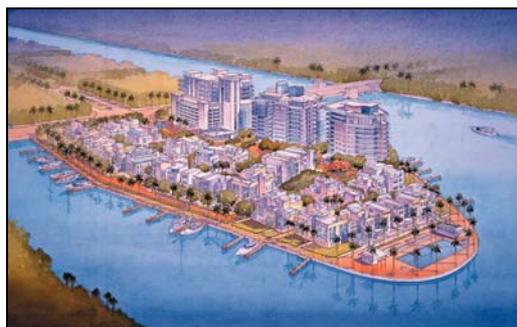


DOC. 646

GATED COMMUNITY
Tra turismo e nuova residenzialità



a cura di Isabella Scaramuzzi

Giugno 2005

In questo documento si riportano alcuni estratti, dal sito Internet del CNU Congress of New Urbanism USA, integrati con altre spigolature dai siti Internet delle rispettive *gated communities*, GC, relativi a luoghi degli Stati americani di California e Florida. Queste GC rispondono, contemporaneamente, a tre requisiti di interesse:

1. sono luoghi turistici, di vacanza, di lunghi soggiorni, di 'ritiro' (i *retiree* sono coloro che hanno cessato la attività lavorativa e godono di una 'pensione' o comunque si sono ritirati dalla 'vita lavorativa' per dedicare il proprio tempo, prevalentemente, al cosiddetto leisure)
2. sono communities, ovvero comunità, esclusive in termini fisici (sono chiuse all'esterno con cancelli e muri, sono marcatamente discontinue rispetto all'intorno o isolate in campagna...) e/o in termini di popolazione insediata (età media elevata, alto reddito, comunità sportive, affinità professionali o culturali...). Nonostante la loro 'esclusività' però vengono pianificate e gestite con una attenzione al coinvolgimento della comunità, alla partecipazione e alla condivisione nei processi di governo, applicabile a comunità più complesse
3. sono costruite e gestite con rigorosi strumenti di planning e management, nonché basate sulla costante e organizzata partecipazione della comunità locale a tali processi (uso di master plan, strategic plan, community e special site plan,

All'interno degli studi sul turismo, l'analisi di queste gated communities appare molto interessante, oltre che per la recente emersione del fenomeno (nato negli anni Sessanta in USA, con alcuni importanti antecedenti storici anche in Europa), anche per la ibridazione tra elementi di physical planning, place management e destinazione turistica, o leisure, dei luoghi.

L'analisi delle GC fornisce, quindi, uno sguardo aggiornato (il primo testo base sulle GC è del 1997) su alcuni strumenti ottimali per la invenzione e per la gestione (manutenzione e organizzazione) di 'comunità': siano esse di residenti stabili, con particolari caratteristiche, o di turisti/villeggianti.

Sia gli strumenti (i piani in particolare) che i processi e gli elementi fisici caratteristici sono comuni alle GC e ai resort, ai place product e più in generale alle destinazioni, o a parti di esse.

Anche se gli interventi su un luogo 'concluso' e precisamente delimitato sono diversi da quelli che si possono operare in località complesse e articolate, quali molte delle stazioni turistiche mature, è sicuro che strumenti, procedure e caratteri fisici possono essere 'trasferiti' e adattati opportunamente, per migliorare le performance dei diversi place product.

Le più evidenti differenze tra una CG e una stazione turistica 'tradizionale' sono:

- ❖ la dimensione (quantità limitate e controllate vs espansione spontanea)
- ❖ il promotore (soggetto unitario o collegiale vs attori pubblici e privati con interessi multipli)
- ❖ la finalità dell'insediamento (special interest vs fully fledged city).

CELEBRATION ORLANDO – FLORIDA USA



Celebration, Plane Map dal sito CNU-Florida, 2005

Celebration, near Orlando is a new town based on an old concept in communal living. It is across interstate highway 4 from Disney World and a stones-throw from other famous theme parks in South Orlando. Some say Celebration is a theme park as well and in a way it is, it's a theme of living.

As you drive round you realize the place is different. To begin with, it's so neat and tidy - veritably pristine. All the houses look so new, (the oldest only five years anyway), all the lawns are neat and green and all the flowers bright and blooming, and naturally, the sun is nearly always shining.

But isn't that what most homeowners wish they could achieve in their own communities?

For one thing, good management maintains property values -and property certainly valuable in Celebration. The cheapest home is in the \$190,000 range, usually two bedroom attached called a cottage. The most expensive mansions are just that, mansions, where the architect's skill, (and his client's pocketbook) are the only limits. There are Georgian town homes -three story terraces reminiscent of Central London- and rental apartments with columned entrances and ornate balconies. Tour this anti-bellum mansion to wet your appetite. Or tour a model home and homes for sale with our superb interactive 360 panoramic tours.

Celebration also has a lot of innovation, which the casual visitor can miss. It seems few houses have garages. That's because garages - many for three cars, (or the electric run-around) - are located at the rear of the houses and accessed by a slip-road. Some are not simply garages either. After all, why house just the car(s), when you could house Granny as well - or a paying tenant? Yes, many homes - and not just the larger ones either - have apartments above the garage. It's just one of many good ideas which can be incorporated when you have an opportunity to design a town from the ground up.

There is the center, called Market Street, with lakefront restaurants, elegant shops and art galleries. The four star Celebration Hotel sits in one corner while opposite, across the lake, is a new wide screen cinema which looks like it has been there since the 1930's.

In contrast is "the fountain", a favorite place to meet friends and watch children darting in and out of plumes of water shooting skyward - and frequently catching them unawares. All

kids, and some grownups, like to play in fountains, so why not provide one for them to play in safely? Even so, to some it all seems too neat and sparkling to be true.

