

# RLSA Restudy Public Workshop Group 4 & 5 Policies

## Town & Village Case Studies

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November 29, 2018

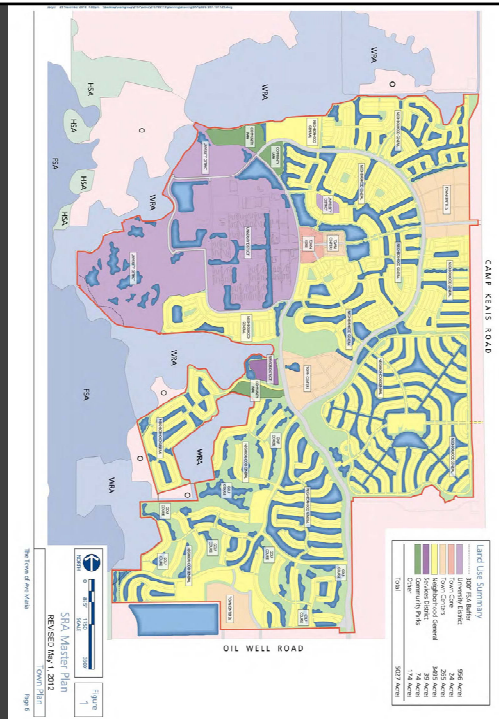
# Towns

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# 1. Ave Maria 2005 – 2030 (est.)

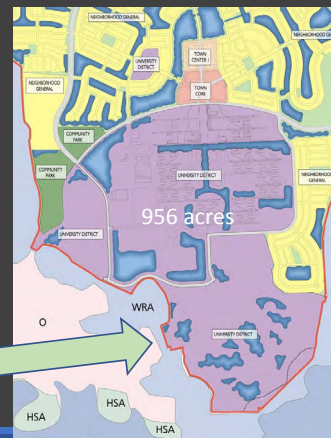
RLSA Town Criteria (per Att. C)	Ave Maria
1,000 – 4,000 acres	4,000 acres (excluding public benefit acres)
1,000 – 16,000 units allowable***	11,000 units proposed
1 – 4 dwelling units per acre allowed***	2.75 du / gross acre
Non residential	600,000 SF retail 510,000 SF office 600,000 SF business/employment
Min. 35% Open Space	45%

\*\*\* Density can be increased beyond the base density through the Affordable-workforce Housing Density Bonus or through the density blending provision, per policy 4.7.



# 1. Ave Maria 2005 – 2030 (est.)

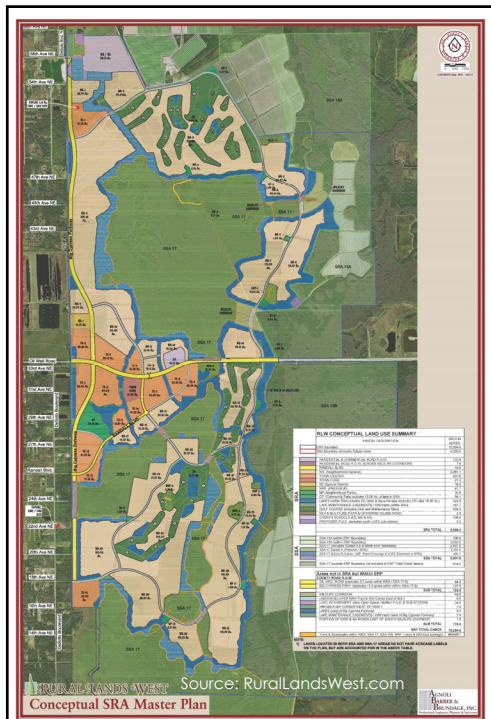
RLSA Town Criteria (per Att. C)	Ave Maria
Full range of single & multiple family housing types allowed	Full range
Min. Goods & Services Ratio: 65 SF per dwelling	112 SF per dwelling
Min. Community Parks Ratio: 200 SF per dwelling	294 SF per dwelling
Min. Civic & Institutional Ratio: 15 SF per dwelling	367 SF per dwelling Includes government, church, university. Plus school sites for elementary & middle, and a private K-12 school.



# 1. Ave Maria

2005 – 2030 (est.)

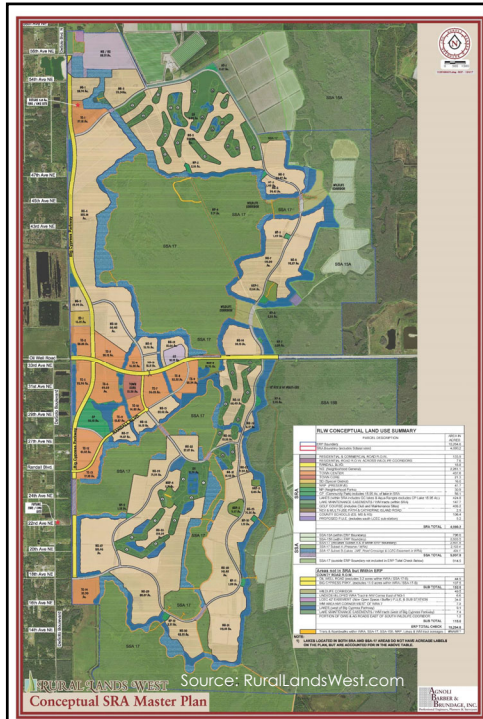
RLSA Town Criteria (per Att. C)	Ave Maria
<b>Water and Wastewater</b> Centralized or decentralized community treatment system Interim well and septic	Ave Maria Utilities (AMU) centralized service with re-use
<b>Transportation</b> Interconnected system of collector & local roads	Per RLSA
Required connection to collector or arterial	Per RLSA
Interconnected sidewalk and pathway system	Per RLSA
County Transit system	Served by Collier Area Transit (CAT) route



# 2. Rural Lands West

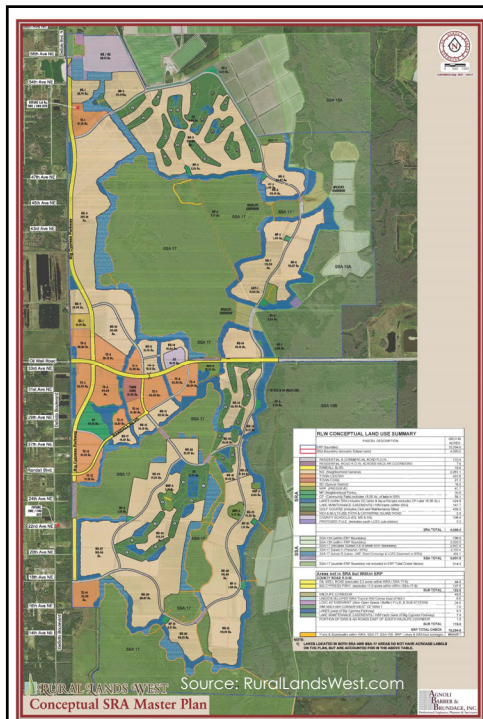
RLSA Town Criteria (per Att. C)	Rural Lands West (proposed)
1,000 – 4,000 acres	3,986 acres (excluding public benefit acres)
1,000 – 16,000 units allowable***	10,000 units proposed
1 – 4 dwelling units per acre allowed***	2.51 du / gross acre
<b>Non residential</b>	800,000 SF retail 450,000 SF office 250,000 SF business/employment 132,000 SF hotel 250,000 SF medical office & hospital
<b>Min. 35% Open Space</b>	35%

\*\*\* Density can be increased beyond the base density through the Affordable-workforce Housing Density Bonus or through the density blending provision, per policy 4.7.



