Florida Focused Developer, Owner, Operator

- Private, vertically integrated development company established in the northeastern United States in 1992

- Led by Syd Kitson – 30+ years development experience and highly regarded champion for Florida and its business community

- Long-term track record of place making, with emphasis on community development, land stewardship, and environmental sustainability

- Extensive existing property portfolio including 4 master-planned communities and 1.5M sq ft of commercial space
Overview
Why Florida?

- 3rd most populous state in the U.S.
- Florida’s population increases by ~1,000 people per day
- Pro-business policies / tax efficiencies, driving in-migration from high tax / regulation states
- State university system 2nd most affordable in the U.S. (33% below average)
- Florida GSP = $1.02 trillion, equivalent to 16th largest country
- 10M+ workforce in “right-to-work” state

Source: CNN, Enterprise Florida, Mercatus Institute, Moody’s, U.S. Census Bureau.
1. Forecast U.S. figures estimated by aggregating Moody’s state projections.
Edward Vose (E.V.) Babcock purchased site in 1914
➢ Mayor of Pittsburgh, Pennsylvania – 1914-1918
➢ Original Babcock Ranch – 156,000 +/- acres
➢ Founder of Babcock Lumber Company

Fred C. Babcock (E.V.’s son)
➢ 1930’s – Assumed management of ranch operations
➢ 1940’s – Fred C. Babcock – Cecil M. Webb Wildlife Management Area created – 60,000 +/- acres
Location Map
Aerial
The regional big picture ...

Regional Wildlife Corridor

Babcock is a key piece in wildlife corridor from Lake Okeechobee to Charlotte Harbor
A Public/Private Partnership

The Public/Private Beginnings …

➢ Historic Four-Party Agreement (State of Florida, Lee County, Charlotte County, Kitson & Partners)
➢ Largest state purchase in history – 73,000 acres
➢ Twelve months to negotiate the transaction
➢ Support from the environmental community
Current Master Plan

18,000 acres with entitlements for 19,500 residential units and 6M sf of commercial space

Population of 50,000 at buildout
Babcock Ranch

[Image of a cartoon depicting a football game scenario related to Babcock Ranch land deal and environmental issues.]
Babcock Ranch

YOU CAN'T PLEASE EVERYONE dept.

this HUGE CHUNK of
BABCOCK RANCH
is now officially
DESIGNATED as
ENVIRONMENTALLY
PROTECTED
LAND
forever and ever

"GREAT, NOW WE'LL NEVER GET CABLE!!"
History

LARGEST LAND PURCHASE IN FLORIDA’S HISTORY

Babcock Ranch
91,000 +/- acres

Babcock Ranch Community
17,870 +/- acres
Babcock Ranch
2005

Broadcast Yourself™

April 2005 – First YouTube Video Posted
Inspiration
Core Community Initiatives

Environment
Energy
Education
Health
Transportation
Technology
Storm Safety
Fun
Strategic Partners

- Built a 75MW solar array on 440 acres in Babcock Ranch capable of producing enough power for the entire community, making Babcock Ranch the first solar powered town in the US; in process of buying an additional 440 acres for another 75MW solar array
- Connecting the Babcock Ranch community with gigabyte fiber giving all residents and businesses access to high speed internet and television (up to 5GB/second per home/business)
- Global leader in designing, managing and operating integrated mobility solutions; partnering with Kitson & Partners to create comprehensive transportation system at Babcock Ranch with emphasis on autonomous vehicles
- Leading health care provider in Southwest Florida is making Babcock Ranch their telehealth headquarters for the southeast as well as providing urgent care and doctor’s hours in the Wellness Center
- South Florida’s leading technology company focusing on content creation, software development and data sciences; creating a digital platform for residential life at Babcock Ranch; integrated with the town, smart home devices, utilities and local businesses; goal is to enhance the everyday experiences of the Babcock Ranch residents
Environmental Responsibility

Babcock Ranch
Hercules’ Weir Restoration

Before

After
Babcock Neighborhood School
Lee Health – Healthy Life Center

Babcock Ranch
Trails/Nature

Babcock Ranch

Kitson & Partners
Self-Driving Shuttle
Technology
Storm Safety

From building construction and orientation, to street design, Babcock is designed to weather the storms and ever-changing weather patterns Florida brings.
Babcock Ranch

National Media
**International Media**

**BBC Mundo**

*Cómo es Babcock Ranch, la primera "ciudad solar" inaugurada en Estados Unidos*

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**La Libre.be**

*Floride : Babcock Ranch, la première ville verte des États-Unis*

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**INDEPENDENT**

*TUTTO QUANTO OCCORRE E' IL SOLE*

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**LA NACIÓN**

*Babcock Ranch, la primera "ciudad solar"*

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**T51**

*La ciudad del futuro se construye en sur de Florida*

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**Économie**

*En Floride, ville verte privée cherche habitants fortunés*

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Founder’s Square – Concept
Ecologic Waste Management
Babcock Ranch