

DEAN STREET RESIDENTIAL PLANNED DEVELOPMENT (RPD)



PD23-103517-BOS

Community Information Meeting

March 19, 2025

THE TEAM

Applicant - Sagamore 955 RDF, LLC

Architect Joe McHarris - McHarris Planning & Design

Civil Engineer Michael Herrera, P.E – Blueshore Engineering

Environmental Jeremy Sterk - Earth Tech Environmental, LLC

Legal Neale Montgomery – Pavese Law Firm

Planner Patty Kulak - RVi Planning + Landscape Architecture

Transportation James M. Banks, PE, – JMB Transportation Engineering, Inc.



SAGAMORE
MANAGEMENT CO.



Open the Outdoors



Blueshore Engineering
BUILT ON INTEGRITY



PROPERTY OVERVIEW

- 4.62+/- Acre Site
- Current Zoning: Two Family Conversion (TFC-2)
- Proposed Zoning: 11035 Dean Street Residential Planned Development (RPD)
- Future Land Use Designation: Medium Density Residential (11.6 dwelling units/acre)



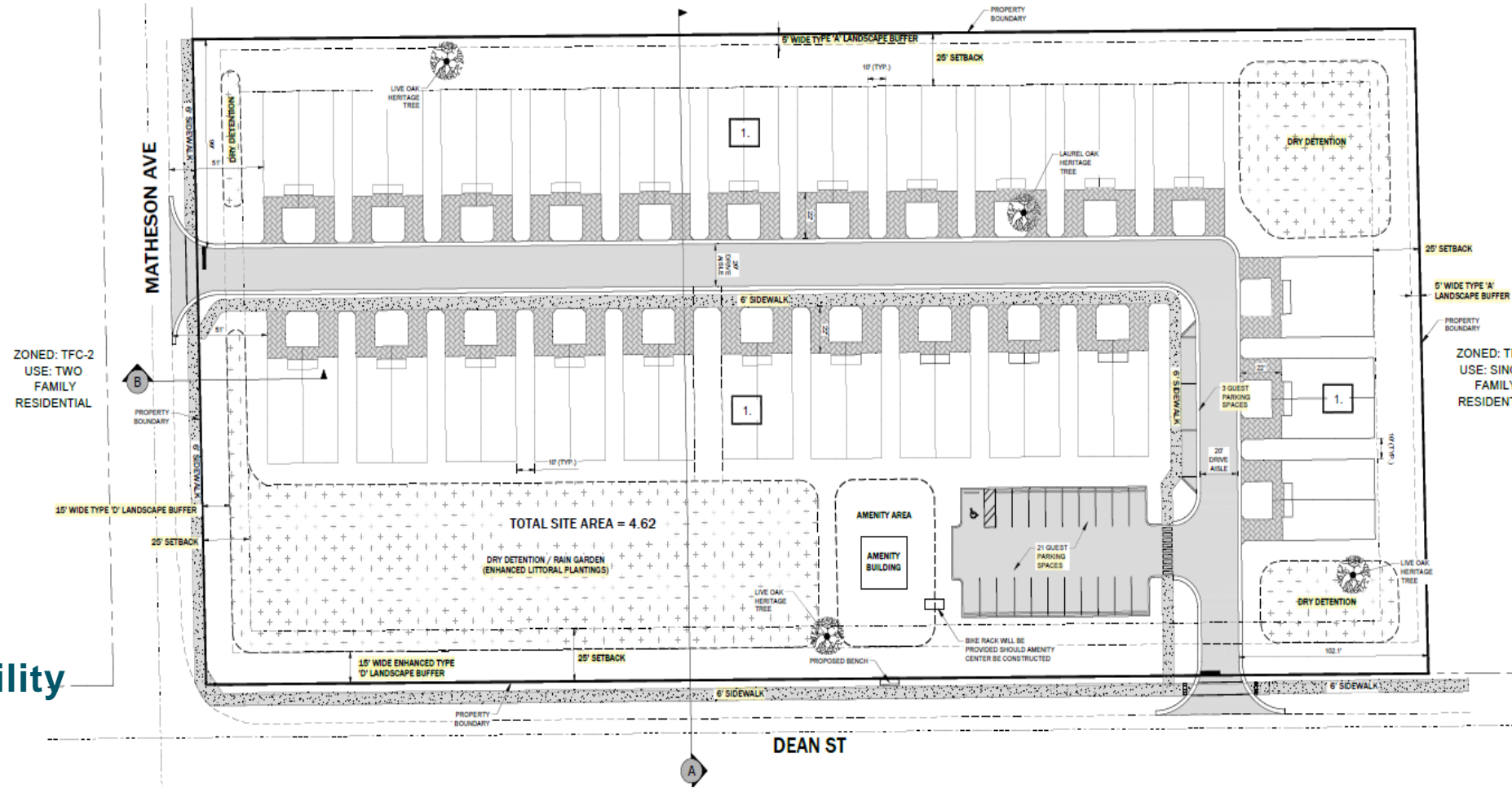
PURPOSE

- Provide an update on the project revisions based on community and Council feedback.
- Ensure the development is responsive to neighborhood concerns regarding traffic, stormwater, and compatibility.
- Review Revised Master Concept Plan (MCP) which improves setbacks, drainage parking, and landscaping.



