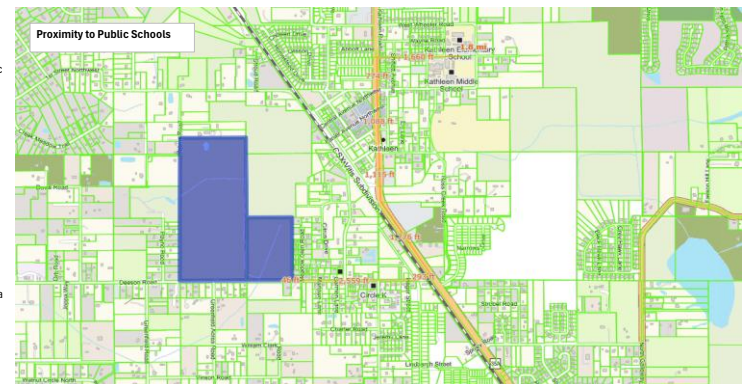
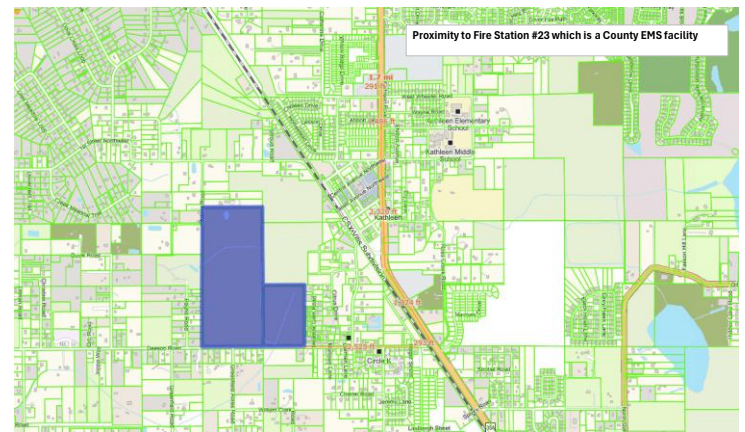
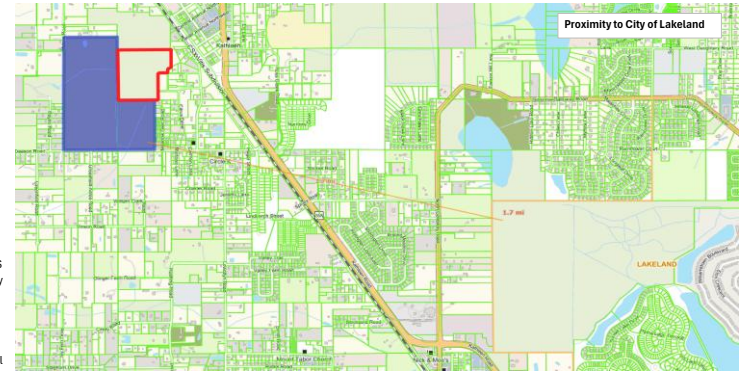