## 2. Rural Lands West

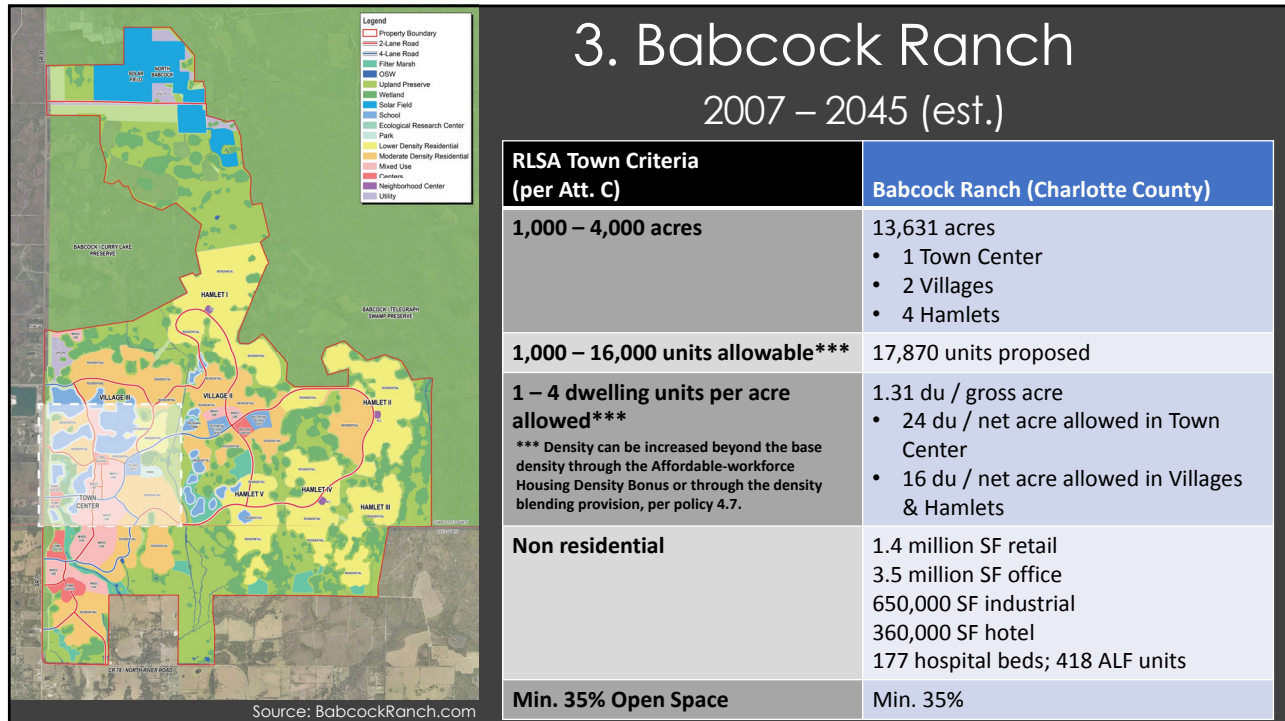
RLSA Town Criteria (per Att. C)	Rural Lands West (proposed)
Full range of single & multiple family housing types allowed	Full range 33% multifamily; 67% single family
Min. Goods & Services Ratio: 65 SF per dwelling	138 SF per dwelling (non-medical & non-workplace)
Min. Community Parks Ratio: 200 SF per dwelling	518 SF per dwelling
Min. Civic & Institutional Ratio: 15 SF per dwelling	21 SF per dwelling for civic uses plus 106 acres for public school sites



## 2. Rural Lands West



RLSA Town Criteria (per Att. C)	Rural Lands West (proposed)
Water and Wastewater Centralized or decentralized community treatment system Interim well and septic	Centralized system is planned
Transportation Interconnected system of collector & local roads	Per RLSA
Required connection to collector or arterial	Per RLSA
Interconnected sidewalk and pathway system	Per RLSA
County Transit system	TBD





### 3. Babcock Ranch 2007 – 2045 (est.)

RLSA Town Criteria (per Att. C)	Babcock Ranch (Charlotte County)
Full range of single & multiple family housing types allowed	Single family, multifamily, townhouse, live work, accessory dwellings (garage apartments & guest houses) <ul style="list-style-type: none"> <li>• 10% of units to be affordable/ workforce attainable with compliance demonstrated through Needs Analysis</li> </ul>
Min. Goods & Services Ratio: 65 SF per dwelling	294 SF per dwelling (excluding industrial, hospital, ALF)
Min. Community Parks Ratio: 200 SF per dwelling	621 SF per dwelling Min. 255 acres of Park = <ul style="list-style-type: none"> <li>* 19.5 ac mini-parks</li> <li>* 58.4 ac neighborhood parks</li> <li>* 177.9 ac community/regional parks</li> </ul>

# 3. Babcock Ranch

## 2007 – 2045 (est.)

**RLSA Town Criteria  
(per Att. C)**

**Min. Civic & Institutional Ratio:  
15 SF per dwelling**

**Babcock Ranch (Charlotte County)**

- 5 School Sites (3 elementary up to 20 ac each; 1 middle up to 30 ac; 1 high up to 50 ac)
  - Educational service center up to 25 ac
  - Construct shell of law & fire rescue buildings on 4 sites = 10.25 ac
  - Sheriff substation site = 5.75 ac
  - 1 EMS vehicle
  - Construct 24,000 SF shell library building on 7 ac
- \*Impact fees to be reimbursed.  
\*Churches, libraries, park buildings, schools do not count toward maximum allowable non residential development.



# 3. Babcock Ranch

## 2007 – 2045 (est.)

**RLSA Town Criteria  
(per Att. C)**

**Water and Wastewater  
Centralized or decentralized  
community treatment system  
Interim well and septic**

**Babcock Ranch (Charlotte County)**

Water and sewer connections required at time of Certificate of Occupancy (C.O.)

**Transportation  
Interconnected system of  
collector & local roads**

Internal capture rate target: 55 – 70%  
1<sup>st</sup> increment assumes 22%  
Network of 4-lane collectors, 2-lane collectors & local roads

**Required connection to  
collector or arterial**

Connects to State Road 31 with commitment to widening

**Interconnected sidewalk and  
pathway system**

Trail system of sidewalks, multiuse paths, multiuse trails both on- and off-road

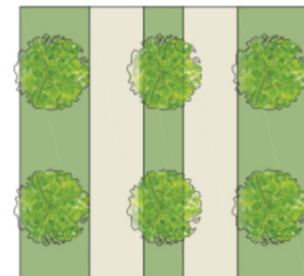
**County Transit system**

Internal autonomous vehicle program

**\*MAJOR MULTI-USE TRAIL LOOP ALTERNATIVES**



MIN. 2' OPTIONAL SIDEWALK    VARIES LAND-SCAPE STRIP    MIN. 2' OPTIONAL SIDEWALK



# 3. Babcock Ranch

2007 – 2045 (est.)

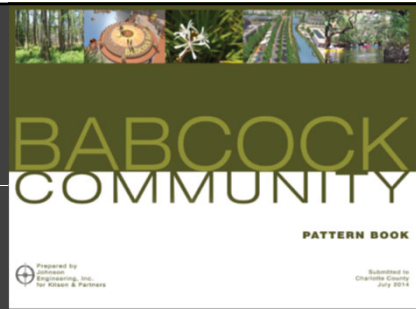
## Babcock Ranch (Charlotte County) Additional commitments

Pattern Books establish development standards at each phase of development (administrative approval allowed)

Low flow fixture commitment: 1.6 gallons/flush; 2.5 gallons per minute shower; 2.0 gallons per minute faucet

One zero energy home model

Site development compliant with Florida Green Building Coalition Certification standards or equivalent



# 3. Babcock Ranch

2007 – 2045 (est.)

