

# EXHIBIT B

## (Master Concept Plan – Map H)

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

**FIXED DEVELOPMENT CRITERIA**

- Development of the subject property shall not exceed:
  - 17,670 dwelling units in Charlotte Co.
  - 3,000,000 square feet of non-residential use, including commercial/office/retail space, light industrial, government/civic space (not including schools or churches), assisted living units, hospital beds, and hotel rooms.
  - Ancillary facilities such as education/recreation center, library, park, ballfields, schools, places of worship, and university research facilities and regional and community parks sites will not be allowed to other development components and will not require use of the equitability matrix.
- Agricultural uses shall be permitted throughout the Babcock Ranch Community.
- There shall be a minimum of thirty-five (35%) percent Open Space provided overall.
- 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. 2006-058) as may be amended.
- Open-Space/Conservation Easements shall be addressed during subsequent incremental submissions, and recorded in the Public Records following final permitting.

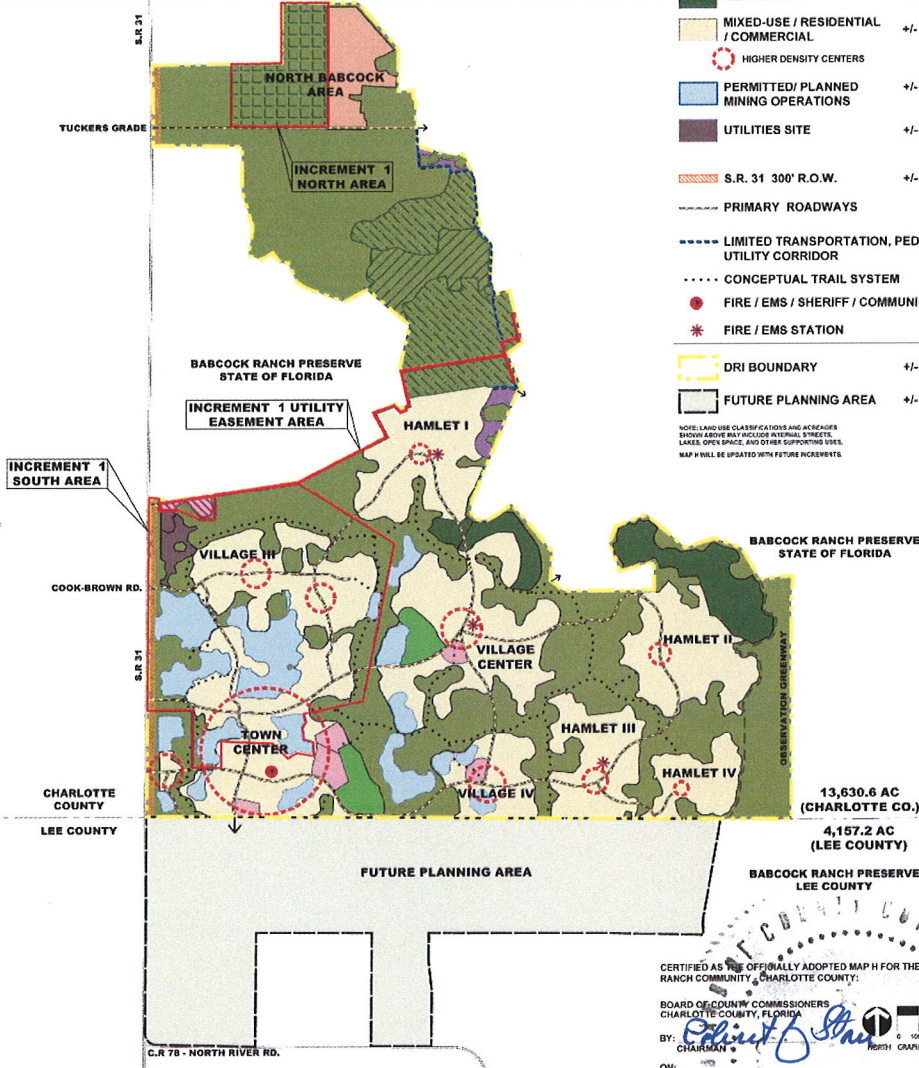
**VARIABLE DEVELOPMENT CRITERIA**

- The following items will be refined during subsequent incremental reviews and/or final permitting:
  - a. Final acreages of all proposed uses.
  - b. Nature habitat preservation, alteration, enhancement, mitigation, and conservation acreages may be modified based on stormwater lake design, other engineering requirements and final permitting.
  - c. The final location and allocation of civic facilities (i.e. internal parks, schools, emergency services buildings, etc.).
  - d. The internal road alignments and circulation.
  - e. The configuration and detail associated with the agriculture areas.
  - f. The final location, allocation, alignment and use of the conceptual trail system.
  - g. The location of vehicular access points, including existing temporary entry ways, to external public roadways, and
  - h. The limited transportation, pedestrian, and utility corridor between Hamlet I and North Babcock Area.
- The existing mining operations, including areas currently planned or permitted, will be allowed to continue, consistent with mining permits for these areas. Additional mining areas may be allowed consistent with subsequent permitting. These areas will be shown on updated maps provided through the DRI monitoring process or through subsequent DRI increments.
