

Banyan Bay PUD

Request for the 10th amendment to the
PUD zoning agreement including a revised
master and phasing plan and revised
phase 3 final site plan

Banyan Bay Background

- ▶ First approved in 2004
- ▶ Total residential units 293 on 251 acres
- ▶ Residential density of 1.17 units per acre
- ▶ Phase 3 multi-family has always been anticipated
- ▶ Inside the PUSD



Lucido & Associates

Land Planning / Landscape Architecture

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100 Highway Avenue, Ocala, Florida 32665
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(881) 481-1301, Fax (881) 481-1303
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SITE DATA

Total Site Area: 250.86 ac.
Total Units: 293 units
Gross Density: 1.17 units per acre
Future Land Use: Low Density & Medium Density PUD

Zoning:

Product Types:

Single Family: 221 units
36 lots @ min. 50' x 100'
118 lots @ min. 50' x 125'
67 lots @ min. 70' x 125'
Multi-family: 72 units (3 buildings)

Total Site Area:

250.86 ac.
Pervious Area: 89.11 ac. (36%)
Right-of-Way: 7.48 ac.
Single Family Residential Lots: 7.70 ac.
Recreation Tract (Clubhouse): 0.20 ac.
Private Waterfront Facilities (Phase 2B): 0.30 ac.
Single Family Residential Lots (Phase 2C): 1.03 ac.
Multi-family Tract (Phase 3): 3.02 ac.
Wetland Buffers, Shoreline Protection Zone & Upland Preserve: 1.13 ac.
DOT Perennial Easement (non-open water): 0.63 ac.
Phase 2 Native Landscape Buffer: 0.76 ac.
Other Landscape or Common Areas: 6.65 ac.

Impervious Area:

161.75 ac (64%)
Right-of-Way: 8.79 ac.
Single Family Residential Lots: 33.55 ac.
Lake Area: 20.9 ac.
Flow-Through Marsh Tracts: 1.24 ac.
Wetland Preserve: 85.3 ac.
Recreation Tract (Clubhouse): 0.20 ac.
Private Waterfront Facilities (Phase 2B): 0.30 ac.
Single Family Residential Lots (Phase 2C): 4.11 ac.
Multi-family Tract (Phase 3): 5.03 ac.
DOT Perennial Easement (open water): 0.99 ac.