Perhaps it's the piped music one cannot escape while strolling down Market Street, emanating from discrete mushroom(?) speakers in the foliage reminiscent of the wonderland across the interstate. A cynic might wonder who actually decides what we are to hear? Is it to be Beethoven, Brahms or Big Brother?

If you get to the bottom of most derogatory comments, they usually come from people who don't live in Celebration but secretly wish they could. Folks who, "would not live in this place if you paid me," often overlook the fact they don't pay to drive the streets. Celebration, with its magnificent million-dollar homes, is not a gated-security community like many in the vicinity. Oh! and the championship golf course is open to anyone.

FONTE: SITO CELEBRATION USA, 2005

Celebration town, South Orlando, Florida certainly has traditional style. Yet, this is a modern new city, started in 1994 and still growing. Homes are still being built in select celebration "villages," using modern methods.

Inspect all our Celebration houses for sale and houses for rent in Celebration. Get orientated with maps of Celebration, or take a 360 virtual tour of houses for sale in Celebration. Most visitors to Celebration Florida enjoy driving round, marveling at the great diversity and quality of homes, villas, apartments and large stately mansions.

Perhaps you might have a hankering to live in Celebration, or buy a vacation home only minutes from Walt Disney World, yet nestled in a traditional community. If so, you have come to the right place, where you will find real estate listings and homes for sale. Call New World Real Estate, Kati or Roger Hughes - we live here and know most of what's going on. If you don't see a house you like in our Celebration listings, we can always search the Multiple Listing System and find one to fit your needs.

FONTE: NEW WORLD REAL ESTATE, SITO INTERNET 2005

Location: Northwest Osceola County

Status: Under construction

Summary: Celebration combines architecture, education, health, and technology in ways that promote a strong sense of community. Founded in 1994, Celebration is home to more than 5,000 residents in 1,300 homes, a public school, an 18-hole public golf course, a comprehensive health campus, a private university center, park and recreation areas, and a Town Center featuring a variety of shops and restaurants.

History: Located adjacent to Walt Disney World Resort, Celebration is situated on 4,900 acres and is surrounded by a 4,700-acre wetland buffer. Conceived as a small southeastern town with pre-1940s architecture, Celebration is being developed by The Celebration Company, a wholly owned subsidiary of The Walt Disney Company. When complete, the community is anticipated to have approximately 12,000 residents.

Special Features: One of the strongest statements about the planners' commitment to building a strong sense of community was development of a non-profit community foundation to provide guidance and resources in building the "soft" infrastructure of the project. This organization, along with the Town Hall homeowners' association, provides citizens the opportunity for involvement in the community as it evolves and grows. Since Celebration's inception 8 years ago, nearly two dozen civic, service, and

religious organizations have been established. More than 70% of the residents report volunteering for a charitable cause, and more than 80% know someone in the community that they could depend on.

Site Information: Designed in harmony with the land, the community is an archipelago of villages within wetland and habitat preserves. With a completed Town Center and 2,600 residential units, the mixed-use community integrates residential, commercial, educational institutions, shops, dining, and services through a network of paths, trails, and boardwalks.

Costs:

Financing: Internal resources and public infrastructure bonds (through a development district)

Marketing: Celebration residential is positioned as a one-of-a-kind masterpiece, built with much thought and care. Celebration was founded on the principle that home should extend beyond the boundaries of individual property to include the neighborhood as part of what residents call home.

Directions: South of US 192 and adjacent to Interstate 4, Celebration is 30 minutes from Downtown Orlando and 20 minutes from the Orlando International Airport via the GreeneWay. Follow Interstate 4 to exit 25A, turn right at the second light onto Celebration Ave., and follow it to Town Center.

Contact &Info

Developer: *Organization:* The Celebration Company

Contact: NA *Address:* 610 Sycamore Street, Suite 310 Celebration, FL 34747

Phone: 407-566-2200 *Email:* celebration.company@celebration.fl.us

Architect: *Organization:* Robert A.M. Stern Architects

Contact: Robert A.M. Stern *Address:* 460 West 34th Street New York, NY 10001

Phone: 212-967-5100 *Email:* NA

Architect: *Organization:* Cooper, Robertson & Partners

Contact: NA *Address:* 311 West 43rd Street New York, NY 10036 *Phone:* 212-247-1717 *Email:* NA

Landscape Architect: *Organization:* EDAW *Contact:* NA *Address:* 601 Prince Street Alexandria, VA 22314 *Phone:* 703-836-1414 *Email:* NA

Last updated: 9/3/2003

LAGUNA WOODS - CALIFORNIA – USA

Laguna Woods is both one of California's newest and oldest cities. Incorporated in 1999 as Orange County's 32nd city, the average age of Laguna Woods residents is 78. Ninety percent of the City's 4 square miles is contained within the senior citizen gated community of Leisure World. The balance of the City contains three additional senior residential communities and several thriving commercial centers. Development of Leisure World began in the 1960s on 2,095 acres formerly known as the Moulton Ranch. It was designed to offer a full range of cultural and recreational experiences for active adults within a safe and gardenlike setting.

