

**BABCOCK RANCH COMMUNITY
INCREMENT 1**

DRI INCREMENTAL DEVELOPMENT ORDER

**BOARD OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA**

AMENDED July 25 2017

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RESOLUTION NO. 2017- 188

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” or “Increment 1”) with Charlotte County, Florida (“County”) and the Southwest Florida Regional Planning Council (“SWFRPC”); and

WHEREAS, on December 13, 2007, the Board approved and adopted the Babcock Ranch Community 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 (“MDO”); and

WHEREAS, on December 15, 2009, the Board of County Commissioners of Charlotte County, Florida (“Board”) approved and adopted the Babcock Ranch Community 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; and on June 11, 2013 by Resolution 2013-033; on April 24, 2012 by Resolution 2012-024; and on January 28 2014 by Resolution 2014-048; and on March 22, 2016 by Resolution 2016-034 (“IDO”); and

1 WHEREAS, the Developer has timely notified the County of the extension of the
2 phase, expiration and buildout dates for the IDO, as well as the associated mitigation
3 requirements under Section 73, Chapter 2011-139, Laws of Florida, and in accordance
4 with Section 252.363, Florida Statutes, so that all phase, expiration and buildout dates,
5 as well as associated mitigation dates contained within the IDO were cumulatively
6 extended as hereinafter provided; and

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

9 WHEREAS, the Board, as the governing body of the unincorporated area of
10 Charlotte County having jurisdiction pursuant to Section 380.06, Florida Statutes, is
11 authorized and empowered to consider the Notice of Proposed Change ("NOPC") for the
12 BRC Increment 1; and

13 WHEREAS, the public notice requirements of Section 380.06, Florida Statutes,
14 and the Charlotte County Land Development Regulations ("LDR"), which includes the
15 County's Zoning Ordinance, have been satisfied for the NOPC; and

16 WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and
17 considered the report and recommendations of the SWFRPC and held a public hearing
18 to consider the NOPC on ~~December 9, 2013~~June 12, 2017; and

19 WHEREAS, the issuance of a development order pursuant to Section 380.06,
20 Florida Statutes, does not constitute a waiver of any powers or rights of County regarding
21 the issuance of other development permits consistent herewith; and

22 WHEREAS, on ~~January 28, 2014~~ _____ July 25, 2017 the
23 Board, at a public hearing in accordance with Section 380.06, Florida Statutes, having

1 considered the NOPC submitted by Developer, the NOPC sufficiency questions from
2 reviewing agencies and Developer's responses thereto, the report and recommendations
3 of the SWFRPC, the documentary and oral evidence presented at the hearing before the
4 Board, the report and recommendations of the Charlotte County Planning and Zoning
5 Board, and the recommendations of County staff, makes the Findings of Fact and
6 Conclusions of Law set forth below.

7 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
8 COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THAT:

9 **RECITALS**

10 The recitals set forth above are true and correct and are incorporated herein and
11 made a part hereof.

12 **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

13 1. The real property constituting Increment 1 which is the subject of the NOPC,
14 consists of approximately ~~4047.984~~4,085.22 acres, and is legally described as set forth in
15 Exhibit A attached hereto and made a part hereof ("Property" or "Community").

16 2. The NOPC is consistent with Subsections 380.06(6) and (21), Florida Statutes.

17 3. The NOPC is consistent with the MDO, which is incorporated herein by reference.

18 4. The Developer submitted to the County an NOPC ~~in on March 29, 2013~~August 3,
19 2016 and responses to sufficiency questions on ~~October 16, 2013~~_____
20 April 28, 2017_____. The application was deemed sufficient by the SWFRPC on ~~October~~
21 ~~28, 2013~~May 4, 2017. The representations and commitments of Developer made in

22 those documents which are made conditions of this IDO are identified and set forth herein.

23 5. The Developer proposes to develop Increment 1 in accordance with the Babcock
24 Master Concept Plan (Map H through H-4, collectively referred to herein as Map H)

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

6 (i) ~~2,500~~23,000 residential dwelling units (1,250 single family units and
7 ~~1,000~~1,5800 multi-family units),

8 (ii) ~~426,000~~50,000 square feet of retail,

9 (iii) ~~322,500~~155,000 square feet of office (general office; medical office; and
10 ~~civic, community, and miscellaneous public facilities~~),

11 ~~(iv) 100 hotel rooms,~~

12 ~~(v) 90,000 square feet of industrial,~~

13 ~~(iv) 18 hole golf course~~

14 ~~(vi)~~(v) Ancillary facilities such as the educational service center, schools, and
15 university research facilities as identified in Exhibit B of the MDO, libraries,
16 places of worship, regional and community park sites, and the necessary
17 utility infrastructure including, but not limited to, water, wastewater and
18 reuse water systems, electric, telephone and cable systems will not be
19 attributed to the development components set forth above, and will not
20 count towards the maximum thresholds of development as established in
21 this IDO.

22 ~~(vii)~~(vi) All other ancillary facilities, together with the development components set
23 forth above (excluding ~~vi~~) shall not exceed the maximum thresholds

1 established in this IDO, subject to the use of the Equivalency Matrix
2 contained in Exhibit C.

3 ~~(viii)~~(vii) Temporary housing for construction workers and their families will
4 not count against the residential dwelling units allowed herein.

5 ~~As set forth in more detail in Section 4 below, from a transportation perspective, only~~
6 ~~Babcock Ranch Community Increment 1 Phase 1 ("Increment 1 Phase 1") is approved~~
7 ~~by this IDO. Only the residential and non-residential development shown on Exhibit E for~~
8 ~~Increment 1 Phase 1 is authorized by this IDO. However, site-related preparation and~~
9 ~~improvements for Increment 1 Phase 1 and Increment 1 Phase 2 are allowed, such as~~
10 ~~clearing, grading, infrastructure, water management, mitigation, environmental~~
11 ~~restoration and landscaping. An update of the Master Traffic Study was conducted and~~
12 ~~approved in accordance with the MDO. Additional units and square footage will be added~~
13 ~~to the development program in the future through the filing of a NOPC to this increment.~~

14 6. The development is not in an area designated as an Area of Critical State Concern
15 pursuant to the Provisions of Section 380.05, Florida Statutes, as amended.

16 7. The development of Increment 1 is consistent with the current land development
17 regulations and the Charlotte 2050 Comprehensive Plan of County ("Comprehensive
18 Plan"), -adopted pursuant to Chapter 163, Part II, Florida Statutes. Further, it is orderly,
19 maximizes efficiency of infrastructure, and provides for specific infrastructure
20 improvements needed to meet prescribed levels of service.

21 8. The Increment 1 development as approved herein is consistent with the State
22 Comprehensive Plan.

1 9. The mitigation provided for Increment 1 development is consistent with the
2 requirements of section 163.3180(12), F.S.

3 10. The NOPC for Increment 1 of the Babcock Ranch Community DRI is hereby
4 approved, subject to compliance with the conditions contained in this IDO.

5 **CONDITIONS**

6 **1. GROSS RESIDENTIAL DENSITY CONDITION AND DEVELOPMENT**
7 **PROGRAM**

8 A. Representations and Commitments as Conditions.

9 (1) ~~As provided in the Charlotte 2050 Comprehensive Plan, and Master~~
10 ~~Development Order (MDO), at buildout, net densities in the development pods will range~~
11 ~~from 3 to 16 units per acre in Villages, and up to from 3 to 24 units per~~
12 ~~acre in the Town Center.~~

13 (2) The Development Program is approved and may be adjusted by Developer
14 in accordance with the equivalency matrix attached hereto, and incorporated herein, as
15 Exhibit C. The maximum and minimum limits of development within each category for
16 Increment 1 shall be subject to the Substantial Deviation criteria set forth in Subsection
17 380.06(19), Florida Statutes.

18 (3) The Updated Summary of Land Dedication & Facilities Construction for
19 Increment 1 is attached hereto as Exhibit D and updates a portion of Exhibit D of the
20 MDO.

21 (4) The amount of non-residential development which may be constructed by
22 the end of Increment 1 relative to the cumulative number of residential units which have
23 been, or are projected to be, developed in Increment 1 shall be 10,000 square feet. The
24 intent is that non-residential uses be allowed to serve the occupancy of dwelling units.

1 (5) Development within Increment 1 shall be ~~in two phases~~ in accordance with
2 Exhibit E. ~~Phase 1 shall be year 2010 through 2021, and Phase 2 from 2015 through~~
3 ~~2026. Any development not completed in the Phase 1 may be completed in Phase 2.~~

4 (6) Current uses within Increment 1 may continue to operate until such time
5 said use is permanently replaced with a use approved herein. Current uses within
6 Increment 1 include, but are not limited to, cattle grazing and agricultural uses, mining
7 and ecotourism uses. Permits for existing uses can be renewed or modified as an allowed
8 use until said use is permanently replaced by a use approved herein.

9 ~~(7) Increment 1 is approved for all conditions herein, with the exception of~~
10 ~~Transportation impacts, which are approved only for Increment 1-Phase 1, as provided~~
11 ~~for in Condition 4(A)(1) herein.~~

12 **REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY**
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1 **2. AFFORDABLE HOUSING**

2 A. Representations and Commitments as Conditions. – None.

3 **REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY**

4

1 **3. STORMWATER MANAGEMENT, WATER QUALITY, AND FLOOD PLAINS**

2 A. Representations and Commitments as Conditions.

3 (1) The Master Drainage Plan for Increment 1 is attached hereto as Exhibit F.

4 (2) The design of the Increment 1 surface water management system will
5 comply with the "Stormwater Plan" outlined in Subsection A and B in Condition 4 of the
6 MDO.

7 (3) Developer shall submit the results from monitoring the existing ground and
8 surface water quality conditions on and abutting Increment 1 with the applicable Biennial
9 Report in accordance with Condition 13 herein.

10 (4) When available, Developer shall identify any changes including duration,
11 frequency and seasonality, in timing or pattern of water flows, and between pre- and post-
12 development conditions as part of the applicable Biennial Report in accordance with
13 Condition 13 herein.

14 (5) Development of Increment 1 includes conveyance features located outside
15 the Increment 1 boundaries that convey stormwater runoff. Examples of conveyance
16 features include, but are not limited to, swales, ditches, canals and overland flow. Some
17 improvements to these conveyance features will be made as part of Increment 1.

18 (6) The stormwater management system shall be that system as permitted by
19 the South Florida Water Management District ("SFWMD") Individual Environmental
20 Resource Permit No. 08-00004-S-05 and the Florida Department of Environmental
21 Protection ("FDEP") Individual Environmental Resource Permit No. 0184047-005
22 ("ERP").

23 **REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY**
24
25

1 **4. TRANSPORTATION**

2 A. Representations and Commitments as Conditions.

3 ~~(1) Increment 1 Phase 1.~~

4
5 a. ~~From a transportation perspective, only Babcock Ranch Community~~
6 ~~Increment 1 Phase 1 ("Increment 1 Phase 1") is approved by this IDO. Due~~
7 ~~to the limited development of Increment 1 Phase 1 and its build-out date of~~
8 ~~March 4, 2021, the traffic analysis that has been conducted by the~~
9 ~~Developer, Florida Department of Transportation (FDOT), County and Lee~~
10 ~~County is sufficient. Only the residential and non-residential development~~
11 ~~shown on Exhibit E for Increment 1 Phase 1 is authorized by this IDO.~~
12 ~~However, site related preparation and improvements for Increment 1 Phase~~
13 ~~1 and Increment 1 Phase 2 are allowed, such as clearing, grading,~~
14 ~~infrastructure, water management, mitigation, environmental restoration~~
15 ~~and landscaping are allowed.~~

16
17 (1) Increment 1.

18 a. Developer shall be fully responsible for the required site-related roadway
19 and intersection improvements associated with Increment 1 ~~Phase 1~~ as
20 set forth herein. Site-related improvements include, but are not limited to,
21 the following: site driveways and roads; median cuts made necessary by
22 those driveways or roads; right-turn, left-turn, and deceleration or
23 acceleration lanes leading to or from those driveways or roads; traffic
24 control measures for those driveways or roads; and roads or intersection

1 improvements whose primary purpose at the time of construction is to
 2 provide access to the development. The specific site-related improvements
 3 shall be subject to review and approval under the Site Plan Review process
 4 as provided in Section 3-9-5.1 of the Code of Laws and Ordinances of
 5 Charlotte County, Florida ("Code"), and coordination with FDOT. The site-
 6 related improvements are as follows:

7 a. SR 31 and South Town Center Project Entrance (DD)

- 8 - Add NB Left-Turn Lane
- 9 - ___Add NB Right-Turn Lane
- 10 - ___Add SB Left-Turn Lane
- 11 - Add SB Right-Turn Lane
- 12 - Add WB Left-Turn Lane
- 13 - Add WB Thru/Right-Turn Lane
- 14 - ___Signal, If and When Warranted
- 15 - Traffic Monitoring

16
 17 b. SR 31 and Horseshoe Road/Project Entrance (CC)

- 18 - Add NB Left-Turn Lane (Completed)
- 19 - Add NB Right-Turn Lane (Completed)
- 20 - Add SB Left-Turn Lane (Completed)
- 21 - Add SB Right-Turn Lane
- 22 - Add WB Left-Turn Lane (Completed)
- 23 - Reconfigure WB - Thru/Right-Turn Lane
- 24 (Completed)
- 25 - Signal, If and When Warranted
- 26 - Traffic Monitoring

27
 28 c. SR 31 and Cook Brown Road/Project Entrance (BB)

- 29 - Add NB Right-Turn Lane
- 30 - Add SB Left-Turn Lane
- 31 - Add WB Left-Turn Lane
- 32 - Reconfigure WB Thru/Right-Turn Lane
- 33 - Signal, If and When Warranted
- 34 - Traffic Monitoring

35
 36 d. SR 31 and North Project Entrance

- 37 - ___Add NB Right-Turn Lane
- 38 - ___Add SB Left-Turn Lane
- 39 - Add WB Left-Turn/Right-Turn Lane
- 40 - ___Signal, If and When Warranted Traffic Monitoring

—
Construction of ingress and egress driveways, as necessary
along SR 31.

- 1
2
3
4
5
6 b. e. ~~—~~The off-site traffic impacts of Increment 1-~~Phase 1~~, through
7 ~~2024~~2026, as estimated by the AIDA traffic analysis are identified in Exhibit
8 J, which is attached hereto and incorporated herein by reference. These
9 off-site traffic impacts have been accepted by FDOT, County, Lee County,
10 Department of Economic Opportunity, Division of Community Development
11 (“DEO”), and the SWFRPC, as the impacts resulting from Increment 1-
12 ~~Phase 1~~.

