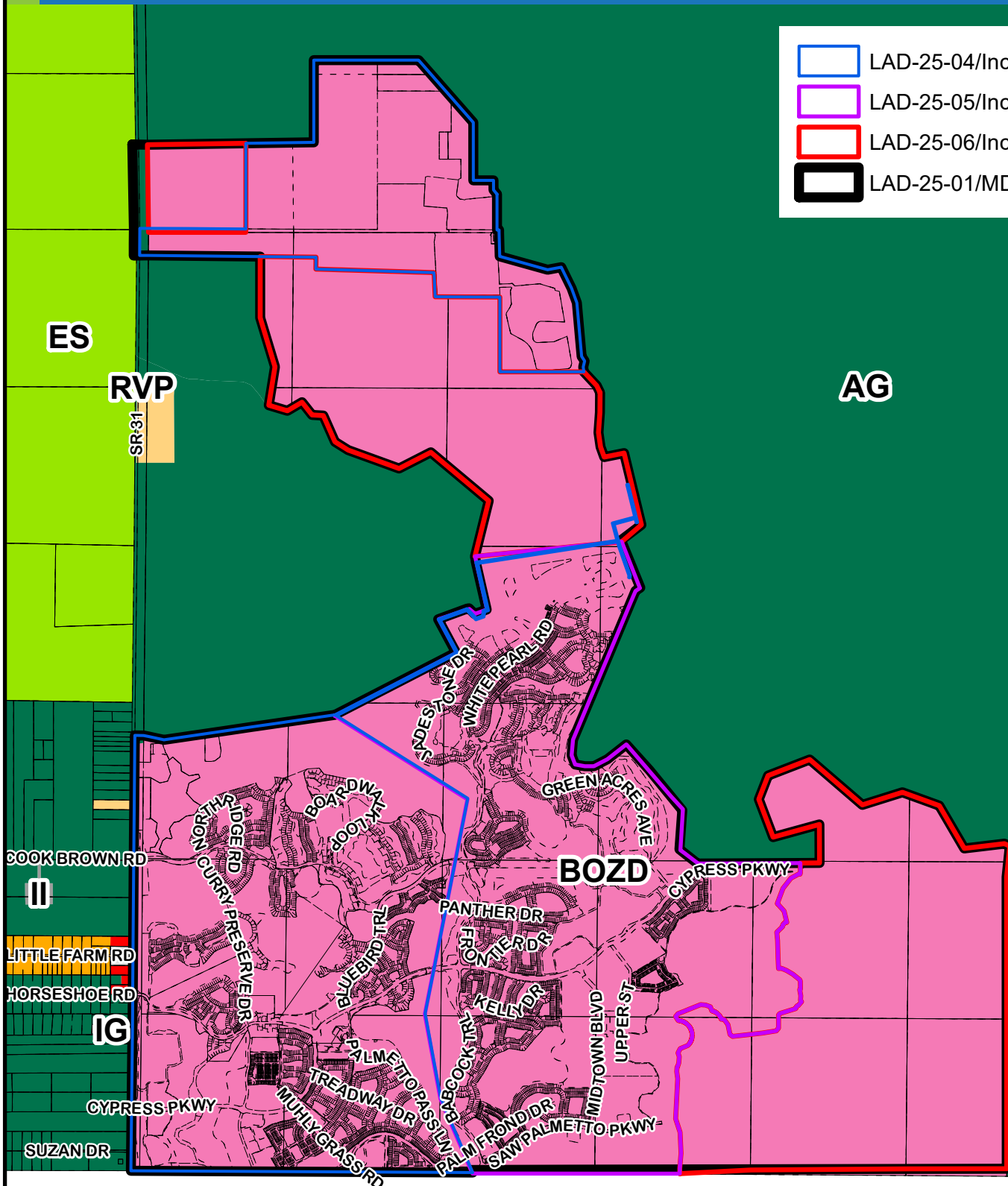
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CHARLOTTE COUNTY

Zoning Designations for Babcock Ranch Community DRI

-  LAD-25-04/Increment 1
-  LAD-25-05/Increment 2
-  LAD-25-06/Increment 3
-  LAD-25-01/MDO



29, 31, 32, 33/41/26 & 5-10, 15-17, 19-36/42/26 East County



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28 **AMENDED NOVEMBER 25, 2025**

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RESOLUTION NO. 2025-_____

**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 buildout dates for the IDO, as well as the associated mitigation requirements under Section 73, Chapter 2011-139, Laws of Florida, and in accordance with Section 252.363, Florida Statutes, so that all phase, expiration and buildout dates, as well as associated mitigation dates contained within the IDO were cumulatively extended as hereinafter provided; and

WHEREAS, all of the agreements, studies, reports and other documents referenced in this IDO shall be kept on file with Charlotte County; and

WHEREAS, 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-~~5~~⁴ and made a part hereof. Map H constitutes a portion of the revised Master Plan for the Babcock Ranch Overlay District in the Charlotte 2050 Comprehensive Plan ("Comprehensive Plan"). The development program for Increment 1 authorized by this IDO, consisting of one phase, is as follows ("Development Program"), subject to the limitations contained herein:

(i) ~~5,056~~⁴4,793 residential dwelling units (~~3,225~~⁰956 single family units and ~~2,000~~¹1,568 multi-family units);

~~(i)~~(ii) 1,266,729 square feet of commercial/retail/office (including medical);

a. ~~470,000~~³350,229 square feet of commercial/retail;

b. ~~370,000~~⁹16,500 square feet of office;

~~(ii)~~(iii) 27,660 square feet of government/civic uses;

~~(iii)~~(iv) ~~200,000~~⁴450,000 square feet of industrial;

(v) 177 hospital beds;

~~(i)~~(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 ~~facilities~~^{facility} (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),⁴ ("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.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

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

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR# _____

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.

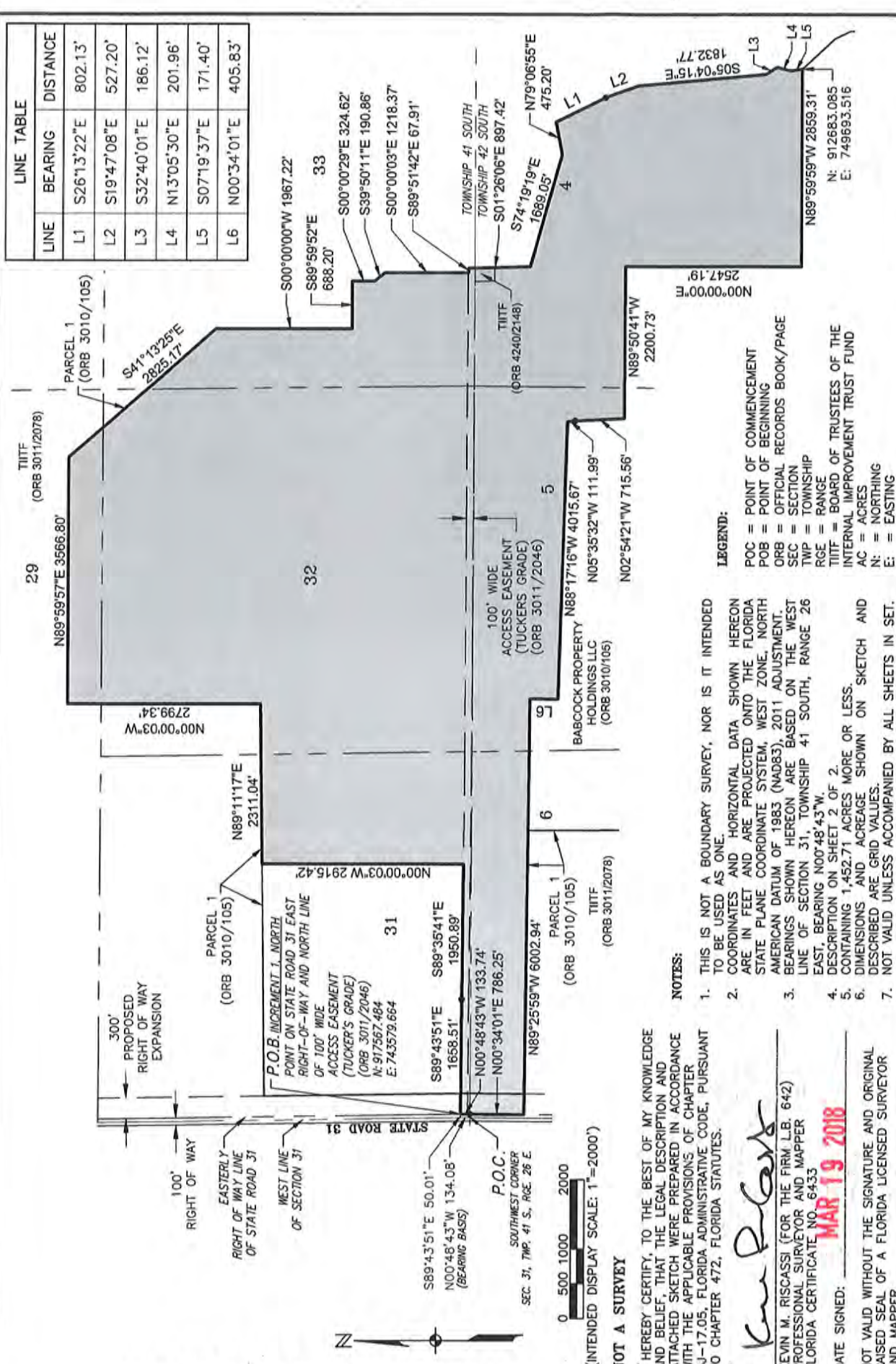
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| Exhibit H2 | Increment 1 North Area Primary Greenway Map and Trails Plan |
| Exhibit I | Increment 1 Primary Utility Corridor Map |

EXHIBIT A-1

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

0:\2016\201602286-000\Surveying\Sketches\201602286-000 Increment 1 North 02-26-2018.dwg (S (LTR)) TUF Mar 13, 2018 - 8:00am

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



NOTES:

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

LEGEND:

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

NOT A SURVEY

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

KEVIN M. RISCASSI (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6433

MAR 19 2018

DATE SIGNED:

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

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

INCREMENT 1 NORTH
PARCEL OF LAND LYING IN
SECTIONS 29, 31, 32 AND 33, TOWNSHIP 41 SOUTH, RANGE 26 EAST
AND
SECTIONS 4, 5 AND 6 TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MARCH 2018	201602286	31-41-26	1" = 2000'	1 OF 2