Incorporation efforts were initiated unsuccessfully - independently and in conjunction with surrounding communities - on several occasions. In 1996, threatened with the development of a major commercial airport on its borders, the Leisure World community hired a consultant to explore future governance options. The final report convinced community leaders to pursue cityhood once again. On June 22, 1998, the Orange County Local Agency Formation Commission approved the community's application for incorporation; local voters ratified the proposal on March 2, 1999. Laguna Woods is a general law city, operating with a "council-manager" form of government. The council-manager form of government blends five elected City Council citizen representatives, who set policies and adopt local laws, with a City Manager and team of professional staff and consultants who carry out these policies. Two of Laguna Woods' current Councilmembers - Mayor Pro Tem Brenda Ross and Councilman Bert Hack - have served the City since incorporation, as has its City Manager, Leslie Keane.

4264 El Toro Rd., Laguna Woods, CA 92653 949-639-0500, fax 949-639-0591.

Location: South Orange County between Los Angeles and San Diego.

Surrounding Cities: Aliso Viejo, Irvine, Laguna Beach, Laguna Hills and Lake Forest

Population: 18,500

Average household size: 1.4

Square miles: 4.0

Land use

Residential: 1,512 acres

Commercial: 88 acres

Open spaces: 324 acres

Total acreage: 1,924 acres

Roads: 4.89 center lane miles

Incorporated: march 24 1999

Type of government: general law

City Budget: \$ 8.4 million FY 03-04

Registered voters: 15,792 (03)

Elections: november of even numbered yeas

Regional facilities: City Hall, 24264 El Toro Road; Orange County Library Mini-branch, 24264 El Toro Rd; Laguna Woods Dog Park, Ridge Route Drive

Refuse/recycling Service: C&N

Residential: Curbside Inc. (household hazardous), Waste management Solag Disposal

Commercial: C&N (papers and cans)

Water & Sewage Service: El Toro Water Districy

Gas&Electric Service: Southern California Gas Southern California Edison

School District: Capistrano Unified School District Laguna Beach Unified School District Saddleback Community College District. *There are currently no public traditional schools located within the City*

Fire Prevention & Safety: Orange County Fire Authority

Law Enforcement: Orange County Sheriff's Department

Animal Control: Laguna Beach Animal Control

TIPOLOGIE DI EDIFICI DISPONIBILI A LAGUNA WOODS 2005

Laguna Woods - Active Adult Resort Living California Style
Laguna Woods, California

Floorplan Information

There are 94 floorplans within our gated community. Several are listed below with a photograph and description of the manor. LW Laguna Woods has no listing offices within the gates of the community. Resale properties are listed through licensed real estate agents.

GRF makes no representation or warranties, expressed or implied, as to accuracy of the information presented in floorplans as they appear on this website including, but not limited to, the dimensions, square footage, or layout.

Resale properties are listed through licensed real estate agents.

Andaluz

The Andaluz model is a three-bedroom, two-bath condominium with a detached garage. Many units include skylights and air conditioning. The Andaluz offers all major amenities, including indoor laundry facilities. Two separate patio areas are ideal as small gardens or lounging areas. Residents can also enjoy great golf course or mountain views.

Casa Monaco

The typical Casa Monaco model is a spacious three-bedroom, two-bath condominium with an attached two-car garage. The formal dining room which adjoins the large living area is perfect for entertaining family or friends. For some units, a covered patio in back boasts a splendid view overlooking the rolling golf course and is an ideal setting for morning coffee. Casa Monaco includes all amenities including interior laundry facilities. Most units offer air conditioning.

Cordoba

The Cordoba is a two-bedroom, two-bath model efficiently designed for maximum comfort. Cordoba units are available as cooperatives or condominiums and feature all major amenities. Many include air conditioning. A central atrium provides an abundance of natural light no matter what the outside weather. Convenient exterior laundry facilities are a few steps from the front door.

Garden Villa

A typical Garden Villa model is a two-bedroom, two-bath condominium which includes all major amenities. Most units offer air conditioning. Each unit also features a balcony overlooking a courtyard setting. A subterranean garage provides easy access to your car.

New Seville

The New Seville offers a two-bedroom, two-bath cooperative model graced by shady trees and flower gardens. These beautifully landscaped units offer all major amenities and most include air conditioning. Nearby carports provide convenient auto or golf car storage and laundry facilities are seconds away.

Rossmoor Towers

From spacious elegant lobby areas conducive to friendly conversation before dinner, to cozy card rooms perfect for intimate gatherings around the fireplace, the Rossmoor Towers has something for everyone. Each manor has a spectacular panoramic view of Saddleback Valley or the surrounding hillsides. For those who like their outdoors on a smaller scale, the beautifully appointed grounds invite pleasure walks and the patio is enriched with fountains and a fish pond.

San Sebastian

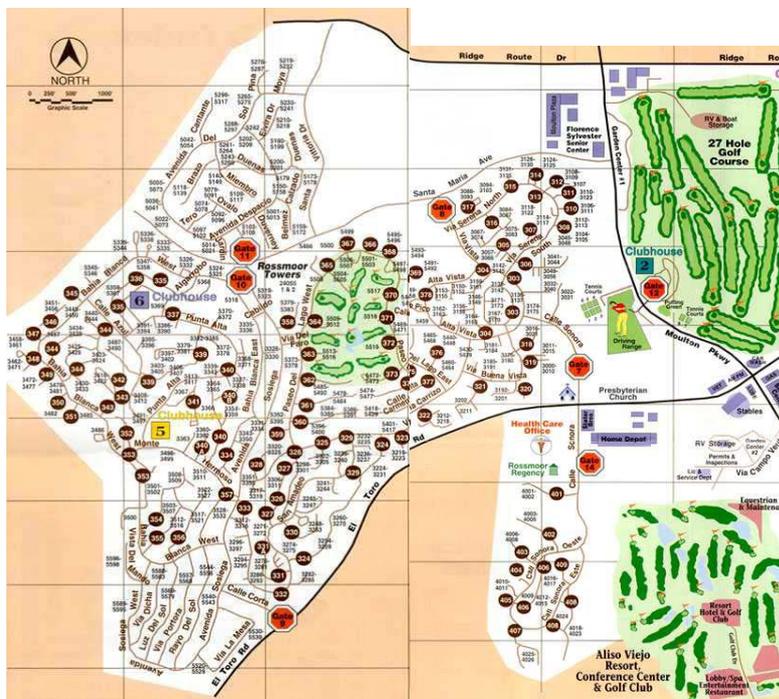
The San Sebastian design is a two-bedroom, one and a half-bath cooperative set in a park-like atmosphere. Each unit includes nearby carport and major amenities. Air conditioning is offered in most models. Covered patios large enough to hold a full patio furniture set are featured in many units. Conveniently located exterior laundry facilities are a short walk away.