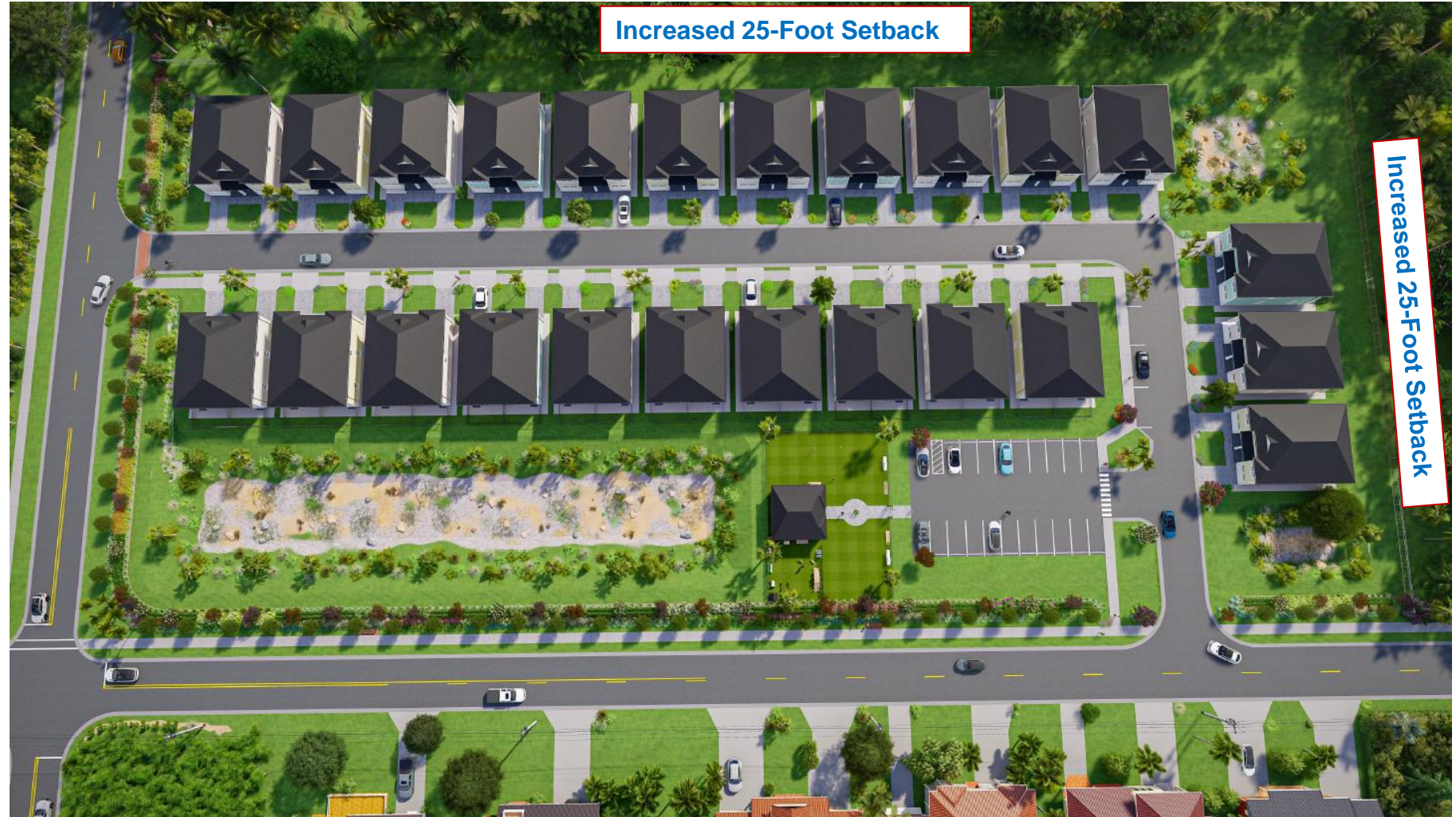
REQUESTED CHANGES

- Increased setbacks
- Expanded stormwater management
- Additional guest parking
- Enhanced landscape buffers
- Improved pedestrian connectivity and walkability



EXPANDED SETBACKS

- Northern and Eastern setbacks increased from 15 feet to 25 feet resulting in a 66% increase in setback width



