Two or more members of the Peace River Basin Management Advisory Committee and Charlotte Harbor National Estuary Program may be in attendance and may discuss matters that could come before the Peace River Basin Management Advisory Committee and Charlotte Harbor National Estuary Program, respectively, for consideration.

In accordance with the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this meeting should contact the Southwest Florida Regional Planning Council 48 hours prior to the meeting by calling (844) 988-8244; if you are hearing or speech impaired call (800) 955-8770 Voice/(800) 955-8771 TDD.
<table>
<thead>
<tr>
<th>Item</th>
<th>Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>
MINUTES OF THE
SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL
EXECUTIVE BOARD
JUNE 24, 2021, MEETING

The meeting of the Southwest Florida Regional Planning Council Executive Board was held on June 24, 2021, virtually via Zoom. Governor Appointee and Council Chair, Mr. Don McCormick called the meeting to order at 9:00AM.

MEMBERS PRESENT

Councilman Jaha Cummings
Mr. Don McCormick
Mr. Tommy Perry

MEMBERS NOT PRESENT

Councilman Fred Burson

OTHERS PRESENT

Ms. Margaret Wuerstle
Ms. Rebekah Harp
Mr. Daniel Trescott

AGENDA ITEM #1
AGENDA

For consideration of the presenter’s time, agenda item #4 Updates, will be discussed first.

AGENDA ITEM #4
UPDATES

AGENDA ITEM #4(a)
BABCOCK RANCH COMMUNITY MASTER TRANSPORTATION STUDY UPDATE NOTICE OF PROPOSED CHANGE TO MASTER DEVELOPMENT ORDER

Mr. Daniel Trescott explained this Babcock Ranch project is impacting both Lee and Charlotte Counties and gave a recap of the Master Development Plan that was previously approved. The Master Transportation Study Update is an analysis of a traffic study done in 2020 with traffic assessment at horizon year 2040 of upcoming transportation needs and planning of the area. Mr. Trescott presented a PowerPoint showing details of the projects and the projected changes to come. He stated that Babcock Ranch will continue its collaborative efforts with FDOT, Charlotte County and Lee County pipeline mitigation monies towards the improvements of SR 31.
Mr. Trescott went on to share the recommended actions of 1. Notifying Charlotte County and the applicant that the proposed changes to the MDO are acceptable to address regional impacts and 2. Request that Charlotte County provide SWFRPC staff with copies of the final MDO amendments related to the proposed changes.

Mr. Tommy Perry offered a motion to accept the proposed recommendations, Councilmember Cummings seconded the motion to accept these recommendations. The action was approved unanimously.

AGENDA ITEM #4(b)
APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL FOR BABCOCK RANCH COMMUNITY INCREMENT II

Mr. Trescott explained that this project has been very successful and comprehensive covering all issues on development and is in accordance with all federal and state agencies. Increment 2 contains over 4,000 acres and will include extensive open space and preserve and enhance critical environmental areas including extended contiguous wetland corridors that contribute to the natural beauty of the area and will positively improve quality of life for the residents. Increment 2 will include 4,434 single-family residential units; 2,023 multi-family units; and 1,275,000 square feet of non-residential development. Construction is anticipated to being in 2021 and buildout through 2033.

Mr. Don McCormick commented that State Road 31 is notorious for flooding and asked if these road improvements will help this issue. Mr. Trescott stated that this problem will be assessed by DOT including a drainage analysis and he is sure that this will improve the issue.

Mr. Tommy Perry offered a motion to approve the plan as presented, Councilmember Cummings seconded the motion to accept this plan. The action was approved unanimously.

AGENDA ITEM #2
MINUTES OF THE JANUARY 21, 2021, MEETING

Mr. Tommy Perry offered a motion to approve the minutes of the January 21, 2021, council meeting as presented. Councilmember Cummings seconded the motion to accept the minutes. The action was approved unanimously.

AGENDA ITEM #3
FINANCIALS

AGENDA ITEM #3(a)
JANUARY-APRIL 2021 FINANCIALS
Ms. Wuerstle explained that the RPC started off the year with a financial deficit, as the year move forward the deficit was cut in half and the financial reserves were built back up. Therefore, the situation has gotten better, it was predicted that FY20-21 would end with $22,000 in the reserves however the year will be ending better than that with the reserves in place.

Mr. McCormick commented on the great work of Ms. Wuerstle and the RPC staff to get the financials under control.

**Councilmember Cummings offered a motion to approve the January-April 2021 financials. Mr. Tommy Perry seconded the motion for approval of the January-April 2021 financials. The action was approved unanimously.**

**AGENDA ITEM #3(b) AUDIT REPORT FY 2020-2021**

Ms. Wuerstle shared that the auditors had no findings and operations are running as they should. The only comment made by auditors is the same one mentioned the last several years, that without the revenue being brought in from the counties paying their assessments it is uncertain how long the SWFRPC will be able to continue. She then mentioned that last year the auditors predicted that the RPC would only make it through September 2021, however this year the audits say that the RPC will make it until September 2022 due to the amount of grants and funding brought in by RPC.

**Mr. Tommy Perry offered a motion to approve the audit report. Councilmember Cummings seconded the motion for approval of the audit report. The action was approved unanimously.**

**AGENDA ITEM #3(C) PROPOSED BUDGET FY 2021-2022**

Ms. Wuerstle presented the proposed budget for the upcoming fiscal year. She stated that the RPC was able to secure grants that will allow the RPC to move forward for another year. She also pointed out that this is the first budget in 10 years that the RPC does not have unsecured program development. This proposed budget is closed with secured grants and contracts, and it is anticipated that the RPC should be able to get through FY 2021-2022 with a little over $45,000 and $276,000 left in reserves. She went on to say that the RPC will continue to work very hard to find and secure additional grants and funding to help the counties, cities, and nonprofits in the region with their projects.

Mr. Tommy Perry asked how the RPC is working with the counties to determine what their needs are when applying for grants. Ms. Wuerstle responded that not all counties are working with the RPC, but with the CEDS committee all counties are reached out to, to see if they need assistance with priority projects. She went on to say that the RPC has worked on several
infrastructure projects with Clewiston and the RPC continually reaches out to a distribution list of over 700 whenever there is funding available.

Mr. Don McCormick asked if the RPC could send notice to the large distribution list that the support of the RPC efforts would be appreciated and if they could reach out to their county commissioners that they see value added to their department through the existence of the SWFRPC. Ms. Wuerstle stated that she will put a notice together and she will send it to Chair McCormick for approval before sending it to the distribution list.

Mr. Perry stated that he thinks it would be beneficial to meet in person with county officials to communicate the importance of the RPC and their efforts.

**Mr. Tommy Perry made a motion to approve the proposed budget for FY 2021-2022. Councilmember Cummings seconded the motion to approve the proposed budget. The motion passed unanimously.**

Mr. Perry asked who was still paying assessments to the RPC. Ms. Wuerstle stated that the City of Fort Myers, Glades County, The City of Bonita Springs, and The Town of Fort Myers Beach are all paying.

**AGENDA ITEM #5 MEETING ATTENDANCE PROCEDURE DISCUSSION**

Ms. Wuerstle explained that at the last council meeting it was recommended that a letter be sent to those who have not been attendance at the meetings requesting their presence, she asked Chair McCormick if he would like a letter sent or a phone call made to those members of the council. Mr. Tommy Perry stated that he believes a phone call would be much more productive in getting members in attendance. Chair McCormick agreed that a phone call would be best. Ms. Wuerstle stated that she would set this up. Mr. Tommy Perry suggested that Ms. Wuerstle respond her success with this back to those who were concerned at the last council meeting.

Mr. McCormick stated that he could not be in attendance at the July 15, 2021, Executive Board Meeting. Members decided to cancel the July 15th meeting and reschedule for August. Ms. Wuerstle stated that the September meeting of the SWFRPC will be in person, location TBD, and there will also be a speaker at this meeting.

Ms. Wuerstle brought to attention that the Secretary position is not filled and that suggestions to fill this position please be emailed to her.

Mr. Tommy Perry stated that the budget has been approved however this next year some time should be spent on seriously looking at what happens if the SWFRPC shuts down and what the scenarios are for what will happen when the RPC is not what it is today.
AGENDA ITEM #6  
NEW BUSINESS  

There was no new business.

AGENDA ITEM #7  
ADJOURN  

The next meeting of the Executive Committee will be on August 19, 2021. The meeting adjourned at 9:40 a.m.

____________________________________________

Don McCormick, Chairman

The meeting was duly advertised in the June 18, 2021, issue of the FLORIDA ADMINISTRATIVE REGISTER, Volume 47, Number 118.
Financials
May- July 2021 Financials
2020 - 2021 Workplan & Budget Financial Snapshot
May-21

Revenues
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

Monthly Revenues

Notes: Local Assessments billed at the beginning of each quarter: October, January, April and July
State/Federal Grants billed quarterly: LEPC, HMEP
Federal Grants billed Semi Annually: Economic Development
Misc. Grants/Contracts billed by deliverable: SQG, Interagency PO'S
Other(DRI) billed /recorded monthly as cost reimbursement

Monthly Net Income (Loss)

YTD: Net Income ($62,219) Unaudited
### SWFRPC

**Detail of Reserve**

**As of May 31, 2021**

**Cash and Cash Equivalents:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petty Cash</td>
<td>$ 200</td>
</tr>
<tr>
<td>FineMark Operating Funds</td>
<td>$109,129</td>
</tr>
<tr>
<td><strong>Total Cash and Cash Equivalents</strong></td>
<td>$109,329</td>
</tr>
</tbody>
</table>

**Investments:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FineMark Money Market</td>
<td>$130,776</td>
</tr>
<tr>
<td>Local government Surplus Trust Fund Investment Pool (Fund A)</td>
<td>$145,885</td>
</tr>
<tr>
<td><strong>Total Investments</strong></td>
<td>$276,661</td>
</tr>
</tbody>
</table>

**Total Reserves**

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$385,990</td>
</tr>
</tbody>
</table>
### Revenue

#### Local Assessments

| GLADES COUNTY | - | 2,952 | 3,936 | 75% | $ 984 |
| HENDRY COUNTY | - | 3,009 | 3,009 | 100% | $ - |
| CITY OF FORT MYERS | - | 19,771 | 26,361 | 75% | $ 6,590 |
| TOWN OF FORT MYERS BEACH INC | - | 1,467 | 1,956 | 75% | $ 489 |
| BONITA SPRINGS | - | 12,248 | 16,331 | 75% | $ 4,083 |
| **TOTAL LOCAL ASSESSMENTS** | $ - | $ 39,447 | $ 51,593 | 76% | $ 12,146 |

#### Federal / State Grants

| DEM - LEPC 19/20 | - | - | - | - | 0% $ |
| DEM - LEPC 20/21 | - | - | 37,000 | 80,000 | 46% $ |
| DEM - HMEP 20/21 | 9,039 | 9,039 | 61,006 | - | 15% $ |
| DEM - Collier Hazard Analysis 20/21 | - | 15,502 | 19,251 | 81% | $ 3,749 |
| Promise Zone | - | - | - | N/A | $ - |
| REDI Technical Assistance | - | - | - | N/A | $ - |
| Economic Development Planning 20/22 | - | - | 35,000 | 70,000 | 50% $ |
| EDA CARES Act COVID | - | 76,007 | - | N/A | $ (76,007) |
| Food Policy Coordinator | 2,974 | 33,821 | - | N/A | $ (33,821) |
| Vista Supervisor | 2,370 | 11,702 | 15,000 | 78% | $ 3,298 |
| Brownfields - EPA | 96,655 | 200,000 | - | 48% | $ 103,345 |
| **TOTAL FEDERAL / STATE GRANTS** | $ 14,383 | $ 314,726 | $ 445,257 | 71% | $ 130,531 |

#### Miscellaneous Grants/Contracts/Contractual

| FHERO 19/20 | - | - | 6,000 | 0% | $ 6,000 |
| Glades SQG | - | 4,500 | 4,500 | 100% | $ - |
| Statewide Regional Evacuation Study | 21,466 | 64,400 | - | N/A | $ (64,400) |
| **TOTAL MISC. GRANTS/CONTRACTS** | $ 21,466 | $ 68,900 | $ 10,500 | 656% | $ (58,400) |

#### DRIS/NOPCS/Monitoring

| DRI MONITORING FEES | - | - | - | N/A | $ - |
| DRIS/NOPCS INCOME | - | 4,878 | - | N/A | $ - |
| **TOTAL** | $ - | $ 4,878 | - | - | $ - |

#### Program Development (Unsecured Grants/Contract)

| *Program Development (Unsecured)* | - | - | 214,625 | 100% | $ 214,625 |
| **TOTAL PROGRAM DEVELOPMENT** | $ - | $ - | $ 214,625 | $ 214,625 | $ 214,625 |

#### Other Revenue Sources

<p>| Misc. Income | - | 825 | 1,000 | 83% | $ 175 |
| INTEREST INCOME - Money Market | 22 | 508 | 1,000 | 51% | $ 492 |</p>
<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund A Investment Income</td>
<td>14</td>
<td>154</td>
<td>1,000</td>
<td>15%</td>
<td>846</td>
</tr>
<tr>
<td>TOTAL OTHER REVENUE SOURCES</td>
<td>$36</td>
<td>$1,487</td>
<td>$3,000</td>
<td>50%</td>
<td>$1,513</td>
</tr>
<tr>
<td>Fund Balance</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>(1,375)</td>
</tr>
<tr>
<td>TOTAL REVENUES</td>
<td>$35,885</td>
<td>$429,438</td>
<td>$724,975</td>
<td>59%</td>
<td>$300,415</td>
</tr>
</tbody>
</table>

**EXPENSES**

**PERSONNEL EXPENSES**

<table>
<thead>
<tr>
<th>Item</th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALARIES EXPENSE</td>
<td>$19,395</td>
<td>$159,041</td>
<td>$261,747</td>
<td>61%</td>
<td>$102,706</td>
</tr>
<tr>
<td>FICA EXPENSE</td>
<td>$1,473</td>
<td>$20,024</td>
<td>$20,024</td>
<td>60%</td>
<td>$7,976</td>
</tr>
<tr>
<td>RETIREMENT EXPENSE</td>
<td>$4,644</td>
<td>$40,396</td>
<td>$40,396</td>
<td>85%</td>
<td>$6,241</td>
</tr>
<tr>
<td>HEALTH INSURANCE EXPENSE</td>
<td>$3,374</td>
<td>$39,005</td>
<td>$39,005</td>
<td>68%</td>
<td>$12,542</td>
</tr>
<tr>
<td>WORKERS COMP. EXPENSE</td>
<td>$-</td>
<td>$1,246</td>
<td>$1,246</td>
<td>63%</td>
<td>$462</td>
</tr>
<tr>
<td>UNEMPLOYMENT COMP. EXPENSE</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>N/A</td>
<td>(1,375)</td>
</tr>
<tr>
<td>TOTAL PERSONNEL EXPENSE</td>
<td>$28,886</td>
<td>$233,865</td>
<td>$362,418</td>
<td>65%</td>
<td>$128,553</td>
</tr>
</tbody>
</table>

**OPERATIONAL EXPENSES**

<table>
<thead>
<tr>
<th>Item</th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSULTANTS</td>
<td>$450</td>
<td>$6,376</td>
<td>$41,000</td>
<td>16%</td>
<td>$34,624</td>
</tr>
<tr>
<td>GRANT/CONSULTING EXPENSE</td>
<td>$30,880</td>
<td>$202,419</td>
<td>$220,913</td>
<td>92%</td>
<td>$18,494</td>
</tr>
<tr>
<td>AUDIT SERVICES EXPENSE</td>
<td>$25,000</td>
<td>$24,000</td>
<td>$18,000</td>
<td>104%</td>
<td>(1,000)</td>
</tr>
<tr>
<td>TRAVEL EXPENSE</td>
<td>$93</td>
<td>$22,000</td>
<td>$0</td>
<td>0%</td>
<td>$21,907</td>
</tr>
<tr>
<td>TELEPHONE EXPENSE</td>
<td>$246</td>
<td>$1,177</td>
<td>$800</td>
<td>147%</td>
<td>(377)</td>
</tr>
<tr>
<td>POSTAGE / SHIPPING EXPENSE</td>
<td>$-</td>
<td>$400</td>
<td>$0</td>
<td>0%</td>
<td>$400</td>
</tr>
<tr>
<td>EQUIPMENT RENTAL EXPENSE</td>
<td>$264</td>
<td>$4,596</td>
<td>$1,221</td>
<td>73%</td>
<td>$1,221</td>
</tr>
<tr>
<td>INSURANCE EXPENSE</td>
<td>$82</td>
<td>$5,924</td>
<td>$5,275</td>
<td>112%</td>
<td>(649)</td>
</tr>
<tr>
<td>REPAIR/MAINT. EXPENSE</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>PRINTING/REPRODUCTION EXPENSE</td>
<td>$36</td>
<td>$979</td>
<td>$1,500</td>
<td>65%</td>
<td>$521</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>$-</td>
<td>$2,064</td>
<td>$0</td>
<td>0%</td>
<td>$2,064</td>
</tr>
<tr>
<td>ADVERTISING/LEGAL NOTICES EXP</td>
<td>$84</td>
<td>(559)</td>
<td>$1,359</td>
<td>-70%</td>
<td>$1,359</td>
</tr>
<tr>
<td>OTHER MISC. EXPENSE</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>N/A</td>
<td>(413)</td>
</tr>
<tr>
<td>BANK SERVICE CHARGES</td>
<td>$31</td>
<td>$117</td>
<td>$117</td>
<td>117%</td>
<td>(117)</td>
</tr>
<tr>
<td>OFFICE SUPPLIES EXPENSE</td>
<td>$-</td>
<td>$461</td>
<td>$1,000</td>
<td>46%</td>
<td>$539</td>
</tr>
<tr>
<td>COMPUTER RELATED EXPENSE</td>
<td>$614</td>
<td>$11,587</td>
<td>$11,000</td>
<td>105%</td>
<td>(587)</td>
</tr>
<tr>
<td>DUES AND MEMBERSHIP</td>
<td>$-</td>
<td>$259</td>
<td>$300</td>
<td>86%</td>
<td>$41</td>
</tr>
<tr>
<td>PUBLICATION EXPENSE</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>PROF. DEVELOP.</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>MEETINGS/EVENTS EXPENSE</td>
<td>$-</td>
<td>$170</td>
<td>$1,000</td>
<td>17%</td>
<td>$830</td>
</tr>
<tr>
<td>CAPITAL OUTLAY - OPERATIONS</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>MOVING EXPENSE</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>LEASE LONG TERM</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>UNCOLLECTABLE RECEIVABLES</td>
<td>$-</td>
<td>$-</td>
<td>N/A</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Current Month</td>
<td>Year to Date</td>
<td>FY 20-21 Approved Budget</td>
<td>% Of Budget Year to Date</td>
<td>Budget Remaining</td>
</tr>
<tr>
<td>------------------------</td>
<td>---------------</td>
<td>--------------</td>
<td>--------------------------</td>
<td>--------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>FUND BALANCE</td>
<td>$ 631,414</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OPERATIONAL EXP.</td>
<td>$ 32,687</td>
<td>$ 257,792</td>
<td>$ 968,062</td>
<td>27%</td>
<td>$ 78,856</td>
</tr>
<tr>
<td>TOTAL OPERATIONAL EXP.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL CASH OUTLAY</td>
<td>$ 61,573</td>
<td>$ 491,657</td>
<td>$ 1,330,480</td>
<td></td>
<td>$ 207,409</td>
</tr>
<tr>
<td>NET INCOME (LOSS)</td>
<td>$ (25,688)</td>
<td>$ (62,219)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## ASSETS

<table>
<thead>
<tr>
<th>Current Assets</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash - Florida Prime</td>
<td>$145,884.96</td>
</tr>
<tr>
<td>Cash - FineMark Oper.</td>
<td>109,128.90</td>
</tr>
<tr>
<td>Cash - FineMark MM</td>
<td>130,776.38</td>
</tr>
<tr>
<td>Petty Cash</td>
<td>200.00</td>
</tr>
<tr>
<td>Accounts Receivable</td>
<td>7,765.35</td>
</tr>
<tr>
<td>Accounts Receivable-RC&amp;D</td>
<td>(61.25)</td>
</tr>
<tr>
<td>Misc. Cash</td>
<td>(200.00)</td>
</tr>
</tbody>
</table>

**Total Current Assets** 393,494.34

<table>
<thead>
<tr>
<th>Property and Equipment</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property, Furniture &amp; Equip</td>
<td>43,026.31</td>
</tr>
<tr>
<td>Accumulated Depreciation</td>
<td>(42,331.57)</td>
</tr>
</tbody>
</table>

**Total Property and Equipment** 694.74

<table>
<thead>
<tr>
<th>Other Assets</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount t.b.p. for L.T.L.-Leave</td>
<td>34,713.44</td>
</tr>
<tr>
<td>FSA Deposit</td>
<td>0.29</td>
</tr>
<tr>
<td>Amt t.b.p. for L.T.Debt-OPEB</td>
<td>65,074.00</td>
</tr>
</tbody>
</table>

**Total Other Assets** 99,787.73

**Total Assets** $493,976.81

## LIABILITIES AND CAPITAL

<table>
<thead>
<tr>
<th>Current Liabilities</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts Payable</td>
<td>$614.46</td>
</tr>
<tr>
<td>Deferred Food Policy_3340</td>
<td>10,886.75</td>
</tr>
<tr>
<td>Deferred PalmerRanch NOPC_5357</td>
<td>997.55</td>
</tr>
<tr>
<td>Deferred_Babcock_Ranch_5358</td>
<td>10,955.46</td>
</tr>
<tr>
<td>Deferred PalmerR XIV NOPC_5359</td>
<td>2,083.34</td>
</tr>
<tr>
<td>FICA Taxes Payable</td>
<td>1,113.64</td>
</tr>
<tr>
<td>Federal W/H Tax Payable</td>
<td>171.80</td>
</tr>
<tr>
<td>United way Payable</td>
<td>322.00</td>
</tr>
<tr>
<td>Deferred Compensation Payable</td>
<td>75.00</td>
</tr>
<tr>
<td>FSA Payable</td>
<td>(1,108.45)</td>
</tr>
<tr>
<td>LEPC Contingency Fund</td>
<td>305.25</td>
</tr>
</tbody>
</table>

**Total Current Liabilities** 26,416.80

<table>
<thead>
<tr>
<th>Long-Term Liabilities</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accrued Annual Leave</td>
<td>34,713.44</td>
</tr>
<tr>
<td>Long Term Debt - OPEB</td>
<td>65,074.00</td>
</tr>
</tbody>
</table>

**Total Long-Term Liabilities** 99,787.44

**Total Liabilities** 126,204.24

<table>
<thead>
<tr>
<th>Capital</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund Balance-Unassigned</td>
<td>(84,737.99)</td>
</tr>
<tr>
<td>Fund Balance-Assigned</td>
<td>514,000.00</td>
</tr>
<tr>
<td>FB-Non-Spendable/Fixed Assets</td>
<td>693.74</td>
</tr>
<tr>
<td>Net Income</td>
<td>(62,183.18)</td>
</tr>
</tbody>
</table>

**Total Capital** 367,772.57

Unaudited - For Management Purposes Only
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Liabilities &amp; Capital</td>
<td>$ 493,976 81</td>
</tr>
</tbody>
</table>
2020 - 2021 Workplan & Budget Financial Snapshot
Jun-21

Revenues
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

Monthly Revenues

Notes: Local Assessments billed at the beginning of each quarter: October, January, April and July
State/Federal Grants billed quarterly: LEPC, HMEP
Federal Grants billed Semi Annually: Economic Development
Misc. Grants/Contracts billed by deliverable: SQG, Interagency PO’S
Other(DRI) billed /recorded monthly as cost reimbursement

Monthly Net Income (Loss)

YTD: Net Income ($52,383) Unaudited
Cash and Cash Equivalents:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petty Cash</td>
<td>$ 200</td>
</tr>
<tr>
<td>FineMark Operating Funds</td>
<td>$ 66,077</td>
</tr>
<tr>
<td><strong>Total Cash and Cash Equivalents</strong></td>
<td><strong>$ 66,277</strong></td>
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</table>

Investments:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>FineMark Money Market</td>
<td>$ 130,798</td>
</tr>
<tr>
<td>Local government Surplus Trust Fund Investment Pool (Fund A)</td>
<td>$ 145,896</td>
</tr>
<tr>
<td><strong>Total Investments</strong></td>
<td><strong>$ 276,694</strong></td>
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</tbody>
</table>

Total Reserves

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td></td>
<td><strong>$ 342,971</strong></td>
</tr>
<tr>
<td>Local Assessments</td>
<td>Current Month</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>GLADES COUNTY</td>
<td>2,952</td>
</tr>
<tr>
<td>HENDRY COUNTY</td>
<td>3,009</td>
</tr>
<tr>
<td>CITY OF FORT MYERS</td>
<td>19,771</td>
</tr>
<tr>
<td>TOWN OF FORT MYERS</td>
<td>1,467</td>
</tr>
<tr>
<td>BONITA SPRINGS</td>
<td>12,248</td>
</tr>
<tr>
<td><strong>TOTAL LOCAL ASSESSMENTS</strong></td>
<td><strong>$ -</strong></td>
</tr>
</tbody>
</table>

### Federal / State Grants

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>Approved Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEM - LEPC 19/20</td>
<td>-</td>
<td>-</td>
<td>0% € -</td>
<td></td>
</tr>
<tr>
<td>DEM - LEPC 20/21</td>
<td>-</td>
<td>-</td>
<td>46% € 43,000</td>
<td></td>
</tr>
<tr>
<td>DEM - HMEP 20/21</td>
<td>-</td>
<td>-</td>
<td>15% € 51,967</td>
<td></td>
</tr>
<tr>
<td>DEM - Collier Hazard Analysis 20/21</td>
<td>3,875</td>
<td>19,377</td>
<td>101% € (126)</td>
<td></td>
</tr>
<tr>
<td>Promise Zone</td>
<td>-</td>
<td>-</td>
<td>N/A € -</td>
<td></td>
</tr>
<tr>
<td>REDI Technical Assistance</td>
<td>-</td>
<td>-</td>
<td>N/A € -</td>
<td></td>
</tr>
<tr>
<td>Economic Development Planning 20/22</td>
<td>-</td>
<td>-</td>
<td>N/A € -</td>
<td></td>
</tr>
<tr>
<td>EDA CARES Act COVID</td>
<td>-</td>
<td>-</td>
<td>N/A € (76,007)</td>
<td></td>
</tr>
<tr>
<td>Food Policy Coordinator</td>
<td>4,611</td>
<td>38,432</td>
<td>N/A € (38,432)</td>
<td></td>
</tr>
<tr>
<td>Vista Supervisor</td>
<td>-</td>
<td>-</td>
<td>N/A € -</td>
<td></td>
</tr>
<tr>
<td>Brownfields - EPA</td>
<td>-</td>
<td>-</td>
<td>N/A € -</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL FEDERAL / STATE GRANTS</strong></td>
<td><strong>$ 8,486</strong></td>
<td><strong>$ 323,212</strong></td>
<td><strong>$ 445,257</strong></td>
<td><strong>73% $ 122,045</strong></td>
</tr>
</tbody>
</table>

### Misc. Grants / Contracts/Contractual

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>Approved Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>FHERO 19/20</td>
<td>-</td>
<td>-</td>
<td>0% € 6,000</td>
<td></td>
</tr>
<tr>
<td>Glades SQG</td>
<td>-</td>
<td>-</td>
<td>100% € -</td>
<td></td>
</tr>
<tr>
<td>CHNEP ABM Webpage</td>
<td>3,000</td>
<td>3,000</td>
<td>N/A € -</td>
<td></td>
</tr>
<tr>
<td>Clewiston Lakefront MasterPlan</td>
<td>17,578</td>
<td>17,578</td>
<td>N/A € -</td>
<td></td>
</tr>
<tr>
<td>Statewide Regional Evacuation Study</td>
<td>33,500</td>
<td>97,900</td>
<td>N/A € (97,900)</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL MIS. GRANTS/CONTRACTS</strong></td>
<td><strong>$ 54,078</strong></td>
<td><strong>$ 122,978</strong></td>
<td><strong>$ 10,500</strong></td>
<td><strong>1171% $ (91,900)</strong></td>
</tr>
</tbody>
</table>

### DRIS/NOPCS/Monitoring

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>Approved Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRI MONITORING FEES</td>
<td>-</td>
<td>-</td>
<td>N/A € -</td>
<td></td>
</tr>
<tr>
<td>DRIS/NOPCS INCOME</td>
<td>2,043</td>
<td>6,921</td>
<td>N/A € -</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 2,043</strong></td>
<td><strong>$ 6,921</strong></td>
<td><strong>-</strong></td>
<td><strong>-</strong></td>
</tr>
<tr>
<td><strong>Program Development (Unsecured Grants/Contract)</strong></td>
<td><strong>-</strong></td>
<td><strong>-</strong></td>
<td><strong>214,625</strong></td>
<td><strong>100% $ 214,625</strong></td>
</tr>
<tr>
<td><strong>TOTAL PROGRAM DEVELOPMENT</strong></td>
<td><strong>$ -</strong></td>
<td><strong>$ -</strong></td>
<td><strong>$ 214,625</strong></td>
<td><strong>$ 214,625</strong></td>
</tr>
</tbody>
</table>

### Other Revenue Sources

- Program Development (Unsecured) - $214,625
- Total Program Development - $214,625
<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Misc. Income</td>
<td>-</td>
<td>825</td>
<td>1,000</td>
<td>83%</td>
<td>$ 175</td>
</tr>
<tr>
<td>INTEREST INCOME - Money Market</td>
<td>22</td>
<td>551</td>
<td>1,000</td>
<td>55%</td>
<td>$ 449</td>
</tr>
<tr>
<td>Fund A Investment Income</td>
<td>12</td>
<td>180</td>
<td>1,000</td>
<td>18%</td>
<td>$ 820</td>
</tr>
<tr>
<td><strong>TOTAL OTHER REVENUE SOURCES</strong></td>
<td><strong>$ 33</strong></td>
<td><strong>$ 1,556</strong></td>
<td><strong>$ 3,000</strong></td>
<td><strong>52%</strong></td>
<td><strong>$ 1,444</strong></td>
</tr>
</tbody>
</table>

**Fund Balance**

<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**TOTAL REVENUES**

<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 64,641</td>
<td>$ 494,115</td>
<td>$ 724,975</td>
<td>68%</td>
<td>$ 258,360</td>
</tr>
</tbody>
</table>

**EXPENSES**

**PERSONNEL EXPENSES**

<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALARIES EXPENSE</td>
<td>$ 24,321</td>
<td>$ 183,361</td>
<td>$ 261,747</td>
<td>70%</td>
<td>$ 78,386</td>
</tr>
<tr>
<td>FICA EXPENSE</td>
<td>1,847</td>
<td>13,895</td>
<td>20,024</td>
<td>69%</td>
<td>$ 6,129</td>
</tr>
<tr>
<td>RETIREMENT EXPENSE</td>
<td>4,496</td>
<td>38,651</td>
<td>40,396</td>
<td>96%</td>
<td>$ 1,745</td>
</tr>
<tr>
<td>HEALTH INSURANCE EXPENSE</td>
<td>3,647</td>
<td>30,110</td>
<td>39,005</td>
<td>77%</td>
<td>$ 8,896</td>
</tr>
<tr>
<td>WORKERS COMP. EXPENSE</td>
<td>104</td>
<td>888</td>
<td>1,246</td>
<td>71%</td>
<td>$ 358</td>
</tr>
<tr>
<td>UNEMPLOYMENT COMP. EXPENSE</td>
<td>-</td>
<td>1,375</td>
<td>-</td>
<td>N/A</td>
<td>(1,375)</td>
</tr>
<tr>
<td><strong>TOTAL PERSONNEL EXPENSES</strong></td>
<td><strong>$ 34,115</strong></td>
<td><strong>$ 268,280</strong></td>
<td><strong>$ 362,418</strong></td>
<td><strong>74%</strong></td>
<td><strong>$ 94,138</strong></td>
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</tbody>
</table>

**OPERATIONAL EXPENSES**

<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSULTANTS</td>
<td>$ 2,410</td>
<td>$ 8,786</td>
<td>$ 41,000</td>
<td>21%</td>
<td>$ 32,214</td>
</tr>
<tr>
<td>GRANT/CONSULTING EXPENSE</td>
<td>16,560</td>
<td>218,979</td>
<td>220,913</td>
<td>99%</td>
<td>$ 1,934</td>
</tr>
<tr>
<td>AUDIT SERVICES EXPENSE</td>
<td>-</td>
<td>25,000</td>
<td>24,000</td>
<td>104%</td>
<td>(1,000)</td>
</tr>
<tr>
<td>TRAVEL EXPENSE</td>
<td>-</td>
<td>93</td>
<td>22,000</td>
<td>0%</td>
<td>$ 21,907</td>
</tr>
<tr>
<td>TELEPHONE EXPENSE</td>
<td>300</td>
<td>1,477</td>
<td>800</td>
<td>185%</td>
<td>$ (677)</td>
</tr>
<tr>
<td>POSTAGE / SHIPPING EXPENSE</td>
<td>-</td>
<td>-</td>
<td>400</td>
<td>0%</td>
<td>$ 400</td>
</tr>
<tr>
<td>EQUIPMENT RENTAL EXPENSE</td>
<td>264</td>
<td>3,639</td>
<td>4,596</td>
<td>79%</td>
<td>$ 957</td>
</tr>
<tr>
<td>INSURANCE EXPENSE</td>
<td>-</td>
<td>5,924</td>
<td>5,275</td>
<td>112%</td>
<td>$ (649)</td>
</tr>
<tr>
<td>REPAIR/MAINT. EXPENSE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>PRINTING/REPRODUCTION EXPENSE</td>
<td>34</td>
<td>1,014</td>
<td>1,500</td>
<td>68%</td>
<td>$ 486</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>-</td>
<td>-</td>
<td>2,064</td>
<td>0%</td>
<td>$ 2,064</td>
</tr>
<tr>
<td>ADVERTISING/LEGAL NOTICES EXP</td>
<td>-</td>
<td>(559)</td>
<td>800</td>
<td>-70%</td>
<td>$ 1,359</td>
</tr>
<tr>
<td>OTHER MISC. EXPENSE</td>
<td>152</td>
<td>565</td>
<td>-</td>
<td>N/A</td>
<td>(565)</td>
</tr>
<tr>
<td>BANK SERVICE CHARGES</td>
<td>20</td>
<td>136</td>
<td>-</td>
<td>N/A</td>
<td>(136)</td>
</tr>
<tr>
<td>OFFICE SUPPLIES EXPENSE</td>
<td>21</td>
<td>482</td>
<td>1,000</td>
<td>48%</td>
<td>$ 518</td>
</tr>
<tr>
<td>COMPUTER RELATED EXPENSE</td>
<td>666</td>
<td>12,253</td>
<td>11,000</td>
<td>111%</td>
<td>(1,253)</td>
</tr>
<tr>
<td>DUES AND MEMBERSHIP</td>
<td>-</td>
<td>259</td>
<td>300</td>
<td>86%</td>
<td>$ 41</td>
</tr>
<tr>
<td>PUBLICATION EXPENSE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>PROF. DEVELOP.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>MEETINGS/EVENTS EXPENSE</td>
<td>-</td>
<td>170</td>
<td>1,000</td>
<td>17%</td>
<td>$ 830</td>
</tr>
<tr>
<td>CAPITAL OUTLAY - OPERATIONS</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>MOVING EXPENSE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Current Month</td>
<td>Year to Date A</td>
<td>FY 20-21 Approved Budget B</td>
<td>% Of Budget Year to Date</td>
<td>Budget Remaining</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>---------------</td>
<td>----------------</td>
<td>-----------------------------</td>
<td>--------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>LEASE LONG TERM</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>UNCOLLECTABLE RECEIVABLES</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>FUND BALANCE</td>
<td></td>
<td>$</td>
<td>$</td>
<td>631,414</td>
<td></td>
</tr>
<tr>
<td>OPERATIONAL EXP.</td>
<td>$</td>
<td>20,426</td>
<td>$ 278,218</td>
<td>$ 968,062</td>
<td>29%</td>
</tr>
<tr>
<td>TOTAL OPERATIONAL EXP.</td>
<td></td>
<td></td>
<td></td>
<td>$ 968,062</td>
<td></td>
</tr>
<tr>
<td>TOTAL CASH OUTLAY</td>
<td>$</td>
<td>54,841</td>
<td>$ 546,498</td>
<td>$ 1,330,480</td>
<td>$ 152,568</td>
</tr>
<tr>
<td>NET INCOME (LOSS)</td>
<td>$</td>
<td>9,800</td>
<td>$(52,383)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# SWFRPC
## Balance Sheet
### June 30, 2021

### ASSETS

<table>
<thead>
<tr>
<th>Current Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash - Florida Prime</td>
<td>$145,896.49</td>
</tr>
<tr>
<td>Cash - FineMark Oper.</td>
<td>66,077.00</td>
</tr>
<tr>
<td>Cash - FineMark MM</td>
<td>130,797.88</td>
</tr>
<tr>
<td>Petty Cash</td>
<td>200.00</td>
</tr>
<tr>
<td>Accounts Receivable</td>
<td>53,603.64</td>
</tr>
<tr>
<td>Accounts Receivable-RC&amp;D</td>
<td>(61.25)</td>
</tr>
<tr>
<td>Misc. Cash</td>
<td>(200.00)</td>
</tr>
</tbody>
</table>

| Total Current Assets                                 | $396,313.76 |

<table>
<thead>
<tr>
<th>Property and Equipment</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Property, Furniture &amp; Equip</td>
<td>43,026.31</td>
</tr>
<tr>
<td>Accumulated Depreciation</td>
<td>(42,331.57)</td>
</tr>
</tbody>
</table>

| Total Property and Equipment                         | $694.74 |

<table>
<thead>
<tr>
<th>Other Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount t.b.p. for L.T.L.-Leave</td>
<td>34,713.44</td>
</tr>
<tr>
<td>FSA Deposit</td>
<td>0.29</td>
</tr>
<tr>
<td>Amt t.b.p. for L.T.Debt-OPEB</td>
<td>65,074.00</td>
</tr>
</tbody>
</table>

| Total Other Assets                                    | $99,787.73 |

| Total Assets                                         | $496,796.23 |

### LIABILITIES AND CAPITAL

<table>
<thead>
<tr>
<th>Current Liabilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts Payable</td>
<td>$614.46</td>
</tr>
<tr>
<td>Deferred Food Policy_3340</td>
<td>6,275.98</td>
</tr>
<tr>
<td>Deferred PalmerRanch NOPC_5357</td>
<td>997.55</td>
</tr>
<tr>
<td>Deferred_Babcock_Ranch_5358</td>
<td>8,912.15</td>
</tr>
<tr>
<td>Deferred PalmerR XIV NOPC_5359</td>
<td>2,083.34</td>
</tr>
<tr>
<td>FICA Taxes Payable</td>
<td>1,125.43</td>
</tr>
<tr>
<td>Federal W/H Tax Payable</td>
<td>184.46</td>
</tr>
<tr>
<td>United way Payable</td>
<td>322.00</td>
</tr>
<tr>
<td>Deferred Compensation Payable</td>
<td>(25.00)</td>
</tr>
<tr>
<td>FSA Payable</td>
<td>(1,359.23)</td>
</tr>
<tr>
<td>LEPC Contingency Fund</td>
<td>305.25</td>
</tr>
</tbody>
</table>

| Total Current Liabilities                            | $19,436.39 |

<table>
<thead>
<tr>
<th>Long-Term Liabilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accrued Annual Leave</td>
<td>34,713.44</td>
</tr>
<tr>
<td>Long Term Debt - OPEB</td>
<td>65,074.00</td>
</tr>
</tbody>
</table>

| Total Long-Term Liabilities                          | $99,787.44 |

| Total Liabilities                                    | $119,223.83 |

<table>
<thead>
<tr>
<th>Capital</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund Balance-Unassigned</td>
<td>(84,737.99)</td>
</tr>
<tr>
<td>Fund Balance-Assigned</td>
<td>514,000.00</td>
</tr>
<tr>
<td>FB-Non-Spendable/Fixed Assets</td>
<td>693.74</td>
</tr>
<tr>
<td>Net Income</td>
<td>(52,383.35)</td>
</tr>
</tbody>
</table>

| Total Capital                                        | $377,572.40 |

Unaudited - For Management Purposes Only
| Total Liabilities & Capital | $ 496,796.23 |

Unaudited - For Management Purposes Only
2020 - 2021 Workplan & Budget Financial Snapshot
Jul-21

Revenues
Local Assessments
Total Federal/State Grants
Misc. Grants/Contracts
Other Revenue Sources

Monthly Revenues

Notes: Local Assessments billed at the beginning of each quarter: October, January, April and July
State/Federal Grants billed quarterly: LEPC, HMEP
Federal Grants billed Semi Annually: Economic Development
Misc. Grants/Contracts billed by deliverable: SQG, Interagency PO’S
Other(DRI) billed /recorded monthly as cost reimbursement

Monthly Net Income (Loss)

YTD: Net Income ($39,152) Unaudited
## SWFRPC

### Detail of Reserve

**As of July 31, 2021**

### Cash and Cash Equivalents:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petty Cash</td>
<td>$ 200</td>
</tr>
<tr>
<td>FineMark Operating Funds</td>
<td>108,762</td>
</tr>
<tr>
<td><strong>Total Cash and Cash Equivalents</strong></td>
<td><strong>$ 108,962</strong></td>
</tr>
</tbody>
</table>

### Investments:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FineMark Money Market</td>
<td>$ 130,820</td>
</tr>
<tr>
<td>Local government Surplus Trust Fund Investment Pool (Fund A)</td>
<td>145,921</td>
</tr>
<tr>
<td><strong>Total Investments</strong></td>
<td><strong>$ 276,741</strong></td>
</tr>
</tbody>
</table>

Total Reserves $ 385,702
# SWFRPC INCOME STATEMENT
## COMPARED WITH BUDGET
### FOR THE ONE MONTH ENDING July 31, 2021

<table>
<thead>
<tr>
<th>Source of Revenue</th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOCAL ASSESSMENTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GLADES COUNTY</td>
<td>984</td>
<td>3,936</td>
<td>3,936</td>
<td>100%</td>
<td>$</td>
</tr>
<tr>
<td>HENDRY COUNTY</td>
<td>-</td>
<td>3,009</td>
<td>3,009</td>
<td>100%</td>
<td>$</td>
</tr>
<tr>
<td>CITY OF FORT MYERS</td>
<td>6,590</td>
<td>26,361</td>
<td>26,361</td>
<td>100%</td>
<td>$</td>
</tr>
<tr>
<td>TOWN OF FORT MYERS BEACH INC</td>
<td>489</td>
<td>1,956</td>
<td>1,956</td>
<td>100%</td>
<td>$</td>
</tr>
<tr>
<td>BONITA SPRINGS</td>
<td>4,083</td>
<td>16,331</td>
<td>16,331</td>
<td>100%</td>
<td>$</td>
</tr>
<tr>
<td>TOTAL LOCAL ASSESSMENTS</td>
<td>$12,146</td>
<td>$51,593</td>
<td>$51,593</td>
<td>100%</td>
<td>$</td>
</tr>
</tbody>
</table>

| **FEDERAL / STATE GRANTS**               |               |              |                          |             |                  |
| DEM - LEPC 19/20                         | -             | -            | 0% $                    |             |                  |
| DEM - LEPC 20/21                         | 14,300        | 51,300       | 80,000                   | 64% $       | 28,700           |
| DEM - HMEP 20/21                         | 24,710        | 33,749       | 61,006                   | 55% $       | 27,257           |
| DEM - Collier Hazard Analysis 20/21      | 19,377        | 19,251       | 19,251                   | 101% $      | (126)            |
| Promise Zone                             | -             | -            | N/A $                   |             |                  |
| REDI Technical Assistance                | -             | -            | N/A $                   |             |                  |
| Economic Development Planning 20/22      | -             | 35,000       | 70,000                   | 50% $       | 35,000           |
| EDA CARES Act COVID                      | 76,007        | -            | N/A $                   |             | (76,007)         |
| Food Policy Coordinator                  | 3,913         | 42,345       | -                        | N/A $       | (42,345)         |
| Vista Supervisor                         | 11,702        | 15,000       | 78% $                   | 3,298       |
| Brownfields - EPA                        | 58,330        | 154,986      | 200,000                  | 77% $       | 45,014           |
| TOTAL FEDERAL / STATE GRANTS             | $101,254      | $424,466     | $445,257                 | 95% $       | 20,791           |

| **MISC. GRANTS / CONTRACTS/CONTRACTUAL** |      |      |                          |             |                  |
| FHERO 19/20                              | -    | 6,000 | 0% $                    | 6,000       |
| Glades SQG                               | -    | 4,500 | 4,500                    | 100% $      |                  |
| CHNEP ABM Webpage                        | 3,000 | -     | N/A $                   |             |                  |
| Clewiston Lakefront MasterPlan           | 17,578 | -     | N/A $                   |             |                  |
| Statewide Regional Evacuation Study      | -    | 97,900 | -                        | N/A $       | (97,900)         |
| TOTAL MISC. GRANTS/CONTRACTS             | $    | $122,978 | $10,500                 | 115% $      | (91,900)         |

| **DRIS/NOPCS/MONITORING**                |      |      |                          |             |                  |
| DRI MONITORING FEES                      | - $  | -    | N/A $                   |             |                  |
| DRIS/NOPCS INCOME                        | -    | 6,921 | -                        | N/A $       |                  |
| TOTAL                                    | $    | $6,921 | -                       | N/A $       |                  |

**Program Development (Unsecured Grants/Contract)**

| Program Development (Unsecured)          |      |      |                          |             |                  |
|                                          | -    | -    | 214,625                 | 100% $      | 214,625          |

**TOTAL PROGRAM DEVELOPMENT**

|                              | $    | $    | $214,625                 | $214,625    | $214,625         |

**OTHER REVENUE SOURCES**
<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Misc. Income</td>
<td>-</td>
<td>825</td>
<td>1,000</td>
<td>83%</td>
<td>$175</td>
</tr>
<tr>
<td>INTEREST INCOME - Money Market</td>
<td>22</td>
<td>551</td>
<td>1,000</td>
<td>55%</td>
<td>$449</td>
</tr>
<tr>
<td>Fund A Investment Income</td>
<td>24</td>
<td>180</td>
<td>1,000</td>
<td>18%</td>
<td>$820</td>
</tr>
<tr>
<td><strong>TOTAL OTHER REVENUE SOURCES</strong></td>
<td><strong>$ 46</strong></td>
<td><strong>1,556 $</strong></td>
<td><strong>3,000</strong></td>
<td><strong>52%</strong></td>
<td><strong>$1,444</strong></td>
</tr>
<tr>
<td><strong>Fund Balance $</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTAL REVENUES</strong></td>
<td><strong>$ 113,446 $</strong></td>
<td><strong>607,514 $</strong></td>
<td><strong>724,975</strong></td>
<td><strong>84%</strong></td>
<td><strong>$144,960</strong></td>
</tr>
</tbody>
</table>

**EXPENSES**

**PERSONNEL EXPENSES**

<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALARIES EXPENSE</td>
<td>$19,702</td>
<td>$203,064</td>
<td>$261,747</td>
<td>78%</td>
<td>$58,683</td>
</tr>
<tr>
<td>FICA EXPENSE</td>
<td>1,497</td>
<td>15,392</td>
<td>20,024</td>
<td>77%</td>
<td>$4,632</td>
</tr>
<tr>
<td>RETIREMENT EXPENSE</td>
<td>5,957</td>
<td>44,608</td>
<td>40,396</td>
<td>110%</td>
<td>(4,212)</td>
</tr>
<tr>
<td>HEALTH INSURANCE EXPENSE</td>
<td>3,023</td>
<td>33,132</td>
<td>39,005</td>
<td>85%</td>
<td>5,873</td>
</tr>
<tr>
<td>WORKERS COMP. EXPENSE</td>
<td>107</td>
<td>995</td>
<td>1,246</td>
<td>80%</td>
<td>$251</td>
</tr>
<tr>
<td>UNEMPLOYMENT COMP. EXPENSE</td>
<td>-</td>
<td>1,375</td>
<td>-</td>
<td>N/A</td>
<td>(1,375)</td>
</tr>
<tr>
<td><strong>TOTAL PERSONNEL EXPENSES</strong></td>
<td><strong>$30,286</strong></td>
<td><strong>298,566 $</strong></td>
<td><strong>362,418</strong></td>
<td><strong>82%</strong></td>
<td><strong>$63,852</strong></td>
</tr>
</tbody>
</table>

**OPERATIONAL EXPENSES**

<table>
<thead>
<tr>
<th></th>
<th>Current Month</th>
<th>Year to Date</th>
<th>FY 20-21 Approved Budget</th>
<th>% Of Budget Year to Date</th>
<th>Budget Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSULTANTS</td>
<td>$150</td>
<td>$8,936</td>
<td>$41,000</td>
<td>22%</td>
<td>$32,064</td>
</tr>
<tr>
<td>GRANT/CONSULTING EXPENSE</td>
<td>62,804</td>
<td>281,782</td>
<td>220,913</td>
<td>128%</td>
<td>(60,869)</td>
</tr>
<tr>
<td>AUDIT SERVICES EXPENSE</td>
<td>1,500</td>
<td>26,500</td>
<td>24,000</td>
<td>110%</td>
<td>(2,500)</td>
</tr>
<tr>
<td>TRAVEL EXPENSE</td>
<td>-</td>
<td>93</td>
<td>22,000</td>
<td>0%</td>
<td>$21,907</td>
</tr>
<tr>
<td>TELEPHONE EXPENSE</td>
<td>782</td>
<td>2,259</td>
<td>800</td>
<td>282%</td>
<td>(1,459)</td>
</tr>
<tr>
<td>POSTAGE / SHIPPING EXPENSE</td>
<td>-</td>
<td>-</td>
<td>400</td>
<td>0%</td>
<td>$400</td>
</tr>
<tr>
<td>EQUIPMENT RENTAL EXPENSE</td>
<td>625</td>
<td>4,264</td>
<td>4,596</td>
<td>93%</td>
<td>$332</td>
</tr>
<tr>
<td>INSURANCE EXPENSE</td>
<td>87</td>
<td>6,011</td>
<td>5,275</td>
<td>114%</td>
<td>(736)</td>
</tr>
<tr>
<td>REPAIR/MAINT. EXPENSE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>PRINTING/REPRODUCTION EXPENSE</td>
<td>31</td>
<td>1,045</td>
<td>1,500</td>
<td>70%</td>
<td>$455</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>-</td>
<td>-</td>
<td>2,064</td>
<td>0%</td>
<td>$2,064</td>
</tr>
<tr>
<td>ADVERTISING/LEGAL NOTICES EXP</td>
<td>80</td>
<td>(478)</td>
<td>800</td>
<td>-60%</td>
<td>1,278</td>
</tr>
<tr>
<td>OTHER MISC. EXPENSE</td>
<td>-</td>
<td>565</td>
<td>-</td>
<td>N/A</td>
<td>(565)</td>
</tr>
<tr>
<td>BANK SERVICE CHARGES</td>
<td>29</td>
<td>166</td>
<td>-</td>
<td>N/A</td>
<td>(166)</td>
</tr>
<tr>
<td>OFFICE SUPPLIES EXPENSE</td>
<td>-</td>
<td>482</td>
<td>1,000</td>
<td>48%</td>
<td>$518</td>
</tr>
<tr>
<td>COMPUTER RELATED EXPENSE</td>
<td>3,793</td>
<td>16,046</td>
<td>11,000</td>
<td>146%</td>
<td>(5,046)</td>
</tr>
<tr>
<td>DUES AND MEMBERSHIP</td>
<td>-</td>
<td>259</td>
<td>300</td>
<td>86%</td>
<td>$41</td>
</tr>
<tr>
<td>PUBLICATION EXPENSE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>PROF. DEVELOP.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>MEETINGS/EVENTS EXPENSE</td>
<td>-</td>
<td>170</td>
<td>1,000</td>
<td>17%</td>
<td>$830</td>
</tr>
<tr>
<td>CAPITAL OUTLAY - OPERATIONS</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>MOVING EXPENSE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Current Month</td>
<td>Year to Date A</td>
<td>FY 20-21 Approved Budget B</td>
<td>% Of Budget Year to Date</td>
<td>Budget Remaining</td>
</tr>
<tr>
<td>--------------------------</td>
<td>---------------</td>
<td>----------------</td>
<td>----------------------------</td>
<td>--------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>LEASE LONG TERM</td>
<td>-</td>
<td>-</td>
<td>N/A $</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>UNCOLLECTABLE RECEIVABLES</td>
<td>-</td>
<td>-</td>
<td>N/A $</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>FUND BALANCE</td>
<td>$ 631,414</td>
<td>$ 631,414</td>
<td>36%</td>
<td>$ (11,452)</td>
<td></td>
</tr>
<tr>
<td>OPERATIONAL EXP.</td>
<td>$ 69,882</td>
<td>$ 348,100</td>
<td>$ 968,062</td>
<td>36%</td>
<td>$ (11,452)</td>
</tr>
<tr>
<td>TOTAL OPERATIONAL EXP.</td>
<td>$ -</td>
<td>$ 968,062</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL CASH OUTLAY</td>
<td>$ 100,168</td>
<td>$ 646,666</td>
<td>$ 1,330,480</td>
<td>$ 52,400</td>
<td></td>
</tr>
<tr>
<td>NET INCOME (LOSS)</td>
<td>$ 13,278</td>
<td>$ (39,152)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## ASSETS

**Current Assets**
- Cash - Florida Prime: $145,920.62
- Cash - FineMark Oper.: $108,761.73
- Cash - FineMark MM: $130,820.10
- Petty Cash: $200.00
- Accounts Receivable: $70,275.73
- Accounts Receivable-RC&D: $61.25
- Misc. Cash: $200.00

Total Current Assets: $455,716.93

**Property and Equipment**
- Property, Furniture & Equip: $43,026.31
- Accumulated Depreciation: $(42,331.57)

Total Property and Equipment: $694.74

**Other Assets**
- Amount t.b.p. for L.T.L.-Leave: $34,713.44
- FSA Deposit: $0.29
- Amt t.b.p. for L.T.Debt-OPEB: $65,074.00

Total Other Assets: $99,787.73

Total Assets: $556,199.40

## LIABILITIES AND CAPITAL

**Current Liabilities**
- Accounts Payable: $614.46
- Deferred Food Policy_3340: $52,362.72
- Deferred PalmerRanch NOPC_5357: $997.55
- Deferred_Babcock_Ranch_5358: $8,912.15
- Deferred PalmerR XIV NOPC_5359: $2,083.34
- FICA Taxes Payable: $1,125.43
- Federal W/H Tax Payable: $184.46
- United way Payable: $322.00
- Deferred Compensation Payable: $(25.00)
- FSA Payable: $(1,320.75)
- LEPC Contingency Fund: $305.25

Total Current Liabilities: $65,561.61

**Long-Term Liabilities**
- Accrued Annual Leave: $34,713.44
- Long Term Debt - OPEB: $65,074.00

Total Long-Term Liabilities: $99,787.44

Total Liabilities: $165,349.05

**Capital**
- Fund Balance-Unassigned: $(84,737.99)
- Fund Balance-Assigned: $514,000.00
- FB-Non-Spendable/Fixed Assets: $693.74
- Net Income: $(39,105.40)

Total Capital: $390,850.35

Unaudited - For Management Purposes Only
Total Liabilities & Capital $ 556,199.40
Agenda

Item

Updates
Agenda

Item

4a

Babcock Ranch Master DO Amendment Review

4a
On June 17, 2021, the Council recommended conditional approval of the Babcock Ranch Community Master Development Order Amendment. The primary reason for this MDO amendment is to address the BRC DRI MTSU (2020) traffic assessment at horizon year 2040. However, additional changes are proposed to provide minor clarifications to various conditions throughout the MDO. A copy of the Council recommendations can be found as Attachment I.