Additional Floorplans for the Community

Linked to this article are the remaining 80 floorplans for the community of LW Laguna Woods. Some of the manors are on cul de sacs backing up to rolling greenbelts, others are in multi-level setting with parking below the buildings. With the variety of floorplans available, we are sure there is one just waiting for you to call home.

DANA POINT - CALIFORNIA – USA

Dana Point is situated on the beautiful Southern California coast, halfway between San Diego and Los Angeles. It prides itself with nearly seven miles of coastal bluffs and rolling hills along the Pacific Ocean with its charming beaches and wild surfs. Most noteworthy of these bluffs is a unique promontory known as the “Headlands”, which overlooks Dana Point Harbor, one of the most significant man-made alterations of the Orange County coastline. Dana Point encompasses 6.5 square miles and is home to 35,110 people and numerous businesses, all working together as one community. You can see this collaboration in action during some of the City’s annual festivals and events such as the Turkey Trot in November, Festival of Whales in March, and its 4th of July fireworks show. The City is home to the Dana Point Harbor, the newly opened Ocean Institute presenting a wide array of marine life, to several beautiful lodging facilities and restaurants to accommodate your special needs.



Dana Point, Maps 2005 from Internet Site

Dana Point is named after Richard Henry Dana, Jr. (1815-1882), a Harvard-trained lawyer, seaman, and author of the classic sea journal, *Two Years Before the Mast*. His writings document the voyage from Boston around Cape Horn to California on the merchant ship, *Pilgrim*, and describe the area once known as Capistrano Bay, as “the most romantic spot on the California Coast”. Today, Capistrano Bay is known as Dana Point. Another fascinating area commonly known to many as Monarch Bay, is also known as Dana Point. For more historical information about Capistrano Bay and Monarch Bay, please visit the Dana Point Historical Society at <http://www.danapointhistorical.org>
Development in Dana Point area began in the early 1900’s but substantial development did not occur until the decades following WWII.

The City incorporated in January 1989 as a general law City with a Council-Manager form of government with five Council members elected citywide. The City's leadership and development is guided by its Mission, and Strategic and General Plans. The City provides a myriad of services such as Police and Fire (through the County of Orange and the Fire District Authority), code enforcement, zoning and building permitting, public works, recreation, parks and senior services. It also provides other services and programs such as animal control, street sweeping, annual tree maintenance, community gardens, vacation checks, and others. The Council and staff are committed to producing results and providing our residents, businesses and visitors with excellent service.

Dana Point Harbor provides slips and mooring for over 2,500 boats along with over 50 specialty shops and restaurants. The Harbor attracts thousands of visitors annually for shopping, sportfishing, walking, bicycling, parasailing and a host of recreational activities. The Dana Point Harbor is also considered the gateway to Doheny State Park, one of California's most popular beach facilities. The 62-acre State Park offers camping, picnicking, swimming, surfing, bicycling, tide pool exploration and more.

Dana Point provides over 1,400 hotel rooms ranging in accommodations and services from economy to five star hotels. Convention and meeting facilities are available at the larger resort facilities, and all provide access to Dana Point's unique coastal amenities.

Located in southern Orange County, California, Dana Point is approximately one-half way between Los Angeles and San Diego, and is bordered by the cities of Laguna Niguel and Laguna Beach to the north, San Juan Capistrano to the east, and San Clemente to the south.

Dana Point Harbor The Harbor houses 2,500 yachts within its two marinas, inside a one-and-a-half mile jetty. Complete harbor facilities include guest slips, a fuel dock, shipyard, launch ramp, boat rentals, yacht sales, community class instruction for all ages, fishing, windsurfing, jetskiing, kataking, boat charters, two yacht clubs, sailing association, ocean classroom labs, shops, restaurants, picnicking and a baby beach for young swimmers.

Thirty (30) intriguing shops are loaded with unexpected treasures. Visitors discover custom-designed jewelry and Indian artifacts, art collectibles, hand-formed chocolates, unique gifts, toiletries, fragrant oils, designer perfumes and sunglasses, ecologically "sound" gifts, leisure clothing for men and women, full service hair salon & art gallery, unique cards & tee shirts, international coffees and teas and quality ice cream. Seventeen different restaurants are at the Harbor to please every palate. Dana Point is the home of the popular sportfishing vessels owned and operated by Dana Wharf Sportfishing. They are available for charter and/or a day of fishing. The Ocean Institute offers a variety of programs for the whole family as well. Enjoy sea adventure cruises day and evening and summer programs on the Brig "Pilgrim". The Dana Point Youth and Group facility attracts hundreds each week for its wide variety of programs for all ages. Their Summer Beach Camp is very popular for kids who want to spend supervised time at the beach. Catalina Island is just a boat ride away. Catalina Express and Catalina Explorer offer many departures / arrivals times. For Harbor Information: (949) 496-1094 Visit the Dana Point Harbor Home page.