DESCRIPTION

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

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

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 26 EAST, THENCE N.00°48'43"W.,
ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 134.08 FEET; THENCE S.89°43'51"E., DEPARTING SAID WEST
LINE, A DISTANCE OF 50.01 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 31
(100' WIDE), AND A POINT ON THE NORTH LINE OF A 100 FOOT WIDE ACCESS EASEMENT (TUCKER'S GRADE) AS
RECORDED IN OFFICIAL RECORDS BOOK 3011, PAGE 2046, PUBLIC RECORDS, CHARLOTTE COUNTY FLORIDA, AND THE
POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID 100' WIDE ACCESS EASEMENT (TUCKER'S
GRADE) FOR THE FOLLOWING TWO (2) COURSES:

S.89°43'51"E., A DISTANCE OF 1,658.51 FEET,
S.89°35'41"E., A DISTANCE OF 1,950.89 FEET;

THENCE N.00°00'03"W., DEPARTING SAID NORTH LINE, A DISTANCE OF 2,915.42 FEET, TO AN INTERSECTION WITH THE
BOUNDARY OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3010, PAGE 105, OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 FOR THE FOLLOWING NINETEEN (19) COURSES:

1. N.89°11'17"E., A DISTANCE OF 2,311.04 FEET,
2. N.00°00'03"W., A DISTANCE OF 2,799.34 FEET,
3. N.89°59'57"E., A DISTANCE OF 3,566.80 FEET,
4. S.41°13'25"E., A DISTANCE OF 2,825.17 FEET,
5. S.00°00'00"W., A DISTANCE OF 1,967.22 FEET,
6. S.89°59'52"E., A DISTANCE OF 688.20 FEET,
7. S.00°00'29"E., A DISTANCE OF 324.62 FEET,
8. S.39°50'11"E., A DISTANCE OF 190.86 FEET,
9. S.00°00'03"E., A DISTANCE OF 1,218.37 FEET,
10. S.89°51'42"E., A DISTANCE OF 67.91 FEET,
11. S.01°26'06"E., A DISTANCE OF 897.42 FEET,
12. S.74°19'19"E., A DISTANCE OF 1,689.05 FEET,
13. N.79°06'55"E., A DISTANCE OF 475.20 FEET,
14. S.26°13'22"E., A DISTANCE OF 802.13 FEET,
15. S.19°47'08"E., A DISTANCE OF 527.20 FEET,
16. S.05°04'15"E., A DISTANCE OF 1,832.77 FEET,
17. S.32°40'01"E., A DISTANCE OF 186.12 FEET,
18. S.13°05'30"W., A DISTANCE OF 201.96 FEET,
19. S.07°19'37"E., A DISTANCE OF 171.40 FEET;

THENCE N.89°59'59"W., DEPARTING SAID BOUNDARY OF PARCEL 1, A DISTANCE OF 2,859.31 FEET; THENCE N.00°00'00"E.,
A DISTANCE OF 2,547.19 FEET; THENCE N.89°50'41"W., A DISTANCE OF 2,200.73 FEET; THENCE N.02°54'21"W., A
DISTANCE OF 715.56 FEET; THENCE N.05°35'32"W., A DISTANCE OF 111.99 FEET; THENCE N.88°17'16"W., A DISTANCE OF
4,015.67 FEET; THENCE N.00°34'01"E., A DISTANCE OF 405.83 FEET; THENCE N.89°25'59"W., A DISTANCE OF 6,002.94
FEET TO AN INTERSECTION WITH SAID STATE ROAD 31 EAST RIGHT-OF-WAY (100' WIDE); THENCE ALONG SAID EAST
RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. N.00°34'01"E., A DISTANCE OF 786.25 FEET,
2. N.00°48'43"W., A DISTANCE OF 133.74 FEET TO A THE POINT OF BEGINNING.

CONTAINING 1,452.71 ACRES, MORE OR LESS.

COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA
STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011
ADJUSTMENT.

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 26,
WHERE SAID LINE BEARS N00°48'41"W.



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FORT MYERS, FLORIDA 33902-1550
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E.B. #642 & L.B. #642

DESCRIPTION INCREMENT 1 NORTH

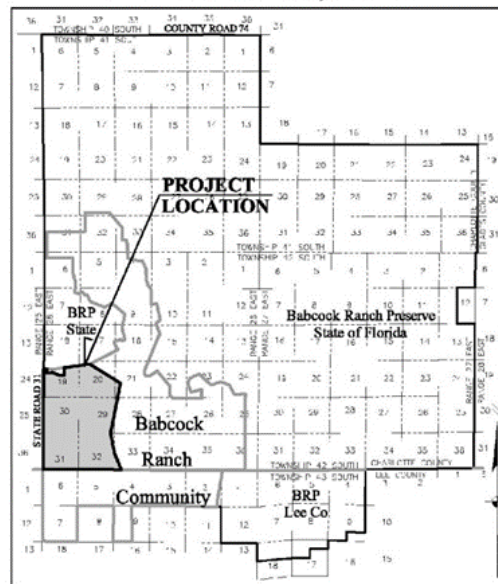
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MARCH 2018	20160286	31-41-26	N/A	2 OF 2

EXHIBIT A-2

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

O:\2012\20129205-000\Surveying\Sketches\20129205 - Sketch - Increment 1 Parcel Revised.dwg (Sheet 1) tjd Jan 15, 2013 - 4:16

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



LOCATION MAP

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

NOTES:

1. BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES.
2. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83(99) WHEREIN THE SOUTH LINE OF THE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89° 41' 45" EAST.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. POC = POINT OF COMMENCEMENT.
5. POB = POINT OF BEGINNING.
6. DESC. = DESCRIPTION
7. BRP = BABCOCK RANCH PRESERVE
8. PARCEL CONTAINS 3,575.47 ACRES MORE OR LESS.
9. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

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

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

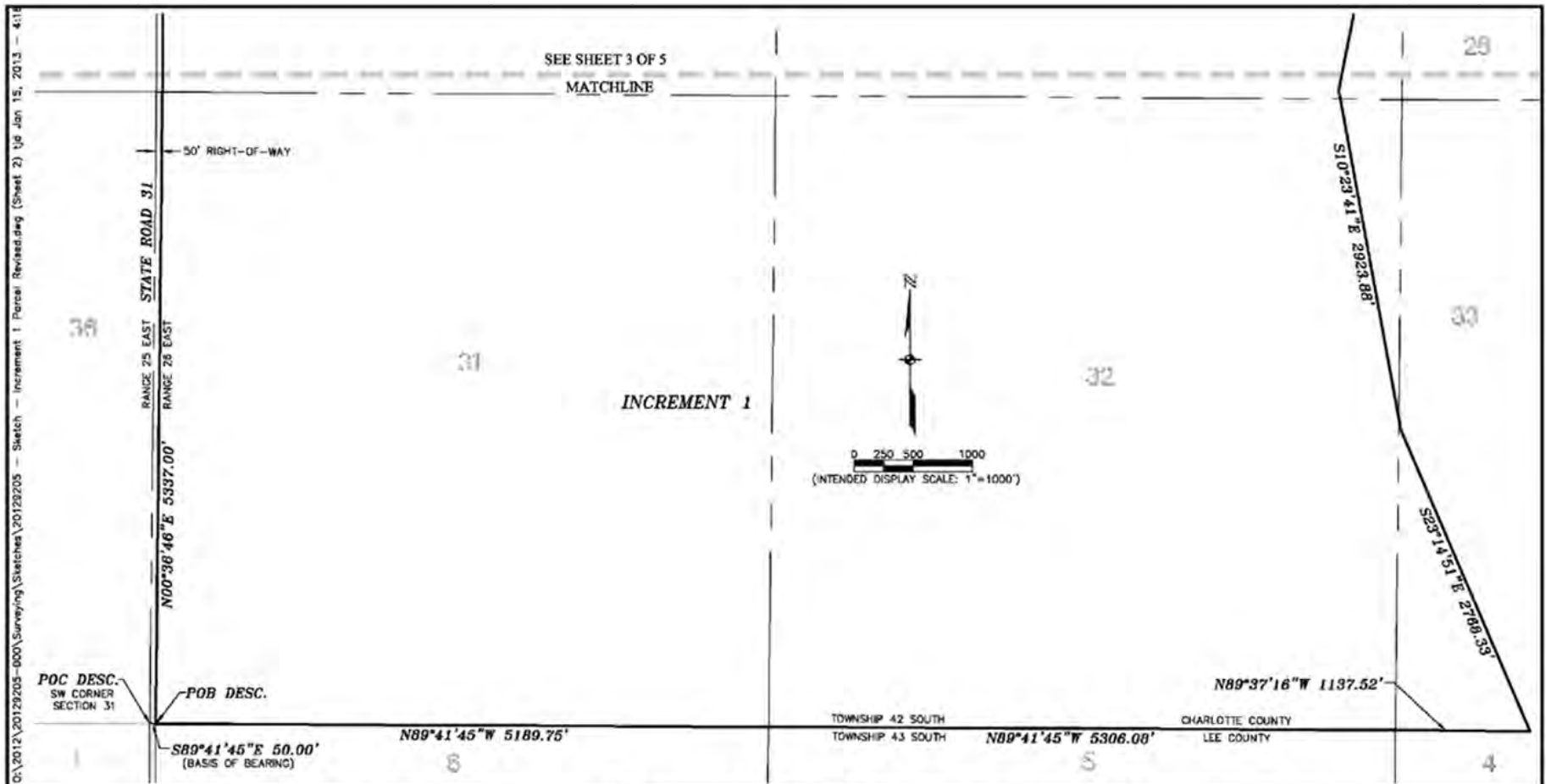
INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY
SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

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E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY
DESCRIPTION

