

Project Name: Emerald Greens Apartments
Parcel ID: 2-21-37-35-0A00-00006-0000
Developer: Rogatinsky Firm
 3113 Sterling Road, Suite 103
 Ft. Lauderdale, Florida 33021
 305.922.7645

Civil Engineer: Steven Dobbs Engineering, LLC
 1062 Jakes Way
 Okeechobee, Florida 34974
 813.763.2887

Site: 19.1 Ac
FLU: Multiple Family
Zoning: RMF
DU/Ac: 10
Total DU: 191
Max. Bldg. Ht.: 45'

Setbacks	Parking:	Required	Supplied
Front: 25'	Residents:	438 spaces	438
Side: 20'	Visitor:	382 (2 sp/DU)	382
Rear: 20'	HC:	48 (0.25/DU)	35
		8 (1/25 DU)	21

Project Overview

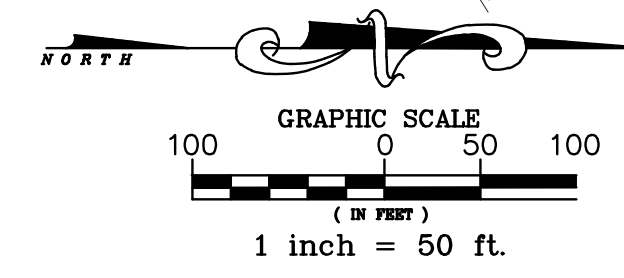
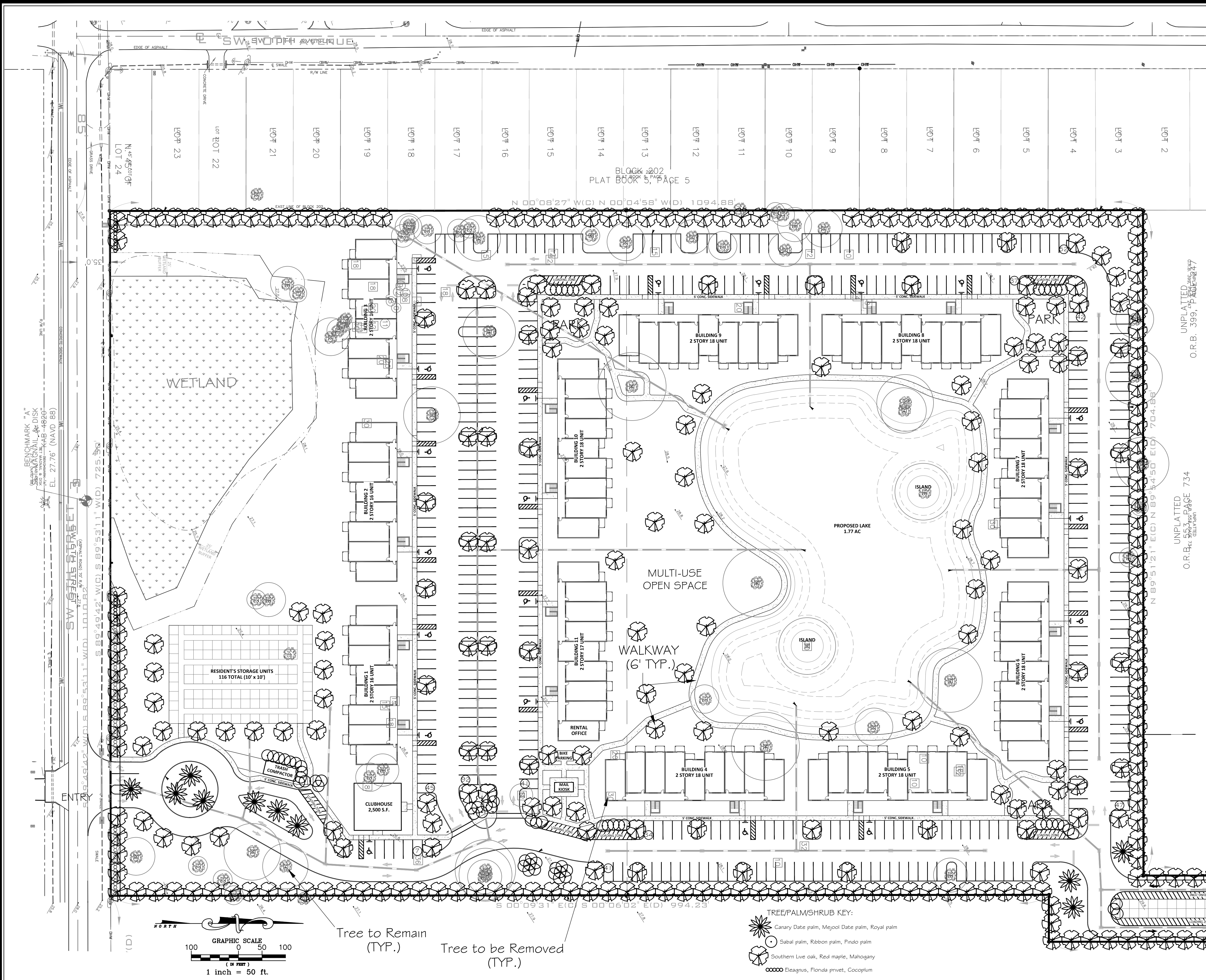
The proposed Emerald Greens Apartment community consists of 191 units designed within 11 two-story structures. The multi-family structures, each with 16 to 18 units, are sited to provide amenity views to a majority of units. A central lake with walking path, a large multi-use open space area, 4 small corner parks, and wetland preservation constitute the majority of amenity spaces and views. An entry with hardscape and landscape, with an architectural feature and preservation of native trees, highlight the frontage and entry.