Salt Creek Beach Park The long, sandy beach is a popular surfing spot. Both upland and beach facilities can be reached from Ritz Carlton Dr. off Pacific Coast Highway. Parking and wheelchair-accessible restrooms are available at a large metered parking lot, open 6 AM-midnight, on Ritz Carlton Drive. From the west side of the lot, a paved path leads to the beach and to the grassy seven-acre Bluff Park, which has benches, barbecue grills, picnic tables, and wheelchair-accessible restrooms.

Just south of Ritz Carlton Dr., a pedestrian gate, open 24 hours, leads through the Ritz Carlton Hotel grounds to a paved path along the bluff above Salt Creek Beach; the path,

which skirts the southern perimeter of the grounds, has numerous benches and overlooks providing views of gray whale migration routes, Catalina Island, and the coastline.

At its northern end, the path joins a paved multi-use trail leading north along the shoreline past Bluff Park. Several stairways and paths lead from the multi-use trail to the beach, changing rooms, outdoor showers, restrooms, snack bar, firepits, and a path along the seawall. Paths and trails lead north and east through a golf course and along Salt Creek, a scenic corridor featuring small parks and several miles of trails. The southern entrance to Salt Creek Beach Park is off Selva Rd. and features picnic tables, barbecue grills, restrooms, and path and stairs to the beach. The parking lot is open 6 AM-midnight. Surf/Weather.

Doheny State Beach is administered by the California Department of Parks and Recreation.

The 62 acre site features over one mile of sandy beach and some of the best swimming and surfing in California. During Low Tide, the tide pools attract young and old for exploring. The campground features 120 developed family campsites and the picnic area has 170 picnic tables and 99 barbecue grills. At the entrance to Doheny there is a visitor center with five aquariums, an indoor tide pool, exhibits, displays, gift shop, and photo history of Doheny surfing days.

DANA POINT STRATEGIC PLAN 2004 - *BRIDGE TO TOMORROW*

MISSION STATEMENTS

Develop the highest possible quality of life
Provide a safe and healthy environment
Provide an efficient and effective government

COMMUNITY CORE VALUES

STRATEGIC INITIATIVES

Restore and maintain ocean waters and beaches
Beautify the city
Provide open space, parks, recreational facilities greenbelt and trails

....

TACTICAL ELEMENTS

...

evaluate land use issues, option for open space and city owned open spaces
complete key area study plans
evaluate and monitoring ongoing new land use projects
control key land use facilities

implement tools for land use

- zoning code
- specific plans
- subdivision plans
- water quality ordinance
- historic ordinance
- coastal act

upgrade and maintain roads and bridge
beautify medians, roadways, trails and walkways and enhance landscape
 street tree planting
reduce impact of neighborhood traffic and parking (landscaping and design)
underground utilities

achieve excellence in municipal services (cost effectiveness and customer satisfaction)
ensure integrity of financial operations (city investment policy; city fixed asset policy)

Source: PDF da Sito <http://www.danapoint.fl>

DANA POINT GENERAL PLAN 1991 – INTRODUCTION

PURPOSE

California State law requires each city and county to adopt a COMPREHENSIVE LONG TERM GENERAL PLAN for its own physical development. In essence a city's general plan GP serves as the blueprint for future growth and development. GP must contain policies and programs designed to provide decision makers with a solid basis for LAND USE related decision. In addition to LAND USE State law requires that the GP address CIRCULATION, HOUSING, THE CONSERVATION OF NATURAL RESOURCES and the protection of public safety (California Government Code). The GP may also cover topics of special or unique interest to a city or a county such as URBAN DESIGN and ECONOMIC DEVELOPMENT.

Adopted in 1976 the purpose of California Coastal Act CCA is to generally protect the NATURAL AND SCENIC QUALITIES of the California coast. City must have a California Coastal Commission CCC Local Coastal Program LCP certified. GP consists of a **LAND USE POLICY MAP** and following **9 elements**:

1. **LAND USE**
2. **URBAN DESIGN**
3. **HOUSING**
4. **CIRCULATION**
5. **NOISE**
6. **PUBLIC SAFETY**
7. **CONSERVATION/OPEN SPACE**
8. **PUBLIC FACILITIES/GROWTH MANAGEMENT**
9. **ECONOMIC DEVELOPMENT**

The implementation of GP identifies programs designed to achieve goals and policies.

POLICY describes a more definitive course of action supporting the achievement of the goal.

LAND USE PLAN indicates TYPES AND INTENSITY of land use permitted

GP preparation process occurred through the following methods which assisted City decision makers:

- ISSUES IDENTIFICATION through a mail survey to the household
- OPEN HOUSE SESSIONS to solicit input for issues identification and GOAL FORMULATION
- Opportunities to ADDRESS DECISION MAKERS regarding issues, concerns, desires at numerous GP WORKSHOPS during preparation and review of PRELIMINARY DRAFT GP
- PUBLIC REVIEW AND COMMENT of the DGP during public hearing held before the City Planning Commission and City Council

