

## QUESTION 22 - AIR

**NOTE: The information contained in the responses to Question 22 is for the entire Area 6 property; however, development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

- A. Document the steps which will be taken to contain fugitive dust during site preparation and construction of the project. If site preparation includes demolition activities, provide a copy of any notice of demolition sent to the Florida Department of Environmental Regulation (FDER) as required by the National Emission Standards for Asbestos, 40 CFR Part 61, Subpart M.**

Heavy construction is a source of dust emissions that may have substantial temporary impact on local air quality. Building and road construction are two examples of construction activities with high emissions potential. Emissions during the construction of a building or road can be associated with land clearing, drilling and blasting, ground excavation, cut and fill operations (i.e., earth moving), and construction of a particular facility itself. Dust emissions often vary substantially from day to day, depending on the level of activity, the specific operations, and the prevailing meteorological conditions. A large portion of the emissions results from equipment traffic over temporary roads at the construction site.<sup>1</sup>

Control techniques for fugitive dust sources generally involve watering, chemical stabilization, or reduction of surface wind speed with windbreaks or source enclosures. Watering, the most common and, generally, the least expensive method, provide only temporary dust control. The use of chemicals to treat exposed surfaces provides longer dust suppression, but may be costly, have adverse effects on plant and animal life, or contaminate the treated material. Windbreaks and source enclosures are often impractical because of the size of fugitive dust sources.<sup>2</sup>

For this project, the most practical dust prevention strategy would consist of wet suppression. Unpaved roads will be watered as needed. Paving of roads will be performed as early in the construction schedule as possible. Truck beds will be covered, and wheels and undercarriages will be cleaned before leaving construction sites. After the project is completed, there should be no significant fugitive dust emissions.

It is expected that no demolition of Asbestos-containing structures will be conducted. Therefore, notice to the Florida Department of Environmental Regulation will not be required. Should this change, immediate notification will be filed. In addition, the Babcock Ranch Development will comply with any applicable Florida of Department of Environmental Protection (FDEP) regulations and permitting requirements as required by law relating to the protection of air quality.

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<sup>1</sup> U.S. Environmental Protection Agency; Compilation of Air Pollutant Emission Factors. Volume 1: Stationary Point and Area Sources, AP-42, Section 13.2.3.1; 5<sup>th</sup> Edition, January 1995.

<sup>2</sup> U.S. Environmental Protection Agency; Compilation of Air Pollutant Emission Factors. Volume 1: Stationary Point and Area Sources, AP-42, Section 13.2; 5<sup>th</sup> Edition, January 1995.

**B. Specify structural or operational measures that will be implemented by the development to minimize air quality impacts (e.g., road widening and other traffic flow improvements on existing roadways, etc.). Any roadway improvements identified here should be consistent with those utilized in Question 21, Transportation.**

Efficient roadways are vital to the reduction of air pollutants caused by vehicle exhaust. Typically, pollutants emitted from vehicles are oxides of nitrogen, carbon monoxide, particulates, and hydrocarbons. The most efficient way to reduce pollution from on-road motor vehicles is to reduce their use through conservation. Alternative measures are to reduce traffic congestion points through roadway improvements. Question 21 identifies a number of impacted roadways, and the developer will be obligated to pay its proportionate share to improve those roadways, thereby improving traffic flow and reduce the air quality impacts.

Onsite development roadways will be sized appropriately to minimize traffic flow problems. The main north-south development road will have four lanes and be expected to handle the projected 2,500 vehicles per hour associated with the development. One to six travel lanes will be added to approximately fifteen nearby off-development roadways to accommodate increased regional traffic associated with the project. Further details on roadway improvements can be found in the response to Question 21: Transportation.

To minimize traffic flow problems, on-site development roadways will be appropriately sized and multi-use trails will be installed throughout the community.

## QUESTION 23 - HURRICANE PREPAREDNESS

**NOTE: The information contained in the responses to Question 23 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

- A.1. Identify any residential development proposed within the hurricane vulnerability zone delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study or adopted county peacetime emergency plan. If so, delineate the proposed development's location on the appropriate county and/or regional hurricane evacuation map and respond to questions B.(1) and B.(2) below. Proposed mobile home and park trailer developments should answer question B.(1), regardless of location, or answer questions B.(1) and B.(2) below, if proposed within the hurricane vulnerability zone or the high hazard evacuation area.**

All of southwest Florida is vulnerable to the hazardous effects of a hurricane, such as storm surge, wind damage, torrential rains, and flying debris. The Category 4/5 Storm Surge areas comprise the least vulnerable lands in southwest Florida. The development portion of the Babcock Ranch Community is located entirely in the Category 4/5 Storm Surge Area.

Category 4/5 storms have sustained winds up to 131 to 155 mph with an associated storm surge up to 22.3 feet. Category 3 storms have sustained winds up to 111 to 130 mph winds and storm surge up to 14.9 feet. The Babcock Ranch Community residents will not be required to evacuate and will be encouraged to ride out the storm.

New building codes have been adopted since Hurricane Andrew that provide additional structural safeguards. Florida has experienced two (2) very active hurricane seasons, which has tested the updated codes. The new structures performed well while, as expected, the older structures experienced the most damage. The Babcock Community homes will be built using the most current successful building codes to provide the residents adequate protection.

