Babcock Overlay Zoning District
Pattern Book

Phase 1A
and
Subdivision Approval

June 2015

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 is the initial portion of the Babcock Ranch development, consisting of residential and non-residential development in the Town Center. Concurrently with the development of Phase 1A, there will be development of the Town and County Utility water, wastewater, and irrigation facilities; the development of the FPL Solar Array; and the FPL substation adjacent to the utility site. The completion of the utility plants and related infrastructure is scheduled to coincide with the completion of the initial development of model homes and Town Center non-residential development.

The Grand Opening of Phase 1A is scheduled for February 2017. In order to meet this scheduled event, construction must begin on Phase 1A in the summer of 2015. This Pattern Book provides development parameters for Phase 1A as described in

Exhibit "A", recognizing the unique characteristics of the project, and extensive permitting that has occurred though State and Federal Agencies to get to the point that development can commence on site.

The following procedures are approved:

A. Final Site Plan Approval. In order to keep development approvals moving in a timely manner, the Developer may submit the final site plan application for Site Plan review upon approval of the preliminary plat by the Planning and Zoning Board. Final Site Plan approval may contain a condition that the approval is conditioned upon preliminary plat approval by the Board of County Commissioners.

B. Grading. The County will issue clearing and grading permits upon approval of the preliminary plat by the Planning and Zoning Board. Developer acknowledges it will undertake no clearing and grading until it has obtained all necessary State and Federal permits for the clearing and grading. This approval will include any county approvals necessary for Gopher Tortoise Relocation.

C. Building Permits. Developer can submit building permit applications for review upon approval of the preliminary plat by the Planning and Zoning Board. Building permits can be issued upon approval of the preliminary plat by the Board of County Commissioners. Temporary Certificates of Occupancy can be issued prior to completion of the utility infrastructure, but Final Certificates of Occupancy for structures, other than "dry" model homes, will only be issued upon completion of necessary utility infrastructure.

D. Common Area Buildings and Model Homes. Building permits may be issued for Common Area Buildings and Model Homes upon approval of the preliminary plat by the Board of County Commissioners. Common Area Buildings include non-residential buildings in the Town Square area, Neighborhood Center, Welcome Centers, clubhouses and buildings that will house schools and other institutions.

Approved this 8th day of June, 2015.

Zoning Official

EXHIBIT "A"

[LEGAL DESCRIPTION AND SKETCH]

A PARCEL OF LAND LYING IN SECTION 30 AND SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

