

A stylized logo featuring a yellow sun with pointed rays on the left, a green leaf with a white vein on the right, and a blue wavy shape at the bottom, all overlapping. The text "Babcock Ranch" is centered over this logo.

Babcock Ranch

BCC Workshop
December 16, 2025



CHARLOTTE COUNTY
FLORIDA

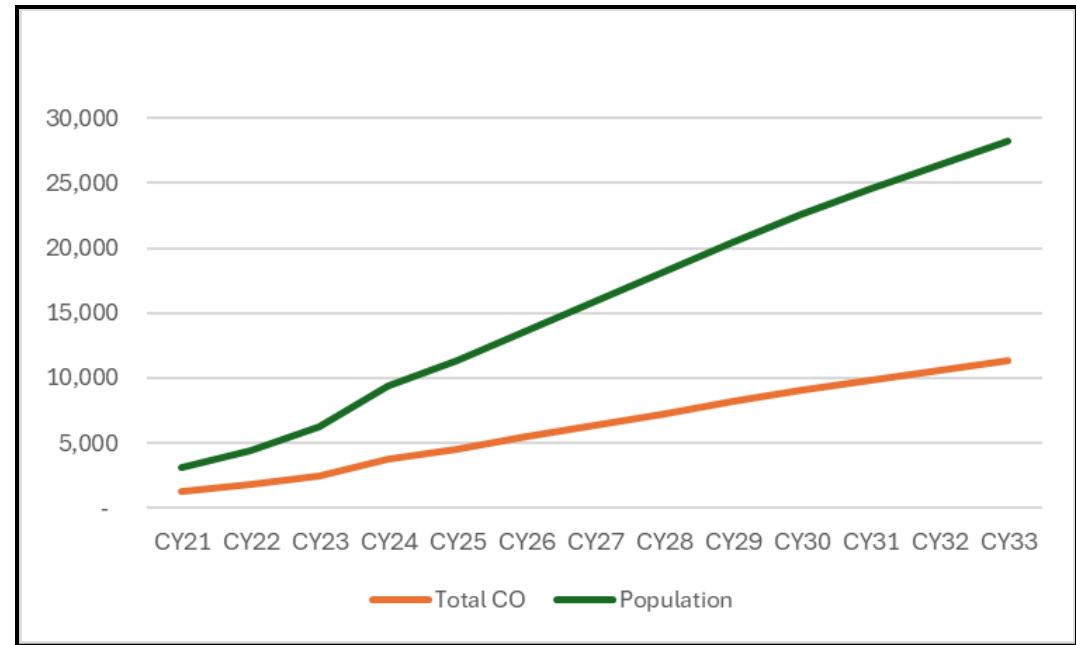
Agenda

- Growth
- Impact Fees
- Financial Impacts
- Fiscal Stabilization Agreement

Babcock Growth

Babcock Projected Timeline

Year	Total CO	Population
CY21	1,236	3,090
CY22	1,771	4,428
CY23	2,506	6,265
CY24	3,761	9,403
CY25	4,555	11,388
CY26	5,455	13,638
CY27	6,355	15,888
CY28	7,255	18,138
CY29	8,155	20,388
CY30	9,055	22,638
CY31	9,805	24,513
CY32	10,555	26,388
CY33	11,305	28,263



Babcock Impact Fees

Babcock Impact Fee Balances

Babcock Ranch	Total Collections *	Total Paid Reimbursements
Impact/Babcock - Fire	\$ 1,567,629	\$ 1,552,916
Impact/Babcock- EMS	\$ 315,409	\$ 312,449
Impact/Babcock-Libraries	\$ 171,610	\$ -
Impact/Babcock-Parks	\$ 1,726,455	\$ 1,715,567
Impact/Babcock-Sheriff	\$ 2,427,039	\$ 2,399,031
Impact/Babcock-Admin	\$ 1,834,799	\$ -
TOTAL	\$ 8,042,941	\$ 5,979,963

* Totals exclude 2.55% Administrative fees



Impact Fee Study

- Staff prepared Request for Proposals (RFP)
 - RFP published 8-27-2025
 - RFP closed 9-25-2025
- Shortlisting meeting 10-16-2025
 - BCC acceptance of rankings 11-12-2025
 - Negotiations to begin immediately after
 - Board approved negotiations 12/9/2025
- Cost - \$268,535

