

Babcock Overlay Zoning District
Pattern Book #12

COMMUNITY GATEWAY SIGNAGE
(Babcock Ranch Road [SR 31] and Cypress
Parkway)

February 25, 2021

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.

The following design standards are approved:

- A. COMMUNITY GATEWAY SIGNAGE. The community gateway signage depicted in Exhibit "A" is hereby approved. This includes the community gateway signage along Babcock Ranch Road (SR 31) and Cypress Parkway.

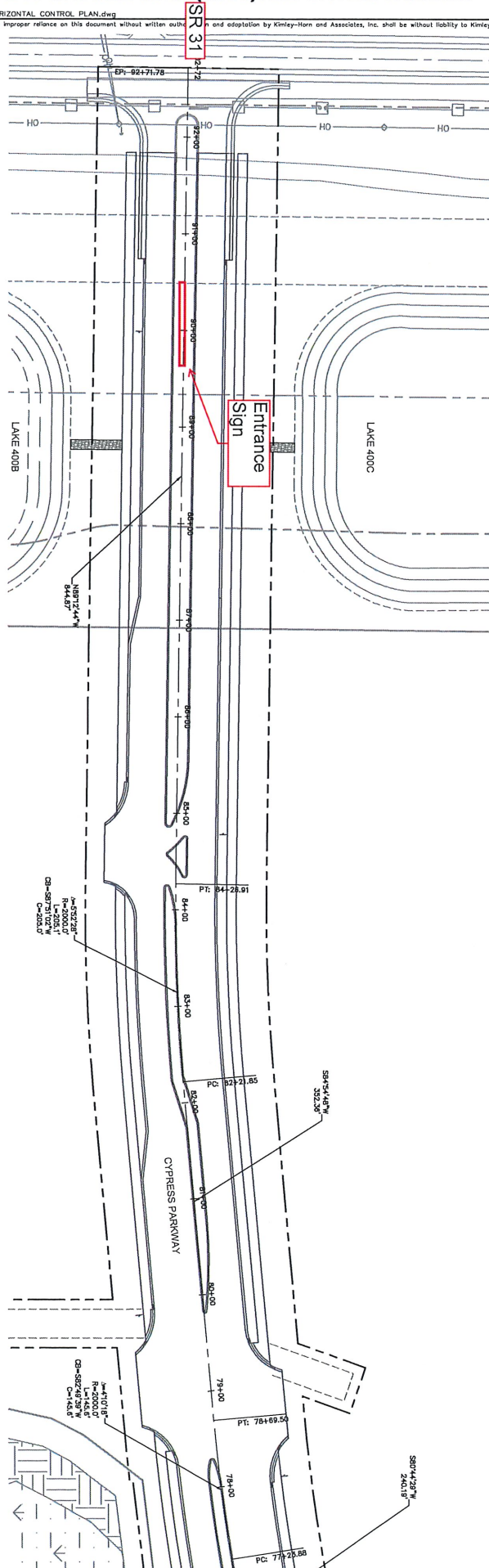
Approved this 25 day of February, 2021.



Zoning Official

EXHIBIT "A"
COMMUNITY GATEWAY SIGNAGE
BABCOCK RANCH ROAD (SR 31) AND CYPRESS PARKWAY

CAD\PlanSheets\C-6 HORIZONTAL CONTROL PLAN.dwg
 It was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



SK

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 ALEXANDRIA, VA 22314
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NOT FOR CONSTRUCTION

PROJECT
BABCOCK RANCH
 NITSON PARTNERS
 BABCOCK RANCH, FL

UNIVERSITY MODEL
 2020174

REVISION / ISSUANCE

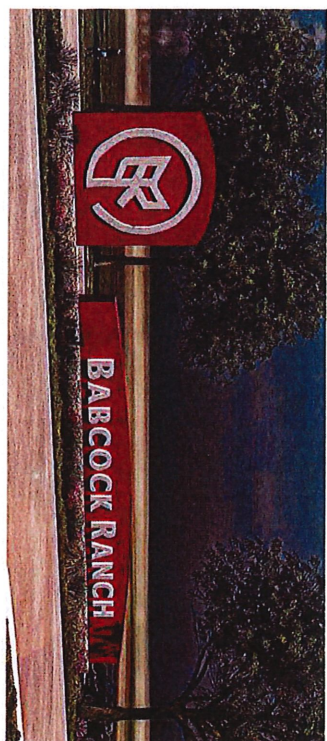
NO.	DESCRIPTION	DATE
1	BID SET DRAFT	1/22/2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