Communities and hurricane shelters are ideally located in 4/5 Storm Surge Areas away from the coast. There are three (3) elementary school sites, one (1) middle school site, one (1) high school site and one (1) Educational Service Center site reserved for the School Board of Charlotte County, Florida that could double as hurricane shelters in the event that residents wish to evacuate in a storm event.

Public hurricane shelters are available to the public on a first-come, first-served basis.

In addition, the Babcock Ranch Community will provide supplemental protection as outlined in the Developer Agreement dated March 30, 2006. Specifically, the "District shall build the shells of community center buildings in the public parks required by provision 2.e.(2) of this Agreement to the hurricane building standards set forth in the American Red Cross ("ARC") publication number 4496, as it may be amended, and the buildings shall be equipped by Developer with emergency generators."

Therefore, hurricane sheltering needs will be more than adequately addressed within the Babcock Ranch Community.

- A.2. Identify any hotel/motel or recreational vehicle/travel trailer development proposed within the high hazard hurricane evacuation area delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study, or adopted county peacetime emergency plan. If present, delineate the proposed development's location on the appropriate county or regional hurricane evacuation map and answer questions B.(1) and B.(2) below.**

No hotel/motel, recreational vehicle/travel trailer development is proposed within a high hazard hurricane evacuation area.

- A.3. Identify whether the proposed development is located in a designated special hurricane preparedness district.**

Charlotte County is within a designated special preparedness district. However, the majority of residents will not be required to evacuate. Those residents wishing to evacuate will be able to seek shelter onsite within the public schools and community center buildings as space permits.

- B.1. For each phase of the development, determine the development's public hurricane shelter space requirements based on the behavioral assumptions identified in the applicable regional study or county plan. Identify the existing public hurricane shelter space capacity during the one hundred year or category three hurricane event within the county where the development is being proposed and indicate whether the county has a deficit or surplus of public hurricane shelter space during the one hundred year or category three hurricane event.**

Very few Babcock Ranch residents will be required to evacuate in a storm event. Instead, the Babcock Ranch shelters located within the public schools and community centers will most likely house residents from the low lying areas within Charlotte County.

- B.2. For each phase of the development, determine the number of evacuating vehicles the development would generate during a hurricane evacuation event based on the transportation and behavioral assumptions identified in the applicable regional study or county plan. Identify the nearest designated hurricane evacuation route and determine what percentage of level of service E hourly directional and maximum service volume the project will utilize.**

Very few Babcock Ranch residents will be required to evacuate in a storm event. Instead, the Babcock Ranch shelters located within the public schools and community centers will most likely house residents from the low lying areas within Charlotte County. SR 31 is the nearest hurricane evacuation route.

- C. Identify and describe any action(s) or provisions that will be undertaken to mitigate impacts on hurricane preparedness.**

Hurricane sheltering needs will be more than adequately addressed within the Babcock Ranch Community. The Babcock Ranch Community will contain shelters in the public schools and community centers. Very few Babcock Ranch residents will be required to

evacuate in a storm event. Instead, the Babcock Ranch shelters located within the public schools and community centers will most likely house residents from the low lying areas within Charlotte County.

**From SWFRPC Supplemental Questions and Clarification:**

**The following information must be provided to answer Questions 23.B.1 & 2 of the state questionnaire:**

**1. Elevation of the first floor living units;**

Elevations of first floor living units will be as required by the Flood Insurance Rate Maps (FIRM) published by FEMA, and as required by Charlotte County.

**2. Number of first floor units;**

It is estimated that approximately three-quarters of the proposed units (13,200) will be first floor units. This is a reasonable estimate based on conditions currently known; however, the actual number of first-floor units may be different.

**3. Number of anticipated residents that will need to be evacuated in a worst case category three storm;**

Development areas will be within the Category 4/5 Storm Surge Area. It is not anticipated that any residents would need to evacuate the Babcock Ranch Community in a worst-case Category 3 storm. Public hurricane shelters are available to the public on a first-come, first-served basis. As such, Babcock elementary school shelter will most likely house evacuees from the coastal Tropical Storm and Category 1 and 2 areas.

In addition, the Babcock Ranch Community will provide supplemental protection as outlined in the Developer Agreement dated March 30, 2006. Specifically, the "District shall build the shells of community center buildings in the public parks required by provision 2.e.(2) of this Agreement to the hurricane building standards set forth in the American Red Cross ("ARC") publication number 4496, as it may be amended, and the buildings shall be equipped by Developer with emergency generators."

**4. Routes proposed to be utilized for evacuation purposes;**

The closest designated evacuation route is SR 31, which connects to SR 78 and SR 80 in Lee County and CR 74 in Charlotte County. All of these east-west roadways connect to I-75 and US 41.

**5. Impact that additional (project) traffic will have on evacuation time;**

Development areas will be within the Category 4/5 Storm Surge Area. It is not anticipated that any residents would need to evacuate the Babcock Ranch Community. Impacts on evacuation time would therefore be minimal.

**If on-site shelters are proposed to be utilized then provide the following information:**

**1. The buildings that are proposed to be utilized;**

Per the Development Agreement with Charlotte County, community center buildings in public parks will be built to hurricane building standards as set forth in the American Red Cross publication number 4496. Public school buildings, of which there will be five in Charlotte County, will also include areas, such as cafeterias and gymnasiums, built to this standard.

**2. The building area in square feet;**

Community Center buildings are proposed to be between 2,500 square feet and 6,500 square feet in size. The building area of school buildings will be as determined necessary by the Developer and School Boards.

