



## MEMORANDUM

Date: February 3, 2023

To: Honorable Board of County Commissioners

From: Jenny Shao, Project Coordinator  
(Exhibit 1 - Professional Qualifications)

Subject: FP-22-05-14 Final Plat for Babcock Ranch Community Crescent Lakes Phase 1

### Request:

Meritage Homes of Florida, Inc. is requesting Final Plat approval for a subdivision to be named Babcock Ranch Community Crescent Lakes Phase 1. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. The proposed subdivision, consisting of 193 single-family lots and 16 tracts with supporting utility, roadway, and stormwater infrastructure, received Preliminary Plat approval from the Board of County Commissioners under PP-22-05-14 on September 13, 2022. The property contains 111.47± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Bluebird Trail. The site is within the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, the East County area. Located in Commission District I.

### Analysis:

The subject properties lie inside the Urban Service Area. The underlying Future Land Use Map (FLUM) designation is Babcock Mixed Use (BMU). The underlying Zoning District is Babcock Overlay Zoning District (BOZD). It lies within Flood Zone X and A. The properties are within Storm Surge Evacuation Zone D.

The County Engineer has found the project to be in substantial compliance with previously approved plans. All the required signatures now appear on the plat mylar.

### Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application, **FP-22-05-14**, is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.



## Qualifications of Jenny Shao

**Position:** Project Coordinator

**Time with Charlotte County:** 2 years

**Position Summary & Experience:** I have worked as an Administrative Assistant II, Zoning Tech, and Project Coordinator for Charlotte County Human Services and Community Development Departments for two years. My duties include administrative tasks, customer service, data entry, reviewing and processing permits, Plats, Vacations and Land Splits for compliance with Charlotte County Land Development regulations. Furthermore, I coordinate and compile the comments and conditions of the reviewing departments and agencies into the final recommendation to the Planning and Zoning Board and the Board of County Commissioners for the above applications. My education consists of a Bachelor of Arts in International Studies and East Asian Studies, graduating Cum Laude from University of Miami in Spring 2020.

**Exhibit 1**

**CRESCENT LAKES AT BABCOCK RANCH PHASE 1  
MERITAGE HOMES SINGLE FAMILY HOME RESIDENTIAL  
DEVELOPMENT**

**Project Narrative:**

Crescent Lakes at Babcock Ranch is a +/- 111.47 acre parcel situated at the northeast corner of Cypress Parkway and Curry Creek Trail. The subject parcel is proposed to include 366 single family units and supporting utility, roadway and stormwater infrastructure, to be constructed in 2 Phases. Phase 1 will consist of 193 units and Phase 2 will consist of 173 units. The total lot count of 366 is consistent with the approved preliminary plat however, a typo on the preliminary site plan mistakenly included Lot 179 in both Phase 1 and Phase 2. Aside from correcting the number of lots included in each phase, the only revision to this proposed plat since approval of preliminary plat PP-22-05-14 on September 14, 2022 is new land ownership. The subject property is now owned by Meritage Homes of Florida, Inc. and the dedication page has been updated to reflect this change.

**BABCOCK PROPERTY HOLDINGS, L.L.C.**

42850 Crescent Loop – Suite 200  
Babcock Ranch, FL 33982

October 24, 2022

Via e-mail only to: [Maryann.Franks@charlottecountyfl.gov](mailto:Maryann.Franks@charlottecountyfl.gov)

Charlotte County Community Development  
Attn: Maryann Franks  
18400 Murdock Circle  
Port Charlotte, FL 33948

RE: Final Plat Application PP-22-05-14  
Babcock Ranch Community – Village II – Parcel 3  
Applicant: Meritage Homes of Florida, Inc

Dear Ms. Franks:

Pursuant to the Land Development Regulations, Chapter 3-9-51, Babcock Overlay Zoning District, Section (e)(B) “Special Provisions for development approval within the District”, Babcock Property Holdings, L.L.C., as the Master Developer, hereby provides its approval for the submission of the above-referenced Final Plat application.

If you have any questions concerning the above, please feel free to contact me.

