


 B A B C O C K R A N C H
TELEGRAPH

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LAKE TIMBER

Babcock's first neighborhoods begin taking shape

BY ROGER WILLIAMS

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THE OLD CLICHÉ IS TRUE, HERE: THEY DON'T MAKE 'em like they used to.

Instead, they make 'em a lot better, especially if you like knowing your neighbors and living in homes that could last a century or longer, say architects and builders.

In the case of Lake Timber, the first neighborhood at Babcock Ranch with 193 homesites. The neighborhood

has three collections with distinct views of lakes, parks and sometimes both. Models are now under construction and due for completion in the first quarter of the new year.

"It's Old Florida architecture with the big front porches allowing people to live in their front yards," explains Ward Harris, chief architect for Stock Homes, a luxury-home builder with six designs for Babcock Ranch.

SEE BABCOCK, A8 ►



▲ Renderings of the Lake Timber neighborhood that is getting underway at Babcock Ranch

Fresh face

Recent college grad relishes role as new town's project manager
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Trail mix

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Kitson & Partners lead volunteer day at Special Equestrians.
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TELEGRAPH

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Recent college grad relishes role as new town's project manager

BY **GLENN MILLER**

Babcock Ranch Telegraph Correspondent

While many 26-year-old professionals work out of cubicles tucked away in large buildings and don't have windows or much real responsibility, David Mercer is different. Much different.

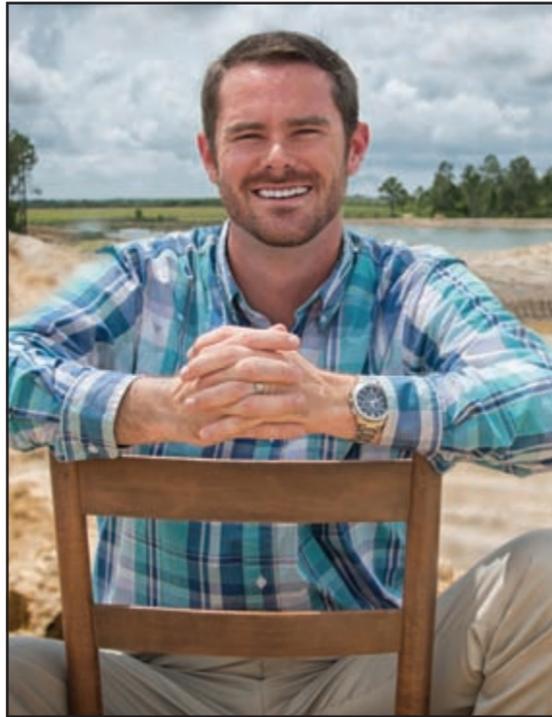
The Babcock Ranch project manager works out of a trailer on the construction site where the new town is being born around him. Near the trailer, lakes are being dug and repositioned, streets are being laid out and sidewalks and roads constructed, and much more. Trucks and other heavy equipment rumble across the landscape, scraping here, pushing there and carrying this there and that here.

"My office is out there," Mr. Mercer said one recent afternoon in 52-year-old Kitson & Partners colleague John Broderick's Fort Myers office.

Out there is only about 10 miles from Mr. Broderick's office on State Road 80 in Fort Myers but it's as different as city and country. That job out there is not a typical workplace for any 26-year-old college graduate. That's a point the young town-maker sometimes makes with his colleagues at Kitson & Partners, which is building the town.

"I tell them I've got the best sunrise in the company," Mr. Mercer said.

From that trailer on the 18,000 acres of the town being formed, Mr. Mercer can see the sun greet new days. It's also where he's helping usher in a new kind of town. The Florida



Gulf Coast University graduate has a degree in civil engineering and is putting that training and know-how to work as the man in charge of site preparation.

Mr. Mercer is relatively new to the company. He recently celebrated his one-year anniversary with the firm so he hasn't waited as long as veteran employees such as Mr. Broderick has to see the town move from concept to construction site.

"For me it's a little different," Mr. Mercer said, sitting across the room from Mr. Broderick. "I haven't been here since Day One."

But it's been a wonderful opportunity for the engineer, a 2008 graduate of Merritt Island High School on Florida's east coast.

"For me being on the ground floor, being able to help with the design, actually see it come to fruition, being out there when we're cutting trees and clearing to now being ready to start homes, it's really exciting on my end," Mr. Mercer said.

Mr. Broderick referred to the opportunity to plan and build a town from scratch as a privilege.

"I don't want to use the same word as privilege but it is exciting for me," Mr. Mercer said. "Especially on the nerdy end for me. It's really cool and I'm on-site every day."

As the project moves forward and the site preparation concludes on one section of Babcock Ranch and houses and commercial buildings start going up, doesn't mean Mr. Mercer's work is done.

"Move on to the next phase," Mr. Mercer said. "I'm already thinking, I'm more or less dotting my 'i's' and crossing my 't's' on getting all the streetlights and all that stuff in right now."

"So we're already looking toward the next 250 acres. So the next phase I'm already starting. I'm looking forward to the next section to clear and to fill, to take care of the utilities we have here and extend them out into that area."

Babcock Ranch won't be built in a day and it will take talented professionals such as David Mercer to see it become a reality.

He's also able to watch the town grow from a place with the best sunrise in the company. 🌅

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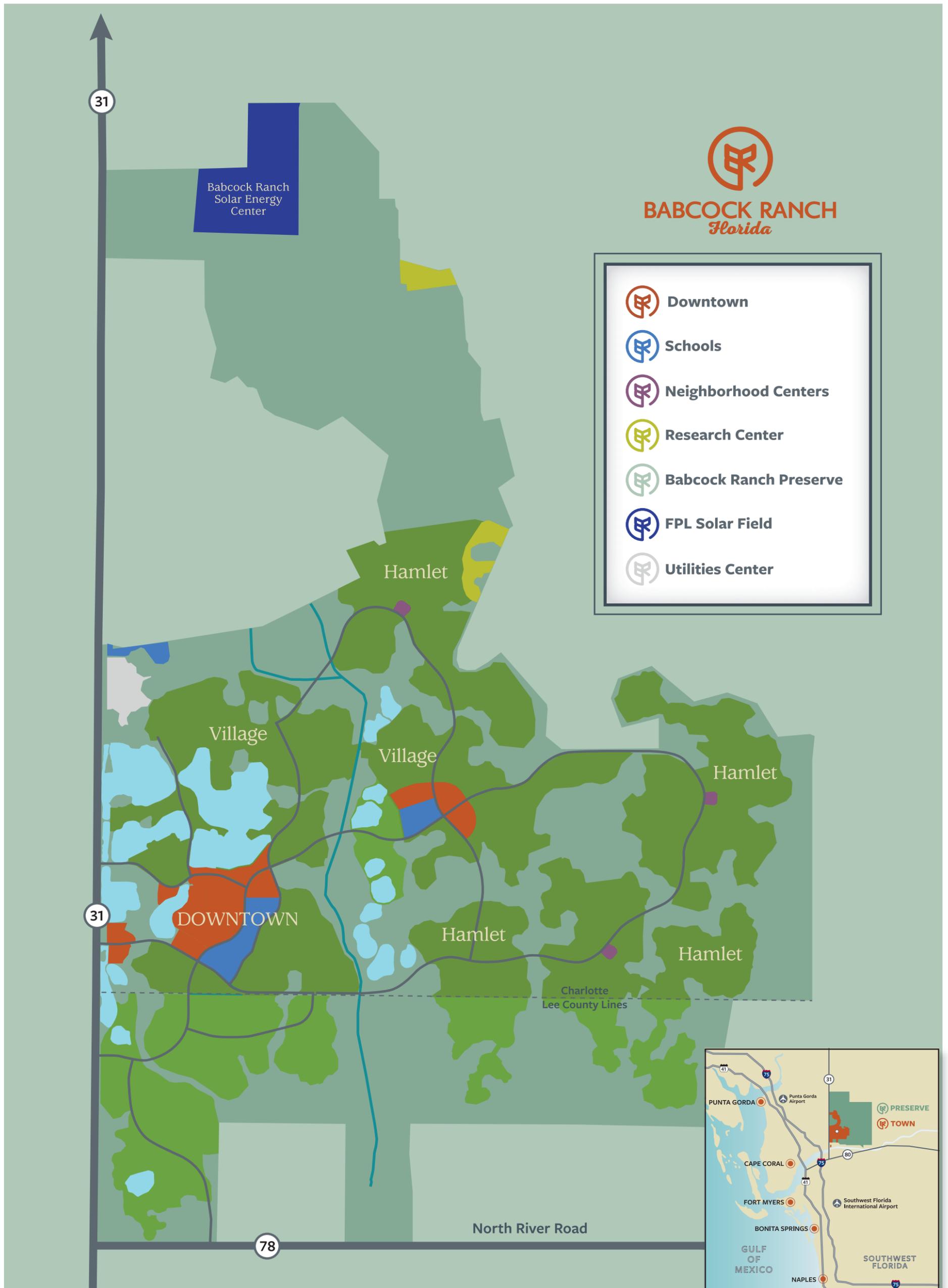


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MEET THE PROFESSIONALS

A Q&A with Elizabeth Andres, builder liaison for Kitson & Partners

Elizabeth Andres grew up in Chisholm, Minn., a small mining community where the snow was abundant. "It's changed a lot since I grew up but yes, icicles down to the ground and snow up to the windowsills," she recalled. Snowmobiling, cross-country skiing, hunting and indoor sports ensued. Her father worked for a drilling company, while her mom took care of the family of five siblings. Ms. Andres (pronounced An-DREES) moved to Florida in the mid-1980s. She lives with her husband in North Port and has four grown-up children, as well as grandchildren.

— Evan Williams

What does your job entail?

"I work directly with the builders and I'm their point of contact for information that they need to know about the development. In the Babcock community, we have design guidelines for the architectural style of homes, the type of building and landscape materials to use, and a color palette. As liaison, I work with the builders to help them understand those required design standards and help them move through the architectural review process. During that process, the builders have a lot of questions, from what type of material they can use on the front porch, to setbacks, to who can they talk to about their site plans, to where they can place plants. I field their questions and connect them with the right person on our Babcock team to get an answer."

How did you get into this business and come to work for Kitson?

"Crazy route. I started out working in the legal field as a paralegal and then I moved



from that and went and worked with builders. I met Syd (Kitson) on a joint venture. I was working for a builder group and there was a project in Port Charlotte called Murdock Village. That project did not really take off. But in the meantime, my situation changed and I contacted Syd and his team and said, 'Is there any room for me in the company?' So they brought me back on. And then at the beginning of this year when we started developing this site, they brought me into this role (builder liaison)."

What might you be up to on an average day if there is such a thing?

"Every day truly is very different, depending on where the builders are at. I usually will receive some kind of a call from a builder. (For instance), 'Elizabeth, we have our concrete guys showing up in two days. Where's the construction entrance?' So then I will create a little map. So my typical day is fielding builder questions. And the most important part is communicating back to my Babcock team. Although I go into my day having a game

plan, usually the events of the day will always change and take me in a different direction."

Are you watching the builder's progress start to take shape?

"We've been working for a very long time to get to this point. Probably one of the coolest things ... In working up until this point, everything I've seen has been on paper, and then when the development started and the roads started going in and I saw my first drone images of the site work of the roads actually in and the lakes for the residential area, that was a real 'wow' moment. It really looks exactly as I've been seeing it on paper for the last nine years. That was very exciting for me, that was a wonderful moment for me."