**3. Proposed elevations of the on-site shelters; and,**

Elevations of first floor living units will be as required by the Flood Insurance Rate Maps (FIRM) published by FEMA, and as required by Charlotte County.

**4. What emergency facilities (water supply, power generation, waste storage, etc.) will be available.**

Community center buildings built to hurricane building standards will be equipped with emergency generators.

**In addition, indicate what efforts will be made to advise and educate residents concerning hurricane preparation, evacuation routes and shelter space both on and off site.**

Please refer to the response to A.1 above.

**PART V. Human Resource Impacts**

QUESTION 24 - HOUSING

**NOTE: The information contained in the responses to Question 24 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

**A.1. If the proposed development contains residential development, provide the following information on Table 1 for each phase of the development.**

Table 24.A  
Dwelling Units within Development

Housing Costs	Number of Dwelling Units			
	Single Family	Apartment	Condominium/Multi-family	TOTAL
Rental-Occupied D.U.s (Gross \$ Rent) Range	1,347	486	1,083	2,916
Owner-Occupied D.U.s (Dollar Value) Range	10,269	0	4,685	14,954
<b>TOTAL</b>	<b>11,616</b>	<b>486</b>	<b>5,768</b>	<b>17,870</b>

NOTE: The estimated number of renter and owner-occupied units is based on conditions known currently and the actual percentages may be different than those included here. Estimates are based on U.S. Census 2000 data for Charlotte County, Summary File 3, Table H32. Tenure by Units in Structure.

In December, 2005, the developer entered into a Purchase Agreement with the State of Florida, Lee County and the Department of Community Affairs that effectuated the largest preservation purchase in the State's history, whereby approximately 74,000 acres of land would be permanently preserved. As a condition precedent to closing on those lands, an acceptable comprehensive plan amendment and land development regulations for the retained lands (the subject of this immediate application) needed to be approved by Charlotte County and found in compliance by DCA. As a result, it was specifically negotiated that the developer would provide 10% affordable housing as a maximum requirement of the community. This was memorialized in the adopted comprehensive plan amendment and the companion Development Agreement, both approved by the Charlotte Board of County Commissioners and found to be in compliance by DCA. Due to the acceptable conditions in the Charlotte Comprehensive Plan Amendment and the Development Agreement, the developer closed on the lands, and conveyed the 74,000 acres to the State of Florida and Lee County.

Specifically, in the development agreement with Charlotte County, the developer has agreed that 10 percent of the total number of housing units constructed will be for affordable housing. Sites for such housing shall include, where practical, sites adjacent

to those sites to be utilized for public purposes. The Developer or Special District will establish mechanisms, such as, but not limited to, a land trust, to ensure the affordability of such units into the future.

All affordable housing units must be targeted to households earning less than 120 percent of the Charlotte County Area Median Income (AMI), as updated annually by the Florida Housing Finance Corporation, with 40 percent targeted to households earning less than 80 percent of the AMI, and 10 percent targeted to households earning less than 50 percent of the AMI.

The Developer and Charlotte County will establish procedures and identify grant programs which may be used to monitor the effectiveness of the program and implement the program. The affordable housing units shall be eligible for whatever incentives the County establishes in the future.

**A.2. What number and percent of lots will be sold without constructed dwelling units? What is the extent of improvements to be made on these lots prior to sale?**

It is anticipated that the majority of land will be sold by the applicant to individual developers without dwelling units constructed on the individual lots. Prior to the sale of a single-family homesite to a residential user, improvements required by the State or Charlotte County will be in place for that building phase. These improvements generally include the necessary infrastructure and access.

**A.3. What will be the target market for the residential development (break down by number, percent and type the number of dwelling units to be marketed for retirees, families, etc.) What portion will be marketed as second or vacation homes?**

The Babcock Community will contain a variety of housing opportunities including single-family, condominiums, villas, and multi-family dwelling units. The target single-family and multi-family market conditions will determine this breakdown, but it is anticipated that the target market will be as described in Table 24.B below. It is estimated that as many as 20 percent of the single-family units, and as many as 20 percent of the multifamily units, may be second or vacation homes.

**B. Indicate and discuss the availability or projected availability of adequate housing and employment opportunities reasonably accessible to the development site. Housing opportunities should be described in terms of type, tenure, and cost range and location within the following circumscribed areas: adjacent, two miles, five miles, ten miles, and within the local jurisdiction or county. Employment opportunities should be described in terms of two digit SIC code numbers located within the local jurisdiction with estimated distances or transit times to the development site.**

Table 24.B  
Babcock Community Target Market Community

Type of Resident	Number	Percent
Empty Nesters (1)	7,790	20%
Retirees (1)	11,685	30%
Families (2)	19,475	50%
<b>Total</b>	<b>38,950</b>	<b>100%</b>

NOTE: The estimated number of each type of resident is based on conditions known currently and the actual percentages may be different than those included here. Total number of residents estimated on number of housing units and average household size of 2.18 persons per household.

- (1) "Empty nesters" are typically full-time working individuals whose children are no longer living with them. "Retirees" are typically not working individuals, and typically do not have children living with them.
- (2) "Families" have school-age children, and typically work full time.

