

95 Riverside PUD (N027-014)

Request for Phase IV Plat Approval

By HJA Design Studio, on behalf of Pulte Home Company, LLC

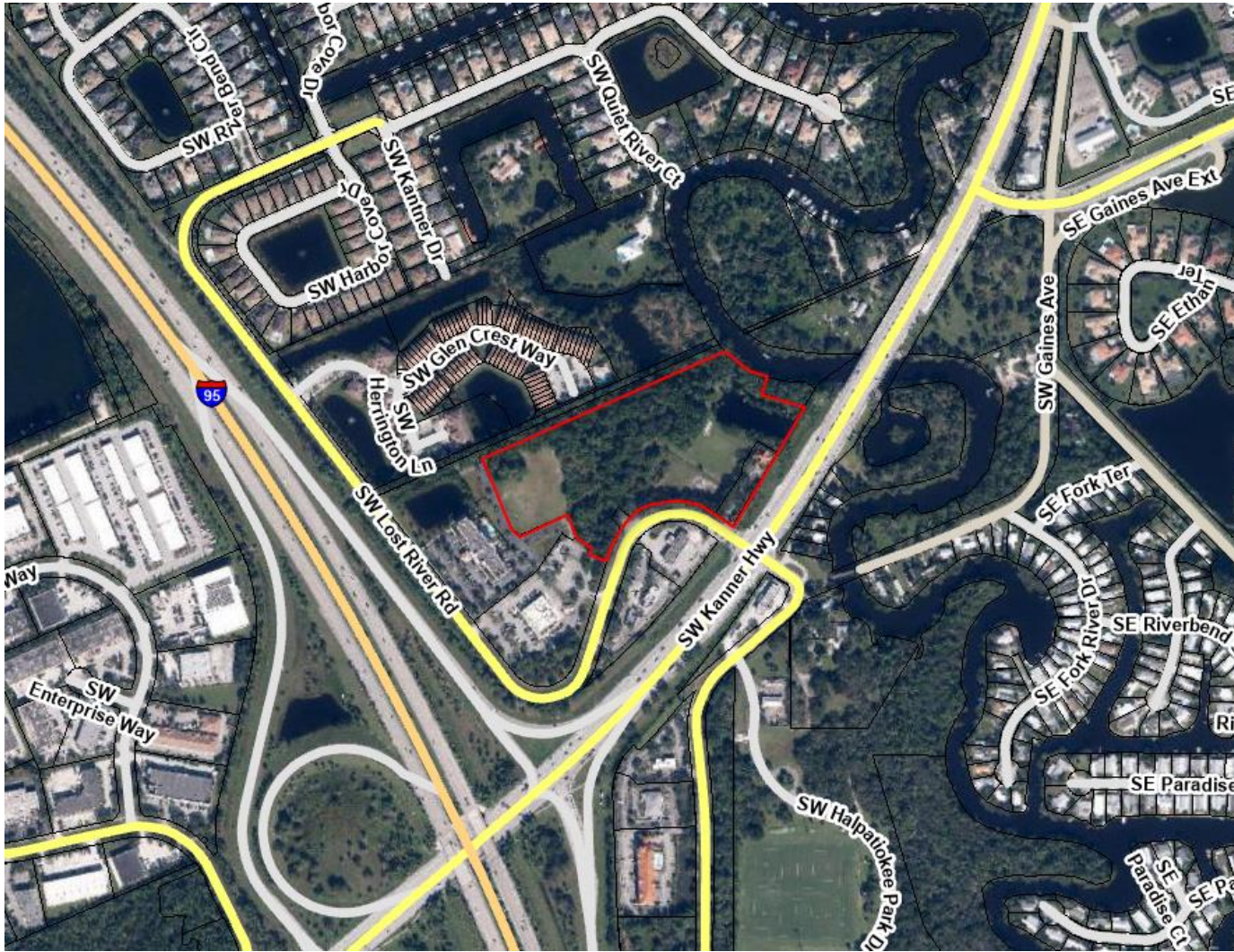
John Sinnott, Senior Planner

September 10, 2024