13 1. ~~The mutually agreed upon~~There are no significant and
14 adversely impacted roadways ~~and the identified improvements~~ for
15 Increment 1-~~Phase 1~~ that are not “transportation deficient” per
16 Chapter 163.3180(5)(h)4., F.S. Therefore, there are no identified
17 road segment improvements for Increment 1.:

18 a. ~~SR 31 from SR 78 to North River Road~~
19 ~~— Widen from 2 to 4 lanes~~

20
21 2. The mutually agreed upon significantly and adversely
22 impacted intersections, that are not transportation deficient, and the
23 identified improvements for Increment 1-~~Phase 1~~ are:

1 a. SR 80 and SR 31

- 2 - Convert NB Left-Turn/Thru Lane to Thru Lane
3 - Add NB Thru Lane
4 - Channelize NB Right-Turn Lane
5 - Channelize SB Right-Turn Lane
6 - Add EB Left-Turn Lane
7 - Add WB Left-Turn Lane

8
9 b. SR 31 and SR 78

- 10 - Add NB Thru Lane
11 - Add SB Thru Lane

12
13 c. SR 31 and North River Road

- 14 - Add SB Right-Turn Lane
15 - Add EB Left-Turn Lane
16 - Add EB Right-Turn Lane
17 - Add WB Left-Turn Lane
18 - Add WB Right-Turn Lane
19 - Signalization, if and when warranted

20
21 d. SR 80 and Tropic Avenue

- 22 - Add NB Right-Turn Lane
23 - Add SB Right-Turn Lane

24 ~~a. SR 31 and SR 80~~

- 25 ~~—Add Second Southbound Left Turn Lane~~
26 ~~—Add Second Eastbound Left Turn Lane~~
27 ~~—Signal Retiming~~

28
29 ~~b. SR 31 and SR 78~~

- 30 ~~—Add Second Eastbound Left Turn Lane~~
31 ~~—Signal Retiming~~

32
33 ~~c. SR 31 and North River Road~~

- 34 ~~—Add Westbound Left Turn Lane~~
35 ~~—Signalization, If and When Warranted~~

36
37 The Increment 1 ~~Phase 1~~ proportionate share of the improvements,
38 as shown on Exhibit K, has been calculated consistent with F.S.
39 163.3180 (12)(a) and ~~Rule 9J-2.045, F.A.C~~ 73C-40.045, F.A.C. The
40 Increment 1 ~~Phase 1~~ proportionate share calculation was based on
41 ~~1,156-1,488~~ pm peak hour two-way external trips and ~~1,032-1,477~~

1 pm peak hour two-way net new trips established by the AIDA traffic
2 analysis. The calculated proportionate share for Increment 1-
3 ~~Phase 1~~ is \$ 1,756,000~~3,368,400~~ based upon the proportionate
4 share percentages for each improvement as shown on Exhibit K.
5 The proportionate share percentages have been accepted by FDOT,
6 County, Lee County, DEO, and the SWFRPC for Increment 1-~~Phase~~
7 4, recognizing that the actual costs may increase or decrease based
8 upon the final actual costs of the agreed upon improvements.

9 3. a. The Increment 1-~~Phase 1~~ agreed upon mitigation of
10 the significantly and adversely impacted roadways and intersection
11 improvements identified in Condition 4(A) ~~(1)~~-e.1(1).b.1. and 2.,
12 accepted by FDOT, County, Lee County, DEO, and SWFRPC, shall
13 be the following schedule of listed improvements and date-certain
14 payment provisions:
15

Reference #	Item	Total Cost	Anticipated Start Date(3)
1	<u>Off-site Intersections</u>		
	a. <u>SR 80 and SR 31</u>	<u>\$ 1,434,000</u>	<u>Monitoring⁽¹⁾</u>
	- <u>Convert NB Left-Turn/Thru Lane to Thru Lane</u>	<u>\$243,000</u>	
	- <u>Add NB Thru Lane</u>		
	- <u>Channelize NB Right-Turn Lane</u>		
	- <u>Channelize SB Right-Turn Lane</u>		
	- <u>Add EB Left-Turn Lane</u>		
	- <u>Add WB Left-Turn Lane</u>		
	b. <u>SR 31 and SR 78</u>	<u>\$ 2,380,000</u>	<u>Monitoring⁽¹⁾</u>
	- <u>Add NB Thru Lane</u>		
- <u>Add SB Thru Lane</u>			
c. <u>SR 31 and North River Road</u>	<u>\$ 1,451,000</u>	<u>Monitoring⁽¹⁾</u>	
- <u>Add SB Right-Turn Lane</u>			
- <u>Add EB Left-Turn Lane</u>			
- <u>Add EB Right-Turn Lane</u>			
- <u>Add WB Left-Turn Lane</u>			
- <u>Add WB Right-Turn Lane</u>			
- <u>Signalization, if and when warranted</u>			
d. <u>SR 80 and Tropic Avenue</u>	<u>\$568,000</u>	<u>Monitoring⁽¹⁾</u>	
- <u>Add NB Right-Turn Lane</u>			
- <u>Add SB Right-Turn Lane</u>			
<u>Sub-Total</u>	<u>\$5,833,000</u>		
	<u>Intersection Improvements:</u>		
a.	- <u>SR31 and SR80</u>		
2	<u>SR 31 Widening to 4 Lanes from SR 78 to North River Road</u>		<u>Initiated⁽²⁾</u>
	• <u>Cause to have Provide funding to the FDOT to prepared Project Development and Environment Study or State Environmental Impact Report of SR_31 from SR_78 to North River Road</u>	<u>\$260,000</u>	<u>Completed⁽⁵⁾</u>
		<u>\$1,000,000</u>	
		<u>\$774,000</u>	<u>2012</u>
	• <u>Cause to prepare State Environmental Impact Report</u>	<u>\$980,000</u>	<u>2014</u>

	<p><u>of SR 31 from SR 78 to North River Road (CR 78)</u></p> <ul style="list-style-type: none"> • <u>Prepare State Environmental Impact Report of SR 31 from North River Road (CR 78) to Cook Brown Road.</u> • <u>Prepare Preliminary Engineering Plans for SR 31 from SR78 to North River Road</u> • <u>Undertake Right of Way Acquisition for SR 31 from SR78 to North River Road</u> <u>Construct Interim Intersection Improvements:</u> <ul style="list-style-type: none"> — <u>SR 31 and North River Road</u> — <u>SR 31 and SR 78</u> • <u>Construct 4 Lane Improvement for SR 31 from SR78 to North River Road</u> 	<p>\$521,000</p> <p>\$126,000</p> <p>— \$5,935,000</p>	<p>Monitoring⁽⁴⁾</p> <p>Monitoring⁽⁴⁾</p> <p>2015</p>
3	SR_31 Traffic Count Stations	\$2400,000	2014 <u>2017</u> ⁽⁴⁾
	TOTAL	\$8,939,000 \$ 7,033,000	

- 1 (1) Start date as required per Condition 4(A)-(1) c.(4)(a)(1)b.(4)(a).
- 2 (2) ~~These tasks have been initiated early by Developer to facilitate completion of required~~
- 3 ~~improvements. [Footnote intentionally left blank]~~
- 4 (3) ~~(3) Dates are anticipated and subject to adjustment by Developer and FDOT without a need~~
- 5 ~~to amend this development order. Start dates, as well as the associated mitigation~~
- 6 ~~requirements, contained within the IDO are subject to extension under Section 252.363, Florida~~
- 7 ~~Statutes.~~
- 8 (4) Traffic Count Stations to be installed at project entrances, when built, no later than January 31,
- 9 2018.
- 10 (5) These tasks have been mitigated by Developer to facilitate completion of required
- 11 improvements from prior traffic assessment but those requirements are no longer warranted
- 12 based on current traffic assessment. The paid mitigation is creditable towards future
- 13 assessments.
- 14

1 b. If and when requested by County, the Developer shall
2 also make certain intersection improvements at SR 31 and
3 CR 74, to extend the Northbound to Westbound Left Turn
4 Lane, at an estimated cost of \$100,000, and as set forth in
5 more detail in Section 4.d. below.

6 4. After the effective date of this IDO, the Developer shall:

7 a. Initiate the intersection improvements (~~Reference #4~~
8 ~~above~~ Transportation Condition 4.A(1).b.(3).(a)) no later
9 than 90 days after the monitoring report indicates that the
10 Project is generating at least 300 pm peak hour, two-way
11 external trips and the intersection is projected to operate
12 below the adopted level of service standard within 12
13 months. If these improvements are not initiated within the
14 above time period, no building permits beyond these
15 limitations can be issued until these improvements are
16 initiated.

17 b. Initiate the below improvements of SR 31 to eventually
18 (during the full development of Babcock Ranch) result in
19 the four-laning for SR 31 from ~~SR 78 to North River Road~~
20 SR 78 to Cook Brown Road (Reference #2 above and i-ii
21 below). The improvements will consist of the following:

22 i) ~~Coordinate with FDOT to fund, continue and complete~~
23 Provide funding to the FDOT up to a total of \$1,000,000 to

1 facilitate the preparation of the Project Development and
2 Environment Study (PD&E) and/or State Environmental
3 Impact Report (SEIR) for SR31 from at least SR78 to North
4 River Road SR 78 to North River Road. This funding will
5 be used by the FDOT to: one, prepare a complete PD&E
6 Study or SEIR Study of SR 31 from SR 78 to North River
7 Road, and two, assist in the funding of a PD&E Study or
8 SEIR Study of SR 31 from SR 78 to SR 80. This funding
9 has been provided to the FDOT.

10 ~~ii) Coordinate with FDOT to undertake the Preliminary~~
11 ~~Engineering for the SR31 roadway widening from at least~~
12 ~~SR 78 to North River Road.~~

13 ii) Coordinate with FDOT to fund, continue and complete the
14 Project Development and Environment Study (PD&E) or
15 State Environmental Impact Report (SEIR) for SR 31 from
16 North River Road to Cook Brown Road.

17 ~~iii) Coordinate acquisition and funding with either the~~
18 ~~Babcock Ranch Community Independent Special District,~~
19 ~~County, Lee County, or FDOT to assemble necessary~~
20 ~~right-of-way.~~

21 ~~iv) Coordinate with FDOT to construct the four-lane~~
22 ~~improvement. As identified in Condition 4(A)(1)c.3 above,~~
23 ~~it is anticipated that the PD&E study or SEIR, the~~

1 preliminary engineering, and the right-of-way acquisition
2 will occur through 2014. Construction of the widening
3 improvement is anticipated to commence in 2015. Of note,
4 the interim intersection improvements may provide
5 additional capacity to the roadway to maintain the roadway
6 level of service standards, subject to biennial monitoring
7 and confirmation after construction of the interim
8 intersection improvements. [NOTE: Dates contained
9 within the IDO, as well as the associated mitigation
10 requirements, are subject to extension in accordance with
11 Section 252.363, Florida Statutes.]

12 v) ~~Coordinate with FDOT to construct interim intersection~~
13 ~~improvements at SR 31 and North River Road and at SR~~
14 ~~31 and SR 78. Intersection improvements are to be~~
15 ~~initiated no later than 90 days after the monitoring report~~
16 ~~indicates that the Project is generating at least 300 pm~~
17 ~~peak hour, two way external trips.~~

18 c. Install permanent traffic count stations at the Project's
19 access points off SR 31 at the time of constructing the
20 access points and up to four~~two~~ permanent traffic count
21 stations along SR_31, north and south of the proposed
22 permanent entrances to the Community in no later than
23 January 31, 2018 ~~2014~~. Final location of the count stations

1 will be coordinated with County (Reference #3 above).

2 [NOTE: Dates contained within the IDO, as well as the
3 associated mitigation requirements, are subject to
4 extension in accordance with Section 252.363, Florida
5 Statutes.]

6 d. If and when requested by County the Developer will
7 provide for the extension of the northbound SR_31 left turn
8 lane at CR 74 (Transportation Condition 4.A(1).(b).3.(b)).
9 County will complete the analysis to determine the extent
10 of the improvement and the timing requirement of the
11 improvement.

12 5. FDOT has maintenance authority for SR 31 and the
13 intersection improvements set forth above. Developer shall be
14 responsible for the guaranteed construction of the above
15 improvements, in accordance with the above schedule, and in
16 accordance with the binding and enforceable commitment by the
17 Developer in this IDO, ~~and on the attached Exhibit L~~ to assure
18 construction or improvement of these facilities, pursuant to F.S.
19 163.3180(12)(a)4. and ~~Rule 9J-2.045(7)(a)1.a.(V)~~ 73C-40.045,
20 F.A.C.

21 6. As the cost of the mitigation by the Developer for Increment
22 ~~1-Phase 1~~ exceeds the proportionate share of the impacts from
23 Increment ~~1-Phase 1~~ of ~~\$3,368,100~~ 1,756,000 (as adjusted up or

1 down in accordance with actual costs and based upon the accepted
2 proportionate share percentages shown on Exhibit K), the Developer
3 shall be credited to the overall impact of the Project for the cost of
4 improvements beyond the proportionate share amount as provided
5 in the MDO and applicable law. Developer and County may enter
6 into a Transportation Credit Agreement to further delineate the terms
7 and procedures for implementing credits for identified improvements
8 set forth above in excess of the proportionate share of Increment 1-
9 ~~Phase 4~~. Credit for the cost of additional improvements as set forth
10 above shall be analyzed as part of transportation analysis for
11 ~~Increment 1-Phase 2~~ or future increments and be included in
12 subsequent incremental development orders.

13 cd. Satisfaction of the required mitigation in the timeframes as outlined and
14 compliance with the transportation related provisions of this IDO for Increment 1-~~Phase~~
15 ~~4~~ shall satisfy the road or traffic concurrency requirements of the Charlotte 2050
16 Comprehensive Plan, LDR, and the Charlotte County Concurrency Management System,
17 through ~~March 4, 2021~~ December 31, 2026 (the ~~build-out~~ buildout date of Increment 1-
18 ~~Phase 4~~). If the Developer proposes to extend the ~~build-out~~ buildout date of Increment 1-
19 ~~Phase 4~~ beyond December 31, 2026, ~~March 4, 2021~~, the Developer and the review
20 agencies, during the development order amendment process pursuant to Section
21 380.06(10), Florida Statutes, shall re-evaluate the future traffic impact of the development
22 in a manner consistent with the Master Development Order, and shall re-evaluate the

1 concurrency status of Increment 1 ~~Phase 1~~ on all roadway segments and intersections
2 listed in Conditions 4(A)(1)~~c.1(1)~~b.1. and 2., above.

3 de. DEO has determined that SR 31 is a Regionally Significant Roadway as
4 defined in 73C-40.045, F.A.C.~~Rule 9J-2.045, F.A.C.~~

5 ef. County, by approving this IDO, has exercised its discretion to accept this
6 mitigation for Increment 1 ~~Phase 1~~.

7 fg. Improvements to the facilities outlined above shall be mitigated~~ade~~ at the
8 time that a road segment or intersection is expected to operate below the level of service
9 standard adopted in an impacted jurisdiction's Comprehensive Plan. If the road or the
10 intersection operates below the adopted Level of Service, nNo building permits for
11 residential and non-residential development shown on Exhibit E for Increment 1 ~~Phase~~
12 4 shall be issued unless the improvements are: a) complete, b) under construction, c) the
13 subject of a clearly identified, executed and recorded local government development
14 agreement consistent with Sec. 163.3220 through 163.3423, F.S., ~~incorporated into the~~
15 ~~IDO~~ ensuring completion concurrent with impacts; ~~or~~ d) the subject of a binding
16 commitment ensuring completion concurrent with impacts, ~~incorporated into the IDO~~ or e)
17 the DRI's proportionate share mitigation may be pipelined into specific improvements as
18 deemed necessary and mutually agreed upon between FDOT and the developer.

19 ~~(2) Increment 1 Phase 2~~

20
21 ~~a. Increment 1 Phase 2 transportation impacts and mitigation shall be~~
22 ~~addressed through an NOPC. All other conditions, other than Transportation, have been~~
23 ~~fully addressed for the entire Increment 1, so that the NOPC need only address~~

July 25, 2017

1 ~~Transportation issues, unless the Developer wishes to make other changes to the~~
2 ~~Development Program which necessitates a review of the other conditions.~~

3 ~~(3)~~ (2) The Master Internal Circulation Plan for Increment 1 is attached
4 hereto as Exhibit G.

