

ITEM DESCRIPTION:

..Title

SD-2406: Request for a RPUD Amendment, Preliminary Plat, and Construction Plan Approval for Crestwood located on U.S. Highway 1 across from Terra Mar Village.

..Body

OWNER:

Crestwood Investment, LLC

APPLICANT:

Mark Goldschmidt

LOCATION:

U.S. Highway 1

AREA:

74.665 Acres

PROPOSED USE:

254 unit single family home subdivision

CURRENT LAND USE:

Undeveloped

FLUM DESIGNATION:

Low Density Residential

ZONING DISTRICT:

Residential Planned Unit Development (RPUD)

Book:, Page:

VOTING DISTRICT:

Council District 4, Councilperson Eric Rainbird

STAFF RECOMMENDATION:

Approval

PLANNING BOARD:

March 11th, 2026

CITY COUNCIL:

April 6th, 2026

PUBLIC NOTICE:

In accordance with Florida Statutes Chapter 166.041, a Public Notice sign was posted on the site on February 25th, 2026. In addition, Public Notices were mailed to all addresses within 500' of the proposed project.

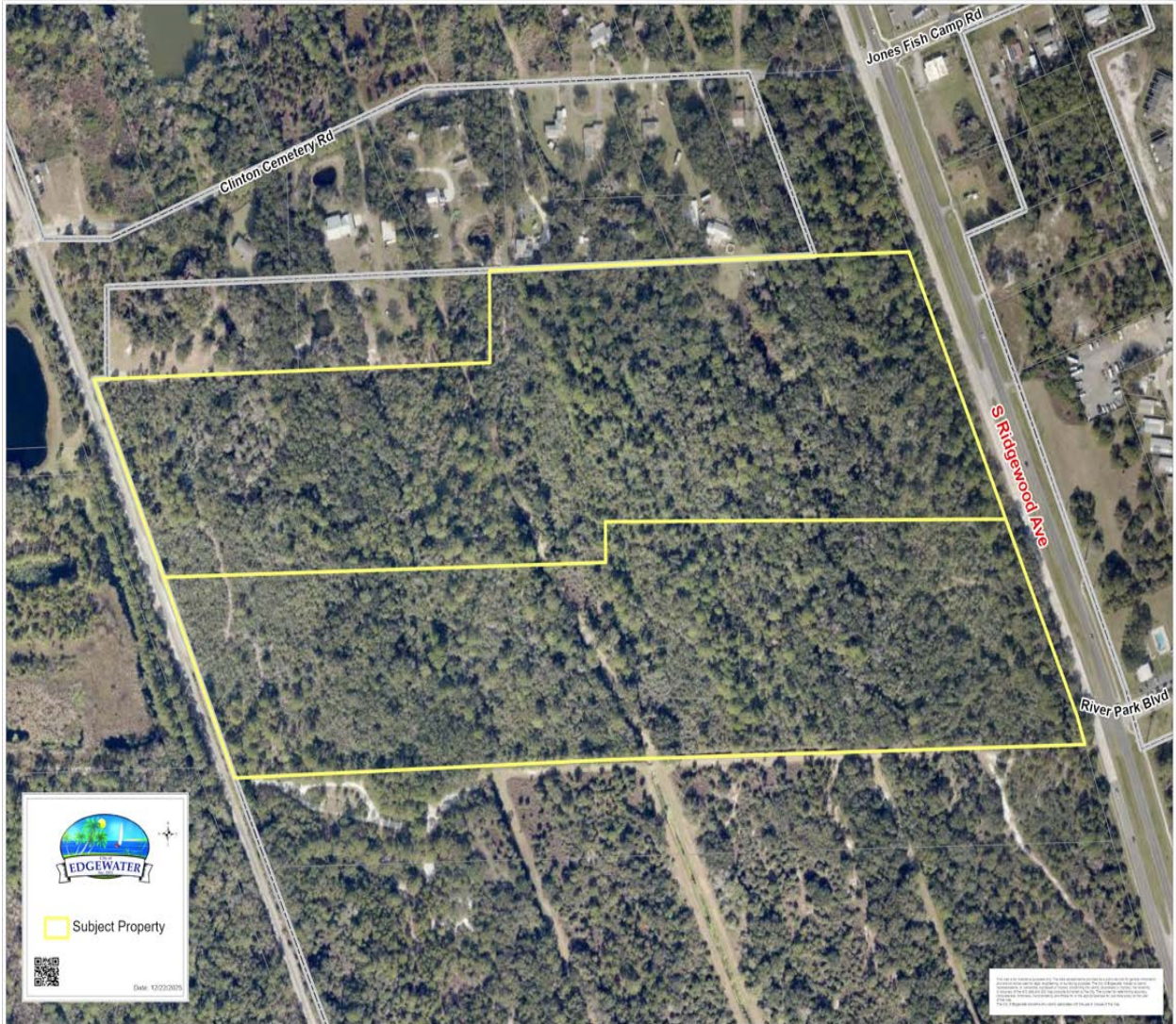


Figure 1: Public Notice Aerial Map

of 288 dwelling units, with 178 single family homes and 110 townhomes. During the preliminary plat and construction plan review, City staff noticed inconsistencies within the RPUD and determined additional design standards that staff believed the community at large would like to see in new developments.

City staff have requested the following changes to the RPUD:

- Convert the private roads into public roads.
 - Install three (3) traffic speed tables to be maintained by the Homeowners Association.
- Convert the six (6) foot walking paths to five (5) foot walking paths.
- Addition of a five hundred thirty (530) linear feet littoral shelf with a minimum of two thousand three hundred ten (2,310) littoral plants.