Impact Fee Study

Proposed Timeline

- January 2026 – Accept contract
- January 2026 – Kickoff meeting w/ Consultants
- February-July 2026 – Consultant creates study using local data & analysis
- July-October 2026 – Public outreach & discussions/workshops with BCC
- TBD – Required Public Hearings

Financial Impacts

Revenue

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
CO's	3,195	3,761	4,555	5,455	6,355	7,255	8,155	9,055	9,805	10,555	11,305
Taxable Value	1,225,762,452	1,479,681,350	1,836,453,336	2,254,402,699	2,693,980,230	3,156,323,194	3,642,562,287	4,153,838,672	4,622,504,523	5,114,762,361	5,631,641,686
Ad Valorem Revenue											
General Fund Ad Valorem	2,714,083	3,276,310	4,066,275	4,991,698	5,965,011	6,988,731	8,065,361	9,197,430	10,235,150	11,325,107	12,469,581
Public Safety Ad Valorem	3,153,029	3,806,184	4,723,909	5,799,000	6,929,725	8,119,010	9,369,763	10,684,919	11,890,468	13,156,703	14,486,272
Public Safety Mstu Ad Valorem	2,629,138	3,173,769	3,939,009	4,835,468	5,778,318	6,769,998	7,812,932	8,909,569	9,914,810	10,970,654	12,079,308
Capital Projects Ad Valorem	1,535,758	1,853,893	2,300,892	2,824,541	3,375,288	3,954,557	4,563,766	5,204,344	5,791,536	6,408,286	7,055,884
Total Ad Valorem Revenue	9,484,301	12,110,156	15,030,085	18,450,708	22,048,342	25,832,296	29,811,823	33,996,262	37,831,964	41,860,750	46,091,045
Fire MSBU Assessments											
Occupied	748,716	916,593	1,110,099	1,362,741	1,628,457	1,907,934	2,201,856	2,510,912	2,794,211	3,091,771	3,404,214
Vacant	172,272	349,505	268,842	330,026	394,377	462,060	533,242	608,089	676,697	748,760	824,427
Commercial	102,869	91,496	106,417	130,635	156,108	182,899	211,075	240,702	267,859	296,384	326,336
Total Fire Assessments	1,165,663	1,357,595	1,684,930	1,823,403	2,178,941	2,552,893	2,946,172	3,359,702	3,738,768	4,136,915	4,554,977
Total Revenue	10,649,964	13,467,751	16,715,015	20,274,111	24,227,284	28,385,189	32,757,995	37,355,964	41,570,731	45,997,665	50,646,022

Direct Capital & Operating Costs

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Capital											
Library & County Annex	-	-	2,562,254	-	8,121,907	8,121,907	-	-	-	-	-
Mosquito Control	-	68,000	450,000	-	-	-	-	-	-	-	-
Sheriff	1,646,370	294,709	-	-	-	-	-	-	-	-	-
Fire	1,106,523	167,555	-	698,875	3,292,340	5,256,713	2,705,530	-	-	-	-
Total Capital Costs	2,752,893	530,264	3,012,254	698,875	11,414,247	13,378,620	2,705,530	-	-	-	-
Operating											
Library	-	-	-	-	1,161,510	1,190,004	1,219,577	1,250,273	1,300,284	1,352,296	1,406,388
County Annex	-	-	136,306	67,918	207,206	212,763	218,488	224,385	233,361	242,695	252,403
Mosquito	12,195	17,940	689,069	558,378	581,288	604,833	629,039	653,937	680,095	707,299	735,591
Sheriff	2,710,729	2,593,403	4,146,235	2,899,012	4,383,597	3,241,791	4,973,375	3,626,310	5,285,728	4,057,701	4,292,748
Fire	3,501,406	3,517,656	3,649,745	4,384,782	10,040,176	13,271,074	12,312,110	12,766,922	13,277,599	13,808,703	14,361,051
Total Operating Costs	6,224,330	6,128,999	8,621,355	7,910,090	16,373,777	18,520,464	19,352,588	18,521,828	20,777,067	20,168,693	21,048,180
Total Annual Costs	8,977,223	6,659,263	11,633,609	8,608,965	27,788,024	31,899,084	22,058,118	18,521,828	20,777,067	20,168,693	21,048,180

