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SECTION 11

CONSISTENCY WITH STRATEGIC REGIONAL POLICY PLAN

BABCOCK RANCH CPA

REGIONAL POLICY PLAN CONSISTENCY

AFFORDABLE HOUSING

GOAL 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

Response:

The Babcock Ranch CPA will provide various housing types and price ranges, and is therefore consistent with this goal.

STRATEGY: Increase the supply of affordable housing through public and private efforts.

Response:

Affordable housing tracts are proposed within the Babcock Ranch CPA, making it consistent with this strategy.

STRATEGY: Reduce opposition to affordable housing.

Actions:

1. Promote the development of “quality” affordable housing projects.

Response:

The Babcock Ranch CPA intends to provide tracts of affordable housing making it consistent with this policy.

GOAL 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Response:

The Babcock Ranch CPA establishes development standards and parameters that would create a livable community to include a variety of housing types in close proximity to office and retail commercial centers.

STRATEGY: Develop livable communities that offer residents a high quality of life.

Response:

The Babcock Ranch CPA has been designed around environmental lands and based on new urbanist principles. The result of this design will create a high quality of life for residents.

Actions:

1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.
2. Work with local governments to promote structures and developments that combine commercial and residential uses as means of providing housing that is affordable and near employment opportunities.

Response:

The Babcock Ranch CPA intends to provide mixed use within the Neighborhood and Town Centers and is therefore consistent with this policy.

3. Encourage communities that are pedestrian friendly or offer alternative modes of transportation to overcome transportation problems many low-income families face.

Response:

The Babcock Ranch CPA is designed to keep residential uses within one to one and half miles from supporting commercial uses. Residential areas will also be connected through sidewalks or similar type access providing convenient access to the site.

4. Encourage new housing to be built in higher areas to reduce the need for costly flood insurance.

Response:

Development areas within the Babcock Ranch CPA are within some of the highest land in Charlotte County. No portion of the site is within the Coastal High Hazard Area or flood zones.

Actions:

1. Encourage communities to fill existing infrastructure gaps (such as sidewalks, parks, lighting, etc.) in neighborhoods that offer affordable housing.

Response:

Development within the Babcock Ranch CPA is designed to provide such infrastructure to each development tract.

8. Promote resident involvement in neighborhood planning efforts, so residents are active in making decisions that will affect their areas.

Response:

The Babcock Ranch CPA is to be approved through the public hearing process, during which time citizens have the opportunity to involve themselves in the process.

ECONOMIC DEVELOPMENT

GOAL 1: A well-maintained social, health, and educational infrastructure to support business and industry.

Response:

All such facilities have been incorporated into the design of the Babcock Ranch CPA, making the application consistent with this goal.

STRATEGY: Continually improve the educational system to produce an educated and trained work force.

Response:

The Charlotte County School Board will be involved in developing school sites and other educational facilities, if deemed necessary, within the proposed Babcock Ranch CPA.

Actions:

3. Review proposed development for impacts on and opportunities to provide needed educational facilities and services.

Response:

The Charlotte County School Board will be involved in developing school sites and other educational facilities, if deemed necessary, within the proposed Babcock Ranch CPA.

STRATEGY: Maintain the physical infrastructure to meet growth demands.

Actions:

1. Review plan amendments, development proposals, and clearinghouse items for public facility deficits and encourage mitigation of those deficits.

Response:

The proposed plan for the Babcock Ranch CPA has addressed the physical infrastructure needs based on the design. These will be reviewed by appropriate agencies, consistent with this action.

3. Review proposed public facilities to ensure their location in the urban areas that have in place, or are covered by binding agreements to provide, the resources and facilities for desired growth in an environmentally acceptable manner.

Response:

All applicable information regarding public facilities has been submitted with this application, and therefore consistent with this action.

6. Review proposed development to require the developer to install or finance the necessary infrastructure and to provide land for the needed support services.

Response:

The developer has included information regarding the installation of necessary infrastructure for review.