Sincerely,



Erica S. Woods  
Vice-President

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Cc: Amy Wicks, BRCISD Engineer (via e-mail)  
Robert Berntsson, Esq. (via e-mail)  
Kimley Horn (via e-mail)  
Barraco And Associates, Inc. (via e-mail)



December 12, 2022

Barraco and Associates Inc  
Attn: Ashley Butler  
2271 McGregor Blvd STE 100  
Fort Myers FL 33901

Re: DRC-22-00192 Crescent Lakes – Final Site Plan  
December 1, 2022 agenda

Dear Applicant:

County staff has reviewed the Final Site Plan for Crescent Lakes. The project consists of 366 single family units and supporting utility, roadway, and stormwater infrastructure. This project site is 111.4+/- acres and is located at 16387 Marsh Ln, Punta Gorda in Section 28, Township 42, Range 26.

**It is the decision of the Zoning Official to approve DRC-22-00192. The following comments must be met:**

1. All structures are subject to further review at time of building permits. Julia Galofre – BCS
2. Fire hydrant required to within 300' of each commercial building.
3. If the building(s) is required to have a fire sprinkler system then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.
4. FDC shall be a 5" storz connection with a height of 30" above finish grade and at a 30-degree angle.
5. Roadways shall be at least 20' wide of clear space for fire department access.
6. Gates shall be installed with an EVAC System for emergency operation use.
7. Fire hydrant required to within 800' between each fire hydrant on the residents' roads. Scott Morris – Fire
8. Contact Town & Country Utility for availability of service. Sandra Weaver – CCU
9. A current environmental report was provided by Johnson Engineering, dated February 2022. In addition, all necessary US Florida Fish and Wildlife Service (FWS) and Florida Fish and Wildlife Conservation Commission (FWCC) permits and mitigation must be provided to staff prior construction land clearing activities.

10. The project must adhere to ALL conditions in the Babcock Ranch Community Master Development of Regional Impact Master Development Order dated January 28, 2014 and the Babcock Ranch Community Increment 1 DO dated January 28, 2014.
11. The project must comply with the Babcock Ranch Community Master Development of Regional Impact Master Development Order dated 01/28/14, (6) final landscape plans must depict required lake littoral shelves.
12. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities. Anastacia DeFilippo – Environmental
13. Please provide five (5) signed and sealed, folded copies of the approved landscape plan. Elizabeth Nocheck – Landscape

Final Site Plan approval is valid for 3 years. A one-time two-year extension can be granted at the discretion of the Zoning Official and no further extensions will be granted. There is an \$85 fee for the extension. Failure to apply for building permits prior to the expiration date of this approval will cause this Site Plan approval to expire. Include a copy of this Final approval letter with your building permit application.

**When you submit for a building permit, be sure to include a copy of this approval letter.**

Sincerely,



Shaun Cullinan  
Planning and Zoning Official

cc: Meritage Homes of Florida LLC  
1400 Centrepark Blvd STE 1000  
West Palm Beach FL 33401

November 14, 2022

Mrs. Jenny Shao  
Community Development Department  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948

Re: Babcock Ranch Community Crescent Lakes Phase 1  
Preliminary Plat Staff Review Comment Response  
PP-22-05-14

Dear Mrs. Shao:

Please accept the following information in response to your July 16, 2022 correspondence regarding the above referenced project.

*Jerry Olivo, Assistant Superintendent CCPS– Comment*

Comment 1:

The applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from CCPS indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels prior to submitting the Final Plat application as outlined in the currently approved Inter-Local Agreement.

**Response 1:**

**Acknowledged. The School Impact Analysis for Concurrency package has been included with the final plat application package as required.**

*James Kelly Davis, County Surveyor – Conditional Approval*

Comment 1:

Total gross acreage of the tract, and percentages thereof proposed to be devoted to the various permitted uses, estimated ground coverage by structures, streets, impervious surface coverage are required.

**Response 1:**

**Per James Kelly Davis, County Surveyor, this is not applicable to the final plat.**

Comment 2:

Maximum number of lots allowed and maximum number of lots proposed, gross residential density.

