



Following is a list of **FREQUENTLY ASKED QUESTIONS** regarding the proposed plan for development of the Babcock Ranch lands in Lee County.

DENSITY REDUCTION/GROUNDWATER RECHARGE (DR/GR)

- **Density?**
 - The allowable density is 1 unit per 10 acres on DR/GR lands.
 - We are proposing density of 1 unit per 2.5 acres on the Babcock Ranch-Lee County lands, for a maximum of 1,630 dwelling units.
- **Number of houses in the Lee County portion vs number in Charlotte County?**
 - 1,630 units in Lee County and 17,870 units in Charlotte County
- **Which area will be built first?**
 - While construction of homes and the northern anchor of our Town Square are in process in Charlotte County, the residential neighborhoods and the extension of the Babcock Ranch Town Center in Lee County will be determined based on market demand.
- **What about the horizontal sections of land that extend to CR 78?**
 - The “legs,” or portions of land that extend down to CR 78/North River Road, will remain undeveloped and in perpetual preserve.
- **Are any of the Lee County lands available to Conservation 20/20?**
 - Yes, Kitson & Partners is still open to selling eastern lands to 20/20.

WILDLIFE

- **What protections are there for wildlife?**
 - Wildlife crossings will be provided within the project when roads cross greenways. Also, the Lee County lands are planned to interconnect habitat corridors with government preserves and internal preserves within the town.

- **Independent survey prior to infrastructure?**
 - Yes, Johnson Engineering has been doing field work for several months, completing all new species surveys for the entire 4,200 acres. These will be submitted to Lee County for Comp Plan, zoning and Development Order applications and reviewed by staff. We already have a biological opinion from the Army Corps of Engineers.
- **Educational programs for residents prior to occupation?**
 - Yes, there will be a wildlife education program for all residents. Learning centers are included in the first phase of downtown and in the Lee County portions. We are looking to integrate an educational component into the Old Rodeo parcel, as well.
- **Fire-driven ecosystem?**
 - Yes, North Olga's plan includes FireWise principles to be integrated into new projects. We are working with Fire Chief Nisbet on fire protection needs. Prescribed burns will need to continue and will be managed appropriately, with education of residents.
- **Pets/domestic animals?**
 - Protecting domestic animals from wildlife in the area will be included in the educational programming.

HOMES

- **LEED-certified?**
 - Babcock Ranch aims to be one of the most distinctly sustainable communities in America.
 - Our homebuilders are applying Florida Green Building standards, which requires more Florida-specific types of sustainability standards.
- **Price range?**
 - Homes will be available in a wide range of prices to ensure a diverse town population. Starting prices will range from the high \$100s to over \$1 million. Apartments will be available within the town, as well.
- **Size of homesites?**
 - Homesites will include a variety of sizes to accommodate various product types, including multi-family, attached villas and single-family homes.
- **Solar powered?**
 - Yes, Babcock Ranch will be solar powered by a 450-acre solar array now under construction by FPL on land donated by Kitson & Partners. When solar energy isn't available, FPL will power Babcock Ranch with natural gas.

- **Will the town adopt Dark Skies standards?**
 - No, but we understand that lighting is a sensitive consideration for the surrounding community, and we are working with FPL on innovative lighting options.

ROADS/TRAFFIC

- **Who will pay for improvements to SR 31?**
 - The PD&E study is underway for SR 31 funded by a \$1 million contribution from the developer. The cost will not be placed on Lee County. The cost will be funded by the developer and the state.
- **What is the cost for the new SR 31 bridge?**
 - That will be determined once the design parameters are established through the PD&E process. Again, the cost will not be on Lee County.
- **Are you conducting traffic studies?**
 - Yes, we are required to submit detailed traffic studies for both short-range and long-range transportation impacts to Lee County for the Comp Plan and zoning applications, and again at the time of development order.
- **What's the impact on Alva?**
 - In our applications to Lee County, we will limit access on North River Road to emergency vehicles only. That will limit any impact on Alva. The goals are to 1) create a self-sustaining mix of uses to keep people within the property once they arrive; and 2) route traffic onto SR 31 and then to SR 80. Proposed roadway and bridge improvements are going to keep traffic flowing more efficiently to SR 80, to encourage drivers to avoid Bayshore.

IMPACTS ON ALVA, OLGA AND BAYSHORE

- **What about sprawl into and degradation of environmentally sensitive rural areas?**
 - We are focusing development away from environmentally sensitive areas within the 4,200 acres and instead primarily using impacted agricultural areas. Development is clustered in the north part of property as extensions of Charlotte County development pods that are already approved. We do not want to create sprawl in Lee County. We are proposing an amendment that is very specific to this site and allows for a very modest increase in density – 1 unit per 2.5 acres. Additionally, our applications require us to complete extensive restoration and environmental enhancements, as well as meet strict design standards, to achieve our additional density/intensity.