What part of the job do you enjoy most?

"I really like solving problems. I love it when a builder calls me up and says, 'Hey Elizabeth, I need something.' I love when I can deliver and answer within a few hours. My goal is to get them answers as quickly as possible. And my second favorite part of the job is to be able to go back to my team and say, 'Hey, the houses are going up.'"

Where might you be found when not at work?

"What I do when I just want to chill, usually I'm out in my yard working on my landscaping. That's my downtime. I love working in the yard. I love landscaping. I'm (also) kind of a do-it-yourselfer home repair person, so one of the projects I'm working on this weekend is painting the inside of my house. I'm kind of one of those fixer-upper people like you see on Home and Garden television. I spend a lot (tons) of time with my family in addition to working on my landscaping and home projects." 🐾

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BABCOCK

From page 1

“We created designs for walkable communities, and you can have elements like metal roofs — those alone can last for a hundred years or longer.”

It’s been a decade coming.

“Syd Kitson had this vision starting 10 years ago, and with help from a lot of very good consultants, it’s happening now,” says Wes Thompson, director of development for Homes By Towne, a Sarasota-based specialty builder whose Harvest Collection will start with 72 homes in Lake Timber.

“It’s a vision for the future, which is why we’re so pleased to be part of it — you look at this place and you’re putting on your 20-year goggles for a while,” he adds.

In every neighborhood and every home at Babcock, distance is a paradox: The community is far from the standard — every residence here will qualify as a Florida Green Home and all will have generous front porches — but the community is near everything in South or Central Florida, from Orlando to Naples or even Miami.

“When you used to say ‘Babcock Ranch,’ it seemed so far away in my mind, but it’s only about 20 minutes from the airport,” says Ken Fox, founder and owner of Fox Premier Building, the Naples-based specialty company doing 80 homes in the Cottage Collection.

“And the style for us or any builders at Babcock is front-porch living, the old way,” he adds — “like in South Carolina or North Carolina, with the rockers and swings on a big front porch. It’s that type of living, where everybody knows the neighbors, and loves being outdoors. But we have the back porches with the pools and the whole nine yards, too.”

Flanking both the Harvest Collection and the Cottage Collection in Lake Timber, four builders will offer a variety of choices for Babcock’s first residents in the Long Leaf Collection: Fox Premier Homes, Stock Development, Florida Lifestyle Homes and Stellar Living Homes.

Naples-based Florida Lifestyle Homes, a luxury builder whose outdoor-living work won the prestigious Sand Dollar award, has built extensively in Quail West, a Naples



Stock Development’s Destin rendering



Stock Development’s Bartow, Crystal and Delary rendering.

development where the experience was much different than Babcock Ranch.

“They told us they do not have front porches, the outdoor living was in the back,” explains Denise Ogden, a sales and marketing spokeswoman for the company.

“The wonderful new thing with Babcock is that we’re taking what we do so well — outdoor living — and using it in front as well as in the back on our models,” she says.

It’s a personal thing for her, for company president Bill Ennen, and for everyone else there, she says — which is why the three models are named for company family members: the Taylor, the Lauren and the Madison.

“My grandmother had 14 children, and she had a front porch with the swing, so this really grabs at me a lot,” Ms. Ogden says. “We’ll build you the front porch, at Babcock Ranch, and you build the memories.”

All three neighborhoods in Lake Timber are woven into the wilderness tapestry of the 19,000-acre Babcock Ranch community, where ranchers and farmers continue to raise cattle and crops on land shouldered against the 73,000-acre state preserve. Miles of trails maintained for walking, bicycling or running, along with golf, tennis, swimming, kayak-

MODELS:

Lake Timber includes three neighborhoods and five builders, each offering a variety of models and styles.

- **Harvest Collection:** Homes By Towne.
- **Cottage Collection:** Fox Premier Builders.
- **Long Leaf Collection:** Fox Premier Builders, Stock Development, Stellar Living Homes and Florida Lifestyle Homes



A layout of the Lake Timber residences planned for Babcock Ranch.



Fox Premier Building’s Cottage Collection Cabin with garage rendering and floor plan.

ing or canoeing, for example, will seamlessly meld into a front-porch living style using the newest technologies in the nation for power, transportation and communication.

“It’s just exciting to be building for Syd Kitson,” says Ken Fox. “When I finally went to take a look at Babcock, it was so different — seeing the solar panels, the (wilderness) preserve. You want to be here, to be part of this.”

Widely embraced as the most forward-thinking city-from-scratch in the United States, Babcock is green, smart and self-sufficient, but not just because it’s 100 percent solar-powered or because every home and business will be connected to state-of-the-art Wi-Fi for the fastest communications anywhere.

A range of other details also exist to make life better.

THE SIPs

Fox, for example, is using a creative technology for walls of residential or light commercial buildings called Structural Insulated Panels, or SIPs.

Both stronger (rated to withstand a 160-mph windstorm) and more efficient in energy savings than traditional walls, each panel is like a big sandwich, with two slices of structural slabs sandwiching a 6-inch layer of insulating Styrofoam.

“The facing (slabs) are pieces of plywood, 5/8-inch thick with rubber membranes on the outside of the plywood, and those attach to

the six-inch Styrofoam,” explains Mr. Fox.

“The company that does these panels started perfecting them, so we hired them to manufacture for us, in sufficient quantities for four or five homes at a time. There are (walls for) three homes in production as we speak.”

They’re also waterproof, he adds.

“Everybody uses block construction here, but that’s not waterproof. You have to rely on a finish and paint for your waterproofing, with block,” says Ken Fox.

“This is different.”

The Models

All of these details together, from front porches, recessed garages and solar power to speedy communications, new-technology construction and outdoor living opportunities, all suggest an iceberg, in effect: Many such details will be invisible to casual passers-by, instead working below the surface of life here to enrich it, mostly out of sight.

In all of that, how to price homes has been something of a challenge, says Ken Fox, in part because the object has been to create high value for relatively low money, making the nation’s most advanced community accessible not just to high-end buyers but to middle-class Americans as well.

“Our prices will be in the mid-\$300,000 range to more than \$400,000,” he says, describing homes that will range from 1,600 square feet to about 2,500 square feet.

“We wanted to stay under \$300,000, and

Babcock Ranch is building 'Green'

BY **ROGER WILLIAMS**

rwilliams@babcockranchtelegraph.com

Babcock Ranch is now famously the first American community ever designed to function top to bottom with power provided only from the sun — that's in 19,000 homes and 6 million square feet of commercial space at build-out.

Impressive as that may be for low-impact development aimed at a future that could add 13 million more residents to the Sunshine State by 2070, there is another first at Babcock, too. And it has long-range consequences equally as dramatic: Every single home or commercial space will be "green," a rigorous, multifaceted designation that requires great care in planning, designing and building.

It's already happening on the ground, where five highly rated builders are now constructing their first model homes by the standards of the nonprofit Florida Green Building Coalition, based in Tallahassee. The FGBC inspects and appraises each home or commercial structure in the state to see that it meets standards well beyond those required by county building codes.

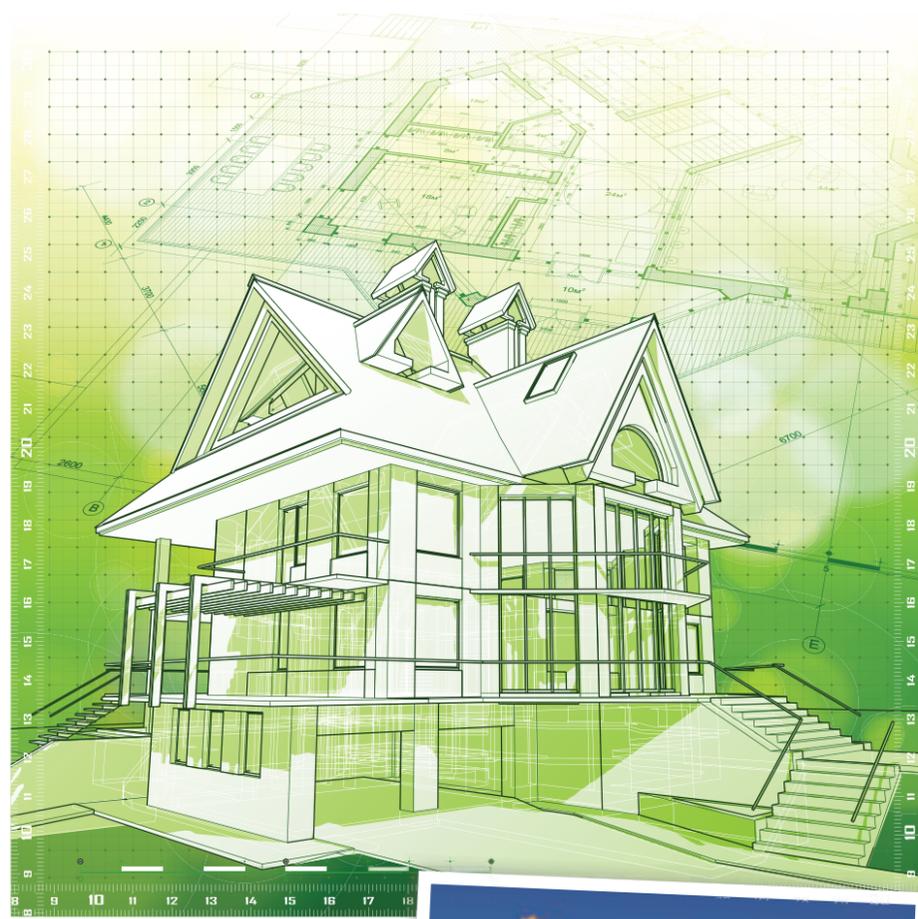
"When a property is truly green, the builders take into consideration the site's solar access, its orientations for shading, how it can keep water on site and not run it into streets or neighbors' yards — so what its water-efficiency characteristics are — and if the mechanicals of the house are high efficiency," explains Sandra Adomatis, a nationally recognized "green" expert and appraiser. Author of the book, "Residential Green Valuation Tools," she owns Adomatis Appraisal Service, based in Punta Gorda.

"They look for low-flow faucets and shower heads, for example. They also build a much tighter envelope, meeting a significantly higher standard of indoor air quality and using materials that don't have a lot of off-gassing," she adds.

When the air inside is much cleaner than in typical American homes, some residents can experience far-reaching health benefits that can

"When a property is truly green, the builders take into consideration the site's solar access, it's orientations for shading, how it can keep water on site and not run it into streets or neighbors' yards — so what its water-efficiency characteristics are — and if the mechanicals of the house are high efficiency."

— **Sandra Adomatis**



pay of economically, too, she explains.

To earn the FGBC's "green" certification, each home must earn 100 points, based on meeting more strict standards for the following categories: site, water, energy, materials, indoor air quality and low maintenance.

Every structure at Babcock Ranch, however, will go beyond that: The developer is requiring builders to rise to the "bronze standard" in the FGBC's green certification, which means at least 30 points above the 100-point minimum.

"These builders were selected as part of the Syd Kitson vision of bringing more sustainable homes into a corporate culture," explains

Dr. Jennifer Languell, who holds a Ph.D. in civil engineering specializing in sustainability from the University of Florida. Founder and president of Trifecta Construction Solutions, serves as a consultant to the Babcock Ranch building effort. Dr. Languell also stars on the Discovery Channel's environmental series, "Discovery Project Earth."