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



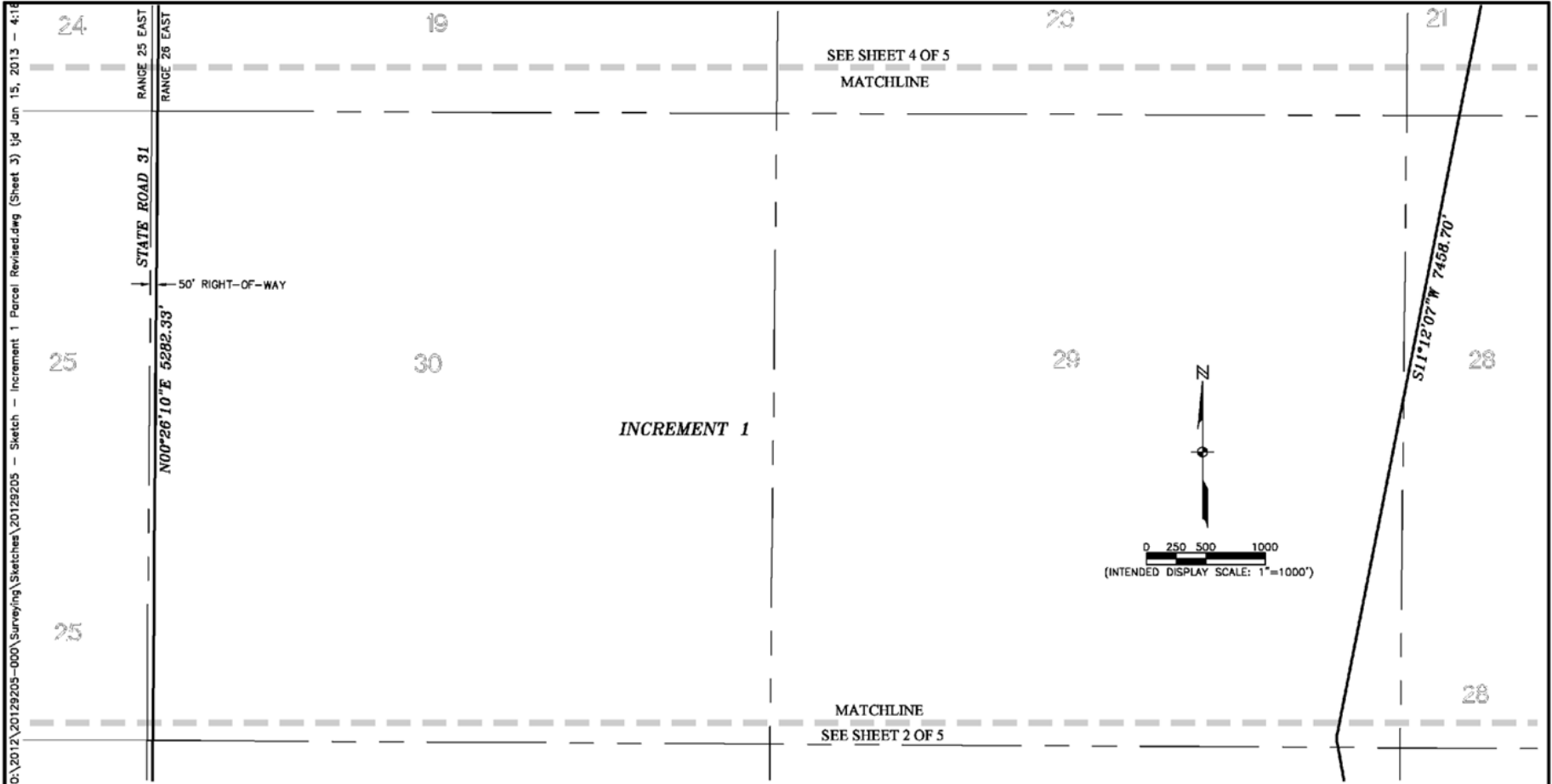
INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY
SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

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SKETCH TO ACCOMPANY
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20129205-000	19-42-28	1"=1000'	2 OF 5



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

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E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20129205-000	19-42-26	1"=1000'	3 OF 5

STATE ROAD 31

RANGE 25 EAST

RANGE 26 EAST

RANGE 27 EAST

TOWNSHIP 24 NORTH

TOWNSHIP 25 NORTH

TOWNSHIP 26 NORTH

50' RIGHT-OF-WAY

INCREMENT 1

Matchline
SEE SHEET 3 OF 5

Scale: 0 250 500 1000
(INTENDED DISPLAY SCALE: 1"=1000')

North Arrow

Boundary Bearings and Distances:

- S89°28'15"E 299.98'
- S77°54'41"E 169.77'
- S00°04'08"W 599.02'
- N90°00'00"E 658.00'
- N62°36'45"E 186.95'
- S66°06'55"E 1147.74'
- S89°39'57"E 711.01'
- N01°03'27"W 1169.03'
- N81°38'00"E 3109.39'
- N82°12'01"E 711.48'
- S57°49'39"E 5335.80'
- S11°12'07"W 7458.70'

**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**

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SKETCH TO ACCOMPANY
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20129205-000	19-42-26	1"=1000'	4 OF 5

0:\2012\20129205-000\Surveying\Sketches\20129205 - Sketch - Increment 1 Parcel Revised.dwg (Sheet 5) tjd Jan 15, 2013 - 4:18

DESCRIPTION

INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY
SECTIONS 19, 20, 21, 28, 29, 30, 31, 32, AND 33
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTIONS 19, 20, 21, 28, 29, 30, 31, 32 AND 33, TOWNSHIP 42 SOUTH,
RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31 THENCE SOUTH 89°41'45" EAST ALONG
THE SOUTH LINE OF SAID SECTION 31 FOR 50.00 FEET TO AN INTERSECTION WITH THE EASTERLY
RIGHT-OF-WAY LINE OF STATE ROAD 31 AND THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING THENCE THE FOLLOWING THREE (3) BEARINGS AND DISTANCES ON SAID
EASTERLY RIGHT-OF-WAY LINE: NORTH 00°36'46" EAST FOR 5,337.00 FEET; NORTH 00°26'10" EAST
FOR 5,282.33 FEET; NORTH 00°31'45" EAST FOR 4,197.71 FEET; THENCE SOUTH 89°28'15" EAST
DEPARTING SAID RIGHT-OF-WAY LINE FOR 299.98 FEET; THENCE SOUTH 77°54'41" EAST FOR 169.77
FEET; THENCE SOUTH 00°04'08" WEST FOR 599.02 FEET; THENCE NORTH 90°00'00" EAST FOR 658.00
FEET; THENCE NORTH 62°36'45" EAST FOR 186.95 FEET; THENCE SOUTH 66°06'55" EAST FOR 1,147.74
FEET; THENCE SOUTH 89°39'57" EAST FOR 711.01 FEET; THENCE NORTH 01°03'27" WEST FOR 1,169.03
FEET; THENCE NORTH 81°38'00" EAST FOR 3,109.39 FEET; THENCE NORTH 82°12'01" EAST FOR 711.48
FEET; THENCE SOUTH 57°49'39" EAST FOR 5,335.90 FEET; THENCE SOUTH 11°12'07" WEST FOR
7,458.70 FEET; SOUTH 10°23'41" EAST FOR 2,923.88 FEET; THENCE SOUTH 23°14'51" EAST FOR
2,768.33 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 33, TOWNSHIP 42 SOUTH,
RANGE 26 EAST; THENCE THE FOLLOWING BEARINGS AND DISTANCE ON THE SOUTH LINE OF SAID
TOWNSHIP 42 SOUTH: NORTH 89°37'16" WEST FOR 1,137.52 FEET; NORTH 89°41'45" WEST FOR
5,306.08 FEET; NORTH 89°41'45" WEST ALONG SAID LINE FOR 5,189.75 FEET TO THE POINT OF
BEGINNING.
PARCEL CONTAINS 3,575.47 ACRES, MORE OR LESS.

BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE
COORDINATES, FLORIDA WEST ZONE, NAD 83 (99) WHEREIN THE SOUTH LINE OF SECTION 31,
TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89° 41' 45" EAST.

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

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E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