On July 27, 2021, the Board of Charlotte County Commissioners approved the Babcock Ranch Master Development Order Amendment (Ordinance 2021-108). A copy of the development order (see Attachment II) was rendered to the SWFRPC on July 30, 2021. Staff review of the attached development orders finds that it is consistent with all regional issues and recommendations identified within the Council’s Official Recommendations.

RECOMMENDED ACTION: Accept the Master Development Order Amendment as rendered.
Master DRI Development Order (MDO)

17,870 residential units
1,400,000 SF retail
3,500,000 SF office (general office, medical office and civic)
600 hotel rooms
177 hospital beds
418 units of assisted living facilities
54 golf holes
Ancillary facilities
Total Entitlements
*Charlotte and Lee Counties

- Residential Dwelling Units – 19,500
- Non-Residential Uses – 6M S.F.
- 54 Golf Holes
- Assisted Living Facilities – 418 Units
- 177 Hospital Beds
- 650,000 SF of Industrial
- 600 Hotel Rooms
BABCOCK RANCH COMMUNITY MASTER DEVELOPMENT ORDER
AMENDMENT REVIEW

Council Recommendations (Attachment I)

On June 17, 2021 the Council recommended conditional approval of the Babcock Ranch Community Master Development Order Amendment. The primary reason for this MDO amendment is to address the BRC DRI MTSU (2020) traffic assessment at horizon year 2040. However, additional changes are proposed to provide minor clarifications to various conditions throughout the MDO. A copy of the Council recommendations can be found as Attachment I.

Charlotte County Master Development Order Amendment (Attachment II)

On July 27, 2021 the Board of Charlotte County Commissioners approved the Babcock Ranch Master Development Order Amendment (Ordinance 2021-108). A copy of the development order (see Attachment II) was rendered to the SWFRPC on July 30, 2021. Staff review of the attached development orders finds that it is consistent with all regional issues and recommendations identified within the Council’s Official Recommendations.

RECOMMENDED ACTION: Accept the Master Development Order Amendment as rendered.

August 19, 2021
BABCOCK RANCH COMMUNITY MASTER TRANSPORTATION STUDY UPDATE NOTICE OF PROPOSED CHANGE TO MASTER DEVELOPMENT ORDER

BACKGROUND

The Babcock Ranch Community (BRC) Development of Regional Impact (DRI) is an approved mixed-use development located in southeastern Charlotte County, north of the Lee County Line, south of CR 74, east of SR 31, and contains approximately 13,630 acres (see Attachment I Location Map). The original Master Development Order (MDO) Resolution 2007-196 was approved by the Charlotte County Board of County Commissioners on December 13, 2007. The existing BRC development is approved for 17,870 residential dwelling units; 1.4 million square feet of retail uses; 3.5 million square feet of office uses; 650,000 square feet of industrial uses; 600 hotel rooms; 177 hospital beds; 418 units of assisted living facilities; 54 golf holes; and ancillary facilities such as the educational service center, schools and university research facilities, libraries, places of worship, regional and community park sites, and the necessary utility infrastructure (see Attachment II, Master DRI Development Plan Map).

The Master DRI process requires Increments to be submitted with specific development entitlements approved and conditions for approval. The first Incremental Development Order (IDO) was approved on December 15, 2009. The most recent amendment to BRC Increment 1 was recently approved on May 26, 2020 to include the entitlement of 5,000 residential units, 600 hotel rooms, and over 1.22 million square feet of retail and office uses (see Attachment III, Increment I Development Plan Map).

The portion of Babcock Ranch in Lee County (Babcock MPD) is not part of the Babcock Ranch Community DRI in Charlotte County. The Babcock MPD was approved by Lee County in 2018 with an entitlement of up to 1,630 residential units, 600 hotel rooms, and over 1.17 million square feet of retail and office uses. The approved Babcock MPD is being developed independently and reflected in the master planning of Babcock Ranch. This MTSU includes a cumulative analysis of both the Babcock Master DRI in Charlotte County and the Babcock MPD in Lee (see Attachment IV Development Plan Map). Despite the adoption of the 2018 Florida statutes that repealed the DRI process, BRC intends to continue to be developed under the guidance and framework established by the 3 Party Agreement and the original Master/Incremental DRI Development Orders.

MASTER TRANSPORTATION STUDY UPDATE

The primary reason for this MDO amendment is to address the BRC DRI MTSU (2020) traffic assessment at horizon year 2040. However, additional changes are proposed to provide minor clarifications to various conditions throughout the MDO. In July of 2020, BRC started the process to update the Master Transportation Study (MTSU) with submittal of the Methodology Report. The MTSU (2020) traffic study dated May 13, 2021 was finalized and went through three sufficiency reviews with the public agencies. Florida Department of Transportation, Lee County Transportation staff and Charlotte County staff all participated in the sufficiency
review and final comments.

The BRC MTSU Development Parameters Summary are shown below.

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Unit</th>
<th>Master DRI (This Update)</th>
<th>BRC DRI Increment I (6)</th>
<th>Future Increment(s)</th>
<th>Babcock MPD (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Residential (1)</td>
<td>d.u.</td>
<td>17,870</td>
<td>5,000</td>
<td>12,870</td>
<td>1,630</td>
</tr>
<tr>
<td>Single-Family</td>
<td>d.u.</td>
<td>11,615</td>
<td>3,000</td>
<td>8,615</td>
<td>980</td>
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<tr>
<td>Multifamily</td>
<td>d.u.</td>
<td>6,255</td>
<td>2,000</td>
<td>3,255</td>
<td>650</td>
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<tr>
<td>Total Non-Residential (1)</td>
<td>sq. ft</td>
<td>5,910,000</td>
<td>1,630,000</td>
<td>4,280,000</td>
<td>1,530,000</td>
</tr>
<tr>
<td>Total Commercial (Retail + Office) (2)</td>
<td>sq. ft</td>
<td>4,425,500</td>
<td>1,220,000</td>
<td>3,025,500</td>
<td>1,170,000</td>
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<tr>
<td>Retail (1,2)</td>
<td>sq. ft</td>
<td>1,400,000</td>
<td>870,000</td>
<td>530,000</td>
<td>870,000</td>
</tr>
<tr>
<td>Office (1,2)</td>
<td>sq. ft</td>
<td>3,025,500</td>
<td>350,000</td>
<td>2,675,500</td>
<td>300,000</td>
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<tr>
<td>General</td>
<td>sq. ft</td>
<td>2,338,710</td>
<td>257,000</td>
<td>2,081,710</td>
<td>257,000</td>
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<tr>
<td>Medical</td>
<td>sq. ft</td>
<td>580,900</td>
<td>43,000</td>
<td>537,900</td>
<td>43,000</td>
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<tr>
<td>Civic</td>
<td>sq. ft</td>
<td>105,890</td>
<td>50,000</td>
<td>55,890</td>
<td>0</td>
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<tr>
<td>Hotel (1,3)</td>
<td>rooms</td>
<td>600</td>
<td>600</td>
<td>0</td>
<td>600</td>
</tr>
<tr>
<td>Industrial (1)</td>
<td>sq. ft</td>
<td>650,000</td>
<td>0</td>
<td>650,000</td>
<td>0</td>
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<tr>
<td>Hospital (1,4)</td>
<td>beds</td>
<td>177</td>
<td>0</td>
<td>177</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>sq. ft</td>
<td>265,500</td>
<td>0</td>
<td>265,500</td>
<td>0</td>
</tr>
<tr>
<td>ALF (1,5)</td>
<td>beds</td>
<td>418</td>
<td>100</td>
<td>318</td>
<td>0</td>
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<tr>
<td></td>
<td>sq. ft</td>
<td>209,000</td>
<td>50,000</td>
<td>159,000</td>
<td>0</td>
</tr>
<tr>
<td>Golf Course</td>
<td>holes</td>
<td>54</td>
<td>18</td>
<td>36</td>
<td>0</td>
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<tr>
<td>Elementary School</td>
<td>students</td>
<td>1,162</td>
<td>536</td>
<td>626</td>
<td>0</td>
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<tr>
<td>Middle School</td>
<td>students</td>
<td>643</td>
<td>330</td>
<td>313</td>
<td>0</td>
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<tr>
<td>High School</td>
<td>students</td>
<td>911</td>
<td>600</td>
<td>311</td>
<td>0</td>
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<tr>
<td>Church</td>
<td>sq. ft</td>
<td>120,000</td>
<td>0</td>
<td>120,000</td>
<td>0</td>
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<tr>
<td>Library</td>
<td>sq. ft</td>
<td>24,000</td>
<td>0</td>
<td>24,000</td>
<td>0</td>
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<tr>
<td>Park</td>
<td>acres</td>
<td>256</td>
<td>50</td>
<td>206</td>
<td>48</td>
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<tr>
<td>Recreation Center</td>
<td>sq. ft</td>
<td>100,000</td>
<td>0</td>
<td>100,000</td>
<td>0</td>
</tr>
</tbody>
</table>

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

The table below shows the final MTSU results for the significant and adverse impacts on roads in Charlotte and Lee County.
Attachment V shows the Future 2040 Needed Roadway Improvements With DRI, Attachment VI shows Recommended Improvements for Significantly Impacted Roadways and Attachment VII shows the Project Related Improvements.

**MTSU Summary**

The BRC Master DRI and the MTSU are not subject to transportation mitigation as all transportation mitigation is assessed at the incremental stages. Therefore, the main objective of the MTSU is to provide a buildout snapshot of potential future transportation needs of the area and to assist with the MPO Long-Range Transportation Plan.

The findings and conclusions of BRC DRI MTSU (2020) transportation assessment are as follows.

1. The Master DRI anticipates future improvement needs on the following road segments that are attributed to the Project coincident with buildout at year 2040.
   - SR 31 from SR 78 to Bermont Road (CR 74)
2. The Incremental DRI will continue to provide the detailed transportation assessment and the necessary proportionate share mitigation to fund the roadway needs as outlined in the Incremental Development Order (IDO).

3. Current and on-going roadway improvement efforts of the MPO LRTP include the following.
   - SR 31 PD&E/SEIR (CR 78 to Cook Brown Road)
   - SR 31 PD&E Study (SR 78 to CR 78)
   - SR 31 PD&E Study (SR 80 to SR 78)
   - SR 78 PD&E Study (I-75 to SR 31)

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

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

REGIONAL STAFF ANALYSIS

Substantial Deviation Presumption Rebuttal

Per Condition 5.B.(2)(a) of the MDO, the initial Master Traffic Study Update shall be approved through the NOPC process as a non-substantial deviation, in accordance with Section 5.B.(2)(d), with resulting amendments, if any, to the MDO to be processed as a NOPC. Further, as an NOPC, the originally approved ITE trip generation of the AMDA was compared with the ITE trip generation of this Master Traffic Study Update in order to rebut the DRI substantial deviation presumption.

<table>
<thead>
<tr>
<th>Trip Type</th>
<th>AMDA (1)</th>
<th>NOPC (2)</th>
<th>Trip Diff.</th>
<th>% Diff.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daily</td>
<td>302,258</td>
<td>240,015</td>
<td>-62,243</td>
<td>-20.6%</td>
</tr>
<tr>
<td>PM Peak Hour</td>
<td>29,627</td>
<td>22,393</td>
<td>-7,234</td>
<td>-24.4%</td>
</tr>
</tbody>
</table>

Footnotes:
(2) Master Traffic Study Update (2020).

As shown above, the ITE trip generation in this Master Traffic Study Update is 20.6% and 24.4% lower than that of the originally approved AMDA on a daily and PM peak hour basis, respectively. Therefore, it is concluded that this NOPC has rebutted the DRI substantial deviation presumption.

ACCEPTANCE OF THE PROPOSED MDO AMENDMENT

The county staff report provided an acceptable draft development order to address the
changes resulting from the MTSU and other minor clarifications throughout the MDO (see Attachment VIII). Additionally, a summary of all the changes is provided in Attachment IX.

**RECOMMENDED ACTIONS:**

1. Notify Charlotte County and the applicant that the proposed changes to the MDO are acceptable to address regional impacts.

2. Request that Charlotte County provide SWFRPC staff with copies of the final MDO amendments related to the proposed changes.

June 17, 2021
Overview
Master DRI
Development Order (MDO)

17,870 residential units
1,400,000 SF retail
3,500,000 SF office (general office, medical office and civic)
600 hotel rooms
177 hospital beds
418 units of assisted living facilities
54 golf holes
Ancillary facilities
Increment 1 (IDO-1)

- Originally approved December 15, 2009
- Amended May 26, 2020 as follows:
  
  - Residential Dwelling Units – 5,000 *
    - 3,000 single family units
    - 2,000 multi-family units
  
  - Non-Residential – 1,220,000 S.F.*
    - 870,000 SF Retail
    - 350,000 SF Office
  
  - 600 Hotel Rooms*
  
  - 18 Golf Holes*
  
  - Assisted Living – 100 Units*
  
  - Proportionate Share Mitigation - $45,729,000
    - Includes:
      
      - Expanding existing 2-Lane SR31 to a 4-Lane divided highway from SR78 to Cypress parkway with infrastructure and grading provided for 6-Lane expansion
      
      - Expanding existing 2-Lane SR31 to a 4-Lane divided highway from Cypress parkway to Horseshoe Road with sidewalk on one side

* Subject to use of equivalency matrix
Total Entitlements

*Charlotte and Lee Counties

- Residential Dwelling Units – 19,500
- Non-Residential Uses – 6M S.F.
- 54 Golf Holes
- Assisted Living Facilities – 418 Units
- 177 Hospital Beds
- 650,000 SF of Industrial
- 600 Hotel Rooms
Roadway Needs With DRI
(Transportation Deficient Road Segments
Per Chapter 163.3180, F.S.
and/or Non-Significant Impact)
- Widen To 4 Lanes
- Widen To 6 Lanes
- Widen To 8 Lanes
- Widen To 10 or More Lanes

Project-Related Improvements
- Widen From 2 To 4 Lanes
- Widen From 2 To 6 Lanes
- Widen From 4 To 6 Lanes

NOTE: For planning purposes only and does not represent actual mitigation, proportionate share calculation, or pipelining of improvements.
Recommended Improvements for Significantly Impacted Roadways

**Recommended Improvements**

**With DRI**
- Widen From 2 To 4 Lanes
- Widen From 2 To 6 Lanes
- Widen From 4 To 6 Lanes

**NOTE:** For planning purposes only and does not represent actual mitigation, proportionate share calculation, or pipelining of improvements.
BABCOCK RANCH COMMUNITY

MASTER DEVELOPMENT OF REGIONAL IMPACT

MASTER DRI DEVELOPMENT ORDER

BOARD OF COUNTY COMMISSIONERS CHARLOTTE COUNTY, FLORIDA

AMENDED _______, 2021
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RESOLUTION NO. 2021-_____

AN AMENDMENT AND RECODIFICATION OF THE MASTER DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA FOR THE BABCOCK RANCH COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT.

WHEREAS, on February 23, 2007, Babcock Property Holdings, LLC ("Developer"), by and through its authorized agent, WilsonMiller, Inc. (now known as Stantec Consulting Services Inc.), in accordance with Subsections 380.06(6) and (21), Florida Statutes, filed an Application for Master Development Approval ("AMDA") of a Development of Regional Impact (DRI) known as the Babcock Ranch Community (hereinafter "BRC") with Charlotte County, Florida ("County") and the Southwest Florida Regional Planning Council ("SWFRPC"); and

WHEREAS, Developer, County, and the SWFRPC entered into a Master DRI Agreement on March 13, 2007 (fully executed March 16, 2007), as required by Section 380.06(21)(b), Florida Statutes ("AMDA Agreement"); and

WHEREAS, the Babcock Ranch Community Independent Special District ("District") was established by the 2007 Session of the Florida Legislature to design, finance, construct, operate, and maintain various infrastructure elements within BRC; and

WHEREAS, on December 13, 2007, the Board of County Commissioners of Charlotte County, Florida ("Board") approved and adopted the Babcock Ranch Community Master Development of Regional Impact Master DRI Development Order ("MDO") under Resolution 2007-196; and

WHEREAS, the MDO was amended on June 17, 2008 under Resolution 2008-063 thereby giving the MDO an effective date of September 1, 2008; and subsequently amended on December 15, 2009 by Resolution 2009-283; on December 13, 2011 by
Resolution 2011-485; on April 24, 2012 by Resolution 2012-024; on June 11, 2013 by
by Resolution 2016-034; on July 25, 2017 by Resolution 2017-187; and on June 12, 2018
by Resolution 2018-077; and

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

WHEREAS, the Developer has filed an application to amend the MDO; and

WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and
considered the report and recommendations of the SWFRPC and held a public hearing
to consider the amendments to the MDO on ____________; and WHEREAS, on
__________, the Board, at a public hearing in accordance with Section 380.06, Florida
Statutes, considered the application for amendment to the MDO submitted by Developer,
the report and recommendations of the SWFRPC, the documentary and oral evidence
presented at the hearing before the Board, the report and recommendations of the
Charlotte County Planning and Zoning Board, and the recommendations of County staff.

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

RECITALS

The recitals set forth above are true and correct and are incorporated herein and
made a part hereof and the MDO is amended to provide as follows.
FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The real property constituting the BRC in Charlotte County consists of approximately 13,630 acres and is legally described as set forth in Exhibit “A” attached hereto and made a part hereof (“Property” or “Community”).

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

3. The Developer submitted to the County an AMDA in February, 2007 and responses to sufficiency questions in June, 2007 and in July, 2007. The representations and commitments of Developer which are made conditions of this development order are identified and set forth in the relevant provisions of this development order (“Representations and Commitments as Conditions”).

4. According to Map #64, Landfalling Storm Surge Zones, included in the Supporting Policy and Analysis Map Series (SPAM) of the Charlotte 2050 Comprehensive Plan, portions of BRC are located within the Category 4/5 Storm Surge Zone, and the balance of the BRC is located outside of any listed storm surge zone.

5. The Developer proposes to develop BRC in accordance with the Babcock Master Concept Plan (Map “H”) attached hereto as Exhibit “B” attached hereto and made a part hereof. Map “H” will be further revised as part of each Incremental development order. The development program authorized by this development order is as follows (“Development Program” or “Project”):

(i) 17,870 residential dwelling units (recreational vehicle park uses shall count as dwelling units on a one vehicle rental or owner equals one dwelling unit),

(ii) RV Parks, per the Land Use Equivalency Matrix;

(iii) 1,400,000 square feet of retail,

(iv) 3,500,000 square feet of office (general office; medical office; and civic),
(v) 600 hotel rooms (assumes 360,000 square feet of building),
(vi) 650,000 square feet of industrial,
(vii) 177 hospital beds,
(viii) 418 units of assisted living facilities,
(ix) 54 golf holes,
(x) Ancillary facilities such as the educational service center, schools, university research facilities, libraries, places of worship, regional and community park sites, clubhouses and similar neighborhood amenities, and the necessary utility infrastructure including, but not limited to, water, wastewater and reuse water systems, electric, telephone and cable systems will not be attributed to other development components set forth above, and will not count towards the maximum thresholds of development as established in the Development Order and the BROD policies of the Charlotte 2050 Comprehensive Plan.
(xi) All other ancillary facilities, together with the development components set forth above (excluding ix) shall not exceed the maximum thresholds established in the Development Order and the BROD policies of the Charlotte 2050 Comprehensive Plan.
(xii) Temporary housing for construction workers and their families will not count against the residential dwelling units allowed by subsection (i) above.
(xiii) The total development within the BROD shall not exceed 17,870 dwelling units and 6,000,000 square feet of non-residential uses, not including the educational service center, schools, university research facilities, libraries,
places of worship, regional and community park sites, clubhouses and
similar neighborhood amenities, which square footage will be additional.

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

7. The development of BRC is consistent with the current land development
regulations and the Comprehensive Plan of County, as amended, adopted pursuant to
Chapter 163, Part II, Florida Statutes.

8. The BRC development is consistent with the State Comprehensive Plan.

9. BRC is expected to be developed in increments pursuant to applications for
incremental development approval ("AIDA’s"). The DRI questions which must be
addressed by those applications and the scopes of review of those applications are set
forth in the pertinent provisions of this development order and are repeated in Exhibit "C"
attached hereto and made a part hereof.

CONDITIONS

1. APPLICATIONS FOR INCREMENTAL DEVELOPMENT APPROVAL.

AIDA’s shall be required to address only those application questions identified for
increments or to provide the documentation described in Exhibit “C” attached hereto and
made a part hereof.

2. GROSS RESIDENTIAL DENSITY CONDITION AND DEVELOPMENT
PROGRAM.

A. Representations and Commitments as Conditions.

The gross residential density for the 13,630.6 acres is anticipated to be
approximately 1.31 dwelling units per acre. The net density of the development areas is
anticipated to be approximately 4.05 dwelling units per acre. The calculation for net
density is based on the area of the development pods. The net densities within the
development pods will increase consistent with the planning approach to cluster
development. At buildout, densities will be permitted up to 16 units per acre in Villages
and Hamlets, and up to 24 units per acre in the Town Center.

B. Other Conditions.

The Development Program is approved and may be adjusted by Developer in
accordance with an equivalency matrix to be adopted in an Incremental development
order.

C. Incremental Review.

(1) The BROD Summary Phasing Plan is subject to adjustment through
the DRI, State and Federal permitting processes. Incremental
Development Orders shall establish the phasing of development within an
increment by determining the amount of residential and non-residential
development within the Mixed Use/Residential/Commercial (MURC)
development areas.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY
3. AFFORDABLE HOUSING

A. Representations and Commitments as Conditions.

(1) Provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within the BRC. This would include the provision of affordable/workforce housing at a level of ten percent (10%) of the total number of residential housing units built within the BRC. Affordable housing is defined where monthly rents or mortgage payments for housing, including taxes, insurance and utilities do not exceed thirty (30%) percent of the gross annual income of the development’s very low, low, and moderate income households as defined in Rule 73-C40.048(e), F.A.C. Workforce housing is defined as housing affordable to natural persons or families whose total annual household income does not exceed 140 percent of the area median income, adjusted for household size.

(2) The County recognizes that adequate housing should be provided only when a demonstrated need for housing among various income groups is clearly identified that can be directly attributed to the development and buildout of the BRC.

(3) A “Determination of Adequate Need” for housing in the BRC shall be assessed through the completion of a reliable affordable housing market analysis which evaluates the housing demand within the BRC and researches the available adequate housing supply reasonably accessible to the BRC, which is defined as a 10-mile radius or 20-
minute drive during peak hour, whichever is less, from the BRC, but may be adjusted with the agreement of the County.

(4) The Developer commits to undertaking the “Determination of Adequate Housing Need” analysis to assess the demand, supply, and need for affordable rentals and homes based on a market housing analysis at a point in time when the BRC has reached a significant non-residential buildout stage. That threshold is defined as the time when building permits have been issued for the 1.5 millionth square foot of non-residential construction.

(5) The Developer would be required to initiate the first housing needs analysis within 6 months from the time that the analysis is triggered.

(6) The housing needs analysis would evaluate the housing demand of the BRC employee households at very low, low, and moderate household income levels, and at the option of the Developer, could evaluate the housing demand for workforce income levels, the available supply of housing that is reasonably accessible for the very low, low, and moderate household income levels and determine if there is a significant need for housing for these defined income levels. At the option of the Developer, the analysis could evaluate the available housing supply for workforce income levels that is reasonably accessible to the BRC.

(7) The **Developer**, SWFRPC, and the County must agree upon the methodology utilized to conduct the Determination of Adequate
Housing Need analysis. The methodology may utilize a private affordable housing market study appraiser approved by the Florida Housing Finance Corporation. The market area assessed would conform to ECFRPC model, or another methodology as agreed upon by Developer, the SWFRPC and the County, which examines whether or not there is a significant housing demand for the very low, low, and moderate income groups and whether there is available adequate housing that is reasonably accessible to the BRC. At the option of the Developer, the analysis could evaluate the available housing demand and supply for workforce income levels that is reasonably accessible to the BRC.

(8) If the Determination of Adequate Housing Need analysis documents that there is a significant impact, defined as evidence that the BRC’s cumulative adequate housing need for the very low, low, and moderate household income levels, at the time of the analysis, is projected to exceed five (5%) percent of the County’s residential threshold calculation, or 50 units, whichever is larger, then the Developer shall be required to submit an amendment to the MDO to incorporate the findings of the analysis and the agreed upon mitigation.

(9) The Developer may choose to mitigate any significant impact identified by the analysis through a variety of options including, but not limited to: 1) incentivizing or building adequate housing onsite,
or reasonably accessible to the site; 2) payment to an affordable housing trust fund sufficient to meet the cost of rehabilitating existing units or construction of new units; or 3) dedicated rent or payment subsidies to the BRC's very low, low, and moderate income employees sufficient to satisfy the adequate housing need identified for each salary range. At the option of the Developer, workforce housing may be included at no more than twenty-five (25%) percent of the required mitigation unless the housing study determines there is not a significant need for the very-low, low and moderate income households.

(10) The mitigation strategy recommended by the BRC must be approved by the County and must be initiated within 6 months of approval as an amendment to the MDO.

(11) Requirements to undertake further housing needs assessments through methods described above shall occur at each additional 1.5 million sq. feet of permitted non-residential through buildout.

(12) Developer shall not be required to provide affordable and/or workforce housing mitigation in excess of ten (10%) percent of the total number of residential units constructed within the BRC.

(13) The County commits that affordable housing units shall be eligible for whatever incentives and/or programs that it may establish after the actual date of offering of said unit to the public by the Developer. The County shall use its best efforts to continue to develop and
maintain incentives and programs specifically targeted at affordable units within the BRC. Incentives from the County must fully offset all costs to the developer of its affordable housing contribution, in accordance with State Statutes.

(14) The County shall include the needs of the BRC in its annual Local Housing Action Plan and, to the extent available, shall provide impact fee waivers, credits, deferrals, or other regulatory and financial incentives for affordable rental and home ownership programs to all qualified buyers, builders or developers within the BRC that may qualify for such credits or deferrals.

B. Other Conditions. – None.

C. Incremental Review. – None.

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4. STORMWATER MANAGEMENT AND FLOOD PLAINS

A. Representations and Commitments as Conditions.

(1) Silt fences or silt screens will be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.

(2) Floating turbidity barriers or other devices will be in place on flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.

(3) The installation of temporary erosion control barriers will be coordinated with the construction of the permanent erosion control features to the extent necessary to assure effective and continuous control of erosion and water pollution throughout the life of the construction phase.

(4) Turbidity resulting from construction dewatering will be managed using structural best management practices (BMPs) prior to discharge to receiving waters. Structural BMPs may include, but are not limited to, vegetated systems, detention systems (e.g., sedimentation basins), geotextiles, and other methods. Turbidity and other pollutants from construction dewatering on the Property will be reduced to meet the levels required by applicable State Water Quality Standards and as required by the National Pollutant Discharge Elimination System (“NPDES”) general permit for
construction. Copies of any reports required by the NPDES permit will be maintained at the appropriate construction site.

(5) Clearing and grubbing will be so scheduled and performed such that grading operations can follow thereafter. Grading operations will be so scheduled and performed that permanent erosion control features can follow thereafter if conditions on the project permit, and not beyond the time limits established in the NPDES general construction permit.

(6) Exposed soils will be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover.

(7) Energy dissipaters (such as rip rap, gravel beds, hay bales) shall be installed at the discharge point of pipes or swales if scouring is observed.

(8) Implementation of storm drain inlet protection (such as hay bales or gravel) to limit sedimentation within the stormwater system.

(9) The allowable discharge in a 25 year 3-day design event will be limited to the South Florida Water Management District (“SFWMD”) permit for the site.

(10) The development within the FEMA floodplain will have finished floor elevations in each development pod which exceeds the 100 year 3-day design event for the adjacent water course as calculated by the
backwater profile for the respective conveyance. Compensating storage will be provided to replace lost storage as part of the SFWMD permit requirements. The SFWMD standard of head loss in a 25-year 3-day design event will be met at each water crossing.

(11) The proposed development will be designed such that the potential for offsite flooding of other private property will be mitigated. This will primarily be accomplished by maintaining the existing conveyances without additional control structures except for restoration efforts. Water management control will be accomplished primarily by structures off-line from these conveyances. Off-site discharges onto the property will be properly routed around and through the property to maintain or lessen off-site flooding.

(12) Open stormwater ponds will be used for the primary volume attenuation and wet detention of water quality in accordance with Best Management Practices as outlined in the current Southwest Florida Basin Rule criteria of the SFWMD for water quality improvement.

(13) On-site wetlands within the project may be incorporated into the stormwater management system. Those wetlands outside that system will continue to store and transmit water as they do today except where modifications are made to facilitate hydrologic restoration.
The stormwater treatment will include a backbone system consisting of wet detention areas and dry detention areas. Dry detention areas will not be used as the primary detention/retention component, but may be utilized in combination with wet detention/retention facilities. The stormwater treatment system will be designed in accordance with the then current Southwest Florida Basin Rule Criteria of the SFWMD and will provide 50% more retention/detention water quality treatment above that required by Section 5.2.1(a) of the SFWMD Basis of Review. Best Management Practices will include reduced turf coverage, native landscaping, created wetlands, filter marshes, phyto-zones, extended hydraulic residence times and increased flow paths.

The low edge of pavement for local roads is to be at or above the peak stage for the 5 year-1 day event. The arterials and collectors will have one lane above the 25 year-3 day event peak stage. Parking lots will be at or above the 5 year-1 day event. Minimum swale grades in urban and suburban areas will have a minimum longitudinal slope of 0.2%. Ditches may have flatter longitudinal slopes. The minimum longitudinal slope on roads with curb and gutter will be 0.3%.

The perimeter berm elevation will be 0.3 feet above the peak stage for the 25 year-3-day event and the 100 year-1 day event.
(17) The treatment system will provide equal or greater post development storage volume for the 100 year-3-day event than provided by predevelopment conditions.

(18) There will be no increase in stream stage elevation offsite, except as permitted by the SFWMD.

(19) Finished floor elevations will be at least the 100 year-3-day event peak stage plus 0.5 feet.

(20) An Urban Water Management Plan will be developed for the site as part of the construction Environmental Resource Permit (“ERP”) process and will address the handling of waste from equestrian facilities on the site. Water quality monitoring will be conducted pursuant to the SFWMD Conceptual ERP.

B. Other Conditions.

(1) All internal stormwater management lakes and ditches, and any on-site preserved/enhanced wetland areas, shall be set aside as recorded drainage and/or conservation easements granted to the SFWMD, or other appropriate governmental entity with a compliance monitoring staff. Stormwater lakes shall include adequate maintenance easements around the lakes, with access to a paved roadway, as required by the appropriate governmental entity.

(2) Any silt barriers and any anchor soil, as well as accumulated silt, shall be removed upon completion of construction. Either the Developer or the entities responsible for the specific construction
activities requiring these measures shall assume responsibility for having them removed upon completion of construction.

(3) Any shoreline banks created along the on-site stormwater management system shall include littoral zones constructed on slopes consistent with SFWMD, Florida Department of Environmental Protection (“FDEP”), and County requirements and shall be planted in native emergent or submergent aquatic vegetation. The District shall ensure, by supplemental replanting as necessary, that at least 80% cover by native aquatic vegetation is established within the littoral zone planting areas for the duration of the project.

(4) The District shall conduct annual inspections in accordance with the conditions of the approved SFWMD ERP, of the BRC Master Stormwater Management System and any preserved/enhanced wetland areas on the project site so as to ensure that these areas are maintained in keeping with the final approved designs, and that the water management system is capable of accomplishing the level of stormwater storage and treatment for which it was intended.

(5) The District or a master or neighborhood property owner’s association (POA) shall undertake a regularly scheduled vacuum sweeping, as may be required by permit, of all common District or POA owned streets and District or POA owned parking areas within the MURC. The Developer, District and POA shall encourage private
parcel owners within the MURC to institute regularly scheduled vacuum sweeping of their respective streets and parking areas.

(6) Design considerations will be given to ditch and swale slopes, where practicable, so that these facilities provide some additional water quality treatment prior to discharge. Treatment swales shall be planted with vegetation as reviewed and approved during the ERP approval process, and where practicable, landscape islands shall accommodate the detention of runoff. Design consideration will be given to the use of pervious construction materials for the surfaces of trails, walkways, and non-vehicular travel ways.

(7) Any debris that may accumulate in project lakes, ditches or swales, or which may interfere with the normal flow of water through discharge structures and under drain systems, shall be cleaned from the detention/retention areas on a regular basis. Any erosion to banks shall be repaired.

(8) Grease baffles shall be inspected and cleaned and/or repaired on a regular basis. In no instance shall the period between such inspections exceed eighteen months.

(9) Isolated wading bird “pools” shall be constructed to provide aquatic habitat for mosquito larvae predators, such as Gambusia affinis, and foraging areas for wading bird species, such as wood stork, consistent with SFWMD, FDEP, and County requirements.
(10) The open drainage system will be designed to provide additional water quality treatment prior to discharge. Design elements may include rainwater gardens, treatment swales planted with native vegetation, and entrainment systems. These will be reviewed and approved during the ERP approval process.

(11) Stormwater runoff should be minimized through a variety of techniques that may include rainwater gardens, bottomless planter boxes, green roofs and pervious surfaces, as well as rainwater harvesting techniques that may include cisterns and rain barrels.

(12) Landscape irrigation will be provided first through the use of reuse water, where reasonably available, and surface water from lakes.

(13) The master stormwater management system will be maintained by District or a POA established by covenants and restrictions on the Property.

(14) The SFWMD has issued Permit No. 08-00004-S-05 (Application No. 070330-5) to Developer for a conceptual ERP in accordance with its jurisdiction over such matters and the Property. Developer will follow the authorizations and permit conditions, as may be amended from time to time, which will be a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, will address mitigation of certain impacts of the BRC development. The permit is issued under the authority of an agency other than County and, therefore, is
subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and assigns are hereby placed on notice of this permit and its application to development which they may propose to undertake within BRC.

(15) The United States Army Corps of Engineers ("USACOE") has issued Permit No. SAJ-2006-6656 (IP-MJD) to Developer in accordance with its jurisdiction over such matters and the Property. Developer will follow the authorizations and permit conditions, as may be amended from time to time, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, will address mitigation of certain impacts of the BRC development. The permit is issued under the authority of an agency other than County and, therefore, is subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and assigns are hereby placed on notice of this permit and its application to development which they may propose to undertake within BRC.

(16) As part of any AIDA phase that will discharge to Owl Creek, Trout Creek, and/or Telegraph Creek, 100-year three-day storm event calculations will be provided for the setting of finished floor elevation
and the determination that the peak volume stored in the pre-
development condition is equal or exceeded by that stored in the post
development condition.

(17) The Developer shall reduce the introduction of fill material outside
approved development pods into the 100-year flood plain where
practical. Structures outside approved development pods, but built
in the 100-year flood plain, should be built as elevated structures and
not as monolithic slabs on fill soil.

C. Incremental Review.

(1) Subsection A and B above in this provision 4 (Stormwater
Management) constitute the “Stormwater Plan” for BRC.

(2) The Incremental review will address compliance of the Increment
with the Stormwater Plan and any changes to the adopted floodplain
maps.

(3) The Incremental review will include an assessment of any pertinent
information developed pursuant to a condition of the MDO
development order which has been developed since the MDO
development order was issued in order to determine if that new
information shows that a change in the Stormwater Plan is needed
in order to provide the same level of protection, remediation, or
mitigation that is contemplated in the MDO Development order.
5. **TRANSPORTATION**

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

B. **Conditions for Development Approval.**

1. **Master Traffic Study**

   a. The Master Traffic Study is the analysis of the buildout of the Development Program and the horizon year traffic conditions in year 2040. It is a guide to the roadway network and improvements anticipated to be needed to support all area development including the BRC Development Program by the year 2040 and it is intended for use only with the BRC Development Program. As a long range “snapshot” of horizon year conditions, it is anticipated that the mobility network and area growth will change and be revised as the BRC develops. By way of background, the initial Master Traffic Study was prepared by the Developer (“Developer’s Initial Master Traffic Study”), which was adequate for the “snapshot” purpose of the Master Development Order, recognizing that additional validation adjustments would be needed for use in Incremental Development Orders. At the time of initial approval of the Master Development Order, the Florida Department of Transportation (“FDOT”) was working on a district-wide travel demand model, but it was not yet completed. On August 27, 2008, FDOT informed the
Developer, County and Lee County that the FDOT district-wide travel demand model ("FDOT D1 District-wide Model") was available for use for Babcock Ranch. FDOT, County, Lee County and the SWFRPC accepted the use of the FDOT D1 District-wide Model for Babcock Ranch, without sub-area or corridor model refinements for Increment 1-Phase 1. Recognizing that the FDOT D1 District-wide Model may require sub-area and/or corridor model refinements to be made within the transportation impact area of the BRC for future increments, refinements, if any, will be made consistent with the procedures outlined in Chapter 4 of the FDOT Project Traffic Forecasting Handbook.

(b) The Charlotte County Babcock Ranch Overlay District (the BROD), FLU Policy 6.4.20, recognizes that the BROD is a mixed-use community with a compact urban form that contemplates commercial, office, industrial and institutional uses, and specifies that the community capture rate ("CCR") for the BRC shall be maximized, with a targeted internalization of between 50% - 70%. The Developer’s Master Traffic Study Update reflects the mixed-use character of the Community and consequently maximizes the “community capture” elements, resulting in a trip capture rate for the buildout of the BRC of 66% on a peak hour basis. The 2040 roadway
network and candidate roadway improvements resulting from
the Developer’s Master Traffic Study Update based on that
trip capture rate for the development components are set forth
in Exhibit F attached hereto and made a part hereof by
reference. Exhibit F also identifies, under 2040 conditions
and the 66% CCR, those regionally and locally significant
road segments that are projected to be significantly impacted
by the BRC and for which a service deficiency is also
projected (“Impacted Segments”). The Developer’s Master
Traffic Study Update also identifies the improvements which
may be anticipated by 2040 under the 66% CCR to the
Impacted Segments and may be subject to mitigation for
Babcock’s traffic impacts in order to maintain the adopted
level of service (LOS) targets at the time of an incremental
traffic assessment.

(c) A supplemental traffic assessment was also prepared for the
Master Development Order by the Developer at the request
of review agencies to identify the potential 2040 roadway
conditions and candidate roadway improvements resulting
from the MDO Traffic Study Update based on the initial
internal capture rate (“ICR”) of 22%, as mandated in the initial
Master Traffic Study. The roadway network and candidate
roadway improvements based on that 22% ICR also are set
forth in Exhibit F attached hereto and made a part hereof by reference. Exhibit F also identifies, under those 2040 conditions, the same information for the 22% ICR scenario as for the 66% CCR scenario, including those regionally and locally significant road segments that are projected to be significantly impacted by the BRC and for which a service deficiency is also projected ("Impacted Segments") and the improvements which may be anticipated by 2040 to the Impacted Segments under a 22% ICR in order to maintain the adopted level of service (LOS) targets. The road network presented in Exhibit F is a 2040 horizon year projection that will be updated periodically as set forth below in Condition 5.B.(2) to reflect changing conditions in the area. This 22% ICR is to be applied only for the First Increment and will not be used with future increments or Master Traffic Study Updates.

(d) The significant impacts, roadway network, and roadway improvements identified in Exhibit F hereto are provided for comparison purposes between the ICR and CCR scenarios described above. As specified under Conditions 5.B.(2)(a), (2)(b), (2)(c), and (2)(d) below, as data from the traffic monitoring program becomes available, as specified under Conditions 5.B.(3)(a) and 5.B.(3)(b) below, this data will be
incorporated into the Master Traffic Study Updates as
described in Condition 5.B.(2) below. Exhibit F will then be
re-evaluated and revised as specified in Condition 5.B.(2)
below.

(e) For purposes of the First Increment, the 22% ICR portions of
Exhibit “F” controlled the measurement of significant impact
for the Incremental DRI traffic study. Future Increments shall
use the revised Exhibit “F” as re-evaluated either under
Condition 5.B.(2)(a) or B.(2)(b), as applicable.

(2) Master Traffic Study Updates

(a) (1) The first update of the Master Traffic Study was
approved by Resolution 2011-485 on December 13, 2011
(“Initial Master Traffic Study Update”).

The 2020 Master Traffic Study Update is hereby approved
through this Master Development Order Amendment.

(2) a. Each update of the Master Traffic Study will
include a reassessment of the internal capture and external
trips consistent with paragraph 5.B.(2)(a)(1) above, Trip
Generation, the ITE Trip Generation Handbook, and the
FDOT Site Impact Handbook, the FDOT D1 District-wide
Model, as it may be adjusted pursuant to professionally accepted techniques applicable to communities of the size, location, mix of uses, and design of Babcock or other travel demand modeling techniques and data that reflect the size, location, mix of uses, and “smart growth” design of the project, and with consideration of the cumulative impacts of previously evaluated increments and monitoring data up to the point of commencement of that particular Master Traffic Study Update.

b. Due to its size and mix of uses, the BRC will be divided into a number of traffic analysis zones (TAZs) and tracts, which are combinations of TAZs. The size, location and number of TAZs will be determined by the Developer. There shall be no minimum or maximum number of TAZs or tracts.

c. Adjustments to the FDOT D1 District-wide Model in accordance with 5.B.(2)(a)(2)(a) for estimating trip capture within a large scale community like the BRC, the community capture and external trips for the BRC will be estimated using the following procedures.

(i) The total new trips generated by the BRC development as identified in the Master Traffic Study Update and based on accepted standard
methods of calculation will be reduced as identified in the sections below.

(ii) There are standard mixed land uses (residential, office, retail) for the mixed use development concepts of the ITE Trip Generation Handbook “Mixed Use Development”. For those standard land uses, and using the tract as a single TAZ, calculate, using the methods of the ITE Trip Generation Handbook “Mixed Use Development”, the internal capture within the tract.

(iii) For each non-standard land use (those land uses not included in the ITE Trip Generation Handbook methodology) within each tract, the trip capture for those non-standard land uses will be discussed at the methodology meeting.

(iv) Using the FDOT D1 District-wide Model, applicable at that time, determine the trip capture between the individual tracts within the BRC.

(v) Estimate the number of pass-by trips consistent with the then most recent editions of the ITE Trip Generation Handbook, and the FDOT Site
Impact Handbook. Only those retail uses which are adjacent to the primary public roadways will be eligible for external pass-by trips. Retail that is not adjacent, whether contained internally or substantially set back without direct access to the major public roadways will be discussed at the methodology meeting.

(vi) The remaining net new trips are external to the BRC and will be assigned to the regional roadway network by the FDOT D1 District-wide Model, applicable at that time.

(vii) In the alternative, Developer may use an alternative methodology for estimating community capture rate if reviewed and approved by FDOT, County, Lee County, and SWFRPC.

(b) (1) Due to the long term buildout of the Project (over 20 years) and potentially changing conditions in the study area, periodic updates of the Master Traffic Study are required and will use the most current, validated FDOT D1 District-wide Model in effect at the time of the commencement of the Master Traffic Study Update. After the Initial Master Traffic Study Update specified in Condition 5.B.(2)(a)(1), additional updates
shall be conducted and submitted no later than five (5) years after the effective date of the most recent previous update. The Developer may update the Master Traffic Study at any time during that five (5) year period. Each updated Master Traffic Study will be a complete update similar to the original Master Traffic Study and will result in a Revised Exhibit F. The Master Traffic Study Update shall consider the possibility of a new east-west transportation corridor between SR 31 and I-75, and may consider related corridor studies and interchange justification reports, as determined appropriate in the transportation methodology meeting. A transportation methodology meeting will be held with County, Lee County, the SWFRPC and FDOT prior to the conduct of each Master Traffic Study Update.

(2) Each update of the Master Traffic Study will include a reassessment of the community capture and external trips consistent with paragraph 5.B.(2)(a)(1) above.

(c) Subsequent Increments, including phases, if applicable, will use the FDOT D1 District-wide Model or the most current, validated FDOT D1 District-wide Model in effect at the time. Two different model runs (without DRI and with DRI) will be used for each Master Traffic Study Update.
(d) The methodology for Master Traffic Study Updates will be coordinated through the SWFRPC and include County, Lee County, and FDOT. Any amendments to the Master Development Order resulting from a Master Traffic Study Update shall be processed as an amendment. The Master Traffic Study Update process will consist of the following steps and timeframes:

(i) Initial informal coordination meeting to discuss and establish the appropriate methodology, between the Developer and SWFRPC, County, Lee County, and FDOT.

(ii) Submittal of proposed methodology by the Developer to the SWFRPC not less than 14 days in advance of the formal methodology meeting for distribution to the State and Regional review agencies.

(iii) Formal methodology meeting between the Developer and the State and Regional review agencies coordinated by the SWFRPC.