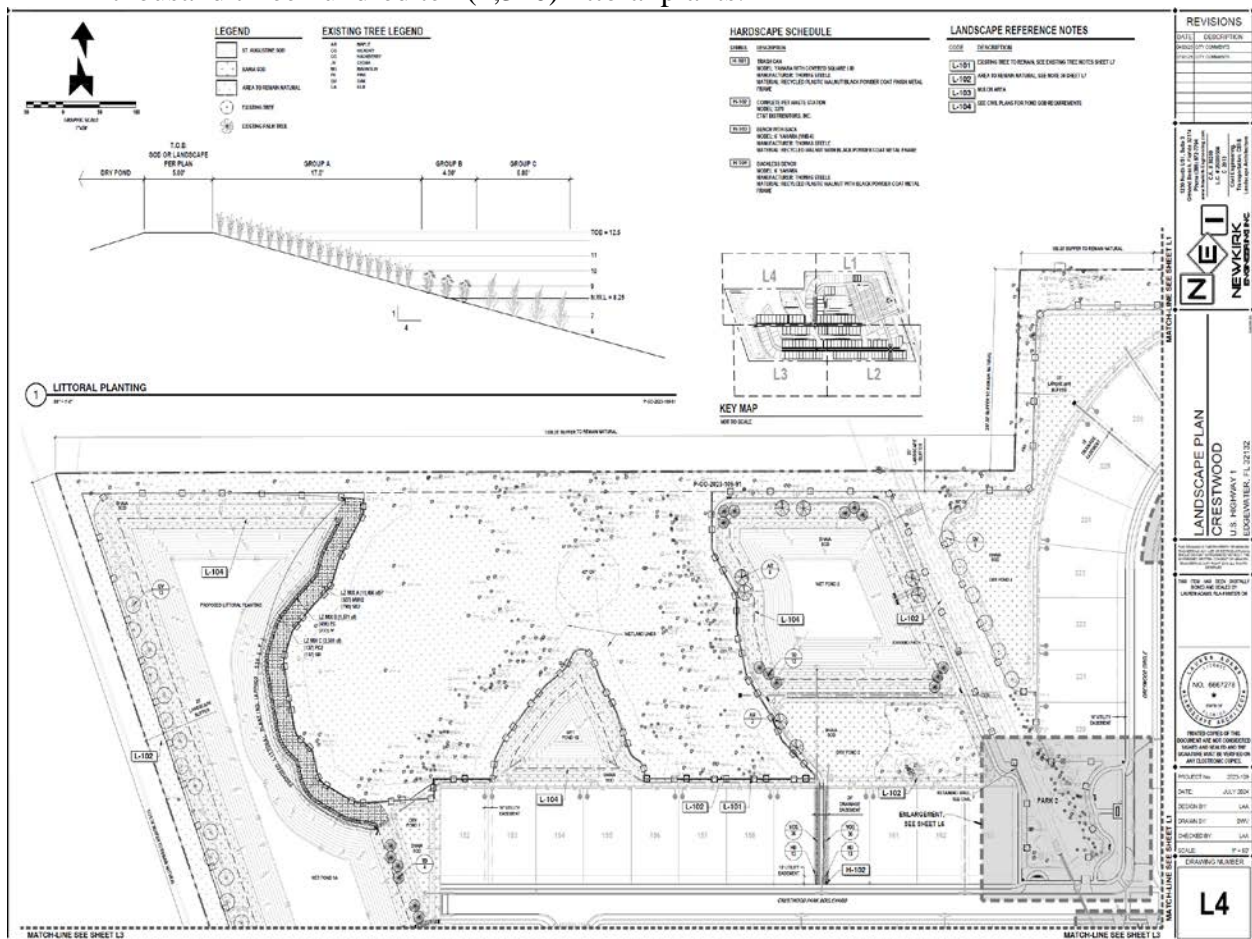


Figure 3: Littoral Planting Sheet

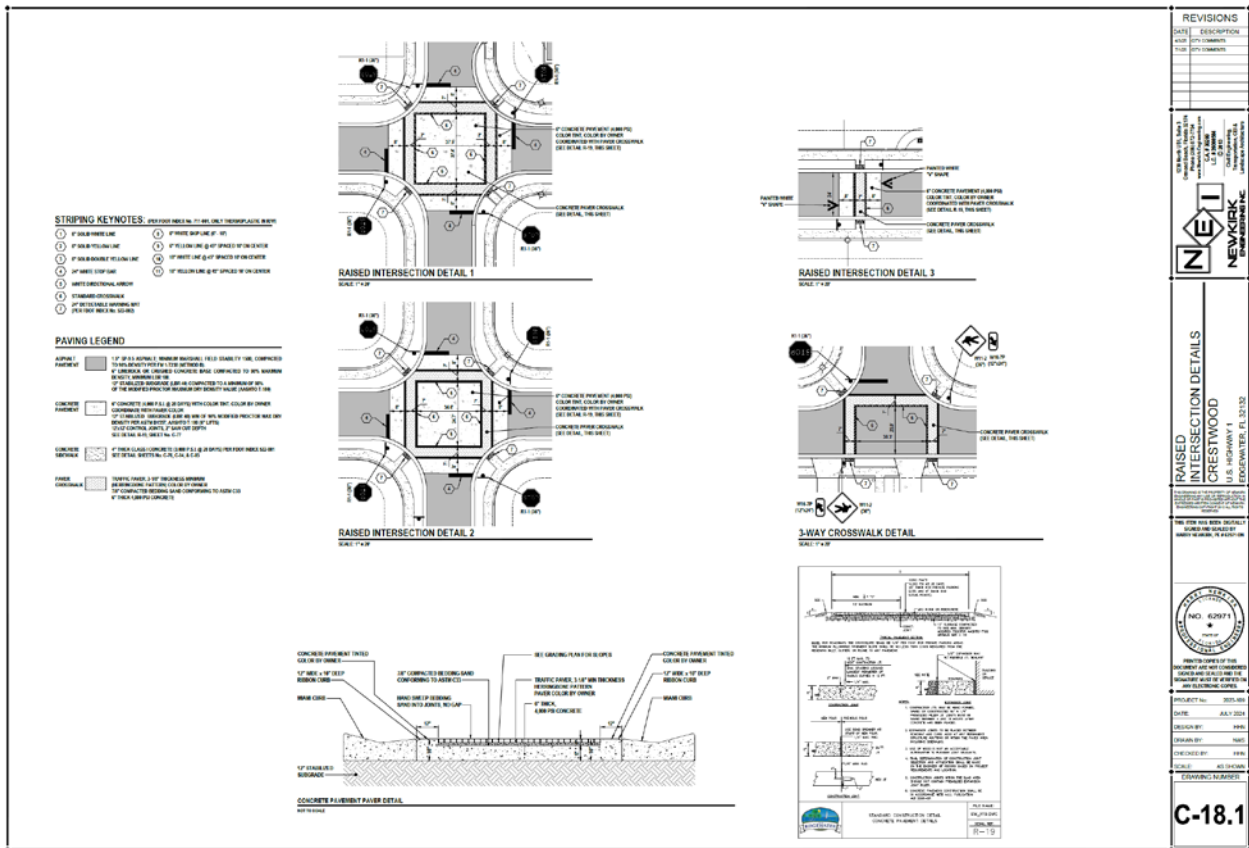


Figure 4: Paver Speed Tables

City staff requested the conversion of the private roads into public roads to promote connectivity with the adjacent 80 acre parcel. The Worthington Creek RPUD once encompassed Crestwood, and the 80 acres to the south of Crestwood. City staff are trying to promote connectivity within future development in the City to reduce congestion. The applicant agreed to install speed tables to enhance safety within the neighborhood and to reduce speeding. The applicant agreed that these speed tables would be maintained by the HOA. City staff requested that the trail sidewalks be reduce from six (6) feet to five (5) feet to match the sidewalks in front of the homes. The sidewalks in front of the homes were set to five (5) feet in width. As a concession, the applicant agreed to plant a significant littoral shelf in the large wet retention pond next to the wetland placed in conservation. City staff believe this would be a palatable exchange by reducing impervious surface and increasing biodiversity and water quality.