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

EXHIBIT A-3

UTILITY EASEMENT BABCOCK RANCH COMMUNITY LEGAL DESCRIPTION

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

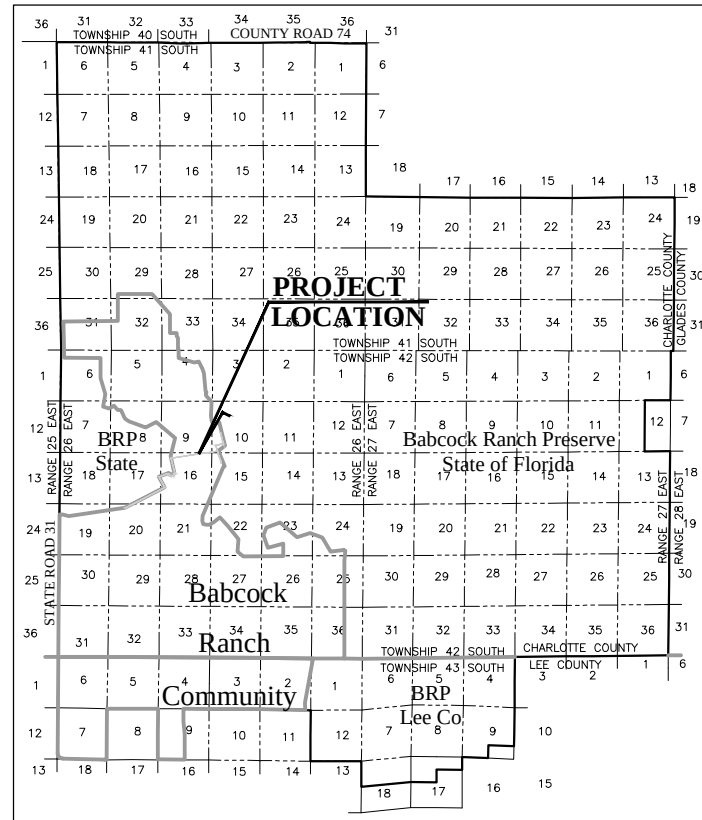
INCREMENT 1 - TRUNCATED UTILITY EASEMENT BABCOCK RANCH COMMUNITY

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



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

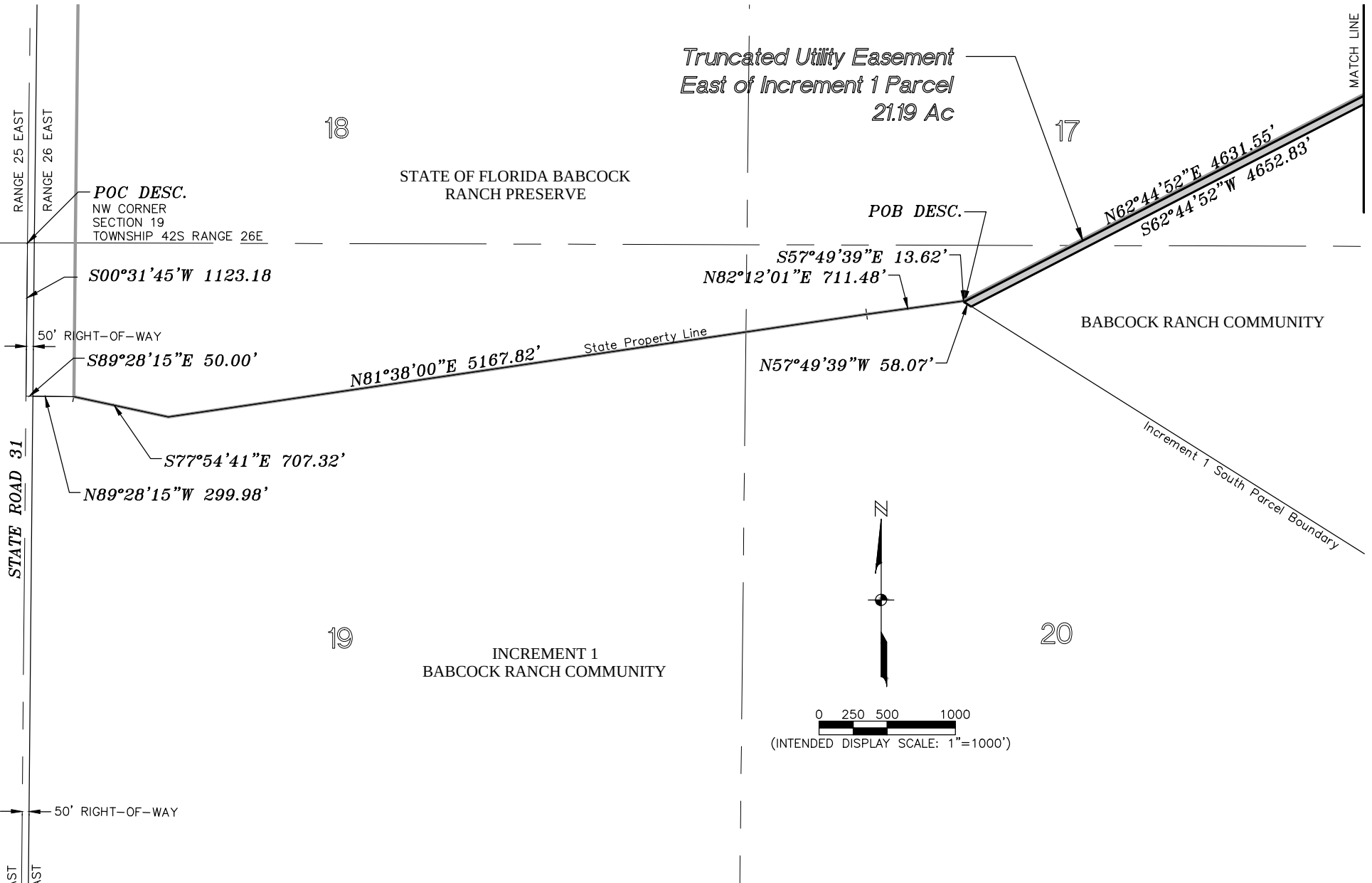
JOHNSON
ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
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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

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**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

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FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
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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 3

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



STATE OF FLORIDA BABCOCK
RANCH PRESERVE

0 250 500 1000
(INTENDED DISPLAY SCALE: 1"=1000')

BABCOCK RANCH COMMUNITY

9

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

N76°23'06"E 50.00'
N13°36'57"W 1136.53'
N74°45'40"E 790.10'
N15°14'20"W 607.80'
N15°14'20"W 194.71'
N19°32'05"W 1015.42'
S81°12'25"W 4811.87'
N05°04'56"E 73.89'
N84°55'04"W 50.00'
S13°36'57"E 1338.67'
S76°23'03"W 50.00'
N13°36'57"W 152.12'
S74°45'40"W 738.68'
S15°14'20"E 800.95'
S19°32'05"E 1024.45'
S05°04'56"W 84.80'

10

N12°51'59"W 1654.85'
N71°59'01"E 124.80'
N06°35'10"E 173.15'
N70°03'37"E 233.54'
S43°36'34"E 444.45'

N69°50'23"E 1051.51'

16

N12°51'59"E 1646.85'
S12°51'59"E 1646.85'
N28°10'55"W 1272.60'
N28°10'55"W 11.47'
S71°59'01"W 138.40'
S06°35'10"W 171.98'
S70°03'37"W 297.14'
N43°36'34"W 444.31'
S69°50'23"W 961.15'
S28°10'55"E 1277.35'

BABCOCK RANCH COMMUNITY

STATE OF FLORIDA BABCOCK
RANCH PRESERVE

15

**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

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E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/30/2016	20129205-001	9-42-26	As Shown	3 OF 4

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

DESCRIPTION

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

A PARCEL OF LAND LYING IN SECTIONS 9, 10, 15, 16, 17 AND 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19 TOWNSHIP 42 SOUTH RANGE 26 EAST; THENCE SOUTH 00°31'45" WEST ALONG THE WEST LINE OF SAID SECTION 19 FOR 1,123.18'; THENCE SOUTH 89°28'15" EAST FOR 50.00 FEET, DEPARTING SAID SECTION LINE, TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31; THENCE SOUTH 89°28'15" EAST DEPARTING SAID RIGHT-OF-WAY LINE FOR 299.98 FEET TO A POINT ON THE STATE PROPERTY LINE FOR BABCOCK RANCH PRESERVE; THENCE THE FOLLOWING 3 CALLS ALONG SAID STATE PROPERTY LINE: SOUTH 77°54'41" EAST FOR 707.32 FEET; THENCE N81°38'00"E FOR 5167.82 FEET; THENCE N82°12'01"E FOR 711.48 FEET, LEAVING SAID STATE PROPERTY LINE; THENCE S57°49'39" FOR 13.62 FEET AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING THENCE THE FOLLOWING THIRTY FIVE (35) BEARINGS AND DISTANCES; NORTH 62°44'52' EAST FOR 4631.55 FEET; THENCE NORTH 28°10'55" WEST FOR 11.47 FEET TO A POINT ON SAID STATE PROPERTY LINE; THENCE ALONG SAID STATE PROPERTY LINE NORTH 28°10'55" WEST FOR 1272.60 FEET; THENCE ALONG SAID STATE PROPERTY LINE NORTH 69°50'23" EAST FOR 1051.51 FEET; THENCE LEAVING SAID STATE PROPERTY LINE SOUTH 43°36'34" EAST FOR 444.45 FEET; THENCE NORTH 70°03'37" EAST FOR 233.54 FEET; THENCE NORTH 06°35'10" EAST FOR 173.15 FEET TO A POINT ON THE SAID STATE PROPERTY LINE; THENCE ALONG SAID STATE PROPERTY LINE NORTH 71°59'01" EAST FOR 124.80; THENCE ALONG SAID STATE PROPERTY LINE NORTH 12°51'59" WEST FOR 1654.85 FEET; THENCE LEAVING SAID STATE PROPERTY LINE NORTH 81°12'25" EAST FOR 4859.91 FEET; THENCE NORTH 15°14'20" WEST FOR 607.80 FEET; THENCE NORTH 74°45'40" EAST FOR 790.10 FEET; THENCE NORTH 13°36'57" WEST FOR 1136.53 FEET; THENCE NORTH 76°23'06" EAST FOR 50.00 FEET; THENCE SOUTH 13°36'57" EAST FOR 1338.67 FEET; THENCE SOUTH 76°23'03" WEST FOR 50.00 FEET; THENCE NORTH 13°36'57" WEST FOR 152.12 FEET; THENCE SOUTH 74°45'40" WEST FOR 738.68 FEET; THENCE SOUTH 15°14'20" EAST FOR 800.95 FEET; THENCE SOUTH 09°32'05" EAST FOR 1024.45 FEET; THENCE SOUTH 05°04'56" WEST FOR 84.80 FEET; THENCE NORTH 84°55'04" WEST FOR 50.00 FEET; THENCE NORTH 05°04'56" EAST FOR 73.89 FEET; THENCE NORTH 19°32'05" WEST FOR 1015.42 FEET; THENCE NORTH 15°14'20" WEST FOR 194.71 FEET; THENCE SOUTH 81°12'25" WEST FOR 4811.87 FEET; THENCE SOUTH 12°51'59" EAST FOR 1646.85 FEET; THENCE SOUTH 71°59'01" WEST FOR 138.40 FEET; THENCE SOUTH 06°35'10" WEST FOR 1714.98 FEET; THENCE SOUTH 70°03'37" WEST FOR 297.14 FEET; THENCE NORTH 43°36'34" WEST FOR 444.31 FEET; THENCE SOUTH 69°50'23" WEST FOR 961.15 FEET; THENCE SOUTH 28°10'55" EAST FOR 1277.35 FEET; THENCE SOUTH 62°44'52" WEST FOR 4652.83 FEET; THENCE NORTH 57°49'39" WEST FOR 58.07 FEET AND THE POINT OF BEGINNING.

PARCEL CONTAINS 21.19 ACRES, MORE OR LESS.

BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83 (99) WHEREIN THE SOUTH LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89° 41' 45" EAST.