Source: PDF da Sito <http://www.danapoint.fl>

LOCAL COASTAL PROGRAM REFERENCES – DANA POINT CALIFORNIA 1999

- (a) SHORELINE ACCESS
- (b) VISITOR SERVING AND RECREATIONAL FACILITIES
 - (c) WATER-ORIENTED RECREATION
 - (d) WATER AND MARINE RESOURCES
 - (e) DIKING, FILLING AND DREDGING
- (f) COMMERCIAL FISHING AND RECREATIONAL BOATING
 - (g) SHORELINE STRUCTURE/FLOOD CONTROL
 - (h) ENVIRONMENTAL SENSITIVE HABITAT
 - (i) AGRICULTURE
 - (j) SOIL RESOURCES
- (k) ARCHAEOLOGICAL/PALEONTOLOGICAL RESOURCES
 - (l) LOCATING AND PLANNING NEW DEVELOPMENT
 - (m) COASTAL VISUAL RESOURCES
 - (n) HAZARD ACCESS
 - (o) PUBLIC WORKS
- (p) INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES

Source: PDF da Sito <http://www.danapoint.fl>

SEASIDE – SEAGROVE BEACH – FLORIDA – USA

Time was, families coming to the beach stayed in simple cottages... in beach towns where porch-sitting and strolling were activities at least as important as swimming and sunbathing.

In 1946, on one of the family's summer pilgrimages to the shore, Robert Davis' grandfather, J.S. Smolian, bought 80 acres near Seagrove Beach, on Florida's northwest coast.

His intention was to build a summer camp for his employees, but his business partner wanted no part of what must have seemed like a worthless tract of sand. The Smolian family continued coming to that same shore every summer and occasionally J.S. would take young Robert to the fields at the western edge of Seagrove Beach and walk around the tract.

Robert Davis grew up to be a student of history as well as business, and became an award-winning builder/developer in Miami in the 70's.

When he considered making plans for the property near Seagrove, he naturally thought about idyllic family vacations along the same coast and the small cottages the family had stayed in. If he closed his eyes and let his mind wander back, he could almost feel gentle sea breezes evaporating the moisture on his skin as he sat on a porch rocker after a shower at the end of a day on the beach, absorbed in stories being told by grandparents, parents, aunts, uncles and cousins.

The idea of Seaside started with the notion of reviving Northwest Florida's building tradition, which had produced wood-frame cottages so well adapted to the climate that they enhanced the sensual pleasure of life by the sea, while accommodating generations of family members, kids, if they were good, got to sleep on the porch...

These cottages had deep roof overhangs, ample windows and cross ventilation in all rooms. They were built of wood and other time-tested materials and with reasonable maintenance, could last several generations. When Robert Davis asked Miami architects Andres Duany and Elizabeth Plater-Zyberk to help him plan a community which could combine the traditions which had produced these buildings, it was soon clear that considerable research needed to be done. No one knew how to revive a building tradition.

So a number of journeys were made through the South, and especially through Florida, with cameras and sketch pads and tape measures, until the architects and developer felt confident that the basic rules for making these buildings were understood.

Most of the buildings were studied in the context of small towns, and gradually the idea evolved that the small town was the appropriate model to use in thinking about laying out streets and squares and locating the various elements of the community.

SEASIDE - WALTON COUNTY FLORIDA – USA

Location: Walton County

Status: Most of the residential is complete; approximately 50% of the commercial and 30% of the civic is complete.

Summary: Located on the Gulf of Mexico, Seaside is an 80-acre mixed-use community permitted for 340 single-family homes, 289 apartments, 83 condominium units, 134 hotel units, 18,030 square feet of commercial space, and 40,500 square feet of civic space. The Seaside plan proposed a traditional American settlement pattern, approximating the size and components of a historic southern town, as an alternative to the usual suburban configuration. Streets are designed to encourage walking, and pedestrian paths along back lot lines offer alternative routes. The retail district is designed as a civic downtown, with a green, conference center doubling as a town hall, post office, and small inn, and the beach is accessible by boardwalks over protected dunes. Public buildings are designed by architects chosen for their sympathy with the regional vernacular architecture. Designs for private buildings are reviewed for their adherence to the master plan and zoning code, which is meant to generate an environment similar to a pre-1940 southern town; lots are required to have native landscaping and lawns are prohibited.

History: The project began in 1981 on land owned by Robert Davis. Davis and town co-founder Daryl Davis started Seaside with the idea of reviving Northwest Florida's building tradition, which has produced wood-frame cottages adapted to the climate, including deep roof overhangs, ample windows, buildings off the ground, and ample porches. The town's co-founders asked Miami architects Andres Duany and Elizabeth Plater-Zyberk to help them plan a community that would combine the traditions that had produced these buildings. The four studied the buildings in the context of small towns and gradually evolved the idea that the small town was the approximate model to use in thinking about laying out streets and squares and locating the various elements of the community. In 1982, initial home sales began and the master plan and urban code for Seaside were drafted.

Special Features: Pedestrian-friendly design, unique architecture, Seaside Interfaith Chapel, Seaside Neighborhood School

Site Information: Located on the Gulf of Mexico

Financing: Various

Marketing: Seaside is marketed as a holiday town. Although unified by a consistent theme, a different approach is used for real estate sales, the hospitality operation, and the commercial retail center. The strength of the marketing efforts has evolved around the benefits of educating the public about the design principles that are the foundation for Seaside. While the real estate sales target high-end demographics, the other aspects of Seaside are much more broad-based.

Directions: From Panama City, take US 98 west to Walton County. Turn left on CR 30-A and go nine miles to Seaside.

