

BABCOCK RANCH

Charlotte County Comprehensive Plan Amendment

CR 74

4

Babcock Family Reserve

3N

Babcock Flatwoods North

2E Clay Gully

2W

Curry Lake

1N

Telegraph Swamp North

3S

Babcock Flatwoods South

6

Babcock Ranch

5

Waterbird Road

Charlotte County
Lee County

1S

Telegraph Swamp South

CR 78

Caloosahatchee River

SR 80

Charlotte County
Glades County

Lee County
Hendry County

**APPLICATION FOR
COMPREHENSIVE PLAN AMENDMENT
CHARLOTTE COUNTY, FLORIDA**

for

BABCOCK RANCH CPA

September 2005

Prepared for:

Kitson&Partners
LLC

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for

BABCOCK RANCH
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To facilitate the sale to the State and permanent protection of approximately 74,000 acres of the Babcock Ranch, Kitson & Partners proposes the creation of a new community on approximately 17,000 acres in the southwest corner of the Ranch. This community will connect people with the natural beauty of the Ranch, in a mixed-use, self-contained community, with homes, schools, jobs, civic spaces and recreational opportunities. These proposed amendments to the Charlotte County Land Use Plan provide certainty for Charlotte County and Kitson & Partners so that the sale to the State can proceed while Florida's Rural Land Stewardship Program is created.

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SECTION 1

OVERVIEW AND HISTORY OF BABCOCK PROPERTIES
and SUMMARY OF VISION

OVERVIEW AND HISTORY OF BABCOCK RANCH

Babcock Ranch is located in southeastern Charlotte and northeastern Lee Counties. The ranch consists of 91,362 acres of which approximately 81,499 acres are in Charlotte County and approximately 9,863 acres are in Lee County. The present land uses include cattle ranching, crops, sod farming, eco-tours, mining, and managed hunting leases. The ranch includes native uplands, improved pastures, wetlands including Telegraph Swamp, and areas of habitat for listed species and other wildlife. Babcock Ranch is a unique property requiring a unique approach for its long-term success. In large part, the ecological value results from the management activities and care that the Babcock Florida Company have taken with the ranch and its operations.

Kitson & Partners, working with the Babcock Florida Company, the Babcock family, the State of Florida, local officials and interested citizens and organizations, is proposing a comprehensive strategy for the future success of the ranch. The strategy includes the following interrelated and necessary elements:

- A sale of approximately 74,000 acres to the State of Florida, over five phases, including all but approximately 17,362 acres in the southwest portion of the ranch.
- An interlocal planning agreement between Kitson & Partners, Charlotte County, Lee County and the Florida Department of Community Affairs, setting forth a collaborative planning process and consideration of approvals and permits.
- Amendments to the Charlotte County Comprehensive Land Use Plan to create an interim Overlay District with respect to approximately 13,686 acres for the creation of a new mixed-use community on the Charlotte County portion of the southwest corner of the ranch (see parcel 6 on Exhibit 1.1) and which Overlay will cease to exist once the Rural land Stewardship Program addressed below is adopted.
- Additional amendments to the Charlotte County and Lee County Comprehensive Land Use Plans through Florida's Rural Land Stewardship Program, to create a permanent overlay for a mixed-use community on approximately 17,362 acres in the southwest portion of the ranch, integrating areas in both Charlotte and Lee Counties.
- Perpetual maintenance and stewardship of the environmental, cultural and agricultural resources of the property, and the continuing operation of the working cattle ranch and other businesses.

Each element is an essential component of the strategy, with the sale to the state, the interlocal planning agreement and the interim overlay all being contingent upon the completion of the others.

Early History Of Babcock Ranch

Edward Vose (E. V.) Babcock, founder of Babcock Lumber Company in Pittsburgh, Pennsylvania and one-time mayor of that city, first came to Punta Gorda in 1911 to hunt and fish. While in Punta Gorda he heard about a large stand of timber in eastern Charlotte County and part of the northeastern portion of Lee County, which was made up of long leaf pitch or fat pine timber. Around the year 1914 he started acquiring title to these lands under the name of Carrier Babcock and McLean Company. In January 1919 he formed Babcock Carrier Florida Company and began to acquire the land, which is now known as the Babcock Crescent "B" Ranch and as the Babcock-Webb Management Area.

