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To: Kris Van Lengen, JD, AICP, Community Planning Manager, Collier County Growth Management
From: David Farmer, PE, AICP, CEO, Metro Forecasting Models
Date: May 10, 2019
Re: RLSA Towns and Villages – Recommendations to Meet LOS

RLSA Towns and Villages – Recommendations to Meet LOS

Commercial Demand

According to Attachment C, Towns in the RLSA are required to provide a minimum of **65 SF/DU** square feet of gross building area per dwelling unit for commercial goods and services. Villages are required to provide a minimum of **25 SF/DU** square feet of gross building area per dwelling unit.

CIGM data can be used to determine the recommended amount of commercial for towns and villages, respectively. The average aggregate commercial demand per dwelling unit for the RLSA towns and villages is **135 SF/DU** broken down as follows:

- Towns have an average demand of **170 SF/DU**.
- Villages have an average demand of about **53 SF/DU**.

Attachment C does not currently include recommended minimums to provide land or commercial space for shopping centers. However, the CIGM has provided the following recommendations for Neighborhood Shopping Centers, which are based on Collier County's existing Level Of Service and that of other healthy market areas. The CIGM recommends one Neighborhood Shopping Center (NC) per each population of 15,200 people. Analyzing Towns and Villages on average, without regard to housing units or spatial needs:

- Towns require **at least one NC** (1.3 on average)
- Villages require about **.5 of one NC** per village – 1 NC for every 2 villages

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Recreation and Open Space

Attachment C currently specifies that **200 SF/DU** is required as the minimum amount of land area for recreation and open space. However, as part of Collier County's Growth Management Plan, the adopted LOS for Community and Regional parks (neglecting Neighborhood parks) is **3.7 acres per 1,000 residents**. Based on the demographics and forecasted number of housing units at Buildout, Towns and Villages will require approximately **358 SF/DU** (land area) to meet the established LOS as specified in the Growth Management Plan.

Civic Space

According to Attachment C, the total minimum requirement for Civic Space (fire, police, schools, govt etc.) in the RLSA is **15 SF/DU** for Towns and **10 SF/DU** for Villages. The CIGM disaggregates civic space into the demand for fire stations, police stations, and schools separately. The following should be considered in terms of LAND AREA per dwelling unit.

- The demand for fire stations is approximately **15 SF/DU**.
- The demand for police stations is approximately between **2-3 SF/DU**.
- The demand for schools is **136 SF/DU** for Elementary, **72 SF/DU** for Middle, and **102 SF/DU** for High. In general, every town and village will require at least one Elementary School. Approximately 6 middle schools and 5 high schools will be needed in the RLSA, or roughly 1 of each per every other town.

In total, this would mean Towns and Villages in the RLSA will require approximately **327 SF/DU** for Civic Space, excluding government offices or community centers, if applicable.

Attachment C

Collier County RLSA Overlay
Stewardship Receiving Area Characteristics

Typical Characteristics	Town*	Village	Hamlet	Compact Rural Development
Size (Gross Acres)	1,000-4,000 acres	100-1,000 acres**	40-100 acres**	Greater Than 100 Acres**
Residential Units (DUs) per gross acre***	1-4 DUs per gross acre***	1-4 DUs per gross acre***	1/2 -2 DU per gross acre***	1-4 DUs per gross acre***
Residential Housing Styles	Full range of single family and multi-family housing types, styles, lot sizes	Diversity of single family and multi-family housing types, styles, lot sizes	Single Family and limited multi-family	Single Family and limited multi-family ****
Maximum Floor Area Ratio or Intensity	Retail & Office - .5 Civic/Governmental/Institution - .6 Manufacturing/Light Industrial - .45 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net
Goods and Services	Town Center with Community and Neighborhood Goods and Services in Town and Village Centers: Minimum 65 SF gross building area per DU; Corporate Office, Manufacturing, and Light Industrial	Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 SF gross building area per DU	Convenience Goods and Services: Minimum 10 SF gross building area per DU	Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 SF gross building area per DU
Water and Wastewater	Centralized or decentralized community treatment system Interim Well and Septic	Centralized or decentralized community treatment systems Interim Well and Septic	Individual Well and Septic System; Centralized or decentralized community treatment system.	Centralized or decentralized community treatment systems Interim Well and Septic
Recreation and Open Spaces	Community Parks (200 SF/DU) Parks & Public Green Spaces w/n Neighborhoods Active Recreation/Golf Courses Lakes Open Space Minimum 35% of SRA	Parks & Public Green Spaces w/n Neighborhoods (minimum 1% of gross <u>acres</u>) Active Recreation/Golf Courses Lakes Open Space Minimum 35% of SRA	Public Green Space for Neighborhoods (minimum 1% of gross acres)	Parks & Public Green Spaces w/n Neighborhoods (minimum 1% of gross <u>acres</u>) Active Recreation/Golf Courses Lakes Open Space Minimum 35% of SRA
Civic, Governmental and Institutional Services	Wide Range of Services - minimum 15 SF/DU Full Range of Schools	Moderate Range of Services - minimum 10 SF/DU; Full Range of Schools	Limited Services Pre-K through Elementary Schools	Moderate Range of Services - minimum 10 SF/DU Pre-K through Elementary Schools
Transportation	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system County Transit Access	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system Equestrian Trails County Transit Access	Auto - interconnected system of local roads Pedestrian Pathways Equestrian Trails	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system Equestrian Trails County Transit Access

* - Towns are prohibited within the ACSC, per policy 4.7.1 of the Goals, Objectives, and Policies.
 ** - Villages, Hamlets, and Compact Rural Developments within the ACS are subject to location and size limitations, per policy 4.2.1, and are subject to Chapter 28-25, FAC.
 *** - Density can be increased beyond the base density through the Affordable Housing Density Bonus or through the density blending provision, per policy 4.7.
 **** - Those CRDs that include single or multi-family residential uses shall include proportionate support services.
 Underlined uses are not required uses.