



## **Babcock Ranch – Lee County**

### **FACT SHEET**

#### **OVERVIEW**

Babcock Ranch is the 18,000-acre new town being created by Kitson & Partners in Southwest Florida. While all approvals are in place for the Babcock Ranch lands in Charlotte County – approximately 80 percent of the entire town – applications are now underway for the Lee County portion of the property, which includes about 4,200 acres.

The proposed development plan for the Babcock Ranch lands in Lee County includes a total of 1,630 residential units – directly linked to the villages and hamlets across the Charlotte County line to the north. More than half of the total acreage is planned for nature preserves, with expansive conservation areas, scrubber marshes to enhance water quality, and restored flow ways.

Babcock Ranch also owns the 50-acre Old Rodeo Drive parcel along the Caloosahatchee River and, in the future, will seek approval for a riverfront amenities center that may include restaurants, a public boat ramp and kayak launch, and a public meeting facility.

#### **ENVIRONMENTAL BENEFITS**

- The Lee County portion of Babcock Ranch includes more than 2,079 acres of high-quality native habitats to be preserved, including oak/palmetto scrub, pine palmetto flatwoods, various wetlands and a few scattered pastures. With 80 percent in native plant cover, these lands received the highest ranking ever by Lee County's Conservation 20/20 program.
- The extensive on-site preserves protect existing flow ways into the Caloosahatchee River, including Trout Creek, Stricklan Gully, Telegraph Creek and Curry Lake Canal.
- The plan provides panther habitat protection immediately adjacent to more than 74,000 acres of land already in public conservation.
- Scrubber marshes are proposed in existing pastures to detain and filter water flowing into the Caloosahatchee River to improve water quality and reduce nutrient loads.
- The enormous, forested buffer creates a natural southern terminus to the town of Babcock Ranch.

## **ENVIRONMENTAL BENEFITS** *(Continued)*

- The development footprint, including parks and retention areas, is limited to roughly 1,950 acres of the approximately 4,200-acre parcel – less than 46 percent of the land. The remainder of the land will be placed in permanent conservation.
- The existing forested areas will maintain a completely natural edge along North River Road, with scrubber marshes and native plantings added to enhance the view corridors. No development is planned within a quarter mile of the road.

## **ECONOMIC BENEFITS**

- The proposed development plan will generate more than \$10 million in annual taxes for Lee County Government and the Lee County School District.
- The proposal transitions a portion of the approved commercial/retail square footage from Charlotte County to Lee County. This will benefit Lee County through the creation of jobs, estimated at 19,000 for the Town of Babcock Ranch when the original Development of Regional Impact (DRI) was approved.

## **TRANSPORTATION IMPROVEMENTS**

### **State Road 31**

As part of its existing entitlements, Babcock Ranch is improving SR 31 to a four-lane divided highway from the town's main entrance south to Bayshore Road, just north of the SR 31 bridge. The necessary studies that precede road construction are already underway; dates for actual construction have not yet been determined. The Florida Department of Transportation is evaluating the SR 31 segment that includes the bridge south to SR 80 for possible improvements.

### **North River Road**

Access from North River Road into the Lee County portion of Babcock Ranch is strictly limited to one emergency-only access point for first responders.

### **Bayshore Road**

No improvements are anticipated on Bayshore Road at this time; future transportation studies may indicate needed improvements.

## **TIMELINE**

The Comprehensive Plan Amendment has been recommended by the Local Planning Agency and Lee County Staff to be transmitted for review by state agencies. The Lee County Board of Commissioners will consider transmittal in June. A final adoption hearing with the County Commission is needed before final approvals.

## **ABOUT BABCOCK RANCH**

Babcock Ranch is rooted in preservation. The 18,000-acre town is part of what made it possible for Florida to complete the largest preservation land purchase in state history and establish the 73,000-acre Babcock Ranch Preserve. The Master Plan, which provides for a total of 19,500 homes and 6 million square feet of community and commercial space, was approved in 2006. The town of Babcock Ranch is being constructed in phases and will ultimately be home to approximately 50,000 residents. A focus on ecology, sustainability, technology, transportation, education, and health and wellness is aimed at providing a whole new way of living at Babcock Ranch and providing a new model for responsible, sustainable development.

## **ABOUT KITSON & PARTNERS**

With roots dating back to 1992, Kitson & Partners is a private real estate development company focused on creating vibrant, engaging places that spur economic growth and deliver enduring value. Over the past two decades, Kitson & Partners has established a set of guiding principles based on the development and management of sustainable master planned communities and retail centers across the state of Florida, enabling the company to reduce environmental impacts and improve quality of life.

## **FOR MORE INFORMATION**

For updated information about Babcock Ranch-Lee County, visit [BabcockRanchLee.com](http://BabcockRanchLee.com).

For more information about Babcock Ranch and Kitson & Partners, visit [BabcockRanchFlorida.com](http://BabcockRanchFlorida.com).

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