Carrier Babcock Florida Company held this tract of timber for a considerable time trying to determine the best way to utilize the long-leaf pitch pine. There were many problems to be solved: first these old pines were isolated and were heavier by 25% than slash pine due to the fact that they were full of pitch. Then there was the problem that there were no really good roads for transportation. The pine logs could only be transported to a sawmill by railroad. Probably the most important issue was to find a market as the fatter pitch pine could not be used for the normal uses that the then-known market utilized and required, as the pine was so hard that a carpenter could not drive a nail into it without first drilling a hole. Also because of the excess pitch, the surface of the lumber was sticky and gummy, hard to handle, and a lot heavier.

Mr. Babcock read that the diamond mines in South Africa were having a difficult time due to the fact that African termites pulverized the timbers from other sources. The miners could not shore up and brace the mines sufficiently to do normal mining. A sample of the pitch pine was shipped to the diamond mines in Africa, and it was discovered that the excessive pitch in the lumber created a preservative that was extremely effective in protecting the timbers from the African termites. With this market discovered Mr. Babcock looked for someone to log and mill the pine timber. He determined that Rue Crate and Lumber Company was just finishing the cutting of timber on a tract west of the ranch and had a large working sawmill at Lake Garfield near Bartow, Florida. He negotiated and signed a contract for the sale of this longleaf pitch pine to the Rue Crate and Lumber Company on October 29, 1930. Rue thereafter executed an agreement with the Seaboard Airline Railroad, which allowed them to get the rails and all other equipment to build a railroad in Charlotte County to haul the logs to the Seaboard Airline Railroad, thereafter to Lake Garfield for milling and reshipment to Tampa to be loaded on ships to South Africa.

Babcock Carrier Florida Company and Charlotte-Lee County Land Company merged August 16, 1940, and the surviving corporation was the Babcock Florida Company. After the pine timber was cut the land was turned into a cattle ranch and Fred Babcock, E. V. Babcock's son, began to raise new timber to replenish the timber harvested on the ranch, an ongoing process to this date.

Fred Babcock

Fred Babcock took over management of the Babcock Ranch approximately sixty years ago before the term "Best Management Practices" came into general use. He traditionally spent up to six months of each year in residence on the ranch. Fred Babcock put into effect "Good Stewardship Practices" in the use and protection of the land, which has been the practice on the Babcock Crescent "B" Ranch from that date to this time, going forward.