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

JOHNSON
ENGINEERING

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

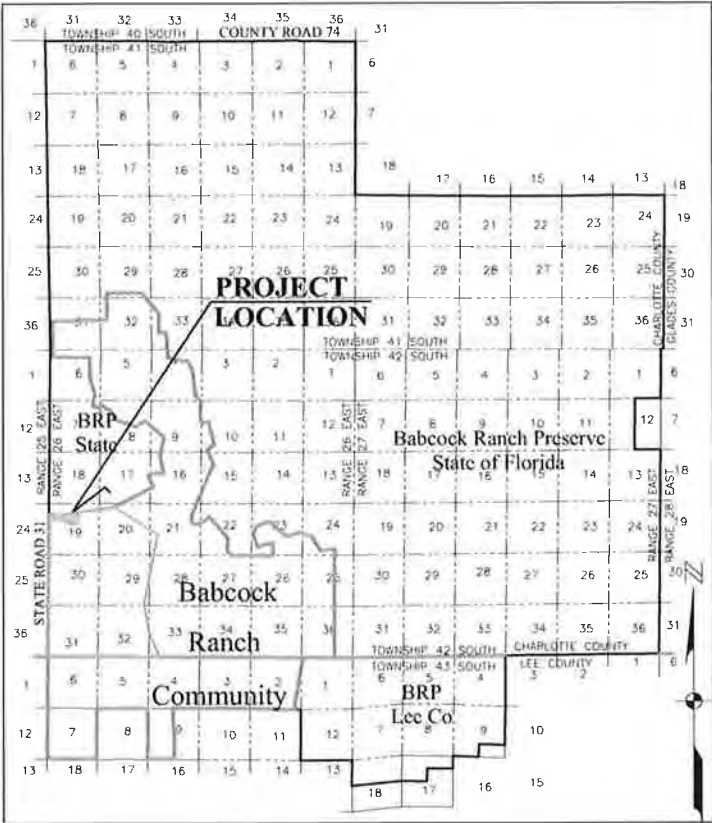
INCREMENT 1 – 45.98 ACRE PARCEL – BABCOCK RANCH COMMUNITY

O:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 46ac Parcel.dwg (Sheet 1) mll2 May 13, 2016 - 2:50pm

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 J (FOR THE FIRM LB-642);
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5916
DATE SIGNED: 5/25/2016
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

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

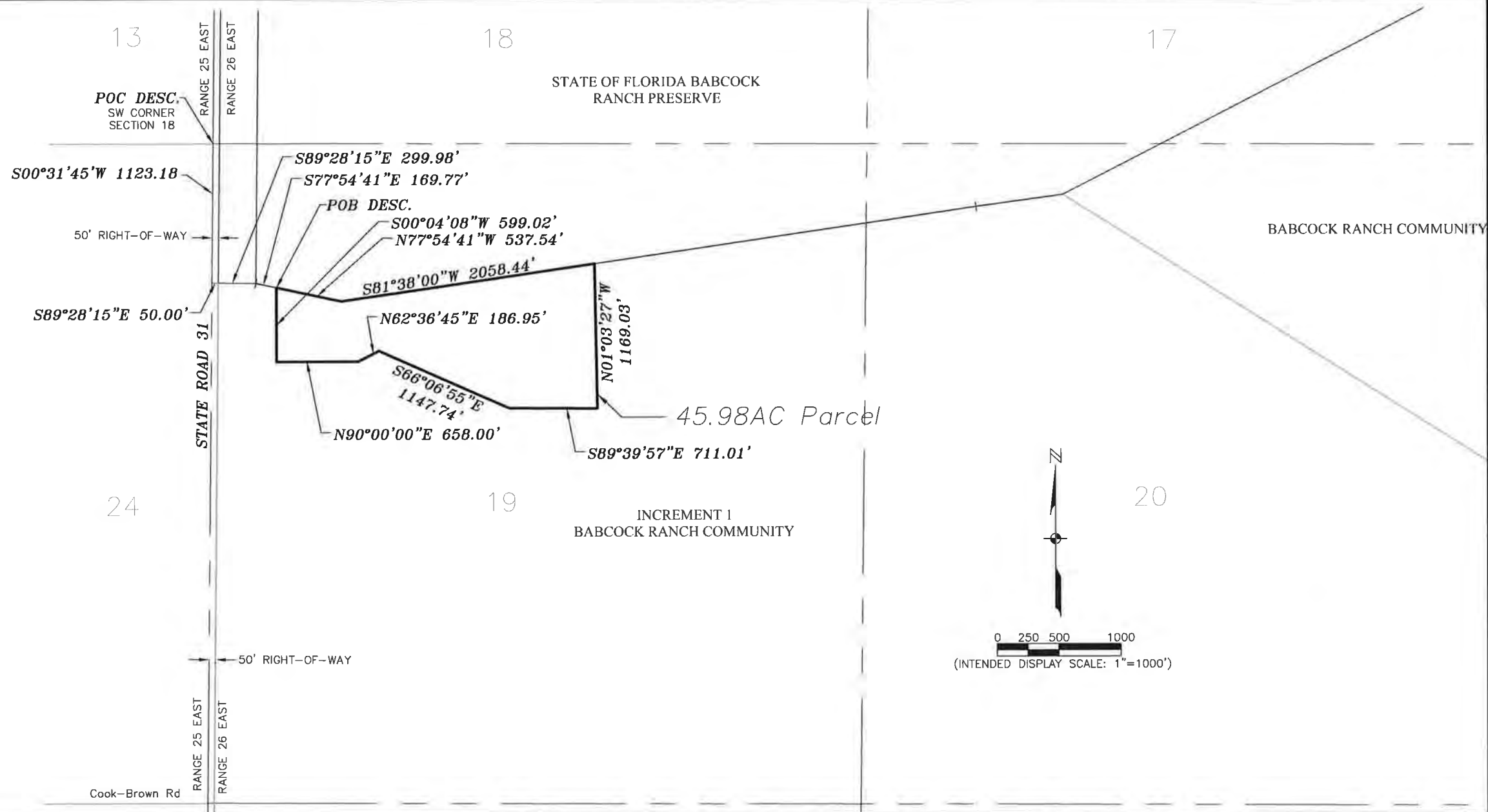
JOHNSON
ENGINEERING

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

SKETCH TO ACCOMPANY
DESCRIPTION

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

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



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

JOHNSON
ENGINEERING

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

SKETCH TO ACCOMPANY
DESCRIPTION

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

0:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 46ac Parcel.dwg (Sheet3) m12 May 17, 2016 - 4:48pm

DESCRIPTION

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

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

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19 TOWNSHIP 42 SOUTH RANGE 26 EAST; THENCE SOUTH 00°31'45" WEST ALONG THE WEST LINE OF SAID SECTION 19 FOR 1,123.18'; THENCE SOUTH 89°28'15" EAST FOR 50.00 FEET, DEPARTING SAID SECTION LINE, TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31; THENCE SOUTH 89°28'15" EAST DEPARTING SAID RIGHT-OF-WAY LINE FOR 299.98 FEET; THENCE SOUTH 77°54'41" EAST FOR 169.77 FEET AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE THE FOLLOWING EIGHT (8) BEARINGS AND DISTANCES; SOUTH 00°04'08" WEST FOR 599.02 FEET; THENCE NORTH 90°00'00" EAST FOR 658.00 FEET; THENCE NORTH 62°36'45" EAST FOR 186.95 FEET; THENCE SOUTH 66°06'55" EAST FOR 1,147.74 FEET; THENCE SOUTH 89°39'57" EAST FOR 711.01 FEET; THENCE NORTH 01°03'27" WEST FOR 1,169.03 FEET; THENCE SOUTH 81°38'00" WEST FOR 2058.44 FEET; THENCE NORTH 77°54'41" WEST FOR 537.54 FEET AND THE POINT OF BEGINNING.
PARCEL CONTAINS 45.98 ACRES, MORE OR LESS.

BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83 (99) WHEREIN THE SOUTH LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89° 41' 45" EAST.

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

JOHNSON
ENGINEERING

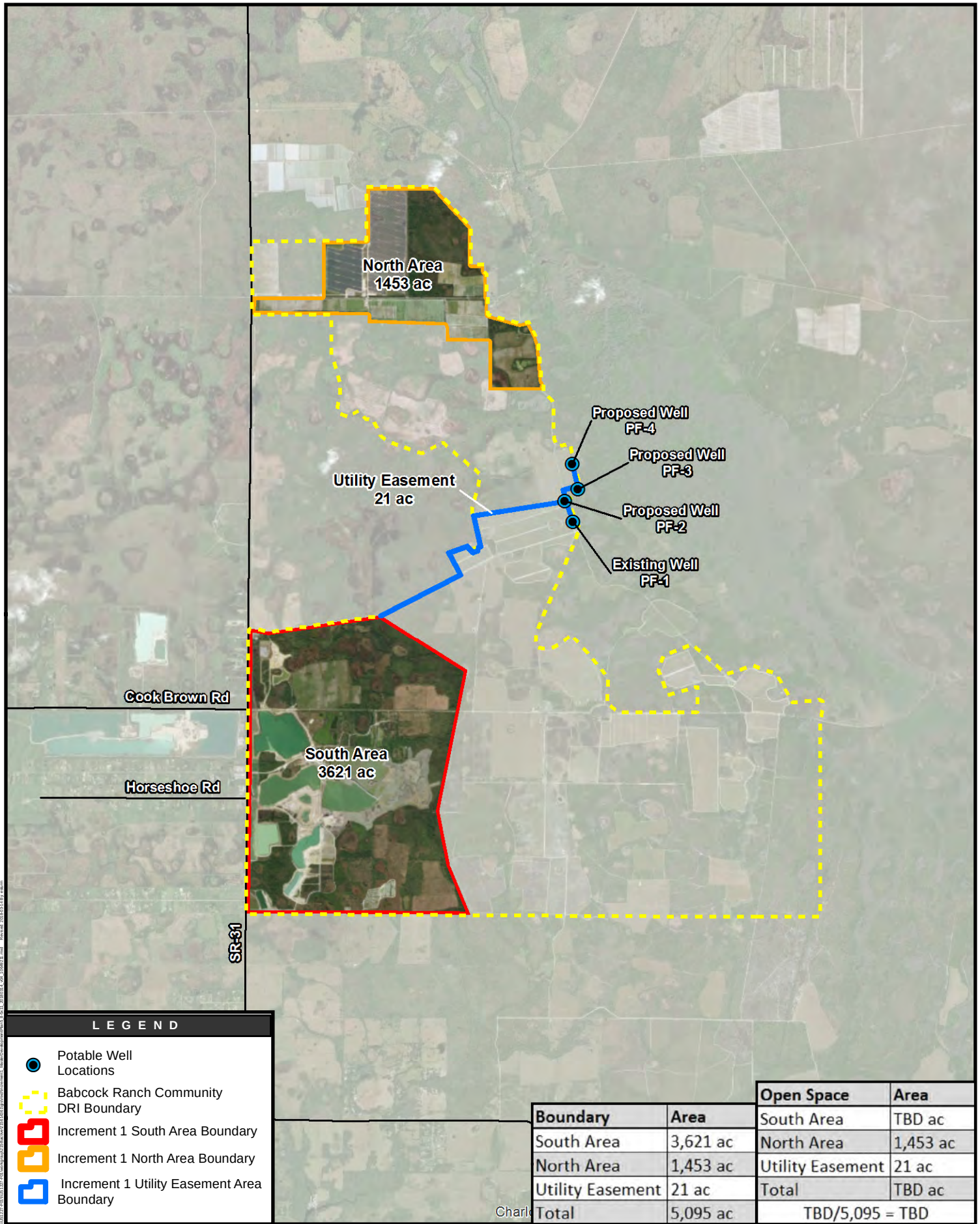
2122 JOHNSON STREET
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PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