(iv) SWFRPC, within 35 days of the conclusion of the formal methodology meeting(s), will document the findings and agreements made by the participants including a summary of all assumptions agreed upon at the meeting.
(v) SWFRPC shall allow State and Regional review agencies not less than 14 days to agree or disagree in writing with the meeting summary.

(vi) If agreement cannot be reached with all the State and Regional Review agencies, the SWFRPC will designate a methodology in writing to be used by the Developer.

(vii) The Developer shall submit for approval the Master Traffic Study Update and revised MDO Exhibit F to the SWFRPC through the development order amendment process, for distribution to County FDOT, and Lee County.

(viii) Public hearings will be conducted in accordance with the County’s procedures for processing development order amendments in coordination with the SWFRPC.

(3) **Biennial Monitoring Program**

On a biennial basis, the Developer shall submit a DRI traffic monitoring report to the following entities: County, FDOT, Lee County, and the SWFRPC. The first monitoring report shall be submitted two (2) years after the recorded date of the approval of the first AIDA Development Order, unless no buildings have been physically occupied by a permanent user. Once a building in Babcock is occupied by a permanent user the biennial traffic
monitoring requirement will commence. For the purposes of growth management the Biennial Monitoring will monitor the external trips generated by occupied uses in Babcock. The traffic monitoring program must include the following.

(a) 2-hour AM peak hour and 4-hour PM peak hour turning movement counts and 72-hour machine traffic counts at the BRC’s access points onto the external public road network external to the Property; the 72-hour traffic counts will be derived from the permanent traffic counters installed at Babcock’s ingress/egress points as described in Condition 5.B.(7) below.

(b) A comparison of the field-measured Project external trips to the Project’s external trips estimated in the MDO and the Incremental traffic studies.

(c) The level of service of all access points between the Project and the external road network.

(d) A summary of construction and development activities to date, using the categories of the Master Development Program.

(e) An estimate of the level of development expected to be added by the Project for the forthcoming year.

(f) The status of the mobility improvements required by any prior Incremental development program.
(g) The status of mobility improvements identified as committed in the Master Traffic Study or Incremental traffic studies.

(h) An estimate of the construction traffic at the Project’s access points onto the public roadway network external to the Property.

(4) The Developer shall promote efficient pedestrian and bicycle movement within and between the development’s components and to adjacent properties. The Developer shall link the uses and subdivisions, hamlets, town centers and free-standing facilities through a series of sidewalks, bike paths, walking trails and internal roadways of various functional classifications. The Developer shall promote transit service through the inclusion of bus stops or other appropriate transit access points in site design, consistent with the County and Lee County Comprehensive Plans and transit plans, if any. The location of bus stops and transit access points shall be planned and integrated with the BRC bicycle and pedestrian plan.

(5) The Developer shall prepare a transit feasibility study of providing public transportation to and from Babcock at the request of County. The transit feasibility study will evaluate, among other things, the feasibility of providing public transportation, timing of the implementation of the system, system routing, vehicle type, headways, funding sources, and capital and operating costs. In an
effort to ensure sufficient population to support this type of transit service, the Developer shall coordinate the initiation of this study with transit representatives from County, Lee County, and the FDOT. The Babcock development will be credited with an appropriate reduction in net external trips for the implementation of such a public transit component. The cost of the study may be credited against Developer's proportionate share mitigation.

(6) The Developer installed permanent traffic count stations at the BRC ingress/egress points on the external road network at Greenway Boulevard, Lake Babcock Drive, and Cypress Parkway, and at the County lines on SR31. The equipment will be turned over to County and County will own and maintain the permanent count station equipment. The cost of the permanent count station equipment will be credited against the DRI's traffic mitigation obligation. Data from the count stations shall be made available in a digital format on a periodic schedule agreed to by County and Developer and without any cost to Developer.

C. Incremental Review.

(1) Incremental Review Analyses.

Development within the BRC, as identified in the AMDA, will undergo a traffic review through an incremental process with traffic studies prepared for each Increment. A transportation methodology meeting will be held with County, Lee County, FDOT, and the SWFRPC prior to initiating this study.
This will allow the study to address specific issues that may be related to any particular Increment. Each Incremental Traffic Study, other than the traffic studies for the initial Increment 1, will establish the trip capture rate for that Increment consistent with Condition 5.B.(2) which will determine the maximum number of PM peak hour trips external to the Property for that Incremental development program. Professionally accepted techniques and data, including FDOT’s then current Site Impact Handbook (or its equivalent) and the then current Subdivision Traffic Study Guidelines for County may be considered in establishing the methodologies for the Incremental studies. If agreement cannot be reached with all the State and Regional Review agencies, the SWFRPC will designate a methodology in writing to be used by the Developer.

As a part of this effort, a traffic study will be prepared in support of that Increment. The Project’s trip capture rate, estimated number of external PM peak hour trips, traffic impacts, proportionate share of needed improvements, pipelining of the proportionate share, and mitigation will be established for each Increment. A traffic study will be prepared for each Incremental level of development. The traffic study in support of each Increment will estimate the trips external to the Property for that Incremental development program and will include the following.
(a) Road segment evaluation of those external road segments significantly impacted by the Incremental development program for the MDO significant impact area per Exhibit “F”.

(b) Intersection evaluations of those external intersections significantly impacted by the Incremental development program.

(c) Identification of potential roadway improvements needed to support that level of development and all area growth coincident with buildout of that Incremental development program at the BRC for the MDO significant impact area per Exhibit “F”.

(d) Identification of the Project’s proportionate share of those needed roadway and intersection improvements. Proportionate share mitigation shall be limited to ensure that if Babcock meets the requirements of Section 163.3180, F.S., it shall not be responsible for the additional cost of reducing or eliminating backlogs. The project’s proportionate share shall be directed (i.e. “pipelined”) to one or more mobility improvements that benefit a regionally significant transportation facility. The funding of one or more required mobility improvements that will benefit a regionally significant transportation facility consistent with Section 163.3180(12), F.S., satisfies concurrency requirements as mitigation of
Babcock’s impact upon the overall transportation system even if there remains a failure of concurrency on other impacted facilities.

(e) Identification of the Project’s traffic mitigation conditions to address its proportionate share of needed mobility improvements and any pipelining of that proportionate share, but not including mitigation for backlogged conditions. Mitigation for impacts to facilities on the State Strategic Intermodal System shall be made after consultation with and with the concurrence of FDOT. Traffic mitigation conditions would include, but not be limited to, commitments to construct or pay for certain mobility improvements, provision of right-of-way, provision of design plans in support of improvements, cash payments to County or applicable maintenance agency and/or combinations of the above, and a mitigation payment schedule.

(f) Each Incremental traffic study will include any previously evaluated Increment as Project traffic. Mitigation provided by any previously evaluated Increment shall be credited to the overall impact of the Project.

(g) An accounting system will be established so that if the field measured external trips at the end of the particular Increment are less than previously estimated for that Increment, the
Developer would be entitled to credits which can be used by the Developer, sold to other parties or carried over to the next Increment. Alternatively, if the actual traffic for that particular Increment is greater than previously estimated, then the Developer will be required to mitigate those additional traffic impacts as part of the then under review Increment.

(h) The development approved in each Increment will be vested for traffic concurrency purposes through the scheduled payment of its mitigation requirements (proportionate share) for mobility improvements. The payment schedule and the details of that payment schedule must be established in an enforceable agreement with County or the applicable maintenance agency.

(i) As provided in the MDO Agreement, an Incremental traffic study may consider relevant information from previously approved studies or Increments, but no Incremental review will result in a requirement to revise any element or requirement of a previously approved Increment other than the provision in item 5.C.(g) above. Conditions identified in the most recently approved Incremental Development Order or Amended Development Order will control for the purposes of transportation mitigation, unless otherwise noted in the Development Order.
(2) Site Plan and Subdivision Plan Approval Within An Increment.

Site plan and subdivision plan approvals within an Increment will be evaluated for consistency with the Incremental traffic study as set forth below.

(a) Review the requested approval to verify that the development parameters of the requested approval, when combined with the parameters of any other requested approval already reviewed and approved within the Increment and reflective of any land use conversions, are consistent with the level of development evaluated during the Incremental traffic study.

(b) Review of the requested approval to verify that the projected external trips of the requested approval, when combined with the estimated external trips of any other requested approval already reviewed and approved within the Increment and reflective of any land use conversions, does not exceed the external trips evaluated during the Incremental traffic study.

(c) Review of the requested approval’s access points onto the public roadway network external to the Property to determine if: 1) the proposed access points are consistent with the access established in the MDO; 2) the access point intersection will operate at acceptable levels of service coincident with the buildout of the requested approval; 3) identify needed improvements, including signalization, at the
access point intersections to maintain acceptable levels of
service; and 4) identify the estimated turn lane storage lengths
for the needed turn lanes at the access point intersections.

(3) The Developer may, at its sole discretion, determine the size,
boundaries, land uses, timing, and termination of each Increment.
The Developer may file one or more AIDA’s for concurrent,
overlapping, or sequential increments. Provided, however, the entire
project as reflected in this MDO may not be submitted in only one
increment, and any one filing of one or more AIDA’s will not include
cumulatively among the filing more than fifty percent (50%) of the
entire MDO Development Program.

(4) (a) The Developer’s proportionate share obligation, as
established per each Increment, shall be directed or pipelined,
pursuant to section 163.3180(12), Florida Statutes, to one or
more required mobility improvements which may or may not
be a part of the AMDA roadway network, which benefit a
regionally significant transportation facility and which can be
funded by the Developer’s proportionate share. The funding
of one or more required mobility improvements that will benefit
a regionally significant transportation facility consistent with
Section 163.3180(12), F.S. satisfies concurrency
requirements as a mitigation of Babcock’s impact upon the
overall transportation system even if there remains a failure of concurrency on other impacted facilities.

(b) The Developer may also utilize proportionate fair-share mitigation, consistent with Section 163.3180(16), which may be directed toward one or more specific transportation improvements reasonably related to the mobility demands created by the development and such improvements may address one or more modes of travel. Proportionate fair-share mitigation shall be limited to ensure that a development meeting the requirements of Section 163.3180(16), Florida Statutes, mitigates its impact on the transportation system but is not responsible for the additional cost of reducing or eliminating backlogs. The funding of any improvements that significantly benefit the impacted transportation system satisfies concurrency requirements as a mitigation of the development’s impact upon the overall transportation system even if there remains a failure of concurrency on other impacted facilities.

(5) In addition to, or in the alternative to the pipelining described in provisions 5.C.(1)(d) and 5.C.(4)(a) above, the developer may also mitigate its traffic impacts pursuant to 73C-40.045, F.A.C.

(6) Incremental Biennial Monitoring Controls.
(a) If the biennial traffic monitoring report for any two year period reveals that the Project’s field measured external trips generated by occupied land uses is 80% or more of the maximum number of external PM peak hour trips for the completed Increment(s) and the approved, but uncompleted, Increments and the occupied land uses are less than 50% of the development program approved for approved, but uncompleted, Increment(s), the Developer shall, within 90 days of the date of the biennial traffic monitoring report, meet with County Public Works to determine if the most recently approved Incremental traffic study must be updated. If an updated traffic study is required, then an updated list of significantly and adversely impacted road segments and corresponding adjustments in the Increment’s proportionate share which are needed to complete the most recently approved Increment will be identified in that updated study.

(b) If the biennial traffic monitoring report for any two year period reveals that the Project’s field measured external trips generated by occupied land uses exceed the maximum number of external PM peak hour trips for the completed Increment(s) and the approved, but uncompleted, Increment(s), the most recently approved Incremental traffic study will be updated within 120 days of the date of the
biennial traffic monitoring report. For that most recently approved Increment, this may result in an updated list of significantly and adversely impacted road segments and a corresponding adjustment in the Increment’s proportionate share with the additional proportionate share being directed to one or more mobility improvements as set forth in Condition 5.C.(4).

(c) Alternatively, if the Project’s field measured external trips exceed the maximum number of external PM peak hour trips for the completed Increment(s) and the approved, but uncompleted, Increment(s), the Developer may declare the most recently approved Increment to be complete in terms of external trips and development program and may submit a new AIDA and Incremental traffic study which may include land area not used in the Increment deemed complete.

(d) If, at the buildout or completion of an Increment, the measured external trips are less than the maximum number of external trips established for the Increment, then the difference in the proportionate share represented by the difference in those external trips will be credited against the proportionate share projected to be produced by the next subsequent Increment(s).
(e) Every two years, the results of the traffic monitoring report will be compiled with the results of the previous reports. The data from these monitoring reports will be used with respect to the applicable components of the development program prepared for the next Increment, as well as the updates of the Master Traffic Study.

(f) Under Conditions 5.C.(6)(a), (b), and (d) above, development (including but not limited to: planned development, site plan, and sub-division approvals; building permits; construction; and certificates of occupancy) pursuant to Incremental approvals will not be suspended while the traffic study updates and any adjustments required by those provisions are being finalized.
6. VEGETATION, WILDLIFE, AND WETLANDS

A. Representations and Commitments as Conditions.

(1) The exotic pest plant impacted areas and native plant communities (approximately 5000 acres) will be managed and incorporated into the final preservation areas and consolidated north-south flow-ways and east-west greenways.

(2) The upland preserve/conservation areas and the wetland preserves will have management that optimizes the value and function of these areas of native habitat.

(3) There will be an average 100-foot setback from the State Preserve and an average 50-foot setback adjacent to wetlands.

(4) Internal roadways will be used to inter-connect separate development pods and will be constructed with wildlife crossings in areas where they cross wildlife corridors. The designs, sizes, and locations of these crossings will be coordinated with County and coordinated and approved by staff from the Florida Fish and Wildlife Conservation Commission (FWC) and the US Fish and Wildlife Service (USFWS). Internal roadways may be constructed across and through primary flow-ways, as long as the hydrological and wildlife corridor functions are maintained through the crossings. The number of such roadways, not including pedestrian boardwalks and bike, electronic cart, hiking, and equestrian trails (paved or
otherwise), shall be the minimum necessary for safe and efficient public accessibility between development pods.

(5) Roadway layouts in the wildlife corridors will be designed to reduce traffic speeds and minimize the risk of vehicle/wildlife collisions. Traffic calming devices will be employed where appropriate, but will not serve as a substitute for wildlife under crossings or over crossings, unless approved by FWC and USFWS.

(6) Littoral shelves will be constructed within lake systems and will provide additional foraging areas for wildlife. Littoral shelves will be provided along a minimum of ten percent (10%) of the length of the shoreline of each such lake. Littoral shelves will be designed to mimic the functions of natural systems by establishing shorelines that are sinuous in configuration in order to provide increased length and diversity of the littoral zone. Where appropriate, specific littoral shelf planting areas will be established to provide feeding areas for water dependent avian species. Developer will ensure that recorded restrictions on the Property prohibit the removal of littoral shelf plants, unless replaced with similar plants.

(7) Site lighting standards will be modeled after the International Dark-Sky Association or similar guidelines. Street lighting will use mechanisms to reduce light pollution such as full shield cut-offs to prohibit light from shining upward, low intensity lighting and other acceptable techniques. Greenways, conservation areas and
undeveloped areas bordering these areas where there are unpaved trails will be unlit, or lit to the extent necessary for safety reasons only during periods of designated use.

(8) Golf courses will be designed to comply with the goals of the Audubon International Signature Program – Silver Level certification program, with best management practices developed by the Florida Department of Environmental Protection under Section 403.067, F.S. (2005), or with other equivalent certification programs or equivalent best management practices.

(9) During the construction process, appropriate measures will be taken to minimize impacts to preserved wetlands and to water quality. Wetland and upland buffer areas to be preserved will be clearly marked in the field to avoid damage of and intrusion into protected areas. Appropriate construction Best Management Practices will be employed. Prior to commencement of construction near preserved wetlands, including proposed water control structures, erosion control devices will be installed to control and reduce soil erosion, sediment transport and turbidity. Such devices (e.g., silt fencing, temporary sediment traps, impoundment areas to control excessive discharges, etc.) will remain in place throughout the duration of construction in an area until construction zones and surrounding areas are stabilized.

(11) Freshwater marsh creation areas will be over excavated and backfilled to final grade with organic soils. Tree, shrub, and prairie planting areas will have topsoil furloughed from the grading area or organic mulch added to achieve final grade.

(12) Two hydrologic improvement projects are proposed, one in Curry Canal and one on the west side of Telegraph Swamp and southeast of Hamlet II. At a minimum, each project will have new or modified water control structure(s).

(13) The Developer has prepared an environmental sustainability plan for the Property which calls for protecting environmentally sensitive wetlands and uplands areas, providing for mitigation of certain disturbed areas, enhancing preservation areas, preserving agricultural areas, establishing Greenways and public recreation and environmental education programs. As part of the Developer's implementation plan, the Developer will utilize conservation
easements as set forth below. Areas in the Developer's plan identified for mitigation on the Property will be included in the ERP for placement under a conservation easement. Wetland Areas in the Developer's plan which are not impacted by the project will be protected by a conservation easement. Prior to the expiration date of this Development Order, existing agricultural uses located within the project but which are outside of the development areas shown on Map H will be placed under a conservation easement which will allow for the continuance of agricultural operations. The upland enhancement and preservation areas identified in the Developer's plan on the Property will be placed under conservation easements. Acreages referenced in the Developer's plan are subject to change based on future permitting considerations. All required easements will be granted to the SFWMD or other appropriate governmental entity with a compliance monitoring staff. Easements not required by a condition of an environmental permit may be granted to an appropriate governmental entity or to a non-profit charitable entity that exists for the purpose of holding land for conservation purposes with a compliance monitoring staff. The recording of the conservation easements will be phased concurrent with various AIDA’s, construction, and plat approvals.

(14) (a) To the maximum extent reasonably practicable, above-ground and underground utility lines (e.g., water, sewer,
electric, gas, telephone, cable, electronic, etc.) will be located within or adjacent to roadway corridors on the Property. Where this is not practicable, Developer shall consult with County and the pertinent utility to establish a location which minimizes to the maximum degree reasonably practicable impacts on upland enhancement and preservation areas.

(b) With respect to the location of major utility transmission lines on the Property, Developer will consult with County and the pertinent utility prior to such location in an effort to minimize impacts from such lines on environmental resources located on the Property.

(c) Nothing herein shall preclude the location of utility or transmission lines within the north/south “Limited Transportation, Pedestrian and Utility Corridor” shown on Exhibit “B” hereto.

(15) BRC greenways will be maintained in their natural state and kept free of refuse and debris. Category I exotic pest plants as defined by the Florida Exotic Pest Plant Council (EPPC), in effect at time of permitting, will be controlled to ninety-five percent (95%) occurrence (except for torpedo grass, *Panicum repens*, and cogon grass, *Imperata cylindrica*, that will be controlled to a ninety percent (90%) occurrence) in non-agricultural greenway areas. Category II pest plants, as defined by the Florida Exotic Pest Plant Council (EPPC),
in effect at time of permitting, and other plants reaching a problematic, invasive level will also be controlled to reasonable and achievable levels in non-agricultural greenway areas. Maintenance of these preserve areas will be conducted in perpetuity consistent with state, local, and federal government environmental permit approvals.

(16) The prescribed fire plan for BRC will be a program that mimics the natural fire cycle for the various habitat types identified within the mitigation and preserve areas. Prescribed burning will be planned and carried out by a Certified Prescribed Burn Manager (as licensed by the Florida Division of Forestry) and experienced fire crew.

(17) The Developer shall dedicate a one (1) acre site and provide a 3,000 square feet, pre-fabricated, shell building to County for mosquito control operations use pursuant to the schedule shown on Exhibit “D” hereto.

B. Other Conditions.

(1) Integrated Pest Management (“IPM”) will be utilized in BRC. IPM will involve the monitoring of sites for pest related problems, determining when a problem needs attention and taking appropriate action with the least amount of environmental impact. IPM will maximize the use of biological controls (i.e., bat houses, etc.), organic pest control methods, insecticidal soaps, and fish oils beneficial to lowering the
environmental impact of pest control. Property and homeowner education will also be an IPM component within the Community.

(2) All USFWS and FWC threatened and endangered species management plans (“T&E Plans”) for the documented listed species including Florida panther (*Puma concolor coryi*) (E), Florida bonneted bat (*Eumops floridanus*) (E), wood stork (*Mycteria americana*) (T), beautiful pawpaw (*Deeringothamnus pulchellus*) (E), Florida sandhill crane (*Grus canadenis pratensis*) (T), Eastern indigo snake (*Drymarchon corais couperi*) (T), little blue heron (*Egretta caerulea*) (T), tricolored heron (*Egretta tricolor*) (T), gopher tortoise (*Gopherus polyphemus*) (T), American alligator (*Alligator mississippiensis*) (T S/A), crested caracara (*Caracara cheriway*) (T), roseate spoonbill (*Platalea ajaja*) (T), and Florida burrowing owl (*Athene cunicularia floridana*) (T) approved at the time of issuance of this Development Order are incorporated by reference herein and made a part hereof. Any additional species which are listed after the issuance of this Development Order and which are documented in an AIDA shall have a T&E Plan developed and approved by USFWS and FWC and said plan shall be incorporated by reference as a condition of the particular incremental development order.

(3) The SFWMD issued Permit Number 08-00119-P on July 6, 2006, which includes certain authorizations and permit conditions, in accordance with its jurisdiction over such matters and the Property.
Developer has committed to follow this permit and its conditions, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, addresses mitigation of certain impacts of the BRC development. Such permit is issued under the authority of an agency other than County and, therefore, shall be subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer's compliance with the conditions of said permit. Developers' successors-in-interest and assigns are hereby placed on notice of this permit and its potential application to development which they may propose to undertake within BRC.

(4) The USACE issued Permit Number SAJ-1992-264(NW-TWM) on May 22, 2006, which includes certain authorizations and permit conditions, in accordance with its jurisdiction over such matters and the Property. Developer has committed to follow this permit and its conditions, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, addresses mitigation of certain impacts of the BRC development. The permit is issued under the authority of an agency other than County and, therefore, is subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and
assigns are hereby placed on notice of this permit and its application
to development which they may propose to undertake within BRC.

(5) The USACE issued Permit No. SAJ-2006-6656 (IP-MJD) which
includes certain authorizations and permit conditions, in accordance
with its jurisdiction over such matters and the Property. Developer
has committed to follow this permit and its conditions, which is a
separate and enforceable legal document in accordance with its
terms. Compliance with this permit, as it may be amended from time
to time, addresses mitigation of certain impacts of the BRC
development. The permit is issued under the authority of an agency
other than County and, therefore, is subject to enforcement by the
issuing agency. County will assist said agency, if requested, in
monitoring Developer’s compliance with the conditions of said
permit. Developers’ successors-in-interest and assigns are hereby
placed on notice of this permit and its application to development
which they may propose to undertake within BRC.

(6) The SFWMD issued Permit No. 08-00004-S-05 (Application No.
070330-5) to Developer for a conceptual ERP in accordance with its
jurisdiction over such matters and the Property. Developer will follow
the authorizations and permit conditions, which is a separate and
enforceable legal document in accordance with its terms.
Compliance with this permit, as it may be amended from time to time,
dresses mitigation of certain impacts of the BRC development.
The permit is issued under the authority of an agency other than County and, therefore, is subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and assigns are hereby placed on notice of this permit and its application to development which they may propose to undertake within BRC.

C. Incremental Review.

(1) The threatened and endangered species management plan (“T&E Plan”) is that plan for threatened and endangered species provided for in the ERP and USACOE Permit (“ACOEP”) for Babcock Charlotte, as may be amended from time to time.

(2) The incremental review will address compliance of the increment with the T&E Plan. It will also address the detailed plan to protect any wetlands in the increment or to mitigate for proposed impacts on such wetlands. Upland habitats of threatened and endangered species (not including species addressed in the Biological Opinion of the U.S. Fish and Wildlife Service for Babcock Charlotte) which are not addressed by the T&E Plan shall also be addressed in the AIDA to maintain such habitats to the extent practicable with the development planned for those areas, or to relocate affected listed species to other appropriate habitat.
The incremental review will include an assessment of any pertinent information developed pursuant to a condition of the MDO which has been developed since the MDO was issued in order to determine if that new information shows that a change in the T&E Plan is needed in order to provide the same level of protection, remediation, or mitigation that is contemplated in the MDO.

Each AIDA shall identify the number of acres to be contained in the Increment with respect to each of the following Greenway categories and the percentage of the total of each and shall include a companion map:

(a) Greenway acreage not under conservation easements
   (i) agricultural lands
   (ii) non-agricultural lands

(b) Greenway acreage under conservation easements
   (i) wetland conservation
   (ii) wetland enhancement
   (iii) upland conservation
   (iv) agriculture

Each AIDA shall identify any conservation easements over wetlands and uplands which have been delivered.

Each AIDA shall include a copy of any wildlife survey which has been conducted pursuant to an ERP or ACOEP since the last AIDA was filed.
(7) Each AIDA shall provide an updated Greenway Map.

(8) Each AIDA including roadway within a wildlife corridor will detail the roadway design features to be employed with regard to surface material, lighting, signage, access, and speed limits. The existing unpaved North/South road corridor located along the east Property line may serve as a transportation, pedestrian, and utility (e.g. wells, lift stations, transformers, pump stations, associated lines and infrastructure for water, wastewater, gas, electric, cable, electronic, etc.) corridor consisting of not more than 120 feet in width with a maximum speed limit of 20mph. The existing North/South road shall not be modified beyond its current existing maximum width, nor paved, unless such modification has been considered in an AIDA review and approved in an Incremental development order, or has been reviewed and approved pursuant to an amendment to a development order.

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7. WASTEWATER MANAGEMENT AND WATER SUPPLY

A. Representations and Commitments as Conditions

(1) **Low Flow Fixtures:** Low volume plumbing fixtures will be installed in all new homes and businesses. The plumbing fixtures will comply with the following maximum flow volumes at 80 psi:

- Toilets: 1.28 gallons per flush
- Shower heads: 2.5 gallons per minute
- Faucets: 2.0 gallons per minute

(2) **Customer billing by Town and Country Utilities Company will be based on the use of water conservation-based rate structures.**

(3) **Town and Country Utilities Company will distribute literature to households describing water conservation practices.**

(4) **Drought-Tolerant Landscaping:** The use of native landscaping and the Florida Yards and Neighborhoods Program principles will be incorporated throughout the project site.

(5) **Reuse Water:** Irrigation water will utilize reclaimed water produced by the water reclamation facility. During times when irrigation demand exceeds reclaimed water supply, irrigation water will be derived from the on-site lake system. The lake system will be replenished with ground water.

(6) **Leak Detection Program:** Reports of water leaks will be directed to personnel during business hours. Site tours and routine maintenance personnel trips along water supply and distribution
lines will also be conducted. On a monthly basis, customer metered usage will be compared to the master meter reading.

(7) **Irrigation System Design:** Rain sensors and/or soil moisture sensors are required for irrigation systems within the project site in order to preclude irrigation during rainfall events. The project will install low flow irrigation systems for common areas where reasonably practicable.

(8) **Fertilization Program:** Written fertilization guidelines will be developed that establish standards for all common area fertilization and guidelines for individual property owners. The guidelines will comply with SWFRPC Resolution 2007-1 to the extent adopted by County and as it may be modified by County from time to time, except that reuse irrigation water may be applied within 25 feet of a wetland or water body. The program will be based on the results of soil samples, water sources, drainage patterns, and the landscape planned. This program will be designed to provide sufficient nutrition to sustain density and vigor for the landscape plantings intended for the Community that will enhance their resistance to disease, weeds, and insects. Education of residents and landscape maintenance contractors will be included in the program.

The program standards will include an annual schedule for applications of controlled release and slow release fertilizers. The program will also identify appropriate buffer requirements for all
areas on the site with respect to wetlands and all natural or created bodies of water. The above fertilization program does not eliminate the requirement of compliance with any County fertilizer ordinance.

(9) Various types of on-site wastewater treatment systems may be used permanently at solar generating facilities, the North Babcock Area, restroom facilities in the project’s trail system, and any plant nursery, sod, or agricultural operations facilities. Pursuant to F.S. 381.0065(4), as may be amended, an operating permit must be obtained prior to the use of any aerobic treatment unit or if the establishment generates commercial waste. Buildings or establishments that use an aerobic treatment unit or generate commercial waste will be subject to annual inspections by the State Department of Health to assure compliance with the terms of the operating permit. Any currently permitted uses of such systems may continue pursuant to existing, modified, and renewed permits.

(10) On-site wastewater treatment systems may be utilized at selected locations such as construction trailers, sales centers, and other non-residential facilities where centralized sewer is not currently available. Each of these non-permanent systems must be licensed as in paragraph (9) above and may continue to be used for five (5) years from the date of installation of each system and thereafter must be abandoned in accordance with state and County regulations.

Notwithstanding the foregoing, models, sales centers and associated
construction trailers may be extended on an annual basis as needed and such consent by County shall not be unreasonably withheld.

(11) Bio-solids may be converted into a Class AA residual that may be used as a slow release fertilizer on the site, provided this use meets applicable permitting conditions for the site.

B. Other Conditions.

(1) The proposed water treatment and distribution and wastewater collection and treatment systems will be designed consistent with current industry standards in Southwest Florida.

(2) All potable water facilities, including any possible on-site potable water treatment plants, will be properly sized to supply average and peak day domestic demand, in addition to fire flow demand, at a flow rate approved by the County Fire Department.

(3) The lowest quality of water available and acceptable should be utilized for all non-potable water uses.

(4) Irrigation systems for new construction will comply with County’s irrigation and landscaping ordinance, as may be amended from time to time.

(5) Town and Country Utilities Company or its successor or assigns will provide water, wastewater, and reclaimed water to BRC.

(6) SFWMD issued Permit Number 08-00122 W, in October 2007, which includes certain authorizations and permit conditions, in accordance with its jurisdiction over such matters and the Property. Developer
has committed to follow this permit and its conditions, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, addresses mitigation of certain impacts of the BRC development. Such permit is issued under the authority of an agency other than County and, therefore, shall be subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and assigns are hereby placed on notice of this permit and its potential application to development which they may propose to undertake within BRC.

(7) Developer may apply for a permit(s) from the SFWMD for non-potable (landscape irrigation) withdrawals, in accordance with its jurisdiction over such matters and the Property. Upon issuance, Developer will follow the authorizations and permit conditions, which will be a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, will address mitigation of certain impacts of BRC development. Such permit will be issued under the authority of an agency other than County and, therefore, shall be subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and
assigns are hereby placed on notice of this permit application and its potential application to development which they may propose to undertake within BRC.

C. **Incremental Review.**

(1) The AIDA which includes the North Babcock Area shall identify the water and wastewater treatment option(s) which will be employed in the North Babcock Area.

(2) Each AIDA shall include an updated Primary Utility Corridor map.

(3) Each AIDA shall identify the source of water for the Increment and the service provider.

(4) Each AIDA shall identify the service provider and the type(s) of wastewater treatment system(s) to be used in the Increment and their duration(s) of use.

(5) Wastewater treatment options in the North Babcock Area may include decentralized facilities.

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8. **HISTORICAL AND ARCHEOLOGICAL SITES**

A. **Representations and Commitments as Conditions** - No relevant provisions.

B. **Other Conditions.**

(1) A Cultural Resources Survey was prepared and approved by the Florida Department of State, Division of Historical Resources (“DHR”). No cultural resources eligible for listing on the National Register of Historic Places were identified within the BRC, and the development is unlikely to affect historic properties. If any archaeological/historical resources are discovered during the development activities, all work that might cause damage to such resources shall cease immediately, and the Developer shall contact the DHR, SWFRPC, and County so that a state-certified archaeologist can determine the significance of the findings and recommend appropriate preservation and mitigation actions, as necessary.

(2) When County establishes a local register of historical sites, any sites in BRC which qualify for listing on the local register will be listed. Any protection of such resources will be subject to agreement between Developer and County.

(3) By the end of the second DRI Increment, Developer will establish a permanent display of the history of the Babcock Ranch, including but not limited to the railroad and telegraph facilities.

C. **Incremental Review.** – None.
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9. **EDUCATION**

A. **Representations and Commitments as Conditions.**

The Developer shall dedicate five school sites on the Property: three elementary schools (up to 20+ acres each), one middle school (up to 30+ acres), and one high school (up to 50+ acres), and an educational service center (up to 25+ acres). Site acreages are net developable acres exclusive of jurisdictional wetlands and listed species habitat areas. These sites will be delivered on the schedule set forth in Exhibit “D”, attached hereto, as that schedule or site dedication requirements may be revised by agreement of Developer and the Charlotte County School Board.

B. **Other Conditions.** Public facilities such as parks, libraries, and community centers shall be co-located with schools to the extent reasonably practicable. Elementary schools shall be encouraged as focal points for neighborhoods.

C. **Incremental Review.** Developer shall provide anticipated student generation numbers as part of an AIDA using student generation rates contained in the Student Impact Analysis form.

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10. POLICE AND FIRE [NOTE SUBJECT TO CHANGE based upon Ex D discussions]

A. Representations and Commitments as Conditions.

(1) Developer or District shall construct the shells of the law enforcement and fire/rescue buildings. The term “shell” means site preparation, foundations, laying of all utilities, exterior building structural components (including all exterior windows and doors), interior unfinished load-bearing walls and floors, stairs, elevators, and general building MEPF (mechanical, electrical, plumbing, and fire) systems, but not including MEPF systems specific to a floor plan layout. The building shells may be constructed in phases. The building shells shall be completed by Developer or District and turned over to County on the schedule set forth in Exhibit “D” attached hereto. Until the turnover to County, Developer or District shall be responsible for maintenance of the building shells and the associated building landscaping and any costs of operations elected by Developer or District to be incurred prior to said turnover(s). If the Developer or the District elects to operate any such buildings prior to turnover to County, County will consider an operational contract with District. The Developer or District shall be reimbursed from the impact fees, but only up to the amount of the impact fees collected from the Development (not including any interest earned by County), for the design and construction costs of those buildings and the costs
of all associated infrastructure; i.e., water, sewer, paving, drainage, landscaping, lighting, signage, etc. (collectively the “Costs”), but not for the sites. Developer or District shall be reimbursed by County from funds other than impact fees collected from the Development for the Costs of any portion of a building requested by County which is in excess of that required by County standards to satisfy the demand for the building created by the Development Program.

(2) Site acreages are net developable acres exclusive of jurisdictional wetlands and listed species habitat areas. The sites shall be conveyed with exotic pest plants removed, infrastructure provided, and on a schedule set forth in Exhibit “D” attached hereto.

B. Other Conditions.

(1) The fire flows required for the BRC will be provided. Adequate system storage and pumping capacity will be installed to provide the required flows. Distribution system pipes will be sized to deliver the fire flows to the buildings to meet the requirements of the National Fire Protection Association.

(2) As the development of the project progresses, the Developer will coordinate with the Sheriff’s Office prior to or during site plan review regarding security measures and features that will likely deter criminal activity in the BRC.

(3) Four sites totaling approximately 10.25+ acres will be dedicated for police and/or fire rescue operations and for a communications tower.
Site acreages are net developable acres exclusive of jurisdictional wetlands and listed species habitat areas. The Sheriff’s facility will be co-located within a central fire/rescue building on a 5.75 acre site. Any additional acres requested by County for such operations will be subject to payment by County pursuant to a purchase contract negotiated between Developer and County.

(4) The Developer has provided an interim fully operational double-wide trailer as the first Sheriff’s Sub-Station pursuant to the schedule in Exhibit “D”.

(5) An EMS vehicle has been provided by Developer pursuant to the schedule in Exhibit “D”. The housing of that vehicle will be the responsibility of County.

(6) The public purpose buildings and sites shall be subject to the land development regulations and architectural guidelines established for the Property.

(7) All law enforcement, fire, and EMS impact fees collected from the Development (not including any interest earned by County) shall be provided to Developer or District in the form of reimbursements.

(8) Babcock is intended to be a “Firewise” community and will employ “Firewise” principles where appropriate. The County’s Office of Emergency Management will cooperate with and assist the District in this endeavor.

C. **Incremental Review.**
(1) Each AIDA shall include an updated Exhibit “D” schedule.

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11. **SOLID/HAZARDOUS/MEDICAL WASTE**

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

B. **Other Conditions.**

1. The project shall be bound by all applicable recycling requirements in effect in the County at the time of the development, and all solid waste shall be disposed of by a waste hauler licensed by the State of Florida.

2. Any buildings where hazardous materials, or waste, is to be used, displayed, handled, generated or stored shall be constructed with impervious floors with adequate floor drains leading to separate impervious holding facilities that are adequate to contain and safely facilitate cleanups of any spill, leakage, or contaminated water.

3. Discharge of hazardous waste effluent into the sewage system shall be prohibited unless approved by a permit issued by FDEP. There shall be no discharge of hazardous waste or of medical wastes from medical facilities into septic tanks.

4. Any business within the BRC that generates hazardous waste will be responsible for the temporary storage, siting and proper disposal of the hazardous waste generated by such business. However, there will be no siting of hazardous waste storage facilities contrary to the County zoning regulations. There shall be no disposal of hazardous waste within the BRC.
(5) Any off-site disposal of hazardous waste will be the responsibility of the business that has generated the hazardous waste subject to all applicable local, state, and federal regulations.

(6) Restaurant operators will be required to comply with the County's grease trap ordinance that requires routine maintenance of the grease removal system.

(7) The responsibility for disposing of medical and hazardous waste lies with the waste generator in accordance with local, state and federal law.

(8) Any commercial operations that routinely handle extremely hazardous chemicals (such as the water and wastewater treatment facilities, hospitals and golf courses) will be required to comply with OSHA and NFPA fire and life safety requirements as well as all other local, state, and federal requirements.

(9) Natural gas is identified as a source of energy for the development. The Developer will meet with the Charlotte County Fire & Emergency Medical Services Department to advise it of the location of gas lines prior to installing such lines.

(10) All grease traps will be required to comply with local and state codes. The wastewater from these grease traps will be sent to a centrally located wastewater treatment facility, designed to comply with the applicable effluent quality requirements. The captured grease will be hauled off by a licensed hauler.
C. **Incremental Review.**

(1) Each AIDA will indicate whether or not the proposed Increment will be part of the County’s Sanitation District, and if not, what other option will be used. Each AIDA will include a letter from the service provider that collection will be provided and a letter of availability regarding landfill capacity for the proposed Increment.

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12. **AIR**

A. **Representations and Commitments as Conditions.**

Dust prevention on development sites will employ wet or other suppression options consistent with applicable NPDES requirements. Unpaved roads will be watered as needed. Paving of roads will be performed as early in the construction schedule as is reasonably possible.

B. **Other Conditions.**

BRC shall comply with any applicable FDEP regulations regarding air quality.

C. **Incremental Review.** – None.

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13. **HURRICANE PREPAREDNESS**

A. **Representations and Commitments as Conditions.**

The Developer or District will build the shells of community center civic buildings and certain portions of public school buildings on the Property that will be used as shelters to hurricane building standards per local, state, and/or federal standards, as applicable.

B. **Other Conditions.**

(1) District or POA shall develop a hurricane preparation and shelter information program for the residents of the Property which will include annual awareness communications to residents. The appropriate County departments dealing with emergency preparedness will cooperate with and assist the District or POA in the development of this program. A copy of the information program was provided to County prior to the first residential closing.

C. **Incremental Review.** – None.
14. OPEN SPACE, PARKS, AND LIBRARY [NOTE SUBJECT TO CHANGE based upon Exhibit D discussions]

A. Representations and Commitments as Conditions.

(1) Developer agrees to provide a minimum of thirty-five (35%) percent of the gross acreage of the BRC as open space. “Open Space” shall consist of the Primary Greenway Plan, non-residential vegetated green space (including, but not limited to, community supported agriculture and community gardening), lakes and ponds not engineered for stormwater, lakes and ponds engineered for stormwater with general public access, hiking trails, greenways, bike paths, upland and wetland areas. Active uses such as ball fields, golf courses and other related recreation uses can be counted toward Open Space, but only 50% of the area can be utilized for calculation purposes.

(2) BRC will provide 19.5 acres of mini-parks, 58.4 acres of neighborhood parks, and 177.9 acres of community/regional parks, totaling 255.8 acres, as well as other open space areas within neighborhoods, which will exceed the expected demand created by BRC. As set forth on Exhibit “D” attached hereto, the community and regional park buildings and parks site improvements are required by the issuance of the 5,900th dwelling unit certificate of occupancy. Each neighborhood park with pavilion and restrooms will be required
by the issuance of the 500th dwelling unit certificate of occupancy within each of the neighborhoods.

(3) One site totaling 7 acres will be dedicated for a library. Site acreage is net developable acres exclusive of jurisdictional wetlands and listed species habitat. Developer or District shall be required to fund the construction of a 24,000 square foot library shell building. The County may desire to construct a library facility totaling 40,000 square feet. The County and the Developer or District agree to cooperate with respect to the design, construction and funding of this library facility. Developer or District shall fund the library shell building costs for 24,000 square feet and the County shall fund the construction of the library shell building costs for 16,000 square feet, in addition to the construction completion of the library facility herein. Phase I of the library is to be provided by the issuance of the 10,000th dwelling unit certificate of occupancy, and Phase II of the library is to be provided by the issuance of the 15,000th dwelling unit certificate of occupancy as shown on the schedule in Exhibit “D”.

(4) The parks and library sites shall be conveyed with exotic pest plants removed and infrastructure provided.

(5) Developer or District shall construct the shells of the public purpose buildings (including park and library facilities). The term “shell” means site preparation, foundations, laying of all utilities, exterior building structural components (including all exterior windows and
doors), interior unfinished load-bearing walls and floors, stairs, elevators, and general building MEPF (mechanical, electrical, plumbing, and fire) systems, but not including MEPF systems specific to a floor plan layout. The building shells shall be completed by Developer or District and turned over to County on the schedule shown on Exhibit “D” attached hereto. Until the turnover to County, Developer or District shall be responsible for maintenance of the building shells and the associated building landscaping and any costs of operations elected by Developer or District to be incurred prior to said turnover(s). If the Developer or the District elects to operate any such buildings prior to turnover to County, County will consider an operational contract with Developer or District. The Developer or District shall be reimbursed from the impact fees, but only up to the amount of the impact fees collected from the Development (not including any interest earned by County), for the design, construction, and permitting costs of those buildings and the costs of all associated infrastructure; i.e., water, sewer, paving, drainage, landscaping, lighting, signage, etc. (collectively the “Costs”), but not for the sites. Developer or District shall be reimbursed by County from funds other than impact fees collected from the Development for the Costs of any portion of a building requested by County which is in excess of that required by County.
standards to satisfy the demand for the building created by the Development Program.

(6) District or Developer shall prepare the master plans for the park sites in consultation with County and at no cost to the County.

(7) The parks and library buildings and sites shall be subject to the land development regulations and architectural guidelines established for the Property.

B. Other Conditions.

(1) All landscaped open space areas shall be replanted with native vegetation after construction.

(i) Ninety percent (90%) of the trees and ninety percent (90%) of the shrubs installed in public areas will be native plants.

(ii) Seventy-five percent (75%) of the total number of required trees and seventy-five percent (75%) of the shrubs installed in privately owned areas will be native plants.

(iii) One hundred percent (100%) of the trees and shrubs installed in primary greenways will be native plants.

(iv) All plants listed on the Florida Exotic Pest Plant Council’s List of Invasive Plant Species Category I and II, are prohibited for use as landscaping material.

(v) Plant material used for landscaping must conform to the standards for Florida Number 1, or better as given in Grades and Standards for Nursery Plants (1998 or latest), and Grades
and Standards for Nursery Plants Florida Department of Agriculture and Consumer Services, Tallahassee, Florida.

(2) General agricultural operations may be conducted in accordance with the Land Development Code.

(3) The parks and library buildings shall be completed, staffed, and opened by County on the schedule shown on Exhibit “D” attached hereto.

(4) Public facilities such as parks, libraries and community centers will be co-located with schools to the extent reasonably practicable. Elementary schools will be encouraged as focal points for neighborhoods.

(5) All parks and library impact fees collected from the Development (not including any interest earned by County) shall be provided to Developer or District in the form of reimbursements.

(6) The common recreational areas and common open spaces will be maintained by either a master property owner’s association, a neighborhood association, a condominium association, the District, or a Chapter 190 Community Development District.

(7) Vegetated upland areas within conservation areas will be part of the extensive recreational open space system of BRC.
C. Incremental Review.

(1) Each AIDA shall provide the number of acres of Open Space to be provided in the Increment and the cumulative number with other approved Increments.

(2) Each AIDA shall include an updated Exhibit “D” schedule.
15. **HOSPITALS AND HEALTHCARE**

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

B. **Other Conditions.**

Hospital beds and assisted living facilities may be provided within BRC subject to applicable licensing.

C. **Incremental Review.**

Each AIDA shall indicate whether or not a certificate of need has been, or will be, filed for hospital or other healthcare facilities in the proposed increment.

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16. ENERGY

A. Representations and Commitments as Conditions.

(1) All community recreational facilities and businesses will be encouraged to have bicycle parking facilities located closer to the building entrances than non-handicapped parking spaces.

(2) Developer or District will evaluate internal transit options, and will implement options determined by the evaluation to be economically viable.

(3) Window design, as well as other design features such as building orientation, solar roof access, overhangs, shading through landscape or interior shades, porches, free standing walls, fences, louvers, awnings, or shutters will be considered to optimize energy efficiency.

(4) The material choices for streets, parking lots, sidewalks, and the trail system shall be selected to encourage the reduction of the heat island effect. Alternatives to impervious pavement, and the use of open areas, landscaping and shade trees will be an integral component of the design.

(5) Lighting for streets, parking, recreation and other public areas should include energy efficient fluorescent/electronic ballasts, photovoltaics, low voltage lighting, motion sensors and/or timers on lighting and full cut-off luminaries in fixtures that comply with the International Dark-Sky Association standards.
(6) Water closets will have a maximum water usage of 1.28 gallons/flush. Showerheads and faucets will have a maximum flow rate of 2.5 gallons/minute at 80 psi water pressure. Faucet aerators will limit flow rates to 0.5 gallons per minute.

(7) A primarily native plant pallet to reduce water consumption throughout the community will be used as referenced in Section 14, Open Space, Parks and Library, above. Additionally, Developer will strive to use innovative irrigation technology, such as drip irrigation, moisture sensors, and micro spray heads to reduce irrigation water use.

(8) All recreational areas as well as the integrated sidewalks, trails, and paths shall include shade trees where design allows.

B. Other Conditions.

(1) Commercial and residential buildings shall comply with the Florida Energy Efficiency Code for Building Construction.

(2) Site development shall comply with the Florida Green Building Coalition Certification Standards or equivalent green building standards.

(3) One Zero Energy Home (“ZEH”) model will be built to feature and promote net zero energy efficient housing.

C. Incremental Review. – None.

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17. **MINING OPERATIONS**

A. **Representations and Commitments as Conditions.**

Due to the fact that mining operations have been phased out, mining lakes will be properly reclaimed pursuant to applicable permits.

B. **Other Conditions.** – None.

C. **Incremental Review.** – None.

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18. **CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN**

County has determined that the BRC project is consistent with the County Comprehensive Plan.

19. **BIENNIAL REPORTS**

The Developer, or its successor(s)-in-title to the undeveloped portions of the Property, must submit a biennial report to the County. The Developer must inform successors-in-title to any undeveloped portion of the real property covered by this development order of this reporting requirement.

20. **CHANGED CONDITIONS**

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

21. **COMPLIANCE MONITORING**

The County Administrator, or his or her designee, shall be the local official responsible for assuring compliance with this development order. Monitoring procedures will include County’s site plan review and code enforcement procedures, and the Biennial Reports.

22. **EXEMPTION FROM DOWNZONING AND DENSITY/INTENSITY REDUCTION**

Pursuant to Subsection 380.06(15)(c)3, Florida Statutes, this project is exempt from downzoning, intensity reduction, or unit density reduction until May 8, 2043, unless County can demonstrate that substantial changes in the conditions underlying the
approval of the development order have occurred or the development order was based on substantially inaccurate information provided by the Developer or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

23. **COMMENCEMENT OF DEVELOPMENT**

Development shall commence in accordance with the deadline(s) established in the Incremental development orders.

24. **PROJECTED BUILDCOUNT**

The project is being built in Increments. Buildout of the final Increment is projected to occur on or about May 24, 2050 ("Buildout Date").

25. **EXPIRATION DATE**

The expiration date for this Development Order is November 21, 2051.

26. **DEVELOPMENT PERMITS**

Subsequent requests for development permits shall not require further review pursuant to Section 380.06, Florida Statutes, unless it is found by the Board of County Commissioners of Charlotte County ("Board"), after due notice and hearing, that one or more of the following items listed in Paragraphs A and B is present. Upon such a finding, the Board may take any action authorized by Subsection 380.06(19), Florida Statutes, pending issuance of an amended development order.

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

B. An expiration of this development order as provided herein.

27. **GENERAL PROVISIONS**

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

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

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

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

D. If there is a conflict between a provision in this development order and a provision in an ERP, a Consumptive Use Permit (“CUP”), a FDEP 404 Permit, or ACOEP, the provision in the ERP, CUP, FDEP 404 Permit, or ACOEP shall prevail.