"They've bought into the notion of an entire culture being more sustainable, so they're not doing it just because they have to. They've taken ownership of it."

Remarkably, she points out, most of these homes will far exceed the bronze standard in green building — and at little or no extra cost to home buyers.

"They're striving to do the best they can for a cost benefit for their homeowners," she adds.



"So they're asking, 'If we modify and improve the air-conditioning system, what's the return on investment? If we create a better glazing or use a different type of water heater, what's the best bang for the buck of the homeowner?'"

For John Hillman, senior vice president of sales and marketing, "We're simply trying to lessen the footprint in building homes. What do we do to conserve energy and water, how do you make the envelope of each home tighter so cool air isn't leaking out and hot air isn't sneaking in? In our 2,000-square-foot homes (by Fox Premier Builders) they're using insulated panels, so the home will require a lot less air conditioning."

Ultimately all of this will save significant money for homeowners.

"We want people to talk less about price per foot, and more about price of ownership," Mr. Hillman notes.

But "green" also means, for example, that more native plants will be used, and "you can only have so much grass in your yard," he says. "In fact, we'd be OK if you had no grass in your yard."

There will be a community farm set aside on 10 acres. "We believe owners will want to know where their food comes from and programs like Community Supported Agriculture are programs we want to support and encourage at Babcock," explains Mr. Hillman. Each homeowner can pay a small fee and receive the freshest, most local produce directly from the farm.

And always in this effort, developer, builders and green consultants are aware of cost.

The new green is more a matter of thinking better than of paying more, insists Dr. Languell.

"We can't be 10 times more or five times more or even 10 percent more expensive," she says, of pricing homes.

In Mr. Hillman's view of how to think about cost, there's a hidden concept, too — that green homes provide added value, more durability and a higher resale opportunity, experts say.

Another certification program championing these notions and embraced at Babcock Ranch is LEED — Leadership in Energy and Environmental Design.

LEED-certified homes provide cleaner air inside and an energy savings of 30 to 60 percent of the typical household cost for energy use, which is estimated at about \$2,150 per year in residences across the nation.

And the health benefits are likely to become economic benefits over time as well, points out Ms. Adomatis. Since the inside air breathed by Americans, who can spend up 90 percent of their time indoors, is often two to five times dirtier than outside air, "if you have allergies or lung problems or anything like that, you're going to feel a lot better and probably pay less doing it," she says.

From the Florida Green Building Coalition website (www.Floridagreenbuilding.org):

- **Green home** — A high-performing home that is energy- and water-efficient, has good indoor air quality, utilizes environmentally sustainable materials, and uses the building site in a sustainable manner.

- **Credit points** — Qualification points assigned to features that improve the environmental, ecological and sustainability impacts of a building.

- **Qualification:** Shall be achieved by attaining at least 100 credit points, gained through incorporating green construction techniques and products into the home so that it benefits the environment and supports a more sustainable Florida.

- **Bronze certification:** 0-30 points over the minimum point threshold. Silver, gold and platinum certifications range variously up to 91 points above the minimum.



Homes By Towne's Harvest Collection models **Brandywine, Jade, Sterling and Sungold.**

we were afraid of going much higher, but the design of these houses and everything put into them — there is so much care in them. The front porches, and railings and stairs and special work — there's a lot to them, rather than being just flat places you walk into."

Describing the Harvest Collection, Wes Thompson says the company has not yet determined final pricing on homes that will range from 1,850 to just over 3,000 square feet, with a flex home that can be larger and include as many as five bedrooms, 3.5 baths and a three-car garage.

"But they'll probably start in the mid-\$300,000s and go up," he adds.

In the Long Leaf section of Lake Timber, the three models from Florida Lifestyle Homes range from a four-bedroom, three-bath model in 2,784 square feet under heat and air with the garage in back (the Taylor); to a four-bedroom, three-bath model in 4,081 square feet with two stories (the Lauren); to another two-story model, the Madison, with three bedrooms and four baths in 2,566 square feet on the main floor, and a great deal more flexible space above, under air.

Prices have not yet been determined, but are likely to run in the \$500,000s to \$800,000s range, says Ms. Ogden.

Stock Development, meanwhile, will offer buyers a choice of six different models in the Long Leaf section of Lake Timber, designed by Mr. Harris and his team. Here are the basic specs:

Sebring: 2,676 square feet, three bedrooms, 2½ bath, great room, dining, outdoor living, two-car garage.

Bartow: 2,822 square feet, three bedrooms, 3½ baths, great room, study, outdoor living,

two-car garage.

Delray: 3,195 square feet, two-story, three bedrooms, 3½ baths, great rooms, study, loft, outdoor living, two-car garage.

Crystal: 3,076 square feet, three bedrooms, 3½ baths great room, study, outdoor living, three-car garage.

Destin: 3,191 square feet, four bedrooms, 4½ baths, great room, study, outdoor living, three-car garage.

Stuart: 3,744 square feet, two-story, four bedrooms, 4½ baths, great room, study, loft, outdoor living, three-car garage.

Trail Mix: Babcock Ranch plans hiking, biking and equestrian trails

BY NANJI THEORET

Babcock Ranch Telegraph Correspondent

Bike it. Hike it. Or hoof it.

At Babcock Ranch, more than 50 miles of trails will eventually lead residents and visitors through tangles of nature preserves, onto wetlands-skimming boardwalks and equestrian paths connecting to the adjoining state-owned Babcock Ranch Preserve. It's part of developer Kitson & Partners' plan to create a healthy sustainable community where hopping in the car is more of an afterthought and exploring the ever-changing environment is an anticipated family affair.

Many of the town's trails already exist, formed by ranchers and cowboys during the property's 112-year-history of lumber and cracker cattle.

"The proposed greenway trails will take advantage of the ranch's working grades, fire breaks and cattle trails to minimize the amount of disturbance to the natural environment," says Gary Nelson, senior vice president of planning and development. "In fact, the primary backbone trail running north and south through the greenway was created 40 to 50 years ago when Curry Canal was dredged. The dredge material was placed on the west side of the canal, creating an elevated trail through the natural system along the creek. It is a fantastic setting."

Babcock will initially offer three miles of biking and hiking trails as well as another two or three interlinking trails in the community. Open to residents and the public, these paths will be accessed from Founders Square, the lakefront downtown offering a market, bike



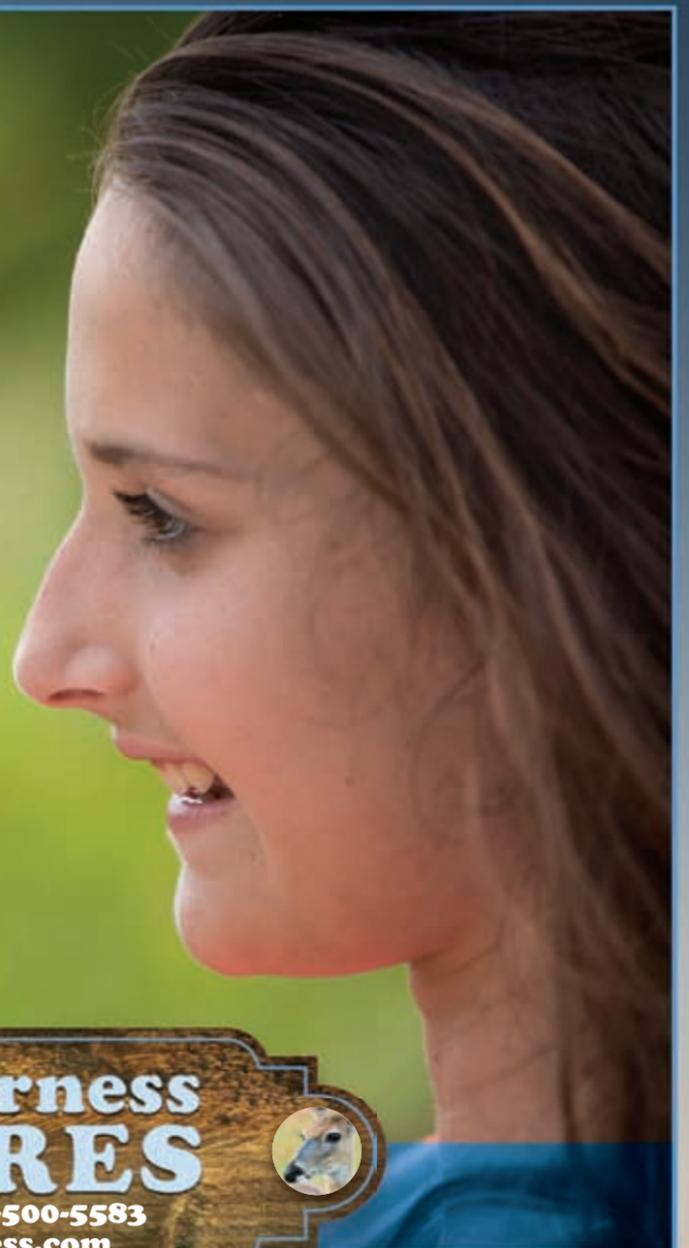
and paddling outfitter and the appropriately named Trail's End restaurant. The first phase will include an elevated boardwalk through a wetland, and trails will eventually wind through preserved greenways and offer educational markers describing native plant and animal life.

"The trails will interconnect with all the neighborhood sidewalks creating a transportation network independent of the roads," Mr. Nelson says. "It will be readily accessible to everyone."

For residents, the design of Babcock Ranch makes trail access as easy as a walk through the neighborhood, each offering a trailhead that will eventually link to the greenway trails. As the town grows, so too will its bicycle and pedestrian trails with plans for more rustic hiking paths and a possible tie-in to equestrian trails on the town's periphery and adjacent to the Babcock Ranch Preserve.

Visitors will have the opportunity to rent a bike, explore the town's neighborhoods and trails and enjoy lunch, dinner or a drink

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overlooking the lake at Founders Square. An app will help hikers and bikers plan and monitor their trip.

The Florida Forestry Service, which manages the preserve, is developing long-range plans to offer more recreational opportunities, expand its trail system, introduce horse trails and enhance connectivity between town and preserve. The preserve's existing Footprints Trail offers a trailhead on SR 74 and a series of large and smaller looping paths skirting rangeland, flatwoods and wetlands.

Lee and Charlotte counties are including Babcock Ranch in regional trail plans that will eventually connect from Fort Myers through Babcock to Punta Gorda and back to Fort Myers.

"Hiking and biking will be easily and quickly accessible and in many cases the easiest and healthiest way to get back and forth within Babcock Ranch," says Mr. Nelson. "Within a few years you will be able to take a trail ride or walk for as long a distance as you like."



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'Babcock Style' celebrates Florida's architectural past

BY **NANCI THEORET**

Babcock Ranch Telegraph Correspondent

Homes reminiscent of early Florida and its melting pot of architectural influences — Craftsman, Spanish, farmhouse, Colonial/West Indies and coastal design unique to the Gulf of Mexico — echo Babcock Ranch's emphasis on authenticity and its commitment to the environment.

The "Babcock Style," the residential vernacular created by town architect Looney Ricks Kiss, also makes perfect sense today, just as it did in the past: deep open porches to welcome breezes (and neighbors), overhangs and canopy trees to shade interiors, and dormer and clerestory windows to provide natural light.



COURTESY RENDERINGS OF BABCOCK RANCH

"Babcock Ranch is very purposeful in the way homes are designed," says Mark Jones, a principal of Looney Ricks Kiss. "They embrace the design elements that were instrumental in the Southwest Florida region

while creating a modern-living home for entertaining and open floor plans."

