



# BABCOCK RANCH



## **BRRRA Annual Meeting**

**Resident Questions — March 21, 2023**

### **Lifestyle/Amenities**

#### **When will the broken dog water well at the dog park be repaired?**

- The dog watering station at the Sunset Park dog park has been repaired by our maintenance team. We are currently evaluating additional enhancements to the dog park.

# Landscaping

## **Front yard landscape expectations – edging, weeding, mowing.**

- We continue to discuss this and other topics with Brightview, our landscaping contractor. We have stressed to them the importance of meeting the high customer satisfaction standards our residents deserve.

## **Will there be a Brightview representative to handle the owner complaints**

- We will be sending out communication in the near future about a service area landscape meeting with representatives from Brightview and the management team. We plan to conduct these meetings quarterly as well as utilize service area surveys to gauge performance and satisfaction.

# Rules

## **Will smoking continue to be allowed in Founders Square?**

- The Babcock Ranch Community Independent Special District Amenity Policy addresses smoking: section n) “Smoking, including vapor and electric devices, is not permitted in any building or enclosed, covered, or fenced area to maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other area of the Amenities and on District owned property, except for designated areas. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building or enclosed, covered or fenced area of the Amenities. Any violation of this Policy shall be reported to District Staff.”
- We are looking into the creation of a designated smoking zone for the downtown area.

## **What is being done about dog poop in residents’ yards?**

- We periodically remind residents through our resident newsletter about pet owners’ responsibility to clean up after their dogs. Beyond that, we are exploring the installation of additional pet waste stations throughout the community.

## Architectural/Facilities/Construction

### Library – where and when?

- The first phase of the library is the construction of the shell building scheduled prior to reaching 17,500 residents at Babcock Ranch. The county typically takes a year to complete construction. Current discussions call for a library to be built around the Midtown area (Phase III – East of Curry Creek Canal). As with many projects, details may change once planning with the County is complete.

### Post Office – where and when?

- We have been advocating for a post office facility and zip code with the U.S. Postal Service, which has final discretion about whether and when to build it.

### Community Bank

- The Babcock Ranch commercial team continues to talk with various partners including financial institutions. As soon an agreement is finalized we will send out communication through the Babcock Bulletin.

### Public Golf Courses

- There are currently no plans for a public golf courses. However, Lennar is building a second golf course in their future community at Babcock Ranch.

### Builder construction sites and accountability

- The Babcock Ranch management team has established a task force to ensure that the builder standards already in place are strictly enforced. The management team and community patrol will document and notify the Kitson & Partners Builder Liaison to address with the appropriate parties.

## Public Safety

### Will there be additional four-way stop signs to slow traffic?

- We are in continuous communication with Charlotte County Sherriff's Office on enforcement and ongoing traffic issues. We continue to encourage their presence and support all traffic enforcement efforts within our community to keep our community safe.
- We are continuously assessing traffic patterns and the need for traffic-calming remedies as the community grows.
- In addition, the intersection of Bluebird and Bluestem has been converted to a four-way stop and flashing stop signs on Cypress Parkway near the Publix entrance and Jack Peeples Park.

**Roundabout sightlines – change out landscaping near crosswalks.**

- We're doing an overall intersection and crosswalk assessment of landscaping and visibility sightlines. Residents will see the results of those changes as the work is completed.

**Bike lane blocking from parking/vehicles**

- Charlotte County Sherriff's Office will be enforcing parking violations with the assistance of Community Patrol.

**Prohibiting Founders square bikes, scooters, golf carts, etc.**

- The Babcock Ranch management and development team is currently reviewing Founders Square. Electric powered bikes and scooters will be prohibited in the downtown area.

**What are you doing about kids driving golf carts?**

- We continue to notify the Charlotte County Sheriff's Office about this issue.

**Dogs on leashes -- see [Charlotte County Zoning](#),**

- We will continue to educate the community about leash rules through our resident communication tools. Community Patrol respond to all reported incidents and work closely with Charlotte County Animal Control Department.

## General

**Public transportation buses**

- Thank you for the suggestion. We will look into public transportation services for Babcock Ranch.

**Homeowner email responses from Kitson**

- Please continue to communicate with the Babcock Ranch management team. All necessary information related to the development will be sent out through the Babcock Bulletin E-News.

**NAC Committee – neighborhood representatives or committees**

- The Babcock Ranch management team welcomes all feedback and suggestions from our residents. Please continue to share this valuable feedback with our team and we will discuss with the development team.

**Trash in lakes**

- This issue is being addressed by the developer's builder liaison.

**Fund accounting and audits before transition**

- Per Florida Statue, the Babcock Ranch Residential Association conducts a full annual audit each year which is posted on the website for residents to review.

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