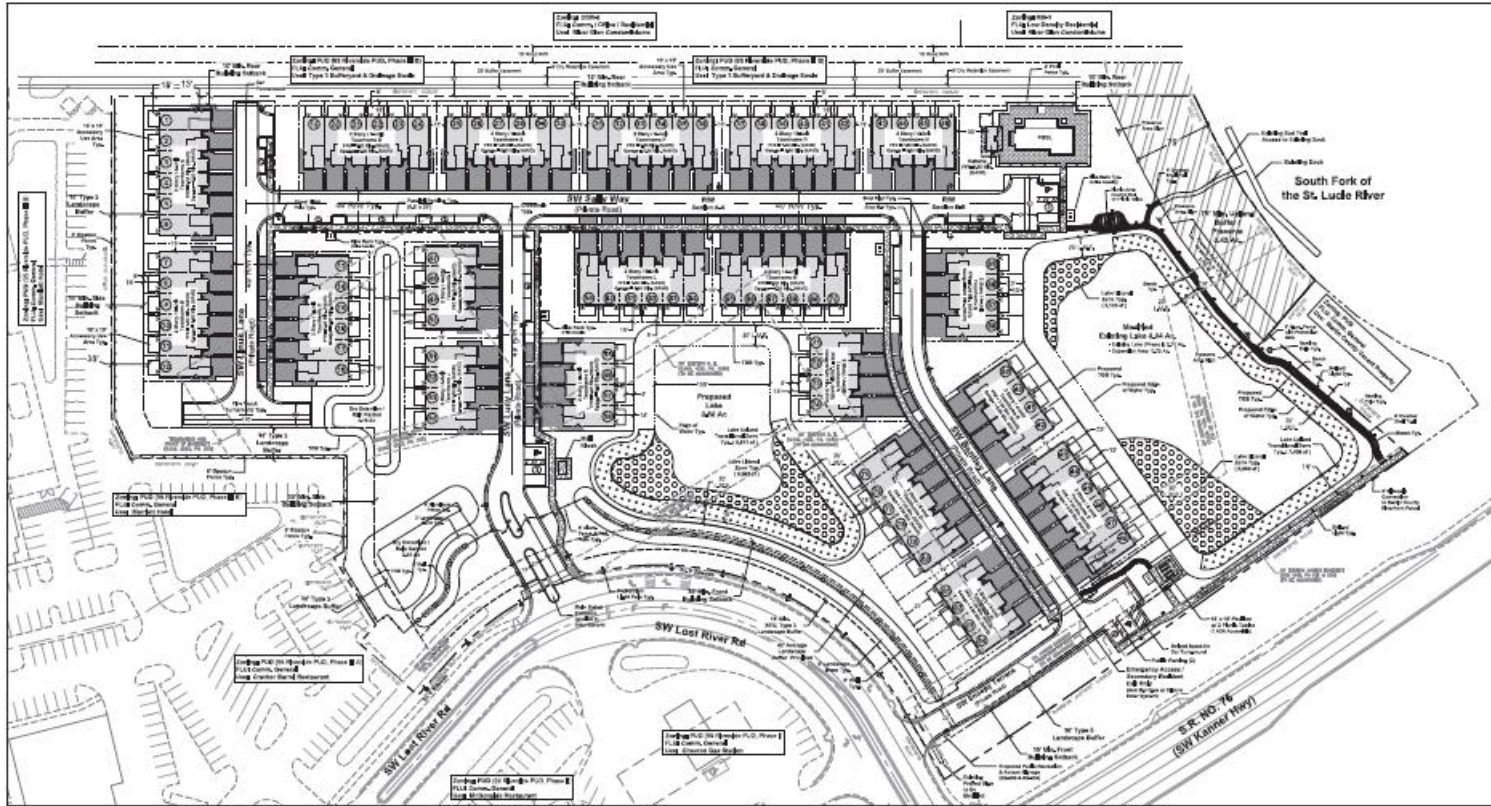
The applicant requests approval of the 95 Riverside PUD Phase IV Plat. The plat is to be consistent with the Phase IV Final Site Plan which contains 98 single-family townhomes on an approximately 12.40-acre site.