The Babcock Style is based on timeless design principles that stay true to architectural integrity: stucco, siding, brick and stone facades; vertically

proportioned and symmetrical windows and doors; and simple but traditional detail consistent with formal, simple classical and relaxed back-country vernacular.

Harkening back to traditional neighborhoods, porches are almost flush with sidewalks and garages are recessed or located off an alley in the back of the home.

"Our goal was to create a sense of timeless architecture drawing from the natural environment and the regional vernacular of Florida," Mr. Jones says. "The palette is also derived from nature — vegetation, wildflowers and animal life. We blended together these elements to create the simplicity of living in nature and what that means to the way a house looks, lives and acts." 

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WHERE THE COMMUNITY IS THE CLASSROOM

"Schools are essential to making Babcock Ranch not just a great place to live, but a real hometown." — Syd Kitson



IMAGES & RENDERINGS COURTESY OF BABCOCK RANCH

Getting schooled

Students at Babcock Ranch's new tuition-free, public charter school will draw lessons from the high-tech and the environment

BY EVAN WILLIAMS

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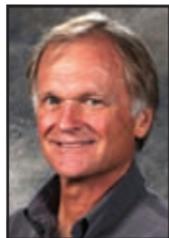
Babcock Ranch's kindergarten through eighth-grade elementary school is being built in the heart of the community's lakeside downtown square. For its first students next year, and for the years to come, their larger classroom will be the solar-powered town just outside the schoolhouse doors, from a community farm and market to thousands of acres of preservation lands, lakes and trails.

The town's setting, history and design makes it uniquely qualified to offer students a "place-based, green-STEAM" education. It is a model that educators say is a perfect fit in a community where innovation, both technological and ecological, will be the norm for a new generation of students. STEAM stands for science,

Students will learn about renewable energy and eco-stewardship through Florida Green Building Coalition certified buildings and a 75 MW solar farm.

technology, engineering, the arts, and math.

"(Babcock Ranch) is a ripe situation for place-based education," said Robert Kenny, a member of the school's five-member governing board and chairman of the Department of Leadership, Technology and Research at Florida Gulf Coast University. "It's an ecosystem up there that's phenomenal. It is feature-rich when it comes to giving us context to teach things."



KENNY

With the school centrally located in Founder's Square, the community market and café, restaurant and a 5-acre farm will provide lessons in the farm-to-table movement as well as fresh meal options for Babcock Ranch Neighborhood School students. Fostering health and wellness is one of the school's core values as outlined in its charter application, as is environmental responsibility. Students will learn about renewable energy and eco-stewardship through Florida Green Building Coalition certified buildings and a 75 MW solar farm.

"They don't have to go on a bus somewhere to go find out what solar is," said Christy Noe, an educational consultant and president of Tallahassee-based Collaborative



Educational Network. "We're going to have the autonomous vehicles, and they Google that but they're going to be scooting around Babcock Ranch so students have the opportunity to learn about those things first hand."

Kitson & Partners engaged Ms. Noe and CEN last year to help create the school, including recruiting the volunteer board for their experience in education, business and technology.

Classes set to begin

Charlotte County School District approved the BNS application as a free, public charter school in September. The school will begin accepting applications for students this fall for the 2017-18 school year, said Ms. Noe.

Early next year, Ms. Noe will look for a principal and staff. Builders will break ground on BNS this month and classes are set to begin in August 2017.

While BNS will provide an option for Babcock parents and kids, the school is open to all students who qualify for a public education. That includes those with special needs, in Charlotte County as well as out-of-district students under Florida's new open enrollment rule.

"We expect to attract some kids from Lee County" said Ms. Noe.

And while classes are expected to begin with about 135 students in a six-room schoolhouse, BNS plans to accept all who apply and to use portable classrooms if necessary. Ms. Noe directs interested families to the www.BabcockRanch.com website. Click on the "school" link and fill out a form to request more information and notification when applications are available. After five years, Ms. Noe said, BNS expects enrollment to reach 700 students.

It will be the first of multiple schools for a community that will eventually be home to about 50,000 people. Education in all stages of life is an integral part of town founder Syd Kitson's vision.

"Schools are essential to making Babcock Ranch not just a great place to live, but a real hometown," said Mr. Kitson, chairman and CEO of Kitson & Partners. "Our world-class charter school is a focal point to draw people together and attract the young families who will make it a vibrant, multigenerational community. Babcock Neighborhood School puts quality community-based public education at the heart of our new town from day one."

A connected education

Students are encouraged to engage with Babcock Ranch's business community downtown in Founder's Square, and its larger landscape, history and culture. The school's



REA

"green-STEAM" curriculum suggests its holistic focus across disciplines, as well as on the environment, sustainability and conservation, ideas that have driven the creation of Babcock Ranch from the start.

"(It is) going to be a complete curriculum and it is going to be an active curriculum," said Dorothy Rea, a BNS board member and associate professor at the FGCU College of Education. "Students are going to go out on the Babcock Ranch and actually see protozoa and know what nature's all about."

The model puts an emphasis on independent thinking, respect for each child's individual learning process, and collaboration over competition.

If you were to walk into one of the school's classrooms, you would find different ages of students mixed together. More often than not they would be engaged in projects of their own that incorporate different aspects of STEAM with hands-on activities and virtual labs instead of listening to a teacher lecture. They might be tasked with creating a kinetic sculpture that can move in the wind, for instance.

"You should see students interactively talking to each other, writing, investigating, (doing) group work," Ms. Rea said.

Babcock Ranch's innovations are unique in Florida and the United States, but for students there it will be the norm.

"My 2-year-old nephew, he knows how to work my iPhone better than I do," Ms. Noe said. "Kids are intuitive. They pick up and understand technology at a greater depth I think than we did."

The balance of disciplines in STEAM is an update on the popular STEM model, reconfigured to include the too-often underrated arts.

"Place-based learning is an educational approach rooted in inquiry," Ms. Noe said. "Because art is a conduit to explore questions and communicate how we view the world, it makes sense to incorporate the arts with the

project-based curriculum and it just fits in a natural way."

STEAM is designed to foster creative, critical thinking and problem solving, said Mr. Kenny.

"We all want critical thinkers, problem solvers. That's what businesses need. Even our music major or philosophy major can work better in a company if they have critical thinking skills."

The blazing fast 1-gig internet speeds being installed at Babcock Ranch will also offer students unique opportunities to utilize technology and a variety of applications. That may include one-to-one computing, in which all students utilize a laptop, tablet or other devices, and a media center that could include a virtual library — but that's all speculation at this point, Mr. Kenny said.

"With that kind of technology and infrastructure, everything is possible."

It's not all about computers, either. "There's a time and place face-to-face works better," he said. "You've got to make sure you use the computing and the tool that you have but also understand appropriate use. It's not just an entertainment device but something you can use for learning."

He adds, "We still think there's a place in the world for books."

Babcock Ranch Neighborhood School Mission Statement

The mission of Babcock Neighborhood School is to prepare kindergarten through grade eight students to become independent, creative and compassionate lifelong learners, leaders and problem solvers through an environmentally focused "greenSTEAM" educational program that integrates science, technology, engineering, the arts and mathematics within a thoughtfully prepared holistic learning environment.

"We all want critical thinkers, problem solvers. That's what businesses need. Even our music major or philosophy major can work better in a company if they have critical thinking skills."

— **Robert Kenny**

BNS Governing Board

• **John Gamba** - president at MassiveU, a Naples-based provider of mobile-first, project-based, social learning solutions to education content providers and learning institutions.

• **Robert Kenny, Ph.D.** – associate professor and chairman, Department of Leadership, Technology and Research at FGCU.

• **Richard Lewis, Ph.D.** – chairman of the STEM Team of Southwest Florida and STEM Liaison for the Calusa Chapter of the Florida Engineering Society, vice regional chairman on the MIT Educational Council, and on STEM advisory organizations for Lee and Collier County public schools.

• **Dorothy Rea, Ph.D.** – associate professor, FGCU College of Education.

• **Margaret (Amy) Biener** – area manager, CenturyLink.

Babcock Ranch Neighborhood School registration

Go to www.BabcockRanch.com, click on the "school" link and fill out a form to request more information and notification when applications are available. 📧



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DOWNTOWN RISING



Construction of the first buildings and amenities at Founders Square, the town's lakefront downtown, is moving forward on the Table & Tap, Discovery Center and Market Café. All are scheduled for unveiling during the town's grand opening in February.

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MEET THE PROFESSIONALS

A Q&A with John Broderick, senior vice president of land development for Kitson & Partners

JOHN BRODERICK WAS BORN IN NEW JERSEY, one of nine siblings. Because of his father's job, he and his brothers and sisters grew up in the 1970s and '80s all over the world, including Libya, North Africa, Colombia, then back to the states in California and then back to New Jersey. His mom, meanwhile "had three full-time jobs," he said. "Us." Mr. Broderick lives in Fort Myers and has four grown-up sons who live up in the Northeast.

— Evan Williams

What does your job entail?

"Although I'm involved with the building, a different division handles vertical construction (such as homes). My main focus is on the horizontal, the roadways, doing the environmental mitigation, all of the environmental permitting that's necessary for the property ... the raw land all the way to a finished product ... roads ... bridges ... working with all the utility providers."

What was your path to this business and Kitson & Partners?

"I met Syd Kitson about 23 years ago up in the Princeton, N.J., area. And I was actually hired as a consultant to help them complete a clubhouse at the Cherry Valley Country Club, and that's really where my career started with Syd. Although I was consulting, I hung around for a little while and they eventually hired me. I've been here directly as an employee about 20 years at this point ...

"I've always liked construction, and I just kind of stuck with it from the time I got in it.



We have a joke we say to each other, 'you're still in this business.' We're lifers in construction."

What's an average day for you if there is such a thing?

"We get in here like 6 to 6:30 in the morning. We get a lot of work done in the first couple of hours of work so there's minimal or no interruptions. A couple of us come in and kind of plan out the day, highlight where the issues are ... Try and tackle them for the day."

How about today, what are you up to?

"I have a new employee starting so I'm trying to get his feet on the ground here. I'm showing him different exhibits, maps, what he's going to be responsible for. This morning there were a bunch of budget questions being asked so I handled those."

What's it been like working on Babcock Ranch with Kitson over all these years?

"It's been very exciting actually. When we first obtained the property in '06, we honestly thought (construction work would be) starting in 18 to 24 months. And of course the market crashed at that point. It got a little frustrating for a while there and then the markets turned around. It's been extremely satisfying to see from point A to B that we were able to start and actually hold a lot of the vision that Syd and the Babcocks had for the property, building a more sustainable type of community. It proved to be something that maybe my kids will be able to enjoy some day, you know? It'll be there for a long time."

Working on such a unique project, what are some of the challenges that you've faced?

"When we initiated Babcock we had a vision of doing a more green, sustainable type of community. In '06 there were people that were talking about those things but no one was actually doing that. People just wouldn't do that. They wouldn't buy 18,000 acres only to develop 8,000. So that alone, preserving most of the property rather than impacting it, that was a challenge in itself."

What do you enjoy most about your job?

"I like it when the improvements are done that you can drive down the boulevard and actually see that we've met the vision of the actual plan. I have a lot of gratitude for that."

Do you see it coming up?

"I believe there is a total of six homes that have started. It's actually a very small piece of what's going to happen. It is coming together and we are seeing nonresidential buildings over in Founders Square. Those are starting to come up. All the pieces are starting to come together. You start having a true appreciation of the scale of what we're doing."