5 **REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY**
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1 **5. VEGETATION, WILDLIFE, AND WETLANDS**

2 A. Representations and Commitments as Conditions.

3 (1) No additional species have been documented within Increment 1 over those
4 identified in the MDO.

5 (2) Development within Increment 1 shall comply with the threatened and
6 endangered management plan ("T&E Plan") provided for in the Conceptual ERP and
7 United States Army Corps of Engineers Permit SAJ 2006-6656 (IP-MJD) ("ACOEP").

8 (3) Development within Increment 1 shall comply with the mitigation
9 requirements provided for in the ERP and ACOEP.

10 (4) Mitigation for wetlands and listed species within the Increment 1 boundary
11 may occur outside the Increment 1 boundary in accordance with state and federal permits
12 and the MDO.

13 (5) The approved T&E Plan and approved Mitigation Plan will be provided as
14 part of the first applicable Biennial Report to the County, the SWFRPC and the DEO in
15 accordance with Condition 13 herein. The Biennial Report shall also contain copies of
16 any conservation easements that have been recorded relative to Increment 1 that were
17 not provided in a previously submitted Biennial Report.

18 (6) Developer shall provide a copy of the Prescribed Fire Plan once completed
19 as part of the applicable Biennial Report in accordance with Condition 13 herein.

20 (7) An updated Greenway Map for Increment 1 is attached hereto as Exhibit
21 H1 and Exhibit H2. Developer shall comply with the Babcock Ranch Community
22 Charlotte County Greenways Management Plan, a copy of which was provided to County
23 and is on file with the SWFRPC.

July 25, 2017

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1 **6. WASTEWATER MANAGEMENT AND WATER SUPPLY**

2 A. Representations and Commitments as Conditions.

3 (1) The updated Primary Utility Corridor map for Increment 1 is attached hereto
4 as Exhibit I.

5 (2) The source of raw water for potable service within Increment 1 will be
6 groundwater. MSKP Town and Country Utility, LLC or its successors and assigns will
7 provide water service for Increment 1.

8 (3) MSKP Town and Country Utility, LLC or its successors and assigns will
9 provide wastewater service for Increment 1.

10 (4) ~~A centralized wastewater treatment system, in the form of package plants,~~
11 ~~shall be limited to 1.5 MGD (not including w/Wastewater treatment options which will be~~
12 ~~employed in the North Babcock Area) may include decentralized facilities.~~

13 (5) On-site wastewater treatment system(s) may be used permanently within
14 the Increment 1 North Area.

15 (6) Agricultural activities within the Increment 1 North Area will continue to use
16 the existing agricultural wells. An agricultural well may be converted or a new potable
17 well established for non-agricultural activities within the Increment 1 North Area.

18 (7) All effluent suitable for Public Access Reuse will be stored and distributed
19 as needed into an irrigation system which will include residential, commercial, median
20 and other green areas. After storage has been maximized, excess effluent will be
21 disposed of consistent with Florida Department of Environmental Protection permitting.
22 Irrigation systems will use best management practices to minimize overspray onto
23 impervious systems that could lead to the stormwater management system.

1 (8) ~~MSKP Town and Country Utility~~Babcock Ranch Irrigation, LLC, or its
2 successors and assigns, will provide reclaimed water service for Increment 1.

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1 **7. EDUCATION**

2 A. Representations and Commitments as Conditions.

3 (1) The Developer shall comply with the School Site Dedication Agreement.
4 Delivery of the school site(s) as set forth on the schedule in Exhibit "D" may be revised
5 by agreement of Developer and the Charlotte County School Board.

6 (2) The Developer shall comply with the Charlotte County Public School
7 Facilities Element of the Charlotte 2050 Comprehensive Plan regarding the process for
8 school concurrency management, review and approval, and with Article XIV of the
9 Charlotte County Land Development Code, Concurrency Management regulations.

10 (3) Age-restricted communities will not be subject to school concurrency
11 requirements.

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1 **8. POLICE AND FIRE**

2 A. Representations and Commitments as Conditions.

3 (1) ~~The specifications for (1) Horton EMS Transport Vehicle were submitted as~~
4 ~~part of the AIDA for Increment 1. One (1) such vehicle shall be provided in accordance~~
5 ~~with Exhibit D. Specifications for a Freightliner M2 AEV Type I Ambulance, as referenced~~
6 ~~in the attached letter, Exhibit D-1, are on file with Charlotte County EMS. One (1) such~~
7 ~~vehicle, or alternative, as agreed to with the County, shall be provided in accordance with~~
8 ~~Exhibit D. The housing of that vehicle will be the responsibility of County.~~

9 (2) The District shall ~~place~~ provide an interim fully operational double-wide
10 trailer at least 24 feet in width and 60 feet in overall length as the first Sheriff's Sub-
11 Station, ~~next to the existing fire station located on SR 31 which will utilize the utilities~~
12 ~~servng the existing fire station.~~ Said trailer shall be made available to the Sheriff the
13 later of the issuance of the first residential Certificate of Occupancy or upon written
14 request by the Sheriff, by the issuance of the first residential Certificate of Occupancy and
15 will be terminated removed upon the opening of the combined fire/Sheriff's facility in a
16 future increment.

17 (3) All law enforcement, fire, and EMS impact fees collected from the
18 Development (not including any interest earned by County) shall be provided to District
19 and/or Developer in the form of reimbursements as set forth in the Impact Fee Agreement.

20 (4) Fire protection may be served by appropriately pressurized irrigation water.

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1 **9. SOLID/HAZARDOUS/MEDICAL WASTE**

2 A. Solid waste in Increment 1 will be collected by the Babcock Ranch Community
3 Independent Special District (ISD). Increment 1 is not intended to be part of the County's
4 Sanitation District, however, solid waste will be sent to the Charlotte County Landfill.

1 **9. OPEN SPACE AND PARKS**

2 A. Representations and Commitments as Conditions.

3 (1) Renewable energy resource facilities and systems shall be allowed
4 throughout Increment 1. If constructed within Active Greenways, such facilities shall not
5 count as open space.

6 (2) Park sites shall be conveyed with exotic plants removed and infrastructure
7 provided as set forth in Exhibit D.

8 (3) District or Developer shall prepare the master plan(s) for the permanent
9 park site(s) required within Increment 1 in consultation with County and at no cost to the
10 County. ~~The County may participate with the design team in development of the master~~
11 ~~plan(s).~~ County shall enter into an agreement with Developer or District regarding the
12 development and operation of parks prior to the 500th residential Certificate of Occupancy
13 ("C/O") being issued within Increment 1.

14 (4) General agricultural operations may be conducted throughout Increment 1
15 in accordance with the Charlotte 2050 Comprehensive Plan and the LDR.

16 (5) All parks and library impact fees collected from the Development within
17 Increment 1 shall be provided to District and/or Developer in accordance with the Impact
18 Fee Agreement.

19 (6) Common recreational areas and common open spaces within Increment 1,
20 if any, will be maintained by a property owner's association, the District, or a Chapter 190
21 Community Development District.

22 (7) Some recreation and parks may be provided as temporary uses in
23 Increment 1 that might be replaced by future development as other facilities are provided.

1 (8) Mini parks shall be provided at a minimum of one-half (.5) acre per one-
2 thousand population and neighborhood parks shall be provided at a minimum of one and
3 one-half (1.5) acre per one-thousand population within Increment 1.

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1 **10. ENERGY**

2 A. Representations and Commitments as Conditions.

3 (1) A Solar Photovoltaic Electrical Generation Facility and associated facilities,
4 a substation, an operations and maintenance building, and related appurtenances may
5 be constructed throughout Increment 1.

6 (2) One (1) zero energy home shall be constructed within the area comprising
7 Increment 1.

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1 **11. MINING OPERATIONS**

2 A. Representations and Commitments as Conditions.

3 (1) The existing mining operations may be continued during development of
4 Increment 1, consistent with permitting. As mining operations are phased out, mining
5 lakes will be properly reclaimed pursuant to applicable permits.

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1 **12. CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN**

2 County has determined that the Increment 1 project is consistent with its Charlotte
3 2050 Comprehensive Plan.

4 **13. BIENNIAL REPORTS**

5 The Developer of Increment 1, or its successor(s)-in-title to the undeveloped
6 portions of Increment 1, must submit a biennial report to the County, the SWFRPC and
7 the DEO, on Form RPM-BSP Annual Report – 1. This report must describe the stage of
8 development and the status of compliance with the IDO conditions as of the date of
9 submission and be consistent with the rules of DEO. The first report must be submitted
10 to the DRI Coordinator for SWFRPC, the DEO, and County simultaneous with the next
11 MDO annual report due not sooner than 2 years after approval of this IDO. Further
12 reporting must be submitted not later than once every two years for subsequent calendar
13 years thereafter, simultaneous with the MDO annual reports, until Buildout, whether
14 actual or declared. Failure to comply with this biennial reporting procedure is governed
15 by Subsection 380.06(18), Florida Statutes, which provides for the temporary suspension
16 of the IDO. The Developer of Increment 1 must inform successors-in-title to any
17 undeveloped portion of the real property covered by this IDO of this reporting requirement.

18 **14. CHANGED CONDITIONS**

19 If County, during the course of monitoring the development of Increment 1, can
20 demonstrate that substantial changes in the conditions underlying the approval of this
21 IDO has occurred or that this IDO was based on substantially inaccurate information
22 provided by the Developer, resulting in additional substantial regional impacts, then a
23 substantial deviation shall be deemed to have occurred.

1 **15. COMPLIANCE MONITORING**

2 The County Administrator, or his or her designee, shall be the local official
3 responsible for assuring compliance with the IDO. Monitoring procedures will include
4 County's site plan review and code enforcement procedures, and the Biennial Reports.

5 **16. EXEMPTION FROM DOWNZONING AND DENSITY/INTENSITY REDUCTION**

6 Pursuant to Subsection 380.06(15)(c)3, Florida Statutes, this Increment 1 project
7 is exempt from down zoning, intensity reduction, or unit density reduction until ~~September~~
8 ~~9~~May 8, 2043², unless County can demonstrate that substantial changes in the conditions
9 underlying the approval of this IDO have occurred or this IDO was based on substantially
10 inaccurate information provided by the Developer or that the change is clearly established
11 by local government to be essential to the public health, safety, or welfare.

12 **17. COMMENCEMENT OF DEVELOPMENT**

13 Development shall commence in accordance with the deadline(s) established in
14 this IDO.

15 **18. PROJECTED BUILDOUT**

16 Buildout of Increment 1 is projected to occur on or about ~~November 3, March 4,~~
17 2026 ("Buildout Date").

18 **19. EXPIRATION DATE**

19 The expiration date for this IDO is ~~March 4~~November 3, 2033.

20 **20. DEVELOPMENT PERMITS**

21 Subsequent requests for development permits within Increment 1 shall not require
22 further review pursuant to Section 380.06, Florida Statutes, unless it is found by the
23 Board, after due notice and hearing, that one or more of the following items listed in

1 Paragraphs A and B is present. Upon such a finding, the Board may take any action
2 authorized by Subsection 380.06(19), Florida Statutes, pending issuance of an amended
3 development order.

4 A. A substantial deviation from the terms or conditions of this IDO, a failure to
5 carry out conditions, commitments or mitigation measures to the extent set forth herein
6 or consistent with the timing schedules specified herein or substantial deviation from the
7 approved development plans which create a reasonable likelihood of additional regional
8 impacts or other types of regional impacts which were not previously reviewed by the
9 SWFRPC; or

10 B. An expiration of this IDO as provided herein.

11 **21. GENERAL PROVISIONS**

12 The approval granted by this IDO is limited. Such approval shall not be construed
13 to relieve the Developer of the duty to comply with all other applicable local, state or
14 federal permitting regulations.

15 A. Developer and County shall work together in a cooperative manner to
16 ensure that the necessary applications to County, the issuance of permits and the conduct
17 of inspections occur expeditiously and that development is not impeded by unnecessary
18 delays associated with such applications, permit issuances, and inspections.

19 B. It is understood that any reference herein to any governmental agency shall
20 be construed to mean any future entity which may be created or be designated or succeed
21 in interest to, or which otherwise possesses any of the powers and duties of, any
22 referenced governmental agency in existence on the effective date of this IDO.

1 C. Appropriate conditions and commitments contained herein may be
2 assigned to or assumed by District.

3 D. If there is a conflict between a provision in this IDO and a provision in the
4 MDO, the provision in this IDO shall prevail for Increment 1. Exhibit D, attached hereto
5 and made a part hereof by reference, is an updated version of Exhibit D to the MDO
6 entitled "Summary of Land Dedication and Facilities Construction" as to the Increment 1
7 property. Said updated Exhibit D amends Exhibit D to the MDO as to the Increment 1
8 property.

9 E. If there is a conflict between a provision in this IDO and a provision in an
10 ERP, a Consumptive Use Permit ("CUP") or ACOEP, the provision in the ERP, CUP, or
11 ACOEP shall prevail.

12 F. In the event that any portion or section of this IDO is determined to be
13 invalid, illegal, or unconstitutional by a court or agency of competent jurisdiction, such
14 decision shall in no manner, affect the remaining portions of this development order which
15 shall remain in full force and effect.

16 G. This IDO shall be binding upon the County and the Developer, its assignees
17 or successors-in-interest.

18 H. This IDO shall become effective as provided by law upon ~~NOPC 13-04-11,~~
19 ~~approved by the Board on January 28, 2014, becoming effective.~~ All dates contained
20 herein are ~~based upon an assumed effective date occurring within 120 days of January~~
21 ~~28, 2014.~~ If for any reason the actual effective date occurs beyond the 120 day
22 assumption, all time frames contained herein shall be extended commensurate with the
23 number of days beyond the 120 days it takes for this IDO to become effective.

1 I. The County shall provide certified copies of this IDO to DEO and the
2 SWFRPC as provided in Subsection 380.06(25)(g), Florida Statutes.

3 J. This Resolution shall be recorded in the Minutes of the Board.

4 PASSED AND DULY ADOPTED this 25th day of July, 2017.

5
6 BOARD OF COUNTY COMMISSIONERS
7 OF CHARLOTTE COUNTY, FLORIDA
8
9
10 By: William G. Truex
11 William G. Truex, Chairman
12

13 ATTEST:
14 Roger D. Eaton, Clerk of the Circuit Court
15 and Ex-Officio Clerk to the
16 Board of County Commissioners
17

18
19 By: Michelle DiBerardino
20 Deputy Clerk
21

22 APPROVED AS TO FORM
23 AND LEGAL SUFFICIENCY:
24

25
26
27 By: Janette S. Knowlton
28 Janette S. Knowlton, County Attorney
29
30 LR2017--0348

EXHIBITS

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- 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 Babcock Ranch Community Increment 1 Equivalency Matrix
- 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

1

2

EXHIBITS, cont.

3

Exhibit H2 Increment 1 North Area Primary Greenway Map and
Trails Plan

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Exhibit I Increment 1 Primary Utility Corridor Map

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EXHIBITS, cont.