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

F. This development order shall be binding upon the County and the
Developer, its assignees or successors-in-interest.

G. This development order shall become effective as provided by law.

H. This Resolution shall be recorded in the Minutes of the Board.

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PASSED AND DULY ADOPTED this ______ day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: ______________________________
William G. Truex, Chairman

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

By: ______________________________
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: ______________________________
Janette S. Knowlton, County Attorney
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EXHIBIT A

Legal Description

CHARLOTTE COUNTY PARCEL:
A parcel of land lying within Sections 29, 31 through 33, Township 41 North, Range 26 East, and Sections 4 through 10, Sections 15 through 17 and Sections 19 through 25, Township 42 South, Range 26 East, Charlotte County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 31, Township 42 South, Range 26 East and run S89°41'45"E, along the South line of said Section 31, a distance of 50.00 feet to a point on the East right-of-way line of State Road No. 31, said point also being the Point of Beginning of the parcel hereinafter described; thence continue S89°41'45"E, a distance of 5,165.76 feet to the Southwest corner of Section 32, Township 42 South, Range 26 East; thence S89°41'45"E, a distance of 7,176.11 feet to the Southwest corner of Section 34, Township 42 South, Range 26 East; thence S89°00'44"N, a distance of 3,294.60 feet to the Southeast corner of Section 34, Township 42 South, Range 26 East; thence S89°35'40"E, a distance of 5,098.13 feet to the Southeast corner of Section 36, Township 42 South, Range 26 East; thence S89°35'40"E, along the South line of Section 35, Township 42 South, Range 26 East, a distance of 3,420.96 feet; thence N00°00'00"W, a distance of 10,185.53 feet; thence N08°46'23"E, a distance of 1,098.56 feet; thence N60°00'36"W, a distance of 3,602.67 feet; thence S83°12'47"W, a distance of 1,333.63 feet; thence N89°17'35"W, a distance of 1,866.63 feet; thence N70°02'41"W, a distance of 1,332.41 feet; thence S72°42'44"W, a distance of 1,430.81 feet; thence N49°18'53"W, a distance of 5,362.56 feet; thence S89°00'37"W, a distance of 1,518.18 feet; thence S21°09'17"W, a distance of 665.44 feet; thence S20°29'11"W, a distance of 1,376.81 feet; thence N74°36'23"W, a distance of 6,635.69 feet; thence S00°19'52"E, a distance of 1,339.82 feet; thence S89°45'02"W, a distance of 4,154.46 feet; thence N05°36'35"W, a distance of 792.53 feet; thence N04°14'12"E, a distance of 1,328.59 feet; thence N29°00'30"W, a distance of 1,779.16 feet; thence N24°52'35"W, a distance of 1,128.04 feet; thence S22°01'16"W, a distance of 818.34 feet; thence S02°40'46"W, a distance of 516.42 feet; thence S89°39'23"W, a distance of 302.30 feet; thence N90°06'18"W, a distance of 334.94 feet; thence N20°54'17"W, a distance of 326.86 feet; thence N50°03'00"W, a distance of 331.83 feet; thence N62°47'49"W, a distance of 5,460.82 feet; thence N50°42'27"W, a distance of 1,185.73 feet; thence N21°36'06"W, a distance of 1,730.17 feet; thence N22°37'56"W, a distance of 462.75 feet; thence N13°56'57"W, a distance of 2,097.34 feet; thence N7°46'56"W, a distance of 149.95 feet; thence N21°49'03"W, a distance of 1,086.96 feet; thence N01°41'50"W, a distance of 107.16 feet; thence N02°11'03"W, a distance of 504.62 feet; thence N04°22'39"W, a distance of 334.93 feet; thence S00°31'11"W, a distance of 880.20 feet; thence N00°00'00"W, a distance of 1,967.22 feet; thence N41°13'52"W, a distance of 2,615.17 feet; thence N89°35'57"W, a distance of 3,568.62 feet; thence S00°00'00"W, a distance of 2,796.34 feet; thence S89°11'17"W, a distance of 5,068.08 feet to a point on the East right-of-way line for State Road No. 31; thence along the East right-of-way line for State Road No. 31, the following courses and distances: S00°46'43"W, a distance of 2,003.13 feet and S00°34'31"W, a distance of 798.25 feet; thence S00°34'32"E, a distance of 2,963.75 feet; thence S89°35'52"W, a distance of 4,154.32 feet; thence S89°35'52"W, a distance of 2,604.04 feet; thence S16°16'15"W, a distance of 1,740.34 feet; thence S89°11'00"W, a distance of 1,328.35 feet; thence S73°15'18"E, a distance of 1,175 feet; thence S89°00'32"W, a distance of 577.75 feet; thence S20°10'47"W, a distance of 351.46 feet; thence S89°25'56"E, a distance of 380.80 feet; thence S20°41'11"E, a distance of 975.12 feet; thence S57°46'53"E, a distance of 530.20 feet; thence S70°04'12"W, a distance of 1,843.47 feet; thence N63°01'14"E, a distance of 1,214.99 feet; thence S02°03'23"E, a distance of 2,055.99 feet; thence S17°50'09"W, a distance of 1,953.96 feet; thence N12°55'08"E, a distance of 1,100.27 feet; thence N89°00'32"W, a distance of 1,063.60 feet; thence N89°00'32"W, a distance of 3,623.30 feet; thence S28°12'01"W, a distance of 711.40 feet; thence S58°36'50"W, a distance of 1,547.32 feet; thence N75°34'44"W, a distance of 707.32 feet; thence N89°00'32"W, a distance of 2,989.68 feet to a point on the East right-of-way line for State Road No. 31; thence along the East right-of-way line for State Road No. 31, the following courses and distances: S00°31'47"E, a distance of 4,157.71 feet; S00°30'16"W, a distance of 5,262.53 feet and S00°34'49"E, a distance of 3,337.03 feet. The Point of Beginning. Combining 1,685.85 acres, more or less.

Dimensions and acreage shown are grid values.

Terrain hereinafter mentioned are based on the South line of Section 31, Township 42 South, Range 26 East to bear S89°41'45"E.
EXHIBIT B

(Expanded Fixed and Variable Criteria depicted on B-1 Master Concept Plan – Map H)

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

FIXED DEVELOPMENT CRITERIA
1. The total development within the BROD shall not exceed 17,870 dwelling units and 6,000,000 square feet of non-residential uses, not including the educational service center, schools, university research facilities, libraries, places of worship, regional and community park sites, clubhouses and similar neighborhood amenities, which square footage will be additional and will not be attributed to other development components and will not require use of the equivalency matrix.

2. Agricultural uses shall be permitted throughout the Babcock Ranch Community.
3. There shall be a minimum of thirty-five (35%) percent Open Space provided overall.
4. Open Space/Conservation Easements shall be addressed during subsequent incremental submittals, and recorded in the Public Records following final permitting.
5. When combined with non-residential development in the Lee County Babcock Mixed Use Planned Development District, the total non-residential development shall not exceed the total square footage in the Charlotte County Babcock Ranch Master Development of Regional Impact Development Order (as may be modified by the DRI's adopted Land Use Equivalency Matrix).
6. Solar arrays and related facilities are permitted in all of Increment 1 North Area, except in the Passive Greenway, Observation Greenway, and Conservation Easement Corridor.

VARIABLE DEVELOPMENT CRITERIA
1. The following items will be refined during subsequent incremental reviews and/or final permitting:
   a. Final acreages of all proposed uses;
   b. Native habitat preservation, alteration, enhancement, mitigation, and conservation acreages may be modified based on stormwater lake design, other engineering requirements and final permitting;
EXHIBIT B

(Expanded Fixed and Variable Criteria depicted on B-1 Master Concept Plan – Map H)

c. The final location and allocation of civic facilities (i.e. internal parks, schools, emergency services buildings, etc.);
d. The internal road alignments and circulation;
e. The configuration and detail associated with the agriculture areas;
f. The final location, allocation, alignment and use of the conceptual trail system;
g. The location of vehicular access points, including existing temporary entry ways, to external public roadways; and
h. The limited transportation, pedestrian, and utility corridor between the northern most mixed use/residential/commercial area and North Babcock Area.

2. The boundaries of the areas shown as "Mixed Use/Residential/Commercial" (MURC) including Town Center, are conceptual in nature, and may be modified through the subsequent incremental review process. Specific uses to support “mixed use” “residential” or “commercial”, included, but not limited to: parking, stormwater lakes, preservation areas, parks, or other space may be identified and refined during the review and/or through subsequent permitting consistent with local land development regulations.

3. Golf course/Recreation is allowed in MURC.

4. If it is determined that future Right-of-Way (ROW) is not required for SR 31 in the North Babcock Area, land identified for ROW may be used for development, in accordance with the MDO.
The following indicates which application questions are to be addressed only in the MDO Application and which questions are to be addressed in both the AMDA (“Master”) and the AIDA’s (“Increment”). It also indicates those instances where only documentation required by the corresponding Incremental Review provision of this Master Development Order is to be provided (“Documentation”).

AMDA and AIDA Questionnaire Responses

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<tr>
<th>Question</th>
<th>AMDA and AIDA Questionnaire Responses</th>
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<td>2, 3 Applicant Information</td>
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<td>4, Notarized Authorization</td>
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<td>9, Maps B, F, G, H, I, J</td>
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<td>10, Part 3, Demographics</td>
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<td>11, Revenue Generation</td>
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<td>12, Vegetation and Wildlife</td>
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<td>13, Wetlands</td>
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<td>15, Soils</td>
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<td>16, Floodplains</td>
<td>Master, See Stormwater Management (MDO Condition 4)</td>
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<td>17, Water Supply</td>
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<td>18, Wastewater Management</td>
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<td>20, Hazardous Waste</td>
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<td>Master, Increment (MDO Condition 5)</td>
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<td>22, Air</td>
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AMDA and AIDA Questionnaire Responses, (continued)

Question 23, Hurricane Preparedness ....................... Master, Documentation  
(MDO Condition 13)

Question 24, Housing .............................................. Master  
(MDO Condition 3)

Question 25, Police and Fire Protection ....................... Master, Documentation  
(MDO Condition 10)

Question 26, Recreation/Open Space ....................... Master, Documentation  
(MDO Condition 14)

Question 27, Education ............................................ Master  
(MDO Condition 9)

Question 28, Health Care ........................................ Master, Documentation  
(MDO Condition 15)

Question 29, Energy .............................................. Master, Documentation  
(MDO Condition 16)

Question 30, Historical/Archaeological ....................... Master, Documentation  
(MDO Condition 8)

Question 33, Hospitals .............................................. Master, Documentation  
(MDO Condition 15)

Question 35, Mining Operations .......................... Master, Documentation  
(MDO Condition 17)
# EXHIBIT F

**Master (Buildout 2040) Roadway Network with Initial Internal Capture Rate – 22% and with Developer’s Estimated Community Capture Rate – 71%**

## BABCOCK RANCH COMMUNITY MASTER TRAFFIC STUDY UPDATE (2020)

**MASTER (BUILDOUT - 2040) ROADWAY NETWORK**

### Page 1 of 2

**Initial Internal Capture Rate - 22%**

**Transportation Condition B(1)(c)**

#### SIGNIFICANTLY IMPACTED ROADWAYS

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<th>TRANSPORTATION IMPROVEMENTS</th>
<th>RECOMMENDED PROJECT-RELATED IMPROVEMENTS</th>
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<tr>
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<td>Lake Babcock Dr</td>
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<tr>
<td>SR 21</td>
<td>CR 760 Northbound</td>
<td>Y</td>
<td>2</td>
<td>Widened from 2 to 4; Widened from 3 to 4;</td>
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<tr>
<td>CR 760 Southbound</td>
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<td>Widened from 2 to 4; Widened from 3 to 4;</td>
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<tr>
<td>SR 76</td>
<td>Y</td>
<td>2</td>
<td>Widened from 2 to 4; Widened from 3 to 4;</td>
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<tr>
<td><strong>Lee County</strong></td>
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<tr>
<td>New Castle Rd</td>
<td>South River Rd</td>
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<td>Orange River Blvd</td>
<td>CR 80</td>
<td>Y</td>
<td>2</td>
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<td>CB 890</td>
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<td><strong>SR 84 (Collier Blvd)</strong></td>
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<td>CR 8200 (Collier Blvd)</td>
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<td>SR 76</td>
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<td><strong>SR 103 (Babcock Ranch Rd.)</strong></td>
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<td>SR 20</td>
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<td>Shirley Ln.</td>
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<td>Y</td>
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### EXHIBIT F (Continued)

**BABCOCK RANCH COMMUNITY MASTER TRAFFIC STUDY UPDATE (2020)**

**MASTER (BUILDOUT - 2040) ROADWAY NETWORK**

#### Developer's Estimated Community Capture Rate - 66%

(Transportation Condition B(1)(b))

**SIGNIFICANTLY IMPACTED ROADWAYS**

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<thead>
<tr>
<th>Roadway</th>
<th>From</th>
<th>To</th>
<th>ADVERSE TRANSPORTATION IMPACTS</th>
<th>E+C IMPROVEMENTS</th>
<th>PROJECT-RELATED IMPROVEMENTS</th>
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<td>Babcock Ranch Pkwy</td>
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</table>

**Footnotes:**

1. Roadway Network based on initial internal capture rate of 22% as mandated by the review waiver.
   Subject to adjustment based on Master Traffic Study Updates per Master Development Order.

2. Transportation Outfall facilities defined in Chapter 183.3160, F.S.

3. Recommended and Precedented improvements are presented for information purposes only.

4. Roadway Network based on developer’s estimated community capture rate (66%) on Peak Hour - 66% of newton.

5. Per FDOT SR 31 SUBPOEA Study.
MDO CHANGES:

- In "Whereas" Clauses, update WilsonMiller, Inc. to Stantec Consulting Services Inc.
- In "Whereas" Clauses, remove references to DEO, consistent with revisions to 380.06, F.S.
- In "Whereas" Clauses, remove references to "Notice of Proposed Change", consistent with revisions to 380.06, F.S.
- In Findings of Fact and Conclusions of Law, update to consistently reference "Map H" as the Babcock Master Concept Plan.
- In Findings of Fact and Conclusions of Law, clarify that clubhouses and similar neighborhood amenities are among the range of ancillary facilities.
- In Findings of Fact and Conclusions of Law, clarify incremental review of non-residential development within the Mixed Use/Residential/Commercial (MURC) development areas, in order to be consistent with Map H.
- Removed all references throughout to DEO, as DEO no longer reviews DRIs.
- Revise Affordable Housing Condition A.1 to be consistent with updates to State Statute (Chapter 420.9071, F.S.)
- Revise Affordable Housing Condition A.7 removing DEO from agreeing on methodology to conduct the Determination of Adequate Housing Need Analysis. Also clarified the parties that may agree to an alternative methodology.
- Revise Stormwater Condition A.4 to clarify where reports required by NPDES permits are to be maintained.
- Revise Stormwater Condition A.20 to reference the SWFWMD Conceptual ERP.
- Revise Stormwater Conditions B.3 and B.4 to identify the District, rather than the Developer, for littoral zone maintenance and annual inspections.
- Revise Stormwater Condition B.5 to clarify who is responsible for regularly scheduled vacuum sweeping of streets and parking areas, and indicating what streets and parking areas will be regularly maintained.
- Revise Transportation Condition 5.B.1.a to update horizon year from 2030 to 2040.
- Revise Transportation Condition 5.B.1.b to reference "community capture rate" and update, consistent with the Master Traffic Study Update (MTSU).
- Revise Transportation Condition 5.B.1.c - e to reflect changes, consistent with the MTSU.
- Revise Transportation Conditions 5.B.2.a to be consistent with the MTSU and remove text that is no longer applicable or has been completed.
- Revise Transportation Conditions 5.B.2.a.2.a - c to be consistent with the MTSU.
- Revise Transportation Conditions 5.B.2.b.1.a - d to be consistent with the MTSU and remove condition language that is no longer applicable.
- Delete Transportation Condition 5.B.5, as the condition has been completed.
- Revise new Transportation 5.B.5 to clarify timing of when an external transit feasibility study will be provided, at the request of the County.
- Revise renumbered Transportation Condition 5.B.6 to indicate locations of permanent traffic count stations installed at specific BRC ingress/egress points.
- Delete Transportation Condition 5.B.8, as it has been completed.
- Revise Transportation Condition C.1.a to clarify significantly impacted external road segments are shown on Exhibit "F".
- Revise Transportation Condition C.1.c to be consistent with the MTSU.
• Revise Transportation Condition C.1.f to remove references to State Statutes that no longer exist.
• Revise Transportation Condition C.2.c to specify that access points are established in the MDO.
• Delete Transportation Condition C.6.d, as the State Statute referenced is no longer in effect.
• Delete Transportation Condition C.7 regarding the Lee Road Agreement, as that agreement has been fulfilled and neither party has any further obligation to the other thereunder (refer to Paragraph 3 of the Babcock Ranch Memorandum of Understanding with Lee County dated September 23, 2008).
• Revise Vegetation, Wildlife, and Wetlands Condition 13 to clarify timing of conservation easements for existing agricultural uses outside of development areas and that conservation easements will only be recorded for on-site mitigation and not for off-site (State owned lands) property.
• Update Vegetation, Wildlife, and Wetlands Condition B.2 to reflect currently documented listed species, as noted in the most up-to-date threatened and endangered species management plans.
• Revise Wastewater Management and Water Supply Condition A.1 to reflect low volume plumbing fixture maximum flow volume of 1.28 gallons per flush for toilets.
• Revise Wastewater Management and Water Supply Condition 9 to clarify locations for on-site wastewater treatment systems.
• Revise Police and Fire Condition 10.A.1 to clarify Developer or District responsibility and clarify definition of shell building.
• Revise Police and Fire Condition 10.B.4 and 5 to reflect commitments that have been fulfilled for the Sheriff's Sub-Station and EMS vehicle, pursuant to Exhibit "D".
• Revise Police and Fire Condition 10.B.7 to clarify Developer or District responsibility.
• Revise Hurricane Preparedness Condition 13.A to clarify the Developer or District responsibility and revise language regarding building standards.
• Revise Hurricane Preparedness Condition 13.B.1 to clarify District or POA will develop a hurricane preparation and shelter information program.
• Delete Hurricane Preparedness Condition 13.B.2 because it is required by Florida Building Code.
• Revise Open Space, Parks, and Library Condition 14.A.5 to clarify Developer or District responsibility and clarify definition of shell building.
• Delete Open Space, Parks, and Library Condition 14.B.3 regarding the mining lake, as all mining has now ceased.
• Revise Energy Condition 16.A.2 to clarify Developer or District responsibility regarding internal transit options.
• Delete Energy Condition 16.B.4 and 5 regarding alternative energy or energy efficient features, as builders provide these options.
• Revise Mining Operations Condition 17.A to reflect the completion of mining.
• Delete 27.H - General Provisions, regarding certified copies of the Development Order, as State Statutes have been amended and the referenced Subsection is no longer in effect.
• Update Buildout and Expiration Dates of this Development Order per Governor's Executive Orders
Other amendments for internal consistency and to reflect updates to Florida Statutes, as applicable.
Update Exhibit B, Master Concept Plan notes, to be consistent with approved entitlements.
Update Exhibit D to reflect land dedication and shell building requirements (we are working with County staff to finalize these updates).
Update Exhibit F to be consistent with the MTSU.

IDO CHANGES SINCE ORIGINAL REVIEW:
- Transportation Conditions have been added for your review.
- Police and Fire Condition A.2 was added to clarify how fire protection will be provided.
- Section 21.F of General Provisions - revised to include FDEP 404 Permit, consistent with State Law that is now in effect.
BABCOCK RANCH COMMUNITY

MASTER DEVELOPMENT
OF
REGIONAL IMPACT

MASTER DRI DEVELOPMENT ORDER

BOARD OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

AMENDED July 27, 2021
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<td>14. Open space, parks, and library</td>
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<td>17. Mining operations</td>
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<td>19. Biennial reports</td>
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<td>21. Compliance monitoring</td>
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RESOLUTION NO. 2020- __108__

AN AMENDMENT AND RECODIFICATION OF THE MASTER DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA FOR THE BABCOCK RANCH COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT.

WHEREAS, on February 23, 2007, Babcock Property Holdings, LLC ("Developer"), by and through its authorized agent, WilsonMiller, Inc. (now known as Stantec Consulting Services Inc.), in accordance with Subsections 380.06(6) and (21), Florida Statutes (F.S.), filed an Application for Master Development Approval ("AMDA") of a Development of Regional Impact (DRI) known as the Babcock Ranch Community (hereinafter "BRC") with Charlotte County, Florida ("County") and the Southwest Florida Regional Planning Council ("SWFRPC"); and

WHEREAS, Developer, County, and the SWFRPC entered into a Master DRI Agreement on March 13, 2007 (fully executed March 16, 2007), as required by Section 380.06(21)(b), F.S., Florida Statutes ("AMDA Agreement"); and

WHEREAS, the Babcock Ranch Community Independent Special District ("District") was established by the 2007 Session of the Florida Legislature to design, finance, construct, operate, and maintain various infrastructure elements within BRC; and

WHEREAS, on December 13, 2007, the Board of County Commissioners of Charlotte County, Florida ("Board") approved and adopted the Babcock Ranch Community Master Development of Regional Impact Master DRI Development Order ("MDO") under Resolution 2007-196; and

WHEREAS, the MDO was amended on June 17, 2008 under Resolution 2008-063 thereby giving the MDO an effective date of September 1, 2008; and subsequently amended on December 15, 2009 by Resolution 2009-283; on December 13, 2011 by

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

WHEREAS, the Developer has filed an Application Notice of Proposed Change (NOPC) to amend the MDO; and

WHEREAS, the parties expressly acknowledge that recent amendments to the Florida Impact Fee Act, Section 163.31801 F.S., passed by the Florida State Legislature under House Bill 337 and signed into law on June 4, 2021, conflict with provisions within the MDO relating to impact fee reimbursements for dedication of sites for parks, libraries, fire/rescue/law enforcement and other facilities, as well as other agreements of record such as the Impact Fee Credit and Reimbursement Agreement for Babcock Ranch Community dated November 12, 2008 (County AGR 2008-054); and

WHEREAS, the parties have intentionally left unchanged those sections within the MDO related to impact fee reimbursements for sites and agree, prior to any conveyance of a site to be dedicated for library, fire/rescue/law enforcement, extension services, or public facilities described in Exhibit “D,” to negotiate and, unless otherwise agreed to by
the Parties, within six months but no later than one year of date of recording of the amended MDO, execute any necessary amendments to the MDO or other agreements of record relating to impact fee credits provided by Section 163.31801 F.S.; and

WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and considered the report and recommendations of the SWFRPC and held a public hearing to consider the amendments to the MDO on June 12, 2017—July 12, 2021; and

WHEREAS, on July 27, 2021, the Board, at a public hearing in accordance with Section 380.06, F.S., considered the application for amendment to the MDO submitted by Developer, the report and recommendations of the SWFRPC, the documentary and oral evidence presented at the hearing before the Board, the report and recommendations of the Charlotte County Planning and Zoning Board, and the recommendations of County staff.

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

RECATALS
The recitals set forth above are true and correct and are incorporated herein and made a part hereof and the MDO is amended to provide as follows.

FINDINGS OF FACT AND CONCLUSIONS OF LAW
1. The real property constituting the BRC in Charlotte County consists of approximately 13,630 acres, and is legally described as set forth in Exhibit "A" attached hereto and made a part hereof ("Property" or "Community").

2. The AMDA is consistent with Subsections 380.06(6) and (21), F.S.
3. The Developer submitted to the County an AMDA in February, 2007 and responses to sufficiency questions in June, 2007 and in July, 2007. The representations and commitments of Developer which are made conditions of this development order are identified and set forth in the relevant provisions of this development order ("Representations and Commitments as Conditions").

4. According to Map #64, Landfalling Storm Surge Zones, included in the Supporting Policy and Analysis Map Series (SPAM) of the Charlotte 2050 Comprehensive Plan, portions of BRC are located within the Category 4/5 Storm Surge Zone, and the balance of the BRC is located outside of any listed storm surge zone.

5. The Developer proposes to develop BRC in accordance with the Babcock Master Concept Plan (Map "H") attached hereto as Exhibit “B” attached hereto and made a part hereof. Map “H” will be further revised as part of each Incremental development order. The development program authorized by this development order is as follows ("Development Program" or "Project"):  
   (i) 17,870 residential dwelling units (recreational vehicle park uses shall count as dwelling units on a one vehicle rental or owner equals one dwelling unit),

(ii) RV Parks, per the Land Use Equivalency Matrix:

(iii) 1,400,000 square feet of retail,

(iv) 3,500,000 square feet of office (general office; medical office; and civic),

(v) 600 hotel rooms (assumes 360,000 square feet of building),

(vi) 650,000 square feet of industrial,

(vii) 177 hospital beds,

(viii) 418 units of assisted living facilities,
(viii)(ix) ____ 54 golf holes,

(ix)(x) Ancillary facilities such as the educational service center, schools, and university research facilities as identified in Exhibit “B”, attached hereto, libraries, places of worship, regional and community park sites, clubhouses and similar neighborhood amenities, and the necessary utility infrastructure including, but not limited to, water, wastewater and reuse water systems, electric, telephone and cable systems will not be attributed to other development components set forth above, and will not count towards the maximum thresholds of development as established in the Development Order and the BROD policies of the Charlotte 2050 Comprehensive Plan.

(xi)(xii) All other ancillary facilities, together with the development components set forth above (excluding ix) shall not exceed the maximum thresholds established in the Development Order and the BROD policies of the Charlotte 2050 Comprehensive Plan.

(xii)(xiii) Temporary housing for construction workers and their families will not count against the residential dwelling units allowed by subsection (i) above.

(xiii)(xiii) The total development within the BROD shall not exceed 17,870 dwelling units and 6,000,000 square feet of non-residential uses, not including the educational service center, schools, and university research facilities, libraries, places of worship, regional and community park sites, clubhouses and similar neighborhood amenities, which square footage will be additional.
6. The development is not in an area designated as an Area of Critical State Concern pursuant to the Provisions of Section 380.05, Florida Statutes, as amended.

7. The development of BRC is consistent with the current land development regulations and the Comprehensive Plan of County, as amended, adopted pursuant to Chapter 163, Part II, Florida Statutes.

8. The BRC development is consistent with the State Comprehensive Plan.

9. BRC is expected to be developed in increments pursuant to applications for incremental development approval ("AIDA's"). The DRI questions which must be addressed by those applications and the scopes of review of those applications are set forth in the pertinent provisions of this development order and are repeated in Exhibit "C" attached hereto and made a part hereof.

CONDITIONS

1. APPLICATIONS FOR INCREMENTAL DEVELOPMENT APPROVAL.

AIDA's shall be required to address only those application questions identified for increments or to provide the documentation described in Exhibit "C" attached hereto and made a part hereof.

2. GROSS RESIDENTIAL DENSITY CONDITION AND DEVELOPMENT PROGRAM

A. Representations and Commitments as Conditions.

The gross residential density for the 13,630.6 acres is anticipated to be approximately 1.31 dwelling units per acre. The net density of the development areas is anticipated to be approximately 4.05 dwelling units per acre. The calculation for net density is based on the area of the development pods. The net densities within the development pods will increase consistent with the planning approach to cluster
development. At buildout, densities will be permitted up to 16 units per acre in Villages and Hamlets, and up to 24 units per acre in the Town Center.

B. **Other Conditions.**

The Development Program is approved and may be adjusted by Developer in accordance with an equivalency matrix to be adopted in an incremental development order.

C. **Incremental Review.**

(1) The BROD Summary Phasing Plan is subject to adjustment through the DRI, State and Federal permitting processes. Incremental Development Orders shall establish the phasing of development within an increment by determining the amount of residential and non-residential development within the Town Center, each Village, and each Hamlet Mixed Use/Residential/Commercial (MURC) development areas.

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3. **AFFORDABLE HOUSING**

A. **Representations and Commitments as Conditions.**

   (1) Provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within the BRC. This would include the provision of affordable/workforce housing at a level of ten percent (10%) of the total number of residential housing units built within the BRC—affordable housing is defined where monthly rents or mortgage payments for housing, including taxes, insurance and utilities do not exceed thirty (30%) percent of the gross annual income of the development’s very low, low, and moderate income households as defined in Rule 73-C40.048(e), F.A.C. Workforce housing is defined as housing affordable to natural persons or families whose total annual household income does not exceed 140 percent of the area median income, adjusted for household size.

   (1) in Chapter 420.5095(3)(a), F.S.

   (2) The County recognizes that adequate housing should be provided only when a demonstrated need for housing among various income groups is clearly identified that can be directly attributed to the development and buildout of the BRC.

   (3) A "Determination of Adequate Need" for housing in the BRC shall be assessed through the completion of a reliable affordable housing market analysis which evaluates the housing demand within the BRC and researches the available adequate housing supply reasonably
accessible to the BRC, which is defined as a 10-mile radius or 20-minute drive during peak hour, whichever is less, from the BRC, but may be adjusted with the agreement of DEO and the County.

(4) The Developer commits to undertaking the "Determination of Adequate Housing Need" analysis to assess the demand, supply, and need for affordable rentals and homes based on a market housing analysis at a point in time when the BRC has reached a significant non-residential buildout stage. That threshold is defined as the time when building permits have been issued for the 1.5 millionth square foot of non-residential construction.

(5) The Developer would be required to initiate the first housing needs analysis within 6 months from the time that the analysis is triggered.

(6) The housing needs analysis would evaluate the housing demand of the BRC employee households at very low, low, and moderate household income levels, and at the option of the Developer, could evaluate the housing demand for workforce income levels, the available supply of housing that is reasonably accessible for the very low, low, and moderate household income levels and determine if there is a significant need for housing for these defined income levels. At the option of the Developer, the analysis could evaluate the available housing supply for workforce income levels that is reasonably accessible to the BRC.
(7) The Developer, SWFRPC, DEO, and the County must agree upon the methodology utilized to conduct the Determination of Adequate Housing Need analysis. The methodology may utilize a private affordable housing market study appraiser approved by the Florida Housing Finance Corporation. The market area assessed would conform to ECFRPC model, or another methodology as approved agreed upon by Developer, the review agencies SWFRPC and the County, which examines whether or not there is a significant housing demand for the very low, low, and moderate income groups and whether there is available adequate housing that is reasonably accessible to the BRC. At the option of the Developer, the analysis could evaluate the available housing demand and supply for workforce income levels that is reasonably accessible to the BRC.

(8) If the Determination of Adequate Housing Need analysis documents that there is a significant impact, defined as evidence that the BRC’s cumulative adequate housing need for the very low, low, and moderate household income levels, at the time of the analysis, is projected to exceed five (5%) percent of the County’s residential threshold calculation, or 50 units, whichever is larger, then the Developer shall be required to submit an Notice of Proposed Change amendment to the MDO to incorporate the findings of the analysis and the agreed upon mitigation.
(9) The Developer may choose to mitigate any significant impact identified by the analysis through a variety of options including, but not limited to: 1) incentivizing or building adequate housing onsite, or reasonably accessible to the site; -2) payment to an affordable housing trust fund sufficient to meet the cost of rehabilitating existing units or construction of new units; or 3) dedicated rent or payment subsidies to the BRC’s very low, low, and moderate income employees sufficient to satisfy the adequate housing need identified for each salary range. At the option of the Developer, workforce housing may be included at no more than twenty-five (25%) percent of the required mitigation unless the housing study determines there is not a significant need for the very-low, low and moderate income households.

(10) The mitigation strategy recommended by the BRC must be approved by the County and must be initiated within 6 months of approval as a Notice of Proposed Change amendment to the MDO.

(11) Requirements to undertake further housing needs assessments through methods described above shall occur at each additional 1.5 million sq. feet of permitted non-residential through buildout.

(12) Developer shall not be required to provide affordable and/or workforce housing mitigation in excess of ten (10%) percent of the total number of residential units constructed within the BRC.
(13) The County commits that affordable housing units shall be eligible for whatever incentives and/or programs that it may establish after the actual date of offering of said unit to the public by the Developer. The County shall use its best efforts to continue to develop and maintain incentives and programs specifically targeted at affordable units within the BRC. In accordance with Section 125.01055, F.S., incentives from the County must fully offset all costs to the developer of its affordable housing contribution.

(14) The County shall include the needs of the BRC in its annual Local Housing Action Plan and, to the extent available, shall provide impact fee waivers, credits, deferrals, or other regulatory and financial incentives for affordable rental and home ownership programs to all qualified buyers, builders or developers within the BRC that may qualify for such credits or deferrals.

B. Other Conditions. – None.

C. Incremental Review. – None.

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4. STORMWATER MANAGEMENT AND FLOOD PLAINS

A. Representations and Commitments as Conditions.

(1) Silt fences or silt screens will be installed prior to land clearing to protect water quality and to identify areas to be protected from clearing activities and maintained for the duration of the project until all soil is stabilized.

(2) Floating turbidity barriers or other devices will be in place on flowing systems or in open water lake edges prior to initiation of earthwork and maintained for the duration of the project until all soil is stabilized.

(3) The installation of temporary erosion control barriers will be coordinated with the construction of the permanent erosion control features to the extent necessary to assure effective and continuous control of erosion and water pollution throughout the life of the construction phase.

(4) Turbidity resulting from construction dewatering will be managed using structural best management practices (BMPs) prior to discharge to receiving waters. Structural BMPs may include, but are not limited to, vegetated systems, detention systems (e.g., sedimentation basins), geotextiles, and other methods. Turbidity and other pollutants from construction dewatering on the Property will be reduced to meet the levels required by applicable State Water Quality Standards and as required by the National Pollutant Discharge Elimination System ("NPDES") general permit for
construction. Copies of any reports required by the NPDES permit will be maintained at the appropriate construction site with a copy being sent to the County Administrator or his or her designee.

(5) Clearing and grubbing will be so scheduled and performed such that grading operations can follow thereafter. Grading operations will be so scheduled and performed that permanent erosion control features can follow thereafter if conditions on the project permit, and not beyond the time limits established in the NPDES general construction permit.

(6) Exposed soils will be stabilized as soon as possible, especially slopes leading to wetlands. Stabilization methods include solid sod, seeding and mulching or hydromulching to provide a temporary or permanent grass cover.

(7) Energy dissipaters (such as rip rap, gravel beds, hay bales) shall be installed at the discharge point of pipes or swales if scouring is observed.

(8) Implementation of storm drain inlet protection (such as hay bales or gravel) to limit sedimentation within the stormwater system.

(9) The allowable discharge in a 25 year 3-day design event will be limited to the South Florida Water Management District ("SFWMD") permit for the site.

(10) The development within the FEMA floodplain will have finished floor elevations in each development pod which exceeds the 100 year 3-
day design event for the adjacent water course as calculated by the backwater profile for the respective conveyance. Compensating storage will be provided to replace lost storage as part of the SFWMD permit requirements. The SFWMD standard of head loss in a 25-year 3-day design event will be met at each water crossing.

(11) The proposed development will be designed such that the potential for offsite flooding of other private property will be mitigated. This will primarily be accomplished by maintaining the existing conveyances without additional control structures except for restoration efforts. Water management control will be accomplished primarily by structures off-line from these conveyances. Off-site discharges onto the property will be properly routed around and through the property to maintain or lessen off-site flooding.

(12) Open stormwater ponds will be used for the primary volume attenuation and wet detention of water quality in accordance with Best Management Practices as outlined in the current Southwest Florida Basin Rule criteria of the SFWMD for water quality improvement.

(13) On-site wetlands within the project may be incorporated into the stormwater management system. Those wetlands outside that system will continue to store and transmit water as they do today except where modifications are made to facilitate hydrologic restoration.
(14) The stormwater treatment will include a backbone system consisting of wet detention areas and dry detention areas. Dry detention areas will not be used as the primary detention/retention component, but may be utilized in combination with wet detention/retention facilities. The stormwater treatment system will be designed in accordance with the then current Southwest Florida Basin Rule Criteria of the SFWMD and will provide 50% more retention/detention water quality treatment above that required by Section 5.2.1(a) of the SFWMD Basis of Review. Best Management Practices will include reduced turf coverage, native landscaping, created wetlands, filter marshes, phyto-zones, extended hydraulic residence times and increased flow paths.

(15) The low edge of pavement for local roads is to be at or above the peak stage for the 5 year-1 day event. The arterials and collectors will have one lane above the 25 year-3-day event peak stage. Parking lots will be at or above the 5 year-1 day event. Minimum swale grades in urban and suburban areas will have a minimum longitudinal slope of 0.2%. Ditches may have flatter longitudinal slopes. The minimum longitudinal slope on roads with curb and gutter will be 0.3%.

(16) The perimeter berm elevation will be 0.3 feet above the peak stage for the 25 year-3-day event and the 100 year-1 day event.
The treatment system will provide equal or greater post development storage volume for the 100 year-3-day3-day event than provided by predevelopment conditions.

There will be no increase in stream stage elevation offsite, except as permitted by the SFWMD.

Finished floor elevations will be at least the 100 year-3-day3-day event peak stage plus 0.5 feet.

An Urban Water Management Plan will be developed for the site as part of the construction Environmental Resource Permit ("ERP") process and will address the handling of waste from equestrian facilities on the site. Water quality monitoring will be conducted pursuant to the SFWMD Conceptual ERP Babeoek Ranch Community Development of Regional Impact—Environmental Methodology Supplement dated October 31, 2006.

B. Other Conditions.

All internal stormwater management lakes and ditches, and any on-site preserved/enhanced wetland areas, shall be set aside as recorded drainage and/or conservation easements granted to the SFWMD, or other appropriate governmental entity with a compliance monitoring staff. Stormwater lakes shall include adequate maintenance easements around the lakes, with access to a paved roadway, as required by the appropriate governmental entity.
(2) Any silt barriers and any anchor soil, as well as accumulated silt, shall be removed upon completion of construction. Either the Developer or the entities responsible for the specific construction activities requiring these measures shall assume responsibility for having them removed upon completion of construction.

(3) Any shoreline banks created along the on-site stormwater management system shall include littoral zones constructed on slopes consistent with SFWMD, Florida Department of Environmental Protection ("FDEP"), and County requirements and shall be planted in native emergent or submersed aquatic vegetation. The Developer—District shall ensure, by supplemental replanting as necessary, that at least 80% cover by native aquatic vegetation is established within the littoral zone planting areas for the duration of the project.

(4) The Developer—District shall conduct annual inspections in accordance with the conditions of the approved SFWMD ERP, of the BRC Master Stormwater Management System and any preserved/enhanced wetland areas on the project site so as to ensure that these areas are maintained in keeping with the final approved designs, and that the water management system is capable of accomplishing the level of stormwater storage and treatment for which it was intended.
(5) The Developer District or a master or neighborhood property owner's association (POA) shall undertake a regularly scheduled vacuum sweeping, as may be required by permit, of all common District or POA owned streets and District or POA owned parking areas within the Town Center and the non-residential areas of the Villages/MURC Project. The Developer, District and POA shall encourage any private parcel owners within the Town Center and the non-residential areas of the MURC development areas/Villages/MURC Project to institute regularly scheduled vacuum sweeping of their respective streets and parking areas.

(6) Design considerations will be given to ditch and swale slopes, where practicable, so that these facilities provide some additional water quality treatment prior to discharge. Treatment swales shall be planted with vegetation as reviewed and approved during the ERP approval process, and where practicable, landscape islands shall accommodate the detention of runoff. Design consideration will be given to the use of pervious construction materials for the surfaces of trails, walkways, and non-vehicular travel ways.

(7) Any debris that may accumulate in project lakes, ditches or swales, or which may interfere with the normal flow of water through discharge structures and under drain systems, shall be cleaned from the detention/retention areas on a regular basis. Any erosion to banks shall be repaired.
(8) Grease baffles shall be inspected and cleaned and/or repaired on a regular basis. In no instance shall the period between such inspections exceed eighteen months.

(9) Isolated wading bird "pools" shall be constructed to provide aquatic habitat for mosquito larvae predators, such as *Gambusia affinis*, and foraging areas for wading bird species, such as wood stork, consistent with SFWMD, FDEP, and County requirements.

(10) The open drainage system will be designated designed to provide additional water quality treatment prior to discharge. Design elements may include rainwater gardens, treatment swales planted with native vegetation, and entrainment systems. These will be reviewed and approved during the ERP approval process.

(11) Stormwater runoff should be minimized through a variety of techniques that may include rainwater gardens, bottomless planter boxes, green roofs and pervious surfaces, as well as rainwater harvesting techniques that may include cisterns and rain barrels.

(12) Landscape irrigation will be provided first through the use of reuse water, where reasonably available, and surface water from lakes.

(13) The master stormwater management system will be maintained by District or a master property owners association POA established by covenants and restrictions on the Property.

(14) The SFWMD has issued Permit No. 08-00004-S-05 (Application No. 070330-5) to Developer for a conceptual ERP in accordance with its
jurisdiction over such matters and the Property. Developer will follow the authorizations and permit conditions, as it may be amended from time to time, which will be a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, will address mitigation of certain impacts of the BRC development. The permit is issued under the authority of an agency other than County and, therefore, is subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer's compliance with the conditions of said permit. Developers' successors-in-interest and assigns are hereby placed on notice of this permit and its application to development which they may propose to undertake within BRC.

The United States Army Corps of Engineers ("USACOE") has issued Permit No. SAJ-2006-6656 (IP-MJD) to Developer in accordance with its jurisdiction over such matters and the Property. Developer will follow the authorizations and permit conditions, as it may be amended from time to time, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, will address mitigation of certain impacts of the BRC development. The permit is issued under the authority of an agency other than County and, therefore, is subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring
Developer's compliance with the conditions of said permit. Developers' successors-in-interest and assigns are hereby placed on notice of this permit and its application to development which they may propose to undertake within BRC.

(16) As part of any AIDA phase that will discharge to Owl Creek, Trout Creek, and/or Telegraph Creek, 400-year100-year three-day storm event calculations will be provided for two items. The two items are: the setting of finished floor elevation and the determination that the peak volume stored in the pre-development condition is equal or exceeded by that stored in the post development condition. This information will be made available to the general public.

(17) The Developer shall reduce the introduction of fill material outside approved development pods into the 400-year100-year flood plain where practical. Structures outside approved development pods, but built in the 400-year100-year flood plain, should be built as elevated structures and not as monolithic slabs on fill soil.

C. Incremental Review.

(1) Subsection A and B above in this provision 4 (Stormwater Management) constitute the “Stormwater Plan” for BRC.

(2) The Incremental review will address compliance of the Increment with the Stormwater Plan and any changes to the adopted floodplain maps.
(3) The Incremental review will include an assessment of any pertinent information developed pursuant to a condition of the Master DRI MDO development order which has been developed since the Master DRI MDO development order was issued in order to determine if that new information shows that a change in the Stormwater Plan is needed in order to provide the same level of protection, remediation, or mitigation that is contemplated in the Master DRI MDO Development order.

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5. TRANSPORTATION

A. Representations and Commitments as Conditions. – None.

B. Conditions for Development Approval.
   
   (1) Master Traffic Study
      
      (a) The Master Traffic Study is the analysis of the buildout of the Development Program and the horizon year traffic conditions in year 204030. It is a guide to the roadway network and improvements anticipated to be needed to support all area development including the BRC Development Program by the year 204030 and it is intended for use only with the BRC Development Program. As a long range “snapshot” of horizon year conditions, it is anticipated that the mobility network and area growth will change and be revised as the BRC develops.

By way of background, the initial Master Traffic Study was prepared by the Developer ("Developer’s Initial Master Traffic Study"), which was adequate for the “snapshot” purpose of the Master Development Order, recognizing that additional validation adjustments would be needed for use in Incremental Development Orders. At the time of initial approval of the Master Development Order, the Florida Department of Transportation ("FDOT") was working on a district-wide travel demand model, but it was not yet completed. On August 27, 2008, FDOT informed the
Developer, County and Lee County that the FDOT district-wide travel demand model ("FDOT D1 District-wide Model") was available for use for Babcock Ranch. -FDOT, County, Lee County and the SWFRPC accepted the use of the FDOT D1 District-wide Model for Babcock Ranch, without sub-area or corridor model refinements for Increment 1-Phase 1. Recognizing that the FDOT D1 District-wide Model may require sub-area and/or corridor model refinements to be made within the transportation impact area of the BRC for Increment 1-Phase 2 and future increments, refinements, if any, will be made consistent with the procedures outlined in Chapter 4 of the FDOT Project Traffic Forecasting Handbook.

(b) The Charlotte County Babcock Ranch Overlay District (the BROD), FLU Policy 6.4.20, recognizes that the BROD is a mixed-use community with a compact urban form that contemplates commercial, office— _industrial and institutional uses, and specifies that the "community internal capture rate ("ICR")" ("CCR") for the BRC shall be maximized, with a targeted internalization internal capture rate of between 50% - 70%. The Developer’s Initial Master Traffic Study Update reflected the mixed-use character of the Community and consequently maximized the "community internal capture" elements, resulting in a trip capture rate for the
buildout of the BRC of 6655% on a peak hour basis. The 204030 roadway network and candidate roadway improvements resulting from the Developer's Initial Master Traffic Study Update based on that trip capture rate for the Babcock development components are set forth in Exhibit F attached hereto and made a part hereof by reference. Exhibit F also identifies, under 204030 conditions and the 6655% CICR, those regionally and locally significant road segments that were are projected to be significantly impacted by the BRC and for which a service deficiency is also projected ("Impacted Segments"). The Developer's Initial Master Traffic Study Update also identified the improvements which may be anticipated need to be made by 20430 under the 6655% CICR to the Impacted Segments and may be subject to mitigation effort to mitigate Babcock's traffic impacts in order to maintain the adopted level of service (LOS) standards targets at the time of an incremental traffic assessment.

(c) A supplemental traffic study assessment was also prepared for the Master Development Order by the Developer at the request of review agencies to identify the potential 20430 roadway conditions network and candidate roadway improvements resulting from the Master DRMDO Traffic
Study Update based on the initial internal capture rate ("ICR") of 22%, as mandated in the initial Master Traffic Study ("Supplemental-Master-Study"). The roadway network and candidate roadway improvements resulting from the Supplemental-Master-Study-based on that 22% ICR trip capture rate Internal Capture Rate (ICR) also are set forth in Exhibit F attached hereto and made a part hereof by reference. Exhibit F also identifies, under those 20430 conditions, the same information for the 22% ICR scenario as for the 6655% ICR Community capture rate scenario, including those regionally and locally significant road segments that are projected to be significantly impacted by the BRC and for which a service deficiency is also projected ("Impacted Segments") and the improvements which may need to be anticipated made by 20430 to the Impacted Segments under a 22% ICR to mitigate Babcock's traffic impacts in order to maintain the adopted level of service (LOS) standard targets. The road network presented in Exhibit F is a 20430 horizon year projection that will be updated periodically as set forth below in Condition 5.B.(2) to reflect changing conditions in the area. This 22% ICR is to be applied only used for the First Increment, including Phase 1.
and Phase-2 and will not be used with future increments or Master Traffic Study Updates.

(d) The significant impacts, roadway network, and roadway improvements identified in Exhibit F hereto are provided for comparison purposes between the ICR and CCR two internal capture rate scenarios described above. As specified under Conditions 5.B.(2)(a), (2)(b), (2)(c), and (2)(d) below, as data from the traffic monitoring program becomes available, as specified under Conditions 5.B.(3)(a) and 5.B.(3)(b) below, this data will be incorporated into the Master Traffic Study Updates as described in Condition 5.B.(2) below. Exhibit F will then be re-evaluated and revised as specified in Condition 5.B.(2) below.

(e) For purposes of the First Increment, the 22% ICR portions of Exhibit "F" will-controlled the measurement of significant impact for the Incremental DRI traffic studies. Future Increments shall will-use the revised Exhibit "F" as re-evaluated either under Condition 5.B.(2)(a) or B.(2)(b), as applicable.

2) Master Traffic Study Updates

(a) (1) The first update of the Master Traffic Study was will-be undertaken and submitted to County, FDOT, Department of Economic Opportunity, Division of Community Development
July 25, 2017

("DEO"), Lee County and the SWFRPC and approved through the NOPC process and by Resolution 2011-485 on December 13, 2011 prior to the submittal of Increment 1-Phase 2, or any subsequent increment, whichever occurs sooner, but in no event later than December 31, 2014 ("Initial Master Traffic Study Update"). The Initial Master Traffic Study Update shall be approved through the NOPC process as a non-substantial deviation, in accordance with Section 5.B.(2)(d), with resulting amendments, if any, to the Master Development Order to be processed as a NOPC. The Initial Master Traffic Study Update shall utilize the FDOT-D1 District-wide Model, which has been accepted by FDOT, DEO, County, Lee County and the SWFRPC for use in the Master Traffic Study Update and subsequent AIDA traffic assessments. The Master Traffic Study Update will result in a Revised Exhibit F, based upon the ICR determined pursuant to paragraph 5.B.(2)(a)(2) a., which will be applied to all phases of the ICR for Initial Increment 1-Phase 2 and subsequent increments (the ICR for Initial Increment 1-Phase 2 will be 22%). Coordination meetings as needed and a formal transportation methodology meeting will be held with County, Lee County, SWFRPC, FDOT, and DEO prior to the commencement of the Initial Master Traffic Study Update. The Initial Master Traffic Study Update shall consider the
possibility of a new east-west transportation corridor between SR 31 and I-75, and may consider related corridor studies and interchange justification reports, as determined appropriate in the transportation methodology meeting—outlined in Chapter 4 of the FDOT Project Traffic Forecasting Handbook.

The initial Master Traffic Study Update was approved through the NGPC process and by Resolution 2011-485 on December 13, 2011.

The 2020 Master Traffic Study Update was hereby approved through the Master Development Order Amendment process by Resolution 2021-xxx on Month, Date, 2021.

(2) a. Each update of the Master Traffic Study will include a reassessment of the internal capture and external trips consistent with paragraph 5.B.(2)(a)(1) above, Trip Generation, the ITE Trip Generation Handbook, and the FDOT Site Impact Handbook, the FDOT D1 District-wide Model, as it may be adjusted pursuant to professionally accepted techniques applicable to communities of the size, location, mix of uses, and design of Babcock or other travel demand modeling techniques and data that reflect the size, location, mix of uses, and "smart growth" design of the project,
and with consideration of the cumulative impacts of previously evaluated increments and monitoring data up to the point of commencement of that particular Master Traffic Study Update.

b. Due to its size and mix of uses, the BRC will be divided into a number of traffic analysis zones (TAZs) and tracts, which are combinations of TAZs. The size, location and number of TAZs will be determined by the Developer. There shall be no minimum or maximum number of TAZs or tracts.

c. Adjustments to the FDOT D1 District-wide Model in accordance with 5.B.(2)(a)(2)(a) for estimating trip capture within a large scale community like the BRC, the community capture and external trips for the BRC will be estimated using the following procedures.

(i) The total new trips generated by the BRC development as identified in the Master Traffic Study Update and based on accepted standard methods of calculation will be reduced as identified in the sections below.

(ii) There are standard mixed land uses (residential, office, retail) for the mixed use
development concepts of the ITE Trip Generation Handbook "Mixed Use Development". For those standard land uses, and using the tract as a single TAZ, calculate, using the methods of the ITE Trip Generation Handbook "Mixed Use Development", the internal capture within the tract.

(iii) For each non-standard land use (those land uses not included in the ITE Trip Generation Handbook methodology) within each tract, create a separate TAZ for each non-standard land use. Using the FDOT D1 District-wide Model, applicable at that time, determine the trip capture for those non-standard land uses will be within the subject tract discussed at the time of methodology meeting.

(iv) Using the FDOT D1 District-wide Model, applicable at that time, determine the trip capture between the individual tracts within the BRC.

