

Babcock Overlay Zoning District
Pattern Book #6

Internal Private Roads

April 2018

As approved by the Board of County Commissioners, the Babcock Ranch Pattern Book is a flexible and innovative planning tool that outlines some of the possible parameters for the implementation of development approvals for Babcock Ranch. Pursuant to the Babcock Overlay Zoning District, Section 3-9-51.(a)(E), "Pattern Books may be submitted to define development parameters and design standards applicable within a defined site, area or subdistrict to establish some or all of the governing design parameters and standards, which may constitute waivers of submittal requirements and deviations, including but not limited to: setbacks, building heights, building orientation, parking, loading, landscaping, lighting, signage, density, intensity, lot sizes, coverages, and standards for roadway design and rights-of-way. Approval of Pattern Books shall be issued by the Zoning Official or designee (Zoning Official) upon finding that standards, waivers, and deviations are consistent with public health, safety and welfare."

Development of Phase 1A was the initial portion of the Babcock Ranch Community development, consisting of residential and non-residential development in and around the Town Center. Concurrently with the development of Phase 1A, there was development of the Town and Country Utility Water and Wastewater facilities, the development of the FPL Solar Array and the FPL substation adjacent to the utility site. Phases 1B1, 1B2 and 2A are also under development. The utility plants and related infrastructure are complete, model homes have been constructed along with several buildings within Founders Square, and the first residents have moved in. Development continues throughout the Babcock Ranch Community.

Agricultural activities, mining and other historic, long term uses of the Babcock Ranch necessitated the need for internal private roads to access the thousands of acres of the Babcock Ranch. These internal private roads continue to provide access throughout the Babcock Ranch.

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A. Private Roads

The three main internal private roads that provide access to the Babcock Ranch Community from Babcock Ranch Road (SR 31) are Tuckers Grade, Hercules Grade and St. Vincent Avenue. They are depicted on Exhibit "A" attached hereto and incorporated herein. These roads are determined to be existing roads within Charlotte County and will be considered as existing roads for purposes of the land development regulations.

Approved this 2 day of ^{May}~~April~~, 2018.



Shaun Cullinan, Zoning Official

Exhibit "A"



BABCOCK RANCH

KITSON

DISCLAIMER: ALL TRADES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

INTERNAL PRIVATE ROADS

48.0'  (ft)