7

Exhibit J Increment 1, ~~Phase 1, Future (202614)~~ Traffic
Conditions with Project Directional Peak Hour Peak
Season with 22% (Daily) Internal Capture Directional
~~Peak Hour, Peak Season~~

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Exhibit K Increment 1, ~~Phase 1, Future (202614)~~ Traffic
Conditions with Project Proportionate Share
Calculation

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EXHIBIT L IS NOT ATTACHED BUT IS ON FILE AT THE
CLERK'S OFFICE AS AN ATTACHMENT TO THE PREVIOUSLY
APPROVED RESOLUTION NO. 2014-048

16

17

EXHIBIT A-1

Increment 1 North Area Babcock Ranch Community Legal Description

Date: 12/1/2009 9:27 AM
 Plotted by: Knobloch, Clint
 Layout Name: SHEET 1
 Drawing Name: F:\60100834\Survey\Boundary\60100834.LGL01.dwg

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING OVER A PORTION OF SECTIONS 29, 31, AND 32, TOWNSHIP 41 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; PROCEED NORTH 00°48'42" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2975.54 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT CERTAIN "LESS & EXCEPT PARCEL" AS DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGE 2078, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 89°11'17" EAST, DEPARTING SAID WEST LINE, AND ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 349.99 FEET TO THE NORTHWEST CORNER OF SAID "LESS & EXCEPT PARCEL"; THENCE CONTINUE NORTH 89°11'17" EAST, ALONG THE NORTH LINE OF SAID "LESS & EXCEPT PARCEL", A DISTANCE OF 3,349.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°11'17" EAST, ALONG THE NORTH LINE OF SAID "LESS & EXCEPT PARCEL", A DISTANCE OF 2,311.08 FEET TO A POINT ON THE WEST LINE OF SAID "LESS & EXCEPT PARCEL"; THENCE NORTH 00°00'03" WEST, DEPARTING SAID NORTH LINE, AND ALONG SAID WEST LINE, A DISTANCE OF 2,799.32 FEET TO A POINT ON THE NORTH LINE OF SAID "LESS & EXCEPT PARCEL"; THENCE NORTH 89°59'57" EAST, DEPARTING SAID WEST LINE, AND ALONG SAID NORTH LINE, A DISTANCE OF 2,166.96 FEET; THENCE SOUTH 00°00'03" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 5,764.83 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN 100-FOOT WIDE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGE 2046, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 89°51'41" WEST, ALONG SAID NORTH EASEMENT LINE, A DISTANCE OF 3,037.25 FEET; THENCE NORTH 89°35'41" WEST, CONTINUING ALONG SAID NORTH EASEMENT LINE, A DISTANCE OF 1,440.60 FEET; THENCE NORTH 00°00'03" WEST, DEPARTING SAID NORTH EASEMENT LINE, A DISTANCE OF 2,915.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 442.56 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

THE BEARINGS AND DISTANCES SHOWN ON THIS SKETCH AND DESCRIPTION ARE "GRID" AND BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT.

BEARING BASE:

THE WEST LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 26 EAST, IS TAKEN TO BEAR NORTH 00°48'42" WEST, AND ALL OTHER BEARINGS SHOWN HEREON, ARE RELATIVE THERETO.

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK



= SECTION CORNER

THIS IS NOT A SURVEY

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SURVEYOR AND MAPPER'S SIGNATURE

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

CLINTON M. KNOBLOCH
 CLINTON M. KNOBLOCH, PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA NO. 6053

PROJECT NAME:

SKETCH AND DESCRIPTION FOR:
 INCREMENT 1 - NORTH PARCEL

BOYLE ENGINEERING

3550 S.W. Corporate Parkway
 Palm City, Florida 34980
 T 772.286.3883 F 772.286.3925
 BPR & FBPE License No's: 2005 & LB 7622
 www.boyle.aecom.com

BOYLE AECOM

Scale: N/A

Sheet 1 OF 2

Computed: CHK

Checked: CHK

REVISIONS:

Field Book: N/A

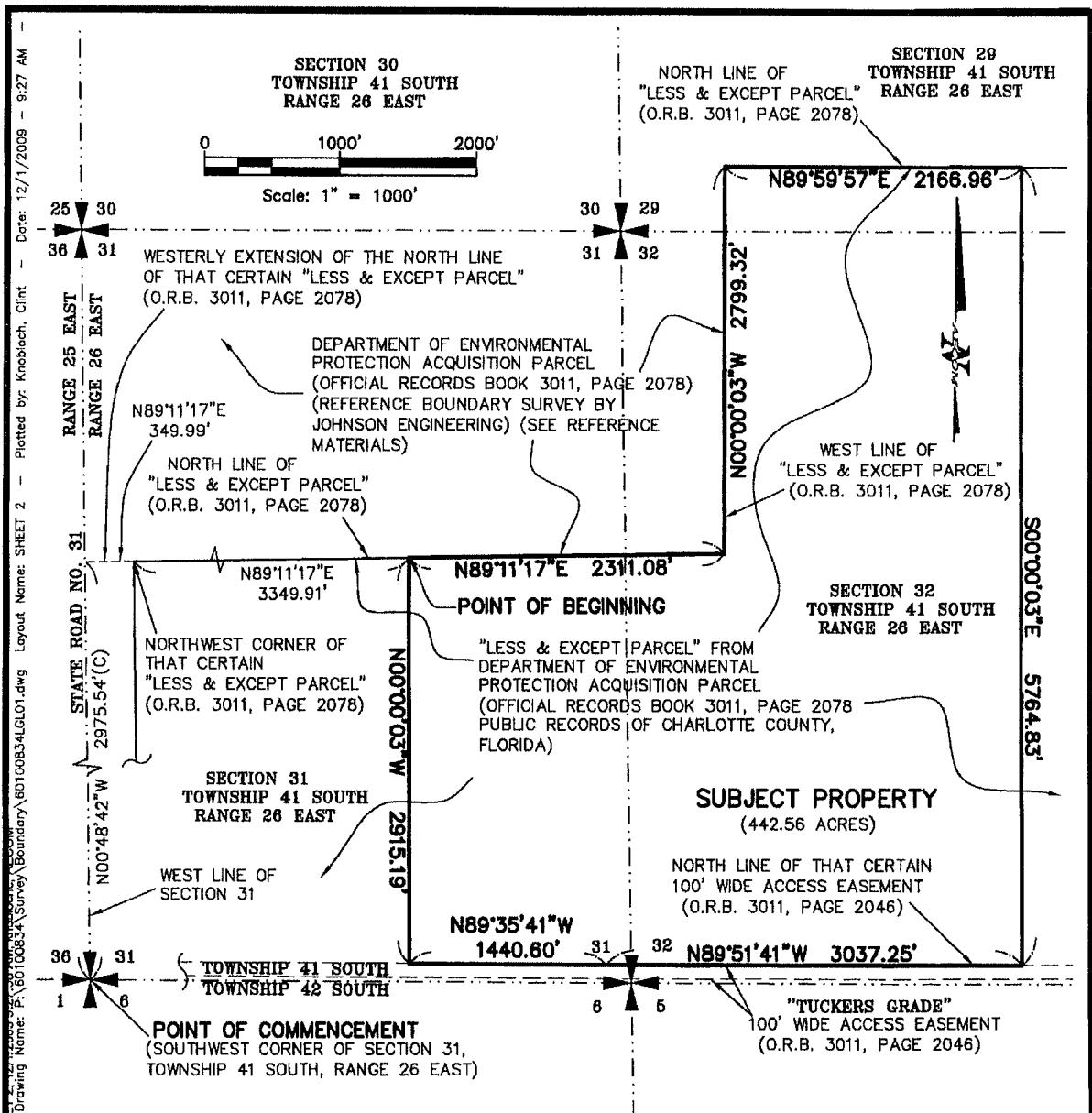
Date 11/23/09

Page: N/A

FILE NO. 60100834LGL01

Field: N/A

Project No. 60100834



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THIS IS NOT A SURVEY

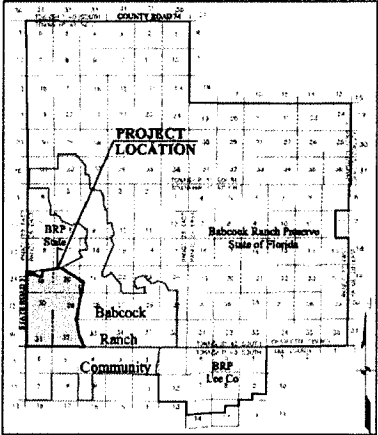
BOYLE ENGINEERING 3550 S.W. Corporate Parkway Palm City, Florida 34980 T 772.288.3883 F 772.288.3925 BPR & FBPE License Nos: 2005 & LB 7622 www.boyle.aecom.com		BOYLE AECOM		Scale: 1"=1000' Sheet 2 OF 2 Computed: CHK Checked: CHK		PROJECT NAME: SKETCH AND DESCRIPTION FOR: INCREMENT 1 - NORTH PARCEL		
		REVISIONS:		Field Book: N/A Page: N/A Field: N/A Date: 11/23/09 FILE NO. 60100834LGL01 Project No. 60100834				

EXHIBIT A-2

Increment 1 South Area Babcock Ranch Community Legal Description

C:\2013\20132025-000\Surveying\Sketches\20132025 - Sketch - Increment 1 Parcel Revised.dwg (Sheet 1) [pl Jan 15, 2013 - 4:17

**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



- NOTES:**
1. BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES.
 2. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83(89) 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.

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

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.

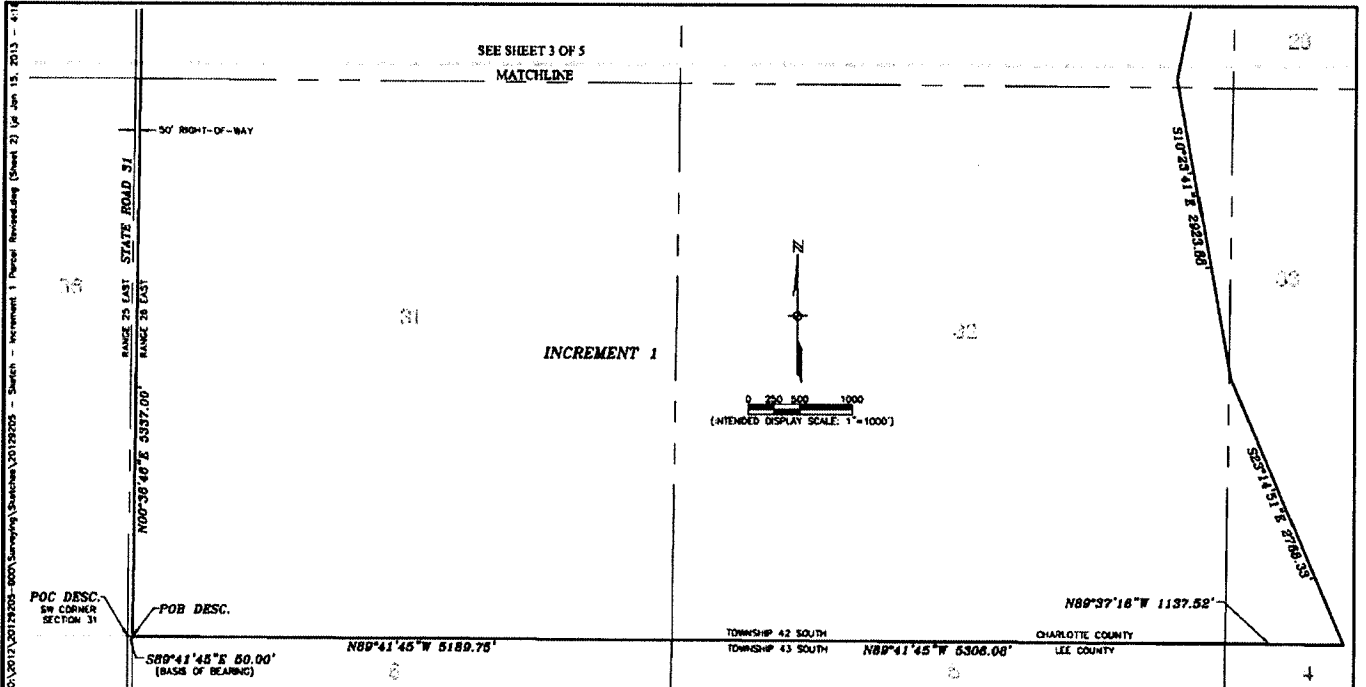
**INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY**
SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA



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

**SKETCH TO ACCOMPANY
DESCRIPTION**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20132025-000	19-42-28	AS SHOWN	1 OF 5



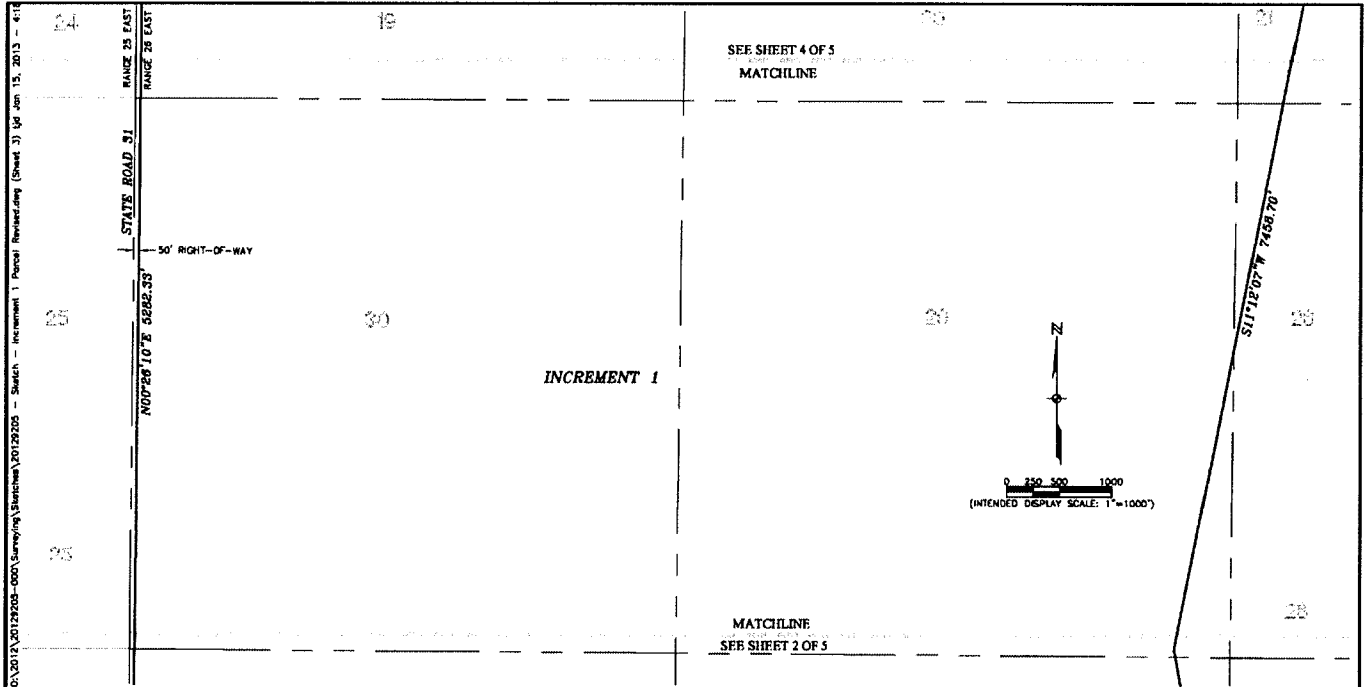
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INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY
 SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32
 TOWNSHIP 42 SOUTH, RANGE 28 EAST
 CHARLOTTE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (238) 334-0048
 FAX (238) 334-3861
 E.B. #642 & L.S. #642

