

Babcock Overlay Zoning District

Pattern Book #10

TEMPORARY USE
(FPL SOLAR ENERGY CENTER AT
BABCOCK RANCH)

February 21, 2020

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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 ("Project").


Pursuant to the Babcock Overlay Zoning District ("BOZD"), 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."

Section 3-9-87 of the Charlotte County Code, *Temporary Uses*, specifies regulations applicable to certain temporary uses which, because of their impact on public infrastructure, services, and surrounding land uses, require a temporary use permit. Unless otherwise specified in the zoning regulations, the regulations set forth therein shall govern temporary uses.

Babcock Property Holdings, LLC and/or one its related entities (collectively referred to as "Babcock") is working with Florida Power & Light Company to allow the public to access the FPL Solar Energy Center at Babcock Ranch during certain days and times for a designated period of time on a temporary basis ("Proposed Use"). The Zoning Official has determined that the Proposed Use is a "Temporary Use" in nature, is consistent with the public health, safety and welfare and hereby approves the following conditions for issuance of a "Temporary Use Permit" from Charlotte County:

1. The Proposed Use may be open to the public during the following days and times: Thursday to Sunday, from 10 a.m. to 3 p.m., during the months of February through May 2020. Only one Temporary Use permit is required for the duration of the stated Temporary Use.
2. Restroom facilities must be provided.
3. Solid waste services must be utilized at the property.
4. No security in the form of a surety bond is required to be provided.
5. An application and its associated fee (\$300) shall be submitted pursuant to item (g) Application process and fees under Section 3-9-87, Temporary Uses, as determined by the Zoning Official.

Approved this 21 day of February, 2020.



Zoning Official