What's your life like outside work?

"I fish. I fish a lot. I like to go hiking, to take a walk, stuff like that."

What was it like growing up all over the world? Did those experiences stay with you?

"I do remember the majority of all of them. Even when we lived in Africa we would travel into Europe quite a bit. I don't know why but I always loved Switzerland the most ... Even down in Colombia, my father, he would make sure we saw the countryside. We went into the Amazon for a couple of weeks one time. It was just unbelievable when you would come across things. You would see these hand-carved stones out in the forests ... Unbelievable to actually see with my own eyes. Those are just experiences that never leave you, you know? They take away your breath sometimes some of the stuff you would see."



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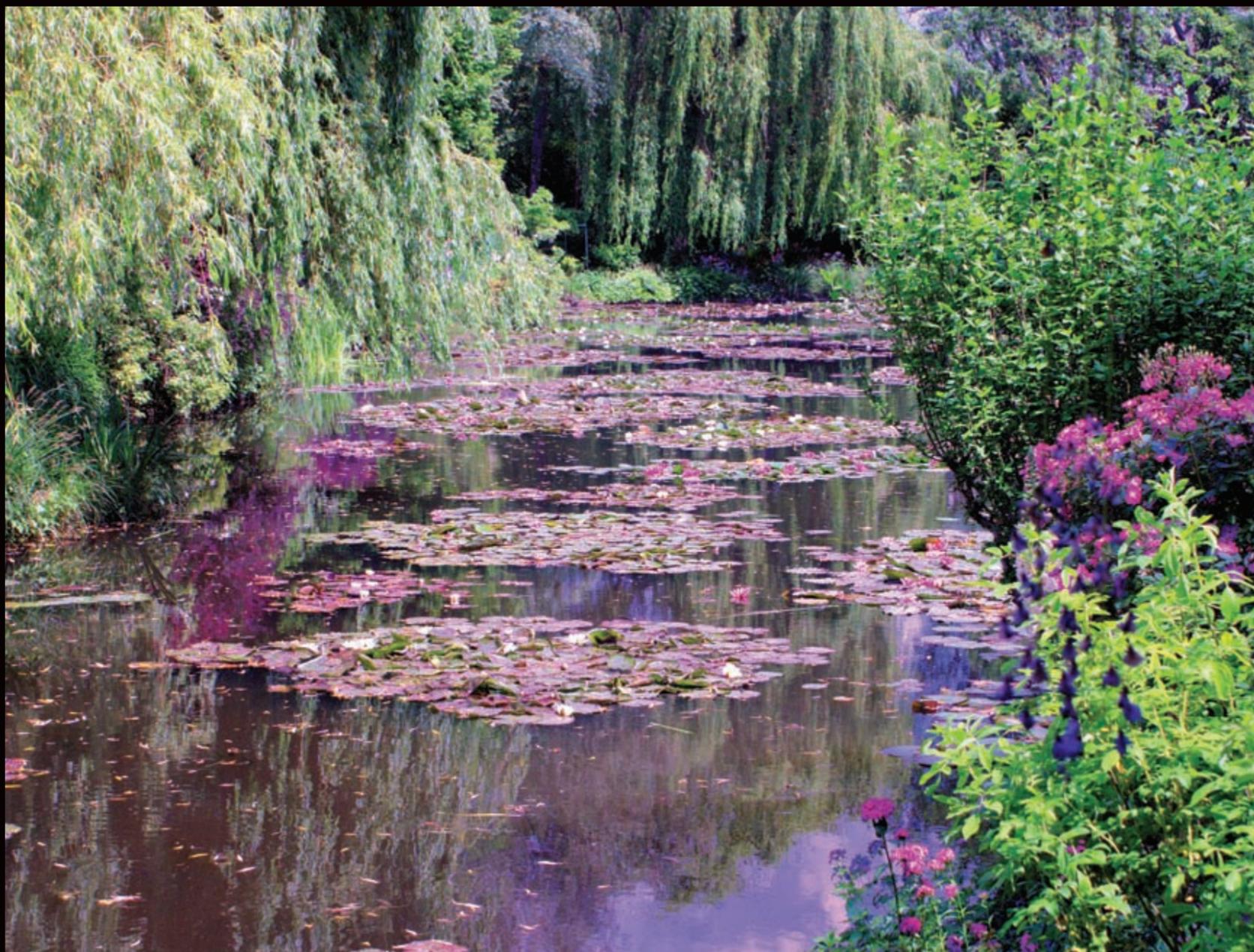
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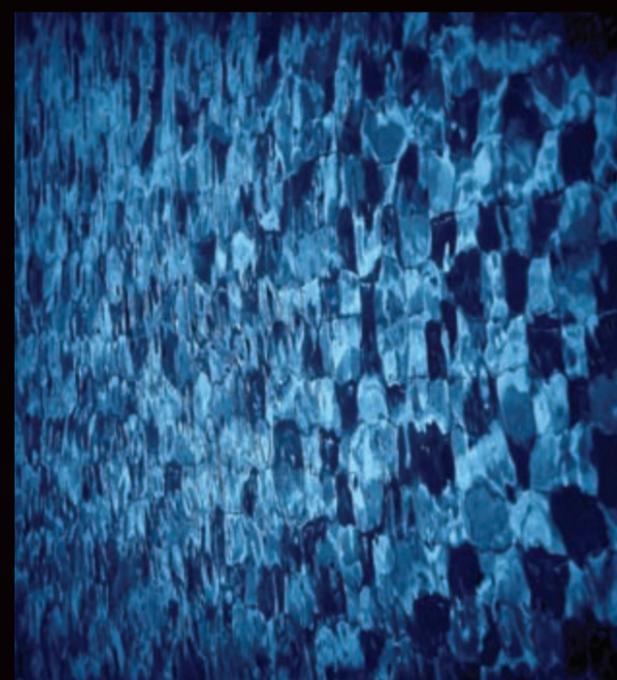


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State-of-the-art utility plant is almost ready to open

BY EVAN WILLIAMS

ewilliams@babcockranchtelegraph.com

The wells from which Babcock Ranch will draw its water now have power. The filtration and treatment systems have been installed. And the Florida Department of Environmental Protection is set to certify it. Babcock's new, \$15.5 million water and sewage treatment plant is scheduled to open near the end of the year, in time to get things flowing before people start to move in to the community in 2017.

"We're getting to where some parts look like an actual treatment plant," said Mike Acosta, director of utility operations.

He adds, "You can't see it on Google Earth quite yet. You can see the cleared site."

Workers built the plant from scratch starting last November, from the wells that dip into the Sandstone Aquifer to the miles of PVC pipe that will reach to each of the roughly 19,000 residences and businesses in

the years to come.

It will provide hundreds of thousands of gallons of fresh and gray water every day when Babcock opens next year, and millions of gallons when the community is fully built. There are still dozens of bacteriological tests to be done before the system is put into service, Mr. Acosta said.

The entire system is built on a 62-acre utility site that includes a 31-acre stormwater pond. The water treatment plant itself is housed in a 40-by-80-foot building and related equipment such as an operations building and water storage tanks that are 85 feet in diameter are all on about 6 acres. There is also an office and a bathroom that includes a shower.

Built with Babcock's water conservation and stewardship values in mind, it will align with the most up-to-date building, landscaping and at-home practices that minimize water use.

Water will be drawn from the Sandstone Aquifer (a misnomer since it doesn't actually contain sandstone)

about 100 to 120 feet below the surface. It will be pumped to the new plant and run through nanofiltration membranes that remove naturally occurring calcium ions and soften the water. Then it's aerated to remove hydrogen sulfide gas and disinfected with chlorine before being stored in a million-gallon storage tank.

From there it will be distributed to busi-



nesses and homes in which Babcock planners require the use of WaterSense appliances and fixtures such as toilets, faucets and dishwashers. To qualify for the WaterSense designation they are built to Environmental Protection Agency guidelines that require them to use 20 percent less water while doing the same job as well or better. WaterSense toilets, for example, use 1.28 gallons per flush, while the federal standard is 1.6 gallons per flush. The EPA estimates that could also save \$110 per year in water costs per home. The average house at Babcock Ranch is expected to use roughly 120 to 170 gallons of water per day.

The system is also designed to minimize irrigation, one of the prime culprits in depleting one of our most valuable natural resources, by building a reclaimed wastewater

system into the new plant. Used water from showers, sinks and toilets goes down a gravity sewer to a lift station and is pumped to the treatment plant, where it becomes "effluent" or reclaimed water after being treated with carefully cultivated bacteria, filtered and disinfected with chlorine. The gray water is then discharged into a closed lake near the utility site and pumped throughout the community for irrigation purposes, instead of wasting potable water.

The community will have aggressive water-saving landscaping requirements in common areas and for builders. For instance, the amount of sod is not to exceed 50 percent of a lot (not including the house or structure), with the rest filled by canopy trees or natural vegetation. ☺

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Wilderness Tours to reopen in November under state management

BY NANJI THEORET

Babcock Ranch Telegraph Correspondent

The public will likely have to wait until November to return to Telegraph Swamp and the 73,239 acres of the state-owned Babcock Ranch Preserve. The camouflage-painted swamp buggies are temporarily sidelined until the Florida Forest Service finalizes a contract with a Fort Myers area company to assume operations of the popular eco-tours.

In the meantime, it will continue to offer educational visits to schoolchildren, says Duane Weis, manager of the forestry's Myakka River district, which includes the Lee and Charlotte County-straddling preserve.



"We've been working on this transition and have prepared for it for a couple of years," Mr. Weis says. "This is outside our realm of expertise and we knew we needed to find a vendor who knew what they were doing. We know from input from the public how important these tours are. They're a well-known feature of this area and a pretty popular destination. The tours fit really well with our work in education and conservation."

Mr. Weis expects a contract to be finalized by mid-October with the attraction reopening as soon as early November.

The top-rated TripAdvisor tours attract anywhere from 18,000 to 25,000 visitors annually, allowing them to experience the working cattle ranch, learn about the lives of early pioneers and explore four distinct ecosystems, including the bald cypress Telegraph Swamp. The tours also include close encounters with juvenile alligators and Osceola, the preserve's resident Florida panther. Kitson & Partners has operated Babcock Wilderness Adventures since it purchased the historic 91,000-acre Crescent B. Ranch in 2006 and sold the preserve lands to the state — the single largest state conservation land acquisition in Florida's history.

The preserve protects regionally important water resources, diverse habitats and historic agricultural and cultural resources.

The tours will have a new name but will offer a similar 90-minute experience, journeying through Cracker cattle pastures and herds tended by real-life cowboys, slogging through wetlands and passing the former logging town of Rouville (population 200).

"We don't anticipate major changes," Mr. Weis says. "It might change once the new vendor starts operating and decides to freshen things up."

The vendor could also transition into continuing heritage tours at the Cypress Lodge, the Babcock family's home in the heart of the swamp.



"There are questions of what we can and can't do there and we're working with the state fire marshal to find out what upgrades need to be done at the lodge before we can allow public access," says Mr. Weis.

In addition to continuing the tours and partnering with private farmers to maintain cattle and agricultural operations, the forest service will expand public access on the preserve. One of the forest service's first steps is to introduce horse trails and eventually primitive campsites.

"We don't have a timeline on when these projects will start but are hoping to start work on the trails this fall," Mr. Weis says. "It's very important to integrate more public access into the property. We're stepping very carefully until we get a vendor in place. It's an amazing property."