**C. If displacement or relocation of existing residents will occur due to the proposed development, identify the number of people that will be affected, any special needs of these people, and any provisions for addressing the effects of the relocation or displacement of these people, particularly in regards to their ability to find suitable replacement housing.**

The Babcock Ranch Community will not displace any permanent residents of the site.

QUESTION 25 - POLICE AND FIRE PROTECTION

**NOTE: The information contained in the responses to Question 25 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

- A. If police/fire services, facilities or sites will be dedicated or otherwise provided on-site, describe them, specify any conditions of dedication and locate on Map H.**

Charlotte County Comprehensive Plan, Community Facilities Element, Objective 1.5: Charlotte County will both maintain and expand, when necessary, the Fire and Emergency Medical Services delivery system in order to provide the highest level of safety and protection to its citizens and property.

Per the Development Agreement with Charlotte County dated April 20, 2006, five sites, totaling ten acres, will be dedicated within the Charlotte County portion of the Babcock Ranch Community for police and fire rescue operations. An additional site will be dedicated for a fire and police communications tower. Sheriff facilities will be co-located with fire/rescue buildings.

- B. Provide correspondence from the appropriate providers acknowledging notice of the proposed development and phasing, and indicating whether present facilities and manpower are capable of serving the project or specifying the additional manpower/equipment necessary to serve the development. If the provider is from another jurisdiction, the letter should also identify any non-facility-related problems in providing said service.**

Please refer to the attached correspondence from Chief Dennis Didio, Fire and Emergency Medical Services, Charlotte County, Exhibit 25-1, and from Sheriff Bill Clement, Sheriff of Charlotte County, confirming availability of service, Exhibit 25-2.

QUESTION 26 - RECREATION AND OPEN SPACE

**NOTE: The information contained in the responses to Question 26 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

Babcock Ranch Overlay District Existing Level of Service: N/A

**Adopted Level of Service Standard:** 0.5 acre per 1,000 population for mini-parks; 1.5 acres per 1,000 population for neighborhood parks; 2 acres per 1,000 population for a community park

Level of Service After Project Buildout: 0.5 acre per 1,000 residents for mini-parks; 1.5 acres per 1,000 population for neighborhood parks; 4.57 acres per 1,000 population for a community park

- A. Describe the recreational facilities and open space (including acreage) which will be provided on-site. Locate on Map H. Identify which of these areas or facilities will be open to the general public.**

Per the development agreement with Charlotte County:

“Developer agrees to provide a minimum of thirty-five (35%) percent of the gross acreage of Area 6 as Open Space within Charlotte County. “Open Space” shall consist of the Primary Greenway Plan, non-residential vegetated green space, 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. As part of the DRI annual or bi-annual monitoring process, the Developer shall identify compliance with this requirement.”

The recreation/open space level of service standards in the Charlotte County Future Land Use Element for the Babcock Ranch Overlay District, Policy 2.5.18.5, establishes a LOS for active parks and recreation of 0.5 acre/1,000 population for mini-parks; 1.5 acres/1,000 population for neighborhood parks; and 2 acres/1,000 population for a community park. Based on an estimated population of 38,950, the Babcock Ranch Community would need 19.48 acres of mini-parks; 58.43 acres of neighborhood parks; and 77.9 acres of community park, using the required standard, for a total of 155.81 acres. The Babcock Ranch Community 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 the community. Parks dedicated to the public will be open to all Charlotte County residents. In addition, three 18-hole golf courses are proposed.

- B. Will the development remove from public access lands or waters previously used by residents of the region for hunting, fishing, boating or other recreation uses? Specify.**

The development will not remove public access to lands or water previously used for hunting, fishing, or boating. The lands were not previously open to the public for these activities.

**C. Will parks and open space be dedicated to the city or county? If not, who will maintain the facilities?**

Land dedicated for parks within Charlotte County will be for public use. Other open space within Babcock Ranch Community may be private and will be for the use of residents, members and their guests. The recreational areas will be maintained by either the property owners association, an independent special district, or a Chapter 190 Community Development District, as appropriate.

**D. Please describe how the proposed recreation and open space plan is consistent with local and regional policies.**

The recreation and open space plan for the Babcock Ranch Community will be consistent with the Babcock Ranch Overlay District of the Charlotte County Comprehensive Plan and the Regional Policy Plan (2002) (RPP) of the Southwest Florida Regional Planning Council.

The Charlotte County Comprehensive Plan, in the Babcock Ranch Overlay District, contains policies calling for parks and recreation and open space design elements within the BROD. Specifically, Babcock Ranch Community will be designed consistent with Objective 2.5.18 and its implementing policies, listed below.

**Objective 2.5.18:** Parks and recreation, and open space design elements shall be incorporated within the BROD.

**Policy 2.5.18.1:** Uses including, but not limited to, picnic areas, greenway trails, benches, boardwalks, golf courses, water management systems, biking/jogging/equestrian trails, vita courses, bird viewing blinds/tower, and interpretive facilities shall be permitted within Functional Open Space areas.

**Policy 2.5.18.2:** All open space areas shall be replanted with vegetation after construction. In public areas, at least 90% of all trees and shrubs used in buffers and landscaping shall be indigenous to Florida. In privately owned areas, at least seventy five percent (75%) of the total number of required trees used in landscaping must be indigenous to Florida, and at least fifty percent (50%) of the shrubs must be indigenous to Florida. Primary Greenways shall be planted only with plant species indigenous to Florida. Plant material used for re-vegetation 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, part II, Florida Department of Agriculture and Consumer Services, Tallahassee, Florida.