PRELIMINARY PLAT AND CONSTRUCTION PLAN:

The applicant first submitted for preliminary plat review on July 29th, 2024, and has subsequently undergone six (6) reviews from the Technical Review Committee. The preliminary plat before you meets the requirements of the City of Edgewater’s Comprehensive Plan, Land Development Code, and amended RPUD agreement.

PROPOSED SITE COVERAGE			
AREA TYPE	SF	ACRE	% OF SITE
LOT IMPERVIOUS	930,409	21.359	28.6%
ROW IMPERVIOUS	325,923	7.482	10.0%
DRY POND	308,032	7.071	9.5%
WET POND	422,947	9.710	13.0%
GREEN SPACE	1,265,113	29.043	38.9%
TOTAL SITE	3,252,424	74.665	100.0%
TOTAL IMPERVIOUS	1,256,332	28.841	38.6%
TOTAL OPEN SPACE	1,996,092	45.824	61.4%
COMMON OPEN SPACE	987,766	22.676	30.4%

Figure 5: Site Coverage Table

The original project was entitled for 288 dwelling units, however after engineering, the project is proposing to develop the following 254 dwelling units:

- Thirty Two (32) Two Car Garage Townhomes
- Seventy Two (72) One Car Garage Townhomes
- One Hundred and Twelve (112), 55 foot wide x 120 deep Single Family Homes
- Thirty Eight (38), 65 foot wide x 120 deep Single Family Homes

