

Babcock Overlay Zoning District  
Pattern Book #5

Communication Towers, Observation Towers  
and Solar Array Signage on Babcock Ranch  
Road (S.R. 31)

March 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."

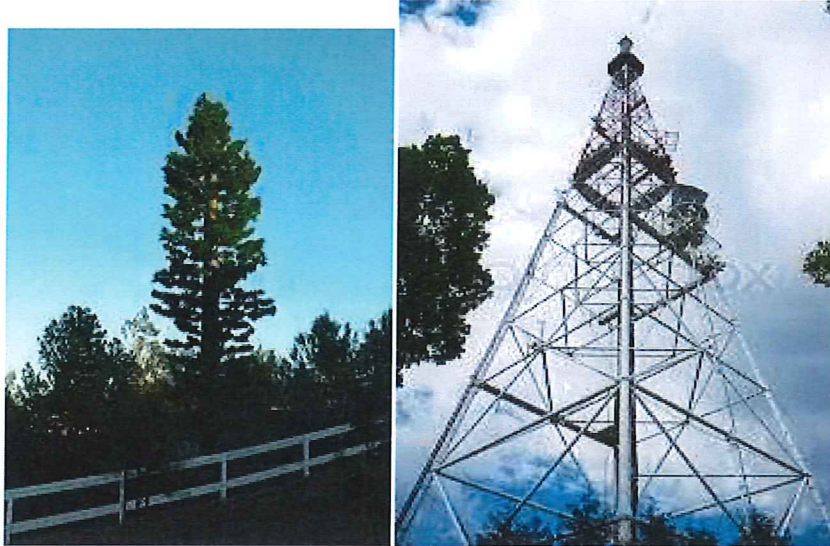
Development of Phase 1A was the initial portion of the Babcock Ranch development, consisting of residential and non-residential development in and around the Town Center. Concurrently with the development of Phase 1A, there was development of the Town and Country Utility Water and Wastewater facilities,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

As development continues, the need for additional services grows. The Babcock Overlay Zoning District makes no specific allowance for communication towers and observation towers. This Pattern Book #5 provides for both, as well as signage along Babcock Ranch Road (S.R. 31) for the FPL solar array.

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A. Communication Towers



Communication towers are a permitted use throughout the Babcock Overlay Zoning District (“District”). Tower heights shall be those as approved by the Federal Aviation Administration, or other regulatory agency having jurisdiction over tower heights. Tower designs shown here are for illustrative purposes only, final tower design shall be approved at time of permitting.

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## B. Observation Towers



Throughout the District there will be opportunities to place observation towers. Observation towers are permitted throughout the District up to a height of 80 feet.

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C. Babcock Ranch Road (S.R. 31) Signage for FPL Solar Array



The signage for the FPL Solar Array at North Babcock at Babcock Ranch Road (S.R. 31) is approved as shown in Exhibit "A".

Approved this 19 day of March, 2018.

A handwritten signature in black ink, appearing to be 'Shaun Cullinan', written over a horizontal line.


Shaun Cullinan

Planning and Zoning Official


A small, stylized handwritten mark or signature in the bottom right corner of the page.




EXHIBIT "A"



800 318 Street West  
Riviera Beach, FL 33404  
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CLIENT



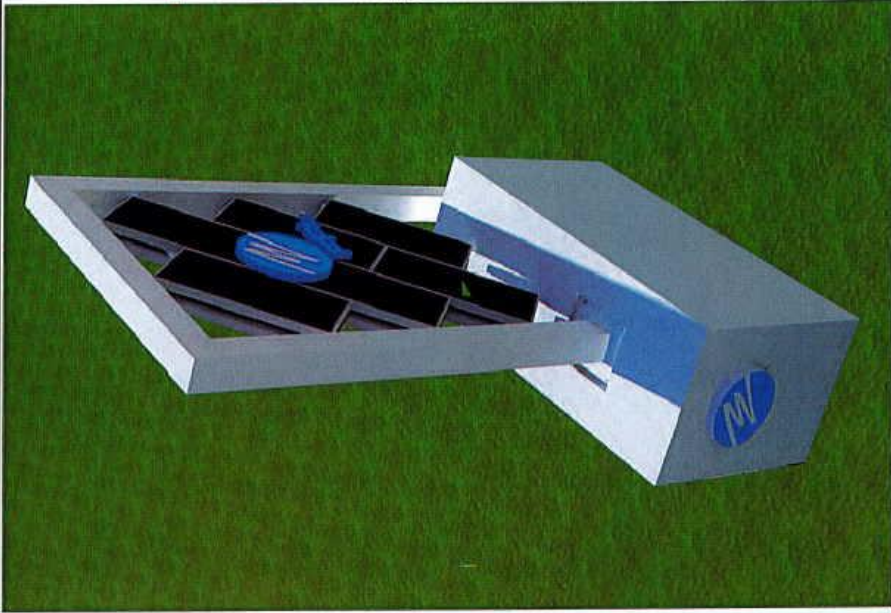
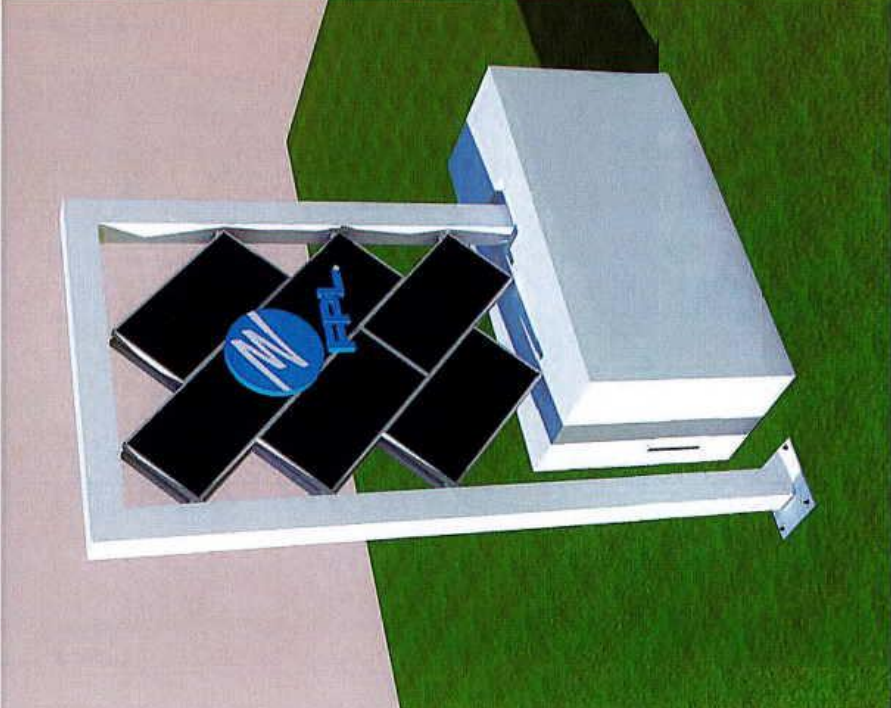
PROJECT

**DESOTO & CITRUS**

SALES/PROJECT MGR. S. Murgalaa	DESIGNER	DATE	10/02/2011
DESIGNER	REV	DATE	
PROJECT MGR	REV	DATE	
MANAGER	REV	DATE	

SHEET NO. XX

TOTAL SHEETS 2

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