**Policy 2.5.18.3:** In the BROD, there shall be no planting of nuisance, exotic, or non-native plants which are listed by the Exotic Pest Plant Council (EPPC) or its successor. Examples of prohibited nuisance exotic and non-native plants include the following: Australian pine, Brazilian pepper, downy rose myrtle, Cuban laurel, melaleuca (cajeput), bishop wood, castor bean, common papaya, common snake

plant, day jasmine, hunter's robe, Queensland umbrella tree, and trailing wedelia. Any such plants that exist on a parcel for which a development order has been issued shall be removed during the site clearing and preparation of the subject property, including areas within the boundary of the subject parcel, which are not within the footprint of any proposed structures or other improvements.

**Policy 2.5.18.4:** Golf courses will comply with 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, Fla. Stat. (2005), with other equivalent certification programs or equivalent best management practices. Golf courses shall be planted consistent with good golf course design principles.

**Policy 2.5.18.5:** Various classifications of parks shall make up the park system, as shown on the BROD Master Plan in appropriate quantity, scale and balanced geographic distribution. The following level-of-service standards for active parks and recreation of 0.5 acres/1,000 population for mini-parks; 1.5 acres/1,000 population for neighborhood parks; and 2 acres/1,000 population for a community park, shall be met or exceeded.

**Policy 2.5.18.6:** Venues and opportunities that promote cultural life for all ages, such as art in public places, and performance venues for the performing arts such as dance, theater, choral groups, and concerts shall be allowed in the Town Center and all Villages. Land for a library meeting the minimum 2004 Florida Public Library Standards of 2 items and 0.6 s.f. of building space per capita, and incorporating informational, educational, and technological resources compatible with the Charlotte County's library system shall be provided.

The RPP, in the Natural Resources Element, Goal 4, calls for livable communities, designed to protect the natural resources and provide improved quality of life. A minimum of 35 percent of the total site will be provided as open space, in addition to the dedication of parks (totaling 255.8 acres) to Charlotte County, and is consistent with this goal.

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

**E. Does the project have the potential for impacting a recreation trail designated pursuant to Chapter 260, F.S., and Chapter 16D-7, F.A.C.? If so, describe the potential impact.**

No, the project will not impact a Chapter 260, F.S., or Chapter 16D-7, FAC, recreational trail.

QUESTION 27 - EDUCATION

**NOTE: The information contained in the responses to Question 27 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

- A. If the development contains residential units, estimate the number of school age children expected to reside in the development. Use class breakdowns appropriate to the area in which the development is located (specify on chart below):**

Table 27.A  
School Age Children By Level

Elementary	Middle	High	Total
1,937	1,061	1,615	4,613

NOTE: This analysis is based on the student to households ratio of 0.2581 for Charlotte County, based on a student count of 18,263 K-12 grade students in the Charlotte County School System (September 2004) to the total number of households of 70,754 (BEBR 2004). Expected students were then assigned to a level based on the current ratios of students: elementary, 42 percent of students; middle school, 23 percent of students; and high school, 35 percent of students.

- B. Will school facilities or sites be dedicated or otherwise provided on the site?**

Per the Development Agreement with Charlotte County, five school sites will be provided on the site: three elementary schools (20 acres each), one middle school (30 acres), one high school (50 acres), and an educational service center (25 acres).

- C. Attach a letter from the appropriate school board, acknowledging receipt of the estimated school age population information in (A) above, and providing a statement of what capital improvement adjustments would be necessary to accommodate these students.**

Please refer to the attached correspondence to Dr. Roseann Samson, Charlotte County Public Schools, dated December 8, 2006, which provides the School Board with the estimated number of school age children (Exhibit 27-1).

QUESTION 28 - HEALTH CARE

**NOTE: The information contained in the responses to Question 28 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

- A. Describe the health care services and facilities that will be required to meet the health needs generated by this project. Please provide a letter from the various providers acknowledging notice of the proposed development and ability to serve the project.**

Charlotte County, Chapter 10, Community Facilities and Services Element, Goal 1: "Within financial feasibility, Charlotte County will provide high-quality and accessible community facilities and services which meet the information, educational, recreational, safety, health, welfare, and justice needs of its citizens." The Charlotte County Comprehensive Plan does not contain Level of Service performance standards. The following analysis is based on the health industry standards.

As shown in Table 28.A, approximately 156 acute care beds and 305 long-term beds may be needed in order to serve the projected population of Babcock in Charlotte County. There is sufficient capacity available in the area hospitals and nursing homes to accommodate the Babcock Ranch Community. Sufficient capacity exists to accommodate these projected demands; in addition, 177-bed hospital beds are proposed within the Babcock Ranch Community.

Letters confirming the available capacity have been received from Fawcett Memorial Hospital, dated November 7, 2006 (Exhibit 28-1), Peace River Regional Medical Center, dated November 14, 2006 (Exhibit 28-2), and Charlotte Regional Medical Center, dated November 13, 2006 (Exhibit 28-3).

