

Summary to the Abacoa DRI

Application of TVC criteria yielded the following results and observations:

- Abacoa yields 49% open space that would qualify as “countryside” under the TVC. This is 11% less than required by the TVC.
- Overall net density of Abacoa within its net developable area is 6.79 units/acre. This exceeds the minimum density requirements called for by the TVC.
- The ratio of multi-family to single-family units is 38% and 62%, respectively.
- No residential buildings in Abacoa with the exception of the 69-acre town center area exceed three stories. Maximum building height in Abacoa is four stories.
- According to a 2005 Metro Study analysis, Abacoa ranks fourth in sales in Palm Beach County for annual sales.

Table 1

Abacoa: Overall Master Plan Analysis

Area	# of Units	Gross Acreage	Est. Neighborhood Green	Greens (acres)	Net Developable Area	Net Density
Residential Neighborhoods	3,926	814	16.25%	132.25	681.73	5.76
Residential Districts	740	51	17.65%	9.00	42.00	17.62
Town Center	695	69	0	0.00	69.00	10.07
Commercial District	221	34	0	0.00	34.00	6.50
Commercial District Neighborhood	132	9	0	0.00	9.00	14.67
Workplace District	611	99	2%	2.76	96.24	6.35
Subtotal	6,325	1,1076		144.04	931.97	6.79
Gross Area	2,050					
“Countryside”		Acreage				
Upland Preserve, Dry Management, Municipal Parks	393					
Golf Course	116					
Wet Water Management	93					
FAU	131					
Baseball	83					
Civic	36					
Community Buildings	7					
Greens	144.04					
Total Countryside	1,003.04					
Percentage of Countryside	48.93%					
Roads between Neighborhoods	115 (Not included in Countryside or Net Developable Area)					
Net Developable Area	931.97					
Total Units	6,325					
Average Density	6.79					
Total Acreage	2,079.04					