General Information

- Minimum lot area requirement of 4,356 square feet per dwelling unit.
- Minimum yard setbacks of 25' (front), 20' (side), and 20' (rear) are met or exceeded.
- Maximum lot coverage by all buildings shall not exceed 40% of the total site.
- Maximum impervious surface shall not exceed 60% of the total site.
- Maximum height of all structures shall not exceed 45'.
- Required parking including ADA compliant pedestrian access shall be provided.
- Identification and regulatory signage shall comply with all state and city code regulations.
- A lighting plan for the project entry at SW 6th Street and parking lots shall be provided to maintain safety of residents.
- All landscaping shall meet or exceed standards within Division 4 – Landscaping, for parking, multi-family structures and buffers
- Existing trees shall be preserved to the fullest practical extent if found to be viable and of sufficient quality for preservation.
- A minimum 75% of proposed landscaping shall be Florida native.
- An irrigation system shall be provided for all landscaped and grass areas in the community.
- An existing wetland shall be preserved with a 25' upland buffer supplemented with native vegetation.
- A central mail kiosk with bicycle parking and benches will be connected via sidewalk to the community.
- Refuse will be collected at a trash compactor sited for convenient resident drop-off and solid waste pick-up.
- A storage facility is proposed for community residents storage of personal items.

MITIGATION DATA		QTY	QTY
• TREES PRESERVED	56	• DBH CREDITS	
TOTAL DBH	1,056'	1,056' DBH - 642' DBH = 409'	409'
• TREES MITIGATED	40	• TREE CREDITS @ 2/TREE	
TOTAL DBH	642'	409' x 2' = 204.5 = 204	204

LANDSCAPE DATA		REQUIRED:	SUPPLIED:
• THREE (3) TREES PER DU	3 X 191 = 573 - 204 tr. credits = 369	• 573 TREES, less 204 tr. credits	573 - 204 = 369 TREES
• 1.8 sf of landscape area/parking sp.	438 pk. sp. x 1.8 sf = 7,884 sf and, 1 tree/72sf of area = 109.5	• PARKING AREA/INTERIOR TREES	164
• 1 SHADE TREE/20' lf of perimeter	3,785 lf/20 lf = 189	• PERIMETER SHADE TREES	189
• 1 tree/3 shrubs per 300sf of 10' frontage buffer: 7250sf/300sf = 24 trees and 73 shrubs	24 tr. 73 shrub	• FRONTAGE TREES/SHRUBS	16 tr. 87 shrub.



- TREE/PALM/SHRUB KEY:**
- Canary Date palm, Megool Date palm, Royal palm
 - Sabal palm, Ribbon palm, Pindo palm
 - Southern Live oak, Red maple, Mahogany
 - Elaeagnus, Florida privet, Coccolup

Tree to Remain (TYP.)
 Tree to be Removed (TYP.)

UNPLATTED
 O.R.B. 399, PAGE 734

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
 PLANNING + LANDSCAPE ARCHITECTURE
 100 AVENUE A SUITE 2E
 FORT PIERCE, FLORIDA 34950

- REVISIONS -		BY	DATE

	BY	DATE
DRAWN	LP	7.26.19
CHECKED	GB	
APPROVED		

Emerald Greens Apartments
 Preliminary Master Plan