STRATEGY: Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.

Response:

The proposed Babcock Ranch CPA has included commercial and industrial centers to serve the needs of residents and visitors to the property.

STRATEGY: Promote the use of alternative energy resources.

Actions:

1. Review proposed development to promote energy conservation.

Response:

The Babcock Ranch CPA has been submitted for review.

GOAL 3: A stable regional economy based on a continuing excellent quality of life.

STRATEGY: Maintain and improve the natural, historic, cultural, and tourist-related resources as primary regional economic assets.

Actions:

1. Assist in the identification and acquisition of potential park and recreational sites and other resources in future growth areas.

Response:

Potential park and other recreational areas have been identified on the proposed Babcock Ranch CPA.

3. Review proposed development to require that natural and other resources of regional significance are maintained, enhanced, restored, or re-created, as appropriate.

Response:

The Babcock Ranch CPA does not include the entire Babcock Ranch. Areas of the property identified as natural resources are under agreement or contract to be maintained perpetually. Only areas that have been determined as suitable, compatible, or adjacent to proposed development have been included.

STRATEGY: Ensure sustainable volumes of natural resources for economic productivity.

Response:

Approximately 70,000 acres have not been included within this application because they are planned to be set aside for conservation.

STRATEGY: Enhance existing commercial, service, and industrial centers through adequate maintenance and reinvestment.

STRATEGY: Protect the regional energy supply against disruption.

Actions:

2. Review proposed development to include alternative transportation methods such as sidewalks and bike lanes for greater energy efficiency.

Response:

Sidewalks are proposed within the Babcock Ranch CPA. The project has also been designed to keep residential units within one and a half miles or closer to commercial uses to promote pedestrian and bicycle transportation.

3. Coordinate with other agencies to develop and/or modify transportation plans, traffic circulation plans, and regulations for more efficient use of energy.

Response:

Plans have been submitted for review.

STRATEGY: Increase the retention and expansion of local business and industry and encourage local entrepreneurial development.

STRATEGY: Streamline regulatory processes to avoid delays for new or expanding businesses, provided safety, health, and environmental requirements are met.

Actions:

2. Cooperate with local governments, public agencies, environmental groups, and business groups to review permitting and licensing processes, forms, and related aspects for efficiency and standardization.

Response:

The application for the Interim Overlay District has been submitted for review.

STRATEGY: Promote agriculture in the face of growing competition for land and water.

GOAL 4: A diverse regional economy.

STRATEGY: Diversify the regional economy by attracting new business and industry.

Response:

The Babcock Ranch CPA is providing locations for new businesses to locate or expand.

GOAL 5: Increased tourism and business relocation.

STRATEGY: Promote Southwest Florida as a business location.

Actions:

2. Encourage increased regional efforts to promote business relocations.

Response:

The Babcock Ranch CPA is providing a location for new and relocating businesses.

EMERGENCY PREPAREDNESS

GOAL 1: The general public and its governmental agencies become aware of the extent of flooding that can be induced from the Gulf of Mexico and Lake Okeechobee by a tropical storm or hurricane.

Response:

The Babcock Ranch CPA is located in the second highest land in Charlotte County. The proposed plan allows for use of schools and other public and civic buildings to be constructed as hurricane shelters for Babcock residents and those living in low-lying coastal areas.

GOAL 4: Ensure that emergency management programs have the logistical support for successful evacuation, sheltering, and post storm relief and recovery.

STRATEGY: Maintain and keep up to date inventories of personnel, communities with mutual aid agreements, public shelters, evacuation route control points, supply lists needed for sheltering and recovery, recovery sites and staging areas for recovery operations.

Response:

The Babcock Ranch CPA is located in the second highest land in Charlotte County. The proposed plan allows for use of schools and other public and civic buildings to be constructed as hurricane shelters for Babcock residents and those living in low-lying coastal areas.

GOAL 6: New private and public developments are built further from flood prone areas than in the past and structures and roadways are protected from rain induced flooding.