**Table 28.A**

**Project Demand for Health Care Facilities**

	Estimated Population	Projected Population 65 and older	Projected Acute Care Beds	Projected Long Term Beds
Charlotte County	38,950	13,516	156	305

Based on: 2.18 persons per household, Fishkind & Associates 2006  
 34.7% persons over 65 years of age, US Census 2000, Charlotte County

Rates per the District 8 Health Plan, 2003-2006, Health Planning Council of Southwest Florida, Inc.:  
 Acute Care = 4 beds per 1,000  
 Long Term = 22.54 beds per 1,000 for age 65 and over

## QUESTION 29 - ENERGY

**NOTE: The information contained in the responses to Question 29 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

**From SWFRPC Supplemental Questions and Clarification:**

**As an option to responding to this question in its entirety, please respond to question D. Provide a response in the following or a similar format, with those items appropriate (residential vs. nonresidential) to that as follows:**

Applicant intends to implement energy efficient, high performance development strategies for the Babcock Ranch Community. Energy which is conserved by improvements which reduce energy demand as well as increase in efficiency provides the greatest environmental benefit at the lowest cost. Reducing the overall energy demand through site planning, orientation, building design, use of landscaping for shading, improved building envelope insulation and mechanical system efficiency are some of the most effective means of conserving energy. These features contribute to lower energy demand and consumption, and improve home quality and homeowner comfort. The Energy efficiency programs that Applicant will subscribe to will encourage the use of energy-efficient lighting and appliances, as well as features designed to improve indoor air quality.

While a number of Green Building programs are being considered for implementation, the Babcock Ranch Community will meet, at a minimum, the Florida Green Building Coalition Green Development Certification Standards which exceeds present Florida law requirements. FGBC certified developments presently earn their designation by achieving environmentally responsible practices in the following six categories.

- ***Protect Ecosystem and Conserve Natural Resources*** — Protect, conserve, restore and create environmentally beneficial site features that will benefit wildlife, the community and the region.
- ***Circulation*** — Create a walkable community that reduces our dependency on vehicular transportation.
- ***Green Utility Practices*** — Reduce the overall environmental impacts of locating necessary site utilities.
- ***Amenities*** — Enhance the community through environmentally responsible amenities.
- ***Covenants and Deed Restrictions/Green Construction Standards*** — To the greatest extent possible, provide the community with healthy, energy efficient, water efficient, and resource efficient homes.
- ***Provide Educational Information to Achieve and Promote Green Living Practices*** — Educate the design, development, and construction teams as well as the community about green living practices.

**This Development of Regional Impact for the Babcock Ranch Community will incorporate the following energy conservation features:**

- a. Provision of a bicycle/pedestrian system connecting all land uses, to be placed along arterial and collector roads within the project. This system is to be consistent with local government requirement.**

The design intent of the Babcock Ranch Community is to create a walkable community that reduces resident dependency on vehicular transportation. The community master concept plan strategically locates residential nodes in close proximity to schools, shopping and office uses, thereby providing alternative methods of transportation to the private automobile.

- b. Provision of bicycle racks or storage facilities in recreational, commercial, and multi-family residential areas.**

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. Covered bicycle parking will be used whenever feasible.

- c. Cooperation in the locating of bus stops, shelters, and other passenger and system accommodations for a transit system to serve the project area.**

Applicant is evaluating mass transit options presently available to the area and how they may be integrated into the Babcock Ranch Community. All efforts will be made to ensure that there are several alternative transportation methods to traditional vehicular transport.

- d. Use of energy-efficient features in window design.**

Window design, as well as other design features such as orientation, overhangs, shading through landscape or interior shades, porches, free standing walls, fences, louvers, awnings, or shutters will be considered to optimize energy efficiency. [See section "p" for shading alternatives]

- e. Use of operable windows and ceiling fans.**

Incorporating cross ventilation and ceiling fans into a home design encourages less reliance on air conditioning systems during periods of cooler ambient temperatures by circulating air more efficiently, and thus making the home more comfortable. It is anticipated that all residential structures will incorporate the use of operable windows and ceiling fans in an effort to aid cross ventilation. All other building types will evaluate the use of operable windows on an individual building basis.

- f. Installation of energy-efficient appliances and equipment.**

As of January, 2007, energy efficient homes will be evaluated based on the International Energy Efficiency Conservation Code. The goal of the Babcock Ranch Community is to demonstrate, promote, and use high performance appliances, buildings and equipment to achieve a more comprehensive sustainable community.

- g. Prohibition of deed restrictions or covenants that would prevent or hamper energy conservation efforts (e.g., building orientation, clotheslines, and solar water heating systems).**

Applicant will prohibit deed restrictions or covenants that prevent or unduly burden energy conservation efforts or the use of renewable technologies.

- h. Reduced coverage by asphalt, concrete, rock, and similar substances in streets, parking lots, and other areas to reduce local air temperatures and reflected light and heat.**

Through the design process, Applicant has focused on the principle that reduction in energy and resource use is a vital element to create a sustainable community. These efforts are emphasized in the comprehensive plan to create a community design with well designed interconnections of streets with paths and trails to adjacent villages, hamlets, and town center. Street design guidelines will be used to reduce the amount of impervious pavement. The material choices for streets, parking lots, sidewalks, and the trail system shall be selected to reduce 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.

- i. Installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas. (The phrase “recreation areas” will be omitted for DRIs that do not have a recreation component.)**

Lighting for streets, parking, recreation and other public areas may 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 exceed 26W to comply with dark sky specifications.