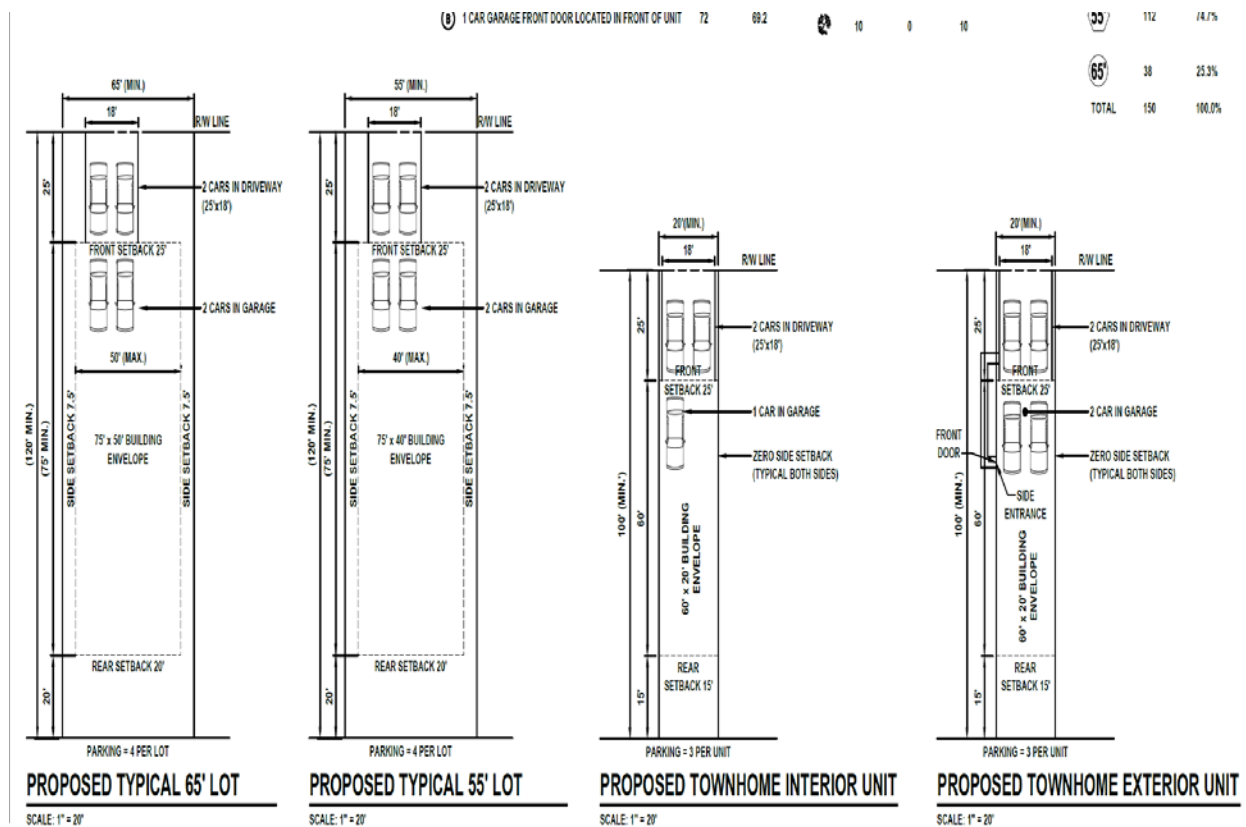


Figure 6: Typical Lot Standards

The Crestwood RPUD agreement required that at least twenty five (25%) percent of single family homes had to be 65 feet in width; the applicant has provided twenty five point three (25.3%) percent. The RPUD also required that a minimum of thirty (30%) percent of the townhome units must have two car garages; the applicant has provided two car garage townhomes at thirty point eight (30.8%) percent.

The Crestwood RPUD required the applicant to meet the minimum tree protection requirements within the current LDC, which requires specimen tree protection, historic tree protection, and 15% of the site for tree preservation. Nine Historic trees were identified onsite, and all are being preserved.

SPECIMEN TREES (12"+)			
SPECIES	EXISTING	REMOVED	REMAINING
BAY	0	0	0
CEDAR	39	32	7
ELM	19	12	7
GUM	8	5	3
HACKBERRY	20	14	6
HICKORY	0	0	0
MAGNOLIA	0	0	0
MAPLE	36	28	8
OAK	1226	966	260
PINE(18"+)	231	197	34
TOTALS	1579	1254	325

HISTORIC TREES (36"+)			
SPECIES	EXISTING	REMOVED	REMAINING
BAY	0	0	0
CAMPHOR	0	0	0
CEDAR	0	0	0
CHERRY	0	0	0
ELM	0	0	0
GUM	0	0	0
HACKBERRY	0	0	0
HICKORY	0	0	0
MAGNOLIA	0	0	0
MAPLE	0	0	0
MYRTLE	0	0	0
OAK	9	0	9
PALM	0	0	0
PINE	0	0	0
TOTALS	9	0	9

TREE PRESERVATION AREA REQUIREMENT	
Required Tree Preservation =	15.0 %
Total site =	74.665 acres
Required Tree Preservation (15% of site) =	11.200 acres
Provided Tree Preservation	12.409 acres
Provided Tree Preservation Percentage	16.6 %

MINIMUM REQUIRED TREE COVERAGE	
Site Area	74.665 acres
Required tree coverage (1 tree / 1,500 sf)	2,168 trees

Number of Specimen Trees Per Acre	Requirement Site
Less than 3 per acre or portion thereof	80% of all specimen trees
3.0 to 5.0 per acre	65% of all specimen trees
5.1 to 8.0 per acre	50% of all specimen trees
8.0 or more per acre	4 specimen trees per acre

PROVIDED TREE COVERAGE	
Tree Type	Total
Existing Protected Trees	590
Existing Specimen Trees	325
Existing Historic Trees	9
Lot Trees	958
Proposed Palm Trees (3:1)	6
Proposed Understory Tree	47
Proposed Shade Tree	235
Total Provided Tree Coverage	2170

Site Area =	74.67 acres
Total Site Specimen Trees =	4970 trees
Specimen Trees Per Acre =	66.56 trees/acre
Required Specimen Tree For Site	4.0 per acre
Required Specimen Trees Preserved	289 trees
Provided Specimen Trees Preserved	369 trees