Mrs. Jenny Shao  
Babcock Ranch Community Crescent Lakes Phase 1  
PP-22-05-14  
November 14, 2022

**Response 2:**

**Per James Kelly Davis, County Surveyor, this is not applicable to the final plat.**

If you should have any questions or require additional information, please advise.

Sincerely,  
**BARRACO AND ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to be 'CAB', followed by a horizontal line.

Carl A. Barraco, Jr., P.E.  
*Vice President*

CABjr/ab  
24012



September 14, 2022

Meritage Homes of Florida, Inc.  
1400 Centrepark Boulevard, Suite 1000  
West Palm Beach, FL 33401

Dear Applicant:

This letter is to confirm the decision of the Charlotte County Board of County Commissioners at their meeting held **September 13, 2022, at 2:00 P.M.**, regarding the following petition:

**PP-22-05-14**

**Quasi-judicial**

**Commission District I**

Meritage Homes of Florida, Inc. has requested Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Crescent Lakes Phase 1, consisting of 194 single-family lots and 16 tracts with supporting utility, roadway, and stormwater infrastructure. This site contains 111.47± acres and is generally located south of Bermont Road, north of the County line with Lee County, west of the County line with Glades County and east of Bluebird Trail, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

It was the decision of the Charlotte County Board of County Commissioners that Petition **PP-22-05-14** be approved with the following conditions.

**Prior to final plat approval the following items shall be addressed:**

1. The applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from CCPS indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels prior to submitting the Final Plat application as outlined in the currently approved Inter-Local Agreement. Jerry Olivo – CCPS
2. Total gross acreage of the tract, and percentages thereof proposed to be devoted to the various permitted uses, estimated ground coverage by structures, streets, impervious surface coverage are required. James Kelly Davis – PW Engineering
3. Maximum number of lots allowed and maximum number of lots proposed, gross residential density. James Kelly Davis – PW Engineering

Preliminary Plat approval is valid for two years. If you wish to request an extension, you must make this request in written form a minimum of six months prior to the date of expiration. This extension request will be presented to the Board of County Commissioners, who may approve or deny the request. There is a \$370 fee for this extension. Final Plat approval will not be granted until all conditions are met. If you have any questions regarding the review, please contact me.

The preliminary plat approval shall be voided if construction work is not substantially completed, as determined by the county engineer, within two (2) years after approval of preliminary plat, unless an extension is requested from and granted by the Board of County Commissioners. If construction activity and development ceases for a period of two (2) years, the approval is void and the applicant must file for a new approval and pay the current fee.



Any preliminary plat or portion thereof not granted final plat approval or not recorded within two (2) years from the effective date of the preliminary plat approval shall be reviewed at the end of the two (2) years to determine compliance with these regulations and such changes, amendments, or additions to these regulations as they may have been made since preliminary plat approval and before final plat approval.

If you require specific information regarding this matter, please contact me.

Sincerely,

Jenny Shao, Project Coordinator  
Community Development Department  
Zoning Division  
18400 Murdock Circle  
Port Charlotte, FL 33948  
Phone: 941-764-4954

CC: Carl A. Barraco, Jr., P.E., Barraco and Associates, Inc., John Broderick, Babcock Property Holdings, L.L.C.

Faith Dangerfield, Property Appraiser's Office  
Matthew Parkman, Property Appraiser's Office  
Samantha DiPiazza, SPD-Addressing  
David Vance, SPD  
Kathleen Duffy, GIS  
Patty Stefan, Real Estate Services  
Jeannine Fullerton, Real Estate Services  
Stephen Kipa, Real Estate Services  
Kelly Danielson, CCU  
Denise Elliot, CCU  
Robert Fakhri, Transportation  
Ravi Kamarajugadda, Transportation  
Debra Masse, Property Appraiser's Office  
Dawn Anspach, CAO  
Karen Benak, CAO  
Christine Broughman, MSBU  
Jerry Olivio, CCPS  
Tracey Roberts, CCPS