Response:

The proposed Babcock Ranch CPA is located outside of flood prone areas. Structures and roadways will be constructed to protect against flooding.

STRATEGY: New public structures shall be located outside the category 2 hurricane flood zone and outside of rainfall induced flow-ways.

Response:

The lands included within the Babcock Ranch CPA are outside category 2 hurricane flood zones and flow-ways.

Actions:

1. Assist local mitigation strategy programs to identify relocation sites for most exposed public facilities.

Response:

The Babcock Ranch CPA has identified areas to located public facilities outside lower coastal areas.

2. Review local plan amendments and development proposals for their ability to locate new development outside of the category 2 flood zone and rainfall flow-ways.

Response:

The proposed Babcock Ranch CPA is consistent with this action.

4. Promote public acquisition of property that has been destroyed or damaged as the result of a hurricane, storm wave, or tidal action.

STRATEGY: New developments and redevelopment of existing areas should provide for increased land elevations for public infrastructure and community infrastructure, including potential sheltering or refuge sites.

Response:

The Babcock Ranch CPA is consistent with this strategy.

Actions:

2. Promote local development requirements that there will be designated refuge space in condominium and apartment complexes outside of the category 2 zone (but within the category 5 zone.)

Response:

The proposed Babcock Ranch CPA has designated land for public uses that can be used for refuge space outside the hurricane category 2 zone.

GOAL 7: Designated shelters safe from flooding, and containing enough capacity to meet existing estimates of need.

Response:

The Babcock Ranch CPA is designating land to be consistent with this goal.

STRATEGY: Increase shelter space at rates greater than population growth

Actions:

1. Promote programs to provide adequate storm evacuation shelters that:
 - a. Require all habitable areas of new residential construction in identified flood-prone areas to be elevated above the level subject to flooding as identified for the statistical 100-year storm or Federal Flood Insurance Program;

Response:

The Babcock Ranch CPA as proposed is consistent with this action.

- j. Establish Homeowner's Associations to provide information to their residents concerning hurricanes, evacuation shelters, and related matters; and

Response:

The Babcock Ranch CPA as proposed is consistent with this action.

NATURAL RESOURCES

GOAL 2: The diversity and extent of the Region's protected natural systems will increase consistently beyond that existing in 2001.

Response:

The Babcock Ranch CPA as proposed is consistent with this action.

STRATEGY: To identify and include, within a land conservation or acquisition program, those lands identified as being necessary for the sustainability of Southwest Florida, utilizing all land preservation tools available.

Actions:

5. Facilitate and assist in the coordination of all land acquisition programs in the Southwest Florida Region by sponsoring periodic meetings of all public and private initiatives.

Response:

The Babcock Ranch CPA as proposed is consistent with this action.

11. Investigate the potential of forming a new Programs, Land Trusts, or encourage existing Land Trusts, to focus on land acquisition, and on other land conservation techniques within portions of Southwest Florida not currently within a program and depicted on the above mentioned gaps map.

Response:

The Babcock Ranch property has set aside the majority of overall land to be used or purchased by public agencies and/or conservation programs.

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

Response:

The Babcock Ranch CPA as proposed is consistent with this goal.

STRATEGY: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life.

Actions:

1. Working in cooperation with agencies and local governments provide for the disposal of man's liquid and solid wastes in a manner that will not lead to long-term degradation of air, ground, and water resources.

Response:

The Babcock Ranch CPA as proposed is consistent with this goal.

6. Working in cooperation with agencies and local governments insure that new public facilities, facility expansions and additions avoid designated natural resource protection areas.

Response:

The Babcock Ranch CPA as proposed is consistent with this goal.

TRANSPORTATION

GOAL 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

Response:

The Babcock Ranch CPA as proposed is consistent with this goal.

STRATEGY: Promote through the Council's review function a good environment for driving, walking, bicycling, and public transit using a highly connected network of public streets, green space, and community centers.

Response:

The Babcock Ranch CPA as proposed is consistent with this goal.

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