KATHLEEN RESERVE – RRD SCORE SHEET

CRITERIA / DESCRIPTION	POINTS AWARDED	QUALIFICATION / BASIS
Density Category	Points Awarded	Qualification
a.) Table 3.5: The site is within 0.01 to 2.00 miles of a designated land use classification (Rural Cluster Center, Business Park Center, Linear Commercial Corridor, or a Municipality)	20	The subject property is approximately 1.7-miles away from the City of Lakeland as measured from the nearest point of the subject property to the municipal boundary. The project is awarded 20 points based on municipal proximity.
b.) 20 density bonus points are awarded to the development if the site is located within five (5) miles of a County operated fire station, or city operated fire station under contract to the County, having an Insurance Safety Organization (ISO) rating of six (6) or better as measured along the shortest driving distance to nearest point on the subject property and the facility or 10 density bonus points are awarded to the development if the [site] is located within five (5) miles of a County operated fire station, or city operated fire station under contract to the County, having an ISO rating of eight (8) or better.	20	The subject property is approximately 1.7-miles away from the Polk County Fire Station #23 which has an Insurance Safety Organization (ISO) rating of six (6) or better as measured along the shortest driving distance to nearest point on the subject property and the facility. The project is awarded 20 points based on fire station proximity.
c.) 20 density bonus points are awarded to the development if the site is located within five (5) miles of a County EMS facility as measured along the shortest driving distance to nearest point on the subject property and the facility or 10 density bonus points are awarded to the development if the site is located within eight (8) miles of a County EMS facility.	20	The subject property is well within the five (5) mile distance requirement of a County EMS facility. The subject property is approximately 1.7 from Fire Station #23 which is a County EMS facility. The project is awarded 20 points based on County EMS proximity.
d.) 20 density bonus points are awarded to the development if the site is adjacent to an arterial roadway or 10 density bonus points are awarded to the development if the site is adjacent to a collector roadway or five (5) density bonus points are awarded to the development if the site is adjacent to a local roadway.	10	The subject property is adjacent to Deeson Road which is classified as a Collector / Rural Minor Collector per Polk County Functional Classification. The project is awarded 10 points based off of adjacency to a collector roadway.
e.) 20 density bonus points are awarded to the development if all of it is connected to an existing public or franchised wastewater treatment system with planned capacity to serve the development.	20	The subject property shall connect to an existing public wastewater system with available capacity. The service lines already lead up and pass the site. The project is awarded 20 points based on its expected wastewater connection that is available at the site.
f.) 10 density bonus points are awarded to the development if the site is located within two (2) miles of a public school and requires no bussing as verified by the school board.	10	The subject property is located within 2 miles of public schools and does not require bussing (subject to school board confirmation). The project is awarded 10 points based on public school proximity.
g.) Table 3.6: The following additional bonus points shall be awarded for reserving land in excess of the required 50 percent reservation	20	The legally restricted land (open space reservation) of the project totals 60.85% which is in excess of the required 50% requirement of the RRD. Per Table 3.6, this amounts to 20 points.
h.) Table 3.7 Additional Density Bonus Points (no more than 20 points may be granted from Table 3.7)		
1 Placement of electric, telephone and cable TV utilities underground (4)	4	The project shall have all utilities underground. The project utilities include electric, telephone and cable tv.
2 Preservation of existing bona-fide agricultural uses and improvements (2)	2	The subject property is currently utilized as a bona-fide agricultural operation (sod farm) and a substantial portion of the site is preserved as agricultural/open space within the RRD land reservation areas. Agricultural classification (greenbelt exemption) will be maintained where applicable.
3 Shared or common access driveways (4)	0	N/A
4 Preservation of view sheds/scenic views through clustering or other design techniques (3)	3	The project utilizes a clustered development pattern to preserve large contiguous areas of open space, including agricultural and floodplain lands. The project will feature scenic views of open space and water shed across the property. Residential lots are concentrated in defined areas, allowing uninterrupted views across preserved open space tracts.
5 Restrictions on lot clearing (for undeveloped land) to either 50% of the lot, or 25,000 SQ FT, whichever is less (3)	0	N/A
6 Preservation/re-use of existing agricultural structures and improvements (4)	0	N/A. There are no existing agricultural structures as the subject property has/is operated as a sod farm.
7 Provision of neighborhood parks, tot lots, recreation facilities, etc. in common areas (4)	4	The project provides neighborhood parks, passive open space areas, a children's playground, and a trail system within common areas accessible to all residents. These amenities are integrated within the project's open space network and designed to serve a range of recreational needs.
8 Connected open space through either broad banding of reserved open space between parcels, open space corridors, or a combination (4)	4	The project provides a connected open space system through large contiguous preserved areas and linked floodplain and habitat corridors, creating continuous open space across the site. These areas function as an integrated network of conservation, agricultural, and hydrologic open space.



9 Project-wide Master Landscape Plan including specific tree preservation, shading techniques, etc. (2)

2

The project includes a coordinated, project-wide master landscape plan incorporating street trees, entry features, tree preservation, and shading techniques throughout the development.

2) Residential Rural Development Density Application Notes:

3) Density points shall only be awarded for only one item (the highest) in each Density Schedule Category (A-B). An RRD must achieve a minimum of 50 points.

4) Bonus points in Categories C-D shall only be awarded if the property first qualifies for density points under any of the items in Categories A-B. In no case shall the density earned be greater than one dwelling unit to one acre.

QUALIFIES FOR DENSITY CATEGORY A-B CRITERIA

EXCEEDS MINIMUM 50-POINT THRESHOLD REQUIRED FOR RRD

DENSITY SHALL NOT EXCEED 1 UNIT/ACRE

Total Score = 139

Proposed Units (SF Lots) = 150

Parcel Area = 153.25 Ac

Proposed Density = 0.975 DU / Ac

Max Density Permitted (Per Table 3.8 RRD Density Conversion Table) based on total score of RRD points scored = 1.000 DU / Ac (CAPPED)