

Babcock Overlay Zoning District

Pattern Book #6

Internal Private Roads

Originally Approved May 2, 2018

Revised August 20, 2024

 8/20/24

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."

Development of Phase IA 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 IA, 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.

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 two main internal private roads that provide access to the Babcock Ranch Community from Babcock Ranch Road (SR 31) are Tuckers Grade and Hercules Grade. 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 20 day of August, 2024.



Zoning Official



8/20/24

EXHIBIT "A"

INTERNAL PRIVATE ROADS

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EXHIBIT "A"
INTERNAL PRIVATE ROADS
Charlotte County



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