Minor technical changes were required to the Phase IV Final Site Plan to achieve consistency with the plat.

The applicant has requested release and termination of existing access easements. These easement are no longer needed as alternative access is being provided within the plat.



95 Riverside PUD Phase IV is located at 7439 SW Lost River Road, on the northwest corner of SW Kanner Hwy/SR 76 and SW Lost River Road, in Stuart.



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95 Riverside PUD / Pulte I-95
 Martin County
 Phase IV - Revised Final Site Plan
 Florida

Site Data

Total Site Area	12.40 AC / 540,234 sf
Existing Future Land Use	Gen. Serv. / Gen. Dev.
Proposed Future Land Use	CDR
Existing Zoning	PUD
Proposed Zoning	Single-Fam. / Townhomes
Proposed Use	Single-Fam. / Townhomes
Total Units / Lots	98 Units / Lots
Gross Site Density	7.90 DU/AC
Max. Height Proposed	2 nd / 2 Stories
Parcel ID Numbers	05-0341-000-000110-4 05-0341-000-000003-4 05-0341-000-000005-7
Density	Medium Density-COR (10 DU/AC) (12,40 AC x 10 DU / AC)
Medium Density-COR	124 Max. Units
Proposed Density	98 Units
Parking Data	
Required Parking Spaces	196 Spaces
Proposed Parking Spaces	220 Spaces
One Car Garage (M DU)	84 Spaces
One Car Driveway (M DU)	84 Spaces
Overhead Accessory / Carport Parking (Units 2 Handicap)	22 Spaces
Pulte Parking (Units 1 Handicap)	2 Spaces
Lake Upland Transitional & Littoral Data	
Total Lake Linear Footage	1,856 LF
Proposed Upland Transitional & Littoral Zone (50M LF x 10 FT)	18,540 sf
Proposed Littoral Zone	18,476 sf
Proposed Upland Transitional Zone (40' to 20' Strip of Adjacent Private Area)	17,247 sf

Open Space

Open Space Required	270,112 sf	6.20 AC	50%
Open Space Provided	299,211 sf	8.88 AC	60%
Total Usable Area	334,323 sf	8.62 AC	66%
Dry Retention Areas	13,953 sf / 0.31 AC	3%	
Upland Buffer / Preserve	18,364 sf / 0.42 AC	3%	
Lake Bank Area	34,148 sf / 0.78 AC	6%	
Other Landscapes / Open Space	173,233 sf / 3.93 AC	13%	
Lake Surface Area	63,644 sf	1.44 AC	12%
Impervious Area	91,871 sf	2.11 AC	7%
Building Coverage (Includes Parking)	14,720 sf	0.34 AC	1%
Accessory Use Areas (Other than Pool)	82,582 sf	1.83 AC	7%
Other Pavement (Roadways, Driveways, Pools & Pool Decks)	72,450 sf	1.62 AC	6%
Lake Surface Area	63,644 sf	1.44 AC	12%
Total	334,323 sf	8.62 AC	66%

Penibus Area

Dry Retention Areas	13,953 sf	0.31 AC	3%
Upland Buffer / Preserve	18,364 sf	0.42 AC	3%
Lake Bank Area	34,148 sf	0.78 AC	6%
Other Landscapes / Open Space	173,233 sf	3.93 AC	32%
Total	334,323 sf	8.62 AC	66%

Site Property Boundary - Building Setbacks

Front Building Setback	30' Min.
Side Building Setback	30' Min.
Rear Building Setback	10' Min.

Townhouse Lot / Unit Data

Front Lot Building Setback	20' Min.
Side Lot Building Setback (End Unit)	4' Min.
Side Lot Building Setback (Interior Unit)	0' Typ.
Side Lot AC Unit Building Setback	0' Typ.
Rear Lot Building Setback	10' Min.
Rear Lot Accessory Use Area Setback	0' Min.
Rear Lot AC Unit Building Setback	0' Min.
Building Separation	10' Min.