ENHANCED LANDSCAPE

- **Type A Buffer:**
5-foot-wide
- **Type D Buffer:**
15-foot-wide
- **Littoral plantings within Rain Garden**



EXAMPLE IMAGES



Example of a Type D Buffer along
Dean Street and Matheson Avenue

Example Buffer Material



Clusia rosea



Firebush



Fakahatchee



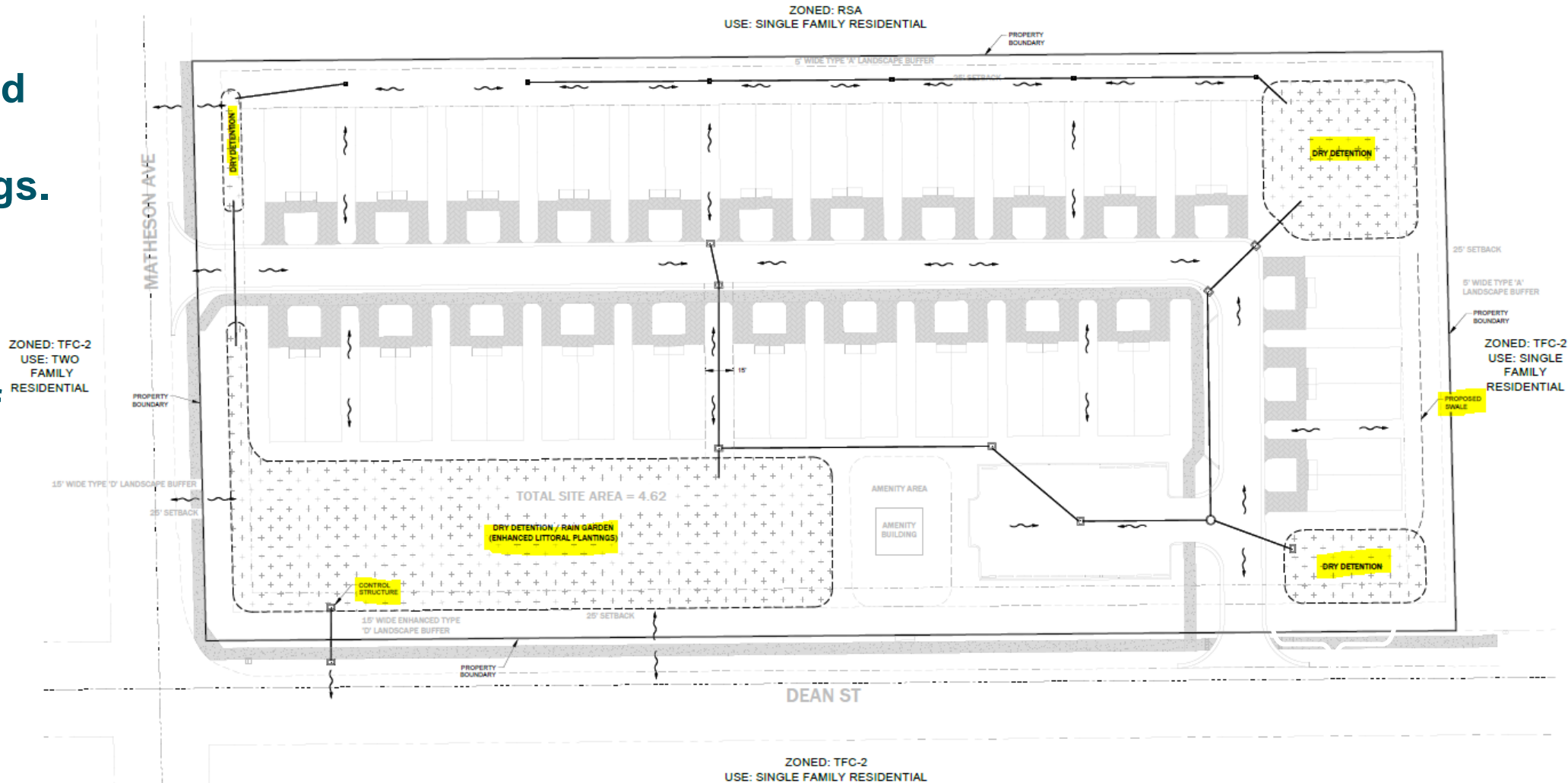
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Example of Rain Garden
Plantings

STORMWATER MANAGEMENT ENHANCEMENTS

- Dry detention areas expanded with enhanced littoral plantings.
- Open space exceeds the requirement of 40%



PARKING IMPROVEMENTS

- Guest parking increased from **10 to 24** parking spaces – an increase of **140%**
- All parking is fully code-compliant, meeting or exceeding required standards.



NEXT STEPS

Community Meeting (tonight)

City Council Hearing

April 2nd, 2025

CONTACT US
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