

Babcock Overlay Zoning District

Pattern Book #7

COMMUNITY GATEWAY SIGNAGE
and
FENCING

April 16, 2019

Updated January 16, 2024

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be the initials 'AM' followed by a flourish.

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."

Pursuant to Section 3-9-51(d)(J)(8)e of the BOZD, community gateways shall be considered where the District interfaces with the external community along State Road 31. Community gateway signage shall be approved as part of a Pattern Book.

Pursuant to Section 3-9-51(d)(G) of the BOZD, fencing and wall materials may be made of wood, vinyl, iron or masonry products.

The following design standards are approved for the entire Babcock Ranch Community:

A. COMMUNITY GATEWAY SIGNAGE. The community gateway signage depicted in Exhibit "A" is hereby approved. This includes the community gateway signage along SR 31 from the Lee/Charlotte County boundary line to Tucker's Grade.

B. FENCES AND WALLS. The need for additional fencing materials for temporary construction and laydown areas, utility and lift station screening, recreational courts, sports fields, parks, dog parks, children's play areas, and other areas has become apparent.


1/18/24

Black vinyl and galvanized steel chain link fencing measuring from four feet (4') to twelve feet (12') in height is an approved fencing material.

Any fencing exceeding this height must be accompanied by written Master Developer approval (Babcock Property Holdings, LLC).

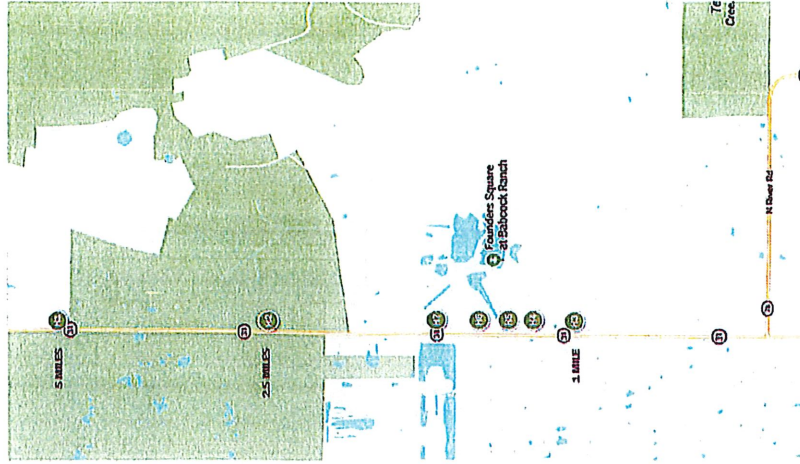
Approved this 18 day of January, 2024.



Shaun Cullinan
Planning and Zoning Official

EXHIBIT "A"

COMMUNITY GATEWAY SIGNAGE



BABCOCK RANCH - DIGITAL LAYOUTS

B Babcock Ranch Community Boundary Signs

LOCATIONS: ALONG BABCOCK RANCH ROAD LEADING UP TO MAIN ENTRANCE

SIZES: EXISTING: 48" x 9"
LARGER SIGNS: 26" x 9"

MESSAGE: BRANDED MESSAGING, IMAGES, DISTANCE TO ENTRANCE, ARROWS



Handwritten signature and date: 1/18/24

BABCOCK RANCH - DIGITAL LAYOUTS

Babcock Ranch Community Boundary Signs

LOCATIONS: ALONG BABCOCK RANCH ROAD LEADING UP TO MAIN ENTRANCE

SIZES: EXISTING: 16'W x 9'H
LARGER SIGNAGE: 25'W x 9'H

MESSAGE: BRANDED MESSAGES/IMAGES, DISTANCE TO ENTRANCE, ARROWS



[Handwritten signature]

[Handwritten signature]

1/18/24