Townhouse Lot - Building Setbacks

Front Lot Building Setback	20' Min.
Side Lot Building Setback (End Unit)	4' Min.
Side Lot Building Setback (Interior Unit)	0' Typ.
Side Lot AC Unit Building Setback	0' Typ.
Rear Lot Building Setback	10' Min.
Rear Lot Accessory Use Area Setback	0' Min.
Rear Lot AC Unit Building Setback	0' Min.
Building Separation	10' Min.

Location Map

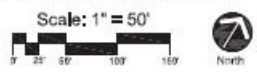


Legend

- Street Light Pole Typ.
- Pedestrian Light Pole Typ.
- Ballast Light Typ.

General Notes

1. All setbacks shall be measured from the exterior face of a building or structure unless otherwise noted.
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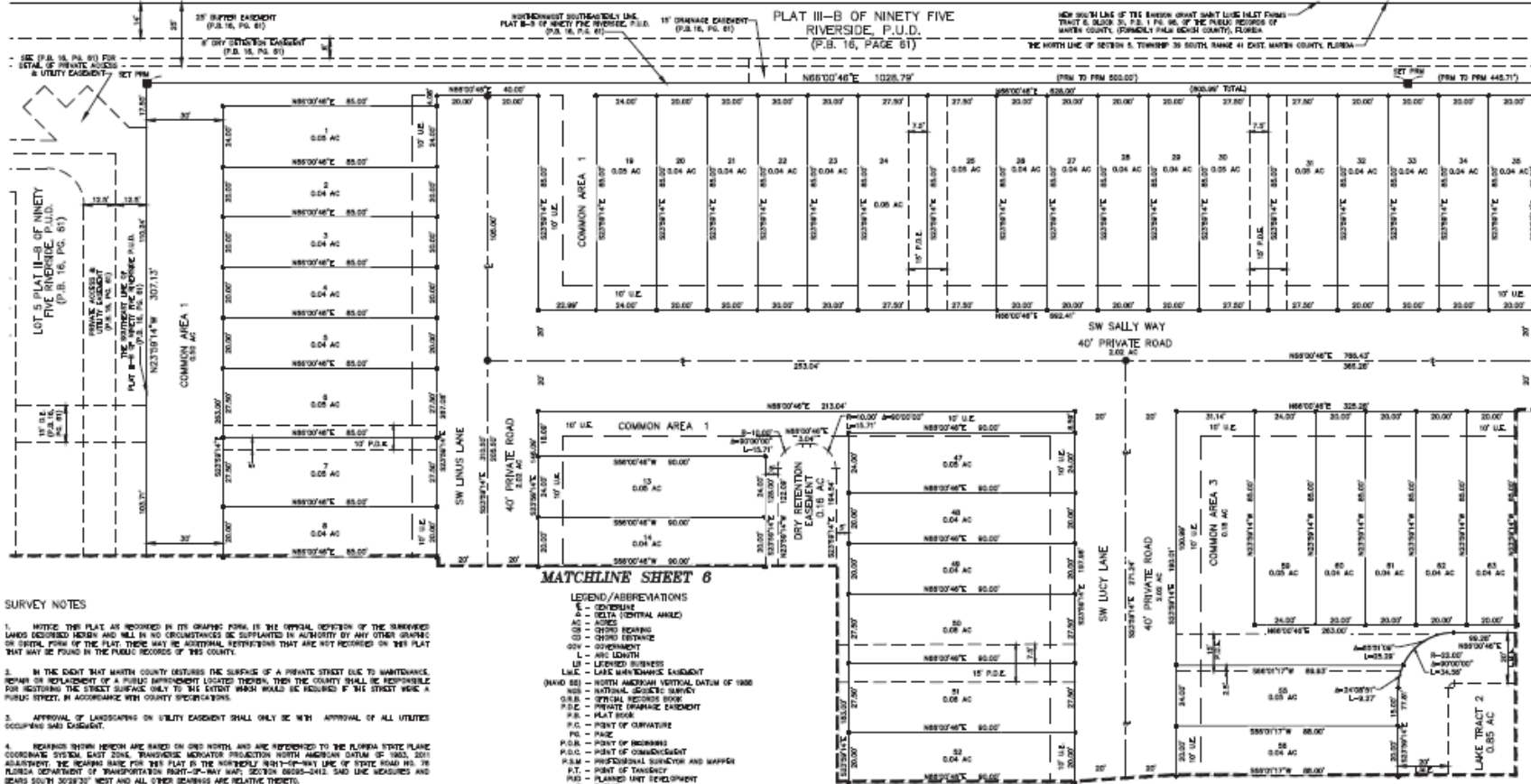
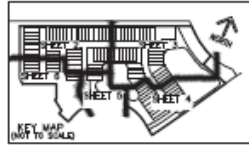
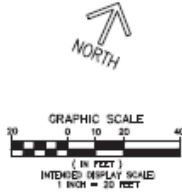
Job No.	2321-31
Drawn By	ML
Checked By	ML
Approved By	ML
Submitted Dates	6-15-22
1st Review Dates	08-15-23
2nd Review Dates	10-16-23
Revision Dates	05-25-24