Open Space Data

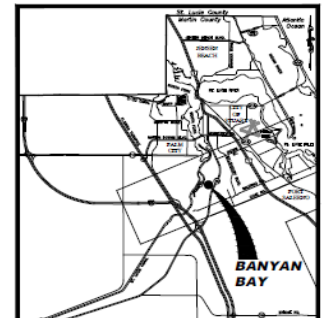
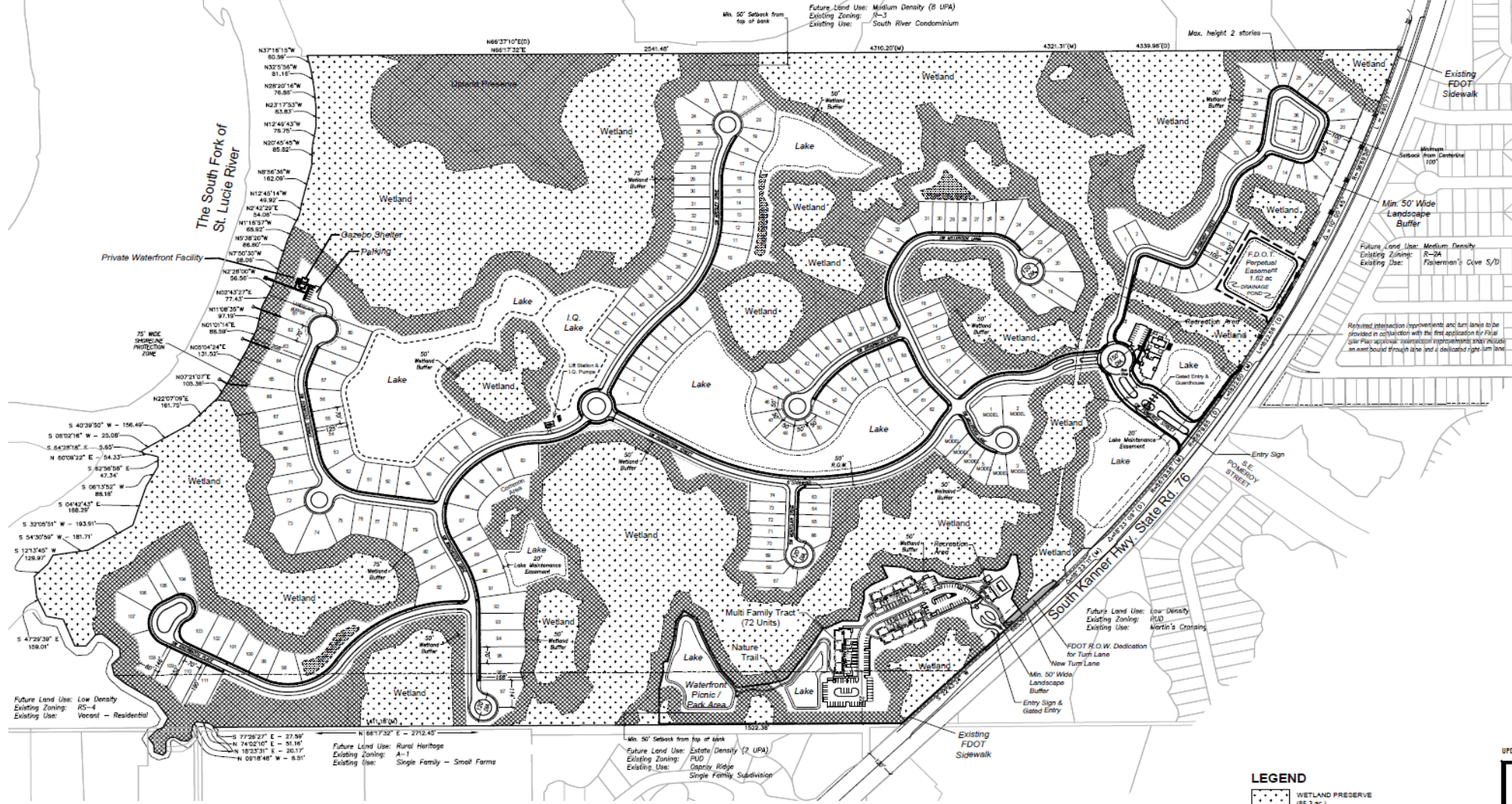
Total Site Area: 250.86 ac.
Total Open Space Required: 125.43 ac (50%)
Total Open Space Provided: 173.52 ac (69%)
Wetland Preserve: 85.30 ac
Wetland Buffers, Shoreline Protection Zone & Upland Preserve: 61.30 ac
Right-of-Way: 7.48 ac.
Single Family Residential Lots: 7.70 ac.
Single Family Residential Lots (Phase 2C): 1.03 ac.
Multi-family Tract (Phase 3): 3.02 ac.
Flow-Through Marsh Tracts: 1.24 ac.
Recreation Tract (Clubhouse): 0.20 ac.
Private Waterfront Facilities (Phase 2B): 0.30 ac.
DOT Perennial Easement: 0.63 ac.
Phase 2C Native Landscape Buffer: 0.76 ac.
Other Landscape/Common Areas: 4.58 ac.
* Excludes: Wetland Buffer, Shoreline Protection Zone & Upland Preserve Areas

UPDATED FOR PHASE 3 BY:



DATE: 6.16.21

2745 SW Martin Dunes Blvd. #199
Palm City, FL 34989
561-715-3876
joseph.la1677@yahoo.com



Vicinity Map

NOT TO SCALE

General Notes:

1. Final landscape plans for the lake littoral zones, lake upland buffers, recreation area and other required landscape areas shall be submitted in conjunction with Final Site Plan application.
2. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barriercades shall be used on site to preserve the vegetation to be retained.
3. The project shall be constructed in 5 phases, (see phasing schedule).
4. All project street names to be included on the applicable final site plan consistent with the requirements of Martin County.
5. Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
6. Proposed project signs shall be located in conjunction with final site plan application.
7. All exotic plant species shall be removed and all required landscaping for an affected phase shall be installed prior to the issuance of a Certificate of Occupancy.
8. Proposed lakes within 200' of wetlands must demonstrate no potential wetland impacts or be provided with an impermeable barrier approved by the South Florida Water Management District and the Martin County Engineer.
9. Wetland buffer preserve areas and upland preserves shall be protected from encroachment, construction and other activities by providing a minimum 10' setback from all proposed structures. Excavation and fill activities must maintain a minimum five (5) foot setback from preserve areas. The maximum slope of fill adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.
10. Waterfront uses and recreation site design are for illustrative purposes only. Final design is subject to "Special Condition #22 of the P.U.D. Agreement" and may vary at the time of final site plan application.
11. Final design for all SR76 access points shall be coordinated with FDOT and Martin County prior to final site plan application.
12. Details and specifications for the common areas and multifamily tracts shall be provided in conjunction with final site plan application.
13. All preserve areas associated with the entire PUD are to be established and actively managed in perpetuity via the PAMP recorded with the 7th PUD amendment.
14. Lots adjacent to forested preserve areas shall maintain a 30' defensible space that will be maintained in accordance with "Firewise" principles including the removal of trash and debris and restricting landscape to fire resistant species.
15. No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space to preserve areas.