Figure 7: Tree Preservation Charts

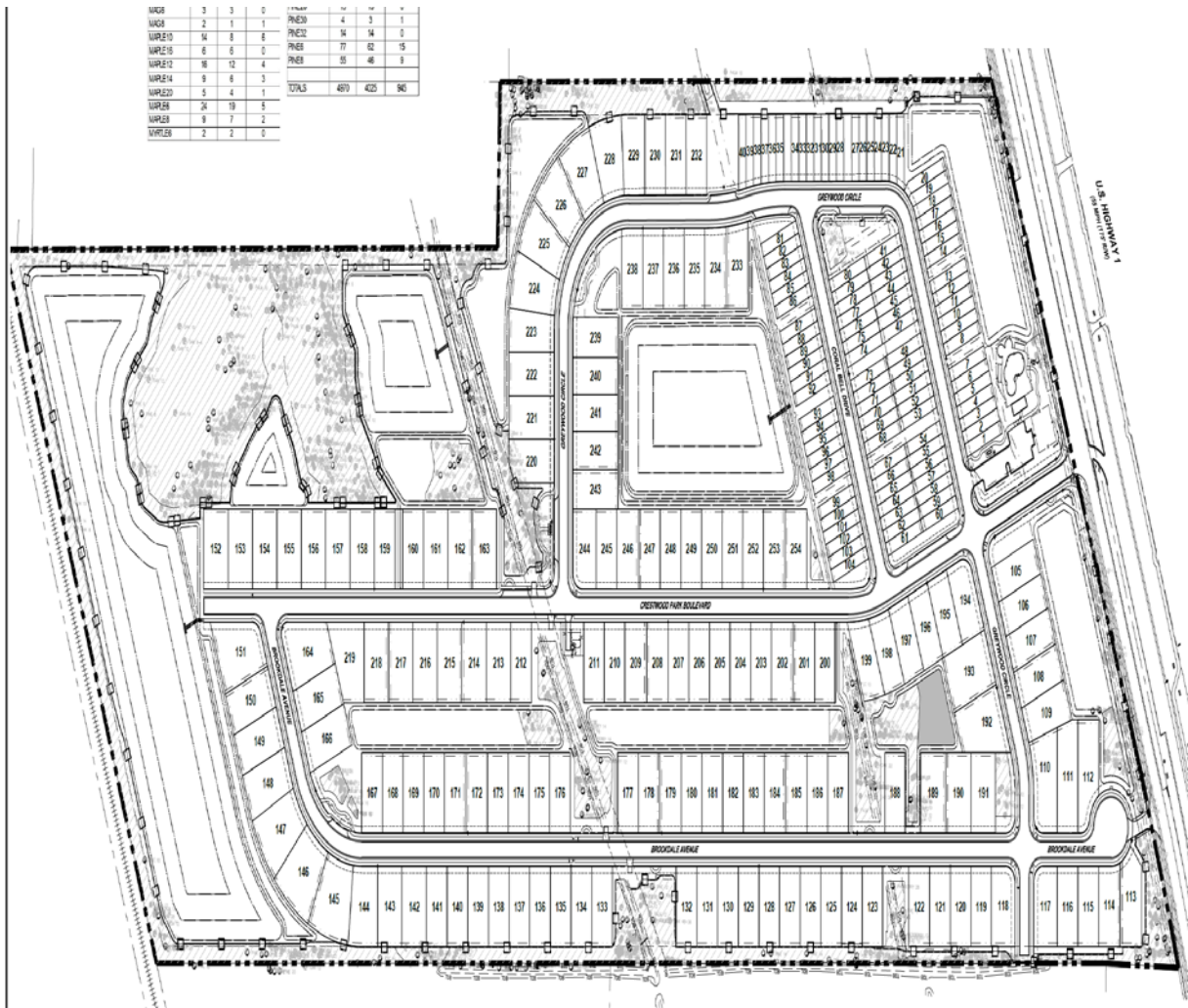


Figure 8: Tree Preservation Location Sheet

The applicant utilized both the perimeter landscape buffer, the preserved wetland, and preserved forests within the dry retention basins to satisfy the requirements. Through the use of fill, the applicant was able to protect existing pockets of forests to serve as part of the dry retention ponds.

