



**Babcock Ranch Preserve  
Recreation Master Plan  
Tallahassee Workshop**

**March 27, 2009**

**Attendees**

Ken Creveling, Urbanomics  
Lora Silvanima, Florida Fish and Wildlife Conservation Commission  
Bill Cline, Florida Fish and Wildlife Conservation Commission  
Adam Young, Florida Fish and Wildlife Conservation Commission  
Marsha Connell, Office of Greenway and Trails  
Joe Petrich, Genesis Group  
Joe Hope, Hydra Engineering  
Steve Bohl, Florida Division of Forestry  
Jerrie Lindsey, Florida Fish and Wildlife Conservation Commission  
Mark Llewellyn, Genesis Group

**Meeting Notes**

1. Jerrie Lindsey provided the project introduction.
2. Mark Llewellyn provided a general overview of the work that has been completed and what is remaining.
3. Kevin Creveling reviewed the work that he has completed and some direction on where he is heading with his analysis.
  - Self-supporting from an operational perspective but not self-amortizing (will not be able to pay back cost of infrastructure improvements).
  - Several elements make this property distinctive from other large properties (state parks, wilderness areas, wildlife preserve, etc.)
  - Create a distinctive array of recreation opportunities that are self supporting and establish a fee schedule to cover the costs.
  - Considering the opportunity to provide vendor leases for various elements on the property to provide capitol improvements and management.
4. Discussed the organization and management responsibilities of the management partners and the Babcock Ranch, Inc. Board.
5. Babcock Ranch Management, LLC is the current ranch manager. The LLC is a Kitson business.
6. Ken discussed the deficient uses.



- cabins
  - tent sites
  - equestrian trails
  - freshwater boardwalks
  - unpaved bike trails
  - off road vehicle trails
7. Briefly discuss shooting range / sporting clay range. Users typically will not travel more than 40 miles to participate in a sporting clay activity.
- this is a good opportunity for generating revenue
  - would require a buffer between the range and other uses. Safety buffer should be at least 1750 ft.; noise buffer should be more than 1750 ft.
8. Mark Llewellyn provided an overview of the previous workshop discussions.
9. Equestrian uses will be considered.
10. Discussed the RMP schedule.

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(Joe Petrich – Notes)

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
**Attendees**

Ken Creveling, Urbanomics  
Lora Sylvania, Florida Fish and Wildlife Conservation Commission  
Bill Cline, Florida Fish and Wildlife Conservation Commission  
Adam Young, Florida Fish and Wildlife Conservation Commission  
Marsha Connell, Office of Greenway and Trails  
Joe Petrich, Genesis Group  
Joe Hope, Hydra Engineering  
Steve Bohl, Florida Division of Forestry  
Jerrie Lindsey, Florida Fish and Wildlife Conservation Commission  
Mark Llewellyn, Genesis Group

**Meeting Notes**

1. Equestrian Group – activity and identity will be further defined.
2. Internet site information, public access/website to provide public information.
3. ROS – A Recreation Planning and Management tool
  - Ken Creveling – Urbanomics
    - ✓ Addressing recreation opportunities and revenue
4. No State money to subsidize the Preserve.
5. Steve Bohl, Division of Forestry, Division Chief.
6. Self Sustaining Approach:
  - a. Minimize activity and management requirements
    - Noted: “Bermont Trail Crossing”
  - b. Maximize recreation opportunities and revenue options
  - c. Tourist and local resident resource support
  - d. Theme of distinction
  - e. Reviewing markets
  - f. Reviewing State of Florida Recreation plan (outdoor recreation in Florida)
  - g. Also reviewing visitor trends
  - h. Note: Jerrie noted having contractual relationships with outside concessionaries to provide rec opportunities is a potential approach and possible.
  - i. Noted by Steve Bohl

- Lodge operations are salaried by Ranch
  - Wilderness Adventures – a lot of temporary staff
  - DOF paid for forestry mapping.
  - Also coordinating hydrologic study (ECT)
  - j. Marsha Connell – Office of Greenway & Trails
  - k. Bill Cline – Hunter Safety and Public Hunting (FWC)
  - l. Adam Young – works with Bill Cline
7. Eventually a formal transition plan will be needed to transfer operations from LLC to Inc.
  8. Jerry – Interim Management Funds – now being used, will eventually end funding and involvement. Nonprofit board will be required to answer to the public and will include the management partners for management oversight.
  9. Dept. of Agriculture and Consumer Sciences
    - Would be a guiding management entity if Inc. fails.
  10. Babcock Ranch, LLC (BRM) “the Preserve” current preserve manager.
  11. Urbanomics Ken Creveling – SCORP refining of recreation noted:
    - a. cabins
    - b. tent camping
    - c. unpaved bike
    - d. equestrian
    - e. OHV trails
    - f. catwalks



potential recreation opportunities
  12. Valenda Subic – Miaka State Park is the only site that has cabins \$30.
  13. Was a sporting clay operation on Ranch @ one time
    - a. Not greater than 40 mile radius is common to drive
    - b. Would need 30 acres +/- to develop
    - c. Would need 750’ buffer when shooting toward each other
    - d. Funding: PR money 25% match. Revenue must go back into grant
    - e. 1750 distance necessary to buffer sound – could vary relative to land form and vegetative cover.
  14. Lee County additional land acquisitions will provide legal access to the Preserve.
  15. Equestrian
    - Potential: group equestrian/camping use.
  16. Steve noted: Blackwater State Forest (Blackwater River), Coldwater, Tillis Hill – Withlatchoochie State Park – review operational characteristics of these sites.

17. Birders – there is a market segregation in the desire to see rare species.
18. QDM (Quality Deer Management)
  - a. Quail & Hogs
  - b. Hunters prefer these area – do not mix
  - c. Hogs disturb the quail plots.