

Babcock Overlay Zoning District
Pattern Book #14

Development Standards for Hamlet 1 Lands

October 29, 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."

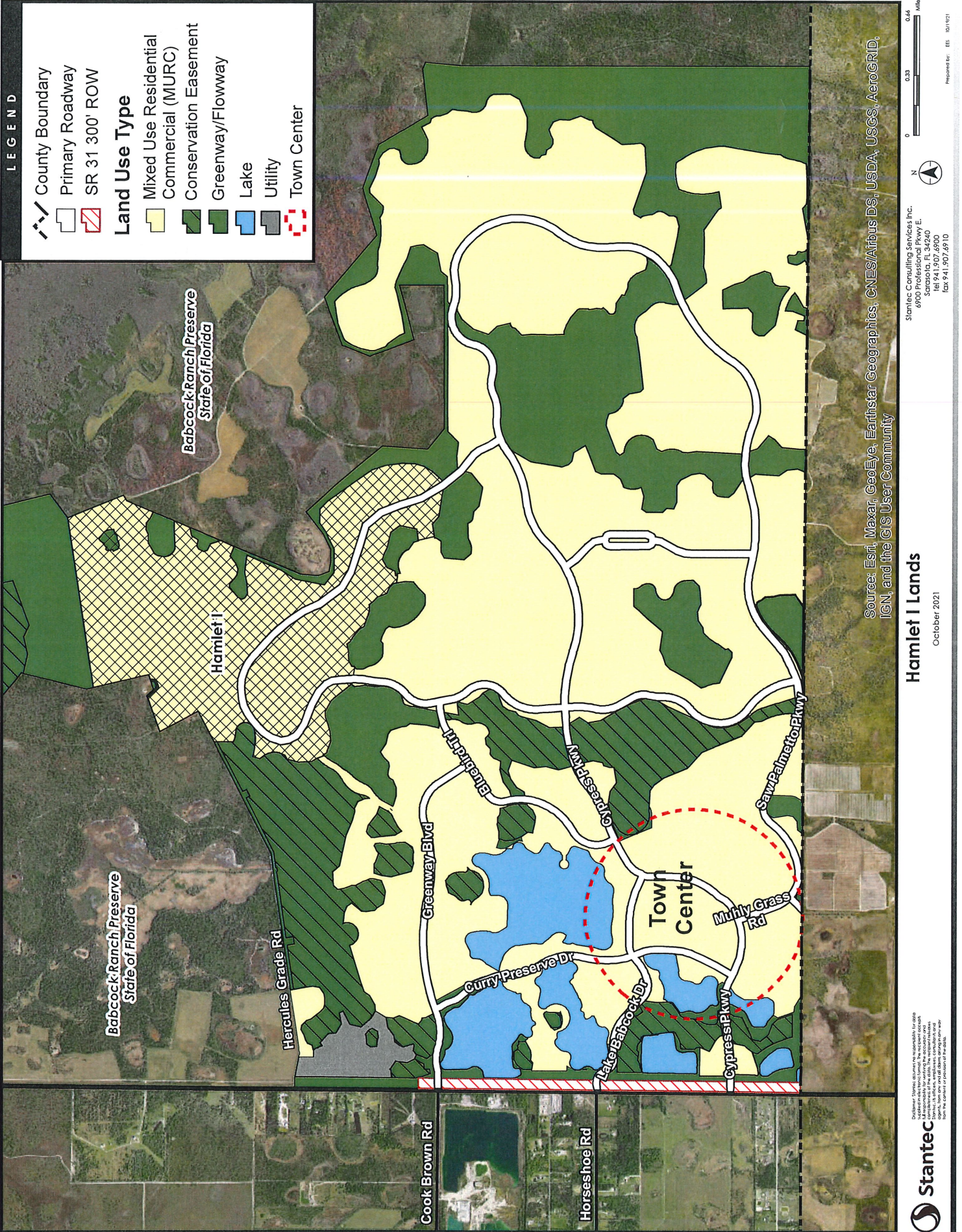
Design standards applicable to the lands shown on Exhibit "A" are as set forth on Exhibit "B". Hamlet I is generally located in the northern portion of Increment 2 and will include single and multi-family residential uses, a golf course, and clubhouses that may serve as neighborhood centers. The BOZD and adopted Pattern Books shall be relied upon for all other requirements not otherwise addressed in this Pattern Book.

Approved this 28 day of October, 2021.



Zoning Official

Exhibit A



LEGEND

- County Boundary
- Primary Roadway
- SR 31 300' ROW
- Land Use Type**
- Mixed Use Residential Commercial (MURC)
- Conservation Easement
- Greenway/Flowway
- Lake
- Utility
- Town Center

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Hamlet I Lands

October 2021



Handwritten signature and date: 10/28/21

EXHIBIT "B"
Development Standards

Land Use	Min. Lot Area (sq. ft.)	Min. Setbacks (ft.) (1)			Max. Height (ft.)	Min. Off-street Parking Spaces (per DU for residential or per 300 s.f. for non-residential) (6) (8)
		Front	Side	Rear		
RESIDENTIAL						
Single-family, Detached (Small Lots)	3,000	10 (5)	5 (2)	4	45	1
Single-family, Detached (Large Lots)	4,000	10 (5)	5 (2)	4	45	1
Single-family, Attached or Two-Family	1,000	10 (5)	0 (3)	4	60	1
Multi-family	1,000	10 (5)	5 (2)	4	100	1-1.5 (7)
NEIGHBORHOOD CENTER						
Single-family, Detached (Small Lots)	3,000	10 (5)	5 (2)	4	45	1
Single-family, Detached (Large Lots)	4,000	10 (5)	5 (2)	4	45	1
Single-family, Attached or Two-Family	1,000	10 (5)	0 (3)	4	60	1
Multi-family	1,000	10 (5)	5 (2)	4(9)	100	1-1.5 (7)
Mixed Use	1,000	10 (5)	5 (2)	4 (9)	140	1 (7)
Non-residential	1,000	10 (5)	0 (3)	4 (9)	140	1

Notes:

- (1) Unless otherwise noted, setbacks apply to principal and accessory structures. Structures will comply with sight distance requirements. Building separation shall be at least 10 ft., subject to access requirements for emergency services and fire code.
- (2) May be reduced as long as sum of side setbacks is 10 ft. minimum.
- (3) Setback applies to interior lots. If not connected to an adjoining structure, side setback is 5' which may be reduced as long as sum of side setbacks is 10 ft. minimum.
- (4) Schools are exempt from this setback table.
- (5) Encroachments into front yards are allowed for porches, stoops, awnings, colonnades, or other elements that serve as transition from the public to the private realm.
- (6) It must be demonstrated that driveways can accommodate space for parking for at least two vehicles on the driveway without overhanging onto the adjoining sidewalk, or onto vehicle travelway where no sidewalk exists. If on-street parking spaces are available in the right-of-way within 300 ft., on-street parking may substitute for driveway parking.
- (7) Multi-family buildings with 2 or less bedrooms per unit shall require 1 space per unit. Multi-family buildings with 3 or more bedrooms per unit shall require 1.5 spaces per unit.
- (8) The amount of required parking may be determined through a parking analysis submitted with a site plan application.
- (9) Encroachments are allowed for structures such as boardwalks, docks, and accessory structures providing views and access to water, subject to approval from agencies with jurisdiction.

AC 10/28/21