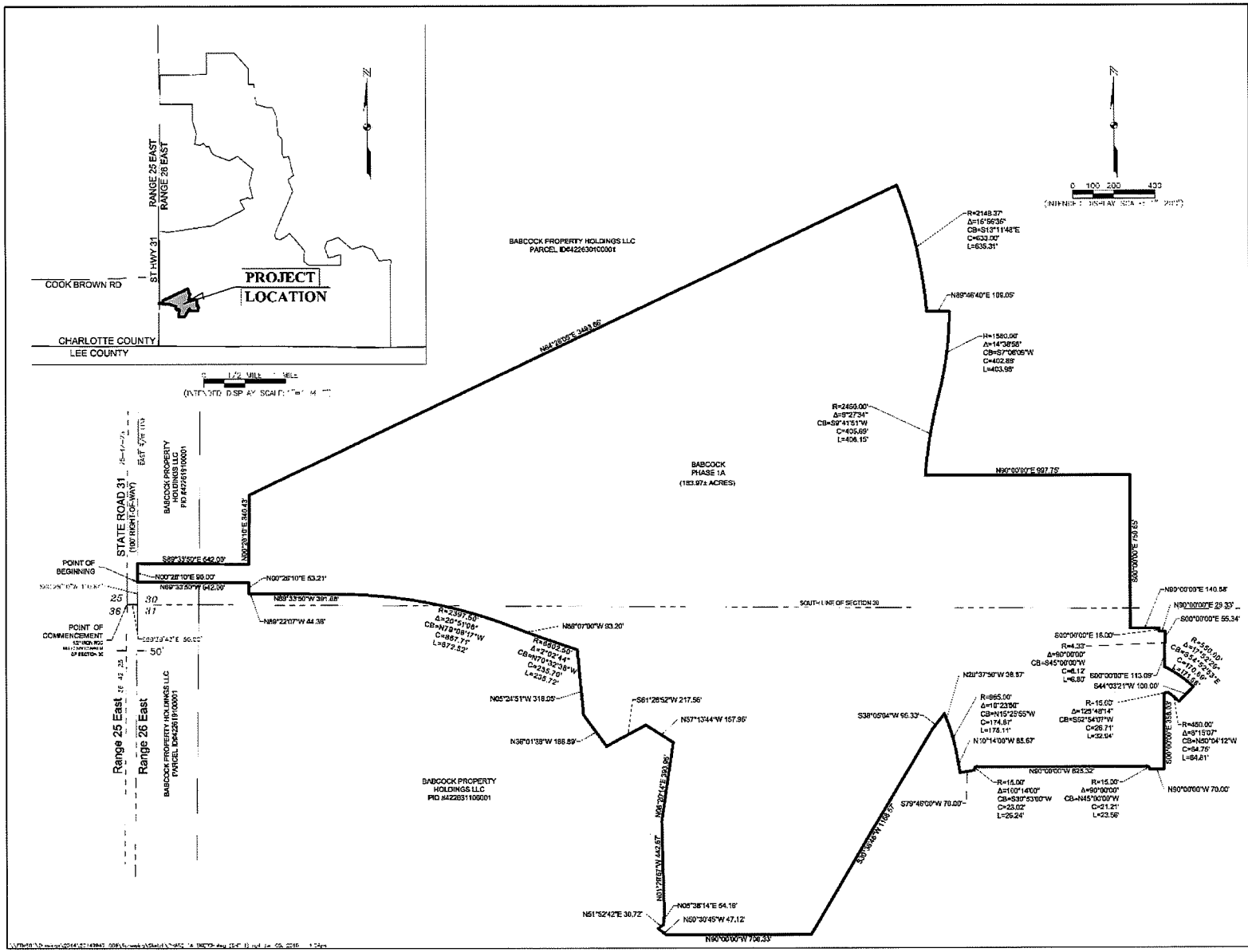
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE S89°39'43"E, ON THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 31, THENCE ON SAID RIGHT-OF-WAY LINE, N00°26'10"E, A DISTANCE OF 110.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE, N00°26'10"E, A DISTANCE OF 90.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S89°33'50"E, A DISTANCE OF 542.00 FEET; THENCE N00°26'10"E, A DISTANCE OF 340.43 FEET; THENCE N64°28'05"E, A DISTANCE OF 3,493.66 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 2,148.37 FEET, A CENTRAL ANGLE OF 16°56'36", A CHORD BEARING OF S13°11'48"E, AND A CHORD DISTANCE OF 633.00 FEET, FOR AN ARC DISTANCE OF 635.31 FEET; THENCE N89°46'40"E, A DISTANCE OF 109.05 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 1,580.00 FEET, A CENTRAL ANGLE OF 14°38'58", A CHORD BEARING OF S07°06'09"W, AND A CHORD DISTANCE OF 402.88 FEET, FOR AN ARC DISTANCE OF 403.98 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE LEFT HAVING: A RADIUS OF 2,460.00 FEET, A CENTRAL ANGLE OF 09°27'34", A CHORD BEARING OF S09°41'51"W, AND A CHORD DISTANCE OF 405.69 FEET, FOR AN ARC DISTANCE OF 406.15 FEET; THENCE N90°00'00"E, A DISTANCE OF 997.75 FEET; THENCE S00°00'00"E, A DISTANCE OF 750.65 FEET; THENCE N90°00'00"E, A DISTANCE OF 140.68 FEET; THENCE S00°00'00"E, A DISTANCE OF 18.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 29.33 FEET; THENCE S00°00'00"E, A DISTANCE OF 55.34 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 4.33 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S45°00'00"W, AND A CHORD DISTANCE OF 6.12 FEET, FOR AN ARC DISTANCE OF 6.80 FEET; THENCE S00°00'00"E, A DISTANCE OF 113.09 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 17°52'29", A CHORD BEARING OF S54°52'53"E, AND A CHORD DISTANCE OF 170.89 FEET, FOR AN ARC DISTANCE OF 171.58 FEET; THENCE S44°03'21"W, A DISTANCE OF 100.00 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 08°15'07", A CHORD BEARING OF N50°04'13"W, AND A CHORD DISTANCE OF 64.75 FEET, FOR AN ARC DISTANCE OF 64.81 FEET; THENCE ON THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 125°48'14", A CHORD BEARING OF S62°54'07"W, AND A CHORD DISTANCE OF 26.71 FEET, FOR AN ARC DISTANCE OF 32.94 FEET; THENCE S00°00'00"E, A DISTANCE OF 358.03 FEET; THENCE S90°00'00"W, A DISTANCE OF 70.00 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N45°00'00"W, AND A CHORD DISTANCE OF 21.21 FEET, FOR AN ARC DISTANCE OF 23.56 FEET; THENCE S90°00'00"W, A