Stephen Dionisio  
Superintendent



**School Board**

Cara Reynolds, Chairman  
Wendy Atkinson, Vice-Chairman  
Kim Amontree  
John LeClair  
Bob Segur

December 21, 2022

Michael Damelio  
Meritage Homes of Florida, Inc.  
1400 Centrepark Blvd., Suite 1000  
West Palm Beach, FL 33401

RE: Babcock Ranch Community – Crescent Lakes at Babcock Ranch Phase 1  
Final Plat Application: FP-22-05-14  
School Capacity Availability Determination Letter (SCADL)

Dear Mr. Damelio

This letter is in response to your School Impact Analysis for Concurrency (SIA) received in our office on December 15, 2022 requesting the impact to area schools for the proposed development to be named Crescent Lakes at Babcock Ranch lying in sections 28, Township 42S, Range 26E, Charlotte County, Florida. You have indicated that the parcel is a 111.47 +/- acre site and will consist of 193 residential units.

In accordance with the approved Interlocal Agreement for Coordinated Planning and School Concurrency (ILA), Section 11.3 (a) – Uniform School Concurrency Process, "A local government shall not issue a Certificate of Concurrency (COC) for a residential development until receiving confirmation of available school capacity within the adopted level of service for each school type, in the form of a School Capacity Availability Determination Letter (SCADL) from School Board staff, or an enforceable and binding agreement has been approved."

Charlotte County Public School District staff has reviewed the above request to determine the impact the proposed residential development will have on public schools. In accordance with the Addendum to the Babcock Ranch School Site Dedication Agreement dated January 9, 2018 and the Vested Units Determination for Babcock Ranch First Phase Charter Facility Agreement dated December 11, 2018, based upon the formula in the ILA, the Vested Units in the First Phase Charter Facility are calculated as follows:

- a. 348 elementary school student stations/0.065 elementary school student generation rate = 5,354 residential units vested for elementary school (grades K-5) concurrency
- b. 154 middle school student stations/0.036 middle school student generation rate = 4,278 residential units vested for middle school (grades 6-8) concurrency

The development, if occupied today would have children attending:

Babcock Neighborhood School (students generated - 20)  
Charlotte High School (students generated - 10)

Based on the number of residential units and the projected student population that will be generated by the proposed development, the development will have an impact on the School District's proposed level of service.

- Please contact Babcock Neighborhood School directly for available capacity.
- There is not sufficient capacity to accommodate the proposed number of school children at:  
Charlotte High School

Therefore, in accordance with the approved ILA, Section 11.2 (d)(2) – School Concurrency Application Review, staff have determined that there is sufficient capacity by “assigning the impacts of the development to an adjacent Concurrency Service Area (CSA) for the school type impacted.”

**Note: This is not a final determination of capacity. Issuance of a SCADL by School Board staff identifying that capacity exists within the adopted Level of Service (LOS) provides only that school facilities are currently available, and capacity will not be reserved for the applicant's proposed residential development until the Local Government issues a Certificate of Concurrency (COC). Between the SCADL and the time of COC, be aware that school capacity may change causing you or the applicant to be offered the option of mitigation with the School District.**

Please realize that the school age children from the proposed project may not be assigned to the public schools closest to their residences. Balancing enrollment or the need to provide capacity for the new student growth can affect school boundaries which are always subject to change.

Sincerely,



Jeff Harvey  
Assistant Superintendent  
District Support Services

/tlr

cc: Greg Griner, Chief Financial Officer, Charlotte County Public Schools  
Darrell Milstead, Director of Information Communication Systems, Charlotte County Public Schools  
Jenny Shao, Project Coordinator, Charlotte County Community Development

**ENGINEER'S OPINION OF PROBABLE COST**  
for the construction of  
**CRESCENT LAKES AT BABCOCK RANCH Phase 1**

**October 25, 2022**

Approval is for the  
EOPC only and does  
not reflect any  
comments for the DA  
(above. R Benjamin  
12/15/2022)