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1. Purpose of Pattern Book

2. Location

3. Vision

4. Community Framework

Greenways and Open Space

Mixed Use Residential Commercial Subdistrict

Town Center

Village

Hamlet

North Babcock Subdistrict

Transportation Facilities

Typical Roads

5. Special Provisions




# Pattern Book

[www.charlottecountyfl.gov/services/planningzoning/Pages/DRI.aspx?DRI=Babcock+Ranch](http://www.charlottecountyfl.gov/services/planningzoning/Pages/DRI.aspx?DRI=Babcock+Ranch)

# 3. Babcock Ranch 2007 – 2045 (est.) Pattern Book






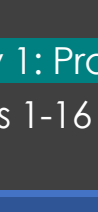


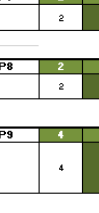
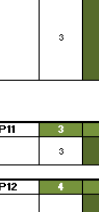
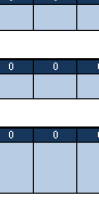
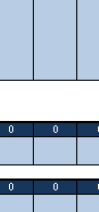
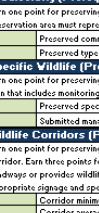
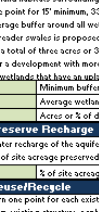
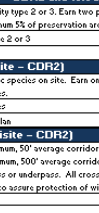
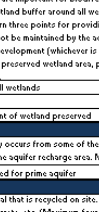
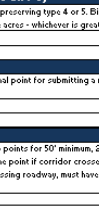
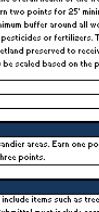
**TRANSPORTATION FACILITIES**

On a smaller scale, the MURC areas may incorporate urban design principles that support walkability. Provision of sidewalks on at least one side of streets in some areas will provide the facilities necessary while the mix and variety of uses, densities and development types should provide a context supportive to walkability in the Town Center, Villages and Hamlets as appropriate.



The following pages illustrate roadways that are typical for the identified roadway type. Final design may vary at time of final engineering.

Design of roadways, paths, rights-of-way, or roadway easements shall generally be according to Florida Greenbook standards, with deviations and modifications permitted by approval by the County Engineer or approval of a Pattern Book.

## Florida Green Building Coalition

[FloridaGreenBuilding.org](http://FloridaGreenBuilding.org)

### Green Development Standards v.8

### Category 1: Protection Standards 1-16

Code	Points	Prerequisites	Description
<b>P6</b>	4	0, 0, 0, 0, 0, 0	<b>Site Study (Prerequisites - CDR2 and 10% set aside on P5)</b> Earn one point for providing a tree and vegetation survey of the site. Earn one point for providing a topographic survey of the site. Earn one point for providing a soil survey of the site. Earn one point for providing a wildlife/habitat study. All surveys and studies must be performed prior to design of the project and must be accompanied by a narrative describing how the data influenced design and implementation of the development. Indicate how the site plan preserves the most significant resources from each study. Tree surveys must include all trees that are equal or greater than 4" dbh and any strands of smaller caliber trees. Earn two (2) bonus points if tree survey is signed off by a certified arborist, horticulturalist, botanist, ecologist, forester, regarding correct identity of the trees. Site must preserve at least 10" of caliber per acre or 500' caliber total to site. Maximum allowed points: 4. <ul style="list-style-type: none"> <li>Topographic survey</li> <li>Soil survey</li> <li>Wildlife/habitat study</li> <li>Tree survey signed off by certified arborist, horticulturalist, botanist, ecologist, or forester</li> </ul>
<b>P7</b>	2	0, 0, 0, 0, 0, 0	<b>Biodiversity (Prerequisites - CDR2 and 10% set aside on P5)</b> Earn one point for preserving community type 2 or 3. Earn two points for preserving type 4 or 5. Biodiversity preservation area must represent minimum 5% of preservation area or three acres - whichever is greater. <ul style="list-style-type: none"> <li>Preserved community type 2 or 3</li> <li>Preserved type 4 or 5</li> </ul>
<b>P8</b>	2	0, 0, 0, 0, 0, 0	<b>Specific Wildlife (Prerequisite - CDR2)</b> Earn one point for preserving a specific species on site. Earn one additional point for submitting a management plan that includes monitoring of species. <ul style="list-style-type: none"> <li>Preserved specific species</li> <li>Submitted management plan</li> </ul>
<b>P9</b>	4	0, 0, 0, 0, 0, 0	<b>Wildlife Corridors (Prerequisite - CDR2)</b> Earn one point for preserving 20' minimum, 50' average corridor. Earn two points for 50' minimum, 250' wide corridor. Earn three points for 15' minimum, 500' average corridor. Earn one point if corridor crosses no roadways or provides wildlife overpass or underpass. All crossing, if crossing roadways, must have appropriate signage and speed limits to assure protection of wildlife. <ul style="list-style-type: none"> <li>Corridor minimum</li> <li>Corridor average</li> <li>Corridor crosses no roadways or provides wildlife overpass or underpass</li> </ul>
<b>P10</b>	3	0, 0, 0, 0, 0, 0	<b>Upland Buffers (Prerequisite - CDR2)</b> Upland habitats surrounding wetlands are important for biodiversity and the overall health of the wetlands. Earn one point for 15' minimum, 33' wide wetland buffer around all wetlands; Earn two points for 25' minimum, 50' average buffer around all wetlands. Earn three points for providing 50' minimum buffer around all wetlands. If a spreader swales is proposed, it shall not be maintained by the addition of pesticides or fertilizers. There must be a total of three acres or 3% of the development (whichever is less) of wetland preserved to receive credit. For a development with more than one preserved wetland area, points may be scaled based on the percentage of wetlands that have an upland buffer. <ul style="list-style-type: none"> <li>Minimum buffer around all wetlands</li> <li>Average wetland buffer</li> <li>Acres or % of development of wetland preserved</li> </ul>
<b>P11</b>	3	0, 0, 0, 0, 0, 0	<b>Preserve Recharge</b> Water recharge of the aquifer generally occurs from some of the highest, casler areas. Earn one point for each 5% of site acreage preserved for a prime aquifer recharge area. Maximum three points. <ul style="list-style-type: none"> <li>% of site acreage preserved for prime aquifer</li> </ul>
<b>P12</b>	4	0, 0, 0, 0, 0, 0	<b>Reuse/Recycle</b> Earn one point for each existing material that is recycled on site. Examples include items such as trees, masonry from existing structures, asphalt or concrete, etc. (Maximum four points). Submittal must include narrative describing how much material was recycled/will be recycled, how it was recycled, and perceived environmental



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## Green Development Standards v.8