Developer: *Organization:* Seaside Community Development Corporation

Contact: Robert Davis *Address:* P. O. Box 4730, Seaside, FL 32459 *Phone:* 850-231-4224

Site Planner:

Organization: Duany Plater-Zyberk & Company

Contact: Andres Duany and Elizabeth Plater-Zyberk

Address: 1023 Southwest 25th Avenue

Miami, FL 33135

Phone: 305-644-1023

Email: info@dpz.com

Last updated: 10/29/2003

THE NEW URBANISM

The New Urbanism is a reaction to sprawl. CNU Congress of New Urbanism They is interested in peppering the landscape with re-created 19th century villages. Leaders in this design trend come together in 1993 to form CNU. Based in Chicago.

The hearth of the NU is in the design of neighborhoods, which can be defined by 13 elements, according to town planners Andreas Duany and Elizabeth Plater-Zyberk (Dean of the School of Architecture at the University of Miami), the founders of the Congress for NU, CNU.

1. The neighborhood has a discernible center. This is soften a square or a green and sometimes a busy or memorable strett corner. A trasit stop would be located at this center
2. Most of the dwellings are within five-minute walk of the center, an average of roughly 2,000 feet
3. There are variety of dwelling types, usually houses, rowhouses and apartments, so that younger and older people, singles and families, the por and the wealthy may find place to live
4. At the edge of the neighborhood, there are shops and offices of sufficiently varied types to supply the weekly needs of a household
5. A small ancillary building is permitted within the backyard of each house. It may be used as a rental unit or place to work (e.g. office or craft workshop)
6. An elementary school is close enough so that most cildren can walk from their home
7. There are small playgrounds accesible to every dwelling, not more than a tenth of a mile away
8. Streets within the neighborhood form a connected networkm which dispersed traffic by providing a variety of pedestrian and vehicular routes to any destinationa
9. The streets are relatively narrow and shaded by rows of trees, This slows traffic creating an environment suitable fro pedestrian and bicycles
10. Buildings in the neighborhood center are placed close to the street creating a well-defined outdoor room
11. Parking lots and garage doors rarely front the street. Parking is relegated to the rear of buildings, usually accessed by alleys
12. Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education and religious or cultural activities
13. The neighborhood is organized to be self-governing. A formal association debates and decides matters of maintenance, security and physical change. Taxation is the responsibility of the large community.

Some of CNU prototypes in USA

- ❖ **Seaside**, Florida first NU town, (1881-1996). The town is now a touristic mecca
- ❖ **Haine Village Center** in Gainesville, Florida
- ❖ Harbor Town in mamphis Tennessee
- ❖ Kentlans in Gaithersburg, Maryland
- ❖ Addison Circle in addison, Texas
- ❖ Orenco Station in Hillsboro, Oregon
- ❖ Mashpee Commons in Mashpee, massachussets
- ❖ **Celebration in Orlando**, Florida 1994 the first real estate project
- ❖ Crawford Square in Pittsburgh
- ❖ City Place in **West Palm Beach** Florida
- ❖ Highlands Garden in Denver Colorado
- ❖ Park Duvalle in Louisville
- ❖ Beerline B in Mileaukee

Source: <http://www.newurbannews.com>

LA QUINTA – CALIFORNIA – USA



The City of La Quinta is a community nestled at the base of the majestic Santa Rosa Mountains, just 30 minutes from Palm Springs, in southern California's Coachella Valley. With its small-town friendliness, La Quinta is a peaceful and relaxing community. However, it is also a year-round, multi-recreational and destination resort community. Known as the "Gem of the Desert," La Quinta enjoys low humidity combined with an abundance of sunshine year-round.

Golf and tennis enthusiasts from around the world visit or locate to La Quinta for the fabulous facilities and spectacular events hosted here annually. PGA West, internationally recognized as one of the world's most magnificent resort communities, has been the site of numerous national and professional events.

Incorporated in 1982, La Quinta had a population of just over 5,200. Today, the population has grown to approximately 30,450 and La Quinta is listed as one of California's fastest growing cities. The vast majority of its open area is attractive for development with the opportunity for planned growth.

Housing and hotel development in La Quinta and the surrounding area are supporting the City's growth. New homes are now available in La Quinta at prices ranging from the high \$90,000's to million dollar plus homes. A wide range of older, established housing, condominiums and town houses is also available for rent or purchase.

La Quinta Resort & Club is a legendary hideaway and meeting destination, renowned since 1926 for its charm and serenity.

La Quinta Resort & Club features 90 holes of some of the country's best golf, including the famous TPC® Stadium Golf ® Course at PGA WEST® and the picturesque Mountain™ Course at La Quinta Resort.

World-class Spa La Quinta™ offers resort guests a variety of unique indoor and outdoor treatments including PGA WEST® Golf Massage, open-air Celestial Showers™ Sacred Stone Massage and more.

PGA WEST is a spectacular master-planned country club community, established in 1984, located in beautiful La Quinta, just minutes from Palm Springs, California. PGA WEST is a recreational/resort development consisting of more than 2,200 acres featuring world-class golf, tennis and fitness.

PGA WEST currently hosts six incredible golf courses, including the new Greg Norman Course. Residents enjoy three expansive clubhouses, a health and racquet club, as well as plenty of social activities.

AQUA – MIAMI BEACH – USA



Status: Under construction

Summary: The master plan with defined tree-lined streets and squares is made up of an open network of small city blocks. The majority of streets is oriented east west towards the Indian Creek waterway and are intimate in scale, of narrow width, and lined with townhouses. Each block has a service lane that provides access to the garages. The central street is aligned to terminate in views of the central square and Indian Creek, and three short east-west streets cross the site visually connecting both sides of the canal. A linear promenade along the waterway makes the waterfront a public amenity. Small plazas and greens are distributed evenly throughout the site. Many of the residents' daily needs will be provided within walking distance of their homes

History: The site is the former location of a hospital. Dacra engaged Duany Plater-Zyberk & Company to develop the master plan and involved 10 architects in the design of the mid-rise buildings and townhomes. The building types are based on the urban requirements of the plan, which provides the setting for a wide array of architects with the objective of creating a pedestrian-oriented place of true character.