DISTANCE OF 825.32 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 100°14'00", A CHORD BEARING OF S39°53'00"W, AND A CHORD DISTANCE OF 23.02 FEET, FOR AN ARC DISTANCE OF 26.24 FEET; THENCE S79°46'00"W, A DISTANCE OF 70.00 FEET; THENCE N10°14'00"W, A DISTANCE OF 85.67 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 10°23'50", A CHORD BEARING OF N15°25'55"W, AND A CHORD DISTANCE OF 174.87 FEET, FOR AN ARC DISTANCE OF 175.11 FEET; THENCE N20°37'50"W, A DISTANCE OF 38.67 FEET; THENCE S38°05'04"W, A DISTANCE OF 96.33 FEET; THENCE S30°38'46"W, A DISTANCE OF 1,158.57 FEET; THENCE S90°00'00"W, A DISTANCE OF 708.33 FEET; THENCE N50°30'45"W, A DISTANCE OF 47.12 FEET; THENCE N51°52'42"E, A DISTANCE OF 30.72 FEET; THENCE N05°38'14"E, A DISTANCE OF 54.19 FEET; THENCE N01°29'57"W, A DISTANCE OF 442.67 FEET; THENCE N08°20'14"E, A DISTANCE OF 393.95 FEET; THENCE N57°13'44"W, A DISTANCE OF 157.96 FEET; THENCE S61°28'52"W, A DISTANCE OF 217.56 FEET; THENCE N36°01'38"W, A DISTANCE OF 188.89 FEET; THENCE N05°24'51"W, A DISTANCE OF 318.05 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 6,602.50 FEET, A CENTRAL ANGLE OF 02°02'44", A CHORD BEARING OF N70°32'38"W, AND A CHORD DISTANCE OF 235.70 FEET, FOR AN ARC DISTANCE OF 235.72 FEET; THENCE N69°07'00"W, A DISTANCE OF 93.20 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 2,397.50 FEET, A CENTRAL ANGLE OF 20°51'06", A CHORD BEARING OF N79°08'17"W, AND A CHORD DISTANCE OF 867.71 FEET, FOR AN ARC DISTANCE OF 872.52 FEET; THENCE N89°33'50"W, A DISTANCE OF 391.88 FEET; THENCE N89°22'07"W, A DISTANCE OF 44.38 FEET; THENCE N00°26'10"E, A DISTANCE OF 53.21 FEET; THENCE N89°33'50"W, A DISTANCE OF 542.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 183.97 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 83(99) U.S. SURVEY FEET. THE SOUTH LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING S89°39'43"E.


JOHNSON ENGINEERING
BABCOCK PROPERTY HOLDINGS LLC
BABCOCK PHASE 1A
SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA
REVISIONS
DATE
DESCRIPTION
DATE JUNE 2015
PROJECT NO. 20149849-008
FIELD 31-42-23
SCALE: AS SHOWN
SKETCH OF DESCRIPTION
SHEET NUMBER
1 OF 1
PROJECT LOCATION
COOK BROWN RD
ST HWY 31
RANGE 25 EAST
RANGE 26 EAST
CHARLOTTE COUNTY
LEE COUNTY
STATE ROAD 31
(100' RIGHT-OF-WAY)
POINT OF BEGINNING
POINT OF COMMENCEMENT
Range 25 East
Range 26 East
BABCOCK PROPERTY HOLDINGS LLC
PARCEL ID#422630100001
BABCOCK PROPERTY HOLDINGS LLC
PID #422631100001
BABCOCK PHASE 1A
(183.97± ACRES)
SOUTH LINE OF SECTION 30
S89°33'50"E 642.09'
N00°28'10"E 90.00'
N89°33'50"W 642.09'
N00°28'10"E 53.21'
N89°33'50"W 391.68'
N89°22'07"W 44.38'
N00°28'10"E 840.42'
N64°28'05"E 348.65'
N89°07'00"W 93.20'
N05°24'51"W 318.05'
N36°01'39"W 188.89'
S61°26'52"W 217.56'
N57°13'44"W 157.96'
N05°20'14"E 393.95'
N51°52'42"E 30.72'
N05°38'14"E 64.18'
N50°30'45"W 47.12'
N90°00'00"W 736.33'
S37°30'46"W 1166.67'
S79°48'00"W 70.00'
S38°05'04"W 99.33'
N22°37'50"W 38.87'
N10°14'00"W 85.67'
N90°00'00"W 825.32'
N90°00'00"E 997.75'
S00°00'00"E 750.65'
N89°46'40"E 109.05'
N90°00'00"E 140.58'
N90°00'00"E 29.33'
S00°00'00"E 55.34'
S00°00'00"E 16.00'
S00°00'00"E 113.09'
S44°03'21"W 100.00'
S00°00'00"E 135.53'
N90°00'00"W 70.00'
SCALE 1/2 MILE
0 100 200 400