SP-1

95 RIVERSIDE PUD PHASE IV PLAT

BEING A REPLAT OF ALL OF TRACT A AND LOT 2 OF PLAT I OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 43, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOT 5, LYING IN SECTION 39, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD & WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3561



SURVEY NOTES

- NOTICE THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SHOWN LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR WRITTEN FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DETERMINES THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR IMPROVEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXISTENT MARKS WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- APPROVAL OF LANDSCAPING OR UTILITY EASEMENT SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPANCY AND COORDINATE.
- BOUNDARIES SHOWN HEREON ARE BASED ON ONE NORTH AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BARS FOR THIS PLAT IS THE NORTHERLY NORTH-SOUTH LINE OF STATE ROAD 95. THE FLORIDA DEPARTMENT OF TRANSPORTATION NORTH-SOUTH LINE SECTION 39-34-11, 34-12, 34-13 AND BEARS SOUTH 30°29'27" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATED SHOWN HEREON ARE IN U.S. SURVEY FEET AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AND BASED ON HORIZONTAL GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE COORDINATED LEICAHEIM NETWORK.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE INDICATED AS (R) - RADIAL.

LEGEND/ABBREVIATIONS

- C - CENTERLINE
- DA - DELTA (CENTRAL ANGLE)
- GA - GEODETIC ANGLE
- CH - CHISEL BEARING
- CR - CURVE RADIUS
- GOV - GOVERNMENT
- HC - HIGH CENTER
- LB - LEASED BUSINESS
- LA - LANE WITH INTERSECTION EASEMENT
- NAVD 83 - NORTH AMERICAN VERTICAL DATUM OF 1983
- NBS - NATIONAL GEODETIC SURVEY
- OR - OFFICIAL RECORDS BOOK
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- PL - PLAT BOOK
- P.C. - POINT OF CURVATURE
- PL - PLAT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.T. - POINT OF TANGENCY
- PLD - PLANNED UNIT DEVELOPMENT
- R - RADIUS
- R/L - RADIAL
- R/W - RIGHT-OF-WAY
- U.C. - UTILITY EASEMENT
- PERM - PERMANENT REFERENCE MONUMENT
 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM END STAMPED "C&W PERM 10/28/87"
 UNLESS OTHERWISE NOTED
- PCP - PERMANENT CONTROL POINT PILE AND METAL DISK STAKED "TOP LASSER"
- SPC - SET POINT IRON ROD AND CAP
- CP - PLUMB CONCRETE CONTROL POINT

Review of plats is not required by the Local Planning Agency. Final action on this application is required by the Board of County Commissioners in a public meeting pursuant to Table 10.5.F.9, LDR, Martin County, Fla. (2023).

Development Review staff have found the application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the attached staff report. Therefore, staff recommend approval of the 95 Riverside PUD Phase IV Plat.

Recommended Action:

- Move that the Board receive and file the agenda item and all attachments including the staff report as Exhibit 1.
- Move that the Board approve the 95 Riverside PUD, Phase IV Plat and Phase IV Revised Final Site Plan including the Contract for Construction of Required Improvements and Infrastructure.
- Move that the Board approve:
 - a. Release and Termination of Access Easement; and
 - b. Release and Termination of Pedestrian Access Easement; and
 - c. Authorize the Chairman to sign any and all documents necessary to complete the transaction