ITEM NO	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>I. EARTHWORK</b>					
110-1	Finish Grading	1	LS	\$90,000.00	\$90,000.00
110-2	Erosion Control (includes maintenance & monitoring)	1	LS	\$15,000.00	\$15,000.00
110-3	Silt Fence	8,865	LF	\$1.50	\$13,297.50
110-4	Clearing and Grubbing	65.84	AC	\$1,500.00	\$98,760.00
120-1	Lake Excavation (Haul, Spread and Compact)	345,461	CY	\$3.00	\$1,036,383.00
120-2	Blasting	7.2	AC	\$60,000.00	\$432,000.00
120-3	Flip and Bury	180,100	CY	\$1.50	\$270,150.00
575-2	Seed & Mulch Disturbed Area (Lots Only)	314,358	SY	\$0.25	\$78,589.50
A.	Turbidity Barrier (Existing Lake Excavation)	847	LF	\$19.00	\$16,093.00
<b>SUB-TOTAL</b>					<b>\$2,050,273.00</b>
<b>II. ROADWAY</b>					
160-1	Type "B" Stabilization (6")	24,805	SY	\$2.75	\$68,213.75
200-1	Limerock Base w/Prime Coat (6")	21,187	SY	\$11.75	\$248,947.25
331-1	Asphalt Concrete Type S-III 3/4" (1 of 2 Lifts)	21,187	SY	\$6.10	\$129,240.70
331-2	Asphalt Concrete Type S-III 3/4" (2 of 2 Lifts)	21,187	SY	\$6.50	\$137,715.50
520-1	Valley Gutter (2' Wide)	13,974	LF	\$11.50	\$160,701.00
520-2	Valley Gutter (3' Wide)	224	LF	\$40.50	\$9,072.00
520-3	Type "A" Curb	853	LF	\$16.25	\$13,861.25
520-4	Type "F" Curb	583	LF	\$13.50	\$7,870.50
520-5	Type "D" Curb	410	LF	\$20.00	\$8,200.00
522-1	ADA Detectable Warning	22	EA	\$575.00	\$12,650.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
522-2	4" Concrete Sidewalk (Common Area Only)	2,276	SY	\$45.00	\$102,420.00
575-1	Sodding (Roadway, Berms and Lakes)	59,595	SY	\$2.50	\$148,987.50
700-1	Signing and Pavement Markings	1	LS	\$12,000.00	\$12,000.00
A.	8" Plain Concrete (Lift Station Access)	158	SY	\$65.00	\$10,270.00
<b>SUB-TOTAL:</b>					<b>\$1,070,149.45</b>
<b>III. DRAINAGE</b>					
425-1	Valley Gutter Inlet	26	EA	\$4,450.00	\$115,700.00
425-2	Type "C" Inlet	10	EA	\$4,725.00	\$47,250.00
425-3	Junction Box	3	EA	\$4,800.00	\$14,400.00
425-4	Type "9" Inlet	2	EA	\$4,000.00	\$8,000.00
425-5	Type "E" Inlet	1	EA	\$2,500.00	\$2,500.00
425-6	24" Headwall	15	EA	\$3,000.00	\$45,000.00
425-7	30" Headwall	1	EA	\$3,200.00	\$3,200.00
425-8	36" Headwall	11	EA	\$3,400.00	\$37,400.00
425-9	42" Headwall	3	EA	\$4,200.00	\$12,600.00
430-1	18" RCP Storm Sewer	712	LF	\$54.00	\$38,448.00
430-2	24" RCP Storm Sewer	2,619	LF	\$70.00	\$183,330.00
430-3	30" RCP Storm Sewer	407	LF	\$96.00	\$39,072.00
430-4	36" RCP Storm Sewer	1,567	LF	\$122.00	\$191,174.00
430-5	42" RCP Storm Sewer	111	LF	\$182.00	\$20,202.00
440-1	8" ADS Pipe	749	LF	\$20.00	\$14,980.00
440-2	12" ADS Pipe	1,476	LF	\$28.00	\$41,328.00
440-3	18" ADS Pipe	526	LF	\$35.00	\$18,410.00
440-4	24" ADS Pipe	185	LF	\$50.00	\$9,250.00
440-5	ADS Rear Yard Inlets	30	EA	\$1,300.00	\$39,000.00
440-6	12" ADS FES	1	EA	\$1,500.00	\$1,500.00
440-7	18" ADS FES	2	EA	\$1,500.00	\$3,000.00
					<b>\$885,744.00</b>