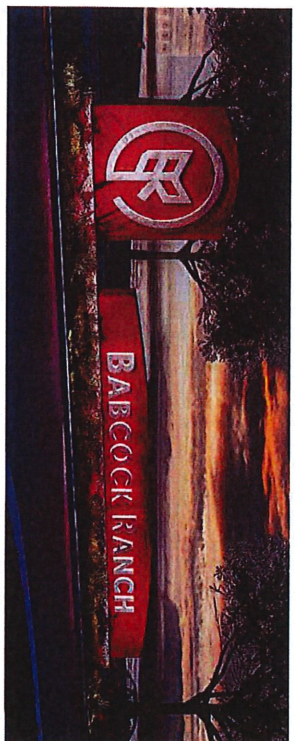
VERT: NA
NOTE: AS SHOWN

SHEET TITLE
CYPRESS PARKWAY
SIGNAGE - ILLUSTRATIVE

SHEET NUMBER
L102



A DAY VIEW



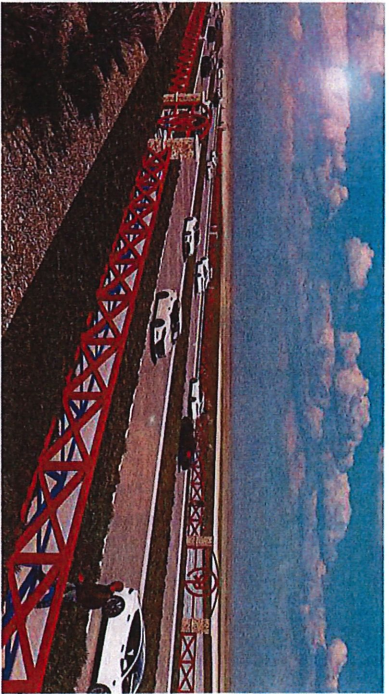
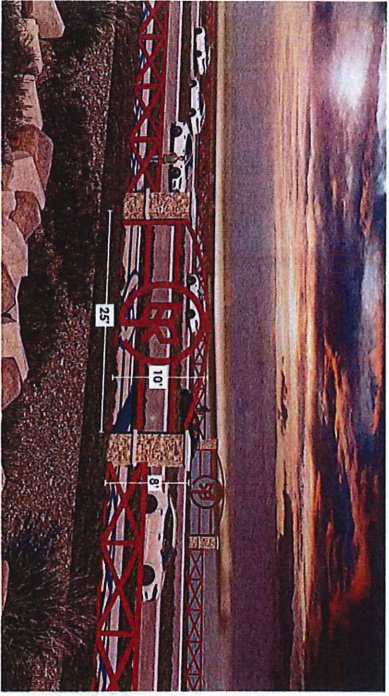
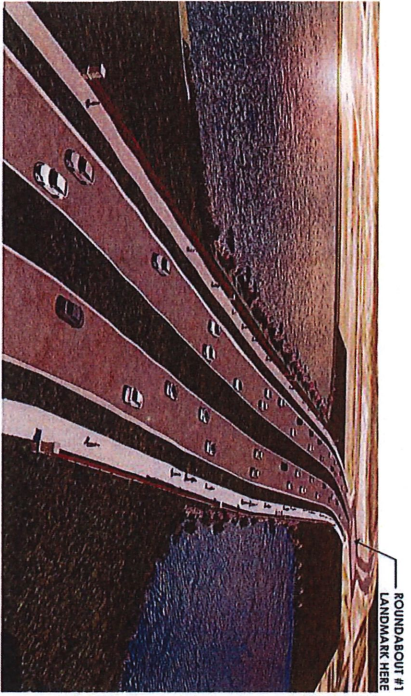
B NIGHT VIEW

1 CYPRESS PARKWAY ENTRANCE SIGNAGE
L102 ILLUSTRATIVE

NTS

DATE PLOTTED: 1/22/2021 10:58 AM PLOTTER: HP DesignJet T1100PS2 PLOTTER MODEL: HP DesignJet T1100PS2 PLOTTER DRIVER: HP DesignJet T1100PS2 PLOTTER SIZE: 11" X 17" SHEET NUMBER: L102

AK



CYPRESS PARKWAY FAUX BRIDGE
BABCOCK RANCH
PM 2020174 | 01.12.2021 | KITSON PARTNERS

LandDesign
BABCOCK RANCH, FLORIDA