SKETCH TO ACCOMPANY DESCRIPTION				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20129205-000	18-42-28	1"=1000'	2 OF 5

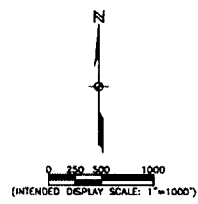


C:\2013\20129205-000\Surveying\Sketches\20129205 - Sketch - Increment 1 Parcel Reestablishing (Sheet 3) (d Jan 15, 2013) - 412

SEE SHEET 4 OF 5
MATCHLINE

MATCHLINE
SEE SHEET 2 OF 5

INCREMENT 1

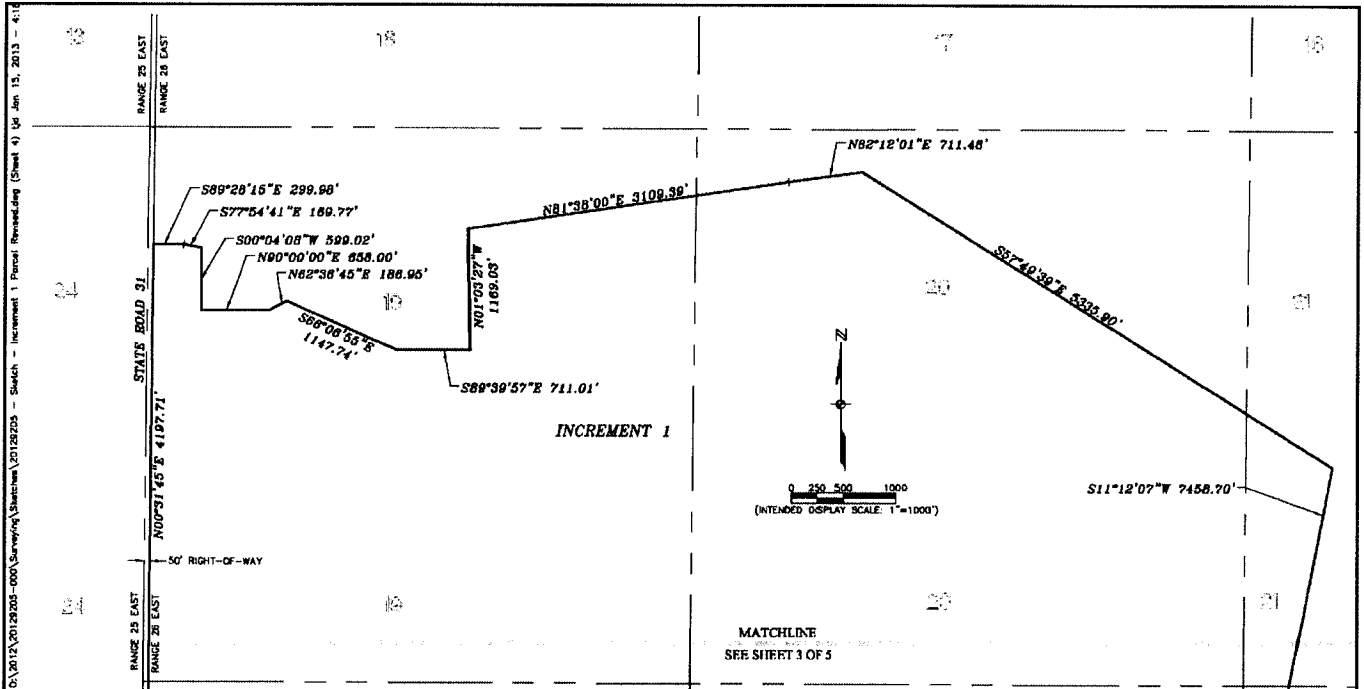


INCREMENT 1 SOUTH AREA
BABCOCK RANCH COMMUNITY
 SECTIONS 19, 20, 21, 28, 29, 30, 31 AND 32
 TOWNSHIP 42 SOUTH, RANGE 26 EAST
 CHARLOTTE COUNTY, FLORIDA

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
01/15/13	20129205-000	19-42-28	1"=1000'	3 OF 5



D:\2012\20120205-000\Surveying\Sketches\Increment 1 Parcel Revised.dwg (Sheet 4) of 15, 2013 - 4:1

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

JOHNSON
ENGINEERING

2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0048
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20120205-000	19-42-28	1"=1000'	4 OF 5

C:\2012\20122025-000\Surveying\Sketches\20122025 - Sketch - Increment 1 Parcel Boundaries (Sheet 5) of Jan 15, 2013 - 411

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°37'18" 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

JOHNSON
ENGINEERING

2122 JOHNSON STREET
 P.O. BOX 1530
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3051
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY
 DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/15/13	20129205-000	19-42-28		5 OF 5

EXHIBIT A-3

Utility Easement Babcock Ranch Community Legal Description

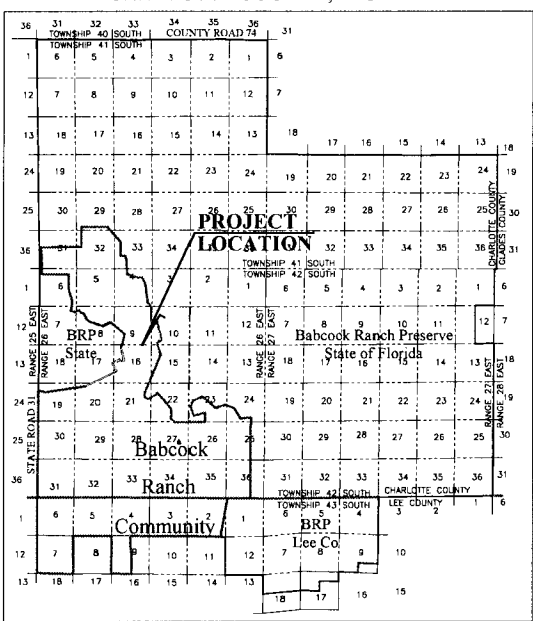
O:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 Truncated TWL Easement.dwg (Cover) KMP Jul 08, 2016 - 2:26pm

**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

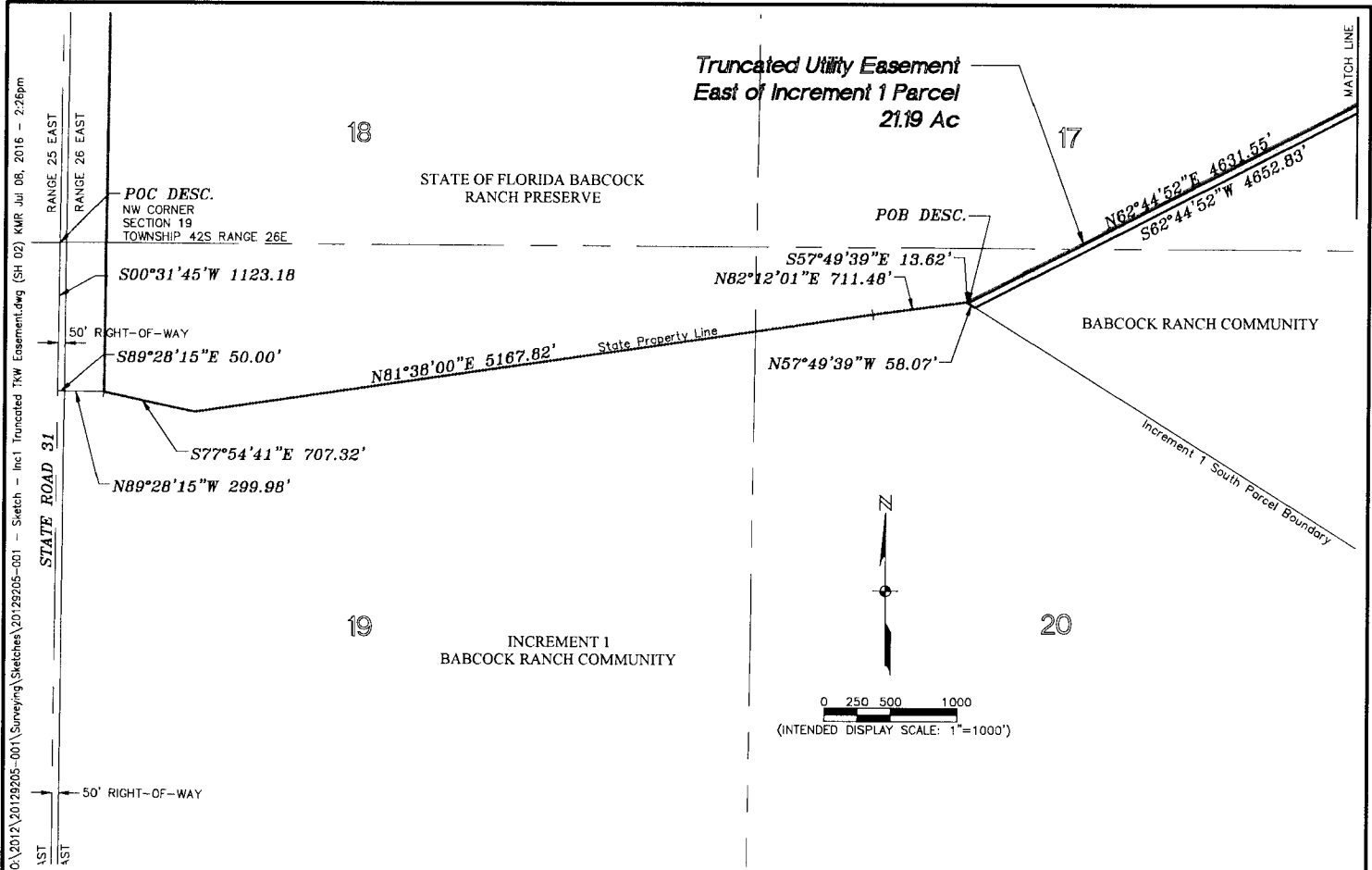


JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/2016	20129205-001	9-42-26	As shown	1 of 4

O:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 Truncated TKW Easement.dwg (SH 02) KMR Jul 08, 2016 - 2:26pm
 1ST 1ST



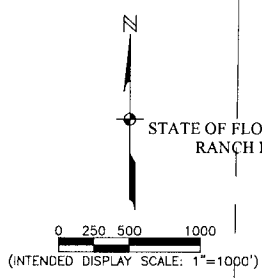
INCREMENT 1 - TRUNCATED UTILITY EASEMENT BABCOCK RANCH COMMUNITY
 SECTIONS 9,10,15,16,17 AND 20 TOWNSHIP 42 SOUTH, RANGE 26 EAST
 CHARLOTTE COUNTY, FLORIDA

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	3 of 3

O:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Incl Truncated TW Easement.dwg (SH 03) KMR Jul 06, 2016 - 2:26pm



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'

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

MATCH LINE
 MATCH LINE

N28°10'55"W 11.47'

State Property Line

S12°51'59"E 1646.85'
 N81°12'25"E 4859.91'
 S81°12'25"W 4811.87'
 N15°14'20"W 194.71'
 N19°32'05"W 1015.42'
 N05°04'56"E 73.89'
 N84°55'04"W 50.00'
 S05°04'56"W 84.80'
 S19°32'05"E 1024.45'
 S15°14'20"E 800.95'
 S74°45'40"W 738.68'
 N13°36'57"W 152.12'
 S76°23'03"W 50.00'
 N15°14'20"W 607.80'
 N74°45'40"E 790.10'
 N13°36'57"W 1136.53'
 N76°23'06"E 50.00'

16

9

10

15

BABCOCK RANCH COMMUNITY

STATE OF FLORIDA BABCOCK RANCH PRESERVE

**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, 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	3 OF 4

O:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - inc1 Truncated TW Easement.dwg (SF 04) XMR 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 I - 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, 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

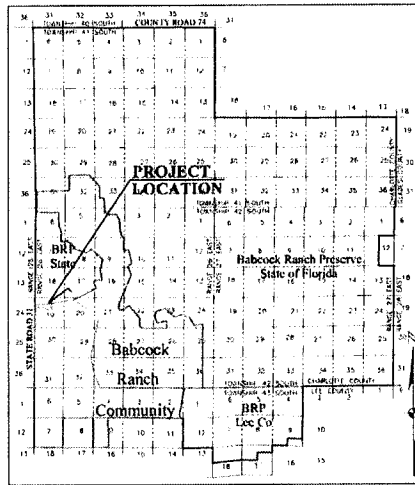
Increment 1 – 45.98 Acre Parcel – Babcock Ranch Community

D:\2017A\201729205-001\Surveying\Sketches\201729205-001 - Sketch - Inc1 45ac Parcel.dwg (Sheet 1) m12 May 13, 2016 - 2:30pm

**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 (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.

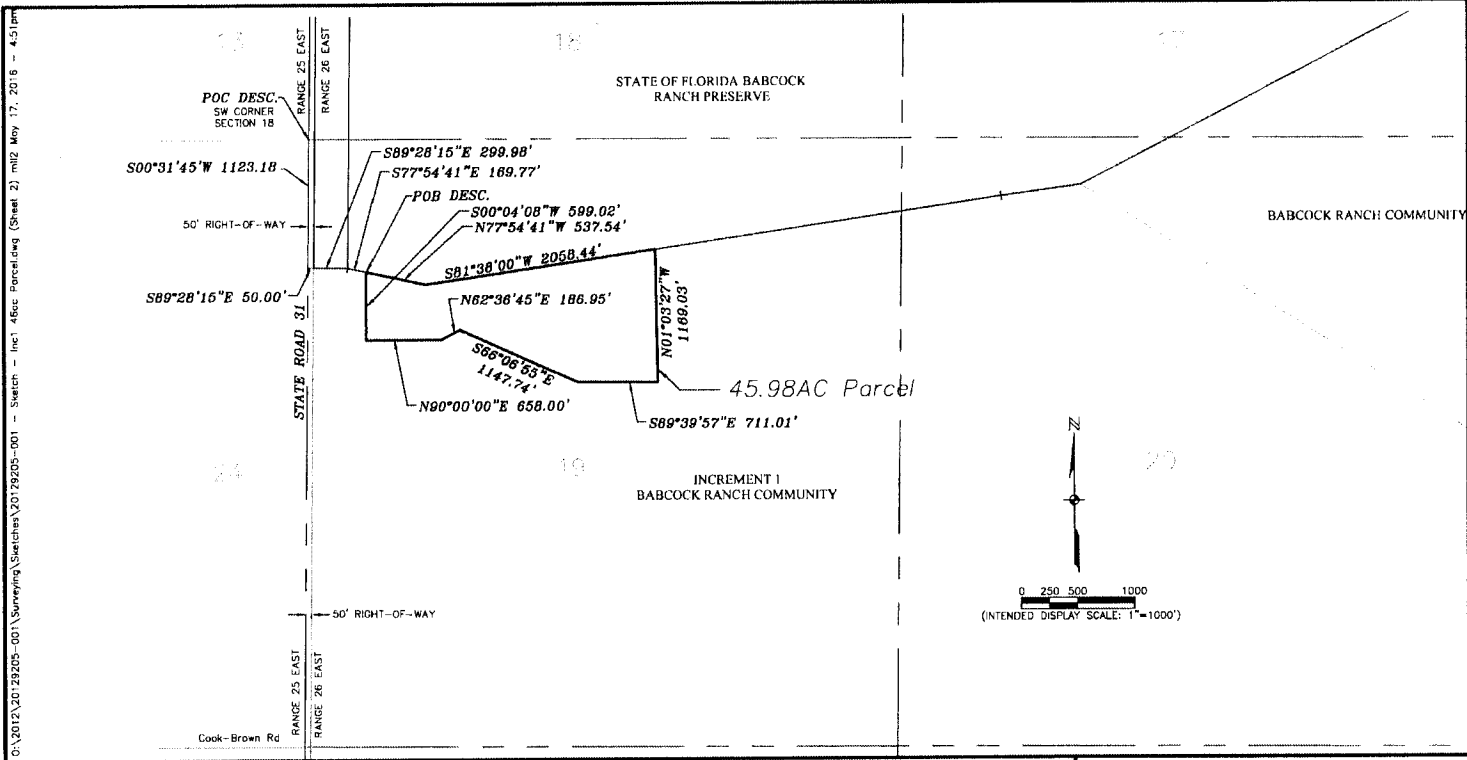
**INCREMENT 1 - 45.98AC PARCEL
BABCOCK RANCH COMMUNITY
SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA**