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>IV. WATERLINE AND ACCESSORIES</b>					
A.	6" DR 18 Watermain	64	LF	\$40.00	\$2,560.00
B.	8" DR 14 Watermain	455	LF	\$55.00	\$25,025.00
C.	8" DR 18 Watermain	7,541	LF	\$48.00	\$361,968.00
D.	8" Gate Valve	25	EA	\$2,100.00	\$52,500.00
E.	Connecto to Existing Watermain	1	EA	\$3,500.00	\$3,500.00
F.	Fire Hydrant Assembly	16	EA	\$6,300.00	\$100,800.00
G.	Single Water Service	22	EA	\$770.00	\$16,940.00
H.	Double Water Service	94	EA	\$1,200.00	\$112,800.00
I.	Non-Residential Water Service	3	EA	\$3,500.00	\$10,500.00
<b>SUB-TOTAL:</b>					<b>\$686,593.00</b>
<b>V. SEWER SYSTEM</b>					
A.	8" SDR 14 Sanitary Sewer	50	LF	\$64.00	\$3,200.00
B.	4" DR-18 Forcemain	2,198	LF	\$23.00	\$50,554.00
C.	4" DR-14 Forcemain	140	LF	\$44.00	\$6,160.00
D.	4" Plug Valve	2	EA	\$1,600.00	\$3,200.00
E.	Connect to Existing Forcemain	1	EA	\$3,500.00	\$3,500.00
F.	Air Release Valves	4	EA	\$6,000.00	\$24,000.00
G.	4' Sanitary Manhole	35	EA	\$9,400.00	\$329,000.00
H.	6' Master Manhole	1	EA	\$16,000.00	\$16,000.00
I.	6" Single Sewer Service	52	EA	\$1,300.00	\$67,600.00
J.	6" Double Sewer Service	79	EA	\$1,400.00	\$110,600.00
K.	Lift Station (6' Diameter)	1	EA	\$250,000.00	\$250,000.00
<b>SUB-TOTAL:</b>					<b>\$863,814.00</b>

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>VI. IRRIGATION/REUSE MAIN</b>					
A.	6" DR-18 Irrigation Main	7,682	LF	\$40.00	\$307,280.00
B.	6" Gate Valve	24	EA	\$1,900.00	\$45,600.00
C.	Air Release Valve	9	EA	\$5,100.00	\$45,900.00
D.	Connect to Existing Irrigation Main	1	EA	\$3,500.00	\$3,500.00
E.	Single Irrigation Service	24	EA	\$1,400.00	\$33,600.00
F.	Double Irrigation Service	93	EA	\$2,000.00	\$186,000.00
<b>SUB-TOTAL:</b>					<b>\$621,880.00</b>
<b>TOTAL:</b>					<b>\$6,178,453.45</b>
<b>10% BOND AMOUNT:</b>					<b>\$617,845.35</b>
<b>BOND TOTAL:</b>					<b>\$6,796,298.80</b>

Estimated Date of Completion: 4/26  
Barraco and Associates, Inc.  
2271 McGregor Boulevard  
P.O. Drawer 2800  
Fort Myers, FL. 33902-2800  
Certificate of Authorization No. 7995

  
Carl A. Barraco, Jr., P.E.  
Florida P.E. No. 81259  
For the Firm



## COMMENT MEMORANDUM

**Date:** 12/15/2022

**To:** Jenny Shao, Project Coordinator  
Community Development/Zoning

**From:** Public Work- Engineering- Roy Benjamin

**Subject:** FP-22-05-14 Babcock Ranch Community Crescent Lakes Phase 1

---

EOPC approval. FP approval is recommended



EOPC Approval only  
7 - Developers Agree