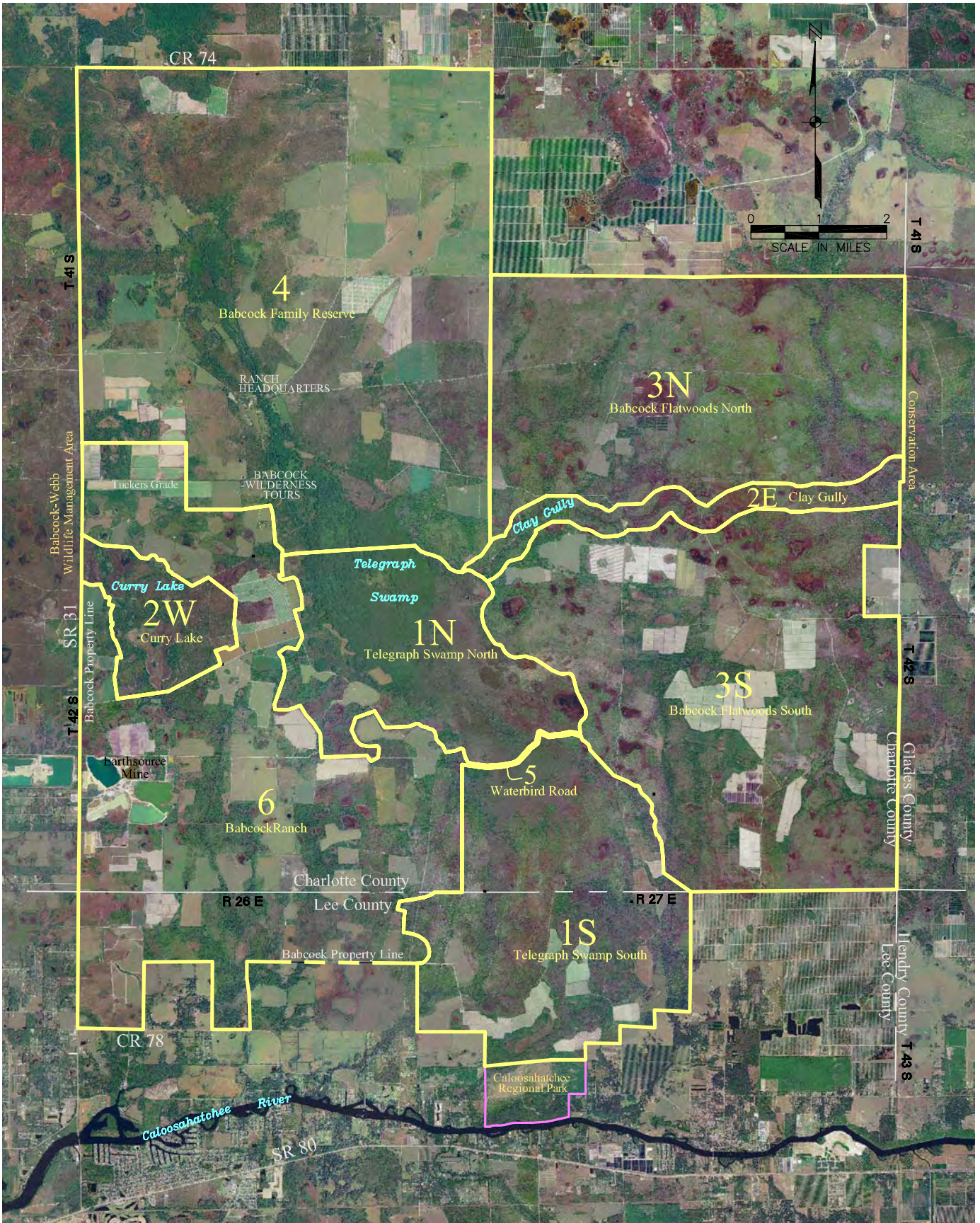
As part of a public/private partnership in the management of the land, in the early 1940s Babcock Florida Company entered into a part donation, part sale agreement and conveyed to the State of Florida the original tract of land that is now the Babcock-Webb Management Area, comprising over 50,000 acres of land. Fred Babcock continued his active stewardship and management of the remaining Babcock Ranch lands until his death in 1997 at age 83.

Babcock Ranch Today

While much of the ranch is as it was when acquired with new timber replacing the old, the Crescent "B" Ranch now raises cattle, harvests mature pines, carries out various farming operations, mines rock for the community's roads, provides hunting areas for lease, raises sod to be used for new homes and other community uses, and runs the Babcock Wilderness Tour.

Under the Kitson & Partners' vision, these business operations will continue, with the management of the ranch being a Kitson & Partners obligation until turnover to a non-profit corporation established for the perpetual stewardship and management of the ranch. With the sale to the state of approximately 74,000 acres, public access will be expanded in an environmentally responsible manner and the ranch will be protected from development pressures. The creation of a new community on the southwest portion of the property will enable the vision and provide places for people to live and work in harmony with the environment in a truly sustainable fashion. These interim overlay amendments provide one of the three necessary elements to make the vision become reality.

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Note: Aerial map is from USGS DOQ inventory dated 2004.

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**BABCOCK RANCH
OVERALL AERIAL MAP**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
09/09/05	20055693		1" = 2 Miles	

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