(v) Estimate the number of pass-by trips consistent with the then most recent editions of the ITE Trip Generation Handbook, and the FDOT Site
Impact Handbook. Only those retail uses which are adjacent to the primary public roadways will be eligible for external pass-by trips. Retail that is not adjacent, whether contained internally or substantially set back without direct access to the major public roadways will be discussed at the time of methodology meeting, not be eligible for pass-by trips.

(vi) The remaining net new trips are external to the BRC and will be assigned to the regional roadway network by the FDOT D1 District-wide Model, applicable at that time.

(vii) In the alternative, Developer may use an alternative methodology for estimating internal community capture rate if reviewed and approved by FDOT, County, Lee County, and SWFRPC and Department of Economic Opportunity.

(b) (1) Due to the long term buildout of the Project (over 20 years) and potentially changing conditions in the study area, a-periodic updates of the Master Traffic Study is are required and will use the most current, validated FDOT D1 District-wide Model in effect at the time of the commencement of the Master
Traffic Study Update. After the Initial Master Traffic Study Update specified in Condition 5.B.(2)(a)(1), additional updates shall be conducted and submitted no later than five (5) years after the effective date of the most recent previous update. The Developer may update the Master Traffic Study at any time during that five (5) year period. Each updated Master Traffic Study will be a complete update similar to the original Master Traffic Study and will result in a Revised Exhibit F. The Master Traffic Study Update shall consider the possibility of a new east-west transportation corridor between SR 31 and I-75, and may consider related corridor studies and interchange justification reports, as determined appropriate in the transportation methodology meeting. A transportation methodology meeting will be held with County, Lee County, the SWFRPC, FDOT and DEO prior to the conduct of each Master Traffic Study Update.

(2) Each update of the Master Traffic Study will include a reassessment of the internal-community capture and external trips consistent with paragraph 5.B.(2)(a)(1) above.

(c) The First Increment has used the FDOT D1 District-wide Model for Increment 1-Phase 1, prior to an update of the Master Traffic Study. Such use has been accepted by FDOT, County, Lee County, DEO and SWFRPC for use in Increment
July 25, 2017

1. Phase 1 in accordance with the conditions of the Increment 1 Development Order approved by County on December 15, 2009. Subsequent Increments, including phases, if applicable, will use the FDOT D1 District-wide Model or the most current, validated FDOT D1 District-wide Model in effect at the time. Two different model runs (without DRI and with DRI) will be used for each Master Traffic Study Update.

(e) The methodology for Master Traffic Study Updates will be coordinated through the SWFRPC and include County, Lee County, and FDOT and the DEO. The Master Traffic Study Update is not considered a substantial deviation pursuant to Chapter 360.06 (19) and will be submitted for approval through the NOPC process. Any amendments to the Master Development Order resulting from a Master Traffic Study Update shall be processed as an amendment-NOPC. The Master Traffic Study Update process will consist of the following steps and timeframes:

(i) Initial informal coordination meeting to discuss and establish the appropriate methodology, between the Developer and SWFRPC, County, Lee County and, FDOT and DEO.
(ii) Submittal of proposed methodology by the Developer to the SWFRPC not less than 14 days in advance of the formal methodology meeting for distribution to the State and Regional review agencies.

(iii) Formal methodology meeting between the Developer and the State and Regional review agencies coordinated by the SWFRPC.

(iv) SWFRPC, within 35 days of the conclusion of the formal methodology meeting(s), will document the findings and agreements made by the participants including a summary of all assumptions agreed upon at the meeting.

(v) SWFRPC shall allow State and Regional review agencies not less than 14 days to agree or disagree in writing with the meeting summary.

(vi) If agreement cannot be reached with all the State and Regional Review agencies, the SWFRPC will designate a methodology in writing to be used by the Developer.

(vii) The Developer shall submit for approval the Master Traffic Study Update and revised MDO Exhibit F to the SWFRPC through the NOPC—development order amendment process, which shall not be considered a
substantial deviation for distribution to the County, FDOT, and Lee County Regional Review Agencies.

(viii) Public hearings will be conducted in accordance with the County’s procedures for processing NOPC’s development order amendments in County in coordination with the SWFRPC.

(3) Biennial Monitoring Program

On a biennial basis, the Developer shall submit a DRI traffic monitoring report to the following entities: County, FDOT, DEQ, Lee County, and the SWFRPC. The first monitoring report shall be submitted two (2) years after the recorded date of the approval of the first AIDA Development Order, unless no buildings have been physically occupied by a permanent user. Once a building in Babcock is occupied by a permanent user the biennial traffic monitoring requirement will commence. For the purposes of growth management the Biennial Monitoring will monitor the external trips generated by occupied uses in Babcock. The traffic monitoring program must include the following.

(a) 2-hour AM peak hour and 4-hour PM peak hour turning movement counts and 72-hour machine traffic counts at the BRC’s access points onto the external public road network external to the Property; the 72-hour traffic counts will be derived from the permanent traffic counters installed at
Babcock's ingress/egress points as described in Condition 5.B.(7) below.

(b) A comparison of the field-measured Project external trips to the Project's external trips estimated in the MDO AMDA and the Incremental traffic studies.

(c) The level of service of all access points between the Project and the external road network.

(d) A summary of construction and development activities to date, using the categories of the Master Development Program.

(e) An estimate of the level of development expected to be added by the Project for the forthcoming year.

(f) The status of the mobility improvements required by any prior Incremental development program.

(g) The status of mobility improvements identified as committed in the Master Traffic Study or Incremental traffic studies.

(h) An estimate of the construction traffic at the Project's access points onto the public roadway network external to the Property.

(4)—The Developer shall promote efficient pedestrian and bicycle movement within and between the development's components and to adjacent properties. The Developer shall link the uses and subdivisions, hamlets, town centers and free-standing facilities through a series of sidewalks, bike paths, walking trails and
internal roadways of various functional classifications. The Developer shall promote transit service through the inclusion of bus stops or other appropriate transit access points in site design, consistent with the County and Lee County Comprehensive Plans and transit plans, if any. The location of bus stops and transit access points shall be planned and integrated with the BRC bicycle and pedestrian plan.

(5)(4) Within twelve (12) months from the date of the original Master DRI Development Order, the Developer shall prepare and submit to County a transit feasibility study for possible transit service within the BRC. The transit feasibility study shall evaluate the feasibility of an internal tram or trolley system to link the villages, hamlets, and town center and other uses and to provide a linkage to the external road network. The feasibility study will evaluate, among other things, the timing of the implementation of the system, system routing, vehicle type, headways, funding sources, and capital and operating costs. If the study determines that such a system is economically viable, Developer will implement the system. This condition has been completed.

(6)(5) The Developer shall prepare a transit feasibility study of providing public transportation to and from Babcock at the request of County. The transit feasibility study will evaluate, among other things, the feasibility of providing public transportation, timing of the
implementation of the system, system routing, vehicle type, headways, funding sources, and capital and operating costs. In an effort to insure sufficient population to support this type of transit service, the Developer shall coordinate the initiation of this study with transit representatives from County, Lee County, and the FDOT. The Babcock development will be credited with an appropriate reduction in net external trips for the implementation of such a public transit component. The cost of the study may be credited against Developer's proportionate share mitigation.

(7)(6) The Developer shall installed permanent traffic count stations at all the BRC ingress/egress points on the external road network at Greenway Boulevard, Lake Babcock Drive, and Cypress Parkway. Developer will work with FDOT and County to determine the location for relocating the existing FDOT traffic count station located south of the Charlotte/Lee, and at the County lines on SR31 as part of the SR31 widening. The equipment located at Greenway Boulevard, Lake Babcock Drive and Cypress Parkway will be owned and maintained by the Developer or District turned over to County and County will own and maintain the permanent count station equipment. The equipment to be re-located south of the Charlotte/Lee County line on SR31 will be turned over to FDOT and FDOT will own and maintain the permanent count station equipment. The cost of the permanent count stations equipment will be credited
against the DRI's traffic mitigation obligation. Data from the count stations shall be made available in a digital format on a periodic schedule agreed to by County and Developer, and without any cost, to Developer.

(8) Developer shall provide sufficient queuing lanes and turn lanes along State Road 31 to manage construction traffic in a manner which does not cause substantial delays to other traffic on State Road 31. County and FDOT shall review and approve the timing of said improvements (which are to be in place concurrent with construction traffic), the locations, dimensions, and configurations in accordance with County and FDOT standards of said construction traffic queuing and turn lanes.

C. Incremental Review.

(1) Incremental Review Analyses.

Development within the BRC, as identified in the AMDA, will undergo a traffic review through an incremental process with traffic studies prepared for each Increment. A transportation methodology meeting will be held with County, Lee County, FDOT, DEQ, and the SWFRPC prior to initiating this study. This will allow the study to address specific issues that may be related to any particular Increment. Each Incremental Traffic Study, other than the traffic studies for the initial Increment 1, will establish the trip capture rate for that Increment consistent with Condition 5.B.(2) which will determine the maximum number of PM peak hour trips external to the
Property for that Incremental development program. Professionally accepted techniques and data, including FDOT's then current Site Impact Handbook (or its equivalent) and the then current Subdivision Traffic Study Guidelines for County may be considered in establishing the methodologies for the Incremental studies. If agreement cannot be reached with all the State and Regional Review agencies, the SWFRPC will designate a methodology in writing to be used by the Developer.

As a part of this effort, a traffic study will be prepared in support of that Increment. The Project's trip capture rate, estimated number of external PM peak hour trips, traffic impacts, proportionate share of needed improvements, pipelining of the proportionate share, and mitigation will be established for each Increment. A traffic study will be prepared for each Incremental level of development. The traffic study in support of each Increment will estimate the trips external to the Property for that Incremental development program and will include the following.

(a) Road segment evaluation of those external road segments significantly impacted by the Incremental development program for the MDOAMDA significant impact area per the 22%-IGR portions of Exhibit "F", until such time as Exhibit "F" is amended.
(b) Intersection evaluations of those external intersections significantly impacted by the Incremental development program.

(c) Identification of potential roadway and intersection improvements needed to support that level of development and all area growth coincident with buildout of that Incremental development program at the BRC for the AMDA MDO significant impact area per the 22% ICR portions of Exhibit “F” hereto until such time as Exhibit “F” hereto is amended.

(d) Identification of the Project’s proportionate share of those needed roadway and intersection improvements.

Proportionate share mitigation shall be limited to ensure that if Babcock meets the requirements of Section 163.3180, F.S., it shall not be responsible for the additional cost of reducing or eliminating backlogs. The project’s proportionate share shall be directed (i.e. "pipelined") to one or more mobility improvements that benefit a regionally significant transportation facility. The funding of one or more required mobility improvements that will benefit a regionally significant transportation facility consistent with Section 163.3180(42), F.S., satisfies concurrency requirements as mitigation of Babcock’s impact upon the overall transportation system even
if there remains a failure of concurrency on other impacted facilities.

(e) Identification of the Project’s traffic mitigation conditions to address its proportionate share of needed mobility improvements and any pipelining of that proportionate share, but not including mitigation for backlogged conditions. Mitigation for impacts to facilities on the State Strategic Intermodal System shall be made after consultation with and with the concurrence of FDOT. Traffic mitigation conditions would include, but not be limited to, commitments to construct or pay for certain mobility improvements, provision of right-of-way, provision of design plans in support of improvements, cash payments to County or applicable maintenance agency and/or combinations of the above, and a mitigation payment schedule.

(f) Each Incremental traffic study will include any previously evaluated Increment as Project traffic consistent with Sections 380.06(21)(b) and 380.0651, F.S., and 73C-40.045, F.A.C.—Mitigation provided by any previously evaluated Increment shall be credited to the overall impact of the Project.

(g) An accounting system will be established so that if the field measured external trips at the end of the particular Increment are less than previously estimated for that Increment, the
Developer would be entitled to credits which can be used by the Developer, sold to other parties or carried over to the next Increment. Alternatively, if the actual traffic for that particular Increment is greater than previously estimated, then the Developer will be required to mitigate those additional traffic impacts as part of the then under review Increment.

(h) The development approved in each Increment will be vested for traffic concurrency purposes through the scheduled payment of its mitigation requirements (proportionate share) for mobility improvements. The payment schedule and the details of that payment schedule must be established in an enforceable agreement with County or the applicable maintenance agency.

(i) As provided in the AMDA-MDO Agreement, an Incremental traffic study may consider relevant information from previously approved studies or Increments, but no Incremental review will result in a requirement to revise any element or requirement of a previously approved Increment other than the provision in item 5.C.(g) above. Conditions identified in the most recently approved Incremental Development Order or Amended Development Order will control for the purposes of transportation mitigation, unless otherwise noted in the Development Order.
(2) Site Plan and Subdivision Plan Approval Within An Increment.

Site plan and subdivision plan approvals within an Increment will be evaluated for consistency with the Incremental traffic study as set forth below.

(a) Review the requested approval to verify that the development parameters of the requested approval, when combined with the parameters of any other requested approval already reviewed and approved within the Increment and reflective of any land use conversions, are consistent with the level of development evaluated during the Incremental traffic study.

(b) Review of the requested approval to verify that the projected external trips of the requested approval, when combined with the estimated external trips of any other requested approval already reviewed and approved within the Increment and reflective of any land use conversions, does not exceed the external trips evaluated during the Incremental traffic study.

(c) Review of the requested approval’s access points onto the public roadway network external to the Property to determine if: 1) the proposed access points are consistent with the access established in the Master MDOAMDA, AIDA, and/or public access management standards; 2) the access point intersection will operate at acceptable levels of service.
coincident with the buildout of the requested approval; 3) identify needed improvements, including signalization, at the access point intersections to maintain acceptable levels of service; and 4) identify the estimated turn lane storage lengths for the needed turn lanes at the access point intersections.

(3) The Developer may, at its sole discretion, determine the size, boundaries, land uses, timing, and termination of each Increment. The Developer may file one or more AIDA’s for concurrent, overlapping, or sequential increments. Provided, however, the entire project as reflected in this Master-DRIMDO development order may not be submitted in only one increment, and any one filing of one or more AIDA’s will not include cumulatively among the filing more than fifty percent (50%) of the entire Master-DRIMDO Development Program.

(4)

(a) The Developer’s proportionate share obligation, as established per each Increment, shall be directed or pipelined, pursuant to section 163.3180(12), Florida Statutes, to one or more required mobility improvements which may or may not be a part of the AMDA roadway network, which benefit a regionally significant transportation facility and which can be funded by the Developer’s proportionate share. The funding of one or more required mobility improvements that will benefit
a regionally significant transportation facility consistent with Section 163.3180(12), F.S. satisfies concurrency requirements as a mitigation of Babcock's impact upon the overall transportation system even if there remains a failure of concurrency on other impacted facilities.

(b) The Developer may also utilize proportionate fair-share mitigation, consistent with Section 163.3180(16), F.S., which may be directed toward one or more specific transportation improvements reasonably related to the mobility demands created by the development and such improvements may address one or more modes of travel. Proportionate fair-share mitigation shall be limited to ensure that a development meeting the requirements of Section 163.3180(16), F.S., mitigates its impact on the transportation system but is not responsible for the additional cost of reducing or eliminating backlogs. The funding of any improvements that significantly benefit the impacted transportation system satisfies concurrency requirements as a mitigation of the development's impact upon the overall transportation system even if there remains a failure of concurrency on other impacted facilities.
(5) In addition to, or in the alternative to the pipelining described in provisions 5.C.(1)(d) and 5.C.(4)(a) above, the developer may also mitigate its traffic impacts pursuant to 73C-40.045, F.A.C.

(6) **Incremental Biennial Monitoring Controls.**

(a) If the biennial traffic monitoring report for any two year period reveals that the Project's field measured external trips generated by occupied land uses is 80% or more of the maximum number of external PM peak hour trips for the completed Increment(s) and the approved, but uncompleted, Increments and the occupied land uses are less than 50% of the development program approved for approved, but uncompleted, Increment(s), the Developer shall, within 90 days of the date of the biennial traffic monitoring report, meet with County Public Works to determine if the most recently approved Incremental traffic study must be updated. If an updated traffic study is required, then an updated list of significantly and adversely impacted road segments and corresponding adjustments in the Increment's proportionate share which are needed to complete the most recently approved Increment will be identified in that updated study.

(b) If the biennial traffic monitoring report for any two year period reveals that the Project's field measured external trips generated by occupied land uses exceed the maximum

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number of external PM peak hour trips for the completed Increment(s) and the approved, but uncompleted, Increment(s), the most recently approved Incremental traffic study will be updated within 120 days of the date of the biennial traffic monitoring report. For that most recently approved Increment, this may result in an updated list of significantly and adversely impacted road segments and a corresponding adjustment in the Increment's proportionate share with the additional proportionate share being directed to one or more mobility improvements as set forth in Condition 5.C.(4).

(c) Alternatively, if the Project's field measured external trips exceed the maximum number of external PM peak hour trips for the completed Increment(s) and the approved, but uncompleted, Increment(s), the Developer may declare the most recently approved Increment to be complete in terms of external trips and development program and may submit a new AIDA and Incremental traffic study which may include land area not used in the Increment deemed complete.

(d) If the biennial traffic monitoring report reveals that the Project's field measured external trips generated by occupied land uses exceeds the maximum number of trips from the completed Incremental and the approved, but uncompleted,
Incremental development program(s) by the thresholds identified in Section 380.06(19), Florida Statutes, then the provisions regarding substantial deviations will take effect.

(e)(d) If, at the buildout or completion of an Increment, the measured external trips are less than the maximum number of external trips established for the Increment, then the difference in the proportionate share represented by the difference in those external trips will be credited against the proportionate share projected to be produced by the next subsequent Increment(s).

(f)(e) Every two years, the results of the traffic monitoring report will be compiled with the results of the previous reports. The data from these monitoring reports will be used with respect to the applicable components of the development program prepared for the next Increment, as well as the updates of the Master Traffic Study.

(g)(f) Under Conditions 5.C.(6)(a), (b), and (d) above, development (including but not limited to: planned development, site plan, and sub-division approvals; building permits; construction; and certificates of occupancy) pursuant to Incremental approvals will not be suspended while the traffic study updates and any adjustments required by those provisions are being finalized.
(7) Notice of Lee Road Agreement.

Developer and Lee County entered into the Babcock Ranch Community Road Planning Agreement Regarding The Charlotte County Babcock Ranch Overlay District Amendment on May 23, 2006 ("Lee Road Agreement"). The Lee Road Agreement relates to the mitigation of impacts from BRC on Lee County roads. The Lee Road Agreement sets forth various obligations of the parties to the Lee Road Agreement, and is enforceable by its own terms and not pursuant to this Development Order. Developer's successors-in-interest and assigns are hereby placed on notice of the Lee Road Agreement and its potential application to development which they may propose to undertake within BRC. A copy of said Agreement shall be made available by Developer upon request of such successors-in-interest and assigns, and a copy shall be on file with the Clerk of the County Commission.

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6. **VEGETATION, WILDLIFE, AND WETLANDS**

A. **Representations and Commitments as Conditions.**

(1) The exotic pest plant impacted areas, and native plant communities (approximately 5000 acres) will be managed and incorporated into the final preservation areas and consolidated north-south flow-ways and east-west greenways.

(2) The upland preserve/conservation areas and the wetland preserves will have management that optimizes the value and function of these areas of native habitat.

(3) There will be an average 100-foot setback from the State Preserve and an average 50-foot setback adjacent to wetlands.

(4) Internal roadways will be used to inter-connect separate development pods and will be constructed with wildlife crossings in areas where they cross wildlife corridors. The designs, sizes, and locations of these crossings will be coordinated with County and coordinated and approved by staff from the Florida Fish and Wildlife Conservation Commission (FWC) and the US Fish and Wildlife Service (USFWS). Internal roadways may be constructed across and through primary flow-ways, as long as the hydrological and wildlife corridor functions are maintained through the crossings. The number of such roadways, not including pedestrian boardwalks and bike, electronic cart, hiking, and equestrian trails (paved or
otherwise), shall be the minimum necessary for safe and efficient public accessibility between development pods.

(5) Roadway layouts in the wildlife corridors will be designed to reduce traffic speeds and minimize the risk of vehicle/wildlife collisions. Traffic calming devices will be employed where appropriate, but will not serve as a substitute for wildlife under crossings or over crossings, unless approved by FWC and USFWS.

(6) Littoral shelves will be constructed within lake systems and will provide additional foraging areas for wildlife. Littoral shelves will be provided along a minimum of ten percent (10%) of the length of the shoreline of each such lake. Littoral shelves will be designed to mimic the functions of natural systems by establishing shorelines that are sinuous in configuration in order to provide increased length and diversity of the littoral zone. Where appropriate, specific littoral shelf planting areas will be established to provide feeding areas for water dependent avian species. Developer will ensure that recorded restrictions on the Property prohibit the removal of littoral shelf plants, unless replaced with similar plants.

(7) Site lighting standards will be modeled after the International Dark-Sky Association or similar guidelines. Street lighting will use mechanisms to reduce light pollution such as full shield cut-offs to prohibit light from shining upward, low intensity lighting and other acceptable techniques. Greenways, conservation areas and
undepveloped areas bordering these areas where there are unpaved trails will be unlit, or lit to the extent necessary for safety reasons only during periods of designated use.

(8) Golf courses will be designed to comply with the goals of the Audubon International Signature Program – Silver Level certification program, with best management practices developed by the Florida Department of Environmental Protection under Section 403.067, F.S. (2005), or with other equivalent certification programs or equivalent best management practices.

(9) During the construction process, appropriate measures will be taken to minimize impacts to preserved wetlands and to water quality. Wetland and upland buffer areas to be preserved will be clearly marked in the field to avoid damage of and intrusion into protected areas. Appropriate construction Best Management Practices will be employed. Prior to commencement of construction near preserved wetlands, including proposed water control structures, erosion control devices will be installed to control and reduce soil erosion, sediment transport and turbidity. Such devices (e.g., silt fencing, temporary sediment traps, impoundment areas to control excessive discharges, etc.) will remain in place throughout the duration of construction in an area until construction zones and surrounding areas are stabilized.

(11) Freshwater marsh creation areas will be over excavated and backfilled to final grade with organic soils. Tree, shrub, and prairie planting areas will have topsoil furloughed from the grading area or organic mulch added to achieve final grade.

(12) Two hydrologic improvement projects are proposed, one in Curry Canal and one on the west side of Telegraph Swamp and southeast of Hamlet II. At a minimum, each project will have new or modified water control structure(s).

(13) The Developer has prepared an environmental sustainability plan for the Property which calls for protecting environmentally sensitive wetlands and uplands areas, providing for mitigation of certain disturbed areas, enhancing preservation areas, preserving agricultural areas, establishing Greenways and public recreation and environmental education programs. As part of the Developer's implementation plan, the Developer will utilize conservation
easements as set forth below. Areas in the Developer's plan identified for mitigation on the Property will be included in the ERP for placement under a conservation easement. Wetland Areas in the Developer's plan which are not impacted by the project will be protected by a conservation easement. Prior to the expiration date of this Development Order, existing agricultural uses located within the project but which are outside of the development areas shown on Map H will be placed under a conservation easement which will allow for the continuance of agricultural operations. The upland enhancement and preservation areas identified in the Developer's plan on the Property will be placed under conservation easements. Acreages referenced in the Developer's plan are subject to change based on future permitting considerations. All required easements will be granted to the SFWMD or other appropriate governmental entity with a compliance monitoring staff. Easements not required by a condition of an environmental permit may be granted to an appropriate governmental entity or to a non-profit charitable entity that exists for the purpose of holding land for conservation purposes with a compliance monitoring staff. The recording of the conservation easements will be phased concurrent with various AIDA's, construction, and plat approvals.

(14) (a) To the maximum extent reasonably practicable, above-ground and underground utility lines (e.g., water, sewer,
electric, gas, telephone, cable, electronic, etc.) will be located within or adjacent to roadway corridors on the Property. Where this is not practicable, Developer shall consult with County and the pertinent utility to establish a location which minimizes to the maximum degree reasonably practicable impacts on upland enhancement and preservation areas.

(b) With respect to the location of major utility transmission lines on the Property, Developer will consult with County and the pertinent utility prior to such location in an effort to minimize impacts from such lines on environmental resources located on the Property.

(c) Nothing herein shall preclude the location of utility or transmission lines within the north/south “Limited Transportation, Pedestrian and Utility Corridor” shown on Exhibit “B” hereto.

(15) BRC greenways will be maintained in their natural state and kept free of refuse and debris. Category I exotic pest plants as defined by the Florida Exotic Pest Plant Council (EPPC), in effect at time of permitting, will be controlled to ninety-five percent (95%) occurrence (except for torpedo grass, *Panicum repens*, and cogon grass, *Imperata cylindrica*, that will be controlled to a ninety percent (90%) occurrence) in non-agricultural greenway areas. Category II pest plants, as defined by the Florida Exotic Pest Plant Council (EPPC),
in effect at time of permitting, and other plants reaching a problematic, invasive level will also be controlled to reasonable and achievable levels in non-agricultural greenway areas. Maintenance of these preserve areas will be conducted in perpetuity consistent with state, local, and federal government environmental permit approvals.

(16) The prescribed fire plan for BRC will be a program that mimics the natural fire cycle for the various habitat types identified within the mitigation and preserve areas. Prescribed burning will be planned and carried out by a Certified Prescribed Burn Manager (as licensed by the Florida Division of Forestry) and experienced fire crew.

(17) The Developer shall dedicate a one (1) acre site and provide a 3,000 square feet, pre-fabricated, shell building to County for mosquito control operations use pursuant to the schedule shown on Exhibit "D" hereto.

B. Other Conditions.

(1) Integrated Pest Management ("IPM") will be utilized in BRC. IPM will involve the monitoring of sites for pest related problems, determining when a problem needs attention and taking appropriate action with the least amount of environmental impact. IPM will maximize the use of biological controls (i.e., bat houses, etc.), organic pest control methods, insecticidal soaps, and fish oils beneficial to lowering the
environmental impact of pest control. Property and homeowner
education will also be an IPM component within the Community.

(2) All USFWS and FWC threatened and endangered species
management plans ("T&E Plans") for the documented listed species
including Florida panther (*Puma concolor coryi*) (E), Florida
bonneted bat (*Eumops floridanus*) (E), wood stork (*Mycteria
americana*) (T), beautiful pawpaw (*Deeringothamnus pulchellus*) (E),
Florida sandhill crane (*Grus canadensis pratensis*) (T), Eastern indigo
snake (*Drymarchon corais couperi*) (T), little blue heron (*Egretta
caeerulea*) (T), tricolored heron (*Egretta tricolor*) (T), gopher tortoise
(*Gopherus polyphemus*) (T), American alligator (*Ailigator
mississippiensis*) (T S/A), crested caracara (*Caracara cheriway*) (T),
roseate spoonbill (*Platalea ajaja*) (T), and Florida burrowing owl
(*Athene cunicularia floridana*) (T) approved at the time of issuance
of this Development Order are incorporated by reference herein and
made a part hereof. Any additional species which are listed after the
issuance of this Development Order and which are documented in
an AIDA shall have a T&E Plan developed and approved by USFWS
and FWC and said plan shall be incorporated by reference as a
condition of the particular incremental development order.

(2) All USFWS and FWC threatened and endangered species
management plans ("T&E Plans") for the documented listed species
including Florida panther (*Puma concolor coryi*) (E), wood stork
(Myetria americana) (E), beautiful pawpaw (Deeringothamnus pulchellus) (E), Florida sandhill crane (Grus canadensis pratensis) (T), Eastern indigo snake (Drymarchon corais couperi) (T), little blue heron (Egretta caerulea) (SSC), snowy egret (Egretta thula) (SSC), tricolored heron (Egretta tricolor) (SSC), white ibis (Eudocimus albus) (SSC), gopher tortoise (Gopherus polyphemus) (T), American alligator (Alligator mississippiensis) (SSC), Audubon's crested caracara (Polyborus plancus auduboni) (T), roseate spoonbill (Platalea ajaja) (SSC), Sherman's fox squirrel (Sciurus niger shermani) (SSC) and Florida burrowing owl (Athene cunicularia floridana) (SSC) approved at the time of issuance of this Development Order are incorporated by reference herein and made a part hereof. Any additional species which are listed after the issuance of this Development Order and which are documented in an AIDA shall have a T&E Plan developed and approved by USFWS and FWC and said plan shall be incorporated by reference as a condition of the particular incremental development order.

(3) The SFWMD issued Permit Number 08-00119-P on July 6, 2006, which includes certain authorizations and permit conditions, in accordance with its jurisdiction over such matters and the Property. Developer has committed to follow this permit and its conditions, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended
from time to time, addresses mitigation of certain impacts of the BRC development. Such permit is issued under the authority of an agency other than County and, therefore, shall be subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and assigns are hereby placed on notice of this permit and its potential application to development which they may propose to undertake within BRC.

(4) The United States Army Corps of Engineers (USACOE) issued Permit Number SAJ-1992-264 (NW-TWM) on May 22, 2006, which includes certain authorizations and permit conditions, in accordance with its jurisdiction over such matters and the Property. Developer has committed to follow this permit and its conditions, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, addresses mitigation of certain impacts of the BRC development. The permit is issued under the authority of an agency other than County and, therefore, is subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and assigns are hereby placed on notice of this permit and its application to development which they may propose to undertake within BRC.
The United States Army Corps of Engineers (USACE) issued Permit No. SAJ-2006-6656 (IP-MJD) which includes certain authorizations and permit conditions, in accordance with its jurisdiction over such matters and the Property. Developer has committed to follow this permit and its conditions, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, addresses mitigation of certain impacts of the BRC development. The permit is issued under the authority of an agency other than County and, therefore, is subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer's compliance with the conditions of said permit. Developers' successors-in-interest and assigns are hereby placed on notice of this permit and its application to development which they may propose to undertake within BRC.

The SFWMD issued Permit No. 08-00004-S-05 (Application No. 070330-5) to Developer for a conceptual ERP in accordance with its jurisdiction over such matters and the Property. Developer will follow the authorizations and permit conditions, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, addresses mitigation of certain impacts of the BRC development. The permit is issued under the authority of an agency other than
County and, therefore, is subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and assigns are hereby placed on notice of this permit and its application to development which they may propose to undertake within BRC.

C. Incremental Review.

(1) The threatened and endangered species management plan ("T&E Plan") is that plan for threatened and endangered species provided for in the ERP and United States Army Corps of Engineers USACE Permit ("ACOEP") for Babcock Charlotte, as may be amended from time to time.

(2) The incremental review will address compliance of the increment with the T&E Plan. It will also address the detailed plan to protect any wetlands in the increment or to mitigate for proposed impacts on such wetlands. Upland habitats of threatened and endangered species (not including species addressed in the Biological Opinion of the U.S. Fish and Wildlife Service for Babcock Charlotte) which are not addressed by the T&E Plan shall also be addressed in the AIDA to maintain such habitats to the extent practicable with the development planned for those areas, or to relocate affected listed species to other appropriate habitat.
(3) The incremental review will include an assessment of any pertinent information developed pursuant to a condition of the Master-DRI development order which has been developed since the Master DRI development order was issued in order to determine if that new information shows that a change in the T&E Plan is needed in order to provide the same level of protection, remediation, or mitigation that is contemplated in the Master-DRI development order.

(4) Each AIDA shall identify the number of acres to be contained in the Increment with respect to each of the following Greenway categories and the percentage of the total of each and shall include a companion map:

(a) Greenway acreage not under conservation easements

(i) agricultural lands

(ii) non-agricultural lands

(b) Greenway acreage under conservation easements

(i) wetland conservation

(ii) wetland enhancement

(iii) upland conservation

(iv) agriculture

(5) Each AIDA shall identify any conservation easements over wetlands and uplands which have been delivered.
(6) Each AIDA shall include a copy of any wildlife survey which has been conducted pursuant to an ERP or ACOEP since the last AIDA was filed.

(7) Each AIDA shall provide an updated Greenway Map.

(8) Each AIDA including roadway within a wildlife corridor will detail the roadway design features to be employed with regard to surface material, lighting, signage, access, and speed limits. The existing unpaved North/South road corridor located along the east Property line may serve as a transportation, pedestrian, and utility (e.g. wells, lift stations, transformers, pump stations, associated lines and infrastructure for water, wastewater, gas, electric, cable, electronic, etc.) corridor consisting of not more than 120 feet in width with a maximum speed limit of 20mph. The existing North/South road shall not be modified beyond its current existing maximum width, nor paved, unless such modification has been considered in an AIDA review and approved in an Incremental development order, or order has been reviewed and approved pursuant to a Notification of Proposed Change ("NOPC") or amendment to a development order.

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7. WASTEWATER MANAGEMENT AND WATER SUPPLY

A. Representations and Commitments as Conditions

(1) Low Flow Fixtures: Low volume plumbing fixtures will be installed in all new homes and businesses. The plumbing fixtures will comply with the following maximum flow volumes at 80 psi:

Toilets: 1.286 gallons per flush
Shower heads: 2.5 gallons per minute
Faucets: 2.0 gallons per minute

(2) Customer billing by Town and Country Utilities Company will be based on the use of water conservation-based rate structures.

(3) Town and Country Utilities Company will distribute literature to households describing water conservation practices.

(4) Drought-Tolerant Landscaping: The use of native landscaping and the Florida Yards and Neighborhoods Program principles will be incorporated throughout the project site.

(5) Reuse Water: Irrigation water will utilize reclaimed water produced by the water reclamation facility. During times when irrigation demand exceeds reclaimed water supply, irrigation water will be derived from the on-site lake system. The lake system will be replenished with ground water.

(6) Leak Detection Program: Reports of water leaks will be directed to personnel during business hours. Site tours and routine
maintenance personnel trips along water supply and distribution lines will also be conducted. On a monthly basis, customer metered usage will be compared to the master meter reading.

(7) **Irrigation System Design:** Rain sensors and/or soil moisture sensors are required for irrigation systems within the project site in order to preclude irrigation during rainfall events. The project will install low flow irrigation systems for common areas where reasonably practicable.

(8) **Fertilization Program:** Written fertilization guidelines will be developed that establish standards for all common area fertilization and guidelines for individual property owners. The guidelines will comply with SWFRPC Resolution 2007-1 to the extent adopted by County and as it may be modified by County from time to time, except that reuse irrigation water may be applied within 25 feet of a wetland or water body. The program will be based on the results of soil samples, water sources, drainage patterns, and the landscape planned. This program will be designed to provide sufficient nutrition to sustain density and vigor for the landscape plantings intended for the Community that will enhance their resistance to disease, weeds, and insects. Education of residents and landscape maintenance contractors will be included in the program.

The program standards will include an annual schedule for applications of controlled release and slow release fertilizers. The
program will also identify appropriate buffer requirements for all areas on the site with respect to wetlands and all natural or created bodies of water. The above fertilization program does not eliminate the requirement of compliance with any County fertilizer ordinance.

(9) Various types of on-site wastewater treatment systems may be used permanently at the plant nursery, solar generating facilities, the North Babcock Area, restroom facilities in the project’s trail system, and the mining and any plant nursery, sod, or agricultural operations facilities. Pursuant to F.S. 381.0065(4), as may be amended, an operating permit must be obtained prior to the use of any aerobic treatment unit or if the establishment generates commercial waste. Buildings or establishments that use an aerobic treatment unit or generate commercial waste will be subject to annual inspections by the State Department of Health to assure compliance with the terms of the operating permit. Any currently permitted uses of such systems may continue pursuant to existing, modified, and renewed permits.

(10) On-site wastewater treatment systems may be utilized at selected locations such as construction trailers, sales centers, and other non-residential facilities where centralized sewer is not currently available. Each of these non-permanent systems must be licensed as in paragraph (9) above and may continue to be used for five (5) years from the date of installation of each system and thereafter must
be abandoned in accordance with state and County regulations. Notwithstanding the foregoing, models, sales centers and associated construction trailers may be extended on an annual basis as needed and such consent by County shall not be unreasonably withheld.

(11) Bio-solids may be converted into a Class AA residual that may be used as a slow release fertilizer on the site, provided this use meets applicable permitting conditions for the site.

B. Other Conditions.

(1) The proposed water treatment and distribution and wastewater collection and treatment systems will be designed consistent with current industry standards in Southwest Florida.

(2) All potable water facilities, including any possible on-site potable water treatment plants, will be properly sized to supply average and peak day domestic demand, in addition to fire flow demand, at a flow rate approved by the County Fire Department.

(3) The lowest quality of water available and acceptable should be utilized for all non-potable water uses.

(4) Irrigation systems for new construction will comply with County's irrigation and landscaping ordinance, as may be amended from time to time.

(5) Town and Country Utilities Company or its successor or assigns will provide water, wastewater, and reclaimed water to BRC.
(6) SFWMD issued Permit Number 08-00122 W, in October 2007, which includes certain authorizations and permit conditions, in accordance with its jurisdiction over such matters and the Property. Developer has committed to follow this permit and its conditions, which is a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, addresses mitigation of certain impacts of the BRC development. Such permit is issued under the authority of an agency other than County and, therefore, shall be subject to enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer’s compliance with the conditions of said permit. Developers’ successors-in-interest and assigns are hereby placed on notice of this permit and its potential application to development which they may propose to undertake within BRC.

(7) Developer may apply for a permit(s) from the SFWMD for non-potable (landscape irrigation) withdrawals, in accordance with its jurisdiction over such matters and the Property. Upon issuance, Developer will follow the authorizations and permit conditions, which will be a separate and enforceable legal document in accordance with its terms. Compliance with this permit, as it may be amended from time to time, will address mitigation of certain impacts of BRC development. Such permit will be issued under the authority of an agency other than County and, therefore, shall be subject to
enforcement by the issuing agency. County will assist said agency, if requested, in monitoring Developer's compliance with the conditions of said permit. Developers' successors-in-interest and assigns are hereby placed on notice of this permit application and its potential application to development which they may propose to undertake within BRC.

C. **Incremental Review.**

(1) The AIDA which includes the North Babcock Area shall identify the water and wastewater treatment option(s) which will be employed in the North Babcock Area.

(2) Each AIDA shall include an updated Primary Utility Corridor map.

(3) Each AIDA shall identify the source of water for the Increment and the service provider.

(4) Each AIDA shall identify the service provider and the type(s) of wastewater treatment system(s) to be used in the Increment and their duration(s) of use.

(5) Wastewater treatment options in the North Babcock Area may include decentralized facilities.
8. **HISTORICAL AND ARCHEOLOGICAL SITES**

A. **Representations and Commitments as Conditions** - No relevant provisions.

B. **Other Conditions.**

(1) A Cultural Resources Survey was prepared and approved by the Florida Department of State, Division of Historical Resources ("DHR"). No cultural resources eligible for listing on the National Register of Historic Places were identified within the BRC, and the development is unlikely to affect historic properties. If any archaeological/historical resources are discovered during the development activities, all work that might cause damage to such resources shall cease immediately, and the Developer shall contact the DHR, SWFRPC, and County so that a state-certified archaeologist can determine the significance of the findings and recommend appropriate preservation and mitigation actions, as necessary.

(2) When County establishes a local register of historical sites, any sites in BRC which qualify for listing on the local register will be listed. Any protection of such resources will be subject to agreement between Developer and County.

(3) By the end of the second DRI Increment, Developer will establish a permanent display of the history of the Babcock Ranch, including but not limited to the railroad and telegraph facilities.

C. **Incremental Review** - None.
9. **EDUCATION**

A. **Representations and Commitments as Conditions.**

The Developer shall dedicate five school sites on the Property: three elementary schools (up to 20± acres each), one middle school (up to 30± acres), and one high school (up to 50± acres), and an educational service center (up to 25± acres). Site acreages are net developable acres exclusive of jurisdictional wetlands and listed species habitat areas. These sites will be delivered on the schedule set forth in Exhibit “D”, attached hereto, as that schedule or site dedication requirements may be revised by agreement of Developer and the Charlotte County School Board.

B. **Other Conditions.** Public facilities such as parks, libraries, and community centers shall be co-located with schools to the extent reasonably practicable. Elementary schools shall be encouraged as focal points for neighborhoods.

C. **Incremental Review.** Developer shall provide anticipated student generation numbers as part of an AIDA using student generation rates contained in the Student Impact Analysis form.

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10. **POLICE AND FIRE**

A. **Representations and Commitments as Conditions.**

(1) **Developer or District** shall construct the shells of the law enforcement and fire/rescue buildings. The term "shell" means site preparation, foundations, laying of all utilities, exterior building structural components (including all exterior windows and doors), interior unfinished load-bearing walls and floors, stairs, elevators, and general building **MEPF**—(mechanical, electrical, plumbing, and fire (MEPF) systems, but not including MEPF systems specific to a floor plan—layout, landscaping and exterior finishes to satisfy the Developer's architectural design standards. The building shells may be constructed in phases. The building shells shall be completed by **Developer or District** and turned over to County on the schedule set forth in Exhibit "D" attached hereto. Until the turnover to County, **Developer or District** shall be responsible for maintenance of the building shells and the associated building landscaping and any costs of operations elected by **Developer or District** to be incurred prior to said turnover(s). If the **Developer or the District** elects to operate any such buildings prior to turnover to County, County will consider an operational contract with District. The Developer or District shall be reimbursed from the impact fees, but only up to the amount of the impact fees collected from the Development (not including any interest earned by County), for the design and
construction costs of those buildings and the costs of all associated infrastructure; i.e., water, sewer, paving, drainage, landscaping, lighting, signage, etc. (collectively the "Costs"), but not for the sites. The Developer or District shall be reimbursed by County from funds other than impact fees collected from the Development for the Costs of any portion of a building requested by County which is in excess of that required by County standards to satisfy the demand for the building created by the Development Program Exhibit "D".

(2) Site acreages are net developable acres exclusive of jurisdictional wetlands and listed species habitat areas. The sites shall be conveyed with exotic pest plants removed, infrastructure provided, and on a schedule set forth in Exhibit "D" attached hereto.

B. Other Conditions.

(1) The fire flows required for the BRC will be provided. Adequate system storage and pumping capacity will be installed to provide the required flows. Distribution system pipes will be sized to deliver the fire flows to the buildings to meet the requirements of the National Fire Protection Association.

(2) As the development of the project progresses, the Developer will coordinate with the Sheriff's Office prior to or during site plan review regarding security measures and features that will likely deter criminal activity in the BRC.
(3) **Six** sites totaling approximately 40,257.8+ acres will be dedicated for police and/or fire rescue operations and for a communications tower. Site acreages are net developable acres exclusive of jurisdictional wetlands and listed species habitat areas. The Sheriff's facility will be co-located within a central fire/rescue building on a 5.75-acre site. Any additional acres requested by County for such operations will be subject to payment by County pursuant to a purchase contract negotiated between Developer and County.

(4) The **Developer** or the District shall provide funding to the County in the amount of one million two hundred thousand dollars ($1,200,000) for a ladder truck pursuant to the schedule in Exhibit “D”. The housing of that vehicle will be the responsibility of County.

(4)/(5) The **Developer** District has shall provided an interim fully operational double-wide trailer at least 24 feet in width and 60 feet in overall length as the first Sheriff's Sub-Station pursuant to the schedule in Exhibit “D” hereto.

(5)/(6) The **Developer** or the District shall provide funding to the County for an EMS vehicle will be provided by Developer pursuant to the schedule in Exhibit “D” hereto. The housing of that vehicle will be the responsibility of County.
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(6)(7) The public purpose buildings and sites shall be subject to the land development regulations and architectural guidelines established for the Property.

(7)(8) All law enforcement, fire, and EMS impact fees collected from the Development (not including any interest earned by County) shall be provided to Developer or District in the form of reimbursements.

(9)(9) Babcock is intended to be a “Firewise” community and will employ “Firewise” principles where appropriate. The County’s Office of Emergency Management will cooperate with and assist the District in this endeavor.

C. Incremental Review.

(1) Each AIDA shall include an updated Exhibit “D” schedule.

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11. **SOLID/HAZARDOUS/MEDICAL WASTE**

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

B. **Other Conditions.**

(1) The project shall be bound by all applicable recycling requirements in effect in the County at the time of the development, and all solid waste shall be disposed of by a waste hauler licensed by the State of Florida.

(2) Any buildings where hazardous materials, or waste, is to be used, displayed, handled, generated or stored shall be constructed with impervious floors with adequate floor drains leading to separate impervious holding facilities that are adequate to contain and safely facilitate cleanups of any spill, leakage, or contaminated water.

(3) Discharge of hazardous waste effluent into the sewage system shall be prohibited unless approved by a permit issued by FDEP. There shall be no discharge of hazardous waste or of medical wastes from medical facilities into septic tanks.

(4) Any business within the BRC that generates hazardous waste will be responsible for the temporary storage, siting and proper disposal of the hazardous waste generated by such business. However, there will be no siting of hazardous waste storage facilities contrary to the County zoning regulations. There shall be no disposal of hazardous waste within the BRC.
(5) Any off-site disposal of hazardous waste will be the responsibility of the business that has generated the hazardous waste subject to all applicable local, state, and federal regulations.

(6) Restaurant operators will be required to comply with the County's grease trap ordinance that requires routine maintenance of the grease removal system.

(7) The responsibility for disposing of medical and hazardous waste lies with the waste generator in accordance with local, state and federal law.

(8) Any commercial operations that routinely handle extremely hazardous chemicals (such as the water and wastewater treatment facilities, hospitals and golf courses) will be required to comply with OSHA and NFPA fire and life safety—requirementssafety requirements as well as all other local, state, and federal requirements.

(9) Natural gas is identified as a source of energy for the development. The Developer will meet with the Charlotte County Fire & Emergency Medical Services Department to advise it of the location of gas lines prior to installing such lines.

(10) All grease traps will be required to comply with local and state codes. The wastewater from these grease traps will be sent to a centrally located wastewater treatment facility, designed to comply with the
applicable effluent quality requirements. The captured grease will be hauled off by a licensed hauler.

C. Incremental Review.

(1) Each AIDA will indicate whether or not the proposed Increment will be part of the County’s Sanitation District, and if not, what other option will be used. Each AIDA will include a letter from the service provider that collection will be provided and a letter of availability regarding landfill capacity for the proposed Increment.

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12. **AIR**

A. **Representations and Commitments as Conditions.**

   Dust prevention on development sites will employ wet or other suppression options consistent with applicable NPDES requirements. Unpaved roads will be watered as needed. Paving of roads will be performed as early in the construction schedule as is reasonably possible.

B. **Other Conditions.**

   BRC shall comply with any applicable FDEP regulations regarding air quality.

C. **Incremental Review.** – None.

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13. **HURRICANE PREPAREDNESS**

A. **Representations and Commitments as Conditions.**

The Developer or District will build the shells of community center civic buildings and certain portions of public school buildings on the Property that will be used as shelters, to hurricane building standards per local, state, and/or federal standards, as applicable, and American Red Cross publication #4496, and said buildings will be equipped with emergency generators.

B. **Other Conditions.**

1. District or POA shall develop a hurricane preparation and shelter information program for the residents of the Property which will include annual awareness communications to residents. The appropriate County departments dealing with emergency preparedness will cooperate with and assist the District or POA in the development of this program. A copy of the information program shall be provided to County prior to the first residential closing.

2. To encourage sheltering in place, hurricane window protection shall be offered as an option to the initial purchasers of single-family residences in BRC.

C. **Incremental Review.** – None.

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14. **OPEN SPACE, PARKS, AND LIBRARY**

A. **Representations and Commitments as Conditions.**

(1) Developer agrees to provide a minimum of thirty-five (35%) percent of the gross acreage of the BRC as open space. "Open Space" shall consist of the Primary Greenway Plan, non-residential vegetated green space (including, but not limited to, community supported agriculture and community gardening), lakes and ponds not engineered for stormwater, lakes and ponds engineered for stormwater with general public access, hiking trails, greenways, bike paths, upland and wetland areas. Active uses such as ball fields, golf courses and other related recreation uses can be counted toward Open Space, but only 50% of the area can be utilized for calculation purposes.

(2) BRC will provide 200 acres of parks with a park points value of 715 points. Park points will be calculated in accordance with the County’s Parks & Recreation Master Plan Update 2015-2050 or as otherwise agreed upon by the County and Developer as part of bi-annual meetings. 49.5 acres of mini-parks, 58.4 acres of neighborhood parks, and 177.9 acres of community/regional parks, totaling 255.8 acres, as well as other open space areas within neighborhoods, which will exceed the expected demand created by BRC. As set forth on Exhibit "D" attached hereto, the community and regional park buildings and parks-site improvements are required by the issuance
of the 5,000th dwelling unit certificate of occupancy. Each neighborhood park with pavilion and restrooms will be required by the issuance of the 500th dwelling unit certificate of occupancy within each of the neighborhoods.

(3) One site totaling 7.4 acres will be dedicated for a library pursuant to the schedule in Exhibit "D". Site acreage is net developable acres exclusive of jurisdictional wetlands and listed species habitat. Developer or District shall be required to fund the construction of a 241,200 square foot library shell building. The County may desire to construct a library facility totaling 402,000 square feet. The County and the Developer or District agree to cooperate with respect to the design, construction and funding of this library facility. Developer or District shall fund the library shell building costs for 241,200 square feet and, if the County decides to construct the additional 8,000 square feet, the County shall fund the construction of the library shell building costs for 162,000 square feet, in addition to the construction completion of the library facility herein. Phase I of the library to be provided by the issuance of the 10,000th dwelling unit certificate of occupancy, and Phase II of the library to be provided by the issuance of the 15,000th dwelling unit certificate of occupancy as shown on the schedule in Exhibit "D".

(4)(3) The parks and library sites shall be conveyed with exotic pest plants removed and infrastructure provided.
(5)(4) **Developer or District** shall construct the shells of the **public-purpose buildings**—(including **park and library facilities**). The term "shell" means site preparation, foundations, laying of all utilities, exterior building structural components (including all exterior windows and doors), interior unfinished load-bearing walls and floors, stairs, elevators, and **general building**—**MEPF**—(mechanical, electrical, plumbing, and fire **(MEPF)** systems, landscaping and exterior finishes **to satisfy the Developer’s architectural design standards**, but not including **MEPF** systems specific to a floor-plan layout. The building shells shall be completed by **Developer or District** and turned over to County on the schedule shown on Exhibit "D" attached hereto. Until the turnover to County, **Developer or District** shall be responsible for maintenance of the building shells and the associated building landscaping and any costs of operations elected by **Developer or District** to be incurred prior to said turnover(s). If the **Developer or the District** elects to operate any such buildings prior to turnover to County, County will consider an operational contract with **Developer or District**. The Developer or District shall be reimbursed for the **park and library facilities** from the impact fees, but only up to the amount of the impact fees collected from the Development (not including any interest earned by County), for the design, construction, and permitting costs of those buildings and the costs of all associated infrastructure; i.e., water, sewer, paving, drainage,
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landscaping, lighting, signage, etc. (collectively the “Costs”), but not
for the sites. **Developer or District** shall be reimbursed by County
from funds other than impact fees collected from the Development
for the Costs of any portion of a building requested by County which
is in excess of that required by County standards to satisfy the
demand for the building created by the Development Program Exhibit
“D”.

