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Babcock Overlay Zoning District  
Pattern Book #8

Focus Area Plan Map

Revised October 28, 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."

The Focus Area Plan map attached as Exhibit "A" updates the Focus Area Plan map in Pattern Book #8 dated September 9, 2019, to depict the Mixed Use / Residential / Commercial (MURC) and Town Center areas as set forth on Map H in the Master Development of Regional Impact Master DRI Development Order. Development parameters and/or design standards applicable to a defined site, area or subdistrict will be set forth in future pattern books.

Approved this 28 day of October, 2021.

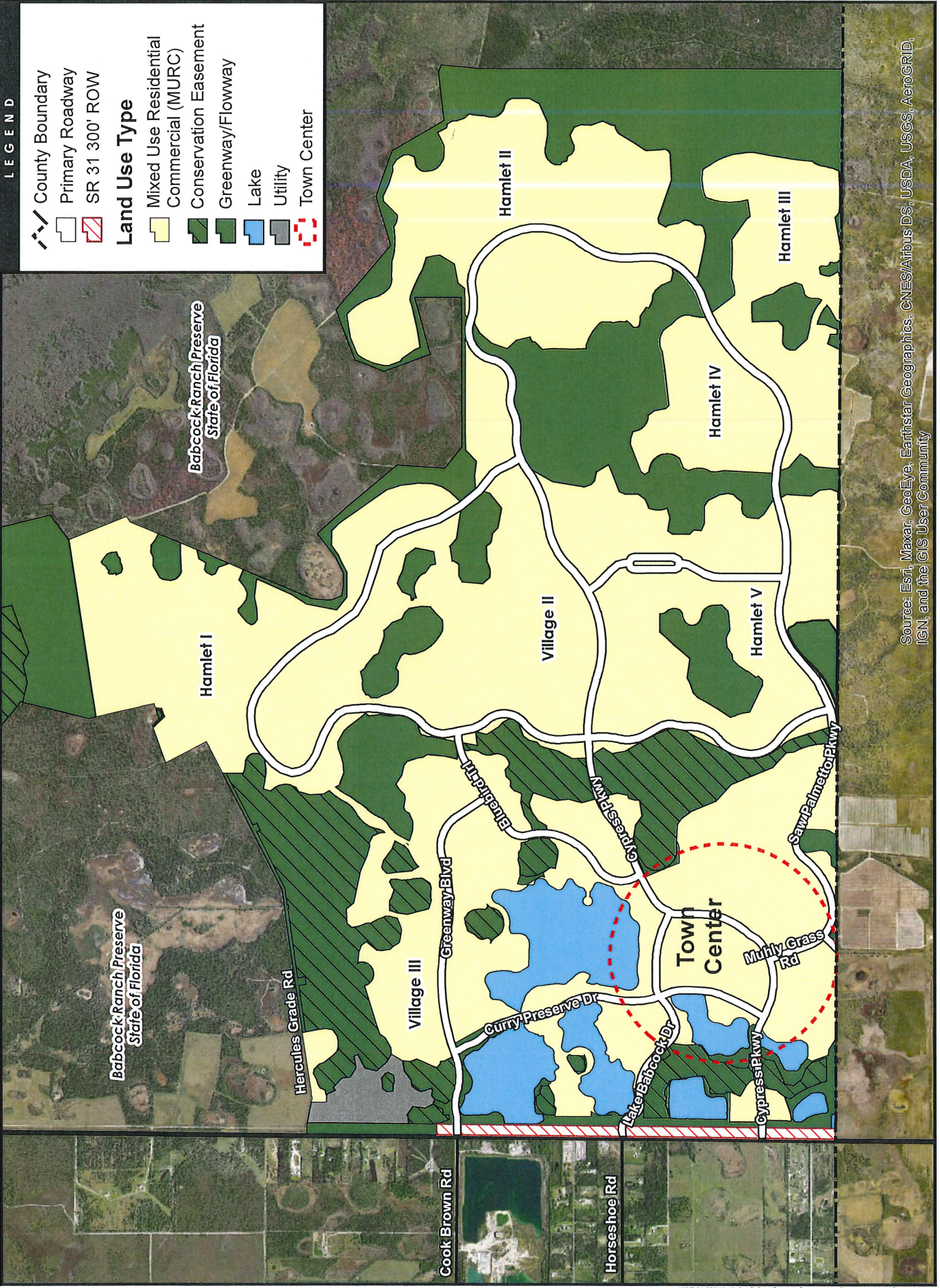


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Zoning Official



# 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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## Focus Area Plan

October 2021



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*AKL 10/28/21*