Special Features: Waterfront pedestrian promenade on the perimeter of the island; mix of mid-rise buildings and courtyard townhomes adapted for South Florida climate; Village Park; common plazas; art in public spaces; shared facilities, including a convenience store, office space, meeting rooms, day-care center, health club, swimming pools, and boat docks; and parking garage servicing the three apartment buildings

Site Information: AQUA is an 8.5 acres island village made up of 3 mid-rise buildings and 46 town homes designed to mediate two contrasting approaches to residential living: to the East, a high-rise condominium beachfront strip on AIA, and to the West, low-rise, single-family residential neighborhood surrounding the La Gorce Golf Course on one side and Biscayne Bay on the other. **Costs:** \$160 million

Financing: Colonial Bank **Marketing:** Limited advertising, printed materials, web presence **Directions:** From South Beach, take Alton Road north to 63rd Street. AQUA is on the south side of Alton Road.

Developer: *Organization:* Dacra

Contact: Craig Robbins

Address: 1632 Pennsylvania Ave.

Miami Beach, FL 33139

Phone: 305-531-8700

Email: craig@dacra.com

Public Official:

Organization: City of Miami Beach

Contact: George Gomez

Address: 1700 Convention Center Drive Miami Beach, FL 33139

Phone: 305-673-7550

Email: NA

Last updated: 8/18/2003

INDIAN WELLS – USA

This secluded enclave has long been the favorite playground of movie stars, sports legends and even American Presidents. Now it hosts the world with its sparkling resorts and premier sporting events. What was once a tribal well and wagon stop slowly grew in the '50s and '60s into a small, celebrity-studded community. One LA Times writer went so far as to call it "a sequined sand pile for the golf elite". Stars like Desi Arnaz saw great promise in our little oasis, and helped build its first resort hotel as a celebrity playground. When President Dwight D. Eisenhower first vacationed here, he was so impressed with Indian Wells that it became his winter residence. Throughout the '50s, tennis tournaments became annual events, and in 1960, the first Bob Hope Desert Classic was played at Indian Wells Country Club - forever making Indian Wells synonymous with top-ranked golf. Today, thousands of pleasure-seekers come here every year to find their oasis - at four luxury resorts, on championship courses at the Golf Resort at Indian Wells, at the Indian Wells Tennis Garden, and events like the Bob Hope Chrysler Classic and the Pacific Life Open presented by The City of Indian Wells.

In Indian Wells operate:

- ❖ Hyatt Grand Champions Resorts and Spa
- ❖ MiraMonte Resort & Spa
- ❖ Renaissance Esmeralda Resort & Spa
- ❖ Indian Wells Resort Hotel

1,416 rooms, 40 outdoor meeting venues, 36 holes of championship golf, 29 hard and clay tennis courts, 11 sparkling pools, 3 luxurious spas, one incomparable destination.

See <http://www.indianwells.org/resorts.asp>



Dana Point Uniform Transient Occupancy Tax

Definitions.

Except where the context otherwise requires, the definitions given in this Section govern the construction of this Chapter.

(a) "Person" means any individual, firm, partnership, joint venture, association, social club, fraternal organization, joint stock company, corporation, estate, trust, business trust, receiver trustee, syndicate, or any other group or combination acting as a unit.

(b) "Hotel" means any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging, or sleeping purposes, and includes, but is not limited to, any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof, duplex, triplex, single-family dwelling units except any private dwelling house or other individually-owned single-family dwelling rented only infrequently and incidental to normal occupancy or any timeshare as set out in California Revenue and Taxation Code Section 7280; provided that the burden of establishing that the facility is not a hotel shall be on the owner or operator thereof.

(c) "Occupancy" means the use or possession or the right to the use or possession of any room or rooms, or portion thereof, offered for rent for dwelling, lodging, or sleeping purposes.

(d) "Transient" means any person who occupies or is entitled to occupy by reason of concession, permit, right of access, license or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days. Any such person so occupying space in a hotel is a transient until the period of thirty (30) days has expired unless there is an agreement in writing between the operator and the occupant providing for a longer period of occupancy. In determining whether a person is a transient, an uninterrupted period of time extending both prior and subsequent to the effective date of this Chapter may be considered.

(e) "Rent" means the consideration charged, whether or not received, for the occupancy of space in a hotel valued in money, whether received in money, goods, labor, or otherwise, including all receipts, cash, credits and property, and services of any kind or nature, without any deduction therefrom whatsoever.

(f) "Operator" means the person who is proprietor of the hotel, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other capacity. Where the operator performs his or her functions through a managing agent of any type or character other than an employee, the managing agent also is an operator for the purposes of this Chapter and has the same duties and liabilities as his or her principal. Compliance with the provisions of this Chapter by either the principal or the managing agent is, however, considered to be compliance by both.

(g) Tax Administrator means the City Manager.

For the privilege of occupancy in any hotel, each transient is subject to and shall pay a tax in the amount of 10% of the rent charged by the operator. This tax constitutes a debt owed by the transient to the City which is extinguished only by payment to the operator of the hotel at the time the rent is paid. The unpaid tax is due upon the transient's ceasing to occupy space in the hotel. If, for any reason, the tax due is not paid to the operator of the hotel, the Tax Administrator may require that such tax be paid directly to the Tax Administrator