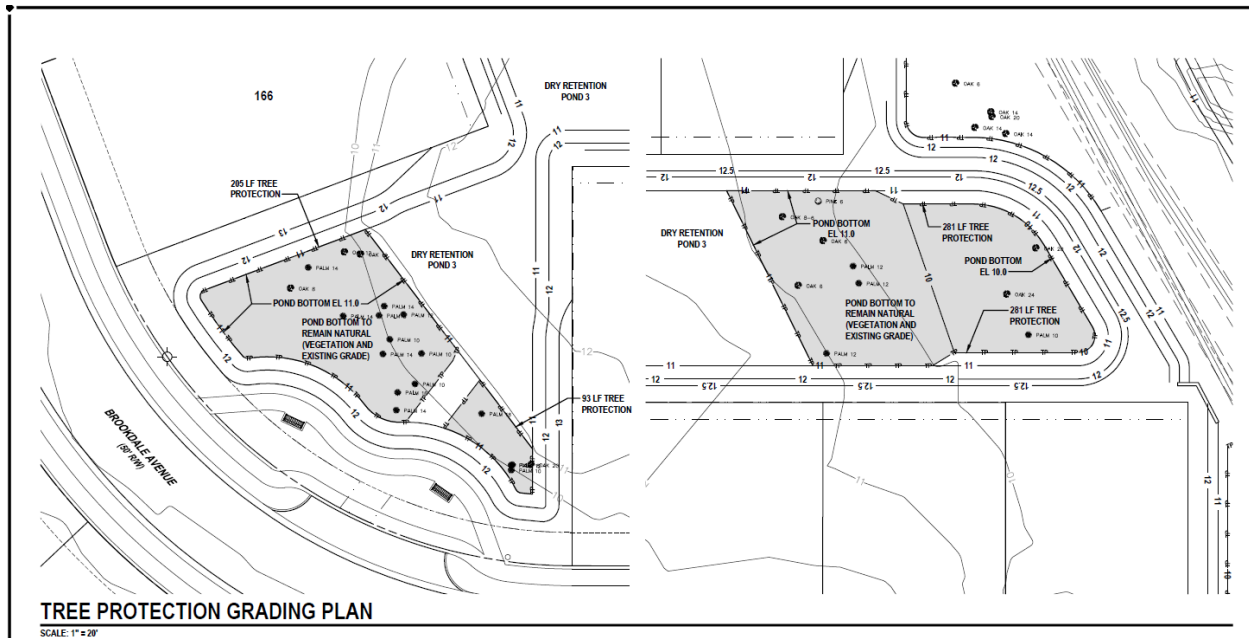


Figure 9: Tree Preservation Example in Dry Pond

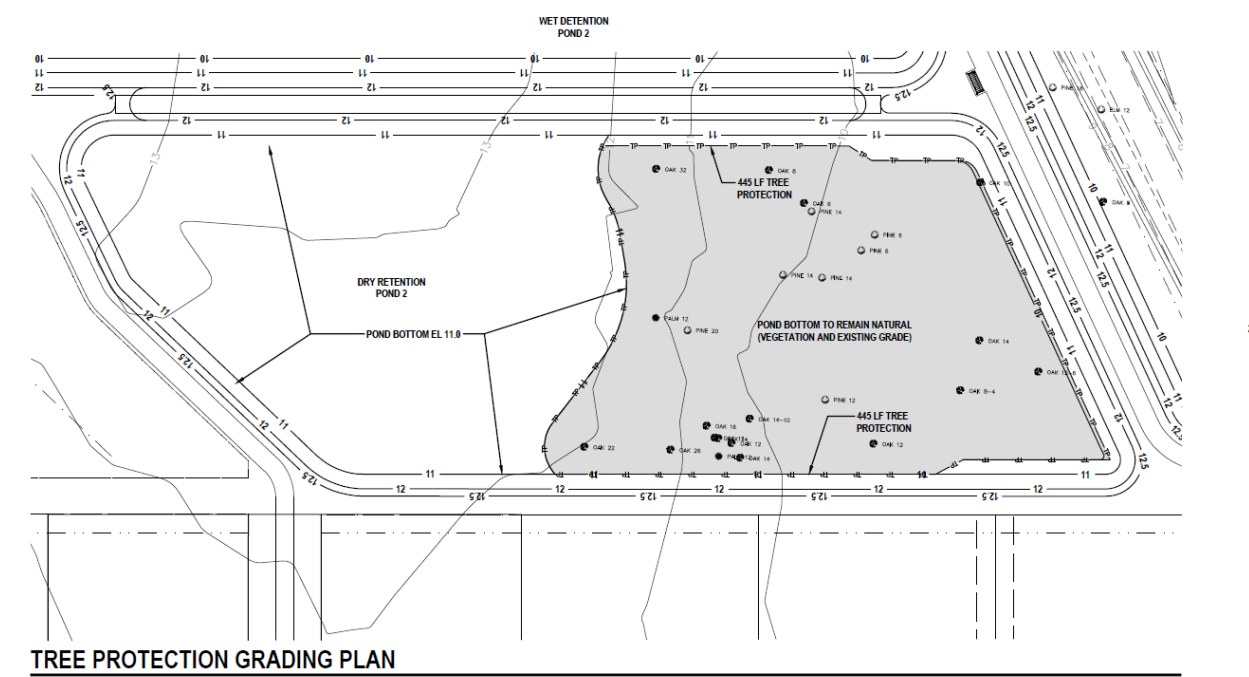


Figure 10: Tree Preservation Example in Dry Pond

Open Space within the Crestwood RPUD was set to a minimum of twenty five (25%) percent. The applicant has provided for twenty eight point three (28.3%) percent. Open Space within the RPUD agreement was defined as “landscape buffers, passive open space such as pocket parks, dog parks, wetlands, improved water retention or improved water detention ponds.

