

Local Bill to Establish the Duke Farm Stewardship District

- Creates the charter for and establishes a stewardship district over approximately 1,134 acres in unincorporated Lee County (“County”).
- One stewardship district on the property means less special district governance for a real estate project that would otherwise utilize 2-3 community development districts (CDDs) over time. This reduces government on the property and generates significant long term cost savings for the landowners and residents.
- Does not change any comprehensive planning, zoning, environmental, or other regulatory jurisdiction of Lee County or any other agency.
- Similar districts created by local bill have been successfully utilized for other real estate projects in the area including Babcock Ranch, Lakewood Ranch, North River Ranch, Ave Maria and Wellen Park.
- The District will finance and/or maintain major infrastructure projects including transportation, utilities and stormwater management.
- Developing in a district means that transparency will be greater as a district must comply with public records and sunshine law requirements, competitive procurement, public audits and similar other accountability measures.
- Districts such as Duke Farm are significant local/regional economic development engines. RCLCO’s annual survey of most successful real estate projects in Florida includes several similar districts including Lakewood Ranch, Babcock Ranch, Viera, Wellen Park and Ave Maria.