(6)(5) District or Developer shall prepare the master plans for the park sites
in consultation with County and at no cost to the County.

(7)(6) The parks and library buildings and sites shall be subject to the land
development regulations and architectural guidelines established for
the Property.

B. **Other Conditions.**

(1) All landscaped open space areas shall be replanted with native
vegetation after construction.

(i) Ninety percent (90%) of the trees and ninety percent (90%) of
the shrubs installed in public areas will be native plants.

(ii) Seventy-five percent (75%) of the total number of required
trees and seventy-five percent (75%) of the shrubs installed
in privately owned areas will be native plants.

(iii) One hundred percent (100%) of the trees and shrubs installed
in primary greenways will be native plants.
(iv) All plants listed on the Florida Exotic Pest Plant Council's -List of Invasive Plant Species Category I and II, are prohibited for use as landscaping material.

(v) Plant material used for landscaping must conform to the standards for Florida Number 1, or better as given in Grades and Standards for Nursery Plants (1998 or latest), and Grades and Standards for Nursery Plants Florida Department of Agriculture and Consumer Services, Tallahassee, Florida.

(2) General agricultural operations may be conducted in accordance with the Land Development Code.

(3) The mining lake located immediately west of the northernmost Major Park shown on Map H will be reclaimed in accordance with the approved Reclamation Plan and the County permit upon the cessation of mining in the lake and will be incorporated into the plan for said park (although remaining in District ownership) for park uses, subject to restrictions and requirements of SFWMD and/or other governing agencies, and will be connected to the Greenway.

(4)(3) The parks and library buildings shall be completed, staffed, and opened by County on the schedule shown on Exhibit “D” attached hereto.

(5)(4) Public facilities such as parks, libraries and community centers will be co-located with schools to the extent reasonably
practicable. Elementary schools will be encouraged as focal points for neighborhoods.

(6)(5) All parks and library impact fees collected from the Development (not including any interest earned by County) shall be provided to Developer or District in the form of reimbursements.

(7)(6) The parks, common recreational areas and common open spaces will be owned, operated, and maintained by either a master property owner's association, a neighborhood association, a condominium association, the District, or a Chapter 190 Community Development District.

(8)(7) Vegetated upland areas within conservation areas will be part of the extensive recreational open space system of BRC.

C. Incremental Review.

(1) Each AIDA shall provide the number of acres of Open Space to be provided in the Increment and the cumulative number with other approved Increments.

(2) Each AIDA shall include an updated Exhibit "D" schedule.

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15. **HOSPITALS AND HEALTHCARE**

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

B. **Other Conditions.**

Hospital beds and assisted living facilities may be provided within BRC subject to applicable licensing.

C. **Incremental Review.**

Each AIDA shall indicate whether or not a certificate of need has been, or will be, filed for hospital or other healthcare facilities in the proposed Increment.

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16. **ENERGY**

A. **Representations and Commitments as Conditions.**

   (1) All community recreational facilities and businesses will be encouraged to have bicycle parking facilities located closer to the building entrances than non-handicapped parking spaces.

   (2) Developer or District will evaluate internal transit options, and will implement options determined by the evaluation to be economically viable.

   (3) Window design, as well as other design features such as building orientation, solar roof access, overhangs, shading through landscape or interior shades, porches, free standing walls, fences, louvers, awnings, or shutters will be considered to optimize energy efficiency.

   (4) The material choices for streets, parking lots, sidewalks, and the trail system shall be selected to encourage the reduction of the heat island effect. Alternatives to impervious pavement, and the use of open areas, landscaping and shade trees will be an integral component of the design.

   (5) Lighting for streets, parking, recreation and other public areas should include energy efficient fluorescent/electronic ballasts, photovoltaics, low voltage lighting, motion sensors and/or timers on lighting and full cut-off luminaries in fixtures that comply with the International Dark-Sky Association standards.
(6) Water closets will have a maximum water usage of 1.628 gallons/flush. Showerheads and faucets will have a maximum flow rate of 2.5 gallons/minute at 80 psi water pressure. Faucet aerators will limit flow rates to 0.5 gallons per minute.

(7) A primarily native plant pallet to reduce water consumption throughout the community will be used as referenced in Section 14, Open Space, Parks and Library, above. Additionally, Developer will strive to use innovative irrigation technology, such as drip irrigation, moisture sensors, and micro spray heads to reduce irrigation water use.

(8) All recreational areas as well as the integrated sidewalks, trails, and paths shall include shade trees where design allows.

B. Other Conditions.

(1) Commercial and residential buildings shall comply with the Florida Energy Efficiency Code for Building Construction.

(2) Site development shall comply with the Florida Green Building Coalition Certification Standards or equivalent green building standards.

(3) One Zero Energy Home ("ZEH") model will be built to feature and promote net zero energy efficient housing.

(4) The Developer shall allow potential home buyers to select photovoltaic systems, solar hot water heaters, and other alternative energy or energy efficient features as an option.
Recognizing that green building, efficient energy alternatives and the integration of existing and future technology is important and rapidly evolving, the Developer shall continue to evaluate alternatives and create a green building program of options available to the homes and businesses to be built in BRC. Specific programs may include, but are not limited to, higher efficiency appliances, higher efficiency HVAC systems, solar hot water heaters, solar pool heaters, programmable thermostats, net metering as allowed by State law (when and if available under the law) and other. Inasmuch as alternative methods of producing and providing energy is also evolving, the Developer shall work with the State and FP&L, and with suppliers of other commercially reasonable technologies, or combinations thereof, with the objective to create practical and affordable energy options to reduce the consumption of non-renewable energy sources and to encourage the use of renewable energy sources within BRC. Developer shall also explore the usefulness and feasibility in Southwest Florida of green roofs (or suitable alternatives) for residential and commercial buildings, to further reduce energy demands. Compliance with this condition shall be shown by including in the biennial reports a summary of the green building efforts and program to date and the green options made available to homes and businesses.

C. Incremental Review. – None.
17. **MINING OPERATIONS**

A. **Representations and Commitments as Conditions.**

The existing mining operations may be continued during development of the Community consistent with permitting. Due to the fact that as mining operations have been phased out, mining lakes will be properly reclaimed pursuant to applicable permits.

B. **Other Conditions.** – None.

C. **Incremental Review.** – None.

**REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY**
18. **CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN**

   County has determined that the BRC project is consistent with the County Comprehensive Plan.

19. **BIENNIAL REPORTS**

   The Developer, or its successor(s)-in-title to the undeveloped portions of the Property, must submit a biennial report to the County. The Developer must inform successors-in-title to any undeveloped portion of the real property covered by this development order of this reporting requirement.

20. **CHANGED CONDITIONS**

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

21. **COMPLIANCE MONITORING**

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

22. **EXEMPTION FROM DNOWNZONING AND DENSITY/INTENSITY REDUCTION**

   Pursuant to Subsection 380.06(15)(c)3, F.S., Florida Statutes, this project is exempt from downzoning, intensity reduction, or unit density reduction until May 8, 2043, unless
County can demonstrate that substantial changes in the conditions underlying the approval of the development order have occurred or the development order was based on substantially inaccurate information provided by the Developer or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

23. **COMMENCEMENT OF DEVELOPMENT**

Development shall commence in accordance with the deadline(s) established in the Incremental development orders.

24. **PROJECTED BUILDOUT**

The project is being built in Increments. Buildout of the final Increment is projected to occur on or about May 8, 2043 May 24, 2050 ("Buildout Date").

25. **EXPIRATION DATE**

The expiration date for this Development Order is November 2, 2044 November 21, 2051.

26. **DEVELOPMENT PERMITS**

Subsequent requests for development permits shall not require further review pursuant to Section 380.06, F.S., unless it is found by the Board of County Commissioners of Charlotte County ("Board"), after due notice and hearing, that one or more of the following items listed in Paragraphs A and B is present. Upon such a finding, the Board may take any action authorized by Subsection 380.06(19), F.S., pending issuance of an amended development order.

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

B. An expiration of this development order as provided herein.

27. GENERAL PROVISIONS

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

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

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

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

D. If there is a conflict between a provision in this development order and a provision in an ERP, a Consumptive Use Permit ("CUP"), a FDEP 404 Permit, or ACOEP, the provision in the ERP, CUP, FDEP 404 Permit, or ACOEP shall prevail.
E. In the event that any portion or section of this development order is determined to be invalid, illegal, or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner, affect the remaining portions of this development order which shall remain in full force and effect.

F. This development order shall be binding upon the County and the Developer, its assignees or successors-in-interest.

G. This development order shall become effective as provided by law.

H. Certified copies of this development order shall be provided by the County to DEO and the SWFRPC as provided in Subsection 380.06(25)(g), Florida Statutes.

I.H. This Resolution shall be recorded in the Minutes of the Board.

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PASSED AND DULY ADOPTED this 27th day of July, 2021.

BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA

By: [Signature]
William G. Truex, Chairman

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

By: [Signature]
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: [Signature]
Janette S. Knowlton, County Attorney

LR 20-0822
## EXHIBITS

<table>
<thead>
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<th>Exhibit</th>
<th>Description</th>
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<td>Exhibit B</td>
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<td>Exhibit C</td>
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<td>Updated Summary of Land Dedications and Facilities Construction</td>
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<tr>
<td>Exhibit F</td>
<td>Master (Buildout 2040) Roadway Network with Initial Internal Capture Rate – 22% and with Developer's Estimated Community Capture Rate – 71%</td>
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</tbody>
</table>
EXHIBIT A

Legal Description

CHARLOTTE COUNTY PARCEL:
A parcel of land lying within Sections 29, 31 through 33, Township 41 South, Range 26 East, AND, Sections 4 through 10, Sections 15 through 17 and Sections 18 through 20, Township 42 South, Range 26 East, Charlotte County, Florida, being more particularly described as follows: Commences at the Southwest corner of Section 31, Township 42 South, Range 26 East and run S80°41′45″E, along the South line of said Section 31, a distance of 50.00 feet to a point on the East right-of-way line of State Road No. 31, said point also being the Point of Beginning of the parcel of land herein described: Thence continue S80°41′45″E a distance of 3,189.19 feet to the Southwest corner of Section 31, Township 42 South, Range 26 East; Thence S80°41′45″W a distance of 3,323.27 feet to the Southeast corner of Section 32, Township 42 South, Range 26 East; Thence S89°37′15″E a distance of 5,208.11 feet to the Southeast corner of Section 34, Township 43 South, Range 26 East; Thence S80°23′45″E a distance of 5,294.69 feet to the Southeast corner of Section 36, Township 42 South, Range 26 East; Thence S80°23′45″E a distance of 5,343.80 feet to the Southeast corner of Section 38, Township 42 South, Range 26 East; Thence S89°37′15″E along the South line of Section 38, Township 42 South, Range 26 East, a distance of 3,430.56 feet; Thence N90°00′45″W a distance of 10,160.53 feet; Thence N29°46′12″W a distance of 1,038.50 feet; Thence N86°07′38″W a distance of 200.62 feet; Thence S52°12′47″W a distance of 1,373.53 feet; Thence N02°17′32″W a distance of 1,686.63 feet; Thence N70°12′41″W a distance of 1,332.41 feet; Thence S72°22′44″W a distance of 1,434.81 feet; Thence N08°18′31″W a distance of 2,563.55 feet; Thence S89°07′37″W a distance of 1,216.19 feet; Thence S91°01′17″W a distance of 860.44 feet; Thence S22°39′17″W a distance of 1,176.81 feet; Thence N74°36′32″E a distance of 1,635.69 feet; Thence S00°19′56″E a distance of 1,209.82 feet; Thence S89°07′37″W a distance of 1,454.48 feet; Thence N68°27′33″W a distance of 780.53 feet; Thence N01°14′12″W a distance of 1,306.59 feet; Thence N53°29′25″W a distance of 1,776.16 feet; Thence N01°03′35″W a distance of 1,169.84 feet; Thence S32°21′16″W a distance of 818.54 feet; Thence S82°25′46″W a distance of 1,016.42 feet; Thence S66°49′33″W a distance of 207.00 feet; Thence N90°06′18″W a distance of 334.84 feet; Thence N89°04′51″W a distance of 332.86 feet; Thence N90°07′07″E a distance of 533.35 feet; Thence N92°47′44″E a distance of 5,440.82 feet; Thence N50°42′26″E a distance of 195.71 feet; Thence N75°35′07″E a distance of 1,725.17 feet; Thence N53°27′57″E a distance of 667.76 feet; Thence N92°35′37″E a distance of 2,067.53 feet; Thence S92°35′16″E a distance of 2,887.95 feet; Thence N19°47′25″E a distance of 460.32 feet; Thence N90°04′21″W a distance of 439.32 feet; Thence N89°47′40″E a distance of 487.22 feet; Thence N90°22′20″E a distance of 674.51 feet; Thence N92°12′33″E a distance of 261.13 feet; Thence N86°43′52″W a distance of 443.16 feet; Thence N97°18′37″E a distance of 191.40 feet; Thence N11°35′20″S a distance of 261.06 feet; Thence N92°00′19″W a distance of 1,032.77 feet; Thence N19°37′00″W a distance of 527.20 feet; Thence N92°12′25″W a distance of 620.10 feet; Thence N89°07′55″W a distance of 476.20 feet; Thence N90°19′19″W a distance of 473.01 feet; Thence N90°07′33″W a distance of 1,218.27 feet; Thence N96°56′11″W a distance of 190.88 feet; Thence N90°07′25″W a distance of 334.62 feet; Thence N96°56′32″W a distance of 388.20 feet; Thence N90°07′25″W a distance of 1,967.21 feet; Thence N41°17′35″E a distance of 1,825.17 feet; Thence S89°29′57″W a distance of 3,956.60 feet; Thence S00°00′32″E a distance of 2,795.24 feet; Thence S09°11′17″W a distance of 3,969.08 feet to a point on the East right-of-way line for State Road No. 13; Thence along the East right-of-way line for State Road No. 13, the following curvatures and distances: S00°46′42″N a distance of 2,576.13 feet and S00°46′42″N a distance of 796.62 feet; Thence S09°25′36″W a distance of 604.54 feet; Thence S89°25′36″W a distance of 6,094.34 feet; Thence S89°25′36″W a distance of 1,740.24 feet; Thence S09°11′17″W a distance of 1,325.66 feet; Thence S90°07′33″E a distance of 1,862.30 feet; Thence S90°07′33″E a distance of 468.53 feet; Thence N42°00′02″W a distance of 266.60 feet; Thence N90°07′33″W a distance of 327.42 feet; Thence S09°25′36″W a distance of 1,272.60 feet; Thence S09°25′36″W a distance of 4,634.30 feet; Thence S90°07′33″W a distance of 711.46 feet; Thence S90°07′33″W a distance of 5,167.62 feet; Thence N74°27′06″E a distance of 200.62 feet; Thence S90°07′33″W a distance of 298.96 feet to a point on the East right-of-way line for State Road No. 13; Thence along the East right-of-way line for State Road No. 13, the following curvatures and distances: S09°25′36″W a distance of 4,167.71 feet; S89°37′15″E a distance of 2,825.83 feet; and S80°41′45″E a distance of 3,557.00 feet to the Point of Beginning.

Conterminous, 13,033.60 acres, more or less.

Dimensions and contours shown are grid values.

Boundaries heretofore mentioned are based on the South line of Section 31, Township 42 South, Range 26 East to bear S80°41′45″E.
EXHIBIT B

(Expanded Fixed and Variable Criteria depicted on B-1 Master Concept Plan – Map H)

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

FIXED DEVELOPMENT CRITERIA

1. Development of the subject property shall not exceed: 17,870 dwelling units; 6,000,000 square feet of non-residential uses, including commercial/office/retail space, light industrial, government/civic space (not including schools or churches), assisted-living units, hospital beds, and hotel rooms. Ancillary facilities such as education service center, library, park buildings, schools, places of worship, and university research facilities and regional and community park sites. The total development within the BROD shall not exceed 17,870 dwelling units and 6,000,000 square feet of non-residential uses, not including the educational service center, schools, university facilities, libraries, places of worship, regional and community park sites, clubhouses and similar neighborhood amenities, which square footage will be additional and will not be attributed to other development components and will not require use of the equivalency matrix.

2. Agricultural uses shall be permitted throughout the Babcock Ranch Community.

3. There shall be a minimum of thirty-five (35%) percent Open Space provided overall.

4. Open Space/Conservation Easements shall be addressed during subsequent incremental submittals, and recorded in the Public Records following final permitting.

5. When combined with non-residential development in the Lee County Babcock Mixed Use Planned Development District, the total non-residential development shall not exceed the total square footage in the Charlotte County Babcock Ranch Master Development of Regional Impact Development Order (as may be modified by the DRDri’s adopted Land Use Equivalency Matrix conversion matrix).

6. Solar arrays and related facilities are permitted in all of Increment 1 North Area, except in the Passive Greenway, Observation Greenway, and Conservation Easement Corridor.

VARIABLE DEVELOPMENT CRITERIA

1. The following items will be refined during subsequent incremental reviews and/or final permitting:
   a. Final acreages of all proposed uses;
   b. Native habitat preservation, alteration, enhancement, mitigation, and conservation acreages may be modified based on stormwater lake design, other engineering requirements and final permitting;
   c. The final location and allocation of civic facilities (i.e. internal parks, schools, emergency services buildings, etc.);
   d. The internal road alignments and circulation;
   e. The configuration and detail associated with the agriculture areas;
   f. The final location, allocation, alignment and use of the conceptual trail system;
   g. The location of vehicular access points, including existing temporary entry ways, to external public roadways; and
   h. The limited transportation, pedestrian, and utility corridor between the northern most mixed use/residential/commercial area and North Babcock Area.

2. The existing mining operations, including areas currently planned or permitted, will be allowed to continue, consistent with mining permits for these areas. Additional mining areas may be allowed consistent with subsequent permitting. These areas will be shown on
EXHIBIT B

(Expanded Fixed and Variable Criteria depicted on B-1 Master Concept Plan – Map H)

updated maps provided through the DRI monitoring process or through subsequent DRI increments.

23. The boundaries of the areas shown as "Mixed Use/Residential/Commercial" (MURC) including Town Center, are conceptual in nature, and may be modified through the subsequent incremental review process. Specific uses to support "mixed use" or "residential" or "commercial", Included, but not limited to: parking, stormwater lakes, preservation areas, parks, or other space may be identified and refined during the review and/or through subsequent permitting consistent with local land development regulations.

34. Golf course/Recreation is allowed in MURC.

4. If it is determined that future Right-of-Way (ROW) is not required for SR 31 in the North Babcock Area, land identified for ROW may be used for development, in accordance with the MDO.
EXHIBIT C

The following indicates which application questions are to be addressed only in the Master DRIMDO Application and which questions are to be addressed in both the AMDA ("Master") and the AIDA's ("Increment"). It also indicates those instances where only documentation required by the corresponding Incremental Review provision of this Master Development Order is to be provided ("Documentation").

AMDA and AIDA Questionnaire Responses

Question 1, Statement of Intent ............................................ Master, Increment
Question 2, 3 Applicant Information ..................................... Master, Increment
Question 4, Notarized Authorization .................................... Master, Increment
Question 5, Legal Description .............................................. Master, Increment
Question 6, Binding Letter Status ........................................ Master
Question 7, Local Government Jurisdiction ............................ Master
Question 8, Permitting Status ............................................. Master, Increment
Question 9, Maps (All) ..................................................... Master
Question 9, Maps B, F, G, H, I, J ...................................... Increment
Question 10, Part 1, Project Description ................................. Master, Increment (Only Part 1A)
Question 10, Part 2, Comprehensive Plan .............................. Master
Question 10, Part 3, Demographics ..................................... Master
Question 10, Part 4, Impact Summary .................................. Master
Question 11, Revenue Generation ....................................... Master
Question 12, Vegetation and Wildlife ................................... Master, Increment
(MDO Condition 6)
Question 13, Wetlands ....................................................... Master, Increment
(MDO Condition 6)
Question 14, Water ......................................................... Master, Increment
(MDO Condition 4)
Question 15, Soils .......................................................... Master
Question 16, Floodplains .................................................... Master, See Stormwater Management
(MDO Condition 4)
Question 17, Water Supply ................................................ Master, Increment
(MDO Condition 7)
Question 18, Wastewater Management ................................. Master, Documentation
(MDO Condition 7)
Question 19, Stormwater Management ................................ Master, Increment
(MDO Condition 4)
Question 20, Solid Waste .................................................... Master, Documentation
(MDO Condition 11)
Question 20, Hazardous Waste .......................................... Master, Documentation
(MDO Condition 11)
Question 21, Transportation .............................................. Master, Increment
(MDO Condition 5)
Question 22, Air ............................................................. Master
(MDO Condition 12)
EXHIBIT C

AMDA and AIDA Questionnaire Responses. (continued)

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| **Exhibit D**              |                                  |                     |                                  |                           |
| **Site & Building Dedication/Construction Time Line** |                                  |                     |                                  |                           |

**The criteria for determining public facility shall be completion and the land dedication shall be by certificate of occupancy (C/O) referenced below:**

- Community Park Building and park site improvements by the 6,600 sq ft C/O.
- Neighborhood Park #1: 14,500 sq ft C/O within neighborhood.
- Neighborhood Park #2: 14,500 sq ft C/O within neighborhood.
- Neighborhood Park #3: 14,500 sq ft C/O within neighborhood.
- Neighborhood Park #4: 14,500 sq ft C/O within neighborhood.
- Neighborhood Park #5: 14,500 sq ft C/O within neighborhood.
- Library by the 18,000 sq ft C/O.
- Regional Park Building and park site improvements by the 6,600 sq ft C/O.
- Prior to the issuance of the 5,400 sq ft C/O.

**Site & Building Dedication/Construction Time Line**

- Prior to the issuance of the 6,600 sq ft C/O:
  - One (1) EMS - Vehicle by the 5,400 sq ft C/O
  - 8,000 sq ft Fire Station and 5,000 sq ft Sheriff's facility by the 6,000 sq ft C/O:
- Prior to the issuance of the 5,000 sq ft C/O:
  - 6,500 sq ft Fire Station by the 18,000 sq ft C/O
  - 6,500 sq ft Fire Station by the 14,000 sq ft C/O:
  - 6,000 sq ft Fire Station by the 14,000 sq ft C/O:
  - 6,000 sq ft Fire Station by the 17,000 sq ft C/O:

**The criteria for determining public facility shall be completion and the land dedication shall be by certificate of occupancy (C/O) referenced below:**

- The later of the issuance of the 14,500 sq ft residential C/O or upon written request of Sheriff's Dept., c/o
- By the issuance of the 14,000 sq ft C/O
- By the issuance of the 17,000 sq ft C/O
- By the issuance of the 20,000 sq ft C/O
- By the issuance of the 25,000 sq ft C/O
- By the issuance of the 30,000 sq ft C/O

**Notes:**
- 24/7 = 24/7 overall
- 10/1 = October 1
- 28/2 = February 28
- 30/2 = February 30

**Total page:** 1
## SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION

<table>
<thead>
<tr>
<th>Public Facilities Required</th>
<th>Aggregate Site Dedication (acres)</th>
<th>Number of Sites (F)</th>
<th>Shell Building Required — (S.A.)</th>
<th>Commencement of Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schools — 46</td>
<td>School Board criteria for land dedication per the School Site Dedication Agreement.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary Schools</td>
<td>Up to 60 (20 per school)</td>
<td>3</td>
<td>n/a</td>
<td>46</td>
</tr>
<tr>
<td>Middle Schools</td>
<td>Up to 30.0</td>
<td>1</td>
<td>n/a</td>
<td>School Board criteria for land dedication per the School Site Dedication Agreement.</td>
</tr>
<tr>
<td>High Schools</td>
<td>Up to 50.0</td>
<td>1</td>
<td>n/a</td>
<td>School Board criteria for land dedication per the School Site Dedication Agreement.</td>
</tr>
<tr>
<td>Educational Service Center</td>
<td>25.0</td>
<td>1</td>
<td>n/a</td>
<td>School Board criteria for land dedication per the School Site Dedication Agreement.</td>
</tr>
<tr>
<td>sub-total page 3</td>
<td>166.0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand total pages 1-3</td>
<td>473.0</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Notes to Exhibit D

11. Community Park building improvements to include community center, playground and restrooms.
12. Neighborhood parks (village parks) to include pavilion and restrooms.
13. Planned Library option. The developer shall be required to fund the construction of a 24,000 sq. ft. library facility totaling 40,000 sq. ft. The County and the developer agree to cooperate with respect to the design, construction, and funding of this library facility. The developer shall fund the library shell building costs for 24,000 sq. ft. and the County shall fund the construction of the library shell building costs for 16,000 sq. ft. In addition to the construction completion of the library facility described herein.
14. RESERVED.
15. Must be completed and turned over prior to the 90th G.O. for the village within which it is located.
16. First school shall be developed as an interim school on a commercial building located within the Town Center or in some other facility, agreed to by the School Board and the District. The school board and the District shall determine the timing of the dedication of the required school sites and the educational service center, required above, during the design review process. During the DRI process, the School Board and the District will negotiate an agreement for the bonded construction, issuance, and sale of the bonds pursuant to the issuance of bonds by the District for said construction. School sites may be dedicated to a charter school, in accordance with the First Amendment to the San Joaquin School Site Dedication Agreement dated July 20, 2016.
17. Provisions to include two offices, two sets for vehicle and equipment, and chemical storage. This facility shall be ADA compliant and shall include all required utilities, parking, and landscaping.
18. Mill parking required herein shall be designed, developed, and maintained by the Developer, the District, or the master property owner association. The mill parking shall not be dedicated to the County.
19. RESERVED.
20. An interim sheriff’s sub-station office trailer (24W x 60’ over-all length) will be fully operational upon the issuance of the 90th G.O. and will be located adjacent to the Sheriff’s office.
21. A County Annex building will be constructed. This facility will be designed as a gathering place for community residents, and as County Commission and key staff elected offices. Appropriate operations shall be served by the facility. The District may choose to construct the shell building earlier than the 7,000 sq. ft. G.O., following in which the District shall be responsible to maintain the exterior of the building and all site improvements constructed to support the County Annex building until the building is completed and occupied by the County (7,000 sq. ft). The County, if its option, may increase the size of the County Annex and fund said expansion.
22. Primitive camp-site development may occur on Site #5 without Site #1 being included in an increment.

## SITE & BUILDING DEDICATION TIMELINE

- The criteria for determining public facility shell completion and/or land dedication shall be by certificate of occupancy (C.O.)

<table>
<thead>
<tr>
<th>Site &amp; Building Dedication Timetable</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Board criteria for land dedication per the School Site Dedication Agreement.</td>
</tr>
<tr>
<td>School Board criteria for land dedication per the School Site Dedication Agreement.</td>
</tr>
<tr>
<td>School Board criteria for land dedication per the School Site Dedication Agreement.</td>
</tr>
<tr>
<td>School Board criteria for land dedication per the School Site Dedication Agreement.</td>
</tr>
<tr>
<td>School Board criteria for land dedication per the School Site Dedication Agreement.</td>
</tr>
</tbody>
</table>

### General Notes

1. All dedicated and construction required under this schedule shall be completed and turned over before dedication on a site-by-site basis as required.
2. The shell building construction required above shall be completed by the Developer one (1) year prior to the issuance of the C.O. retrofitted to the County's criteria and issued by the Director of Public Works.

### Notes

- 46 total public facilities included in 473 acres.
- 46 total public facilities included in 473 acres.
- 46 total public facilities included in 473 acres.
- 46 total public facilities included in 473 acres.
- 46 total public facilities included in 473 acres.
- 46 total public facilities included in 473 acres.
### SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION

**Public Facilities Required**

<table>
<thead>
<tr>
<th>Public Facilities Required</th>
<th>Aggregate Site Dedication (acres)</th>
<th>Number of Sites</th>
<th>Shell Building Required (sf)</th>
<th>Commencement of Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Services</td>
<td>200 acres containing total park points of 715</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Library Component</td>
<td>4</td>
<td>1</td>
<td>12,000 *2 (8,000 optional County participation)</td>
<td>12,000 SF- prior to reaching 17,500 persons 8,000 SF optional County participation- prior to reaching 20,000 persons</td>
</tr>
<tr>
<td>Extension Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mosquito Control pre-fab building (shell only)</td>
<td>0.25</td>
<td>1</td>
<td>3000 *3</td>
<td>Prior to reaching 12,600 persons</td>
</tr>
<tr>
<td>Fire/Rescue/Law Enforcement</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site #1 Sheriff</td>
<td>1.6</td>
<td>1</td>
<td>12,600</td>
<td>October 1, 2024</td>
</tr>
<tr>
<td>Site #1 Fire</td>
<td>1.6</td>
<td>1</td>
<td>12,180</td>
<td>October 1, 2024</td>
</tr>
<tr>
<td>One Ladder Truck &amp; Fire</td>
<td>n/a</td>
<td>1</td>
<td>n/a</td>
<td>October 1, 2024</td>
</tr>
<tr>
<td>One EMS Vehicle</td>
<td>n/a</td>
<td>1</td>
<td>n/a</td>
<td>500th C/O</td>
</tr>
<tr>
<td>One permanent helicopter landing site &amp; Fire</td>
<td>0.25</td>
<td>1</td>
<td>n/a</td>
<td>October 1, 2024</td>
</tr>
<tr>
<td>Fire &amp; Police Communications Tower Site</td>
<td>0.25</td>
<td>1</td>
<td>n/a</td>
<td>Site identification and dedication by 1,500th C/O COMPLETE</td>
</tr>
<tr>
<td>Interim Sheriff's Sub-station Office Tower Site</td>
<td>n/a</td>
<td>1</td>
<td>24'W x 60' overall</td>
<td>The later of the issuance of the 100th residential C/O or upon written request of Sheriff's Dept. COMPLETE</td>
</tr>
<tr>
<td>Interim EMS Sub-Station Site &amp; Fire</td>
<td>n/a</td>
<td>1</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Public Facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Annex - &quot;County Hall&quot;</td>
<td>n/a</td>
<td>n/a</td>
<td>20,000</td>
<td>By 17,500 persons*8</td>
</tr>
</tbody>
</table>

### SITE & BUILDING DEDICATION/CONSTRUCTION TIME LINE

The criteria for determining public facility shell completion and/or land dedication shall be by population or residential certificate of occupancy ("C/O") referenced below.

- **12.0** SF
- **00** County
- **SF** participation *10

*10
### SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION

<table>
<thead>
<tr>
<th>Public Facilities Required</th>
<th>Aggregate Site Dedication (acre)</th>
<th>Number of Sites (2)</th>
<th>Shell Building Required (sq. ft.)</th>
<th>Commencement of Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schools 19</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary Schools</td>
<td>Up to 60 (20 per school)</td>
<td>3</td>
<td>n/a</td>
<td>*a</td>
</tr>
<tr>
<td>Middle Schools</td>
<td>Up to 30.0</td>
<td>1</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>High Schools</td>
<td>Up to 60.0</td>
<td>1</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Educational Service Center</td>
<td>25</td>
<td>1</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

**Notes to Exhibit 'D'**

- *1 Parks to be dedicated to ISD or a POA. Park acreage is not required to be allocated equally among the various increment boundaries or identified in a specific increment. Park points will be calculated in accordance with the Charlotte County Parks & Recreation Master Plan Update 2015-2050 or as otherwise agreed upon by the County and Developer as part of the biannual meetings referenced in Footnote 10 below.

- *2* Phased Library option. The County and the Developer and District agree to cooperate with respect to the design, construction, and funding of this library facility. The Developer shall be required to fund the construction of a 12,000 SF library shell building. The County may desire to construct a library facility totaling 20,000 SF. If so, the Developer shall fund the library shell building costs for 12,000 SF and the County shall fund the construction of the library shell building costs for 8,000 SF in addition to the construction completion of the library facility described herein.

- *3* Pre-fab buildings 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.

- *4* Developer and District will provide funding up to one million two hundred thousand dollars ($1,200,000) towards the purchase of a ladder truck and County will be responsible for funding any remaining cost of the ladder truck.

- *5* Helicopter landing site may also be used by mosquito control.

- *6* An interim sheriff's sub-station office trailer (24'W x 60' overall length) will be fully operational at the later of the issuance of the 100th residential C/O or upon written request of Sheriff's Department and will be terminated upon the opening of the Sheriff's facility. COMPLETE

- *7* Provide site work and utility connections for interim EMS station 9 expansion

- *8* A County Annex building will be constructed on County owned land. This facility will be designed as a gathering place for community residents, and as County Commission and key staff satellite offices. Appropriate operations shall be served from this facility. The County, at its option, may increase the size of the County Annex and fund said expansion.

- *9* School sites may be dedicated to a charter school(s), in accordance with the First Amendment to the Babcock Ranch School Site Dedication Agreement dated July 22, 2016. School sites will be located, based on appropriateness of site and anticipated demographic makeup of each increment. School site locations will be provided for the DRI, but are not allocated to a specific increment.

- *10* County and Developer shall meet bi-annually to discuss the next five (5) years of development projections. Such projections shall include the projected population and square footage for non-residential development, including but not limited to retail, office, industrial, ancillary facilities, etc. The population projection shall be based on 2.5 persons per unit. The development projections shall also be coordinated with the emergency response zones to meet the service requirements. The site and building dedication/construction timing for each public facility will be agreed upon in writing as part of the bi-annual meetings.

### SITE & BUILDING DEDICATION TIME LINE

The criteria for determining public facility shell completion and/or land dedication shall be by residential certificate of occupancy (C/O).

- School Board criteria for land dedication per the School Site Dedication Agreement.
- School Board criteria for land dedication per the School Site Dedication Agreement.
- School Board criteria for land dedication per the School Site Dedication Agreement.
- School Board criteria for land dedication per the School Site Dedication Agreement.

**General Notes:**

1. All dedications and construction required under this schedule shall be completed and turned over based on a population or residential dwelling unit certificate of occupancy use threshold required above.

2. The shell building construction required above shall be completed by the Developer one (1) year prior to the trigger referenced in the column entitled 'Commencement of Operations'.
# EXHIBIT F

Master (Buildout 204035) Roadway Network with Initial Internal Capture Rate – 22% and with Developer's Estimated Community Capture Rate – 7½60%  

## Key Points

- **Buildout 204035**
- **Initial Internal Capture Rate**: 22%
- **Developer's Estimated Community Capture Rate**: 7½60%

## Table: Significantly and Adversely Impacted Roadways

<table>
<thead>
<tr>
<th>Roadway</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>Granby St.</td>
<td>S of Granby St.</td>
<td>N of Granby St.</td>
</tr>
</tbody>
</table>

## Notes

- Roadway Network based on initial internal capture rate of 22% as mandated by developer agencies.
- Subject to adjustment based on Master Traffic Study Update due to Development Order.
- For AHSAD Development Order, initial capture rate is 25% to be reduced to 10% between current 2002 and subsequent development and each subsequent development.
- The Federal Highway Administration studies and the State Department of Transportation studies are not applicable due to the nature of the Master 2040 Development Order.
- This exhibit is subject to future review and updating.

## Footnotes

1. See Master Traffic Study Update, Maury Historical Review.
2. Transportation Department City of Tanya, Texas, 2000.
3. Transportation Department City of Tanya, Texas, 2000.
4. Transportation Department City of Tanya, Texas, 2000.
5. Transportation Department City of Tanya, Texas, 2000.
EXHIBIT F

Master (Buildout 204036) Roadway Network with Initial Internal Capture Rate – 22% and with Developer’s Estimated Community Capture Rate – 7160%

EXHIBIT F (Cont'd):
BARECKO RANCH COMMUNITY MASTER TRAFFIC STUDY UPDATE (2020)
MASTER BUILDOUT: 2040 ROADWAY NETWORK
Development’s Estimated Community Capture Rate - 7160%

<table>
<thead>
<tr>
<th>Roadway</th>
<th>From</th>
<th>To</th>
<th>Significantly and Adversely Impacted Roadways</th>
<th>Number of Lanes</th>
<th>Needed Improvements for Transportation Efficiency</th>
<th>Recommended Improvements with BRC (Sh)</th>
<th>Project Related Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clayton County</td>
<td>127-Rrouch Loop Rd</td>
<td>Indian Wells Ave</td>
<td>2</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>127-Rrouch Loop Rd</td>
<td>Pyer Ave</td>
<td>2</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Lee County</td>
<td>Broadmoor Blvd</td>
<td>Diamond Ridge Dr</td>
<td>2</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

Footnotes:
(1) Roadway Network based on initial internal capture rate of 22% as mandated by the review agencies.
(2) Subject to approval by the Master Traffic Study Update and Master Development Order.
(3) The AMCD Development Order is subject to review and subsequent development until such time that the Exhibit F is approved and updated.
(4) Project Related Improvements are for information purposes only.
(5) The transportation mitigation measures in Exhibit F are subject to review and subsequent development until such time that the Exhibit F is approved and updated.
(6) Roadway Network based on developer's estimated community capture rate of 7160%.
(7) Subject to the approval of the Master Traffic Study Update by the Master Development Order.
(8) Prepared by: DPA Consulting, Inc.

6/15/2021 - MDO Exhibit BRC_MTSUP2020, 06/15/2021
#18510 - 2
Agenda

Item 4b

Babcock Ranch Increment II
DO Review

4b
Council Recommendations (Attachment I)

On June 17, 2021, the Council recommended conditional approval of the Babcock Ranch Community Increment II Assessment Report. The regional issues are wildlife mitigation, wetland impact mitigation, stormwater management and floodplains and transportation mitigation. A copy of the Council recommendations can be found as Attachment I.

Charlotte County Development Order Amendment (Attachment II)

On July 27, 2021, the Board of Charlotte County Commissioners approved the Babcock Ranch Increment II Development Order (Resolution #2021-109). A copy of the development orders (see Attachment II) was rendered to the SWFRPC on July 30, 2021. Staff review of the attached development orders finds that it is consistent with all regional issues and recommendations identified within the Council’s Official Recommendations.

RECOMMENDED ACTION: Accept the Incremental Development Order as rendered.
<table>
<thead>
<tr>
<th>Increment</th>
<th>2</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>645.7</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>297.7</td>
<td></td>
</tr>
<tr>
<td>Office (Gen/Ind)</td>
<td>727.6</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>200.0</td>
<td></td>
</tr>
<tr>
<td>ALF</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Civic/GOV/Church</td>
<td>75.0</td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td>74</td>
<td></td>
</tr>
</tbody>
</table>

Additional land and square footage may be added to the increment in the future through an amendment to this increment.
<table>
<thead>
<tr>
<th>Development Parameters</th>
<th>Increment 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Single-Family (d.u.)</td>
<td>4,434</td>
</tr>
<tr>
<td>Multifamily (d.u.)</td>
<td>2,023</td>
</tr>
<tr>
<td><strong>Total Commercial - Retail + Office (sq. ft.)</strong></td>
<td>1,025,000</td>
</tr>
<tr>
<td>Retail (sq. ft.)</td>
<td>297,250</td>
</tr>
<tr>
<td>Office (sq. ft.)</td>
<td>727,750</td>
</tr>
<tr>
<td>General Office (sq. ft.)</td>
<td>562,550</td>
</tr>
<tr>
<td>Medical Office (sq. ft.)</td>
<td>139,730</td>
</tr>
<tr>
<td>Civic Office (sq. ft.)</td>
<td>25,470</td>
</tr>
<tr>
<td>Industrial (sq. ft.)</td>
<td>200,000</td>
</tr>
<tr>
<td>ALF Units (Beds)</td>
<td>100</td>
</tr>
<tr>
<td>Golf Course (holes)</td>
<td>18</td>
</tr>
<tr>
<td><strong>Ancillary/Community</strong></td>
<td></td>
</tr>
<tr>
<td>Church (sq. ft.)</td>
<td>60,000</td>
</tr>
<tr>
<td>Parks (acres)</td>
<td>74</td>
</tr>
<tr>
<td>Recreation Center (sq. ft.)</td>
<td>15,000</td>
</tr>
</tbody>
</table>
Council Recommendations (Attachment I)

On June 17, 2021 the Council recommended conditional approval of the Babcock Ranch Community Increment 2 Assessment Report. The regional issues are wildlife mitigation, wetland impact mitigation, stormwater management and floodplains and transportation mitigation. A copy of the Council recommendations can be found as Attachment I.

Charlotte County Development Order Amendment (Attachment II)

On July 27, 2021 the Board of Charlotte County Commissioners approved the Babcock Ranch Increment 2 Development Order (Resolution #2021-109). A copy of the development order (see Attachment II) was rendered to the SWFRPC on July 30, 2021. Staff review of the attached development orders finds that it is consistent with all regional issues and recommendations identified within the Council’s Official Recommendations.

RECOMMENDED ACTION: Accept the Incremental Development Order as rendered.
DEVELOPMENT OF REGIONAL IMPACT ASSESSMENT FOR BABCOCK RANCH INCREMENT 2

BACKGROUND

The Babcock Ranch Increment 2 Development of Regional Impact (DRI) is the second increment of the Babcock Ranch Community Master Development Plan. The Babcock Ranch Community Master (BRC) DRI is an approved mixed-use development located in southeastern Charlotte County, north of the Lee County Line, south of CR 74, east of SR 31, and contains approximately 13,630 acres (see Attachment I Location Map). The Babcock Ranch Community is envisioned for a sustainable, environmentally friendly self-sustained new town community that provides diverse natural and recreational experiences for its residents. The community will encourage a high-tech, energy efficient and environmentally friendly mix of residential, retail and office commercial, light industrial, civic and educational facilities, open space, parks and recreational, and institutional uses. Regulations and development standards for the Babcock Ranch Community have been established with the goal of creating an integrated community that fosters civic life, walkability, human interaction, economic health, sustainability, and preservation of the natural environment.

The original Master Development Order (MDO) Resolution 2007-196 was approved by the Charlotte County Board of County Commissioners on December 13, 2007. The existing BRC development is approved for 17,870 residential dwelling units; 1.4 million square feet of retail uses; 3.5 million square feet of office uses; 650,000 square feet of industrial uses; 600 hotel rooms; 177 hospital beds; 418 units of assisted living facilities; 54 golf holes; and ancillary facilities such as the educational service center, schools and university research facilities, libraries, places of worship, regional and community park sites, and the necessary utility infrastructure (see Attachment II, Master DRI Development Plan Map). The portion of Babcock Ranch in Lee County (Babcock MPD) is not part of the BRC DRI in Charlotte County. The approved Babcock MPD is being developed independently and is reflected in the master planning of Babcock Ranch.

The Master DRI process requires Increments to be submitted with specific development entitlements approved and conditions for approval. The first Incremental Development Order (IDO) was approved on December 15, 2009. The most recent amendment to BRC Increment 1 was recently approved on May 26, 2020 to include the entitlement of 5,000 residential units, 600 hotel rooms, and over 1.22 million square feet of retail and office uses. Increment 1 has determined a proportionate share for transportation mitigation of $45,729,000. Buildout of Increment 1 is 2033 with an expiration date of 2040.
INCREMENT 2 APPLICATION FOR INCREMENTAL DEVELOPMENT APPROVAL (AIDA)

Project Description

Increment 2 contains approximately 4,021 acres and will include extensive open space, will preserve and enhance critical environmental areas including extended contiguous wetland corridors that contribute to the natural beauty of this area, and will positively improve the quality of life for the residents (see Attachment III, Increment 2 Location Map). Increment 2 will include 4,434 single-family residential units; 2,023 multi-family units; and 1,275,000 square feet of non-residential development (see Attachment IV, Increment 2 Development Plan). The specific land uses are shown in the table below. Construction is anticipated to begin in 2021. The anticipated buildout is 2033.

<table>
<thead>
<tr>
<th>Development Parameters</th>
<th>Increment 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>6,457</td>
</tr>
<tr>
<td>Single-Family (d.u.)</td>
<td>4,434</td>
</tr>
<tr>
<td>Multifamily (d.u.)</td>
<td>2,023</td>
</tr>
<tr>
<td><strong>Total Commercial - Retail + Office (sq. ft.)</strong></td>
<td><strong>1,025,000</strong></td>
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<td>Retail (sq. ft.)</td>
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<td>Golf Course (holes)</td>
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<td><strong>Ancillary/Community</strong></td>
<td></td>
</tr>
<tr>
<td>Church (sq. ft.)</td>
<td>60,000</td>
</tr>
<tr>
<td>Parks (acres)</td>
<td>74</td>
</tr>
<tr>
<td>Recreation Center (sq. ft.)</td>
<td>15,000</td>
</tr>
</tbody>
</table>

This AIDA is supported by an Equivalency Matrix, which proposes a set of alternate land uses, density and intensity levels for Increment 2. The methodology for the BRC Increment 2 Equivalency Matrix is consistent with the methodology used for the Increment 1 Equivalency Matrix. The purpose of the BRC Increment 2 Equivalency Matrix is to provide a framework for simultaneously increasing/decreasing development levels to meet market demand. The Equivalency Matrix provides for an exchange between these uses, densities and intensities while ensuring that the level of service (LOS) standards for traffic, potable water, wastewater and solid waste are not exceeded. The exchange rate is based on the ITE peak PM two-way traffic count for each of the proposed land uses. The traffic counts are used to construct threshold limits for the LOS standards of the other infrastructure elements.
REGIONAL STAFF ANALYSIS

On November 19, 2020 the SWFRPC approved the AIDA questionnaire checklist for Increment 2 which is consistent with Exhibit “C” of the MDO that dictates the questions to be addressed in the AIDA. The SWFRPC staff submitted the AIDA for sufficiency review to the South Florida Water Management District (SFWMD), Florida Department of Environmental Regulation (FDEP), Florida Department of Transportation (FDOT), Florida Fish and Wildlife Conservation Commission (FWC), United State Fish and Wildlife Service (FWS) and the Army Corps of Engineers (ACOE). Charlotte County development review staff reviewed all information provided in the review process. Final comments were received from review agencies and their concerns were addressed adequately during the sufficiency review rounds. The Council staff assessment only addresses the following regional issues and is based on information provided in the AIDA. The local issues will be addressed by Charlotte County.

Wildlife Management

The Threatened and Endangered Species Management Plan (T&E) for the Babcock Ranch Community (BRC) was originally approved with SFWMD Environmental Resource Permit (ERP) issued in 2010. As part of ongoing modifications to the referenced permits (2020 Babcock Modification), the T&E plans are being modified to (i) address changes in the listing status of several wading bird species, (ii) include the Florida bonneted bat (FBB) which was listed as federally endangered in November 2013, (iii) address the presence of nesting caracara within approved development pods that were not present at time of original review, and (iv) include a component to address human-wildlife coexistence (see Attachment V, Wildlife and Plant Map for Increment 2).

Within Increment 2 there are six (6) roadway crossings of a potential wildlife corridor. Three (3) are located on the western side of Increment 2, where proposed spine roads will pass from the eastern side of Increment 1 into Increment 2. The speed limit within the wildlife corridors within Increment 2 during the night time hours (sunset to sunrise) will be decreased by 10 miles per hour below the posted speed limit, but in no event will the nighttime speed limit be less than 25 miles per hour.

The September 2020 Listed Species Management Plans & Human-Wildlife Coexistence Plan (“September 2020 T&E Plan”) was included as Appendix 12-1 of the AIDA. This plan addresses the following listed species and management issues: American Alligator, Gopher Tortoise, Eastern Indigo Snake, Sandhill Crane, colonial nesting wading birds, Burrowing Owl, Crested Caracara, Florida Scrub Jay, Red-cockaded Woodpecker, Florida Bonneted Bat, Florida Black Bear, Florida Panther, Beautiful Pawpaw, prescribed fire, wildlife crossings and fencing, human-wildlife coexistence plan, community signage and education plan.

Increment 2 will comply with the September 2020 T&E Plan, as may be modified as part of the 2020 Babcock Modification approval. This T&E Plan is under review by the FWC and the FWS as part of the 2020 Babcock Modification process ongoing with the SFWMD and FDEP. The T&E Plan approved as part of the 2020 Babcock Modification will be provided as part of the applicable
Biennial Report for the IDO. Increment 2 will comply with the T&E Plan approved as part of the 2020 Babcock Modification.

**Wetlands Impact Mitigation**

The BRC Mitigation Plan approved with the 2010 ERP and ACOE permit was previously determined to protect on-site wetlands and compensate for unavoidable wetland impacts associated with the development of the BRC. The 2010 Mitigation Plan consisted of 12,700± acres comprising a combination of off-site and on-site mitigation and included wetland creation, wetland enhancement and preservation, and upland enhancement, restoration, and preservation. The 2010 Mitigation Plan has been modified to address changes in development/preserve layouts that are occurring with the 2020 Babcock Modification, which includes the Increment 2 area.

With the site plan modifications occurring with the 2020 Babcock Modification, the entire BRC will necessitate approximately 530 acres of direct wetland impacts (±19%) and approximately 17 acres (±18%) of direct surface water impacts. The ±530 acres of direct wetland impacts associated with the updated BRC site design necessitate ±334 UMAM (Uniform Mitigation Assessment Method) functional units of mitigation (100 forested credits and 234 herbaceous credits). Of these impacts, approximately 204 acres of direct wetland impacts (±143 UMAM functional loss) have already been implemented/mitigated with a specific SFWMD construct/operate permit associated with Increment 1. There have been no wetland impacts within the Increment 2 boundary to date. The Increment 2 boundary contains a total of 546.48 acres of wetlands, of which 120.18 acres are proposed for impact and 426.30 acres are part of the BRC mitigation plan which will be placed under conservation easement (see Attachment VI, Increment 2 Vegetation Map and Attachment VII, Greenways & Trails Maps).