- j. Use of water closets with a maximum flush of 3.5 gals and showerheads and faucets with a maximum flow rate of 3.0 gals. per minute (at 60 pounds of pressure per square inch).**

The Florida Building Code and National Energy Policy Act of 1992 (EPACT) require that all installed water closets have a maximum water usage of 1.6 gallons/flush. The EPACT also requires that showerheads and faucets be rated at a maximum flow rate of 2.5 gallons/minute at 80 psi water pressure. Faucet aerators, a water saving feature that can reduce flow rates to 0.5 gallons per minute, are also required items under the Florida Building Code. The Babcock Ranch Community will meet or exceed the above requirements.

- k. Selection of native plants, trees, and other vegetation and landscape design features that reduce requirements for water, fertilizer, maintenance, and other needs.**

Best management practices that incorporate use of reclaimed water, mulching, using the least toxic pest control measures, putting the right plant in the right spot, fertilizing only when necessary with slow release fertilizer, providing food, water and shelter for wildlife, protecting surface water bodies from pollutants and controlling storm water runoff are planned. A native, drought tolerant plant pallet to reduce water consumption throughout the community will be used. Additionally, the Applicant will strive to use innovative irrigation

technology, such as drip irrigation, moisture sensors, and micro spray heads to reduce irrigation water use.

- I. Planting of native shade trees to provide reasonable shade for all recreation areas, streets, and parking areas. (The phrase “recreation areas” will be omitted for DRIs that do not have a recreation component.)**

The Babcock Ranch Community will strive to incorporate both active and passive recreational areas. All recreational areas as well as the integrated sidewalks, trails, and paths include shaded areas where appropriate and feasible. Shading provides relief from the Florida sun to individuals bicycling or walking throughout the community which can further encourage reduced dependency on motorized vehicles for transportation.

- m. Placement of trees to provide needed shade in the warmer months while not overly reducing the benefits of sunlight in the cooler months.**

All efforts will be made to select vegetation that provides significant shading during the cooling months as the energy use reduction of shading far outweighs the energy benefits from passive solar heating in this climate.

- n. Planting of native shade trees for each residential unit. (To be included only in DRIs with residential units.)**

A native plant pallet to the greatest extent possible will be used on residential lots. In addition to the lowering of air conditioning costs, the use of native shade trees serves to preserve and promote the species in addition to contributing to the ecological balance that developed in Florida over the millennia. Native plants have been exposed to Florida's pests as long as they have existed in Florida, and continue to display their resistance to insects and disease in our own yards.

- o. Orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind.**

To the greatest extent possible structures will be oriented to reduce solar heat and utilize natural cooling effects of the wind.

- p. Provision for structural shading wherever practical when natural shading cannot be used effectively.**

Natural and structural shading efforts will be coordinated to maximize their combined effect to reduce energy consumption and increase comfort. Shading alternatives will be dependent on the final architectural design guidelines.

- q. Inclusion of porch/patio area in residential units. (To be included only in DRIs with residential units.)**

To the greatest extent possible, functional front porches and rear porches, porticos, verandahs, decks or patios will be an integral part of the homes to allow for outside activities in both a public setting (front yard/street space) or private setting (rear yard). Porches have many benefits. First, the shading they provide will assist in reducing demand for energy

from cooling our homes. Second, houses with functional front porches encourage many “eyes on the street” leading to increased neighborhood interactions and improved safety.

- r. **Consideration by the project architectural review committee(s) of energy conservation measures (both those noted here and others) to assist builders and residents in their efforts to achieve greater energy efficiency in the development.**

Applicant is actively engaged in educating its development team in the concepts of sustainable development and green building. Guidelines will be established to ensure that all structures are designed and constructed to comply with and exceed the International Energy Conservation Code for residential structures and ASHRAE 2003 for commercial structures. In addition, Applicant is actively pursuing renewable energy options for use within the Babcock Ranch Community, which will benefit its residents and the environment as a whole.

The architectural review committee will conduct on-site inspections to ensure that energy efficient, high performance building design and performance standards are met.

**The incorporation of those energy conservation measures in this Development of Regional Impact does not preclude the provision of additional energy conservation measures by the applicant. It also does not prevent the local government of jurisdiction or any state, regional, or other agency under whose jurisdiction this project falls to require additional energy measures or measures that may be more stringent.**

## QUESTION 30 - HISTORICAL AND ARCHAEOLOGICAL SITES

**NOTE: The information contained in the responses to Question 30 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

- A.1. Describe any known historical or archaeological sites on the development site. Provide a letter from the Department of State, Division of Historical Resources (DHR) which includes a list of known sites within the development site, the likelihood of historical or archaeological sites occurring within the development site, whether a site survey is needed, and whether any known sites are significant.**

No known archaeological sites are located within the boundary of the Babcock Ranch Community. A letter from the Department of State, Division of Historical Resources, dated August 16, 2006 (Attachment 30-1), noted that one historic structure (8LL812) may be recorded within the boundaries. Additional research indicated that this site is outside the project boundary. The Division of Historical Resources is of the opinion that the project site should be subjected to a professional Phase I cultural resource survey as the development area is "sizeable and has never been subjected to a professional cultural resources investigation". The Applicant has complied with this requirement.