- The boundaries of the areas shown as "Mixed-Use/Residential/Commercial", including "Town Center", "Village Centers", and "Hamlet Centers", are conceptual in nature, and may be modified through the subsequent incremental review process. Specific uses to support "mixed use" or "residential" or "commercial", including, but not limited to parking, stormwater lakes, preservation areas, parks or other space, may be identified and refined during subsequent incremental review and/or through subsequent permitting consistent with local Land Development Regulations.

**DRI LAND USE SUMMARY**

GREENWAYS/ FLOWWAYS/ AGRICULTURE	+/- 6,852.6 AC
302 ACRE CONSERVATION EASEMENT CORRIDOR	
FUTURE CONSERVATION AREA/ AGRICULTURE	
SOLAR ARRAY AREA (OPTIONAL)	
NORTH BABCOCK AREA	+/- 350 AC
NOTE: INCLUDES FOOTBALL STADIUM, ENVIRONMENTAL EDUCATION AND RESEARCH CENTER, HORSE STABLES AND FORESTRY FACILITY AND ACCESSORY USES, A GENERAL STORE, AN RV PARK, AND A K&N CAMP, ALL KNOWN AS EDUCATION AND RECREATION USES	
17 ACRE FGCU ENVIRONMENTAL EDUCATION AND RESEARCH CENTER	+/- 165 AC
CHARLOTTE CO. SCHOOLS	
25 AC CHARLOTTE CO. EDUCATIONAL SERVICES	
HIGHER EDUCATION	+/- 50 AC
NOTE: INCLUDES FOOTBALL STADIUM, ENVIRONMENTAL EDUCATION AND RESEARCH CENTER	
MAJOR PARKS	+/- 178 AC
RECREATION	+/- 487 AC
MIXED-USE / RESIDENTIAL / COMMERCIAL	+/- 4,412 AC
HIGHER DENSITY CENTERS	
PERMITTED/ PLANNED MINING OPERATIONS	+/- 934 AC
UTILITIES SITE	+/- 75 AC
S.R. 31 300' R.O.W.	+/- 127 AC
PRIMARY ROADWAYS	
LIMITED TRANSPORTATION, PEDESTRIAN, AND UTILITY CORRIDOR	
CONCEPTUAL TRAIL SYSTEM	
FIRE / EMS / SHERIFF / COMMUNICATION TOWER	
FIRE / EMS STATION	
DRI BOUNDARY	+/- 13,630.6 AC
FUTURE PLANNING AREA	+/- 4,167.2 AC

NOTE: LAND USE CLASSIFICATIONS AND ACREAGES SHOWN ABOVE MAY INCLUDE INTERNAL STREETS, LAKES, OPEN SPACE, AND OTHER SUPPORTING USES. MAP H WILL BE UPDATED WITH FUTURE INCREMENTS.



**APPROVED AS TO FORM A LEGAL SUFFICIENCY:**

*Janet S. Kinn*  
**COUNTY ATTORNEY**

409-702  
 JB

CERTIFIED AS THE OFFICIALLY ADOPTED MAP H FOR THE BABCOCK RANCH COMMUNITY, CHARLOTTE COUNTY:

BOARD OF COUNTY COMMISSIONERS  
 CHARLOTTE COUNTY, FLORIDA

BY: *Christy Shaw*  
 CHAIRMAN

ON: \_\_\_\_\_

SCALE: GRAPHIC SCALE 1" = 2000'

**KitsonPartners**  
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# Babcock Ranch

The Babcock Ranch Community - Charlotte County  
**MASTER DEVELOPMENT PLAN**  
 MAP H  
 December 2009

Whisper Miller

**ATTEST:**

**BARBARA T. SCOTT, CLERK OF CIRCUIT COURT AND EX-OFFICIO CLERK OF THE BOARD OF COUNTY COMMISSIONERS**

BY: *Anne S. Habler*  
**DEPUTY CLERK**