### Category 2: Circulation Standards 1-10

<b>Orientation</b>	<p>Earn one point if minimum 60% of buildable lots are designed to face (Rear or front) within 30 degrees of due north. Earn two points if 75% or greater of buildable lots are designed to face within 30 degrees of due north. Earn three points if 90% or greater of buildable lots are designed to face within 30 degrees of due north.</p> <p style="text-align: right;">% of buildable lots face within 30 degrees of due north</p>
<b>Paving Materials</b>	<p>Earn one point for each 25% of lineal feet of roadway that is pervious in nature.</p> <p style="text-align: right;">% of lineal feet of pervious roadway</p>
<b>Access/Proximity (Prerequisite: 2 points or more in C1)</b>	<p><b>School access:</b> Earn one point for each 33% of residential units that are within 1/2 mile safe walk of a school (including secondary education)</p> <p><b>Retail access:</b> Earn one point for each 33% of residential units, office, or institutional square footage (i.e. active uses) that are within 1/2 mile safe walk of retail uses (on or off site so long as on or off-site uses are accessible by public or association members that are not required to pay membership fees in excess of minimum assessments).</p> <p><b>Transit access:</b> Earn one point for each 33% of active uses (including retail here forward) that are within 1/2 mile of a transit access point.</p> <p><b>Pools and parks:</b> Pools and parks are other frequented destinations and access to community pools may reduce the number of pools needed (see Amenities section for environmental benefits). Earn one point for each 33% of active uses that are within 1/2 mile of a pool or a park.</p> <p style="color: red; font-size: small;">Minimum two points must be received in C-1 to qualify. Submittal must include scaled maps with calculations and narrative.</p> <p style="text-align: right; color: red; font-size: small;">% of residential units within 1/2 mile safe walk of a school</p> <p style="text-align: right; color: red; font-size: small;">% of residential units, office, or institutional square footage (i.e. active uses) within 1/2 mile safe walk of retail uses</p>

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## Green Development Standards v.8

### Category 3: Utilities Standards 1-9

<b>U1</b>	2	0	0	0	0	0	<b>Minimal Disturbance</b>
	2	0					<p>Earn one point if all utilities are underground. Earn one point if underground utilities are carried in common sleeves or if design allows for 30% or greater reduction in rights-of-way width to accommodate utilities or if special provisions are made for the preservation of existing vegetation. Submittal requirements include narrative describing the environmental benefit of efforts.</p> <p style="text-align: right;">All utilities are underground</p> <p style="text-align: right;">Underground utilities are carried in common sleeves</p> <p style="text-align: right;">Design allows for 30% or greater reduction in rights-of-way width to accommodate utilities</p> <p style="text-align: right; font-size: small;">Special provisions are made for the preservation of existing vegetation</p>
<b>U2</b>	1	0	0	0	0	0	<b>Green Power Certificate</b>
	1	0					<p>Earn one point for purchasing a green power certificate to offset either five years of power consumed by community facilities or one year of power consumed by entire development program at build-out.</p> <p style="text-align: right;">Green power certificate purchased</p>
<b>U3</b>	5	0	0	0	0	0	<b>Green Power Agreement</b>
	5	0					<p>Earn one point for each 20% of power consumed that is purchased through an energy provider and is produced by a renewable energy source.</p> <p style="text-align: right;">% of power consumed that is purchased through an energy provider and is produced by a renewable energy source</p>
<b>U4</b>	10	0	0	0	0	0	<b>Green Power Production</b>
	10	0					<p>Earn one point for each 10% of power consumed that is produced on site by a renewable energy source. Documentation required.</p> <p style="text-align: right;">% of power consumed that is produced on site by a renewable energy source</p>
<b>U5</b>	13	0	0	0	0	0	<b>Irrigation Practices</b>
	13	0					<p>Earn one point for providing reuse water for irrigation of all common areas. Earn four points for each 50% of irrigation that is provided by reuse water for all parcels including common areas. Earn one point for connecting all common areas with master control system. Earn three points for connecting all parcels to master control system. Earn one point if all common areas are designed to not require a permanent irrigation system. Earn two points if entire development is designed to not require permanent irrigation system(s).</p> <p style="text-align: right;">Reuse water for irrigation of all common areas</p> <p style="text-align: right;">% of irrigation provided by reuse water for all parcels including common areas</p> <p style="text-align: right;">Connect all common areas with master control system</p> <p style="text-align: right;">Connect all parcels to master control system</p> <p style="text-align: right;">All common areas are designed to not require a permanent irrigation system</p> <p style="text-align: right;">Entire development is designed to not require permanent irrigation system(s)</p>
<b>U6</b>	1	0	0	0	0	0	<b>Irrigation Meter</b>
	1	0					<p>Earn one point for metering all sources of irrigation water on each parcel.</p> <p style="text-align: right;">Metered all sources of irrigation water on each parcel</p>
<b>U7</b>	5	0	0	0	0	0	<b>Irrigation Budget</b>
	5	0					<p>Earn five points for setting and enforcing irrigation budget on individual parcels.</p> <p style="text-align: right;">Set and enforce irrigation budget on individual parcels</p>
<b>U8</b>	2	0	0	0	0	0	<b>Submetered Parcels</b>
	2	0					<p>Earn two points for submetering parcels by end user.</p> <p style="text-align: right;">Submetered parcels by end user</p>
<b>U9</b>	2	0	0	0	0	0	<b>Other</b>
	2	0					<p>Provide description of any significant environmental benefits achieved, beyond typical new development, that are not covered in the above categories. Earn one point for each other environmental benefit of development feature not found in this category or standard. The point attributed should be computed, if possible, relative to</p>

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## Green Development Standards v.8

### Category 4: Amenities Standards 1-8

A1	4	0	0	0	0	0	0	0	0	0	0
<b>Neighborhood Parks</b>											
Develop neighborhood parks that are within 1/4 mile of 50% of households and earn one point, within 1/8 mile of 50% of households earn two points, within 1/4 mile of 100% of households earn three points, and within 1/8 mile of 100% of households earn four points. Neighborhood parks are to contain playground equipment that uses green construction materials (i.e., recycled content or recyclable materials) with seating areas and native shade trees.											
Neighborhood parks contain playground equipment that uses green construction materials with seating areas and native shade trees.											
<b>A2</b>											
<b>Community/Regional Park</b>											
Earn one point for providing publicly accessible park of five acres in size minimum. Earn two points for providing publicly accessible park 10 acres in size minimum. Park must contain recreational facilities that are exercise, resource-based, or entertainment oriented such as a basketball.											
Acres of publicly accessible park provided											
<b>A3</b>											
<b>Community Pool</b>											
Earn one point for providing a common pool available to each resident, two points if there is a common pool for each 300 households, three points if there is one for each 200 households and four points if there is one for each 100 households. These points not available if deed restrictions require individual pools for any single family lots.											
<b>A4</b>											
<b>Community Garden</b>											
Earn one point for utilizing edible landscaping in common areas. Earn two points for providing community garden of minimum five acres or 5% of site. Earn one point if community garden is farmed organically.											
Edible landscaping in common areas											
Acres or site % of community garden provided											
Community garden is farmed organically											
<b>A5</b>											
<b>Compost Facility</b>											
Earn one point for providing a compost/mulching facility along with management plan. Earn one point if this facility is located adjacent to community garden.											
Compost/mulching facility and management plan											
Facility is located adjacent to community garden											
<b>A6</b>											
<b>Audubon Golf Course</b>											
Earn one point for each golf course in community that is Audubon certified or includes management plan that minimizes required maintenance. Earn one point if community is over 300 acres and does not include golf course.											
# of golf courses in community that are Audubon certified or include management plan that minimizes required maintenance											
Acres of community and no golf course											
<b>A7</b>											
<b>Landscape Management Plan</b>											
Earn two points for using all Florida Friendly plant material that are soil, water, and climate appropriate for non-recreational areas. Earn two points for using 80% or more Florida native plants that are soil, water and climate appropriate for non-recreational areas or reach the Gold level of the Florida Water Star program. Earn two points for a detailed management plan for "green" management of amenities that is consistent with the applicable sections of the "Declaration Exhibit Florida Friendly Development Covenants, Conditions and Restrictions".											
Uses all Florida Friendly plant material that are soil, water, and climate appropriate for non-recreational areas											
% of plants that are Florida native											
Detailed green management plan consistent with Friendly Development Covenants											
<b>A8</b>											
<b>Other</b>											
Provide description of any significant environmental benefits achieved, beyond typical new development, that are not covered in the above categories. Earn one point for each other environmental benefit of development feature not found in this category or standard. The point attributed should be computed, if possible, relative to environmental benefit achieved by other measures. Maximum two points.											
Other environmental benefit of development feature not found in this category or standard											
Description of what you did:											