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



C:\2012\201205-001\Surveying\Sketches\201205-001 - Sketch - Inc 1 46ac Parcel.dwg (Sheet 2) mlz May 17, 2016 - 4:51pm

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



2122 JOHNSON STREET
 P.O. BOX 1550
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SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/27/2016	201205-001	19-42-26	1"=1000'	2 OF 3

O:\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1.dwg (Sheet) 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 56°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



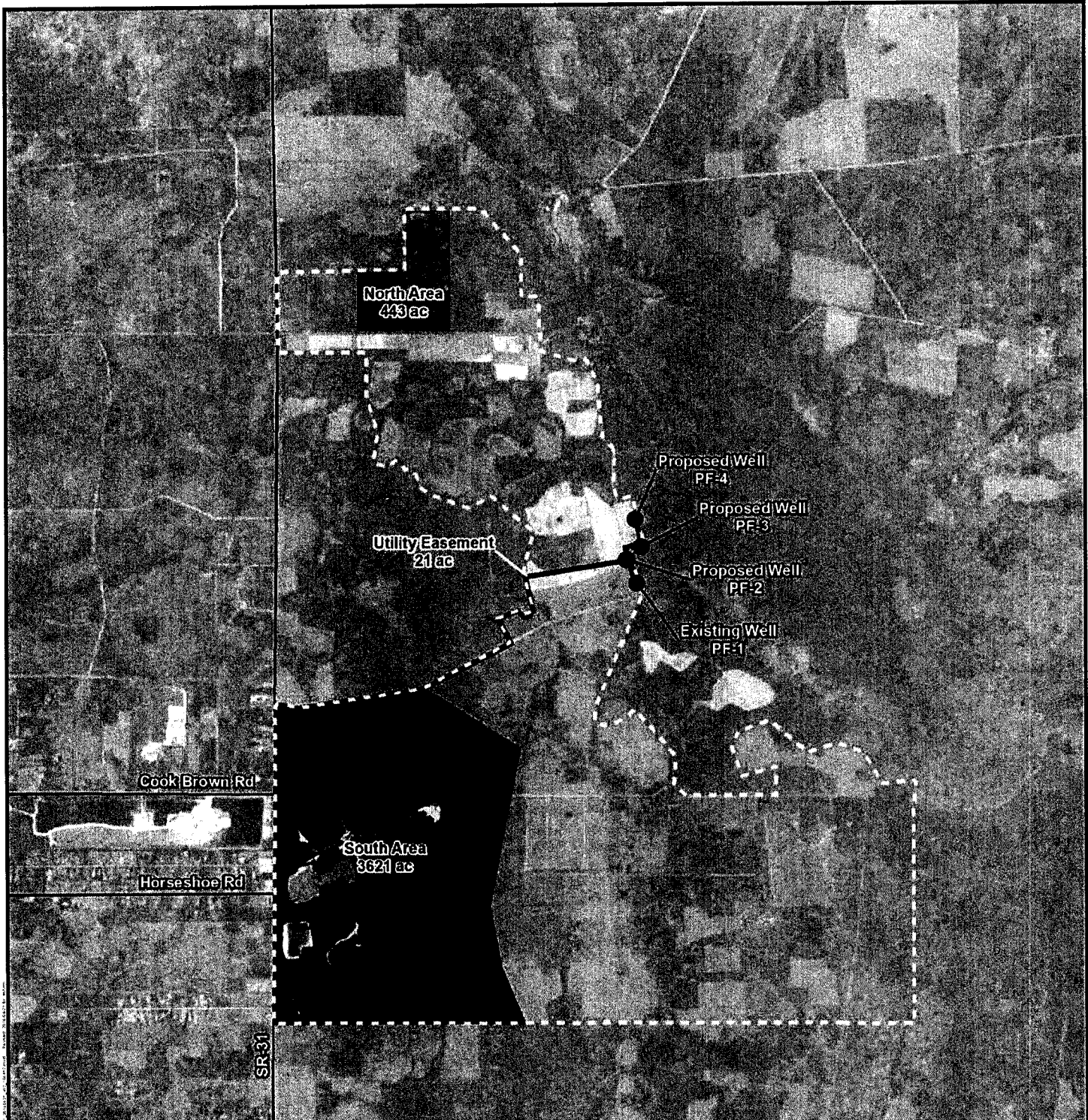
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 * L.B. #642

SKETCH TO ACCOMPANY
DESCRIPTION

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

EXHIBIT B-1

Babcock Ranch Community Map H Increment 1 Master Development Plan



LEGEND

- Potable Well Locations
- ▭ Babcock Ranch Community DRI Boundary
- ▭ Increment 1 South Area Boundary
- ▭ Increment 1 North Area Boundary
- ▭ Increment 1 Utility Easement Area Boundary

Boundary	Area	Comments	Area
South Area	3,621 ac	South Area	TBD ac
North Area	443 ac	North Area	443 ac
Utility Easement	21 ac	Utility Easement	21 ac
Total	4,085 ac	Total	TBD ac
		TBD / 4,085 = TBD	



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Exhibit B-1
Babcock Ranch Community
 Map H Increment 1 Master Development Plan
 June 2016

Stantec Consulting Services Inc.
 6900 Professional Parkway East
 Sarasota, FL 34240
 Tel: 941.907.6900
 Fax: 941.907.6911



EXHIBIT B-2

Babcock Ranch Community Map H-1 Increment 1 South Area Master Development
Plan

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

Hercules Grade Rd

Cook Brown Rd

Horseshoe Rd

Town Center

SR-31

LEGEND

- Babcock Ranch Community DRI Boundary
- Increment 1 South Boundary, ±3621 ac
- Town Center
- Active Greenway, ±651 ac
- Observation Greenway, ± 369 ac
- Open Space, ± 136 ac
- Lake, ± 563 ac
- Mixed Use / Residential / Commercial, ± 1664 ac
- Educational Service Center, 25 ac
- Utility, ± 90 ac
- Internal Roadway Circulation System, ± 123 ac
- Parcel Access
- Fire / EMS / Sheriff/ Communication Tower

INCREMENT 1		TOTAL
RESIDENTIAL	D.U.	2,000
RETAIL	S.F.	50,000
OFFICE(GEN./MED.)	S.F.	125,000
ELEMENTARY SCHOOL	A.C.	20
CIVIC/GOVT/CHURCH	S.F.	30,000

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

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Exhibit B-2

Babcock Ranch

Map H-1 Increment 1 Overall Land Use Concept Map

April 2017

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, FL 34240
Tel 941.907.6900
Fax 941.907.6911



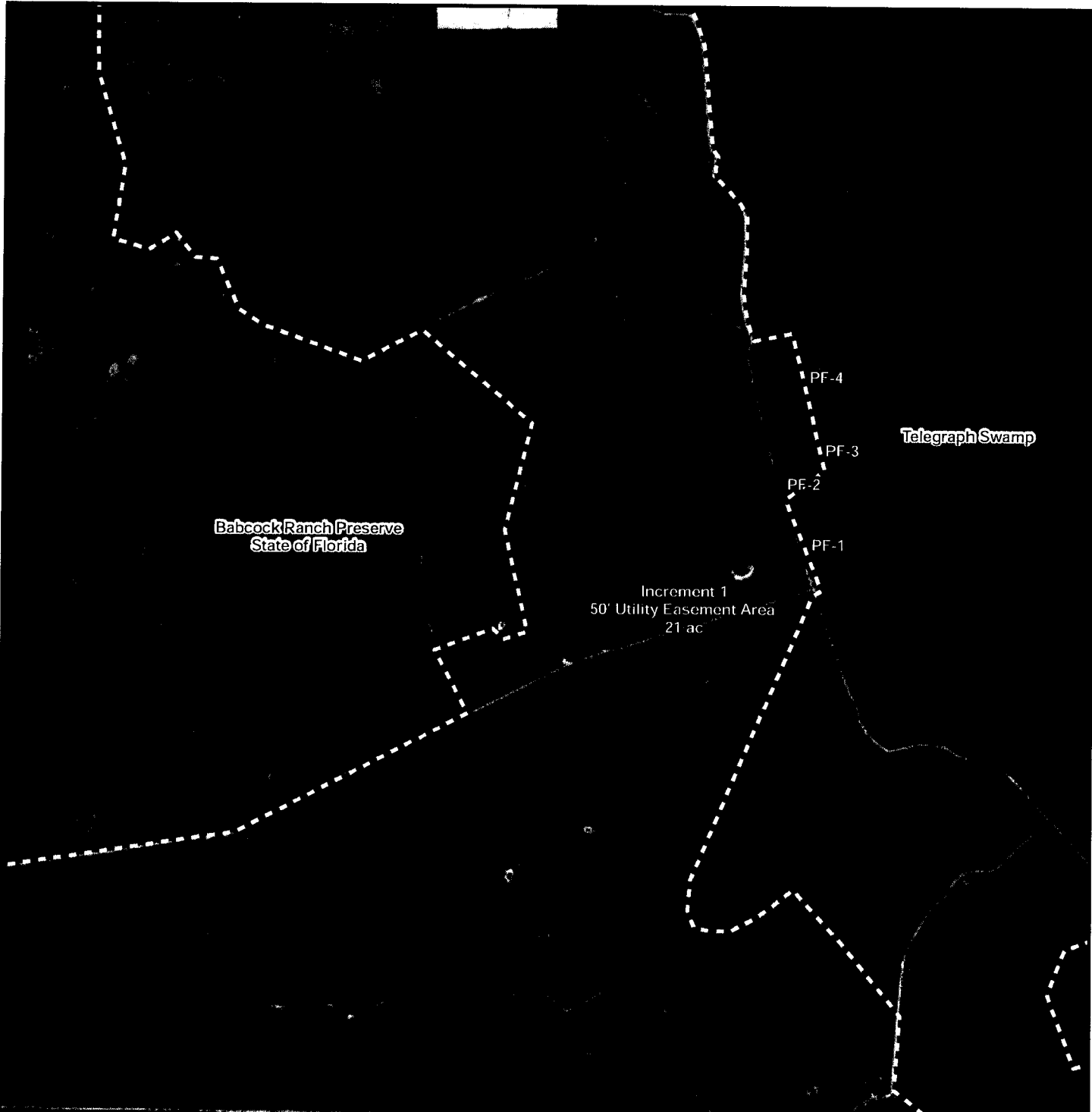
1:250 2:500

Prepared by CAA 6/13/16



EXHIBIT B-3

Babcock Ranch Community Map H-2 Increment 1 Utility Easement Area Master
Development Plan



Babcock Ranch Preserve
State of Florida


Telegraph Swamp

Increment 1
50' Utility Easement Area
21 ac

PF-4
PF-3
PF-2
PF-1

LEGEND

Babcock Ranch Community
DRI Boundary

 Increment 1 Boundary
Utility Easement, ±21 ac



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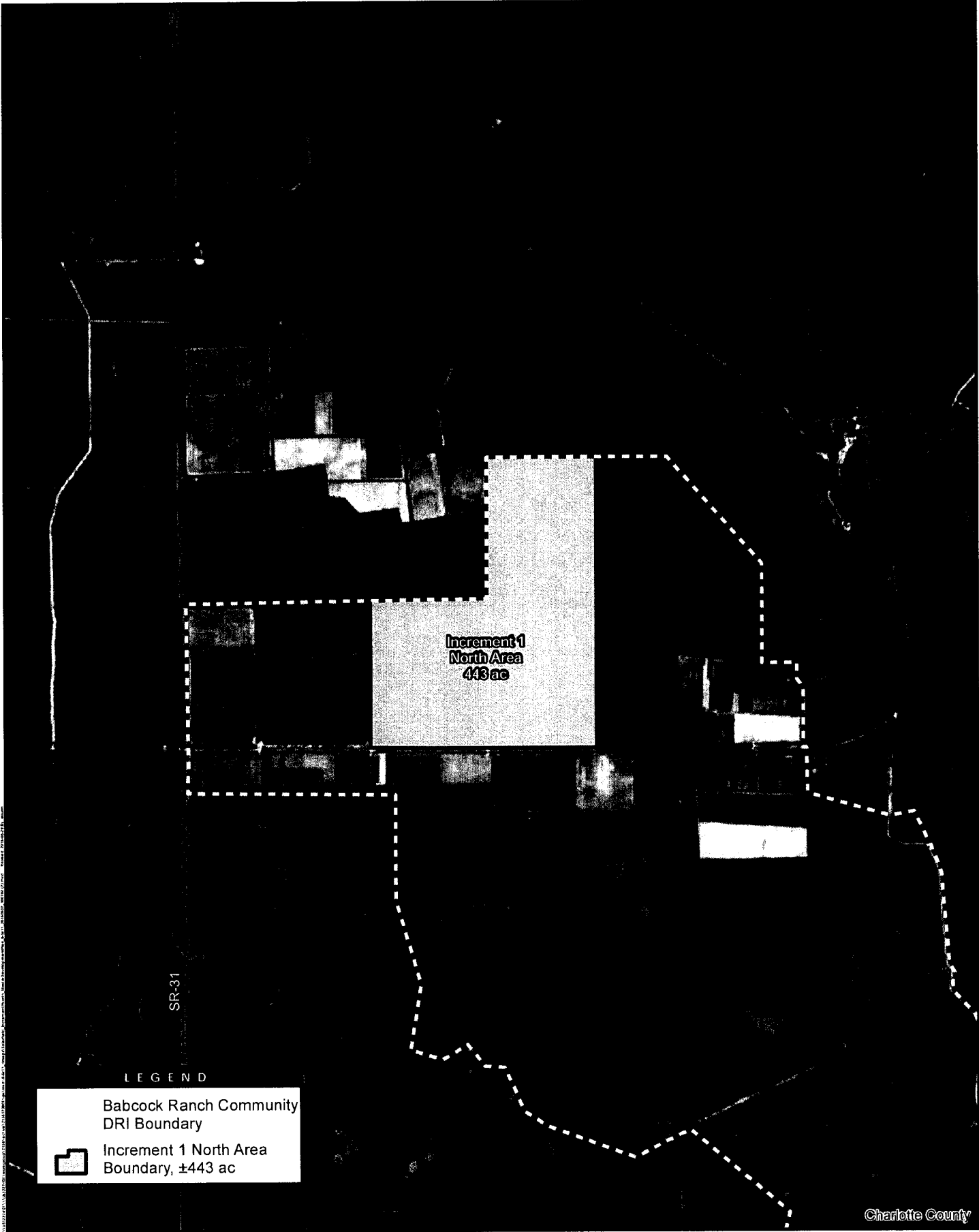
Exhibit B-3
Babcock Ranch Community
Map H-2 Increment 1 Utility Easement Area Master Development Plan
June 2016

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





EXHIBIT B-4

Babcock Ranch Community Map H-3 Increment 1 North Area Master Development Plan



SR-31

LEGEND

-  Babcock Ranch Community DRI Boundary
-  Increment 1 North Area Boundary, ±443 ac

Charlotte County



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Exhibit B-4
 Babcock Ranch Community
 Map H-3 Increment 1 North Area Master 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 05/12/16

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 THE MAP H SERIES MAY BE MODIFIED CONSISTENT WITH THE EQUIVALENCY MATRIX. ANCILLARY FACILITIES INCLUDED IN INCREMENT 1 SUCH AS SCHOOLS, PLACES OF WORSHIP, UTILITY INFRASTRUCTURE AND PARK SITES AND BUILDINGS WILL NOT BE ATTRIBUTED TO OTHER DEVELOPMENT COMPONENTS AND WILL NOT REQUIRE USE OF THE EQUIVALENCY MATRIX.
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.