Babcock Ranch Preserve is home to 13 endangered or threatened species, including the Florida black bear and panther, the



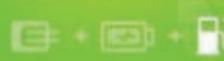
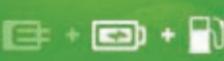
Eastern indigo snake and Florida burrowing owl. Pennsylvania lumber magnate Edward V. Babcock purchased the property to harvest longleaf pine and cypress. The land eventually became one of the largest cattle ranches in Florida, managing 50,000 head of cattle. The calves are still the pride of the ranch, one of the top producers in the country.

Babcock Wilderness Adventures is located at 8000 SR 31, Punta Gorda.



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Meet the Townmakers

... the people behind the creation of Babcock Ranch

Special to Babcock Ranch Telegraph

TOWN-MAKING REQUIRES DIVERSE skill sets, each of which contributes to the creation of a place where people will live, learn, work and play. It is a process that must be patient, committed to listening to the land, and mindful that the place being created will define the lives of the people who live there for generations.

The making of Babcock Ranch has been in motion for more than a decade. Countless creative sessions, site plan iterations, and the feedback of literally hundreds of people have been part of the effort. Babcock's town makers have stayed the course, and will soon see the first fruits of their labor.

"This stuff is complex, and not for the meek of heart," said Syd Kitson, Kitson & Partners chairman and CEO. "A lot of work needs to go deep into the details. The details make the difference. We have a great town maker team, including our contractors. We didn't go after the lowest bidders. We went after people who are the best. People within Kitson & Partners have been working on this for many years and have never given up. They understood the



Syd Kitson, Chairman and CEO
Kitson & Partners

vision, and were determined to own it and not sell out — my partner, Tom Hoban, Pat Bishop, Glenn Geiger, Al Dougherty and John Hillman. They've done an amazing job."

Florida Power & Light has been on the Babcock town-maker team since the beginning and has worked with Kitson to create a town that is solar-powered. An on-property solar panel farm, 75-megawatt power generation plant, distribution network and substation will deliver power to the community.

"We were able to give FPL over 400 acres for a solar center," Mr. Kitson said. "The solar

energy that goes to the substation will feed our community first. At night, Babcock will be powered by FPL's grid that runs on natural gas. Our town will have clean energy around the clock."

"A town is something that breathes and has its own life," said Geoffrey McNeill, principal, AGMCI Planning & Design. "The questions become, how do you approach a healthy community — something that breathes? How do you approach multigenerational communities? How do you create a sense of arrival?"

Land planning and engineering firm Kimley-



Geoffrey McNeill, CEO, AGMCI Planning & Urban Design



Brian Penner, CEO Mitchell & Stark Construction Co. Inc.

Horn & Associates distilled the various iterations of the Babcock Ranch site plan into a final design. Their plan respects Babcock's lakes and preserves while allowing for neighborhood parks, green spaces and trail heads. Mitchell & Stark, a land improvement and earth-moving expert, will repurpose the land previously used in Babcock's timber operations to suit the site plan.

"Land planning is about taking the residential and nonresidential uses that are required

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Al Dougherty, senior vice president construction and development, Kitson & Partners



David Mercer, project manager, Kitson & Partners



John A. Hillman, senior vice president sales and marketing, Kitson & Partners



Bill Waddill, senior vice president, Kimley-Horn & Associates

to create a place and applying those uses in a way that creates a town and a sense of community," said Bill Waddill, senior vice president, Kimley-Horn & Associates. "Understanding the existing features of the land is critical, as well as other principals like walkability, connectivity and sense of place."



Tyler Kitson, Kitson & Partners

"Town making is a process that is both art and science," said John Hillman, Kitson & Partners senior vice president of sales & marketing. "We start with the land and how best to honor it and work with it — we then bring in the land planners, architects and engineers to define the place. Finally, it's the social, events and traditions that really create the fabric of the town."

"It's really a privilege to say you had your fingerprint on this thing and watch it start to come together," said John Broderick, an 18-year employee of Kitson & Partners and the company's senior vice president for land development. The property is home to wildlife species such as panthers and wood storks. Their continued survival and chance to flourish into perpetuity are paramount goals of Mr. Broderick, Kitson & Partners, the governing environmental regulatory bodies and future residents.

Everything related to every species of flora and fauna found in Babcock Ranch has to be taken into account as the town is planned and built. Everything.

"Bugs and bunnies," said Mr. Broderick, mentioning just a couple. David Mercer, a 26-year-old engineer has a different view — literally.

The Babcock Ranch project manager works out of a trailer on the construction site where the new town is being born around him. Near the trailer, lakes are being dug and repositioned, streets are being laid out and sidewalks and roads constructed, and much more.

"I don't want to use the word privilege but it is exciting for me," Mr. Mercer said. "Especially on the nerdy end for me. It's really cool and I'm on-site every day."



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5. Dave Witt
6. Christine Barker
7. Mike Gilbert and Bob Lanham
8. Victor Nazi, Roger Settle, Eddie Smith, Janece Coonrod, Maria Morales, Gail Maltese and Christine Limotta
9. Syd Kitson
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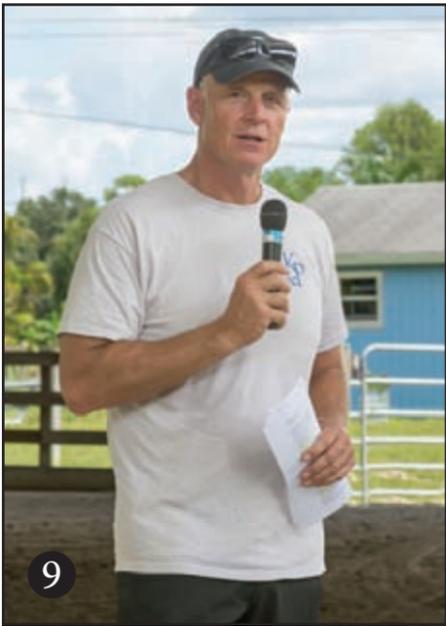
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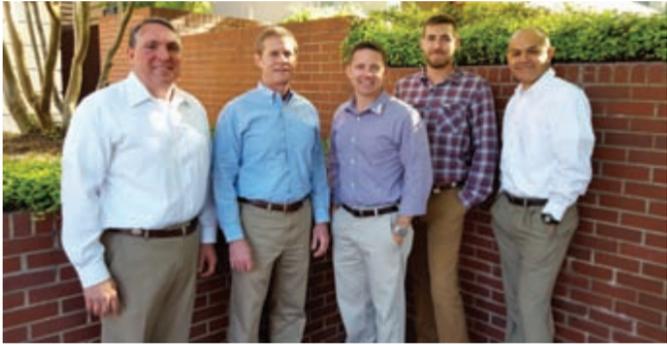


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COURTESY OF BABCOCK RANCH

Babcock Ranch will continue to raise cattle and grow both turf and watermelons on its own property.

Babcock enterprises continues a 100-year tradition

BY ROGER WILLIAMS

williams@babcockranchtelegraph.com

Used to be, Babcock Ranch was home to not much more than cowboys, farmers, their cows and crops, and all manner of wilderness, from cypress sloughs to piney flatwoods to dry prairies. Laced like a girdle right up the middle by Telegraph Creek, all of it emptied into and enriched the Caloosahatchee River basin, the western Everglades and Charlotte Harbor.

The ranch's famous brand was the Crescent B, since 1914, burned into the hides of calves raised across its 143 square miles.

Although much of that is still true, including the use of the Crescent B on contemporary Babcock cows, agriculture has been pared back significantly, especially on public lands, which amount to all but about 18,100 acres.

On the private acreage, however — Kitson & Partners' green, solar-powered town still known as Babcock Ranch — both ranching and farming remain robust under a new arrangement starting this month: Babcock Ranch will no longer manage agricultural operations on public lands, as it has for a decade. But it will continue to raise cattle and grow both turf and watermelons on its own property.



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Led by Steve Smith — Mr. Smith is vice president and general manager of Babcock Ranch Management, LLC, a man born and raised on a Florida ranch before graduating from the University of Florida — Babcock cowboys will work a rather sizable herd, farmers will grow four kinds of turf to be sold to landscapers, and a farmer will continue to lease some 400 to 500 acres to grow watermelons, Mr. Smith explains.

“He’s second generation out here, with his sons. They usually plant in January or February and harvest in May — then they take a break. It’s hard work,” Mr. Smith says.

“When we split the cattle with the state (earlier this summer), they hired a consultant and brought in riders. Once we agreed to how many went on their side and how many on ours, it wasn’t that hard. You look at the ages of the cattle, and you split them by age and type.”

As it turns out, the state now owns 62 percent of the herd Mr. Smith had been running both for his boss, Syd Kitson, and for the state. Babcock Ranch kept 38 percent.

“So that’s a little over 2,000 for them, and over 900 for us, which is a pretty good number for that property we’re grazing,” Mr. Smith says.

In addition, Babcock Ranch will continue to grow 400 acres of turf, split into Floratam (a St. Augustine variety good for warm weather), Bermuda and Empire Zoysia, likely to be used in the common areas at Babcock Ranch, he said.

Profits for any and all of it are poured back into Babcock Ranch.

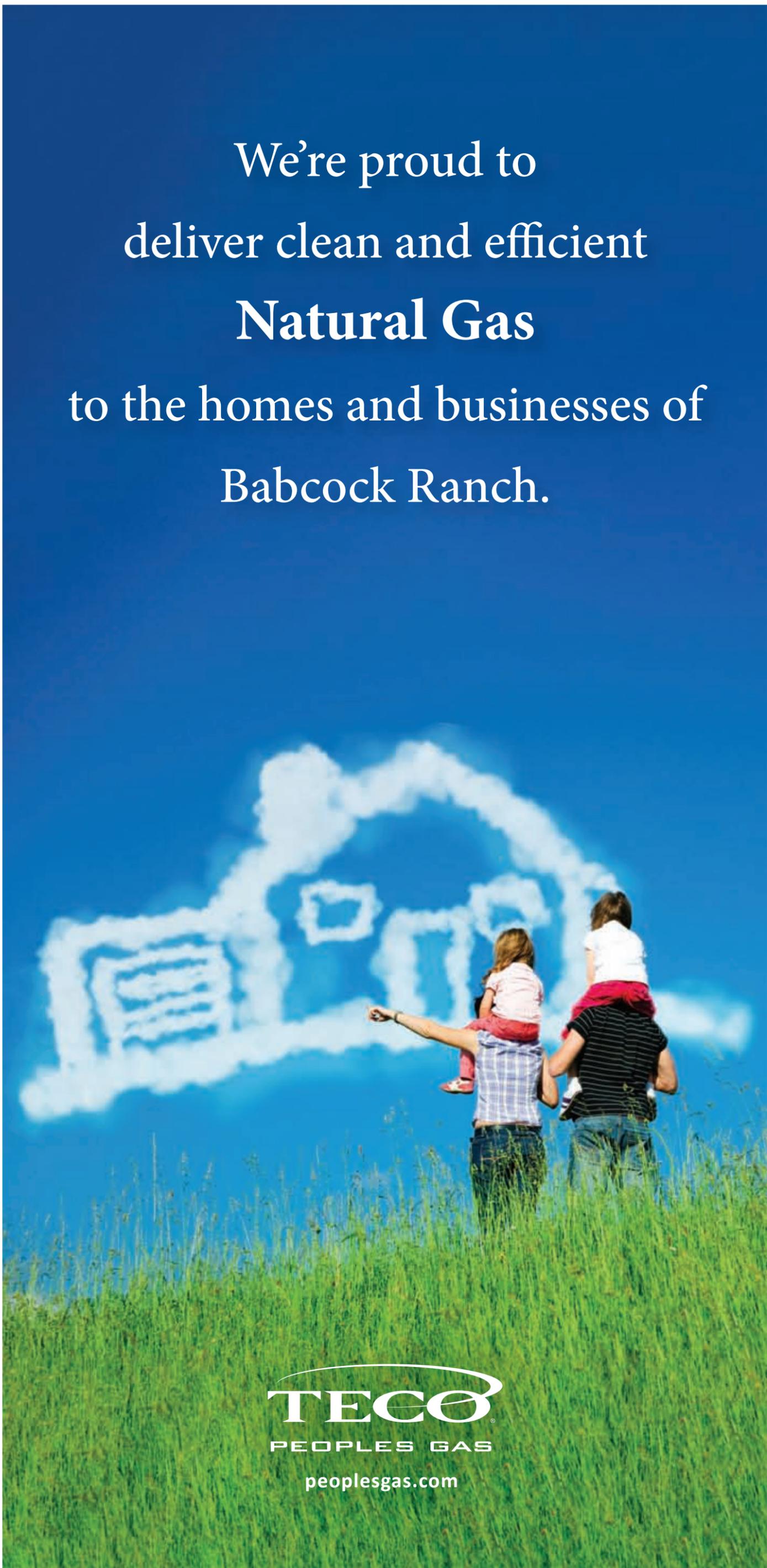
“The money is devoted to maintaining the property,” explains Steve Smith — “the infrastructure or the ranch itself: roads, drainage systems, maintaining the fences, doing exotic or invasive species control, moving, building, maintenance — all of it.”