Building Data

Single Family Lots: 221

Building Setbacks

Front: 25'
Front Loaded Garage - Right of Way: 15'
Side-Loaded Garage - Right of Way: 15'
Non-Garage Portion of House - Right of Way: 15'
Side: 15'
Right of Way - Building (Corner Lot): 5' x
Property Line - Building: 10'
Rear: 10'
Rear Building - Property Line: 10'
Maximum Height: 2 Stories and 30 ft.
Maximum Lot Coverage: 80%
Minimum Open Space: 20%
Minimum Parking Sizes: 2 car garage per unit

*Note: Buildings must be setback a minimum of 10' from preserve areas.
All other accessory uses (pools, decks, etc.) must be setback a minimum of 5' from preserve areas.

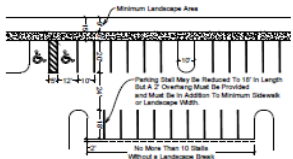
Multi-Family Apartments: 72

Setbacks

Building to Preserve Area: 10'
Buildings/Parking to SR76: 50'
Buildings to adjacent property: 75'
Maximum Height: 3 Stories and 35 ft.
Minimum Open Space: 20%
Minimum Building Separation: 20'
Parking Requirements: 2 Spaces Per Unit @ 72 Units = 144 Spaces

LEGEND

- WETLAND PRESERVE (85.3 ac.)
- WETLAND BUFFERS
- SHORELINE PROTECTION ZONE & UPLAND PRESERVE (61.3 ac.)
- FLOW THRU MARSH TRACTS (1.24 ac.)



Typical Parking Detail

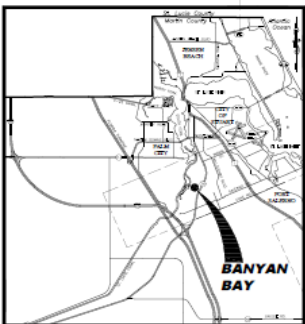
SCALE
0 100' 200' 400'

Banyan Bay PUD

Revised Master Plan
Martin County, Florida

Scale: 1"=200'
Drawn by: S.L.S.
Checked by: M.C.
Computer File: 15-46 Banyan Bay Master Plan
Computer Station: S.L.S.
Project Number: 1100
Date: 6.13.2015
Revisions: 2/18, 3/17, 10/17, 1/18, 12/18, 6/20
Sheet: 1 of 1

1. NEW CONSTRUCTION (INCLUDING FILLED PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL SETBACK A MINIMUM OF TEN FEET FOR PRIMARY STRUCTURES.
2. SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS: BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE FIVE FEET.
3. PRESERVE SIGNS SHALL BE AT LEAST 11" X 14" IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 100 FEET.
4. GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ADMINISTRATOR.



APPLICATION/PROPERTY/LAND USE DATA	
NAME OF APPLICATION:	BANYAN BAY PHASE 3 RESIDENTIAL
PARCEL ID:	PORTION OF 413841008000000020
FUTURE LAND USE:	LOW DENSITY
ZONING DESIGNATION:	PUD-R
EXISTING USE:	VACANT
PROPOSED USE:	72 MULTI-FAMILY APARTMENTS

TOTAL SITE AREA: 523,610.18 (12.02 ACRES)
R.O.W. DEDICATION: 2,128.68 S.F. (0.05 ACRES)
NET TOTAL SITE AREA LESS TURN LANE R.O.W. 521,481.5 S.F. (11.97 ACRES)
PRESERVE AREA: *170,756.02 S.F. (3.92 ACRES)
TOTAL DEVELOPMENT AREA: 350,725.48 S.F. (8.05 ACRES)
*INCLUDES WETLANDS AND WETLAND BUFFERS.