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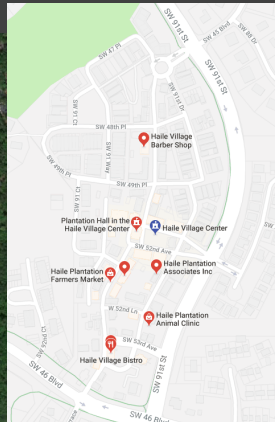
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## Green Development Standards v.8

### Category 5: Covenants and Deed Restrictions Standards 1-6

CDR1	20	0	0	0	0	0	0	0	0	0	0
<b>Green Construction Standards</b>											
Earn one point for providing information to existing property purchasers via one of the appropriate FGBC green standards (i.e., green home, green commercial building, green high rise). Earn two points for encouraging parcel developer to follow green standards. Earn four points for tangible incentive (OI at least \$200 value or 1% of the retail price of the property whichever is less) to comply with the appropriate green standard. Earn 20 points for requiring parcel developers to comply with FGBC or comparable standard through CDR's; if FGBC this applies to green homes, high rise, and commercial standards.											
Buyer aware of other appropriate FGBC green standards											
Encourage parcel developer to follow green standards											
(\$) Tangible incentive											
(%) Tangible incentive of the retail price of the property											
Require parcel developers to comply with FGBC or comparable standard through CDR's											
<b>CDR2</b>											
<b>Management Plan</b>											
Earn five points for well crafted preservation/conservation management plan in conjunction with meeting the minimum 10% land set aside in P-5. Earn two points without the set aside. Required for receiving credit for criteria P-5 through P-11.											
Well crafted preservation/conservation management plan and meet minimum 10% land set aside in P-5											
Without the set aside											
<b>CDR3</b>											
<b>Pervious Surfaces</b>											
Earn one point if all parcels are deed restricted to require all hardscape elements to be pervious in nature.											
All parcels are deed restricted to require all hardscape elements to be pervious in nature											
<b>CDR4</b>											
<b>Rainwater Harvesting</b>											
Earn one point if all parcels are required to harvest their own rainwater from structures for temporary storage and use on site and/or are connected to a master stormwater management and reuse system.											
All parcels are required to harvest their own rainwater from structures for temporary storage and use on site and/or are connected to a master stormwater management and reuse system											
<b>CDR5</b>											
<b>No Prohibitive Language</b>											
Earn one point only if the Covenants and Deed Restrictions (CDRS) do not limit/prohibit: the ability to achieve green certification using available water-efficient or pest-resistant grasses and plants, using solar systems on south-facing roof regardless of the direction of the street, driveways that use porous pavers, not installing irrigation systems, not installing any turf, or contain any language that obviously prohibits the ability for site purchasers to obtain credit for any green home or green commercial building point criteria. The development also earns this point if the Covenants and Deed Restrictions (CDRS) do not limit/prohibit ability to achieve green certification or contain any language that prohibits green practices											
Covenants and Deed Restrictions (CDRS) do not limit/prohibit ability to achieve green certification or contain any language that prohibits green practices											
No Covenant and deed restrictions											
<b>CDR6</b>											
<b>Other</b>											
Provide description of any significant environmental benefits achieved, beyond typical new development, that are not covered in the above categories. Earn one point for each other environmental benefit of development feature not found in this category or standard. The point attributed should be computed, if possible, relative to environmental benefit achieved by other measures. Maximum two points.											
Other environmental benefit of development feature not found in this category or standard											
Description of what you did:											

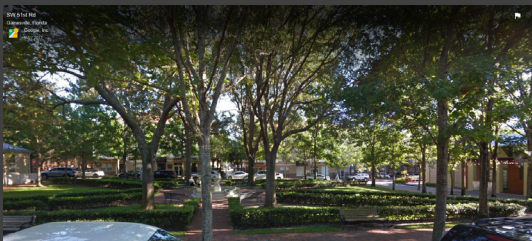
# 4. Haile Village Plantation 1992 - 2007



RLSA Town Criteria (per Att. C)	Haile Village Plantation (Alachua County)
1,000 – 4,000 acres	1,700 acres
1,000 – 16,000 units allowable***	2,700 units
1 – 4 dwelling units per acre allowed***	1.6 du / gross acre • Townhomes allowed at 16 du / acre
Non residential	160,000 SF retail & office • 48 businesses
Min. 35% Open Space	Shade trees along streets Village green anchors the village center 54 golf holes

\*\*\* Density can be increased beyond the base density through the Affordable-workforce Housing Density Bonus or through the density blending provision, per policy 4.7.

# 4. Haile Village Plantation 1992 - 2007



RLSA Town Criteria (per Att. C)	Haile Village Plantation (Alachua County)
Full range of single & multiple family housing types allowed	Multifamily, single family, townhouses, live/work, accessory dwellings (garage apartments & guest houses)
Min. Goods & Services Ratio: 65 SF per dwelling	59 SF retail/office per dwelling (50-acre mixed use village center is ½-mile maximum distance from homes to ensure walkability)
Min. Community Parks Ratio: 200 SF per dwelling	Village green anchors village center
Min. Civic & Institutional Ratio: 15 SF per dwelling	Village square contains: • 3,200 SF Town Hall (developer owns & operates as a for-profit event space) • post office, sheriff's office, homeowners association office

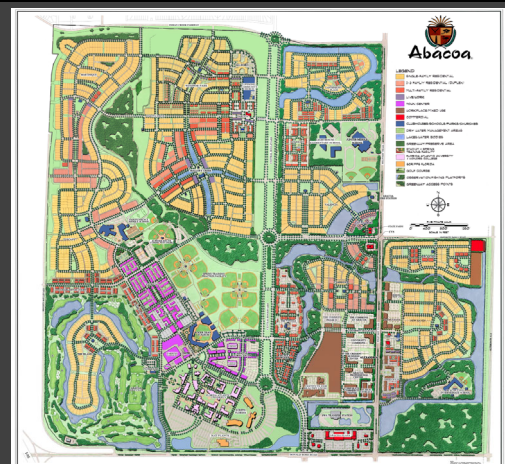
# 4. Haile Village Plantation 1992 - 2007



RLSA Town Criteria (per Att. C)	Haile Village Plantation (Alachua County)
<b>Water and Wastewater</b> Centralized or decentralized community treatment system Interim well and septic	No data
<b>Transportation</b> Interconnected system of collector & local roads	Narrower street sections
Required connection to collector or arterial	23% of single family home trips are captured internally (measured by developer)
Interconnected sidewalk and pathway system	System of alleys & lanes, emphasis on pedestrian passageways from neighborhoods to Village Center
County Transit system	

# 5. Abacoa 1995 – 2018 (approx.)

RLSA Town Criteria (per Att. C)	Abacoa (Jupiter, FL)
1,000 – 4,000 acres	2,055 acres
1,000 – 16,000 units allowable***	6,325 units 3,926 (62%) in Residential Neighborhood 740 (12%) in Residential District 695 (11%) in Town Center District 221 (3%) in Commercial Community 132 (2%) in Commercial Neighborhood 611 (10%) in Workplace District
1 – 4 dwelling units per acre allowed***	Minimum 3 DU / gross acre (min. 3 DU/acre for Low Residential – max. 16 DU/acre for Urban Residential)



Source: Abacoa.com

\*\*\* Density can be increased beyond the base density through the Affordable-workforce Housing Density Bonus or through the density blending provision, per policy 4.7.