The September 2020 BRC Mitigation Plan includes approximately 12,913 acres, with ±7,073 acres located in the on-site mitigation areas and ±5,840 acres located in the off-site mitigation lands. Table 12-1 provides an overview of acreage changes between the 2010 and 2020 BRC Mitigation Plans, with details of the current proposal contained within the September 2020 BRC Mitigation Plan and associated September 2020 Mitigation Plan Set included as Appendix 12-3 of the AIDA. The UMAM analysis contained within the September 2020 BRC Mitigation Plan demonstrates that the ±12,913 acres of mitigation generates ±3,214 UMAM functional units upon meeting full mitigation success (2,392 forested credits and 822 herbaceous credits), which far exceeds wetland mitigation needs. The September 2020 BRC Mitigation Plan is under review by the SFWMD and FDEP as part of the 2020 Babcock Modification process. The BRC Mitigation Plan approved as part of the 2020 Babcock Modification will be provided as part of the applicable Biennial Report for the IDO.
Stormwater Management and Floodplains

The design of the Increment 2 surface water management system will comply with the “Stormwater Plan” outlined in Subsection A and B in Condition 4 of the MDO (see Attachment VIII, Increment 2 Master Drainage Plan). The FEMA floodplain maps for Babcock Ranch, which include lands within the area of Increment 2, have been previously modified and accepted by FEMA. No floodplain map amendments are proposed with this AIDA at this time. Development areas within Increment 2 are within the existing 100-year floodplain, however, an approved CLOMR (Conditional Letter of Map Revision) shows the proposed area to be removed after fill for development has been placed. After fill is placed for development of the area within the Increment, a LOMR (Letter of Map Revision) will be filed with the Federal Emergency Management Agency to remove the area from the 100-year floodplain. Should future floodplain map amendments be proposed, updated FEMA maps will be provided to the County with the applicable biennial report to the MDO.

Transportation Mitigation

A comparison summary of the Master and Incremental (to-date) DRI development parameters, as well as the Lee County Babcock MPD parameters, is presented below in Table 21-1. A draft development order for the transportation section of Increment 2 has been provided and it indicates that the cumulative (with Increment 1 and 2) proportionate share of the improvements, as shown on Exhibit K, has been calculated consistent with F.S. 163.3180. The proportionate share calculation was based on 5,117 pm peak hour two-way external trips and 5,087 pm peak hour two-way net new trips assigned to the external road network established by the AIDA traffic analysis. The calculated cumulative proportionate share for the Incremental DRI with both Increments 1 and 2 is $50,761,263 based upon the proportionate share percentages as calculated per mile for each improvement as shown on Exhibit K. The proportionate share percentages have been accepted by Charlotte County and FDOT for Increments 1 and 2, recognizing that the actual costs may increase, or decrease based upon the final actual costs of the agreed upon improvements.

Table 12-1. Overview of Acreage Changes between the 2010 and 2020 BRC Mitigation Plans

<table>
<thead>
<tr>
<th>Mitigation Area</th>
<th>2010 Acreage</th>
<th>2020 Acreage</th>
<th>Acreage Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>879.38</td>
<td>848.16</td>
<td>-31.22</td>
</tr>
<tr>
<td>B</td>
<td>1,783.45</td>
<td>1,783.45</td>
<td>0.00</td>
</tr>
<tr>
<td>C</td>
<td>2,808.30</td>
<td>2,807.96</td>
<td>-0.34*</td>
</tr>
<tr>
<td>D</td>
<td>1,248.38</td>
<td>1,248.38</td>
<td>0.00</td>
</tr>
<tr>
<td>E</td>
<td>1,346.18</td>
<td>1,618.47</td>
<td>+272.29</td>
</tr>
<tr>
<td>F</td>
<td>1,065.35</td>
<td>982.77</td>
<td>-82.58</td>
</tr>
<tr>
<td>G</td>
<td>906.79</td>
<td>671.98</td>
<td>-234.81</td>
</tr>
<tr>
<td>H</td>
<td>410.13</td>
<td>442.48</td>
<td>+32.35</td>
</tr>
<tr>
<td>I</td>
<td>240.32</td>
<td>212.40</td>
<td>-27.92</td>
</tr>
<tr>
<td>J</td>
<td>1,202.14</td>
<td>1,196.31</td>
<td>-5.83</td>
</tr>
<tr>
<td>K</td>
<td>814.27</td>
<td>1,100.77</td>
<td>+286.50</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>12,704.69</strong></td>
<td><strong>12,913.13</strong></td>
<td><strong>+208.44</strong></td>
</tr>
</tbody>
</table>

* Represents the acreage of the FWC hunt camp in Mitigation Area C (Curry Preserve) that is being removed with the September 2020 BRC Mitigation Plan.
The findings and conclusions of Increment 2 (2020) AIDA transportation assessment are as follows.

1. BRC Increment 2 includes a total of 6,457 residential units and 1.275 million square feet of non-residential uses with buildout anticipated in year 2033. Combined with Increment 1, the cumulative development totals 11,457 residential units and 2.905 million square feet of non-residential uses.

2. The anticipated improvements attributed to the cumulative Increments (approved Increment 1 and proposed Increment 2) coincident with buildout at year 2033 include the following road segments.

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Unit</th>
<th>BRC DRI</th>
<th>Incremental DRI</th>
<th>Babcock MPD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Master DRI</td>
<td>Increment 1 (Approved)</td>
<td>Increment 2 (Proposed)</td>
</tr>
<tr>
<td>Total Residential (1)</td>
<td>d.u.</td>
<td>17,870</td>
<td>5,000</td>
<td>6,457</td>
</tr>
<tr>
<td>Single-Family</td>
<td>d.u.</td>
<td>11,615</td>
<td>3,000</td>
<td>4,434</td>
</tr>
<tr>
<td>Multifamily</td>
<td>d.u.</td>
<td>6,255</td>
<td>2,000</td>
<td>2,023</td>
</tr>
<tr>
<td>Total Non-Residential (1)</td>
<td>sq. ft.</td>
<td>5,910,000</td>
<td>1,630,000</td>
<td>1,275,000</td>
</tr>
<tr>
<td>Total Commercial (Retail + Office) (2)</td>
<td>sq. ft.</td>
<td>4,425,500</td>
<td>1,220,000</td>
<td>1,025,000</td>
</tr>
<tr>
<td>Retail (1,2)</td>
<td>sq. ft.</td>
<td>1,400,000</td>
<td>870,000</td>
<td>297,250</td>
</tr>
<tr>
<td>Office (1,2)</td>
<td>sq. ft.</td>
<td>3,025,500</td>
<td>350,000</td>
<td>727,750</td>
</tr>
<tr>
<td>General</td>
<td>sq. ft.</td>
<td>2,338,710</td>
<td>257,000</td>
<td>562,550</td>
</tr>
<tr>
<td>Medical</td>
<td>sq. ft.</td>
<td>580,900</td>
<td>43,000</td>
<td>139,730</td>
</tr>
<tr>
<td>Civic</td>
<td>sq. ft.</td>
<td>105,890</td>
<td>50,000</td>
<td>25,470</td>
</tr>
<tr>
<td>Hotel (1,3)</td>
<td>rooms</td>
<td>600</td>
<td>600</td>
<td>0</td>
</tr>
<tr>
<td>Office</td>
<td>sq. ft.</td>
<td>360,000</td>
<td>360,000</td>
<td>0</td>
</tr>
<tr>
<td>Industrial</td>
<td>sq. ft.</td>
<td>650,000</td>
<td>0</td>
<td>200,000</td>
</tr>
<tr>
<td>Hospital</td>
<td>beds</td>
<td>177</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ALF (1,5)</td>
<td>beds</td>
<td>418</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Golf Course</td>
<td>holes</td>
<td>54</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>Elementary School</td>
<td>students</td>
<td>1,162</td>
<td>536</td>
<td>562</td>
</tr>
<tr>
<td>Middle School</td>
<td>students</td>
<td>643</td>
<td>330</td>
<td>0</td>
</tr>
<tr>
<td>High School</td>
<td>students</td>
<td>911</td>
<td>600</td>
<td>0</td>
</tr>
<tr>
<td>Church</td>
<td>sq. ft.</td>
<td>120,000</td>
<td>0</td>
<td>60,000</td>
</tr>
<tr>
<td>Library</td>
<td>sq. ft.</td>
<td>24,000</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Park</td>
<td>acres</td>
<td>256</td>
<td>50</td>
<td>74</td>
</tr>
<tr>
<td>Recreation Center</td>
<td>sq. ft.</td>
<td>100,000</td>
<td>0</td>
<td>15,000</td>
</tr>
</tbody>
</table>

Footnotes:
(1) Subject to BRC Master DRI Development Order (MDO) – Exhibit B. Development of the subject property shall not exceed: 17,870 dwelling units and 6,000,000 square feet of non-residential uses, including commercial/office/retail space, light industrial, government/civic space (not including schools, places of worship, libraries, or parks), assisted living units, hospital beds, and hotel rooms.
(2) Per Lee County Zoning Resolution Z-17-026, commercial uses permitted in the Babcock MPD in Lee County may not exceed 1,170,000 square feet. When combined with the DRI, commercial uses (retail + office) shall not exceed 4.9 million sq. ft.
(3) Assumes 600 sq. ft. per hotel room.
(4) Assumes 1,500 sq. ft. per hospital bed.
(5) Assumes 500 sq. ft. per ALF bed.
(7) Approved BRC DRO-1.
(8) Proposed Increment 2.
(9) Includes approved Increment 1 and proposed Increment 2.
• SR 31 from SR 78 to Lake Babcock Drive

3. Current and on-going roadway improvement efforts of the MPO LRTP and the FDOT include the following.
   • SR 31 PD&E Study (SR 78 to CR 78)
   • SR 31 SEIR (CR 78 to Cook Brown Road)
   • SR 78 PD&E Study (I-75 to SR 31)
   • SR 31 PD&E Study (SR 80 to SR 78)

4. BRC will continue to mitigate its off-site impacts through the payment of proportionate share as outlined in the DRI Master Development Order (MDO) and Incremental Development Order (IDO). Increment 2’s cumulative (inclusive of approved Increment 1) proportionate share for impacted roadways and intersections is estimated at $50.76 million. The BRC proportionate share dollars will be pipelined towards the planned widening of SR 31 from SR 78 to Horseshoe Road/Lake Babcock Drive.

5. Babcock Ranch will continue to work with FDOT, Charlotte County and Lee County to pipeline mitigation monies towards the improvement of SR 31.

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

ACCEPTANCE OF THE PROPOSED INCREMENT 2 DEVELOPMENT ORDER

The applicant has provided an acceptable draft incremental development order (IDO) to address the proposed Increment 2 development impact on regional resources and facilities consistent with the requirements of the MDO (see Attachment IX).

RECOMMENDED ACTIONS:

1. Notify Charlotte County and the applicant that the proposed Increment 2 IDO is acceptable to address impacts on regional resources and facilities.

2. Request that Charlotte County provide SWFRPC staff with copies of the final Increment 2 IDO.

June 17, 2021
Overview
Master DRI Development Order (MDO)

17,870 residential units
1,400,000 SF retail
3,500,000 SF office (general office, medical office and civic)
600 hotel rooms
177 hospital beds
418 units of assisted living facilities
54 golf holes
Ancillary facilities
NOTES:
These drawings are for permitting purposes only and are NOT intended for construction use.
The aerial photograph shown was taken in 2017. Town Center area taken from Google Earth dated 1/9/2019.

Sections 15, 16, 17, 20, 21, 22, 26, 27, 28, 29, 32, 33 Township 42 South, Range 26 East
Latitude: 26°47'49.09"N, Longitude: 81°42'35.93"W
Babcock Ranch
Increment 2 - Map H
December 2020

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

Increment 2

<table>
<thead>
<tr>
<th>Category</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential D.U.</td>
<td>6,457</td>
</tr>
<tr>
<td>Retail</td>
<td>297,250</td>
</tr>
<tr>
<td>Office (Gen/Med)</td>
<td>727,750</td>
</tr>
<tr>
<td>Industrial</td>
<td>200,000</td>
</tr>
<tr>
<td>ALF Beds</td>
<td>100</td>
</tr>
<tr>
<td>Civic/Govt/Church</td>
<td>75,000</td>
</tr>
<tr>
<td>Parks Acres</td>
<td>74</td>
</tr>
</tbody>
</table>

LEGEND
- Observation Greenway (±289 ac)
- Active Greenway (±858 ac)
- Mixed Use / Residential / Commercial (±2,874 ac)
- Internal Roadway Circulation System
- Utility Easement
- Increment 2 Boundary (±4,021 ac)

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

Utility Easement
FIXED AND VARIABLE DEVELOPMENT CRITERIA FOR BABCOCK RANCH COMMUNITY INCREMENT 2

1. THE ALLOCATION OF DWELLING UNITS AND SQUARE FOOTAGE IDENTIFIED ON THE LAND USE TABLE ON MAP H MAY BE MODIFIED CONSISTENT WITH THE EQUIVALENCY MATRIX. ANCILLARY FACILITIES INCLUDED IN INCREMENT 2 SUCH AS EDUCATIONAL SERVICE CENTERS, SCHOOLS, UNIVERSITY RESEARCH FACILITIES, LIBRARIES, PLACES OF WORSHIP, FIRE, EMS, SHERIFF FACILITIES, REGIONAL AND COMMUNITY PARK FACILITIES, AND CLUBHOUSES 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 2 AND WILL NOT BE ATTRIBUTED TO OTHER DEVELOPMENT PROGRAMS AND WILL NOT BE SUBJECT TO THE EQUIVALENCY MATRIX.

3. ALL DEVELOPTMENT 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 OPEN SPACE, GREENWAYS, DEVELOPMENT PODS, AND UTILITY CORRIDORS, INCLUDING POTENTIAL RELOCATION AND RECONFIGURATION OF OPEN SPACE, GREENWAYS, UTILITY CORRIDORS AND NEIGHBORHOOD MIXED USE/RESIDENTIAL/COMMERCIAL (MURC).
   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.
   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/SIDWALK SYSTEM.
   i. THE LOCATION OF VEHICULAR ACCESS POINTS, INCLUDING EXISTING TEMPORARY ENTRYWAYS, TO EXTERNAL PUBLIC ROADS.

2. FURTHER ADJUSTMENTS TO THE BOUNDARIES OF DEVELOPMENT PODS FOR SPECIFIC LAND USE CLASSIFICATIONS MAY OCCUR AS A RESULT OF FINAL LAND PLANNING AND PERMITTING. SPECIFIC USES TO SUPPORT DEVELOPMENT SUCH AS PARKING, STORMWATER LAKES, PARKS OR OTHER SPACES MAY BE IDENTIFIED AND DEFINED THROUGH SUBSEQUENT PERMITTING CONSISTENT WITH LOCAL LAND DEVELOPMENT REGULATIONS.

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

4. GOLF COURSE/RECREATION IS ALLOWED IN MIXED USE RESIDENTIAL/COMMERCIAL (MURC).
NOTES
1. Aerial photos around the Babcock Ranch Community Increment 1 South Area are from Google Earth and are dated 1-9-2019. The remaining aerial photos in Charlotte County were provided by FDOT and were taken in 2017. The aerial photos in Lee County were provided by Lee County government and were taken in 2017.
2. The Increment 2 boundary was provided by the Johnson Engineering survey department and is dated 11-12-2020.
3. Protected species survey was conducted by Johnson Engineering ecologists between December 2019 and February 2020 as a part of the 2020 Babcock Modification.
4. Species-specific surveys for the crested caracara were conducted by Johnson Engineering ecologists January-April 2020.
5. Acoustic and roost surveys for the Florida bonneted bat (FBB) were conducted by Johnson Engineering ecologists July-August 2020. Foraging by FBB was documented during the survey but no roosts were identified at that time.
6. Abbreviations
PO = Potentially Occupied

LEGEND
Increment 2
Babcock Ranch Community
Wading bird sightings (N = 4)
Unoccupied stick nest (N = 7)
Gopher tortoise burrow, PO (N = 118)
Crested caracara nests (N = 2)
NOTES

1. Aerial photos around the Babcock Ranch Community Increment 1 South Area are from Google Earth and are dated 1-9-2019. The remaining aerial photos in Charlotte County were provided by FDOT and were taken in 2017. The aerial photos in Lee County were provided by Lee County government and were taken in 2017.

2. The Increment 2 boundary was provided by the Johnson Engineering survey department and is dated 11-12-2020.

3. Some polygons are too small to properly depict at this map’s scale but code numbers are displayed.

<table>
<thead>
<tr>
<th>FLUCFOS code</th>
<th>Description</th>
<th>Status</th>
<th>Area in acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>211</td>
<td>Improved pasture</td>
<td>N</td>
<td>1819.75</td>
</tr>
<tr>
<td>211H</td>
<td>Improved pasture, hydric</td>
<td>W</td>
<td>4.26</td>
</tr>
<tr>
<td>215</td>
<td>Field crops</td>
<td>N</td>
<td>118.37</td>
</tr>
<tr>
<td>310</td>
<td>Wetland scrub oak (dry prairie)</td>
<td>N</td>
<td>1.49</td>
</tr>
<tr>
<td>321</td>
<td>Palmetto prairie</td>
<td>N</td>
<td>38.37</td>
</tr>
<tr>
<td>329</td>
<td>Other shrubs and brush</td>
<td>N</td>
<td>119.91</td>
</tr>
<tr>
<td>330</td>
<td>Mixed range land</td>
<td>N</td>
<td>116.60</td>
</tr>
<tr>
<td>411</td>
<td>Pine flatwoods</td>
<td>N</td>
<td>1175.30</td>
</tr>
<tr>
<td>414</td>
<td>Pine, oak, cabbage palm</td>
<td>N</td>
<td>11.34</td>
</tr>
<tr>
<td>510</td>
<td>Streams and waterways</td>
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**LEGEND**

- Increment 2
- Babcock Ranch Community
- Babcock Ranch Preserve
- Vegetation Lines & Codes
- Wetlands
- Wetland / OSW Extents & ID

**ATTACHMENT VI**

**DATE:** Nov. 2020  
**PROJECT:** 20129205-004  
**FILE NO.:** --  
**SCALE:** As Shown  
**SHEET:** MAP F
NOTE:
1. Greenways and trails are subject to change based on final design plans.
2. The Greenways shown were provided by Stantec on 11-20-2020. Greenway acreages shown were calculated from Stantec’s Greenways.

LEGEND

- Babcock Ranch Community
- Conceptual Trail System
- Observation Greenway 289.01 ac.
- Active Greenway 858.44 ac.
- Upland Preservation and Enhancement 668.55 ac.
- Wetland Enhancement 18.42 ac.
- Wetland Preservation 407.86 ac.
- Wetland Creation (none)
- Utility Easement
- Major Collector Roads

Increment 2 - Babcock Ranch Community Greenways & Trails

DATE: Nov. 2020
PROJECT: 20129205-004
FILE NO.: --
SCALE: As Shown
SHEET: EXH. 12-1
Increment 2 - Babcock Ranch Community
Master Drainage Plan

NOTES:
1. Conceptual roadways from Stantec Master Plan.
2. Proposed flow arrows from Kimley-Horn SFWMD ERP permitting.
BABCOCK RANCH COMMUNITY

INCREMENT 2

DRI INCREMENTAL DEVELOPMENT ORDER

BOARD OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

ADOPTED _________________, 2021
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AN INCREMENTAL DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY FLORIDA FOR INCREMENT 2 OF THE BABCOCK RANCH COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, on December 7, 2020 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 2 (hereinafter “BRC Increment 2” “Increment 2” or “Project”) with Charlotte County, Florida (“County”) and the Southwest Florida Regional Planning Council (“SWFRPC”); and

WHEREAS, Developer, County, and the SWFRPC entered into a Master DRI Agreement on March 13, 2007 (fully executed March 16, 207), as required by Section 380.06(21)(b), Florida Statutes (“AMDA Agreement”); and

WHEREAS, in February, 2007, Developer, in accordance with Subsection 380.06(6) and (21), Florida Statutes, filed an Application for Master Development Approval (“AMDA”) of a Development of Regional Impact known as the Babcock Ranch Community (“Babcock Charlotte”) with Charlotte County and 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; on April 24, 2012 by Resolution 2012-024; on July 25, 2017 by Resolution 2017-187; and on June 12, 2018 by Resolution 2018-077 (“MDO”); and
WHEREAS, in accordance with Condition 22 of the MDO, the Board of County Commissioners of Charlotte County, Florida and the Babcock Ranch Community Independent Special District (the “District”) entered into the “Babcock Ranch Community Fiscal Stabilization Agreement between Board of County Commissioners of Charlotte County, Florida, and the Babcock Ranch Community Independent Special District” on September 23, 2008, (“Fiscal Stabilization Agreement”); and as recorded in Official Records Book 3326, Pages 1412-1439, of the Public Records of Charlotte County, Florida; and said agreement satisfies the MDO requirements; and

WHEREAS, in accordance with Condition 21 of the MDO, the Board of County Commissioners of Charlotte County, Florida, Developer, and the District entered into the “Impact Fee Credit and Reimbursement Agreement for Babcock Ranch Community” on November 12, 2008, (“Impact Fee Agreement”); and as recorded in Official Records Book 3337, Pages 1813-1823, of the Public Records of Charlotte County, Florida; and said agreement satisfies the MDO requirements; and

WHEREAS, all of the agreements, studies, reports and other documents referenced in this Babcock Ranch Community Increment 2 Incremental Development Order (“IDO”) shall be kept on file with Charlotte County; and

WHEREAS, the Board, as the governing body of the unincorporated area of Charlotte County having jurisdiction pursuant to Section 380.06, Florida Statutes, is authorized and empowered to consider the requested AIDA for the Babcock Charlotte Increment 2; and
WHEREAS, the public notice requirements of Section 380.06, Florida Statutes, and the Charlotte County Land Development Regulations ("LDR"), which includes the County’s Zoning Ordinance, have been satisfied for the AIDA; and

WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and considered the County’s staff report and held a public hearing to consider the AIDA on _____________________; and

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

WHEREAS, on _____________________, the Board, at a public hearing in accordance with Section 380.06, Florida Statutes, having considered the AIDA submitted by Developer, the AIDA sufficiency questions from reviewing agencies and Developer’s responses thereto, the documentary and oral evidence presented at the hearing before the Board, the report and recommendations of the Charlotte County Planning and Zoning Board, and the recommendations of County staff, makes the Findings of Fact and Conclusions of Law set forth below.

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

RECITALS

The recitals set forth above are true and correct and are incorporated herein and made a part hereof.
FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The real property constituting Increment 2 which is the subject of the AIDA, consists of approximately 4,021.45 acres, and is legally described as set forth in Exhibit A attached hereto and made a part hereof (“Property” or “Community”).

2. The AIDA is consistent with Section 380.06, Florida Statutes.

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

4. The Developer submitted to the County an AIDA on December 7, 2020. The representations and commitments of Developer made in the AIDA which are made conditions of this I DO are identified and set forth herein.

5. The Developer proposes to develop Increment 2 in accordance with the Babcock Master Concept Plan (Map H) attached hereto as Exhibit B and made a part hereof. Map H constitutes a portion of the revised Master Plan for the Babcock Ranch Overlay District in the Charlotte 2050 Comprehensive Plan (“Comprehensive Plan”). The development program for Increment 2 authorized by this I DO, consisting of one phase, is as follows (“Development Program”), subject to the limitations contained herein:

   (i) 6,457 residential dwelling units (4,434 single family units and 2,023 multi-family units),

   (ii) 297,250 square feet of retail,

   (iii) 727,750 square feet of office,

   (iv) 200,000 square feet of industrial,

   (v) 100 assisted living facility (ALF) beds,

   (vi) 75,000 square feet of ancillary community uses,

   (vii) 74 acres of parks, and
(viii) 18-hole golf course and related facilities, including but not limited to maintenance facilities and cart barn.

(ix) Supporting community facilities such as the educational service center, schools, university research facilities, libraries, places of worship, fire, EMS and sheriff facilities, regional and community park facilities, clubhouses and similar neighborhood amenities, and the necessary utility infrastructure including, but not limited to, water, wastewater and reuse water systems, electric, telephone and cable systems, will not be attributed to the development components set forth above, and will not count towards the maximum thresholds of development as established in this IDO.

(x) All other facilities, together with the development components set forth above [excluding (ix)] shall not exceed the maximum thresholds established in this IDO, subject to the use of the Equivalency Matrix contained in Exhibit C.

(xi) Temporary housing for construction workers and their families will not count against the residential dwelling units allowed herein.

6. The Increment 2 development is not in an area designated as an Area of Critical State Concern pursuant to the Provisions of Section 380.05, Florida Statutes, as amended.

7. The Increment 2 development is consistent with the current land development regulations and the Charlotte 2050 Comprehensive Plan, adopted pursuant to Chapter 163, Part II, Florida Statutes. Further, it is orderly, maximizes efficiency of infrastructure,
and provides for specific infrastructure improvements needed to meet prescribed levels of service.

8. Increment 2 development as approved herein is consistent with the State Comprehensive Plan.

9. The mitigation provided for Increment 2 development is consistent with the requirements of Section 163.3180(5), F.S.

10. The AIDA for Increment 2 of the Babcock Ranch Community DRI is hereby approved, subject to compliance with the conditions contained in this IDO and the MDO.

CONDITIONS

1. GROSS RESIDENTIAL DENSITY CONDITION AND DEVELOPMENT PROGRAM

A. Representations and Commitments as Conditions.

(1) The Development Program is approved and may be adjusted by Developer in accordance with the equivalency matrix attached hereto, and incorporated herein, as Exhibit C.

(2) The Updated Summary of Land Dedication & Facilities Construction for Increment 2 is attached hereto as Exhibit D and updates a portion of Exhibit D of the MDO.

(3) The minimum amount of non-residential development which may be constructed by the end of Increment 2 relative to the cumulative number of residential units which have been, or are projected to be, developed in Increment 2 shall be 50,000 square feet. The intent is that non-residential uses be allowed to serve the occupancy of dwelling units.

(4) Development within Increment 2 shall be in accordance with Exhibit E.
Current uses within Increment 2 may continue to operate until such time said use is permanently replaced with a use approved herein. Current uses within Increment 2 include, but are not limited to, cattle grazing, agricultural uses, and ecotourism uses. Permits for existing uses can be renewed or modified as an allowed use until said use is permanently replaced by a use approved herein.

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY
2. AFFORDABLE HOUSING

A. Representations and Commitments as Conditions. – None.
3. STORMWATER MANAGEMENT, WATER QUALITY, AND FLOOD PLAINS

A. Representations and Commitments as Conditions.

(1) The Master Drainage Plan for Increment 2 is attached hereto as Exhibit F.

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

(3) Development of Increment 2 includes conveyance features located outside the Increment 2 boundaries that convey stormwater runoff. Examples of conveyance features include, but are not limited to, swales, ditches, canals and overland flow. Some improvements to these conveyance features will be made as part of Increment 2.

(4) The stormwater management system shall be that system as permitted by the South Florida Water Management District (“SFWMD”) Individual Environmental Resource Permit No. 08-00004-S-05, as may be amended (“ERP”).

REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY
4. TRANSPORTATION

A. Representations and Commitments as Conditions.

(1) Increment 2

In accordance with the MDO, each Incremental traffic study will include any previously evaluated Increment as Project traffic. Mitigation provided by any previously evaluated Increment shall be credited to the overall impact of the Project.

a. Developer shall be fully responsible for the required site-related roadway and intersection improvements associated with Increment 2 as set forth herein. Site-related improvements include, but are not limited to, the following: site driveways and roads; median cuts made necessary by those driveways or roads; right-turn, left-turn, and deceleration or acceleration lanes leading to or from those driveways or roads; traffic control measures for those driveways or roads; and roads or intersection improvements whose primary purpose at the time of construction is to provide access to the development. The specific site-related improvements shall be subject to review and approval under the Site Plan Review process as provided in Section 3-9-7.1 of the Code of Laws and Ordinances of Charlotte County, Florida (“Code”), and coordination with FDOT. The cumulative site-related improvements for Increments 1 and 2 are as follows:

a. SR 31 / Cypress Parkway (D-D)

• Add NB Right-Turn Lane
- Add SB Left-Turn Lane
- Add WB Dual Left-Turn Lanes
- Add WB Thru/Right-Turn Lane
- Signal, If and When Warranted

b. SR 31 / Horseshoe Road / Lake Babcock Drive (C-C)
- Add NB Right-Turn Lane
- Add SB Left-Turn Lane
- Add WB Dual Left-Turn Lanes
- Add WB Thru/Right-Turn Lane
- Signal, If and When Warranted

c. SR 31 / Cook Brown Road/Greenway Boulevard (B-B)
- Add NB Right-Turn Lane
- Add SB Left-Turn Lane
- Add WB Left-Turn Lane
- Add WB Thru/Right-Turn Lane
- Signal, If and When Warranted

d. SR 31 / Increment 1 North Project Entrance/Hercules Grade
- Add NB Right-Turn Lane
- Add SB Left-Turn Lane
- Add WB Left-Turn/Right-Turn Lane

Construction of ingress and egress driveways, as necessary along SR 31.
b. The cumulative off-site traffic impacts of Increments 1 and 2, through 2033, as estimated by the AIDA traffic analysis are identified in Exhibit J, which is attached hereto and incorporated herein by reference. These off-site traffic impacts have been accepted by FDOT, Charlotte County, Lee County, and the SWFRPC, as the cumulative impacts resulting from Increments 1 and 2.

1. The mutually agreed upon significantly and adversely impacted roadways for Increments 1 and 2, that are not transportation deficient, and the identified improvements for Increments 1 and 2 are:

   a. SR 31 from SR 78 to Old Rodeo Drive
      • Widen from 4 to 6 Lanes

   b. SR 31 from Old Rodeo Drive to North River Road
      • Widen from 4 to 6 Lanes

   c. SR 31 from North River Road to Shirley Lane
      • Widen from 4 to 6 Lanes

   d. SR 31 from Shirley Lane to Fox Hill Road
      • Widen from 4 to 6 Lanes

   e. SR 31 from Fox Hill Road to Busbee Lane
      • Widen from 4 to 6 Lanes

   f. SR 31 from Busbee Lane to Charlotte/Lee County Line
      • Widen from 2 to 6 Lanes
g. SR 31 from Charlotte/Lee County Line to Cypress Parkway
   • Widen from 2 to 6 Lanes

h. SR 31 from Cypress Parkway to Lake Babcock Drive
   • Widen from 2 to 4 Lanes

2. The mutually agreed upon significantly and adversely impacted intersections, that are not transportation deficient, and the identified improvements for Increments 1 and 2 are:
   a. SR 78 / Hart Road
      • Add SB Right-Turn Lane
   b. SR 80 / Orange River Boulevard
      • Add NB Left-Turn Lane
      • Add WB Left-Turn Lane
   c. SR 80 / SR 31
      • Add NB Left-Turn Lane
      • Add WB Thru Lane
   d. SR 31 / SR 78
      • Add EB Left-Turn Lane
   e. SR 31 / North River Road
      • Add WB Left-Turn Lane
   f. SR 78 / Old Bayshore Road
      • Add EB Left-Turn Lane
The Cumulative (with Increment 1 and 2) proportionate share of the improvements, as shown on Exhibit K, has been calculated consistent with F.S. 163.3180. The proportionate share calculation was based on 5,117 pm peak hour two-way external trips and 5,087 pm peak hour two-way net new trips assigned to the external road network established by the AIDA traffic analysis. The calculated cumulative proportionate share for the Incremental DRI with both Increments 1 and 2 is $50,761,263 based upon the proportionate share percentages as calculated per lane mile for each improvement as shown on Exhibit K. The proportionate share percentages have been accepted by Charlotte County and FDOT for Increments 1 and 2, recognizing that the actual costs may increase or decrease based upon the final actual costs of the agreed upon improvements.

3. The agreed upon mitigation of the significantly and adversely impacted roadways and intersection improvements identified in Condition 4(A) (1).b.1. and 2., accepted by Charlotte County and FDOT shall be the following schedule of listed improvements and date certain payment provisions:
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<td>- Add NB Left-Turn Lane</td>
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<tr>
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<td>- Add WB Left-Turn Lane</td>
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<td>d. SR 31 and SR 78</td>
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<td>- Add EB Left-Turn Lane</td>
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<td>Installed at Cypress Parkway, Lake Babcock Drive, and Greenway Boulevard</td>
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Footnotes:
(1) Subject to agreement between FDOT and the Developer, the scope of the schedule of improvements may be increased with credit for any increased cost funded by the Developer reimbursed consistent with Condition 4.(A).1.b.6.
(2) Dates are anticipated and subject to adjustment by Developer and FDOT without a need to amend this IDO. Start dates, as well as the associated mitigation requirements, contained within the IDO are subject to extension under Section 252.363, Florida Statutes.
(3) The cost of the permanent count station equipment will be credited against the DRI’s traffic mitigation obligation per MDO Condition 5.B.(7).
(4) Traffic Count Stations to be installed at Project Entrances, as the Project Entrances are built.
(5) These tasks have been mitigated by Developer to facilitate completion of required improvements. The paid mitigation is creditable towards future assessments consistent with Condition 4.(A).1.b.6.
(6) FDOT SR 31 PD&E Study from Cook Brown Road to SR 78 is currently ongoing.
(7) Total estimated costs for improvements of the significantly and adversely impacted roadways and intersection improvements identified in Condition 4(A)(1).b.1. and 2 which are subject to proportionate share assessment.
(8) Includes FDOT State Infrastructure Bank Improvement Cost Estimate of $75,860,197.
(9) Proportionate share obligations for the off-site intersection improvements are considered to be pipelined towards SR 31 roadway improvements; mitigation paid to-date is in excess of proportionate share obligations for the off-site intersection improvements.
4. These conditions and satisfaction of mitigation supersede Transportation Conditions of Increment 1 IDO (Resolution 2020-070, as may be amended from time to time), as transportation analyses are cumulative. After the effective date of this IDO, the Developer shall (or indicate completion of):

   a. Initiate the below improvements of SR 31 to eventually (during the full development of Babcock Ranch) result in the four-laning of SR 31 from SR 78 to Horseshoe Road/Lake Babcock Drive (Reference #2 above and i-ii below). The improvements will consist of the following:

       • Funding in the amount of $1,000,000 has been provided to the FDOT to facilitate the preparation of the Project Development and, Environment Study (PD&E) and/or State Environmental Impact Report (SEIR) for SR31 from SR 78 to North River Road. This funding is being used by the FDOT to prepare a complete PD&E Study or SEIR Study of SR 31 from SR 78 to North River Road.

       • Coordinating with FDOT to fund, continue and complete the Project Development and Environment Study (PD&E) or State Environmental Impact Report (SEIR) for SR 31 from North River Road to Cook Brown Road.
b. Permanent traffic count stations were installed at
   Greenway Boulevard, Lake Babcock Drive, and Cypress
   Parkway.

5. FDOT has maintenance authority for SR 31 and the intersection
   improvements set forth above. Developer shall be responsible for
   the guaranteed construction of the above improvements, in
   accordance with the above schedule, and in accordance with the
   binding and enforceable commitment by the Developer in this
   IDO, to assure construction or improvement of these facilities.

6. If the cost of the mitigation provided by the Developer for
   Increments 1 and 2 exceeds the proportionate share of the
   impacts resulting from mitigation by Increments 1 and 2 of
   $50,761,263 (as adjusted up or down in accordance with actual
   costs and based upon the accepted proportionate share
   percentages shown on Exhibit K), the Developer shall be entitled
   to a credit toward the overall impact of the Project for the cost of
   improvements beyond the proportionate share amount and
   receive mitigation credit for subsequent increments or phases, as
   provided in the MDO and applicable law. Developer and County
   may enter into a Transportation Credit Agreement to further
   delineate the terms and procedures for implementing credits for
   identified improvements set forth above in excess of the
   proportionate share of Increments 1 and 2. Credit for the cost of
additional improvements as set forth above shall be analyzed as part of transportation analysis for future increments and be included in subsequent incremental development orders.

c. Satisfaction of the required mitigation in the timeframes as outlined and compliance with the transportation related provisions of this IDO for Increment 2 shall satisfy the road or traffic concurrency requirements of the Charlotte 2050 Comprehensive Plan, LOR, and the Charlotte County Concurrency Management System, through November 21, 2033 (the buildout date of Increment 2). If the Developer proposes to extend the buildout date of Increment 2 beyond November 21, 2033, the Developer and the County, during the development order amendment process pursuant to Section 380.06(7), Florida Statutes, shall re-evaluate the future traffic impact of Increment 2 in a manner consistent with the MDO, and shall re-evaluate the concurrency status of Increment 2 on all roadway segments and intersections listed in Conditions 4(A)(1)b.1. and 2., above.

d. DEO has determined that SR 31 is a Regionally Significant Roadway.

e. County, by approving this IDO, has exercised its discretion to accept this mitigation for Increment 2.

f. Improvements to the facilities outlined above shall be mitigated at the time that a road segment or intersection is expected to operate below the level of service standard adopted in County’s Comprehensive Plan. If the road or the intersection operates below the adopted level of
service, no building permits for residential and non-residential development shown on Exhibit E for Increment 2 shall be issued unless the improvements are: a) complete, b) under construction, c) the subject of a clearly identified, executed and recorded local government development agreement consistent with Sec. 163.3220 through 163.3423, F.S., ensuring completion concurrent with impacts; d) the subject of a binding commitment ensuring completion concurrent with impacts or e) the DRI's proportionate share mitigation may be pipelined into specific improvements as deemed necessary and mutually agreed upon between FDOT and the developer.

(2) The Master Internal Circulation Plan for Increment 2 is attached hereto as Exhibit J.

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5. VEGETATION, WILDLIFE, AND WETLANDS

A. Representations and Commitments as Conditions.

(1) Additional species have been documented within Increment 2 over those identified in the MDO. An updated Biological Opinion for the Babcock Ranch Community will be provided to the County with the first biennial report for Increment 2.

(2) Development within Increment 2 shall comply with the threatened and endangered management plan (“T&E Plan”) provided for in the Conceptual ERP and United States Army Corps of Engineers Permit SAJ 2006-6656 (IP-MJD) (“ACOEP”), as may be modified.

(3) Development within Increment 2 shall comply with the mitigation requirements provided for in the ERP and ACOEP, as may be modified.

(4) Mitigation for wetlands and listed species within the Increment 2 boundary may occur outside the Increment 2 boundary in accordance with the MDO, and the approved T&E Plan and Mitigation Plan referenced in the MDO, and included in the state and federal permits.

(5) Any amendments to the T&E Plan and Mitigation Plan will be provided as part of the applicable Biennial Report for Increment 2 to the County.

(6) Copies of any conservation easements that have been recorded relative to Increment 2 that were not provided in a previously submitted Biennial Report will be provided as part of the applicable Biennial Report for Increment 2 to the County.

(7) A Greenway Map for Increment 2 is attached hereto as Exhibit H.

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6. WASTEWATER MANAGEMENT AND WATER SUPPLY

A. Representations and Commitments as Conditions.

(1) The Primary Utility Corridor map for Increment 2 is attached hereto as Exhibit I.

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

(3) MSKP Town and Country Utility, LLC or its successors and assigns will provide wastewater service for Increment 2.

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

(5) Babcock Ranch Irrigation, LLC, or its successors and assigns, will provide reclaimed water service for Increment 2.

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7. **EDUCATION**

A. **Representations and Commitments as Conditions.**

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

(2) The Developer, District, Charlotte County and The School Board of Charlotte County entered into an Addendum to the Babcock Ranch School Site Dedication Agreement on January 8, 2018 (“Agreement”) addressing school concurrency for development. Should the Agreement not be utilized to address school concurrency in the future, the Developer shall either amend the Agreement, enter into a new agreement to address school concurrency or comply with the updated Interlocal Agreement for Coordinated Planning and School Concurrency dated May 2018.

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

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8. POLICE AND FIRE

A. Representations and Commitments as Conditions.

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

(2) Fire protection may be served by appropriately pressurized irrigation water.
9. SOLID/HAZARDOUS/MEDICAL WASTE

A. Representations and Commitments as Conditions.

(1) Solid waste in Increment 2 will be collected by the District. Increment 2 is not intended to be part of the County’s Sanitation District; however, solid waste will be sent to the Charlotte County Landfill.
10. OPEN SPACE AND PARKS

A. Representations and Commitments as Conditions.

(1) Renewable energy and energy storage resource facilities and systems shall be allowed throughout Increment 2. If constructed within Active Greenways, such facilities shall not count as open space.

(2) Park sites shall be conveyed to the District or a property owner’s association (POA) with exotic plants removed and infrastructure provided.

(3) District or Developer shall prepare the master plan(s) for the permanent park site(s) required within Increment 2. The Developer, District or POA shall develop and operate the parks within Increment 2.

(4) General agricultural operations may be conducted throughout Increment 2 in accordance with the Charlotte 2050 Comprehensive Plan and the LDR.

(5) All parks and library impact fees collected from the Development within Increment 2 shall be provided to the Developer or District in accordance with the Impact Fee Agreement.

(6) Common recreational areas and common open spaces within Increment 2, if any, will be maintained by a POA or the District.

(7) Some recreation and parks may be provided as temporary uses in Increment 2 that might be replaced by future development as other facilities are provided.

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11. **ENERGY**

   A. **Representations and Commitments as Conditions - None.**

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12. MINING OPERATIONS

A. Representations and Commitments as Conditions – None.
13. **CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN**

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

14. **BIENIAL REPORTS**

The Developer of Increment 2, or its successor(s)-in-title to the undeveloped portions of Increment 2, must submit a biennial report to the County. The Developer of Increment 2 must inform successors-in-title to any undeveloped portion of the real property covered by this IDO of this reporting requirement.

15. **COMPLIANCE MONITORING**

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

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

Pursuant to Subsection 380.06(4)(a), Florida Statutes, this Increment 2 project is exempt from down zoning, intensity reduction, or unit density reduction until May 8, 2043, unless County can demonstrate that substantial changes in the conditions underlying the approval of this IDO have occurred or this IDO was based on substantially inaccurate information provided by the Developer or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

17. **COMMENCEMENT OF DEVELOPMENT**

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

18. **PROJECTED BUILDOUT**
Buildout of Increment 2 is projected to occur on or about December 31, 2033 ("Buildout Date").

19. **EXPIRATION DATE**

The expiration date for this IDO is December 31, 2040.

20. **DEVELOPMENT PERMITS**

Subsequent requests for development permits within Increment 2 shall not require further review pursuant to Section 380.06, Florida Statutes. Amendments to this IDO shall be processed in accordance with Charlotte County Code 3-9-10.1, as may be amended.

21. **GENERAL PROVISIONS**

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

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

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

C. Appropriate conditions and commitments contained herein may be assigned to or assumed by ISD.
D. If there is a conflict between a provision in this IDO and a provision in the MDO, the provision in this IDO shall prevail for Increment 2. Exhibit D, attached hereto and made a part hereof by reference, is an updated version of Exhibit D to the MDO entitled “Summary of Land Dedication and Facilities Construction” as to the Increment 2 property. Said updated Exhibit D amends Exhibit D to the MDO as to the Increment 2 property.

E. If the Developer is required by this IDO to provide, pay for, or otherwise cause to be provided, infrastructure, projects, systems, or facilities, then the District may independently satisfy such obligations. To the extent that any such obligation under this IDO is met or performed by the District, then such obligation shall be deemed satisfied and the Developer shall no longer be subject to such obligation.

F. If there is a conflict between a provision in this IDO and a provision in an ERP, a Consumptive Use Permit (“CUP”), Florida Department of Environmental Permitting (“FDEP”) 404 Permit or ACOEP, the provision in the ERP, CUP, FDEP 404 Permit or ACOEP shall prevail.

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

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

I. This IDO shall become effective as provided by law.
J. The County may provide certified copies of this IDO to DEO and the SWFRPC.

K. This Resolution shall be recorded in the Public Records of Charlotte County, Florida. Notice of the adoption of this IDO shall be recorded by the Developer, in accordance with F.S. 28.222 with the Clerk of the Circuit Court for Charlotte County.
PASSED AND DULY ADOPTED this _____ day of __________, 2021.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: ______________________________
William G. Truex, Chairman

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

By: ______________________________
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: ______________________________
Janette S. Knowlton, County Attorney

LR2019-
EXHIBITS

Exhibit A  Increment 2 Babcock Ranch Community Legal Description

Exhibit B  Babcock Ranch Community Map H Increment 2 Master Development Plan and Fixed and Variable Development Criteria

Exhibit C  Babcock Ranch Community Increment 2 Equivalency Matrix [to be provided during review]

Exhibit D  Updated Summary of Land Dedications and Facilities Construction [to be provided during review]

Exhibit E  Babcock Ranch Community Increment 2 Parameters

Exhibit F  Increment 2 Master Drainage Plan

Exhibit G  Increment 2 Master Internal Circulation Plan

Exhibit H  Increment 2 Primary Greenway Map and Trails Plan

Exhibit I  Increment 2 Primary Utility Corridor Map

Exhibit J  Increment 2, Future (2033) Traffic Conditions with Project Directional Peak Hour Peak Season [to be provided during review]

Exhibit K  Increment 2, Future (2033) Traffic Conditions with Project Proportionate Share Calculation [to be provided during review]
BABCOCK RANCH COMMUNITY
INCREMENT 2

DRI INCREMENTAL DEVELOPMENT ORDER

BOARD OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

ADOPTED JULY 27, 2021
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RESOLUTION NO. 2021-109

AN INCREMENTAL DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY FLORIDA FOR INCREMENT 2 OF THE BABCOCK RANCH COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, on December 7, 2020 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 2 (hereinafter "BRC Increment 2" "Increment 2" or "Project") with Charlotte County, Florida ("County") and the Southwest Florida Regional Planning Council ("SWFRPC"); and

WHEREAS, Developer, County, and the SWFRPC entered into a Master DRI Agreement on March 13, 2007 (fully executed March 16, 2007), as required by Section 380.06(21)(b), Florida Statutes ("AMDA Agreement"); and

WHEREAS, in February, 2007, Developer, in accordance with Subsection 380.06(6) and (21), Florida Statutes, filed an Application for Master Development Approval ("AMDA") of a Development of Regional Impact known as the Babcock Ranch Community ("Babcock Charlotte") with Charlotte County and SWFRPC; and

WHEREAS, in accordance with Condition 22 of the 2007 MDO, the Board of County Commissioners of Charlotte County, Florida and the Babcock Ranch Community Independent Special District (the "District") entered into the "Babcock Ranch Community Fiscal Stabilization Agreement between Board of County Commissioners of Charlotte County, Florida, and the Babcock Ranch Community Independent Special District" on September 23, 2008, ("Fiscal Stabilization Agreement"); and as recorded in Official Records Book 3326, Pages 1412-1439, of the Public Records of Charlotte County, Florida; and said agreement satisfies the MDO requirements; and

WHEREAS, in accordance with Condition 21 of the 2007 MDO, the Board of County Commissioners of Charlotte County, Florida, Developer, and the District entered into the "Impact Fee Credit and Reimbursement Agreement for Babcock Ranch Community" on November 12, 2008, ("Impact Fee Agreement"); and as recorded in Official Records Book 3337, Pages 1813-1823, of the Public Records of Charlotte County, Florida; and said agreement satisfies the MDO requirements; and

WHEREAS, all of the agreements, studies, reports and other documents referenced in this Babcock Ranch Community Increment 2 Incremental Development Order ("IDO") shall be kept on file with Charlotte County; and

WHEREAS, the Board, as the governing body of the unincorporated area of Charlotte County having jurisdiction pursuant to Section 380.06, Florida Statutes, is authorized and empowered to consider the requested ALDA for the Babcock Charlotte Increment 2; and
WHEREAS, the public notice requirements of Section 380.06, Florida Statutes, and the Charlotte County Land Development Regulations ("LDR"), which includes the County's Zoning Ordinance, have been satisfied for the AIDA; and

WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and considered the County's staff report and held a public hearing to consider the AIDA on July 12, 2021; and

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

WHEREAS, on July 27, 2021, the Board, at a public hearing in accordance with Section 380.06, Florida Statutes, having considered the AIDA submitted by Developer, the AIDA sufficiency questions from reviewing agencies and Developer's responses thereto, the documentary and oral evidence presented at the hearing before the Board, the report and recommendations of the Charlotte County Planning and Zoning Board, and the recommendations of County staff, makes the Findings of Fact and Conclusions of Law set forth below.

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

**RECATALS**

The recitals set forth above are true and correct and are incorporated herein and made a part hereof.
FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The real property constituting Increment 2 which is the subject of the AIDA, consists of approximately 4,021.45 acres, and is legally described as set forth in Exhibit A attached hereto and made a part hereof (“Property” or “Community”).

2. The AIDA is consistent with Section 380.06, Florida Statutes.

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

4. The Developer submitted to the County an AIDA on December 7, 2020. The representations and commitments of Developer made in the AIDA which are made conditions of this IDO are identified and set forth herein.

5. The Developer proposes to develop Increment 2 in accordance with the Babcock Master Concept Plan (Map H) attached hereto as Exhibit B and made a part hereof. Map H constitutes a portion of the revised Master Plan for the Babcock Ranch Overlay District in the Charlotte 2050 Comprehensive Plan (“Comprehensive Plan”). The development program for Increment 2 authorized by this IDO, consisting of one phase, is as follows (“Development Program”), subject to the limitations contained herein:

   (i) 6,457 residential dwelling units (4,434 single family units and 2,023 multi-family units),

   (ii) 297,250 square feet of retail,

   (iii) 727,750 square feet of office,

   (iv) 200,000 square feet of industrial,

   (v) 100 assisted living facility (ALF) beds,

   (vi) 75,000 square feet of ancillary community uses, and

   (vii) 18-hole golf course and related facilities, including but not limited to maintenance facilities and cart barn.
(viii) Supporting community facilities such as the educational service center, schools, university facilities, libraries, places of worship, fire, EMS and sheriff facilities, regional and community park facilities, clubhouses and similar neighborhood amenities, and the necessary utility infrastructure including, but not limited to, water, wastewater and reuse water systems, electric, telephone and cable systems, will not be attributed to the development components set forth above, and will not count towards the maximum thresholds of development as established in this IDO.

(ix) All other facilities, together with the development components set forth above [excluding (viii)] shall not exceed the maximum thresholds established in this IDO, subject to the use of the Equivalency Matrix contained in Exhibit C.

(x) Temporary housing for construction workers and their families will not count against the residential dwelling units allowed herein.

6. The Increment 2 development is not in an area designated as an Area of Critical State Concern pursuant to the Provisions of Section 380.05, Florida Statutes, as amended.