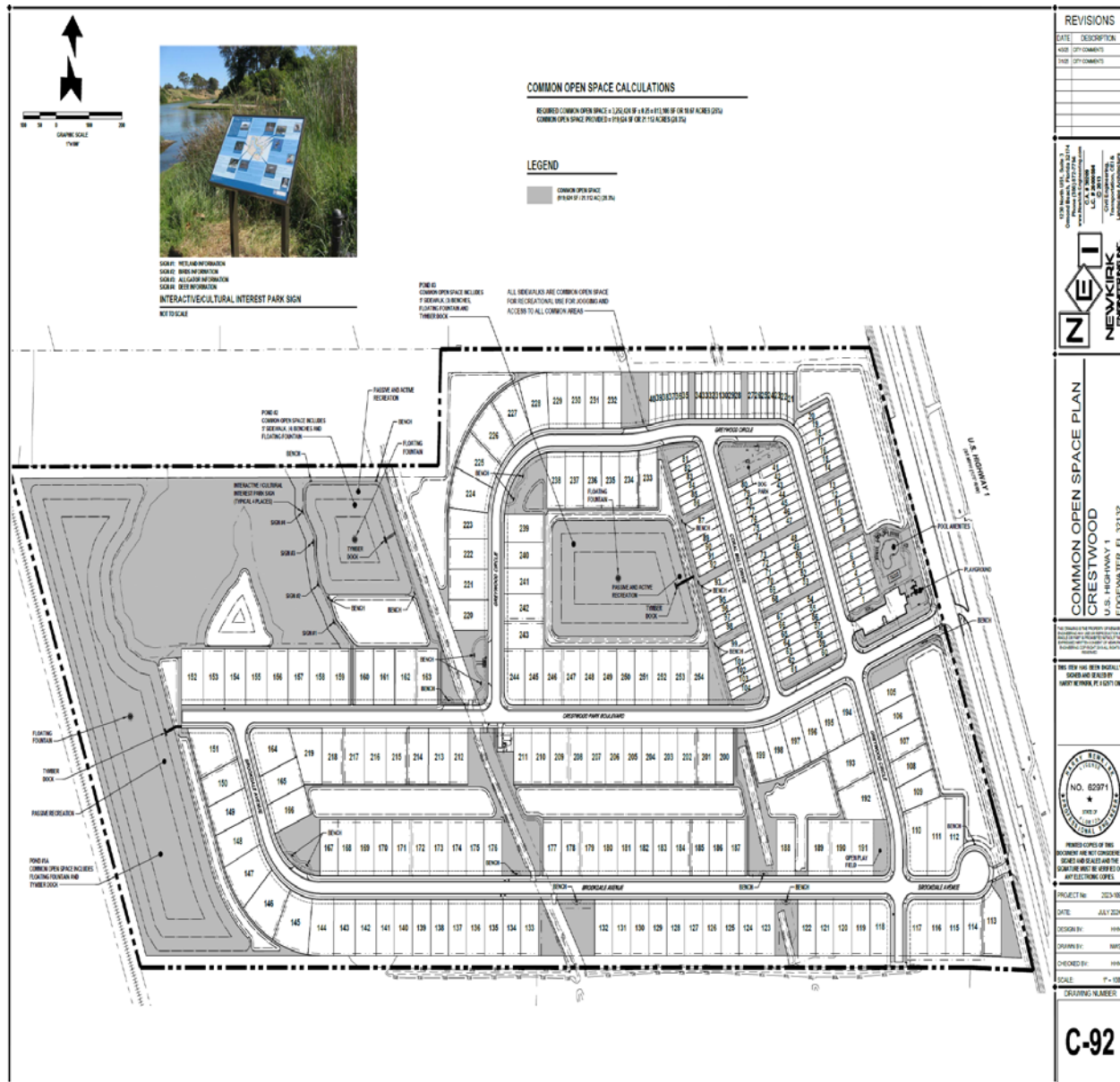


Figure 11: Common Open Space Map

The Crestwood RPUD agreement required the inclusion of dog waste stations, dog park, walking trails a playground, pool, cabana, with grills. The applicant has met these requirements.