# 5. Abacoa

1995 – 2018 (approx.)

RLSA Town Criteria (per Att. C)	Abacoa (Jupiter, FL)
<b>Non residential</b>	841,400 SF Retail 1.75 million SF Workplace 217,720 SF Office 130 room Hotel 4,009 seat Movie Theater 7,500 seat Baseball Stadium
<b>Min. 35% Open Space</b>	509 acres Open Space (24.7%) includes 116-acre golf course  Per Neighborhood: 3% or min. 3 acre common use area required with a minimum 1-acre public square



# 5. Abacoa

1995 – 2018 (approx.)

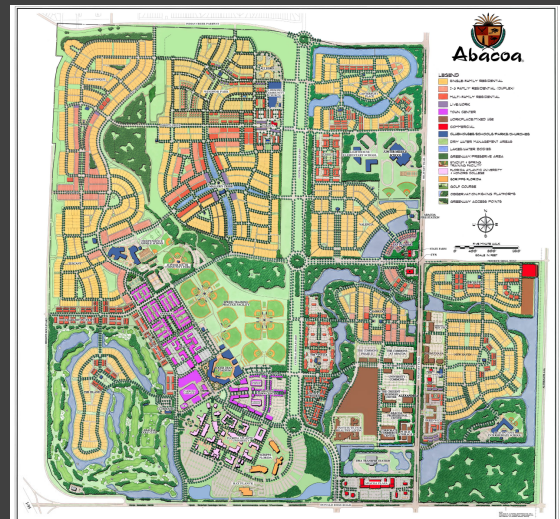
RLSA Town Criteria (per Att. C)	Abacoa (Jupiter, FL)
<b>Full range of single &amp; multiple family housing types allowed</b>	Full range of single family & multifamily • 10% minimum to be multifamily
<b>Min. Goods &amp; Services Ratio: 65 SF per dwelling</b>	Max. 5% land area of Neighborhood  167 SF per dwelling (Retail/Office) 277 SF per dwelling (Workplace)
<b>Min. Community Parks Ratio: 200 SF per dwelling</b>	Not defined



# 5. Abacoa

1995 – 2018 (approx.)

RLSA Town Criteria (per Att. C)	Abacoa (Jupiter, FL)
Min. Civic & Institutional Ratio: 15 SF per dwelling	School & University
Water and Wastewater Centralized or decentralized community treatment system Interim well and septic	Centralized
Transportation Interconnected system of collector & local roads	Connections to arterials, collectors & interstate adjacent
Required connection to collector or arterial	
Interconnected sidewalk and pathway system	Sidewalks and paths
County Transit system	Proposed Tri Rail station



Source: Abacoa.com

## Towns: Summary

RLSA Town Criteria (per Att. C)	Ave Maria	Rural Lands West (proposed)	Babcock Ranch (Charlotte County)	Haile Village Plantation (Alachua County)	Abacoa (Jupiter, FL)
1,000 – 4,000 acres	4,000 acres (excluding public benefit acres)	3,986 acres (excluding public benefit acres)	13,631 acres 1 Town Center, 2 Villages, 4 Hamlets	1,700 acres	2,055 acres
1,000 – 16,000 units allowable***	11,000 units proposed	10,000 units proposed	17,870 units proposed	2,700 units	6,325 units
1 – 4 dwelling units per acre allowed***	2.75 du / gross acre	2.51 du / gross acre	1.31 du / gross acre • Max. 24 du/net acre in Town Center • Max. 16 du / net acre in Villages & Hamlets	1.6 du / gross acre • Max. 16 du / acre	Minimum 3 du / gross acre (Max. 16 du/acre)

# Towns: Summary

RLSA Town Criteria (per Att. C)	Ave Maria	Rural Lands West (proposed)	Babcock Ranch (Charlotte County)	Haile Village Plantation (Alachua County)	Abacoa (Jupiter, FL)
<b>Non residential</b>	600,000 SF retail 510,000 SF office 600,000 SF business/employment	800,000 SF retail 450,000 SF office 250,000 SF business/employment 132,000 SF hotel 250,000 SF medical office & hospital	1.4 million SF retail 3.5 million SF office 650,000 SF industrial 360,000 SF hotel 177 hospital beds; 418 ALF units	160,000 SF retail & office	841,400 SF Retail 1.75 million SF Workplace 217,720 SF Office 130 room Hotel 4,009 seat Movie Theater 7,500 seat Baseball Stadium
<b>Min. 35% Open Space</b>	45%	35%	Min. 35%	Shade trees along streets Village green anchors the village center 54 golf holes	509 acres Open Space (24.7%) includes 116-acre golf course  Per Neighborhood: 3% or min. 3 acre common use area required with a minimum 1-acre public square

# Towns: Summary

RLSA Town Criteria (per Att. C)	Ave Maria	Rural Lands West (proposed)	Babcock Ranch (Charlotte County)	Haile Village Plantation (Alachua County)	Abacoa (Jupiter, FL)
<b>Full range of single &amp; multiple family housing types allowed</b>	Full range	Full range 33% multifamily; 67% single family	Full range, accessory dwelling. 10% of units to be affordable/ workforce demonstrated through Needs Analysis	Multifamily, single family, townhouses, live/work, accessory dwellings	Full range of single family & multifamily • 10% minimum to be multifamily
<b>Min. Goods &amp; Services Ratio: 65 SF per dwelling</b>	112 SF per dwelling	138 SF per dwelling (non-medical & non-workplace)	294 SF per dwelling (excluding industrial, hospital, ALF)	59 SF retail/office per dwelling (mixed use village center is ½-mile maximum distance from homes)	Max. 5% land area of Neighborhood 167 SF per dwelling (Retail/Office) 277 SF per dwelling (Workplace)
<b>Min. Community Parks Ratio: 200 SF per dwelling</b>	294 SF per dwelling	518 SF per dwelling	621 SF per dwelling Min. 255 acres of Park 19.5 ac mini-parks 58.4 ac neighborhood parks 177.9 ac community/ regional parks	Village green anchors village center	Not defined

# Towns: Summary

RLSA Town Criteria (per Att. C)	Ave Maria	Rural Lands West (proposed)	Babcock Ranch (Charlotte County)	Haile Village Plantation (Alachua County)	Abacoa (Jupiter, FL)
<b>Min. Civic &amp; Institutional Ratio: 15 SF per dwelling</b>	367 SF per dwelling Includes government, church, university. Plus school sites for elementary & middle, and a private K-12 school.	21 SF per dwelling for civic uses plus 106 acres for public school sites	5 School Sites, Educational service center, law & fire rescue buildings, Sheriff substation site, 1 EMS vehicle, library *Impact fees to be reimbursed. *Civic bldgs do not count toward max. development.	Village square contains: 3,200 SF Town Hall, post office, sheriff's office, homeowners association office	School & University
<b>Water and Wastewater</b>	Ave Maria Utilities (AMU) centralized service with re-use	Centralized system is planned	Water and sewer connections required at time of C.O.	No data	Centralized
<b>Transportation</b>	Per RLSA, served by CAT route	Per RLSA	4- & 2-lane network. Trail system. A/V program.	Narrower street sections. System of alleys & lanes, pedestrian passageways.	4- & 2-lane network. System of sidewalks & paths. Proposed Tri Rail station

# Villages

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# 1. Habersham

1997-2012 (approx.)