**SKETCH TO ACCOMPANY
DESCRIPTION**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/27/2016	20129205-000	19-42-26		3 OF 3

EXHIBIT B-1

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



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

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

Stantec Consulting Services Inc.
 6900 Professional Parkway East
 Sarasota, FL 34240
 tel 941.907.6900
 fax 941.907.6911



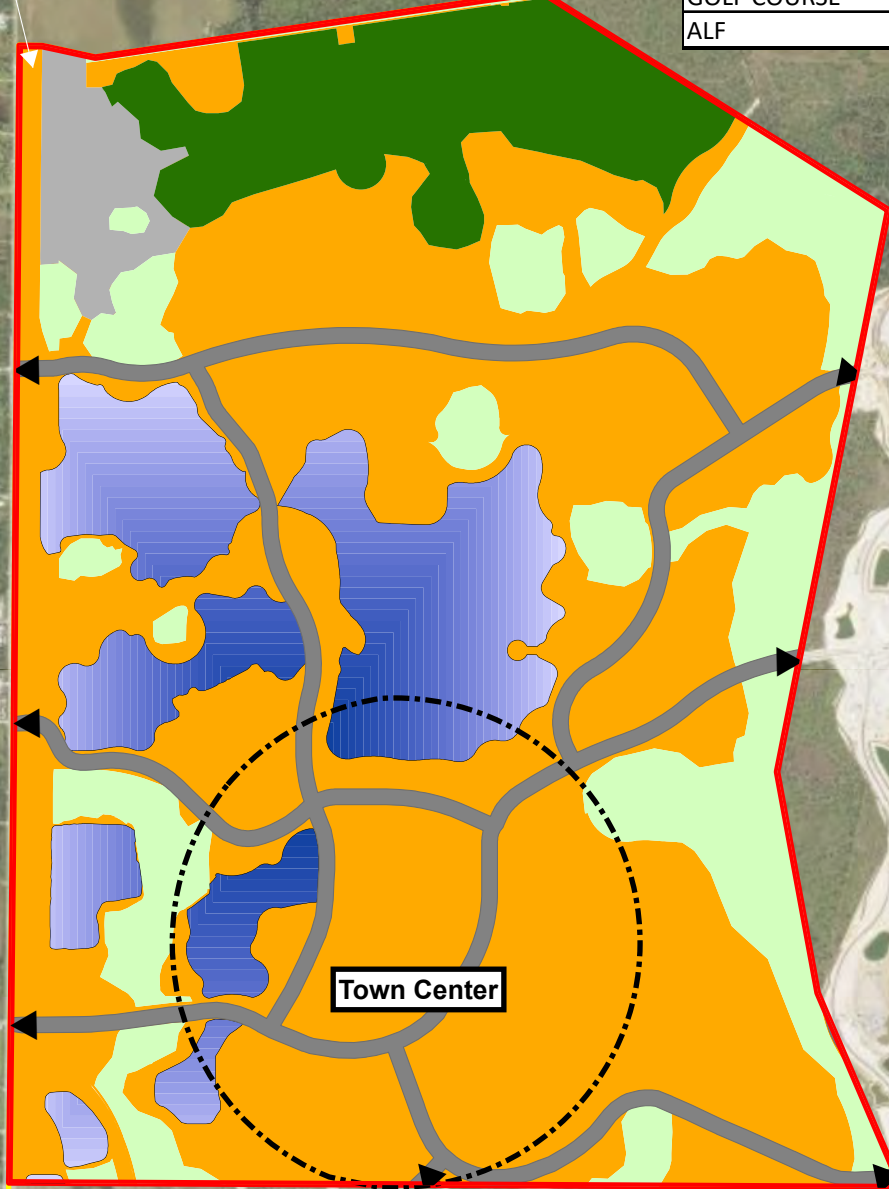
0 3,250 6,500 Feet

EXHIBIT B-2

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

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

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



Town Center

LEGEND

- Babcock Ranch Community DRI Boundary
- Increment 1 South Boundary, (±3,621 ac)
- Town Center
- Utility (± 90 ac)
- Lake (± 535 ac)
- Mixed Use (± 2,129 ac)
- Active Greenway (± 546 ac)
- Observation Greenway (± 321 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



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

Exhibit B-2 Babcock Ranch Community Map H-1 Increment 1 South Master Development Plan September 2025