Meanwhile, Mr. Smith has begun harvesting a different kind of crop: crushed limestone.

“It’s not really agriculture,” he says wryly. “We’re digging lakes. And the material that comes out of the hole is limestone. So we run it through a crusher and sell it as DOT-certified road material. Then those lakes will become community centerpieces and water control.”



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Babcock Ranch to make power-ful energy statement

BY ROGER WILLIAMS

williams@babcockranchtelegraph.com

For the first time in the United States, a sizable little town that will someday include about 50,000 residents is openly worshipping the sun.

Babcock Ranch, where the first homes are now rising. People living, playing and even working together — people who are connected and share common threads about caring for the environment, one another and being part of something that is growing and healthy are all elements of the “sense of place” that frames what Babcock Ranch is all about.

But it won't be collected by glass on the tops of their homes or businesses, as it might be in other European or American communities.

Instead, Babcock will grow to full size over the next 20 years powered by a solar field laid out right next to town, a field stretched across roughly two-thirds of a square mile, courtesy of Florida Power & Light.

On that 440 acres, the first of about 350,000 solar panels to be delivered in thousands of truckloads are arriving as the spring progresses, officials say.

When the *Babcock Telegraph* toured the site

recently, the bases and posts that support those panels, and the wires that transfer the sun's power to photovoltaic cells and to the grid, were mostly in place.

Not only has nothing like it ever happened in the United States, but it's unique in the world, too, says Pam Rauch, vice president of external affairs and economic development for FPL.

“They'll be getting some of the cleanest, most affordable power in the United States or the world,” she explains.

“It would take 22,000 rooftop solar installations to equal this, and it's the equivalent in carbon reduction of removing 25,000 passenger vehicles from the road each day.”

Those figures come from the U.S. Environmental Protection Agency, she says.

At night or during cloudy days, the community will pick up power from the grid

— power produced by natural gas, another clean power source, Ms. Rauch says.

That's because the 75-megawatt field is connected to the grid itself. The new power poles are up and wired, and any solar power the community doesn't use will be fired back into the lines.

Conversely, in low sun events the community can take power out, if needed.

Here's what that means. A megawatt



of power is measured as a million watts. In terms of use, a megawatt hour is 1,000 kilowatts of electricity used for an hour.

In practical terms, a large TV or a desktop computer may use about 250 watts per hour. Dishwashers or washing machines use 2,000 to 3,000 watts.

In 2014, the average American home used almost 11,000 kwh, or kilowatt hours — but Floridians use less, officials say. (Americans are second behind Canadians for heavy use.)

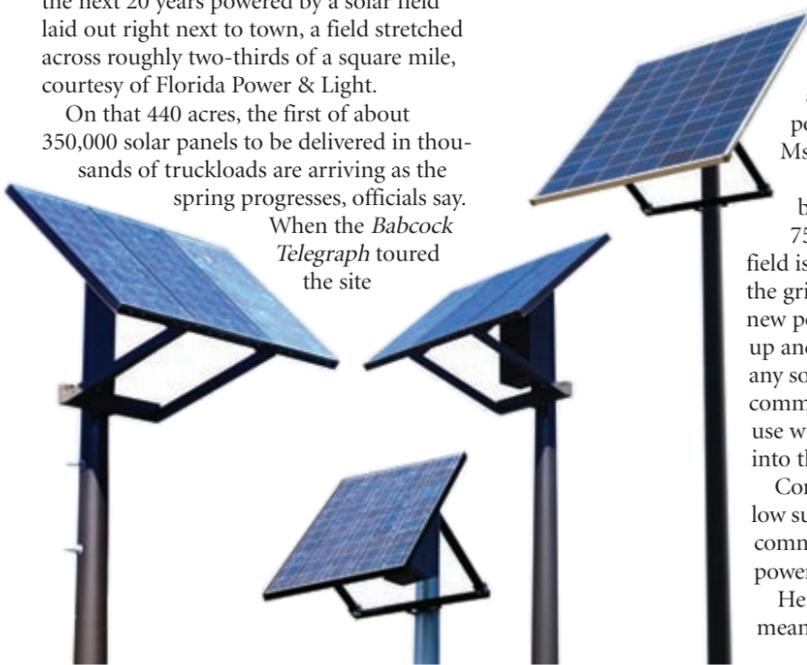
At Babcock, very little of that, if any, will

pollute the planet.

“Babcock Ranch will be the world's first new town where solar energy production will exceed total energy consumption on day one,” says Ms. Rauch.

“What that means is that the town will have a net environmental footprint, with the solar plant on the site generating more clean energy than the town will be using.”

Net, she says. That's like money in the bank — for the rest of us.



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Stock Development starting models in Lake Timber at Babcock Ranch

SPECIAL TO BABCOCK RANCH TELEGRAPH

Naples-based Stock Development has started construction of five furnished lakefront model residences in the Lake Timber neighborhood at Babcock Ranch. Babcock Ranch is a new 18,000-acre eco-centric, solar-powered town being developed by Kitson & Partners, 20 minutes east of Fort Myers off Florida State Road 31 in Charlotte County. Homes by Towne has also started construction of furnished models in Lake Timber, the first neighborhood to be built at Babcock Ranch. Fox Premier Builders and Florida Lifestyle Homes of Fort Myers is beginning construction of additional models. Completed models are expected to be open for viewing in early 2017. Each of the homes at Babcock Ranch is being built to Florida Green Building Coalition Certification standards.

Base-priced from the \$500,000s and situated on 70- and 80-foot lakefront homesites, Stock's all-new floor plans were designed specifically for Babcock Ranch by Looney Ricks Kiss Architects, the same firm that established Babcock Ranch's Craftsman, Farmhouse, Coastal Gulf Vernacular, Spanish and Colonial/West Indies residential architectural styles. Featured in Babcock Ranch's Longleaf Collection of residences, each of the plans includes a covered front porch that allows the home to fully live from front to back while encouraging interaction with neighbors.

The Lake Timber neighborhood's lakefront green spaces and pathways, trail head facilities, a dog park, lakeside fishing dock, observation deck, and Babcock Ranch's first



The 3,076-square-foot under air Crystal residence is one of five furnished models being built by Stock Development at Babcock Ranch, a new 18,000-acre eco-centric, solar powered town being developed by Kitson & Partners in Charlotte County.

town garden will provide opportunities for connecting with nature. The Lake House neighborhood center will include a lakefront pool, barbecue area and playground. Lake Timber is situated a short walk or bike ride from Babcock's Downtown District. Phase I of the Downtown District is under construction and expected to be completed by the end of February.

"Stock Development has been building homes in communities and neighborhoods throughout Southwest Florida for 15 years," said Stock's vice president of sales and marketing, Claudine Leger-Wetzel. "We are looking forward to being part of what Kitson &

Partners is doing at Babcock Ranch and to supporting their commitment to environmental sustainability. What has been especially gratifying is how the interior designers of our models have grasped the town's sense of community and connection with nature and incorporated those elements in their designs."

The interior of Stock's Crystal model by LDL Interiors' Lynn Lombardi for Pizzazz Interiors is grounded in a New Americana design concept that reflects the inviting tenor of Babcock Ranch's architectural designs. Beginning with the swing and rocking chairs on the home's front porch, and extending

through an interior replete with rustic Old Florida elements and warm wood flooring, this is a home where neighbors will always be welcomed. Easy-to-maintain fabrics and furnishings will contribute to a relaxed lifestyle. The wall color in the living area will be a light grayish blue complemented by whites, blues, and pops of red and green. Plans call for the great room ceiling to be accented with rustic beams. As planned, the study will include a sleeper sofa and built-in corner desk. In addition to the great room and study, the 3,076 square foot floor plan includes an island kitchen with a walk-in pantry, three bedrooms, 3½ baths, and a large lakefront outdoor living area with a summer kitchen, pool and spa.

Norris Furniture and Interiors' licensed interior designer Deborah Chase-Schulte has combined a mix of old and new elements to create an inviting, relaxed interior for Stock's Sebring model. Warm beige-gray backgrounds throughout the home

will be accented with colors that celebrate the outdoors, including citron green, sky blue, and sunset red. Flooring in the common areas will be wood-look plank porcelain tile. Black-and-white photographs taken on the Babcock Ranch property, natural wood furnishings, board and batten wall details, unique elements such as an old Florida style sliding barn door connecting the dining room and kitchen, drop-down and beamed ceiling details, and doors that open the dining room to a covered front porch with rocking chairs will contribute to the home's sense of connection with the outdoors. The outdoor living area will include a rectangular pool and

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paved deck that will draw the eye to serene lake views. The Sebring's 2,676 square feet great room plan includes a formal dining room, island kitchen, three bedrooms, 3½ baths, and a large two-car garage.

Clive Daniel Home's Rebekah Errett-Pikosky and Charlie Hansen have created an ecoluxe interior for Stock's Bartow model. Their organic design style is punctuated by furnishings that convey a contemporary feeling while maintaining the home's relaxed ambiance. An environmentally themed color palette includes fresh greens and grays, creamy base backgrounds, natural wallpapers, and grass cloth wall coverings that play with the living area's light gray hardwood flooring. The lakefront residence offers a 2,822-square-foot great room plan with an island kitchen, study, three bedrooms, 3½ baths, a two-car garage, and an outdoor living area with a

pool. Special features presented in the model include a built-in and a dry bar in the dining area that will include a refrigerated beverage center, applied molding details in the powder bath, and bump-outs that create recesses for the windows flanking the great room's feature wall.