Source: dpz.com

RLSA Village Criteria (per Att. C)	Habersham (Beaufort, SC)
100 – 1,000 acres	266 acres
100 – 4,000 units allowable***	950 units
1 – 4 dwelling units per acre allowed***	3.6 du / gross acre
Non residential	77,895 SF retail, restaurant & office
Min. 35% Open Space	73 acres of parks, common areas and drainage basins (27%)

\*\*\* Density can be increased beyond the base density through the Affordable-workforce Housing Density Bonus or through the density blending provision, per policy 4.7.

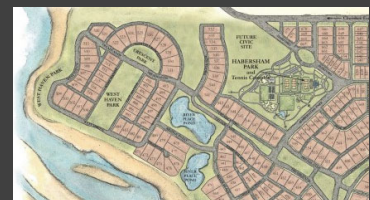
# 1. Habersham

1997 – 2012 (approx.)

RLSA Village Criteria (per Att. C)	Habersham (Beaufort, SC)
Diversity of single & multiple family housing types allowed	Single & Multifamily: Apartment, apartment house, live-work, townhouse, single house, bungalow, cottage, porch house, T-house, marsh mansion
Min. Goods & Services Ratio: 25 SF per dwelling	82 SF per dwelling Mixed use Village Center with retail/restaurant/office & live-above rentals
Parks & Public Green Spaces within Neighborhoods (minimum 1% of gross acres)	Neighborhood Center - parks & squares Neighborhood General - parks & playgrounds Neighborhood Edge - parkways



Source: dpz.com



Source: habershamsc.com

# 1. Habersham

1997 – 2012 (approx.)

RLSA Village Criteria (per Att. C)	Habersham (Beaufort, SC)
Min. Civic & Institutional Ratio: 10 SF per dwelling	Neighborhood Center - civic and institutional facilities  Neighborhood Edge - non residential uses are limited to special recreational or civic uses relating to adjacent forests or waterfronts
Water and Wastewater Centralized or decentralized community treatment system Interim well and septic	Centralized public system



Source: dpz.com

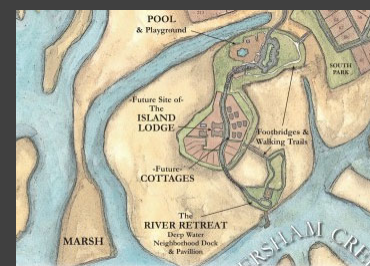
# 1. Habersham

1997 – 2012 (approx.)


RLSA Village Criteria (per Att. C)	Habersham (Beaufort, SC)
Transportation Interconnected system of collector & local roads	Typical right-of-way: 40 feet
Required connection to collector or arterial	System of alleys & on street parking
Interconnected sidewalk and pathway system	Walking trails
Equestrian Trails (optional) County Transit system (optional)	



Source: dpz.com



Source: habershamsc.com



## 2.1' on

### 1997 - 2005


RLSA Village Criteria (per Att. C)	1'On (Mount Pleasant, SC)
<b>100 – 1,000 acres</b>	243 acres
<b>100 – 4,000 units allowable***</b>	750 units in 6 residential boroughs, each with 80-150 homes around a civic space (lake, park, square)
<b>1 – 4 dwelling units per acre allowed***</b>	3.1 du / gross acre
<b>Non residential</b>	30,000 SF retail & office
<b>Min. 35% Open Space</b>	Natural open areas, wetland corridor/creek, lakes & recreational facilities, pocket parks

\*\*\* Density can be increased beyond the base density through the Affordable-workforce Housing Density Bonus or through the density blending provision, per policy 4.7.

Source: dpz.com

## 2.1' On

### 1997 - 2005



RLSA Village Criteria (per Att. C)	1'On (Mount Pleasant, SC)
<b>Diversity of single &amp; multiple family housing types allowed</b>	Single family: rowhouses, detached houses and porch houses Size: 960 s.f. to 6,000 s.f.
<b>Min. Goods &amp; Services Ratio: 25 SF per dwelling</b>	40 SF retail & office per dwelling (1 village center with mixed use main street)
<b>Min. Parks &amp; Public Green Spaces w/in Neighborhoods (minimum 1% of gross acres)</b>	Central square in village center
<b>Min. Civic &amp; Institutional Ratio: 10 SF per dwelling</b>	8 sites reserved for civic buildings: community meeting hall, school and church sites

Source: dpz.com

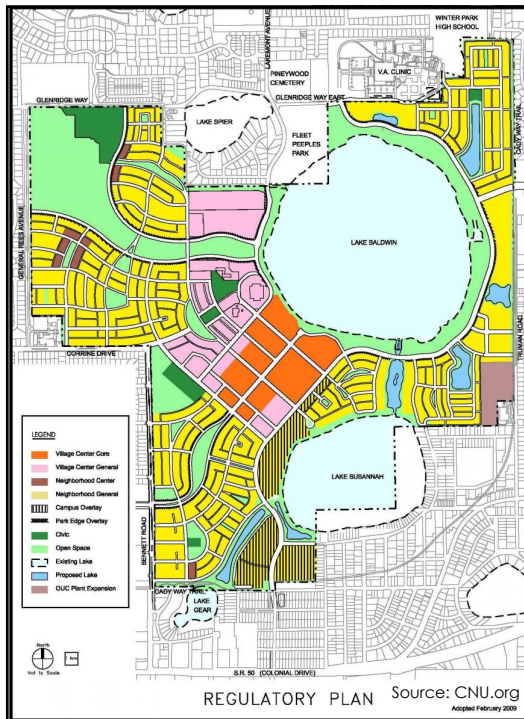


## 2. I'On 1997 - 2005

RLSA Village Criteria (per Att. C)	I'On (Mount Pleasant, SC)
<b>Water and Wastewater</b> Centralized or decentralized community treatment system Interim well and septic	Suburban infill site
<b>Transportation</b> Interconnected system of collector & local roads Required connection to collector or arterial	Neighborhood streets: 17-22 feet wide Connector streets: 30 feet wide
Interconnected sidewalk and pathway system Equestrian Trails (optional) County Transit system (optional)	2-mile "marshwalk" trail



Source: dpz.com



## 3. Baldwin Park 2002 – 2018 (approx.)

RLSA Village Criteria (per Att. C)	Baldwin Park (Orlando, FL)
100 – 1,000 acres	776 acres
100 – 4,000 units allowable***	3,500 units
1 – 4 dwelling units per acre allowed***	4.5 du / gross acre
Non residential	200,000 SF retail 1 million SF office Mixed Use Village Center: 54 acres
Min. 35% Open Space	58% 200 acres park & green space 250 acres lake

\*\*\* Density can be increased beyond the base density through the Affordable-workforce Housing Density Bonus or through the density blending provision, per policy 4.7.



# 3. Baldwin Park

2002 – 2018 (approx.)