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



0 1,250 2,500 Feet

Prepared by: EES 01/26/25
Updated by: JBS 09/03/25

EXHIBIT B-3

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

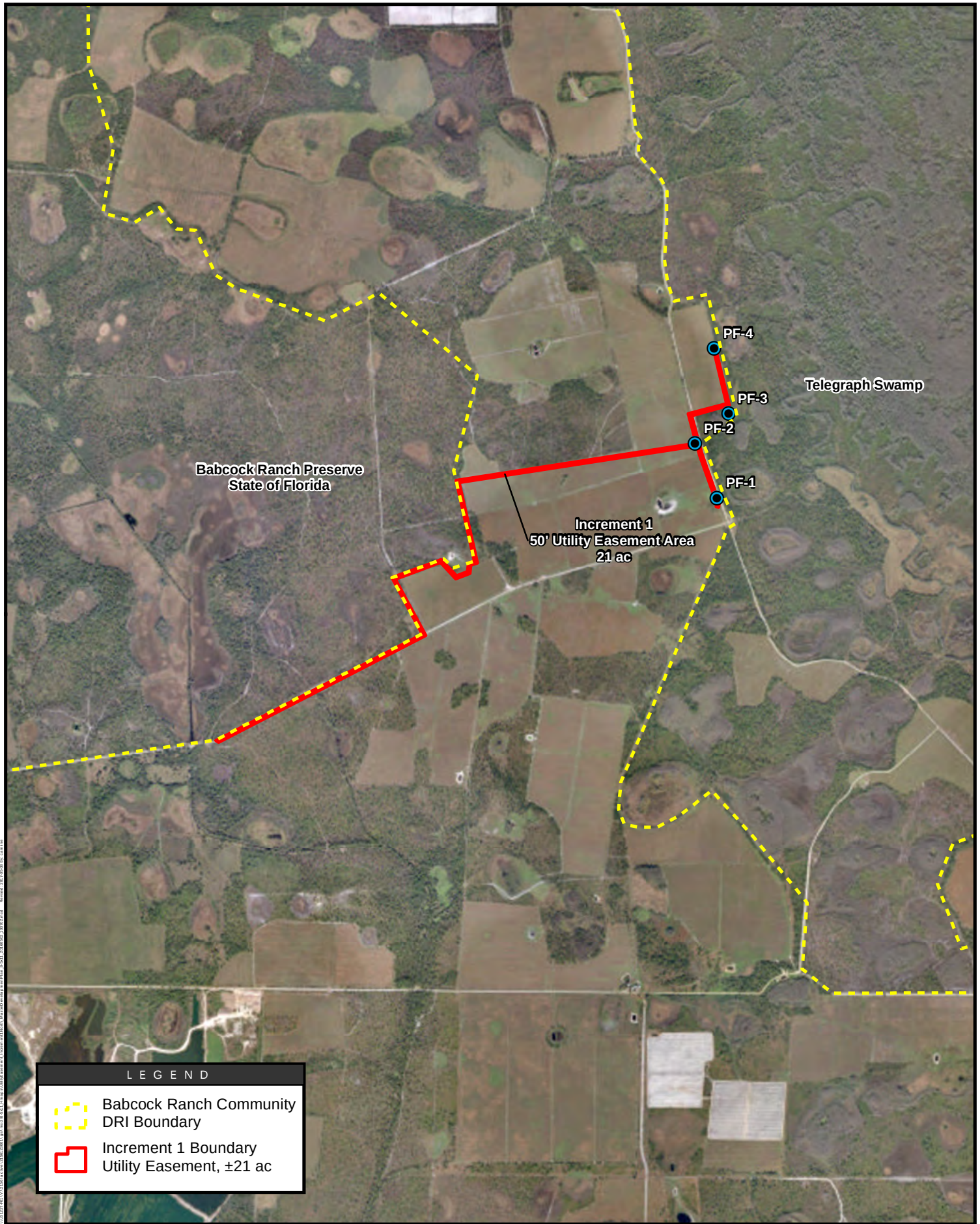


Exhibit B-3 Babcock Ranch Community

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

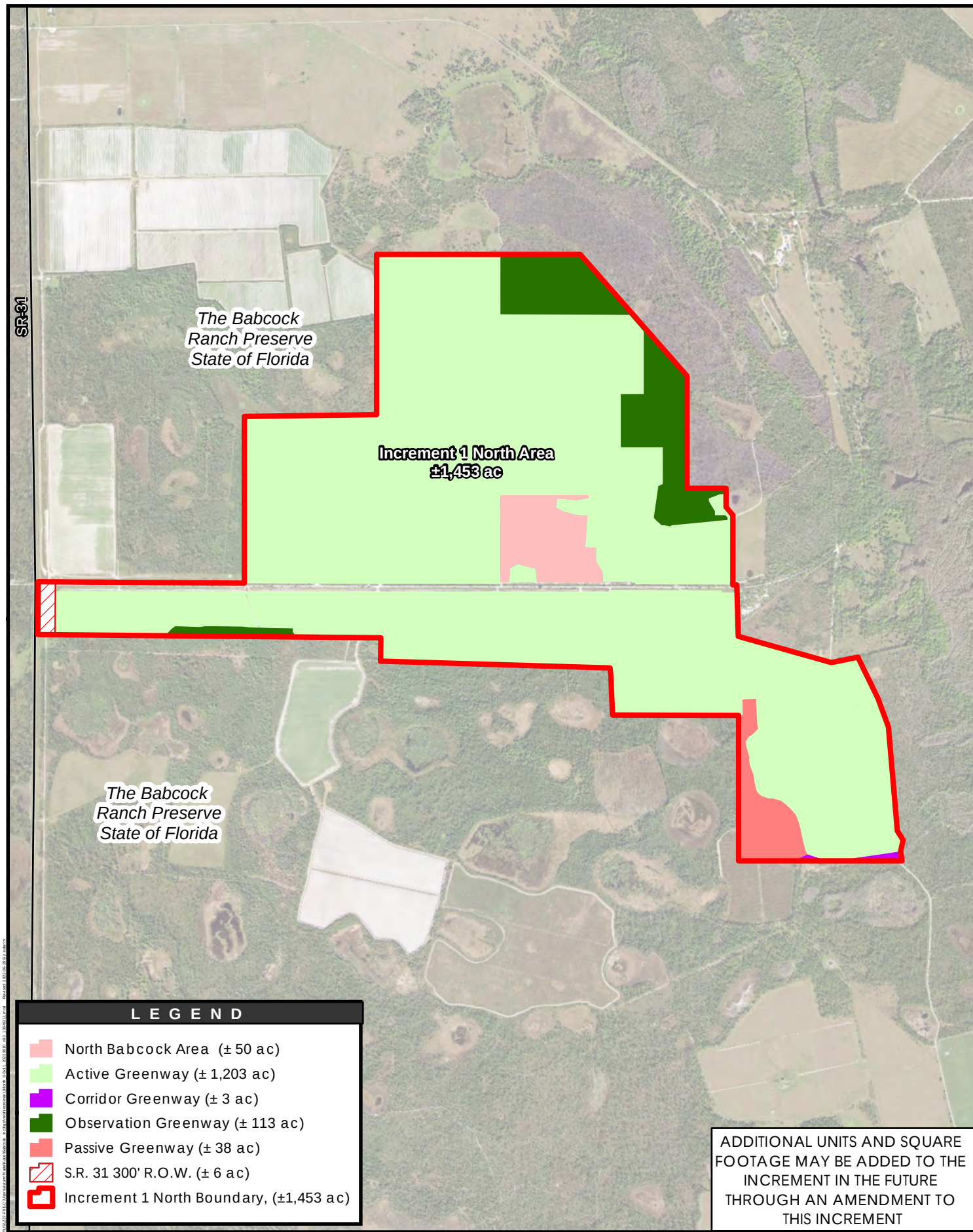
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6911



Prepared by: CAA 05/13/16

EXHIBIT B-4

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



LEGEND

- North Babcock Area (± 50 ac)
- Active Greenway (± 1,203 ac)
- Corridor Greenway (± 3 ac)
- Observation Greenway (± 113 ac)
- Passive Greenway (± 38 ac)
- S.R. 31 300' R.O.W. (± 6 ac)
- Increment 1 North Boundary, (±1,453 ac)

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



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

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 941.907.6900
fax 941.907.6911



0 1,100 2,200 Feet

Prepared by: EES 030618

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 C

RESERVED

EXHIBIT D

UPDATED SUMMARY OF LAND DEDICATIONS AND FACILITIES CONSTRUCTION

Exhibit D

SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION					SITE & BUILDING DEDICATION/CONSTRUCTION TIME LINE ^{*8}	
Public Facilities Required	Aggregate Site Dedication (acre)	Number of Sites (#)	Shell Building Required (s.f.)	Commencement of Operations		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.
Extension Services						
Mosquito Control pre-fab building (shell only)	1	1	3000 ^{*1}	Prior to reaching 42,500 17,500 persons		^{*7}
Fire/Rescue/Law Enforcement						
Site #1 Sheriff	1.8	1	12,500	October 1, 2024	COMPLETE	^{*7}
Site #1 Fire	1.5	1	12,160	October 1, 2024	COMPLETE	^{*7}
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	COMPLETE	
One permanent helicopter landing site ^{*3}	0.25	1	n/a	Prior to reaching 42,500 17,500 persons		^{*7}
Fire & Police Communications Tower Site	0.25±	1	n/a	Site identification and dedication by 1,500th C/O	COMPLETE	
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.	COMPLETE	
Interim EMS Sub-Station Site ^{*5}	n/a	1	n/a		COMPLETE	

SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION					SITE & BUILDING DEDICATION TIME LINE	
Public Facilities Required	Aggregate Site Dedication (acre)	Number of Sites (#)	Shell Building Required (s.f.)	Commencement of Operations		The criteria for determining public facility shell completion and/or land dedication shall be by <u>residential</u> certificate of occupancy ("C/O")

Schools ^{*6}						
Notes to Exhibit 'D'						General Notes:

^{*1} Pre-fab building to include ~~two~~ one offices, ~~two bays 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.

^{*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.

1) All dedications and construction, required under this 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) 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



October 8, 2018

Mr. Donnie Finkelstein, Fleet Manager
Charlotte County Fire and EMS
26581 Airport Road
Punta Gorda, FL 33982

We are pleased to provide you with the following pricing, shop order, drawings, and chassis specifications for new 2019 Freightliner M2 4 door cab with custom AEV Type I Ambulance. Pricing is based on purchasing this unit from the Florida Sheriff's Association Bid No. FS18-VEF13.0 Specification #03 – Type I Ambulance Medium Duty (4 x 2) Freightliner M2.

PRICING:

- Total price per unit 4 door cab with AEV Type I module \$289,365.00
- Included in above price: Your standard graphic/chevron package, M2 4 door rear cab a/c system, Engel MT17-F-U1, TSL17 tray, Stryker Power Pro XT Cot, Power Load Compatibility, steer lock, foot end O2 bottle holder, fowler O2 bottle holder w/pad, 3 stage IV pole, equipment hook, flat head end storage pouch, base storage net, backrest storage pouch, XPS, Stryker Power Load and Stryker stair chair.
- Above price is good for 60 days
- TERMS: Payment in full is due upon the delivery of each unit. Upon payment, ETR, L.L.C. shall furnish the County a "Statement of Origin" or the necessary validated documents require for title application.

Sincerely,

Jerry Michaluk
President/CEO

EXHIBIT E

BABCOCK RANCH COMMUNITY INCREMENT 1 PARAMETERS

EXHIBIT E

Increment 1 Parameters

LAND USE	AMOUNT/SIZE
Residential	5,056 <u>4,793</u> units
Commercial /Retail	470,000 <u>350,229</u> sf
Office (GEN/MED.)	370,000 <u>916,500</u> sf
Government/Civic	<u>27,660</u> sf
Industrial	200,000 <u>450,000</u> sf
Hospitals	<u>177</u> Beds
Golf Course	18 holes
Assisted Living Facility	218 <u>140</u> 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

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

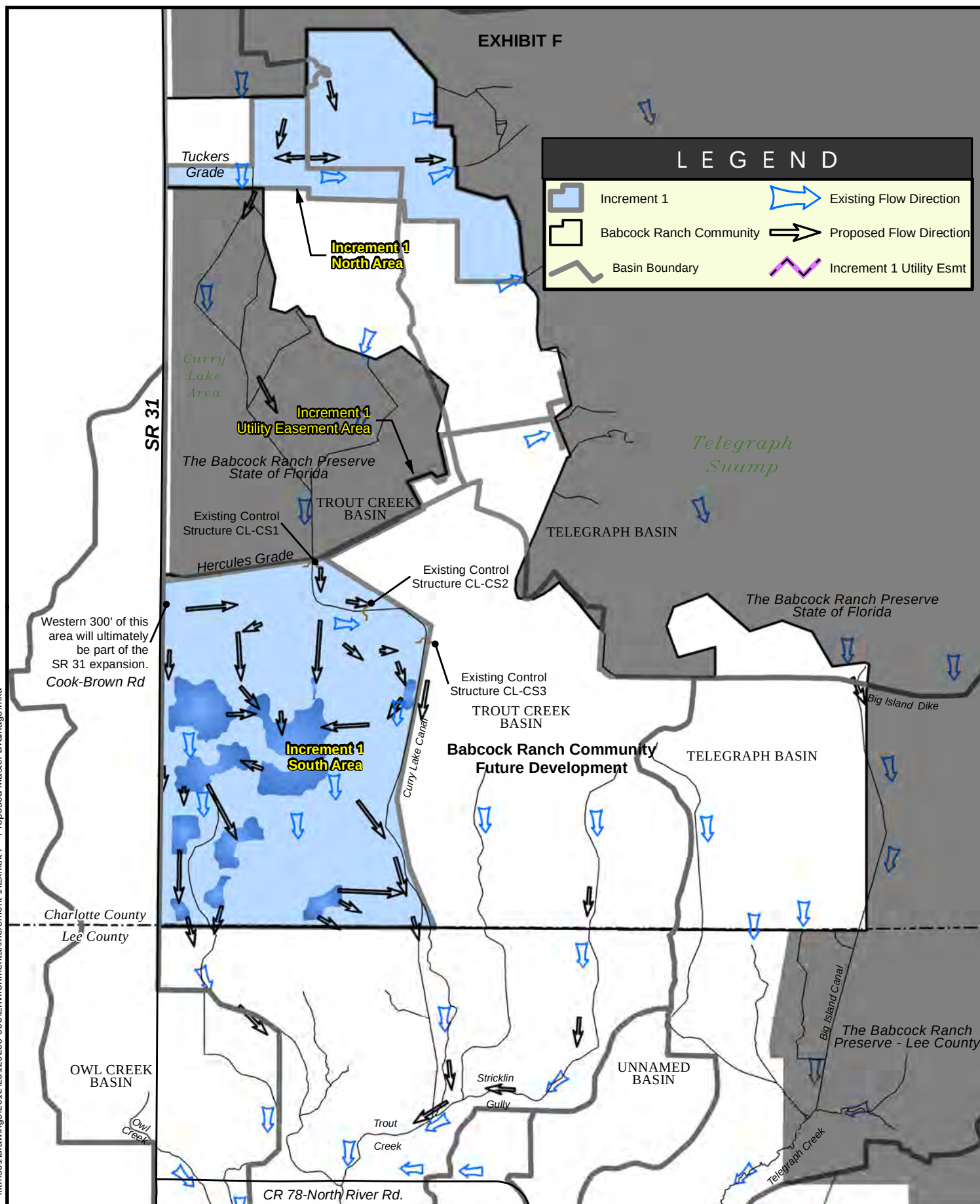
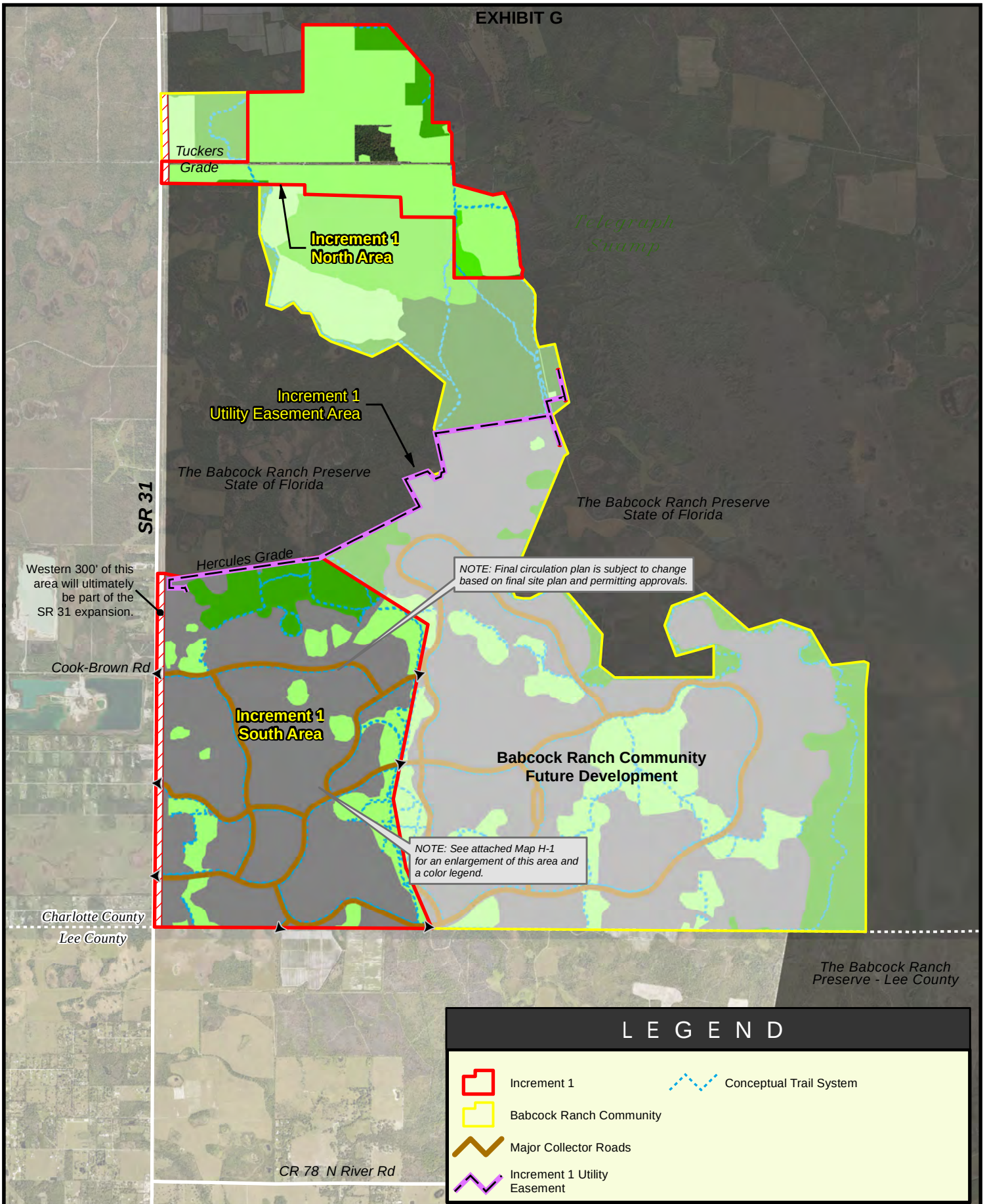


