

**Babcock Ranch Preserve  
Kitson & Partners**

**February 25, 2009**

**Attendees**

Gary Nelson, Kitson & Partners  
John Broderick, Kitson & Partners  
Mark Llewellyn, Genesis Group  
Joe Petrich, Genesis Group  
Marcus Carnegie, Genesis Group  
Lora Silvanima, Florida Fish and Wildlife Conservation Commission  
Bill Hammond, Babcock Ranch Board of Directors

**Meeting Notes**

1. EcoTour Charette – Arnie can provide notes from the meeting. How to create a longer stay?
2. BWA - Babcock Wilderness Adventure
3. North Babcock
  - a. RV (100 unit, down the road)
  - b. General Store
  - c. Lodge (100 room)
  - d. Equestrian
    - Laundry list of this that are allowed
    - Boarding
    - Trail Rides
    - Hard to economically make it
  - e. 4H Camp (cabins and mess hall)
4. 2<sup>nd</sup> equestrian center on Hamlet II.
5. Ranch goes from draught to drown quickly.
6. Want to lengthen the hydrocycle.
7. 1' of fall/mile then steep south of the county line.
8. On the ranch elevation 55 down to 5.
9. Lee County has not worked on a Management Plan for the Argo Ranch property.



10. Discovery Center is planned for the Town Center development 2012 vertical construction 2013.
11. Perimeter trail adjacent to Babcock Development will be a cooperative effort.
12. Possible support from volunteers.
13. Within next year there might be an established Friends of Babcock Ranch.
14. Education and interpretive plan
15. Bicycle tours
16. Camping (tent & camper camping, RVs are a possibility)
17. Cabins
18. Equestrians – consider buffer
19. Hunting
20. Cypress Lodge – working to upgrade the revenue stream advertisement next week. Wiley Parker – architect.
21. Need to get 2020 guidelines from Lee County.
22. Electric carts are expected to stay on the development property.



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(Lora Silvanima – Notes)

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**Meeting Notes**

1. Arnie – met with Eco-tour folks about a year ago to gather ideas for eco tour upgrade. One recommendation was a 2-day trail ride.
2. Bill Hammond – good to have tent and pop up camping on BRP. This would not compete with Kitson property.
3. Public visiting BRP can use the road that currently run through the edge of the private property to get around telegraph swamp.
4. The road the goes to the tour will remain open to the public. No plans to upgrade the road.
5. Access points needed from Kitson community to BRP were added to map given to Genesis staff.
6. North Village will have the following amenities some of which will not be implemented for maybe 15 years when there more demand which would make it financially feasible.
  - 100 space RV park – way down the road before this goes in.
  - 100 unit lodge
  - 4-H camp with Charlotte County. Small cabins, dining hall.
  - Equestrian Center
    - Horse for hire
    - Probably won't go in until the demand increases enough to make it financially feasible due to equestrian use on BRP.
7. Village III – center of property. Have an education building which should begin construction in 2012.



8. Friends good ready to form for BRP.
9. Biggest need for BRP – tent and primitive campgrounds.
10. Lots of trails in the Kitson community. Mostly folks won't need to go to BRP to access trails.
11. Kitson staff were not worried about any competition from recreation activities on BRP.