RLSA Village Criteria (per Att. C)	Baldwin Park (Orlando, FL)
Diversity of single & multiple family housing types allowed	Single family, multifamily, townhomes, vertical mixed use
Min. Goods & Services Ratio: 25 SF per dwelling	343 SF retail & office per dwelling (54-acre mixed use village center)
Min. Parks & Public Green Spaces w/in Neighborhoods (minimum 1% of gross acres)	200 acres of park & green space = 2,489 SF per dwelling (26% of gross acres)
Min. Civic & Institutional Ratio: 10 SF per dwelling	No data

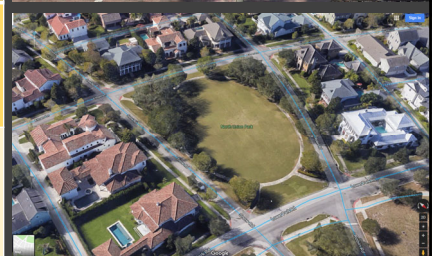
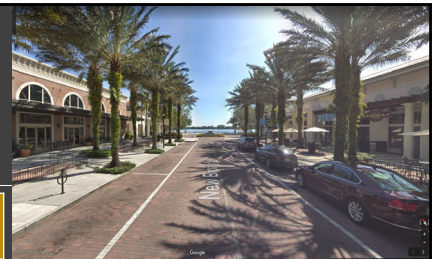


Source: CNU.org

# 3. Baldwin Park

2002 – 2018 (approx.)

RLSA Village Criteria (per Att. C)	Baldwin Park (Orlando, FL)
Water and Wastewater Centralized or decentralized community treatment system Interim well and septic	Formerly Orlando Naval Training Center
Transportation Interconnected system of collector & local roads	Interconnected grid network
Required connection to collector or arterial	Extensive trail system
Interconnected sidewalk and pathway system	
Equestrian Trails (optional) County Transit system (optional)	



## Villages Summary

RLSA Village Criteria (per Att. C)	Habersham (Beaufort, SC)	I'On (Mount Pleasant, SC)	Baldwin Park (Orlando, FL)
100 – 1,000 acres	266 acres	243 acres	776 acres
100 – 4,000 units allowable***	950 units	750 units in 6 residential boroughs, each with 80-150 homes around a civic space (lake, park, square)	3,500 units
1 – 4 dwelling units per acre allowed***	3.6 du / gross acre	3.1 du / gross acre	4.5 du / gross acre
Non residential	77,895 SF retail, restaurant & office	30,000 SF retail/office	200,000 SF retail 1 million SF office Mixed Use Village Center: 54 ac.
Min. 35% Open Space	73 acres of parks, common areas and drainage basins (27%)	Natural open areas, wetland corridor/creek, lakes & recreational facilities, pocket parks	58% 200 acres park & green space 250 acres lake

## Villages Summary

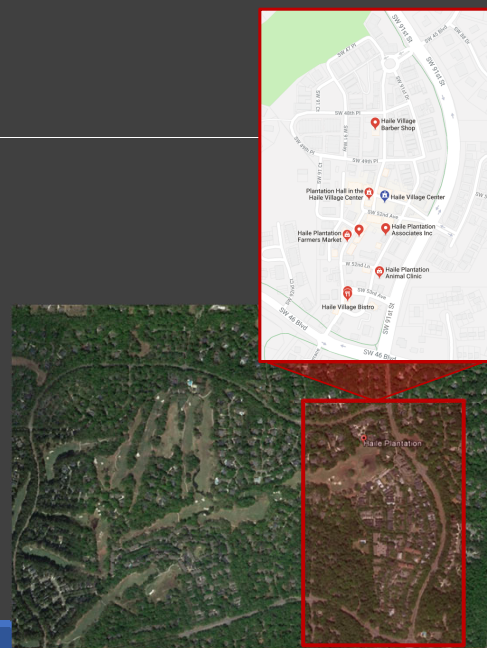
RLSA Village Criteria (per Att. C)	Habersham (Beaufort, SC)	I'On (Mount Pleasant, SC)	Baldwin Park (Orlando, FL)
Diversity of single & multiple family housing types allowed	Single & Multifamily: Apartment, apartment house, live-work, townhouse, single house, bungalow, cottage, porch house, T-house, marsh mansion	Single family: rowhouses, detached houses and porch houses Size: 960 s.f. to 6,000 s.f.	Single family, multifamily, townhomes, vertical mixed use
Min. Goods & Services Ratio: 25 SF per dwelling	82 SF per dwelling Mixed use Village Center with retail/restaurant/office & live-above rentals	40 SF retail & office per dwelling (1 village center with mixed use main street)	343 SF retail & office per dwelling (54-acre mixed use village center)
Parks & Public Green Spaces within Neighborhoods (minimum 1% of gross acres)	Neighborhood Center - parks & squares Neighborhood General - parks & playgrounds Neighborhood Edge - parkways	Central square in village center	200 acres of park & green space = 2,489 SF per dwelling (26% of gross acres)

# Villages Summary

RLSA Village Criteria (per Att. C)	Habersham (Beaufort, SC)	I'On (Mount Pleasant, SC)	Baldwin Park (Orlando, FL)
Min. Civic & Institutional Ratio: 10 SF per dwelling	Neighborhood Center - civic and institutional facilities Neighborhood Edge - non residential uses are limited to special recreational or civic uses relating to adjacent forests or waterfronts	8 sites reserved for civic buildings: community meeting hall, school and church sites	No data
Water and Wastewater	Centralized public system	Suburban infill site	Formerly Orlando Naval Training Center
Transportation	Typical right-of-way: 40 feet  System of alleys & on street parking  Walking trails	Neighborhood streets: 17-22 feet wide  Connector streets: 30 feet wide  2-mile "marshwalk" trail	Interconnected grid network  Extensive trail system

## Case Study Take-Aways

- RLSA Standards are **quantified**, measurable standards.
- Some aspects of **placemaking** are qualitative and subjective.
- Marketing can make a difference in perceptions.
- Case Studies provide possible alternatives or improvements to RLSA standards.



## Case Study Take-Aways

- **DENSITY** – Add graduated density standards to concentrate minimum densities in core areas. Examples:
  - Minimum net density of 8 du/ac in core areas
  - Minimum net density of 8 du/ac within ½ mile of non-residential center
- **HOUSING TYPES** – Add thresholds to achieve mix of housing. Examples:
  - Min. requirement for multifamily (10%)
  - Demonstrate range of income levels are served through Housing Analysis and monitoring.
- **NON RESIDENTIAL** – Add locational standards for non residential development. Examples:
  - Must be within 2-mile radius of residences and served by walking and bicycle access.
  - Increase minimum goods and services required per dwelling?

## Case Study Take-Aways

- **RECREATION & OPEN SPACE** – Add locational criteria for green space. Example:
  - Minimum 3% or 3 acres of green “square” as focal point per core area, per center, and per neighborhood.
  - Required number of mini-parks, neighborhood park space, community/regional park space per dwelling.
- **CIVIC, GOVERNMENT & INSTITUTIONAL** – Add impact fee reimbursement for developer funded facilities.
- **TRANSPORTATION** – Improve mobility standards. Example:
  - Add requirement for multimodal mobility analysis.
  - Add requirement for bicycle/pedestrian paths between residential & non residential areas.
  - Add requirement for off-road greenway/trail system.



## Case Study Take-Aways

- **PROCESS - Example:**
  - After SRA is approved, consider Pattern Books for review and approval of details at incremental stages of development.
- **GREEN STANDARDS - Example:**
  - Consider Site Development compliant with Florida Green Building Coalition Certification standards or equivalent.
- **MONITORING - Example:**
  - Add annual or biennial reporting guidelines to verify unit count, non residential square feet, internal capture rates, commitments, etc.

## Group Discussion

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### 1. Do you support these characteristics of town and village development:

- Minimum densities in Town core areas?
- Minimum densities in proximity to commercial areas?
- Other?

### 2. Do you support housing mix strategies for town and Village development, such as:

- Minimum percentage of housing must be multifamily?
- Housing Analysis must be submitted and updated to demonstrate income levels served?
- Other?

### 3. What other examples of new or different Town & Village policies do you support?