EXHIBIT G

INCREMENT 1 MASTER INTERNAL CIRCULATION PLAN

\\fms01\drawings\2012\20129205-006\Environmental\Increment 1\Exhibit G - PrimaryTrans.mxd

EXHIBIT G



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

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Fort Myers, Florida 33902-1550
Phone (239) 334-0046
Fax (239) 334-3661
E.B. #642 & L.B. #642

0 1
Miles



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)

The Babcock
Ranch Preserve
State of Florida

The Babcock
Ranch Preserve
State of Florida

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

Cook Brown Rd.

Horseshoe Rd.

Charlotte County
Lee County

**Increment 1
South Area**

**Babcock Ranch Community
Future Development**

NOTE:

1. Greenways and trails are subject to change based on final design plans. Trails within development areas will be determined during final site planning
2. Acreages shown apply to both Greenway and Trail Maps.

LEGEND

	Increment 1		Corridor Greenway (3.0 ac.)		Active Greenway (1) (1771.3 ac.) (Includes 30.0 acres within 50' utility easement)		Upland Preservation and Enhancement 423.40 ac.		Wetland Preservation 272.39 ac.
	Babcock Ranch Community		Observation Greenway (434.0 ac.)				Wetland Enhancement 107.61 ac.		Wetland Creation 19.02 ac.
	Conceptual Trail System		Passive Greenway (38.0 ac.)						Increment 1 Utility Easement
							Major Collector Roads		

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

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0 1,500 3,000
Feet



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**JOHNSON
ENGINEERING**

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EXHIBIT H2

INCREMENT 1 NORTH AREA PRIMARY GREENWAY MAP AND TRAILS PLAN

EXHIBIT H2

The Babcock
Ranch Preserve
State of Florida

**Increment 1
North Area**

**North
Babcock
Area**

TUCKER'S GRADE

**Babcock Ranch Community
Future Development**

The Babcock
Ranch Preserve
State of Florida

LEGEND

-  Increment 1
-  Babcock Ranch Community
-  Conceptual Trail System
-  Corridor Greenway
(3.0 ac.)
-  Observation Greenway
(434.0 ac.)
-  Passive Greenway
(38.0 ac.)
-  Active Greenway
(1771.3 ac.)
(Includes 30.0 acres within
50' utility easement on Map H1)

NOTE:

1. Greenways and trails are subject to change based on final design plans. Trails within development areas will be determined during final site planning.
2. Acreages shown apply to both Greenway and Trail Maps.

\\frms01\drawings\2012\20129205-006\Environmental\Increment 1\Map H2 GreenwaysAndTrails_8.5x11.mxd



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

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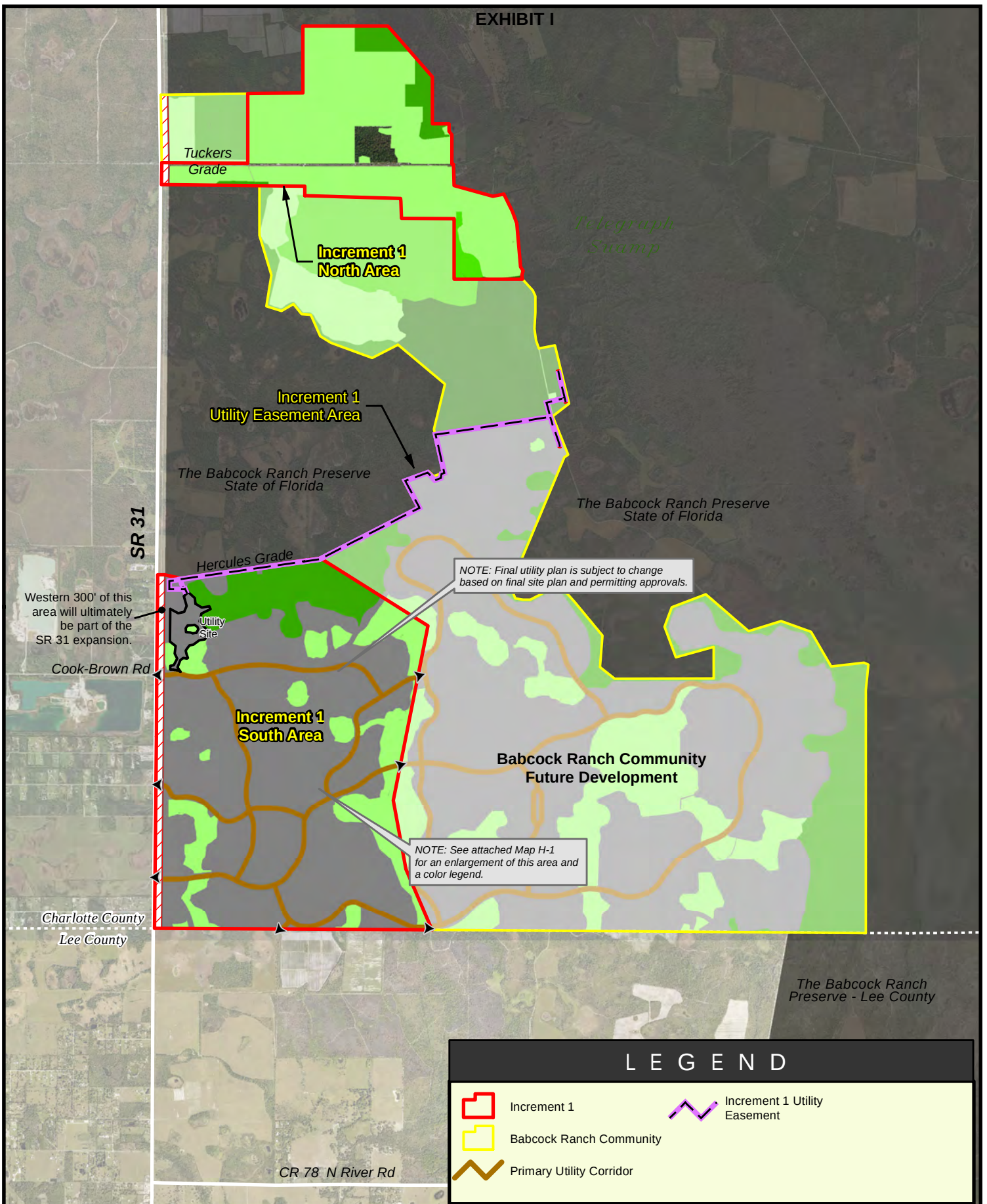
Prepared by: PML 6/28/2022

EXHIBIT I

INCREMENT 1 PRIMARY UTILITY CORRIDOR MAP

\\fms01\drawings\2012\20129205-006\Environmental\Increment 1\Exhibit I - Prim Utility Corridor Plan.mxd

EXHIBIT I



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

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