- A.2. If DHR recommends that a site survey be done, the results of such a survey, conducted for the development site by an acceptable professional, should be provided.**

The Division of Historical Resources is of the opinion that the project site should be subjected to a professional Phase I cultural resource survey. A cultural resource predictive model has been developed by Archaeological Consultants, Inc. (ACI) and has been accepted by the Division of Historical Resources in a letter dated August 10, 2006 (Attachment 30-2). Consistent with Attachment 30-2 and Chapter 1A-46, FAC, the predictive model outlines, low, moderate and high zones of archaeological potential based on various environmental factors and historic research. The survey commenced in October 2006 and was completed in December 2006. The resulting report will be sent to the Division of Historical Resources for their review in February 2007.

- B. If significant historical or archaeological sites exist on-site, indicate what measures would be taken to protect them, or to minimize or mitigate impacts to them. Where appropriate, describe the measures for providing public access to the sites.**

The purpose of the cultural resource survey is to locate and assess the significance of cultural resources present on the property. As outlined in the letter from the Division of Historical Resources, dated August 16, 2006, the data described in ACI's report and ACI's conclusions "will assist the Division in determining measures that must be taken to avoid, minimize, or mitigate adverse impacts to historic properties listed, or eligible for listing in the *National Register of Historical Place*, or otherwise of historic or archaeological significance." Upon completion of the survey report review by the Division of Historical Resources, the Applicant will coordinate with the Division on measure to be taken to protect, minimize, or mitigate the impacts to historical or archaeological sites as required.

## **PART VI. Specific DRI Information**

### QUESTION 33 - HOSPITALS

**NOTE: The information contained in the responses to Question 33 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

#### **A. Hospitals**

##### **Provide narrative.**

The Babcock Ranch Community Master Plan will provide for 177 hospital beds within the Charlotte County portion of the property. The hospital may provide both inpatient and outpatient medical services. Specific information relative to the proposed hospital within the Babcock Ranch Community has not yet been determined.

The hospital facility is planned within one of the mixed use nodes in order to provide medical services to the resident and employee populations of the Babcock Ranch Community. The average occupancy rates are not known at this time as the project may be phased based on demand and will be subject to the Certificate of Need process. Phasing will be determined as the applicant proceeds through the ADMA Process within incremental submittals.

Because of the number of proposed hospital beds described above, the issue of a hospital's associated impacts pursuant to Chapter 380.06(2)(d), F.S. and 28-24.017 F.A.C was discussed at the July 24, 2006 pre-application meeting for The Babcock Ranch Community Application for Master Development Approval (AMDA). It was agreed at the meeting that addressing the 177 bed hospital facility through the AMDA process could best be accomplished in a narrative format rather than the specific questions identified in the DRI questionnaire.

QUESTION 34 - INDUSTRIAL PLANTS AND INDUSTRIAL PARKS

**NOTE: The information contained in the responses to Question 34 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

**B. Industrial Plants**

**Provide narrative.**

The Babcock Ranch Community Master Plan will provide up to 664,057 square feet of light industrial uses within the Charlotte County portion of the property. The light industrial component of the community will be integrated into the town center and/or other mixed use areas of the community. These activities will promote the economic diversity of the community and provide an opportunity for high quality industry that can provide internal synergy and linkages for targeted economic clusters. These industries can provide a wide variety of employment options for residents of the community. This type of development should allow for the workforce to reside in close proximity to employment, increasing internal capture of traffic and lessening the impact on the external road network. The affordable housing component of the development allows for a wide range of wage earners to reside within the Babcock Ranch Community. The social and economic diversity created should foster a balanced sense of community. Light industrial uses provided may include those identified in the Babcock Ranch Overlay District (BROD).

Because of the nature of the proposed light industrial uses as described above, the issue of industrial plants and parks associated impact pursuant to Chapter 380.06(2)(d), F.S. and 28-24.018 F.A.C. was discussed at the July 24, 2006 pre-application meeting for The Babcock Ranch Community Application for Master Development Approval (AMDA). It was agreed at the meeting that addressing light industrial uses through the AMDA process could best be accomplished in a narrative format rather than specific questions in the DRI questionnaire.

## QUESTION 35 - MINING OPERATION

**NOTE: The information contained in the responses to Question 35 is for the Charlotte County portion of the Area 6 property only. Development order approval is only being requested for the Charlotte County portion of the property at this time. The Lee County property within Area 6 will be developed at a later time. At this time, no changes to the existing land uses in Lee County are proposed.**

### **C. Mining Operation**

#### **Provide narrative.**

There is currently a permitted mine being operated on the Charlotte County portion of the property by Earthsource, Inc., an affiliate of the Applicant. This activity currently involves the mining of aggregate material including sand and shell. These materials provide a resource to the construction industry of the region and also provide materials to be used during the development of the Babcock Ranch Community. The applicant intends for the continuation of the mining operation during development of the Babcock Ranch Community consistent with permitting. Eventually, the mining operation will be phased out and properly reclaimed pursuant to applicable permits. As a result of the adopted land development regulations for the Charlotte County portion of the property, the applicant is allowed to continue mining activities throughout the Community in accordance with the BROD. Specific information on the mining operation in terms of the areas, amounts and transport of materials, environmental permitting, and reclamation plans are addressed through the agency permitting.

Because of the nature and proposed as described above, the issue of mining and its associated impact pursuant to Chapter 380.06(2)(d), F.S. and 28-24.019 F.A.C. was discussed at the July 24, 2006 pre-application meeting for the Babcock Ranch Community Application for Master Development Approval (AMDA). It was agreed at the meeting that addressing mining activities through this AMDA process could best be accomplished in a narrative format rather than specific questions identified in the DRI questionnaire.