7. The Increment 2 development is consistent with the current land development regulations and the Charlotte 2050 Comprehensive Plan, adopted pursuant to Chapter 163, Part II, Florida Statutes. Further, it is orderly, maximizes efficiency of infrastructure, and provides for specific infrastructure improvements needed to meet prescribed levels of service.
8. Increment 2 development as approved herein is consistent with the State Comprehensive Plan.

9. The mitigation provided for Increment 2 development is consistent with the requirements of Section 163.3180(5), F.S.

10. The AIDA for Increment 2 of the Babcock Ranch Community DRI is hereby approved, subject to compliance with the conditions contained in this IDO and the MDO.

CONDITIONS

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

   A. **Representations and Commitments as Conditions.**

      (1) The Development Program is approved and may be adjusted by Developer in accordance with the equivalency matrix attached hereto, and incorporated herein, as Exhibit C.

      (2) The Updated Summary of Land Dedication & Facilities Construction for Increment 2 is attached hereto as Exhibit D and updates a portion of Exhibit D of the MDO.

      (3) The minimum amount of non-residential development which may be constructed by the end of Increment 2 relative to the cumulative number of residential units which have been, or are projected to be, developed in Increment 2 shall be 50,000 square feet. The intent is that non-residential uses be allowed to serve the occupancy of dwelling units.

      (4) Development within Increment 2 shall be in accordance with Exhibit E.

      (5) Current uses within Increment 2 may continue to operate until such time said use is permanently replaced with a use approved herein. Current uses within
Increment 2 include, but are not limited to, cattle grazing, agricultural uses, and ecotourism uses. Permits for existing uses can be renewed or modified as an allowed use until said use is permanently replaced by a use approved herein.

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2. **AFFORDABLE HOUSING**

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

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

A. **Representations and Commitments as Conditions.**

(1) The Master Drainage Plan for Increment 2 is attached hereto as Exhibit F.

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

(3) Development of Increment 2 includes conveyance features located outside theIncrement 2 boundaries that convey stormwater runoff. Examples of conveyance features include, but are not limited to, swales, ditches, canals and overland flow. Some improvements to these conveyance features will be made as part of Increment 2.

(4) The stormwater management system shall be that system as permitted by the South Florida Water Management District ("SFWMD") Individual Environmental Resource Permit No. 08-00004-S-05, as may be amended ("ERP").

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4. TRANSPORTATION

A. Representations and Commitments as Conditions.

(1) Increment 2

In accordance with the MDO, each incremental traffic study will include any previously evaluated Increment as Project traffic. Mitigation provided by any previously evaluated Increment shall be credited to the overall impact of the Project.

a. Developer shall be fully responsible for the required site-related roadway and intersection improvements associated with Increment 2 as set forth herein. Site-related improvements include, but are not limited to, the following: site driveways and roads; median cuts made necessary by those driveways or roads; right-turn, left-turn, and deceleration or acceleration lanes leading to or from those driveways or roads; traffic control measures for those driveways or roads; and roads or intersection improvements whose primary purpose at the time of construction is to provide access to the development. The specific site-related improvements shall be subject to review and approval under the Site Plan Review process as provided in Section 3-9-7.1 of the Code of Laws and Ordinances of Charlotte County, Florida ("Code"), and coordination with FDOT. The cumulative site-related improvements for Increments 1 and 2 are as follows:

a. SR 31 / Cypress Parkway (D-D)
   
   • Add NB Right-Turn Lane
b. SR 31 / Horseshoe Road / Lake Babcock Drive (C-C)
   - Add NB Right-Turn Lane
   - Add SB Left-Turn Lane
   - Add WB Dual Left-Turn Lanes
   - Add WB Thru/Right-Turn Lane
   - Signal, If and When Warranted

c. SR 31 / Cook Brown Road/Greenway Boulevard (B-B)
   - Add NB Right-Turn Lane
   - Add SB Left-Turn Lane
   - Add WB Left-Turn Lane
   - Add WB Thru/Right-Turn Lane
   - Signal, If and When Warranted

d. SR 31 / Increment 1 North Project Entrance/Hercules Grade
   - Add NB Right-Turn Lane
   - Add SB Left-Turn Lane
   - Add WB Left-Turn/Right-Turn Lane

Construction of ingress and egress driveways, as necessary along SR 31.
b. The cumulative off-site traffic impacts of Increments 1 and 2, through 2033, as estimated by the AIDA traffic analysis are identified in Exhibit J, which is attached hereto and incorporated herein by reference. These off-site traffic impacts have been accepted by FDOT, Charlotte County, Lee County, and the SWFRPC, as the cumulative impacts resulting from Increments 1 and 2.

1. The mutually agreed upon significantly and adversely impacted roadways for Increments 1 and 2, that are not transportation deficient, and the identified improvements for Increments 1 and 2 are:

   a. SR 31 from SR 78 to Old Rodeo Drive
      • Widen from 4 to 6 Lanes

   b. SR 31 from Old Rodeo Drive to North River Road
      • Widen from 4 to 6 Lanes

   c. SR 31 from North River Road to Shirley Lane
      • Widen from 4 to 6 Lanes

   d. SR 31 from Shirley Lane to Fox Hill Road
      • Widen from 4 to 6 Lanes

   e. SR 31 from Fox Hill Road to Busbee Lane
      • Widen from 4 to 6 Lanes

   f. SR 31 from Busbee Lane to Charlotte/Lee County Line
      • Widen from 2 to 6 Lanes
g. SR 31 from Charlotte/Lee County Line to Cypress Parkway
   - Widen from 2 to 6 Lanes
h. SR 31 from Cypress Parkway to Lake Babcock Drive
   - Widen from 2 to 4 Lanes

2. The mutually agreed upon significantly and adversely impacted intersections, that are not transportation deficient, and the identified improvements for Increments 1 and 2 are:
   a. SR 78 / Hart Road
      - Add SB Right-Turn Lane
   b. SR 80 / Orange River Boulevard
      - Add NB Left-Turn Lane
      - Add WB Left-Turn Lane
   c. SR 80 / SR 31
      - Add NB Left-Turn Lane
      - Add WB Thru Lane
   d. SR 31 / SR 78
      - Add EB Left-Turn Lane
   e. SR 31 / North River Road
      - Add WB Left-Turn Lane
   f. SR 78 / Old Bayshore Road
      - Add EB Left-Turn Lane
The Cumulative (with Increment 1 and 2) proportionate share of the improvements, as shown on Exhibit K, has been calculated consistent with F.S. 163.3180. The proportionate share calculation was based on 5,117 pm peak hour two-way external trips and 5,087 pm peak hour two-way net new trips assigned to the external road network established by the AIDA traffic analysis. The calculated cumulative proportionate share for the Incremental DRI with both Increments 1 and 2 is $50,761,263 based upon the proportionate share percentages as calculated per lane mile for each improvement as shown on Exhibit K. The proportionate share percentages have been accepted by Charlotte County and FDOT for Increments 1 and 2, recognizing that the actual costs may increase or decrease based upon the final actual costs of the agreed upon improvements.

3. The agreed upon mitigation of the significantly and adversely impacted roadways and intersection improvements identified in Condition 4(A) (1).b.1. and 2., accepted by Charlotte County and FDOT shall be the following schedule of listed improvements and date certain payment provisions:
<table>
<thead>
<tr>
<th>Reference</th>
<th>Item</th>
<th>Total Costs Subject to Prop Share Assessment</th>
<th>Proportionate Share Estimate</th>
<th>Mitigation Commitments</th>
<th>Mitigation Paid</th>
<th>Anticipated Start Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Off-Site Road Segments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SR 31</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. SR 78 to CR 78</td>
<td>$11,434,523</td>
<td>$11,434,523</td>
<td>$20,960,000</td>
<td>$0</td>
<td>SR 31 PD&amp;E Study</td>
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<tr>
<td></td>
<td>- Widen from 2 to 4 lanes</td>
<td>- With infrastructure and grading provided for 6 lane expansion</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. CR 78 to Cypress Parkway</td>
<td>$34,702,126</td>
<td>$31,253,355</td>
<td>$42,170,000</td>
<td>$0</td>
<td>SR 31 PD&amp;E Study</td>
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<tr>
<td></td>
<td>- Widen from 2 to 4 lanes</td>
<td>- With infrastructure and grading provided for future expansion</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Cypress Parkway to Horsehoe Road</td>
<td>$7,730,259</td>
<td>$7,730,259</td>
<td>$7,730,259</td>
<td>$0</td>
<td>SR 31 PD&amp;E Study</td>
</tr>
<tr>
<td></td>
<td>- Widen from 2 to 4 lanes</td>
<td>- Sidewalk one side</td>
<td></td>
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<td>Subtotal</td>
<td>$23,866,908</td>
<td>$20,418,177</td>
<td>$75,860,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d. Prior Project Contributions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(1) SFOA/IDU Contribution</td>
<td>$0</td>
<td>$0</td>
<td>$1,350,000</td>
<td>$1,350,000</td>
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<td>(2) Previously completed design, permitting, and survey associated with SR 31 widening</td>
<td>$0</td>
<td>$0</td>
<td>$2,342,000</td>
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<tr>
<td></td>
<td>(3) Previously constructed chain of lakes</td>
<td>$0</td>
<td>$0</td>
<td>$2,500,000</td>
<td>$2,500,000</td>
<td>Completed</td>
</tr>
<tr>
<td></td>
<td>SR 31 Subtotal</td>
<td>$23,866,908</td>
<td>$20,418,177</td>
<td>$82,052,000</td>
<td>$6,192,000</td>
<td></td>
</tr>
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<td>1.2</td>
<td>Off-Site Intersections</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>a. SR 78 and Hart Road</td>
<td>$283,956</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>Mitigation Satisfied</td>
</tr>
<tr>
<td></td>
<td>- Add SH Right-Turn Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. SR 80 and Orange River Boulevard</td>
<td>$270,836</td>
<td>$272,223</td>
<td>$0</td>
<td>$0</td>
<td>Mitigation Satisfied</td>
</tr>
<tr>
<td></td>
<td>- Add NB Left-Turn Lane</td>
<td>- Add WB Left-Turn Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. SR 80 and SR 31</td>
<td>$730,433</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>Mitigation Satisfied</td>
</tr>
<tr>
<td></td>
<td>- Add NB Left-Turn Lane</td>
<td>- Add WB Thru Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d. SR 31 and SR 78</td>
<td>$135,418</td>
<td>$135,418</td>
<td>$0</td>
<td>$0</td>
<td>Mitigation Satisfied</td>
</tr>
<tr>
<td></td>
<td>- Add EB Left-Turn Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>e. SR 31 and North River Road</td>
<td>$135,418</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>Mitigation Satisfied</td>
</tr>
<tr>
<td></td>
<td>- Add WB Left-Turn Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>f. SR 78 and Old Bayside Road</td>
<td>$135,418</td>
<td>$135,418</td>
<td>$0</td>
<td>$0</td>
<td>Mitigation Satisfied</td>
</tr>
<tr>
<td></td>
<td>- Add EB Left-Turn Lane</td>
<td>- Add EB Thru Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Off-Site Intersections Subtotal</td>
<td>$1,691,519</td>
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<td>$0</td>
<td>$0</td>
<td>Mitigation Satisfied</td>
</tr>
<tr>
<td>2</td>
<td>SR 31 Traffic Count Stations</td>
<td>$0</td>
<td>$0</td>
<td>$200,000</td>
<td>$200,000</td>
<td>Installed at Cypress Parkway, Lake Babcock Drive, and Greenway Boulevard</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grand Total</td>
<td>$55,558,427</td>
<td>$50,261,236</td>
<td>$82,252,000</td>
<td>$6,392,000</td>
<td></td>
</tr>
</tbody>
</table>

Footnotes:
(1) Subject to agreement between FDOT and the Developer, the scope of the schedule of improvements may be increased with credit for any increased cost funded by the Developer reimbursed consistent with Condition 4(A)(1)b.6.
(2) Dates are anticipated and subject to adjustment by the Developer and FDOT without a need to amend this IDO, start dates, as well as the associated mitigation requirements, contained within the IDO are subject to extension under Section 351.263, Florida Statutes.
(3) The cost of the permanent count station equipment will be credited against the DRP's traffic mitigation obligation per MOU Condition 5.B.(7).
(4) Traffic Count Stations to be installed at Project Entrances, as the Project Entrances are built.
(5) These tasks have been mitigated by the Developer to facilitate completion of required improvements. The paid mitigation is creditable towards future assessments consistent with Condition 4(A)(1)b.6.
(6) FDOT SR 31 PD&E Study from Coral Gables Road to SR 78 is currently ongoing.
(7) Total estimated costs for improvements of the significantly and adversely impacted roadways and intersection improvements identified in Condition 4(A)(1)b.1. and 2 which are subject to proportionate share assessment.
(8) Includes FDOT State Infrastructure Bank Loan Improvement Cost Estimate of $75,860,197.
(9) Proportionate share obligations for the off-site intersection improvements are considered to be pipelined towards SR 31 roadway improvements; mitigation paid due to date is in excess of proportionate share obligations for the off-site intersection improvements.
4. These conditions and satisfaction of mitigation supersede Transportation Conditions of Increment 1 IDO (Resolution 2020-070, as may be amended from time to time), as transportation analyses are cumulative. After the effective date of this IDO, the Developer shall (or indicate completion of):

a. Initiate the below improvements of SR 31 to eventually (during the full development of Babcock Ranch) result in the four-laning of SR 31 from SR 78 to Horseshoe Road/Lake Babcock Drive (Reference #2 above and i-ii below). The improvements will consist of the following:

- Funding in the amount of $1,000,000 has been provided to the FDOT to facilitate the preparation of the Project Development and Environment Study (PD&E) and/or State Environmental Impact Report (SEIR) for SR31 from SR 78 to North River Road. This funding is being used by the FDOT to prepare a complete PD&E Study or SEIR Study of SR 31 from SR 78 to North River Road.

- Coordinating with FDOT to fund, continue and complete the Project Development and Environment Study (PD&E) or State Environmental Impact Report (SEIR) for SR 31 from North River Road to Cook Brown Road.
b. Permanent traffic count stations were installed at Greenway Boulevard, Lake Babcock Drive, and Cypress Parkway.

5. FDOT has maintenance authority for SR 31 and the intersection improvements set forth above. Developer shall be responsible for the guaranteed construction of the above improvements, in accordance with the above schedule, and in accordance with the binding and enforceable commitment by the Developer in this IDO, to assure construction or improvement of these facilities.

6. If the cost of the mitigation provided by the Developer for Increments 1 and 2 exceeds the proportionate share of the impacts resulting from mitigation by Increments 1 and 2 of $50,761,263 (as adjusted up or down in accordance with actual costs and based upon the accepted proportionate share percentages shown on Exhibit K), the Developer shall be entitled to a credit toward the overall impact of the Project for the cost of improvements beyond the proportionate share amount and receive mitigation credit for subsequent increments or phases, as provided in the MDO and applicable law. Developer, FDOT, and/or County may enter into a Transportation Credit Agreement to further delineate the terms and procedures for implementing credits for identified improvements set forth above in excess of the proportionate share of Increments 1 and 2. Credit for the cost
of additional improvements as set forth above shall be analyzed as part of the transportation analysis for future increments and be included in subsequent incremental development orders.

c. Satisfaction of the required mitigation in the timeframes as outlined and compliance with the transportation related provisions of this IDO for Increment 2 shall satisfy the road or traffic concurrency requirements of the Charlotte 2050 Comprehensive Plan, LDR, and the Charlotte County Concurrency Management System, through December 31, 2033 (the buildout date of Increment 2). If the Developer proposes to extend the buildout date of Increment 2 beyond December 31, 2033, the Developer and the County, during the development order amendment process pursuant to Section 380.06(7), Florida Statutes, shall re-evaluate the future traffic impact of Increment 2 in a manner consistent with the MDO, and shall re-evaluate the concurrency status of Increment 2 on all roadway segments and intersections listed in Conditions 4(A)(1)b.1. and 2., above.

d. DEO has determined that SR 31 is a Regionally Significant Roadway.

e. County, by approving this IDO, has exercised its discretion to accept this mitigation for Increment 2.

f. Improvements to the facilities outlined above shall be mitigated at the time that a road segment or intersection is expected to operate below the level of service standard adopted in County's Comprehensive Plan. If the road or the intersection operates below the adopted level of
service, no building permits for residential and non-residential development shown on Exhibit E for Increment 2 shall be issued unless the improvements are: a) complete, b) under construction, c) the subject of a clearly identified, executed and recorded local government development agreement consistent with Sec. 163.3220 through 163.3423, F.S., ensuring completion concurrent with impacts; d) the subject of a binding commitment ensuring completion concurrent with impacts or e) the DRI's proportionate share mitigation may be pipelined into specific improvements as deemed necessary and mutually agreed upon between FDOT and the developer.

(2) The Master Internal Circulation Plan for Increment 2 is attached hereto as Exhibit G

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5. **VEGETATION, WILDLIFE, AND WETLANDS**

   A. **Representations and Commitments as Conditions.**

   (1) Additional species have been documented within Increment 2 over those identified in the MDO. An updated Biological Opinion for the Babcock Ranch Community will be provided to the County with the first biennial report for Increment 2.

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

   (3) Development within Increment 2 shall comply with the mitigation requirements provided for in the ERP and ACOEP, as may be modified.

   (4) Mitigation for wetlands and listed species within the Increment 2 boundary may occur outside the Increment 2 boundary in accordance with the MDO, and the approved T&E Plan and Mitigation Plan referenced in the MDO, and included in the state and federal permits.

   (5) Any amendments to the T&E Plan and Mitigation Plan will be provided as part of the applicable Biennial Report for Increment 2 to the County.

   (6) Copies of any conservation easements that have been recorded relative to Increment 2 that were not provided in a previously submitted Biennial Report will be provided as part of the applicable Biennial Report for Increment 2 to the County.

   (7) A Greenway Map for Increment 2 is attached hereto as Exhibit H.

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6. **WASTEWATER MANAGEMENT AND WATER SUPPLY**

   A. **Representations and Commitments as Conditions.**

   (1) The Primary Utility Corridor map for Increment 2 is attached hereto as Exhibit I.

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

   (3) MSKP Town and Country Utility, LLC or its successors and assigns will provide wastewater service for Increment 2.

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

   (5) Babcock Ranch Irrigation, LLC, or its successors and assigns, will provide reclaimed water service for Increment 2.

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7. **EDUCATION**

   A. **Representations and Commitments as Conditions.**

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

   (2) The Developer, District, Charlotte County and The School Board of Charlotte County entered into an Addendum to the Babcock Ranch School Site Dedication Agreement on January 8, 2018 ("Agreement") addressing school concurrency for development. Should the Agreement not be utilized to address school concurrency in the future, the Developer shall either amend the Agreement, enter into a new agreement to address school concurrency or comply with the updated Interlocal Agreement for Coordinated Planning and School Concurrency dated May 2018.

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

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8. **POLICE AND FIRE**

   A. **Representations and Commitments as Conditions.**

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

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

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9. SOLID/HAZARDOUS/MEDICAL WASTE

A. Representations and Commitments as Conditions.

(1) Solid waste in Increment 2 will be collected by the District. Increment 2 is not intended to be part of the County’s Sanitation District; however, solid waste will be sent to the Charlotte County Landfill.

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10. OPEN SPACE AND PARKS

A. Representations and Commitments as Conditions.

(1) Renewable energy and energy storage resource facilities and systems shall be allowed throughout Increment 2. If constructed within Active Greenways, such facilities shall not count as open space.

(2) Park sites shall be conveyed to the District or a property owner’s association (POA) with exotic plants removed and infrastructure provided.

(3) District or Developer shall prepare the master plan(s) for the permanent park site(s) required within Increment 2. The Developer, District or POA shall develop and operate the parks within Increment 2.

(4) General agricultural operations may be conducted throughout Increment 2 in accordance with the Charlotte 2050 Comprehensive Plan and the LDR.

(5) All parks and library impact fees collected from the Development within Increment 2 shall be provided to the Developer or District in accordance with the Impact Fee Agreement.

(6) Common recreational areas and common open spaces within Increment 2, if any, will be maintained by a POA or the District.

(7) Some recreation and parks may be provided as temporary uses in Increment 2 that might be replaced by future development as other facilities are provided.

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11. **ENERGY**

   A. **Representations and Commitments as Conditions** - None.

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12. MINING OPERATIONS
   A. Representations and Commitments as Conditions – None.

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CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN

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

BIENNIAL REPORTS

The Developer of Increment 2, or its successor(s)-in-title to the undeveloped portions of Increment 2, must submit a biennial report to the County. The Developer of Increment 2 must inform successors-in-title to any undeveloped portion of the real property covered by this IDO of this reporting requirement.

COMPLIANCE MONITORING

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

EXEMPTION FROM DOWNZONING AND DENSITY/INTENSITY REDUCTION

Pursuant to Subsection 380.06(4)(a), Florida Statutes, this Increment 2 project is exempt from down zoning, intensity reduction, or unit density reduction until May 8, 2043, unless County can demonstrate that substantial changes in the conditions underlying the approval of this IDO have occurred or this IDO was based on substantially inaccurate information provided by the Developer or that the change is clearly established by local government to be essential to the public health, safety, or welfare.

COMMENCEMENT OF DEVELOPMENT

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

PROJECTED BUILDOUT
Buildout of Increment 2 is projected to occur on or about December 31, 2033 ("Buildout Date").

**EXPIRATION DATE**

The expiration date for this IDO is December 31, 2040.

**DEVELOPMENT PERMITS**

Subsequent requests for development permits within Increment 2 shall not require further review pursuant to Section 380.06, Florida Statutes. Amendments to this IDO shall be processed in accordance with Charlotte County Code 3-9-10.1, as may be amended.

**GENERAL PROVISIONS**

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

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

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

C. Appropriate conditions and commitments contained herein may be assigned to or assumed by the District.
D. If there is a conflict between a provision in this IDO and a provision in the MDO, the provision in this IDO shall prevail for Increment 2. Exhibit D, attached hereto and made a part hereof by reference, is an updated version of Exhibit D to the MDO entitled “Summary of Land Dedication and Facilities Construction” as to the Increment 2 property. Said updated Exhibit D amends Exhibit D to the MDO as to the Increment 2 property.

E. If the Developer is required by this IDO to provide, pay for, or otherwise cause to be provided, infrastructure, projects, systems, or facilities, then the District may independently satisfy such obligations. To the extent that any such obligation under this IDO is met or performed by the District, then such obligation shall be deemed satisfied and the Developer shall no longer be subject to such obligation.

F. If there is a conflict between a provision in this IDO and a provision in an ERP, a Consumptive Use Permit (“CUP”), Florida Department of Environmental Permitting (“FDEP”) 404 Permit or ACOEP, the provision in the ERP, CUP, FDEP 404 Permit or ACOEP shall prevail.

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

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

I. This IDO shall become effective as provided by law.
J. The County may provide certified copies of this IDO to DEO and the SWFRPC.

K. This Resolution shall be recorded in the Public Records of Charlotte County, Florida. Notice of the adoption of this IDO shall be recorded by the Developer, in accordance with F.S. 28.222 with the Clerk of the Circuit Court for Charlotte County.

PASSED AND DULY ADOPTED this 27th day of July 2021.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: [Signature]
William G. Truesdell, Chairman

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

By: [Signature]
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: [Signature]
Janette S. Knowlton, County Attorney

LR2020-0820
EXHIBITS

Exhibit A  Increment 2 Babcock Ranch Community Legal Description
Exhibit B  Babcock Ranch Community Map H Increment 2 Master Development Plan and Fixed and Variable Development Criteria
Exhibit C  Babcock Ranch Community Increment 2 Equivalency Matrix
Exhibit D  Updated Summary of Land Dedications and Facilities Construction
Exhibit E  Babcock Ranch Community Increment 2 Parameters
Exhibit F  Increment 2 Master Drainage Plan
Exhibit G  Increment 2 Master Internal Circulation Plan
Exhibit H  Increment 2 Primary Greenway Map and Trails Plan
Exhibit I  Increment 2 Primary Utility Corridor Map
Exhibit J  Increment 2, Future (2033) Traffic Conditions with Project Directional Peak Hour Peak Season
Exhibit K  Increment 2, Future (2033) Traffic Conditions with Project Proportionate Share Calculation
EXHIBIT A
Increment 2 Babcock Ranch Community Legal Description
DESCRIPTION
BABCOCK RANCH COMMUNITY
INCREMENT 2
LYING IN
SECTIONS 15, 16, 17, 20, 21, 22, 26, 27, 28, 29, 32, 33,
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTHWESTERLY CORNER OF PARCEL 1 (AREA 6) AND THE EAST LINE OF PARCEL 2 (300' STRIP), AS RECORDED IN OFFICIAL RECORDS BOOK 3010, PAGE 105, PUBLIC RECORDS, CHARLOTTE COUNTY, FLORIDA; THENCE ON THE NORTHERLY LINE OF SAID PARCEL 1, FOR THE FOLLOWING THREE (3) COURSES; (1) S. 77° 54' 41" E., FOR 707.32 FEET; (2) N. 81° 38' 00" E., FOR 5,167.82 FEET; (3) N. 82° 12' 01" E., FOR 711.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTHERLY LINE FOR THE FOLLOWING SIX (6) COURSES; (1) N. 62° 45' 03" E., FOR 4,638.30 FEET; (2) N. 28° 10' 55" W., FOR 1,272.60 FEET; (3) N. 69° 50' 23" E., FOR 1,104.27 FEET; (4) S. 45° 00' 57" E., FOR 266.60 FEET; (5) N. 71° 59' 01" E., FOR 448.53 FEET; (6) N. 12° 51' 59" W., FOR 1,654.85 FEET; THENCE N. 81° 12' 25" E., DEPARTING SAID LINE, FOR 4,859.91 FEET; THENCE N. 83° 04' 00" E., FOR 129.81 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL 1; THENCE ON SAID EASTERLY LINE FOR THE FOLLOWING FOURTEEN (14) COURSES; (1) S. 21° 59' 06" E., FOR 1,739.17 FEET; (2) S. 55° 42' 26" W., FOR 195.73 FEET; (3) S. 22° 47' 49" W., FOR 5,490.82 FEET; (4) S. 05° 03' 05" W., FOR 533.35 FEET; (5) S. 20° 54' 51" E., FOR 336.86 FEET; (6) S. 80° 06' 18" E., FOR 334.84 FEET; (7) N. 89° 59' 33" E., FOR 307.20 FEET; (8) N. 62° 56' 46" E., FOR 516.42 FEET; (9) N. 52° 01' 16" E., FOR 818.34 FEET; (10) S. 42° 01' 35" E., FOR 1,162.94 FEET; (11) S. 39° 20' 59" E., FOR 1,779.16 FEET; (12) S. 04° 14' 12" W., FOR 1,329.59 FEET; (13) S. 51° 39' 36" E., FOR 782.53 FEET; (14) N. 89° 45' 02" E., FOR 3,471.81 FEET; THENCE S. 00° 00' 00" E., DEPARTING SAID EASTERLY LINE, FOR 346.72 FEET; THENCE S. 29° 19' 24" W., FOR 26.86 FEET; THENCE S. 04° 37' 49" W., FOR 7.78 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 661.19 FEET, (DELTA 03° 10' 41") (CHORD BEARING N. 71° 49' 45" W.), (CHORD 36.67 FEET) FOR 36.68 FEET; THENCE S. 61° 22' 22" W., FOR 308.04 FEET; THENCE S. 38° 34' 17" W., FOR 438.56 FEET; THENCE S. 20° 30' 08" W., FOR 454.57 FEET; THENCE N. 85° 45' 27" E., FOR 6.50 FEET; THENCE S. 41° 20' 52" E., FOR 344.79 FEET; THENCE S. 13° 34' 11" E., FOR 393.26 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 134.61 FEET, (DELTA 95° 45' 46") (CHORD BEARING S. 45° 42' 26" W.), (CHORD 199.70 FEET) FOR 224.98 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9,808.43 FEET, (DELTA 01° 37' 53") (CHORD BEARING S. 46° 35' 13" W.), (CHORD 279.26 FEET) FOR 279.26 FEET; THENCE S. 05° 18' 09" E., FOR 283.91 FEET; THENCE S. 01° 55' 28" W., FOR 574.50 FEET; THENCE S. 02° 15' 23" E., FOR 376.41 FEET; THENCE N. 87° 56' 27" E., FOR 102.23 FEET; THENCE S. 68° 32' 26" E., FOR 184.58 FEET; THENCE S. 59° 33' 15" E., FOR 245.11 FEET; THENCE S. 50° 54' 05" E., FOR 309.70 FEET; THENCE S. 18° 36' 38" E., FOR 49.44 FEET; THENCE S. 01° 22' 46" E., FOR 266.68 FEET; THENCE S. 56° 14' 45" W., FOR 32.59 FEET; THENCE S. 10° 10' 32" E., FOR 217.99 FEET; THENCE S. 04° 12' 55" W., FOR 154.81 FEET; THENCE S. 39° 06' 34" E., FOR 58.79 FEET; THENCE S. 39° 30' 30" W., FOR 164.97 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 724.06 FEET, (DELTA 69° 32' 40") (CHORD BEARING S. 40° 13' 52" W.), (CHORD 141.51 FEET) FOR 150.59 FEET; THENCE S. 72° 40' 47" W., FOR 567.54 FEET; THENCE S. 42° 10' 27" W., FOR 62.63 FEET; THENCE S. 00° 28' 50" W., FOR 448.95 FEET; THENCE S. 38° 02' 18" W., FOR 118.40 FEET; THENCE S. 80° 58' 57" W., FOR 481.97 FEET; THENCE S. 83° 40' 09" W., FOR 1,019.45 FEET; THENCE N. 54° 07' 16" W., FOR 108.20
FEET; THENCE N.11°38'08"W., FOR 344.38 FEET; THENCE N.36°31'29"W., FOR 221.80 FEET; THENCE N.87°23'51"W., FOR 91.28 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 443.18 FEET, (DELTA 58°51'33") (CHORD BEARING N.48°10'08"W.), (CHORD 435.51 FEET) FOR 455.27 FEET; THENCE N.18°03'07"W., FOR 140.72 FEET; THENCE N.69°29'26"W., FOR 172.06 FEET; THENCE N.85°07'59"W., FOR 168.82 FEET; THENCE S.68°18'22"W., FOR 836.36 FEET; THENCE S.39°51'17"W., FOR 125.06 FEET; THENCE S.32°37'17"E., FOR 161.39 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 497.26 FEET, (DELTA 131°11'40") (CHORD BEARING S.23°32'53"E.), (CHORD 905.67 FEET) FOR 1,138.61 FEET; THENCE S.65°57'47"W., FOR 294.69 FEET; THENCE S.26°55'45"W., FOR 161.56 FEET; THENCE S.19°22'16"E., FOR 128.56 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 623.05 FEET, (DELTA 45°12'57") (CHORD BEARING S.06°00'15"W.), (CHORD 479.03 FEET) FOR 491.69 FEET; THENCE S.61°08'43"W., FOR 12.30 FEET; THENCE S.05°47'00"W., FOR 153.29 FEET; THENCE S.08°22'36"E., FOR 246.42 FEET; THENCE S.03°02'02"W., FOR 1,355.26 FEET; THENCE S.17°58'48"E., FOR 5.20 FEET; THENCE S.17°58'42"E., FOR 485.85 FEET; THENCE S.02°35'12"E., FOR 717.60 FEET; THENCE S.04°41'29"W., FOR 513.66 FEET; THENCE S.00°11'48"W., FOR 182.44 FEET; TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 34, THENCE N.89°35'44"W., ON SAID SOUTH LINE, FOR 2,902.61 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N.89°37'16"W., ALONG THE SOUTH LINE OF SECTION 33, FOR 4,151.59 FEET; THENCE N.23°14'51"W., DEPARTING SAID SOUTH LINE, FOR 2,768.33 FEET; THENCE N.10°23'41"W., FOR 2,923.88 FEET; THENCE N.11°12'07"E., FOR 7,458.70 FEET; THENCE N.57°49'39"W., FOR 5,335.90 FEET TO THE POINT OF BEGINNING.
EXHIBIT B
Babcock Ranch Community Map H Increment 2 Master Development Plan and Fixed and Variable Development Criteria
FIXED AND VARIABLE DEVELOPMENT CRITERIA FOR BABCOCK RANCH COMMUNITY INCREMENT 2

FIXED DEVELOPMENT CRITERIA

1. THE ALLOCATION OF DWELLING UNITS AND SQUARE FOOTAGE IDENTIFIED ON THE LAND USE TABLE ON MAP H MAY BE MODIFIED CONSISTENT WITH THE EQUIVALENCY MATRIX. ANCILLARY FACILITIES INCLUDED IN INCREMENT 2 SUCH AS EDUCATIONAL SERVICE CENTERS, SCHOOLS, UNIVERSITY FACILITIES, LIBRARIES, PLACES OF WORSHIP, FIRE, EMS, SHERIFF FACILITIES, REGIONAL AND COMMUNITY PARK FACILITIES, AND CLUBHOUSES 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 2 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 OPEN SPACE, GREENWAYS, DEVELOPMENT PODS, AND UTILITY CORRIDORS, INCLUDING POTENTIAL RELOCATION AND RECONFIGURATION OF OPEN SPACE, GREENWAYS, UTILITY CORRIDORS AND NEIGHBORHOOD MIXED USE/RESIDENTIAL/COMMERCIAL (MURC).

   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.

h. THE FINAL LOCATION, ALLOCATION, ALIGNMENT AND USE OF THE MULTI-MODAL TRAIL SYSTEM AND THE EXACT LOCATIONS AND FUTURE INTERCONNECTIONS OF THE MULTI-MODAL TRAIL SYSTEM WITH THE NEIGHBORHOOD TRAIL/PATH/SIDewALK SYSTEM.

i. THE LOCATION OF VEHICULAR ACCESS POINTS, INCLUDING EXISTING TEMPORARY ENTRYWAYS, TO EXTERNAL PUBLIC ROADWAYS.

2. FURTHER ADJUSTMENTS TO THE BOUNDARIES OF DEVELOPMENT PODS FOR SPECIFIC LAND USE CLASSIFICATIONS MAY OCCUR AS A RESULT OF FINAL LAND PLANNING AND PERMITTING. SPECIFIC USES TO SUPPORT DEVELOPMENT SUCH AS PARKING, STORMWATER LAKES, PARKS OR OTHER SPACES MAY BE IDENTIFIED AND REFINED THROUGH SUBSEQUENT PERMITTING CONSISTENT WITH LOCAL LAND DEVELOPMENT REGULATIONS.

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

4. GOLF COURSE/RECREATION IS ALLOWED IN MIXED USE RESIDENTIAL COMMERCIAL (MURC).
EXHIBIT C

Babcock Ranch Community Increment 2 Equivalency Matrix
Table EM-1: Babcock Ranch Community - Increment 2 (Cumulative DRI) Equivalency Matrix

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Equivalent To</th>
<th>Single-Family (1,000 sq. ft.)</th>
<th>Multi-Family (1,500 sq. ft.)</th>
<th>Age Restricted Residential (1,500 sq. ft.)</th>
<th>Assisted Living Facility (1,500 sq. ft.)</th>
<th>Retail (1,000 sq. ft.)</th>
<th>General Office (1,000 sq. ft.)</th>
<th>Medical Office (1,000 sq. ft.)</th>
<th>Industrial - General Light (1,000 sq. ft.)</th>
<th>Industrial - Light (1,500 sq. ft.)</th>
<th>Hotel / Motel (1,000 sq. ft.)</th>
<th>RV Park (1,000 sq. ft.)</th>
<th>Civic / Government (1,000 sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>d/a</td>
<td>0.95</td>
<td>0.35</td>
<td>0.58</td>
<td>1.35</td>
<td>2.29</td>
<td>0.87</td>
<td>0.34</td>
<td>0.87</td>
<td>1.35</td>
<td>2.29</td>
<td>0.87</td>
<td>0.34</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>d/a</td>
<td>2.37</td>
<td>0.75</td>
<td>0.45</td>
<td>1.88</td>
<td>2.69</td>
<td>0.64</td>
<td>0.25</td>
<td>0.64</td>
<td>1.88</td>
<td>2.69</td>
<td>0.64</td>
<td>0.25</td>
</tr>
<tr>
<td>Age-Restricted Residential</td>
<td>d/a</td>
<td>2.85</td>
<td>0.81</td>
<td>0.67</td>
<td>1.95</td>
<td>2.82</td>
<td>0.75</td>
<td>0.32</td>
<td>0.75</td>
<td>1.95</td>
<td>2.82</td>
<td>0.75</td>
<td>0.32</td>
</tr>
<tr>
<td>Assisted Living Facility</td>
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<td>1.10</td>
<td>NA</td>
<td>1.10</td>
<td>2.14</td>
<td>0.51</td>
<td>0.10</td>
<td>0.51</td>
<td>1.10</td>
<td>2.14</td>
<td>0.51</td>
<td>0.10</td>
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<tr>
<td>Retail</td>
<td>sq ft</td>
<td>200</td>
<td>100</td>
<td>90</td>
<td>91</td>
<td>110</td>
<td>80</td>
<td>60</td>
<td>45</td>
<td>90</td>
<td>110</td>
<td>80</td>
<td>60</td>
</tr>
<tr>
<td>General Office</td>
<td>sq ft</td>
<td>180</td>
<td>90</td>
<td>50</td>
<td>51</td>
<td>60</td>
<td>40</td>
<td>30</td>
<td>25</td>
<td>50</td>
<td>60</td>
<td>40</td>
<td>30</td>
</tr>
<tr>
<td>Medical Office</td>
<td>sq ft</td>
<td>210</td>
<td>105</td>
<td>50</td>
<td>51</td>
<td>60</td>
<td>40</td>
<td>30</td>
<td>25</td>
<td>50</td>
<td>60</td>
<td>40</td>
<td>30</td>
</tr>
<tr>
<td>Industrial - General Light</td>
<td>sq ft</td>
<td>2,100</td>
<td>1,050</td>
<td>600</td>
<td>610</td>
<td>700</td>
<td>500</td>
<td>400</td>
<td>300</td>
<td>700</td>
<td>800</td>
<td>600</td>
<td>500</td>
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<tr>
<td>Industrial - Light</td>
<td>sq ft</td>
<td>2,100</td>
<td>1,050</td>
<td>600</td>
<td>610</td>
<td>700</td>
<td>500</td>
<td>400</td>
<td>300</td>
<td>700</td>
<td>800</td>
<td>600</td>
<td>500</td>
</tr>
<tr>
<td>Hotel / Motel</td>
<td>sq ft</td>
<td>120</td>
<td>60</td>
<td>60</td>
<td>61</td>
<td>70</td>
<td>50</td>
<td>40</td>
<td>30</td>
<td>70</td>
<td>80</td>
<td>60</td>
<td>50</td>
</tr>
<tr>
<td>RV Park</td>
<td>sq ft</td>
<td>120</td>
<td>60</td>
<td>60</td>
<td>61</td>
<td>70</td>
<td>50</td>
<td>40</td>
<td>30</td>
<td>70</td>
<td>80</td>
<td>60</td>
<td>50</td>
</tr>
<tr>
<td>Civic / Government</td>
<td>sq ft</td>
<td>120</td>
<td>60</td>
<td>60</td>
<td>61</td>
<td>70</td>
<td>50</td>
<td>40</td>
<td>30</td>
<td>70</td>
<td>80</td>
<td>60</td>
<td>50</td>
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</tbody>
</table>

Table EM-2: BRC - Increment 2 (Cumulative DRI) Trip Generation

<table>
<thead>
<tr>
<th>Land Use Code</th>
<th>BRC Increment 2 (Cumulative DRI)</th>
<th>Increment 2 (Cumulative DRI) Trip Generation (PM Peak, Two-Way)</th>
<th>Increment 2 (Cumulative DRI) Trip Generation Estimation (PM Peak Hour)</th>
<th>Effective Trip Hours (PM Peak Hour, Two-Way)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family</td>
<td>210</td>
<td>4.052</td>
<td>7.342</td>
<td>5.86</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>210</td>
<td>4.052</td>
<td>7.342</td>
<td>5.86</td>
</tr>
<tr>
<td>Age-Restricted Residential</td>
<td>210</td>
<td>4.052</td>
<td>7.342</td>
<td>5.86</td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>265</td>
<td>0.32</td>
<td>0.52</td>
<td>0.26</td>
</tr>
<tr>
<td>Non-Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>820</td>
<td>3.345</td>
<td>5.872</td>
<td>3.87</td>
</tr>
<tr>
<td>General Office</td>
<td>710</td>
<td>4.345</td>
<td>7.830</td>
<td>5.02</td>
</tr>
<tr>
<td>Medical Office</td>
<td>710</td>
<td>4.345</td>
<td>7.830</td>
<td>5.02</td>
</tr>
<tr>
<td>Industrial - General Light</td>
<td>710</td>
<td>4.345</td>
<td>7.830</td>
<td>5.02</td>
</tr>
<tr>
<td>Industrial - Light</td>
<td>710</td>
<td>4.345</td>
<td>7.830</td>
<td>5.02</td>
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<td>Hotel / Motel</td>
<td>710</td>
<td>4.345</td>
<td>7.830</td>
<td>5.02</td>
</tr>
<tr>
<td>RV Park</td>
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<td>4.345</td>
<td>7.830</td>
<td>5.02</td>
</tr>
<tr>
<td>Civic / Government</td>
<td>710</td>
<td>4.345</td>
<td>7.830</td>
<td>5.02</td>
</tr>
</tbody>
</table>

Note: 
1 Indicates Senior/ADA housing, Active Adult Residential and Restricted Community - Senior (CAR) 
2 Indicates Industrial Park and Research & Development Park 
3 Recreational Vehicle Park - RVP 
4 Refer to Appendix C1 (Page 16) for details on BRC Increments 
5 Effective Trip Generation based on the ITE trip generation equations and assumptions defined in the ITE Manual, Version 5.0, 2013 
6 The effective trip generation is based on the ITE trip generation equations and assumptions defined in the ITE Manual, Version 5.0, 2013
EXHIBIT D

Updated Summary of Land Dedications and Facilities Construction
### SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION

<table>
<thead>
<tr>
<th>Public Facilities Required</th>
<th>Aggregate Site Dedication (acres)</th>
<th>Number of Sites (n)</th>
<th>Shell Building Required (ft²)</th>
<th>Commencement of Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Services, Library Component</td>
<td>4</td>
<td>1</td>
<td>12,000 <em>1</em> (5,000 optional County participation)</td>
<td>12,000 SF, subject to reaching 17,500 persons, 8,000 SF optional County participation-prior to reaching 20,000 persons</td>
</tr>
<tr>
<td>Fire/Rescue/Law Enforcement</td>
<td>2</td>
<td>1</td>
<td>8,500</td>
<td>2nd Fire Station by 12,500 persons or 400,000 square feet of non-residential within Increment 2, whichever will be achieved first.</td>
</tr>
</tbody>
</table>

| Public Facilities | County Annex - "County Hall" | n/a | n/a | 20,000 | By 17,500 persons*2 |

**Notes to Exhibit D**

*1* Planned Library option. The County and the Developer and/or District agree to cooperate with respect to the design, construction, and funding of the library facility. The Developer shall be required to fund the construction of a 12,000 SF library shell building. The County may desire to construct a library facility totaling 20,000 SF. If so, the Developer shall fund the library shell building costs for 12,000 SF and the County shall fund the construction of the library shell building costs for 8,000 SF in addition to the construction completion of the library facility described herein.

*2* A County Annex building will be constructed on County-owned land. This facility will be designed as a gathering place for community residents, and as County Commission and key staff satellite offices. Appropriate offices shall be served from this facility. The County, at its option, may increase the size of the County Annex and fund said expansion.

*3* County and Developer shall meet bi-annually to discuss the next five (5) years of development projections, such projections shall include the projected population and square footage for non-residential development, including but not limited to retail, office, industrial, ancillary facilities, etc. The population projection shall be based on 2.6 persons per unit. The development projections shall also be coordinated with the emergency response zones to meet the service requirements. The site and building dedication/ground breaking timing for each public facility will be agreed upon in writing as part of the bi-annual meetings.

### SITE & BUILDING DEDICATION/CONSTRUCTION TIME LINE

The criteria for determining public facility shell completion and/or land dedication shall be by population or residential certificate of occupancy (*"COC"*) referenced below.

<table>
<thead>
<tr>
<th>Site &amp; Building Dedication/Construction Time Line</th>
<th>12,000 SF</th>
<th>8,000 SF optional County participation</th>
</tr>
</thead>
<tbody>
<tr>
<td>County participation</td>
<td><em>3</em></td>
<td>8,000 SF optional County participation</td>
</tr>
</tbody>
</table>

**General Notes:**

1) All dedication and construction required under this schedule shall be completed and turned over based on a population or residential dwelling unit certificate of occupancy use threshold required above.

2) The shell building construction required above shall be completed by the Developer one (1) year prior to the bigger requirement in the column entitled "Commencement of Operations."

*3*
EXHIBIT E

Babcock Ranch Community Increment 2 Parameters
EXHIBIT E

Table 1. INCREMENT 2 PARAMETERS

<table>
<thead>
<tr>
<th>Increment 2</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>D.U.</td>
</tr>
<tr>
<td>RETAIL</td>
<td>S.F.</td>
</tr>
<tr>
<td>OFFICE (GEN/MED)</td>
<td>S.F.</td>
</tr>
<tr>
<td>INDUSTRIAL</td>
<td>S.F.</td>
</tr>
<tr>
<td>ALF</td>
<td>BEDS</td>
</tr>
<tr>
<td>CIVIC/GOVT/CHURCH</td>
<td>S.F.</td>
</tr>
</tbody>
</table>

Note:

1) Utilities, agriculture, and ecotourism are permitted throughout Increment 2.
2) Table 1 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) Supporting community and other facilities are subject to Findings of Fact and Conclusions of Law Sections 5 (ix) and (x).
EXHIBIT F
Increment 2 Master Drainage Plan
Increment 2 - Babcock Ranch Community Master Drainage Plan

NOTES:
1. Conceptual roadways from Stantec Master Plan.
2. Proposed flow arrows from Kimley-Horn SF-WMD ERP permitting.
EXHIBIT G
Increment 2 Master Internal Circulation Plan
Increment 2 - Babcock Ranch Community Master Internal Circulation Plan

NOTE: Final transportation plan is subject to change based on final site plan and permitting approvals.

NOTE: See attached Map H for an enlargement of this area and a color legend.
EXHIBIT H
Increment 2 Primary Greenway Map and Trails Plan
NOTE:
1. Greenways and trails are subject to change based on final design plans.
2. The Greenways shown were provided by Stantec on 11-20-2020. Greenway acreages shown were calculated from Stantec’s Greenways.
EXHIBIT I
Increment 2 Primary Utility Corridor Map
EXHIBIT J

Increment 2, Future (2033) Traffic Conditions with Project Directional Peak Hour Peak Season
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Field 1</td>
<td>Value 1</td>
</tr>
<tr>
<td>Field 2</td>
<td>Value 2</td>
</tr>
<tr>
<td>Field 3</td>
<td>Value 3</td>
</tr>
</tbody>
</table>

Additional details or notes can be found in the table above.
EXHIBIT K
Increment 2, Future (2033) Traffic Conditions with Project Proportionate Share Calculation
<table>
<thead>
<tr>
<th>Segment</th>
<th>Improvement</th>
<th>Total Project Cost (1)</th>
<th>Proportionate Share Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Cost Per Mile</td>
<td>Project Traffic</td>
</tr>
<tr>
<td>From SR 78 to Old Rodeo Drive</td>
<td>Widen from four to six lanes</td>
<td>$8,755,787/2,638,736</td>
<td>Capacity (with background</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.00</td>
<td>improvements)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0.30</td>
<td>Capacity (with background and</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>project improvements)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Capacity Added</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Proportionate Share (%) (2)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Proportionate Share Cost for</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total Miles (3)</td>
</tr>
<tr>
<td>From Old Rodeo Drive to North</td>
<td>Widen from four to six lanes</td>
<td>$8,755,787</td>
<td>1,824</td>
</tr>
<tr>
<td>River Road</td>
<td></td>
<td>1.00</td>
<td>2,100</td>
</tr>
<tr>
<td>From North River Road to</td>
<td>Widen from four to six lanes</td>
<td>$10,515,796/5,257,898</td>
<td>1,850</td>
</tr>
<tr>
<td>Shirley Lane</td>
<td></td>
<td>1.00</td>
<td>2,100</td>
</tr>
<tr>
<td>From Shirley Lane to Fox</td>
<td>Widen from four to six lanes</td>
<td>$10,515,796/5,730,109</td>
<td>2,270</td>
</tr>
<tr>
<td>Hill Road</td>
<td></td>
<td>0.64</td>
<td>2,100</td>
</tr>
<tr>
<td>From Fox Hill Road to Busbee</td>
<td>Widen from four to six lanes</td>
<td>$10,515,796/5,730,109</td>
<td>2,088</td>
</tr>
<tr>
<td>Lane</td>
<td></td>
<td>0.38</td>
<td>2,100</td>
</tr>
<tr>
<td>From Busbee Lane to Charlotte</td>
<td>Widen from two to six lanes</td>
<td>$21,031,592/10,155,796</td>
<td>1,833</td>
</tr>
<tr>
<td>From Lee Co. Line to Cypress</td>
<td></td>
<td>1.00</td>
<td>924</td>
</tr>
<tr>
<td>From Cypress Parkway to Lake</td>
<td></td>
<td>$21,031,592/10,155,796</td>
<td>1,833</td>
</tr>
<tr>
<td>Lee Co. Line</td>
<td></td>
<td>0.39</td>
<td>924</td>
</tr>
<tr>
<td>From Cypress Parkway to Lake</td>
<td></td>
<td>$10,307,012/5,730,259</td>
<td>1,220</td>
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<tr>
<td>Lee Co. Line</td>
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<td>0.75</td>
<td>924</td>
</tr>
<tr>
<td>Subtotal</td>
<td>Cost for Total Miles 4.46</td>
<td>$53,866,909</td>
<td>$50,418,177</td>
</tr>
</tbody>
</table>

1. Based on SR 31 Preliminary Project Estimates (October 2019) provided by JEL. Total Construction Cost includes addition of 10% for Scope Contingency to the Construction Cost.
2. Proportionate Share % = (Project Trips) / ((Lane Group Capacities after project improvements) - (Lane Group Capacities before project improvements)).
3. Proportionate Share Cost = Proportionate Share % * Total Project Cost.
Meeting Schedule Discussion
New Business