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. THE EXISTING PERMITTED OR APPROVED MINING OPERATIONS WILL BE ALLOWED TO CONTINUE. ADDITIONAL MINING AREAS MAY BE ALLOWED CONSISTENT WITH CURRENT AND SUBSEQUENT PERMITTING.
3. 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.
4. ADDITIONAL UNITS AND SQUARE FOOTAGE WILL BE ADDED TO THE INCREMENT IN THE FUTURE THROUGH AN AMENDMENT TO THIS INCREMENT.
5. GOLF COURSE/RECREATION IS ALLOWED IN MIXED USE RESIDENTIAL COMMERCIAL (MURC).



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Exhibit B-5 Babcock Ranch Community

Map H-4 Increment 1 Fixed and Variable Development Criteria
June 2016

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

EXHIBIT C

Babcock Ranch Community Increment 1 Equivalency Matrix

EXHIBIT C

Table EM-2. Babcock Ranch Community □ Increment 1 Equivalency Matrix

Change From:	Unit	Single Family (1 d.u.)	Multi Family (1 d.u.)	Age-Restricted Residential* (1 d.u.)	Retail (1,000 s.f.)	General Office (1,000 s.f.)	Medical Office (1,000 s.f.)	Industrial (1,000 s.f.)	Hotel/Motel (1 unit)	Civic/Government (1,000 s.f.)	Church (4,000 s.f.)	Baseball Facility (1 field)
Single Family	d.u.	NA	0.52	0.27	3.716-84	1.491-73	3.574-05	0.851-04	0.600-82	1.211-44	0.63	38.57
Multi Family	d.u.	1.921-93	NA	0.52	7.131-319	2.873-34	6.877-80	1.631-94	1.151-59	2.332-72	1.21	74.18
Age-Restricted Residential*	d.u.	3.70	1.93	NA	13.74	5.52	13.22	3.15	2.22	4.48		142.86
Retail	s.f.	27044-644	14075-84	73	NA	40226-303	96259-432	22914-707	16212-033	326206-28	91.68	10.397
General Office	s.f.	67157-745	34929-959	181	249039-5208	NA	239623-3696	57058-422	40347-554	812815-22	362.32	25.887
Medical Office	s.f.	28024-709	14612-820	76	103916-9112	41742-791	NA	23824-871	16820-349	339348-84	155.04	10.804
Industrial	s.f.	11769-9354	61251-545	318	436567-9963	1753172-052	420040-2078	NA	70681-818	14241402-60	623.38	45.378
Hotel/Motel	unit room	1.671-24	0.870-63	0.45	6.188-31	2.482-40	5.954-91	1.421-22	NA	2.021-74	0.76	64.29
Civic/Government	s.f.	82670-833	43036-750	223	306648-4788	1231122-667	295028-6667	70271-296	49658-333	NA	444.44	31.877
Church	s.f.	1693-75	826-88		10907-74	2760.00	6450.00	0.021604-47	1312.50	2250.00	NA	
Baseball Facility	field	0.03	0.01	0.01	0.10	0.04	0.09	0.02	0.02	0.03		NA

*Includes Senior Adult Housing, Active Adult Residential and Retirement Community

Table EM-2: BRC - Increment 1 Trip Generation

	ITE Land-Use Code	ITE Average Trip Rate
Residential		
Single-Family	<u>210</u>	<u>1.00 /du</u>
Multi Family	<u>230</u>	<u>0.52 /du</u>
Age-Restricted *	<u>251</u>	<u>0.27 /du</u>
Non-Residential		
Retail	<u>820</u>	<u>3.71 /ksf.</u>
General Office	<u>710</u>	<u>1.49 /ksf.</u>
Medical Office	<u>720</u>	<u>3.57 /ksf.</u>
Industrial #	<u>130</u>	<u>0.85 /ksf.</u>
Hotel/Motel	<u>310</u>	<u>0.60 /rm</u>
Civic/Government	<u>730</u>	<u>1.21 /ksf.</u>
Baseball Facility	<u>n/a ^</u>	<u>38.57 /field</u>

Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.

Notes:

* Includes Senior Adult Housing, Active Adult Residential and Retirement Community.

General Light Industry

^ Perfect Game estimate of 38.6 two-way peak hour trips per field.

EXHIBIT D

Updated Summary of Land Dedications and Facilities Construction

EXHIBIT D

UPDATED SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION
REQUIRED FOR INCREMENT 1 *1

Public Facilities Required	Aggregate Site Dedication (acre)	Shell Building Required (s.f.)	Land Dedication or Building Shell Complete	Commencement of Operations
PARKS, RECREATION and CULTURAL RESOURCES COMMUNITY SERVICES				
Neighborhood Parks (Village Parks)	3.0 - 20.0 *2	2500 *3	500th C/O *4	180 days from Turnover
<u>EXTENSION SERVICES</u> Site #1	<u>24.0</u>	<u>N/A</u>	<u>Prior to the issuance of the 1st C/O within 180 days of written request by County *8</u>	
Mosquito Control pre-fab building (shell only)		3000 *5	Prior to the issuance of the 5,000th C/O	180 days from Turnover
Site#2	1.0	N/A	Prior to the issuance of the 5,000th C/O	
FIRE/RESCUE/LAW ENFORCEMENT				
One (1) EMS Vehicle *7			500th C/O	500th C/O
Interim sub-station Sheriff's trailer		*6	Will be operational by the later of the issuance of the 100th first residential building permit C/O or upon written request by Sheriff's Dept. *6	30 days from Turnover
Fire & Police Communication Tower *9	0.25+		Site dedication by 1,500th C/O	
SOLID WASTE				
Site #1	6.0	N/A	Prior to the issuance of the 10,000th C/O	
EXTENSION SERVICES				
Site #1	24.0	N/A	Prior to the issuance of the 1st C/O *8	
PUBLIC WORKS				
Mosquito Control pre-fab building (shell only)		3000 *5	Prior to the issuance of the 5,000th C/O	180 days from Turnover
Site#2	1.0	N/A	Prior to the issuance of the 5,000th C/O	
SCHOOLS				
Elementary School	up to 20.0	N/A	School Board criteria for land dedication Site Dedication Agreement	

Notes to Exhibit D:

- *1 This Exhibit D, as it relates to Increment 1, updates Exhibit D to the MDO.
- *2 Acreage to be finalized at time of site planning and coordination with the County Parks, Recreation & Cultural Resources Community Services Department.
- *3 Neighborhood parks (village park) to include a pavilion and restrooms.
- *4 1st park must be completed and turned over to either Babcock Ranch Community Independent Special District, POA, or County prior to the 500th C/O.
- *5 Pre-fab building to include two offices, two bays for vehicle and equipment and chemical storage. This facility shall be ADA compliant and shall include all required utilities, parking and landscaping.
- *6 An interim sheriff's sub-station office trailer (24'W x 60' overall length) will be located next to the existing fire station site located on SR-31. The interim trailer will connect to the utilities that service the existing fire station. The trailer will be fully operational by the later of the issuance of the 100th first residential building permit C/O or upon written request by Sheriff and will be terminated/removed upon the opening of the combined Fire/Sheriff's facility.
- *7 Specifications for a Freightliner M2 AEV Type I Ambulance, as referenced in Exhibit D-1, are on file with Charlotte County EMS. Specifications for one (1) Horton EMS transport vehicle were submitted as Exhibit 25-A-1 of the AIDA for Increment 1.
- *8 Primitive camp site development may occur on Site #1 without being included in an increment.
- *9 Tower construction and ownership as agreed with County.

General Notes:

- 1) All dedications, public facility shell completion, and construction required under this schedule shall be completed and turned over based on a dwelling unit C/O use threshold required above.

EXHIBIT D-1

Specifications for one (1) Freightliner M2 AEV Type I Ambulance



ETR



Emergency • Tactical • Rescue Vehicles

September 20, 2016

Marianne Taylor, Director, Public Safety
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 the purchase of one (1) new 2017 Freightliner M2 AEV Type I Ambulance. Pricing is based on purchasing these units from the Florida Sheriff's Association Bid No. FS16-VEF12.0 Specification #03 – Type I Ambulance Medium Duty (4 x 2) Freightliner M2.

PRICING:

- Total price per unit - \$272,276.00
- Plus applicable taxes, tag, and title
- Included in above price: Your standard graphic/chevron package. Stryker Power Pro XT Cot, Performance 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, stair chair model #6252 and Engel Cooler model MT17-FU1.
- Above price is good to March 31, 2017
- TERMS: Payment in full is due upon delivery of each finished vehicle. Upon payment, ETR, L.L.C. shall furnish the purchaser a "Statement of Origin" or the necessary validated documents required for title application.

Sincerely,

Jerry Michaluk
President/CEO

EXHIBIT E

Babcock Ranch Community Increment 1 Parameters

EXHIBIT E

Table 1. Increment 1 Parameters by Phase

LAND USE	AMOUNT/SIZE	Phase I	Phase II
Residential	2,500 23,000 units	1000 units	1,500 units
Retail	126,000 50,000 sf	50,000 square feet	76,000 square feet
General Office	250,000 125,000 sf	150,000 square feet	100,000 square feet
Medical Office	50,000 sf	0 square feet	50,000 square feet
Industrial	90,000 sf	0 square feet	90,000 square feet
Hotel/Motel	100 rooms	0 rooms	100 rooms
Civic/Government/Church	22,500 30,000 sf	5,000 square feet	17,500 square feet
Golf Course	18 holes		

Table 2. Increment 1 Parameters by Development Area

LAND USE	AMOUNT/SIZE	VILLAGE-III	TOWN CENTER
Residential	2,500 23,000 units	1850-1,0500 units	650-1,0500 units
Retail	126,000 50,000 sf	26,000 10,000 sf	100,000 40,000 sf
General Office	250,000 125,000 sf	25,000 sf	225,000 100,000 sf
Medical Office	50,000 sf	10,000 sf	40,000 sf
Industrial	90,000 sf	0 sf	90,000 sf
Hotel/Motel	100 rooms	0 rooms	100 rooms
Civic/Government/Church	22,500 30,000 sf	12,500 0 sf	10,000 30,000 sf
Golf Course	18 holes	Up to 18 holes	Up to 18 holes







NOTE:

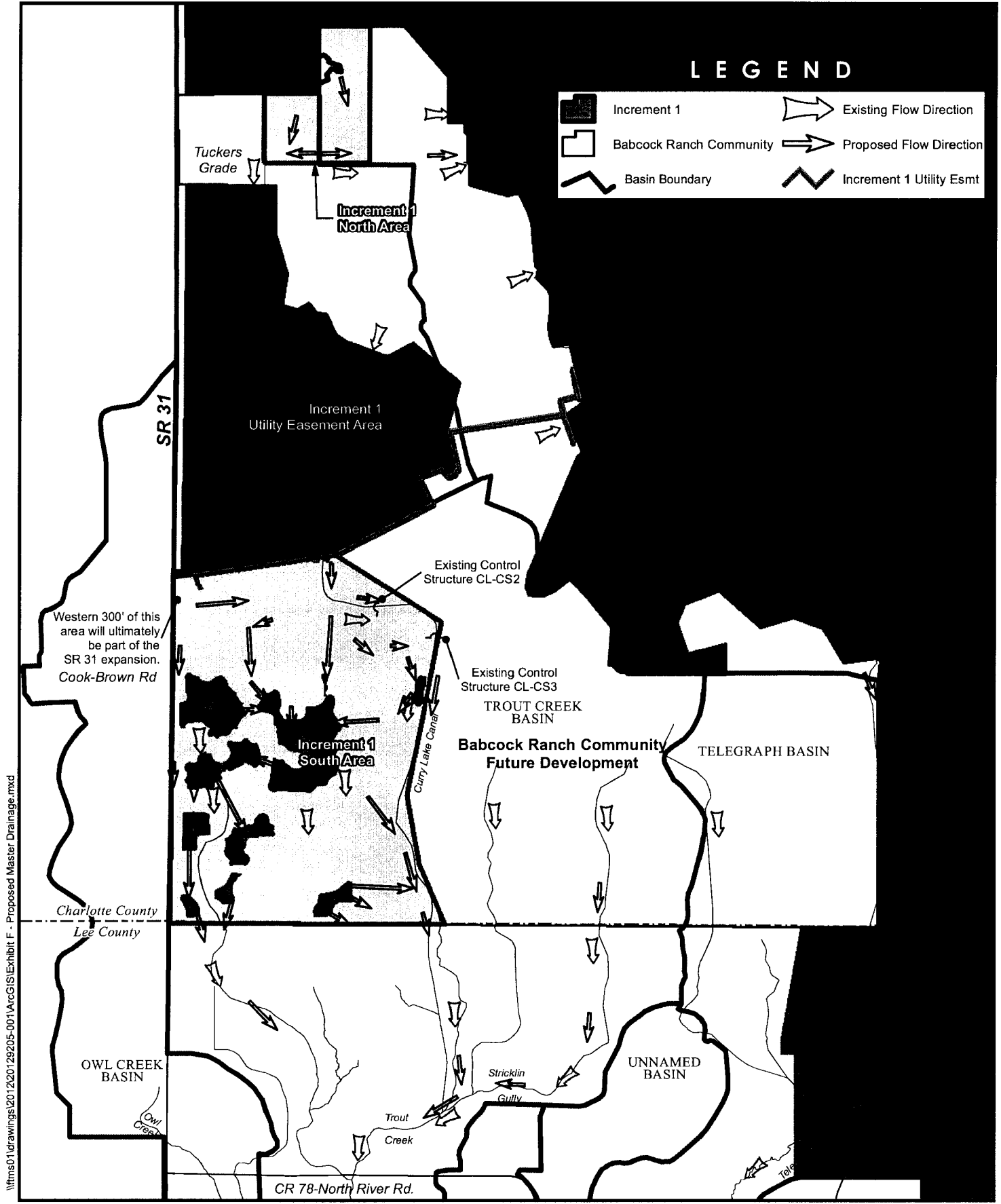
- 1) Utilities, agriculture, ecotourism, and mining uses are permitted throughout Increment 1.
- 2) Table 1 and Table 2 in this Increment 1 Parameters by Phase and by Development Area in this Exhibit E can be adjusted and interchanged in accordance with the equivalency matrix set forth in Exhibit C hereto, subject to the external vehicle trip limitations set forth in Section 4 of this IDO.
- 3) ~~One 18 hole golf course may be included in this Increment 1.~~

EXHIBIT F

Increment 1 Master Drainage Plan

LEGEND

	Increment 1		Existing Flow Direction
	Babcock Ranch Community		Proposed Flow Direction
	Basin Boundary		Increment 1 Utility Esmt



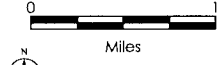
\\fms01\drawings\2012\20129205-001\arcgis\Exhibit F - Proposed Master Drainage.mxd



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Exhibit F
Babcock Ranch
 Increment 1 - Master Drainage Plan
 July 2016

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



Prepared by: MLL 7/6/2016

EXHIBIT G

Increment 1 Master Internal Circulation Plan

\\ffms01\drawings\2012\20129205-001\A\rcGIS\Exhibit G - PrimaryTrans.mxd



LEGEND

- Increment 1
- Babcock Ranch Community
- Major Collector Roads
- Increment 1 Utility Esmt
- Trail System Name
- Conceptual Trail System



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Exhibit G
Babcock Ranch
Increment 1 - Master Internal Circulation Plan
January 2017

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



Prepared by: MLL 1/30/2017

EXHIBIT H1

Increment 1 South Area Primary Greenway Map and Trails Plan

EXHIBIT H1

**Increment 1
Utility Easement Area**

The Babcock
Ranch Preserve
State of Florida

The Babcock
Ranch Preserve
State of Florida

Greenway type
in utility easement
(see legend for key)

Conceptual
Trail System

Increment 1
South Area

Babcock Ranch Community
Future Development

NOTE:
1. Greenways and trails are subject
to change based on final design
plans.
2. Acreages shown apply only to
polygons shown on this map.