<u>TOTAL OPEN SPACE:</u>	
REQUIRED:	50% (260,740.75 S.F., 5.99 AC.)
PROVIDED:	58.0% (302,490.47 S.F., 6.94 AC.)
PROJECT OPEN SPACE:	131,734.47 S.F., 3.02 AC. (25.3%)
(NOT INCL. PRESERVE AREA)	
<u>PRESERVE AREA</u>	
WETLAND:	70,729 S.F., 1.62 AC. (13.5%)
UPLAND:	100,027 S.F., 2.3 AC. (19.1%)
TOTAL PRESERVE AREA:	170,756 S.F., 3.92 AC. (32.6%)

TOTAL DEVELOPED AREA:	
BUILDINGS:	46,465 S.F., 1.07 AC. (8.9%)
PAVMT., SIDEWALKS, PADS, ETC.:	85,264.03 S.F., 1.96 AC. (16.4%)
LAKE AREA (CONTROL LEVEL):	80,072 S.F., 1.84 AC. (15.4%)
WETLAND:	70,729 S.F., 1.62 AC. (13.6%)
TOTAL IMPERVIOUS AREA:	282,530.03 S.F., 6.16 AC (54.2%)

SETBACKS:

BUILDING TO PRESERVE	
REQUIRED:	10' MIN.
PROVIDED:	10'
BUILDING/PARKING TO S.R. 76	
REQUIRED:	50' MIN.
PROVIDED:	121.8'
BUILDING TO ADJACENT PROPERTY (OUTSIDE OF PUD)	
REQUIRED:	75' MIN.
PROVIDED:	212.3'

USE	UNITS	PARKING RATE	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	72	2 SPACES/UNIT	144 SPACES
		TOTAL PARKING REQUIRED:	144 SPACES
		TOTAL PARKING PROVIDED:	145 SPACES
		HANDICAP SPACES REQ'D.:	5 SPACES
		HANDICAP SPACES PROV.:	7 SPACES

OWNER
Farrell Building Company
217 Montross Highway
Bridgehampton, NY 11932

ARCHITECT
Garten Architecture + Design, Inc.
5400 Conchewille Avenue, Suite 2150
Boca Raton, Florida 33433
Contact: Stephen Garten (561-961-4884)

CIVIL ENGINEER
Vein Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite #8
Port St. Lucie, Florida 34986
Contact: Darren Guttler (772-479-0477)

DEVELOPMENT/MANAGEMENT
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3717 Seagrass Street, Suite 100
Palm Beach Gardens, Florida 33410
Contact: Michael Sanchez (561-858-0465)

LANDSCAPE ARCHITECT
Landscape Architecture
2745 SW Martin Downs Blvd., #199
Palm City, Florida 34980
Contact: Jason Litterick (561-719-3876)

SURVEYOR
Corson Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite #8
Port St. Lucie, Florida 34986
Contact: Darren Guttler (772-479-0477)

**Litterick
Landscape
Architecture**

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Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

PHASE 3
Banyan Bay P.U.D.
Martin County, Florida



Scale: 1" = 50'-0"

Designed:	JMJ
Drawn:	JMJ
Approved:	JMJ
Date:	8/19/21
Job no.	
Revisions:	2/4/22
	7/6/22

Sheet No.
SP-1

VICINITY MAP

3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561-568-8041

Development review staff have found the application to be in compliance with all applicable regulations as detailed in the staff report



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. *Application Information*

BANYAN BAY PUD **10TH AMENDMENT, REVISED MASTER AND PHASING PLAN** **PHASE 3 FINAL SITE PLAN**

Applicant:	Farrell Building Company
Property Owner:	Banyan Bay Macks, LLC
Agent for the Applicant:	Managed Land Entitlements, Michael Sanchez
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	B082-045
Record Number:	DEV2021090005
Report Number:	2022_0715_B082-045_Staff_Report_Final
Application Received	09/23/2021
Transmitted	09/27/2021
Date of Report:	11/23/2021
Resubmittal Received:	03/01/2022
Transmitted:	03/01/2022
Date of Report:	04/27/2022
Resubmittal Received:	05/20/2022
Transmitted:	05/20/2022
Date of Report:	07/15/2022

Staff recommends:

Move that the Board receive and file the agenda item and its attachments including the staff report as exhibit 1

Move that the Board approve the 10th amendment to the Banyan Bay PUD including the Revised Master and Phasing plan and revised PAMPS and the Revised Phase 3 Final Site Plan