Stock's Destin model will present an organic contemporary-style interior that combines clean lines with a mixture of materials, including concrete, wood, glass, and high-gloss finishes on some of the furnishings. Created by Soco Interiors' senior designer Meredith Summersgill, the design will feature a color palette with grays, taupes and whites accented with pops of orange. The flooring in the living areas will be 9-inch-by-36-inch wood-look plank tile. Designed to look like Geisha wood, the gray-toned flooring will convey a clean, sophisti-

cated feeling. Summersgill has incorporated interesting wall and ceiling details, various fabrics and furnishings with a variety of finishes ranging from the great room's distressed concrete top side tables with a parson-style stainless steel bases to a petrified wood accent table in the study. The great room, island kitchen and dining space is the heart of the Destin's 3,191 square feet floor plan that also includes four bedrooms, 4½ baths, a study, three-car garage, and an outdoor living area with a pool and spa overlooking the lake.

The two-story Delray model presents street-facing covered porches on both the first and second floors. The 3,264 square feet floor plan offers an exceptional level of livability and features a variety of gathering places, including a huge great room and dining area that opens to the outdoor living space, a spacious island kitchen, a study, an upstairs bonus room,

three bedrooms, 3½ baths, and a two-car garage. Megan Ellis, senior designer at Builders Design in Sarasota, has created an interior with a tailored industrial feeling. The design mixes Ralph Lauren's signature red and deep navy blue colors with large-scale industrial furniture pieces that play against neutral greige backgrounds and 24-by-24-inch porcelain tile flooring. Visitors and passers-by will be invited to relax on a front porch with a pair of rocking benches with comfortable pillows in a blue palette. A side table between the rocking benches will contribute to the porch's sense of purpose. The outdoor living area overlooking the lake offers another inviting place to relax with family members and neighbors.

To learn more about living at the eco-centric, solar powered town being developed by Kitson & Partners at Babcock Ranch, visit babcockranch.com. 



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Designing for community at Babcock Ranch

SPECIAL TO BABCOCK RANCH TELEGRAPH

As a child, Kitson & Partners chairman and CEO Syd Kitson lived in a New Jersey town of 12,000 people. Like most children who grew up in similar small-town settings, people all over town knew him, knew his buddies and knew his parents. His neighbors looked out for him. Shopkeepers called him by name. His hometown engendered a sense of familiarity, community and the feeling of always being welcomed. Years later, after founding the company that bears his name, Kitson realized his small-town roots could provide a back-to-the-future foundation for the creation of Babcock Ranch, a new town being built by Kitson & Partners in Charlotte and Lee counties that will ultimately include 19,500 homes, nearly 50,000 residents, and 6 million square feet of commercial space.

"A town means so many different things," Mr. Kitson said. "It's a place where you grow up, where you visit, a place with great gathering places. It has a living, breathing feel to it. When I was a kid, we knew every single inch of my hometown. The neighbors knew each other and we took care of each other. Wherever you went, you knew people. It was a town with a personality all its own. And that's what we're doing at Babcock Ranch — creating a town with its own unique personality. We want it to be very relatable, a place that is more in scale for people, not so much a city, but a town where people can gather and enjoy one another."

There is more to Mr. Kitson's vision of Babcock Ranch than nostalgia. In many ways, it is a reflection of how townmaking in the United States evolved in response to the baby boom of the 1950s and crowding in many of the nation's urban centers. Non-descript, often hastily planned and designed



COURTESY PHOTO

The Babcock Ranch architectural style is derived from styles found in pre-World War II neighborhoods throughout Southwest Florida. Deep, open porches characteristic of these regional styles will be positioned tighter to the street and encourage social interaction and connectivity.

suburbs were created with seemingly little attention to developing the personality and opportunities for human-to-human connection that are at the core of what Mr. Kitson envisions for Babcock Ranch.

"After the '50's and '60's, America got into urban sprawl," said Al Dougherty, COO Communities Division at Kitson & Partners. "People were looking to get out of the urban areas and had an opportunity to buy homes with larger yards that were affordable. Commercial development and shopping centers came up to support that sprawl. It was somewhat reactive, and it wasn't comprehensively

thought out. There was no connectivity. We got away from the sense of town and place. Babcock Ranch is bringing people back to that small-town feel, yet it has all of the advantages that large towns offer. Every piece of it feels intimate. Those intimate pieces are connected in a way that creates consistency. And I think people are yearning for intimacy in their lifestyle and where they live."

The planning and design of Babcock Ranch has been underway for more than a decade and it continues to evolve even with construction of the town's first residences and phase one of the Downtown District

underway. What is apparent is that the town planners have by design created opportunities for people of all ages to interact, to come to know one another, and to experience the life at Babcock Ranch together.

Central to the design are the notions that effective townmaking is about creating places to which people will naturally gravitate; developing streetscapes that invite a walkable, bikeable lifestyle; incorporating neighborhood parks that offer children a place to play and neighbors to gather; providing every neighborhood with a trail head the serves as a gateway to the town's 50-mile network of nature trails;

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establishing neighborhood gardens for neighbors to share; and creating Founders Square, a lakefront green space that will serve as a venue for community celebrations, concerts, civic events or simply relaxing with friends.

The town's architectural styles are equally important to the sense of place Mr. Kitson is creating at Babcock. Taking a bold step, the planners eschewed the residential styles prevalent for the past several decades that emphasize backyard living that by design tends to isolate neighbors from one another. Instead, the Babcock style is derived from styles found in pre-World War II neighborhoods in Fort Myers, Naples and throughout Southwest Florida. Deep, open porches characteristic of these regional styles typically run the length of the front facade and sometimes wrap around one or both sides of the house, giving the homes their characteristic look. These regional design principles are applied to the town's residential architectural styles — Craftsman, Farmhouse, Coastal Gulf Vernacular, Spanish and Colonial/West Indies. Grouped around Babcock Ranch's parks and streetscapes, the homes and their porches will be positioned tighter to the street and encourage social interaction and connectivity.

"The design principals both from a planning and architectural perspective promote connectivity to others," said Mark Jones, principal, Looney Ricks Kiss Architects. "You will know your neighbor and you will know the neighbors down the street. Each neighborhood includes central parks and open spaces that are for the neighborhood and not reserved for the backs of homes. They're out front and contribute to the community as a whole. It is not going to be a community where you pull into your garage and you shut your garage door and live out at the back of your house. It will be a community where people actually come together. The relationship of the house to the sidewalk helps promote that. It could be subtle. The differences between houses across the street from each

other being closer together versus further apart, and the distance from the sidewalk to your front porch. All of those have very subtle implications when you start adjusting those and they all relate to how I connect with you walking down the sidewalk."

The parks Mr. Jones referenced are key to Babcock's town and country lifestyle. Whether living in a neighborhood in close proximity to the Downtown District, or living farther removed from downtown on a larger home site, every residence at Babcock Ranch will be within five minutes of a park. The combination of the parks, the trail heads offering access to the network of nature trails, the lakefront green spaces, and the community gardens is designed to provide an everyday connection to nature that can be shared with neighbors.

"One of the keys was making sure the neighborhoods have park spaces that people can walk to," said Bill Waddill, senior vice president, Kimley-Horn & Associates. "We then connected the neighborhoods to the trail system so you can get on your bike or you can run and enjoy other parks in the community and even bike to Founders Square. So creating the park system on a neighborhood scale, on a community regional scale, and then on an urban scale and connecting them all with a trail system I think is a very important fundamental organizing principal to building this town."

Communities are about building relationships and relationships transcend a particular segment of the market, said Rick Severance, president of Babcock Ranch. "It's not just about a baby boomer, or a 50-plus, or the millennials. We've created the environment so there can be this social connection and folks may not even recognize that's what it is, but it's really mindful planning and being very thoughtful about creating environments where they can actually integrate together."

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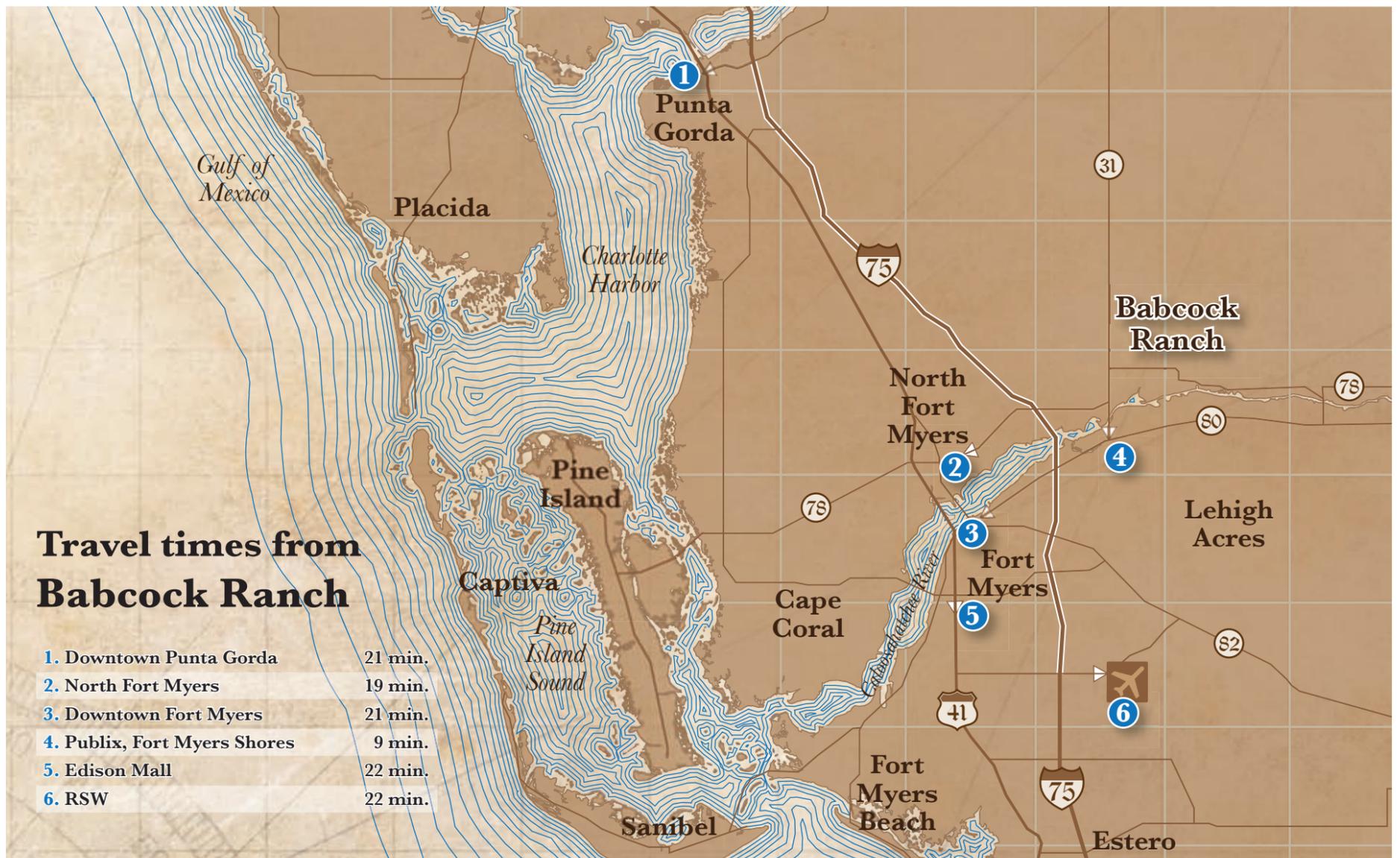
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