restoration
edgewater, florida

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services
dri/master planning
landscape architecture
architectural design
detailed planning
regulating document

project size
5,187 acres
8,500 mixed residential units
3.2 million sq. ft. non-residential

features
transit-ready design
compact development footprint
jobs-to-housing balance
mixed-use streetcar corridor
environmentally sustainable practices

client
gs florida

The Canin Associates designed and obtained approval for this new community. Restoration is a 5,187-acre new town planned in the city of Edgewater, Florida that is leading the way as a 21st century sustainable greenfield development. Restoration implements innovative, sustainable and measurable planning principles and practices that have never previously been utilized in Florida. The form based code was adopted in September of 2012.

Located on lands that were previously neglected and significantly altered from their original ecological state, Restoration promotes the preservation, restoration and enhancement of the site's natural environmental systems. The final master plan sets aside 3,872 acres of wetlands and uplands (73% of the site) to be restored to the pre-agricultural habitat that existed in the mid-1800s and to be preserved into perpetuity through conservation easements, meaning that only 27% percent of the site is to be developed.

Some of Restoration's key features include a development plan with an exceptionally compact design, a development program that contains an economically sustainable mix of uses and an on-site jobs-to-housing balance, a multi-way boulevard with an integrated electric streetcar that allows every household within Restoration just a 5- to 10-minute walk or ride to employment, civic and retail uses, and new housing designs specifically for Restoration, that bring spacious living to small homes on small home sites in order to create a high-density, compact development footprint.

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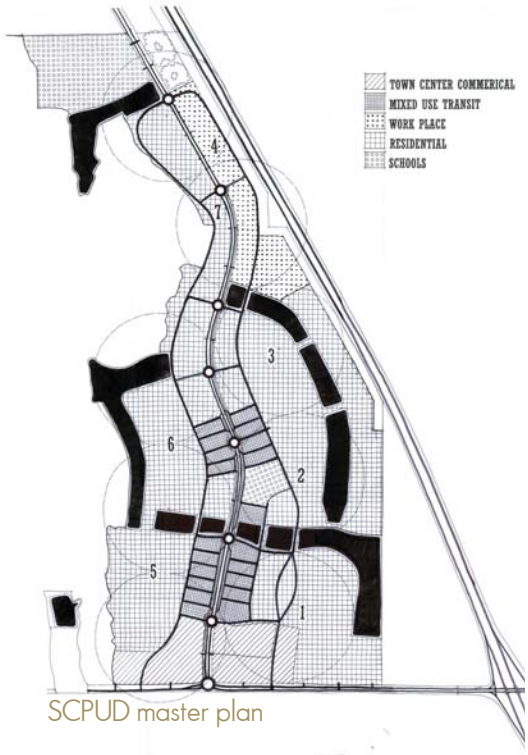
multi way boulevard with streetcar



SCPUD master plan

town center master plan