*Assuming 20,000 sq foot Library

Additional FTE's and Vehicles

BCC	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Library FTE's					13						
Mosquito Control FTE's			2								
Facilities FTE's				1							
Fire/EMS FTE's	4				18	18					
County Annex FTE's											
Total BCC FTE's	4	0	2	1	31	18	0	0			
Library Additional Vehicles											
Mosquito Additional Vehicles			5								
Facilities Additional Vehicles				1							
County Annex Additional Vehicles											
Total BCC Additional Vehicles	0	0	5	1	0	0	0	0	0		
CCSO											
Sheriff (CCSO) FTE's	15										
Sheriff (CCSO) Additional Vehi	4										

FY25 Indirect Costs

County-wide & Babcock

County-wide Expenses	\$ 691,798,828
Revenue Offset	\$ 454,881,688
Total Cost	\$ 236,917,139
County Population	210,645
County-wide Cost per capita	\$1,125
Babcock population	7,592
Babcock Indirect Costs	\$8,538,892

Fiscal Stabilization Agreement

Overview of the Fiscal Stabilization Agreement

What Is the Fiscal Stabilization Agreement?

- A mechanism that aligns county revenues and costs generated by new development.
- Ensures the county does not incur a fiscal deficit as growth occurs.

Purpose of the Fiscal Stabilization Agreement?

Establishes a stabilization fund that protects the county from negative fiscal impacts while enabling responsible development.

How is the Fiscal Stabilization Agreement triggered?

Reconciliation begins in the fiscal year following the issuance of the 5,000th Certificate of Occupancy (CO).



How It Works

1. Revenue Collection:

- Includes property taxes (ad valorem) and other sources tied to development activities (Tourism, Fuel and Sales tax, etc.) as outlined in exhibit C1: Revenues

2. Cost Assessment:

- Covers capital costs (roads, libraries, public safety) and operating costs (services tied to population or development) as outlined in exhibit C2: Expenditures

3. Annual Adjustment:

- A reconciliation process adjusts contributions to or from the fund based on actual costs and revenues

Key Calculations

- **Revenues:**
 - **Property Tax (Ad Valorem):** Based on taxable property value
 - **Non-Ad Valorem Revenues:** Calculated per capita or functional population estimates
 - **Excluded - Impact Fees:** For capital improvements

**Excluded due to separate Impact Fee Agreement*

Key Calculations cont.

Costs:

- **Capital Costs:** Includes infrastructure like roads, libraries, public safety facilities, and more – Based on county's approved 20-year CNA
- **Operating Costs:** Services such as public safety, parks and recreation, and other general government activities tied to population growth – Calculated using the county's adopted budget on a per capita basis

Ensuring Fiscal Balance

Net Fiscal Balance = Total Revenues - Total Costs

- **Goal:** Always maintain a net fiscal balance of zero to avoid deficits
- **Deficit:** Developer contributes to the stabilization fund
- **Surplus:** If a surplus is generated for three consecutive years, the County replenishes the fund using 50% of the prior year's surplus until the fund is fully restored
 - Once replenished, the agreement terminates

Annual Reconciliation Process

1. Report Development Activity:

- Number of new homes, businesses, or facilities completed

2. Calculate Costs & Revenues:

- Use county Annual Comprehensive Financial Report, development-specific data and property values

3. Reconcile Results:

- Compare revenues and costs to determine fund contributions or surplus allocations

Example Scenario

	Projection Scenario
CO's	4,555
Taxable Value	\$1,836.45M
Total Revenue	\$16,715,015
Total Annual Costs	\$17,516,115
Annual Net Impact	(\$801,100)
Babcock Contribution	\$801,100
County Contribution	–
Fund Balance	\$801,100

- Assume 5,000 CO's had been reached in FY25
- Total Revenue includes Ad-Valorem, Sales, Tourism, Fuel Taxes, and others per Exhibit C1
- Total Costs include Capital Costs per county CNA and Operating Costs per Exhibit C2 on a per capita basis
- Net projected impact of \$(801,100) = Babcock Contribution of \$801,100 to Stabilization Fund

Why It Matters

Benefits:

- **For the County:** Ensures development doesn't strain public resources
- **For the Developer:** Provides a clear, fair framework for contributions
- **For Residents:** Supports sustainable growth without additional tax burdens

QUESTIONS?



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