Charlotte County
Lee County

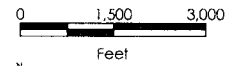
LEGEND

	Increment 1		Observation Greenway (1) 332.07 ac. (Includes 12.95 ac. within 50' utility easement)		Upland Preservation and Enhancement 454.71 ac.		Wetland Preservation 274.92 ac.
	Babcock Ranch Community		Active Greenway (2) 557.58 ac. (Includes 8.13 acres within 50' utility easement)		Wetland Enhancement 107.42 ac.		Wetland Creation 16.21 ac.
	Conceptual Trail System		Increment 1 Utility Easement		Major Collector Roads		

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**Exhibit H1
Babcock Ranch**
Increment 1 - Primary Greenway Map
and Trails Plan
July 2016

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



Prepared by: PML 7/7/2016

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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**

TUCKER'S GRADE

**Babcock Ranch Community
Future Development**

*The Babcock
Ranch Preserve
State of Florida*

LEGEND



Increment 1 2016



Babcock Ranch Community

Active greenway
442.56 ac.

NOTE:

1. Greenways and trails are subject to change based on final design plans.
2. Acreages shown on this map only apply to polygons shown on this map.

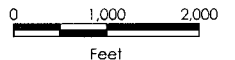
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**Exhibit H2
Babcock Ranch**
Increment 1 North Area -
Primary Greenway Map and Trails Plan
July 2016

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

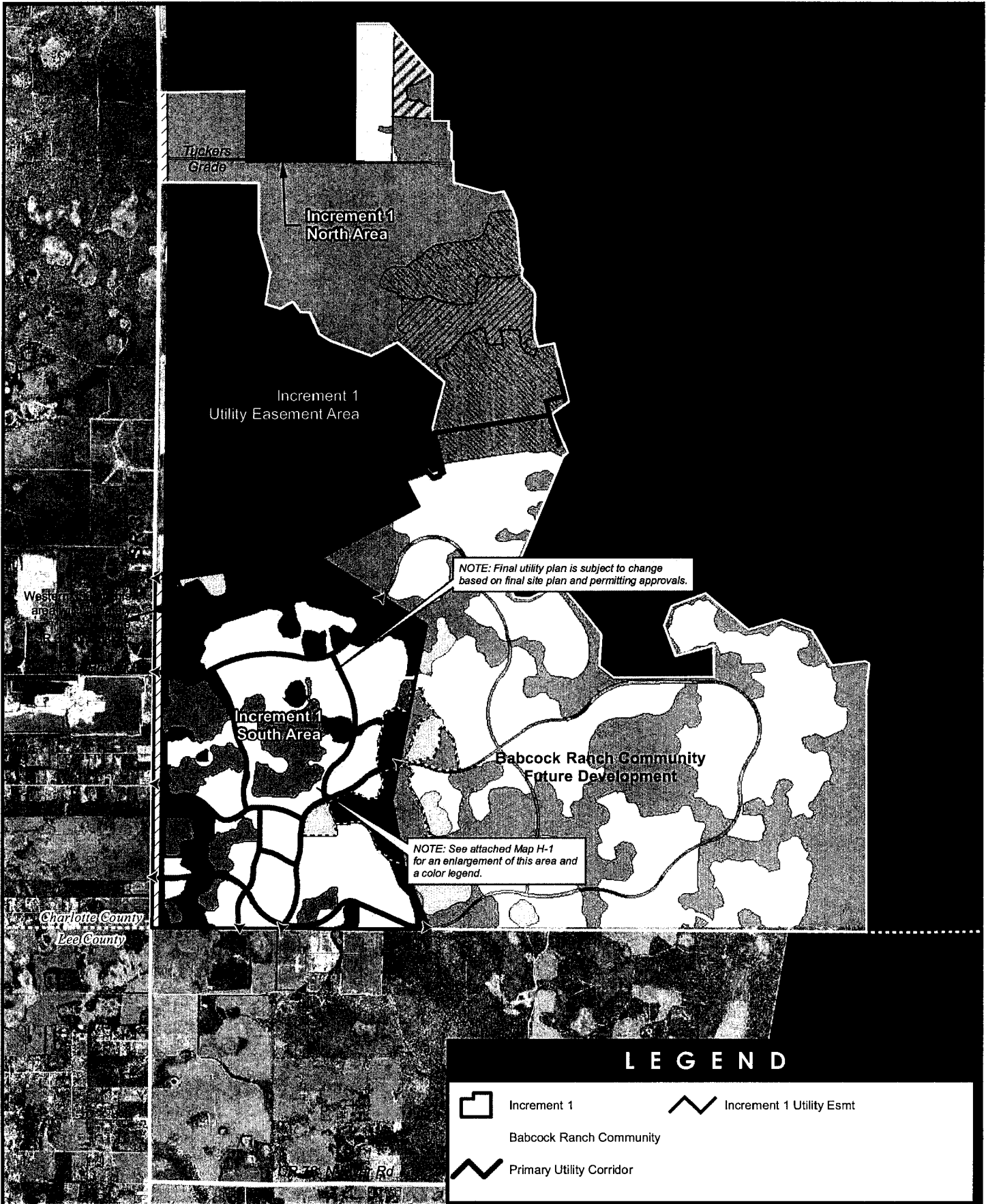


Prepared by: PML 7/17/2016





EXHIBIT I

Increment 1 Primary Utility Corridor Map

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LEGEND

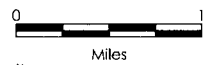
	Increment 1		Increment 1 Utility Esmt
	Babcock Ranch Community		Primary Utility Corridor

JOHNSON
ENGINEERING

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Exhibit I
Babcock Ranch
Increment 1 - Primary Utility Corridor Plan
February 2017

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



Prepared by: MLL 2/10/2017

EXHIBIT J

Increment 1, Future (2026) Traffic Conditions with Project Directional Peak Hour Peak
Season

EXHIBIT J
(Page 2 of 4)

EXHIBIT 08
BLANK RANCH COMMUNITY - INCREMENT 1 NOPC
FUTURE 2016 TRAFFIC CONDITIONS WITH BRC
DIRECTIONAL PEAK HOUR, PEAK SEASON
LEE COUNTY

ROADWAY	FROM	TO	COUNT	ADJ	ADJ2	ROADWAY	NEW PROJECT TRAFFIC										TOTAL TRAFFIC										LEVEL OF SERVICE		ANNUAL AVERAGE		PERCENTAGE		
							ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2			
BYRONDALE RD WB	2000	2012	1000	1000	1000	1000	1000	PROJECT TRAFFIC										TOTAL TRAFFIC										LEVEL OF SERVICE		ANNUAL AVERAGE		PERCENTAGE	
								ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2	ADJ	ADJ2



EXHIBIT J
 (Page 4 of 4)

BRC Increment 1				
Synchro Arterial Level of Service				
Roadway	From	To	Northbound	Southbound
SR 31	Cook Brown Rd./B-B	Horseshoe Rd./C-C	A	A
	Horseshoe Rd./C-C	D-D	A	A
	D-D	North River Rd.	A	A
	North River Rd.	Bayshore Rd. (SR 78)	A	B
	Bayshore Rd. (SR 78)	SR 80	B	C
Overall			B	A

The Synchro arterial analysis indicates that all segments of SR 31 (including overall segment LOS) are expected operate within FDOT LOS standards with the existing two-lanes, coincident with the buildout of BRC Increment 1 at year 2026.



EXHIBIT K

Increment 1, Future (2026) Traffic Conditions with Project Proportionate Share
Calculation

EXHIBIT K

Babeek Ranch Community - Increment 1												
Proportionate Share Cost Estimates for Significant and Adverse Intersections												
Intersection	Improvement	Construction Cost	Construction Cost ¹⁾	Total Construction Cost ²⁾	Engineering Cost ³⁾	CEI (15%)	Total Project Cost ⁴⁾	Project Traffic	Proportionate Share Contribution		Proportionate Share (%) ⁵⁾	Proportionate Share Cost ⁶⁾
									Capacity (with background improvements)	Capacity (with background and project improvements)		
NB 21 at NB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	\$0	
	R-1	\$166,181	\$61,341	\$437,714	\$68,624	\$64,624	\$733,013	85	85	2.9%	1,121	\$48,516
	R-2	\$173,567	\$41,862	\$214,429	\$12,799	\$12,799	\$251,989	64	64	2.0%	142	\$56,297
NB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$164,267	\$41,862	\$216,129	\$12,799	\$12,799	\$251,989	207	207	6.3%	336	\$131,408
	R-2	\$43,134	\$29,414	\$104,148	\$15,823	\$15,823	\$119,971	274	274	8.4%	349	\$134,424
EB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$45,174	\$29,414	\$104,148	\$15,823	\$15,823	\$119,971	274	274	8.4%	349	\$134,424
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
WB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
Subtotal		\$461,362	\$204,417	\$1,045,856	\$145,043	\$145,043	\$1,340,942	111	111	3.3%	1,377	\$514,817
Proportionate Share Contribution												
Intersection	Improvement	Construction Cost	Construction Cost ¹⁾	Total Construction Cost ²⁾	Engineering Cost ³⁾	CEI (15%)	Total Project Cost ⁴⁾	Project Traffic	Proportionate Share Contribution		Proportionate Share (%) ⁵⁾	Proportionate Share Cost ⁶⁾
									Capacity (with background improvements)	Capacity (with background and project improvements)		
NB 21 at NB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$173,526	\$41,862	\$415,408	\$12,711	\$12,711	\$441,930	530	530	1.5%	15	\$6,139
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
NB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$173,226	\$41,862	\$415,148	\$12,711	\$12,711	\$441,630	349	349	1.0%	3	\$1,267
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
EB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$45,174	\$29,414	\$104,148	\$15,823	\$15,823	\$119,971	274	274	0.8%	3	\$1,139
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
WB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
Subtotal		\$1,966,432	\$464,938	\$2,431,370	\$27,243	\$27,243	\$2,508,613	829	829	2.4%	21	\$8,506
Proportionate Share Contribution												
Intersection	Improvement	Construction Cost	Construction Cost ¹⁾	Total Construction Cost ²⁾	Engineering Cost ³⁾	CEI (15%)	Total Project Cost ⁴⁾	Project Traffic	Proportionate Share Contribution		Proportionate Share (%) ⁵⁾	Proportionate Share Cost ⁶⁾
									Capacity (with background improvements)	Capacity (with background and project improvements)		
NB 21 at North River Road	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
NB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$174,767	\$41,862	\$216,629	\$12,799	\$12,799	\$242,227	7	7	0.0%	0	\$2,245
	R-2	\$164,267	\$41,862	\$206,129	\$12,799	\$12,799	\$231,928	17	17	0.0%	0	\$6,913
EB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$45,174	\$29,414	\$104,148	\$15,823	\$15,823	\$119,971	17	17	0.0%	0	\$6,913
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
WB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$174,267	\$41,862	\$216,129	\$12,799	\$12,799	\$242,028	45	45	0.0%	0	\$15,211
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
Subtotal		\$369,034	\$73,724	\$442,758	\$25,597	\$25,597	\$468,355	62	62	0.2%	0	\$24,169
Proportionate Share Contribution												
Intersection	Improvement	Construction Cost	Construction Cost ¹⁾	Total Construction Cost ²⁾	Engineering Cost ³⁾	CEI (15%)	Total Project Cost ⁴⁾	Project Traffic	Proportionate Share Contribution		Proportionate Share (%) ⁵⁾	Proportionate Share Cost ⁶⁾
									Capacity (with background improvements)	Capacity (with background and project improvements)		
NB 21 at Eagle Avenue	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$174,767	\$41,862	\$216,629	\$12,799	\$12,799	\$242,227	6	6	0.0%	0	\$2,245
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
NB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$174,767	\$41,862	\$216,629	\$12,799	\$12,799	\$242,227	6	6	0.0%	0	\$2,245
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
EB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$45,174	\$29,414	\$104,148	\$15,823	\$15,823	\$119,971	15	15	0.0%	0	\$5,988
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
WB 28	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$174,267	\$41,862	\$216,129	\$12,799	\$12,799	\$242,028	82	82	0.0%	0	\$29,711
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
Subtotal		\$368,734	\$73,724	\$442,458	\$25,597	\$25,597	\$468,055	93	93	0.2%	0	\$29,969
Proportionate Share Contribution												
Intersection	Improvement	Construction Cost	Construction Cost ¹⁾	Total Construction Cost ²⁾	Engineering Cost ³⁾	CEI (15%)	Total Project Cost ⁴⁾	Project Traffic	Proportionate Share Contribution		Proportionate Share (%) ⁵⁾	Proportionate Share Cost ⁶⁾
									Capacity (with background improvements)	Capacity (with background and project improvements)		
Total	L-1	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	Thru	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0
	R-1	\$1,966,432	\$464,938	\$2,431,370	\$27,243	\$27,243	\$2,508,613	829	829	2.4%	21	\$8,506
	R-2	\$0	\$0	\$0	\$0	\$0	\$0	0	0	0%	0%	\$0

1 Total Construction Cost includes addition of 25% for Scope Contingency in the Construction Cost.
 2 Total Project Cost includes addition of 15% for Preliminary Engineering and 15% for CEI to the Total Construction Cost. This does not include Right Of Way Cost.
 3 Proportionate Share % = (Project Traffic) / (Total Group Capacity) at all project improvements. - (Total Group Capacity before project improvements).
 4 Proportionate Share Cost = Proportionate Share % * Total Project Cost.
 5 Recovering Way Based on 100 miles length. Cost per mile: \$2,029,345.
 6 Improvements assume 100% additional capacity. Assumed total cost of all improvements.
 7 ADMM capacity based on growth to 100% ADMM. Assumed total cost of all improvements. Cost per mile: \$2,029,345.

