



June 28, 2006

Mr. Michael Brillhart
Strategy & Special Projects
St. Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982-5652

Re: Review of proposed Mission Oaks PUD

Dear Mr. Brillhart:

This letter is in response to your letter of June 19, 2006 regarding the Mission Oaks subdivision application. The Mission Oaks subdivision was accepted under the stop gap ordinance as proposed development using the existing density and intensity. However, since flag lots are not permitted in the existing RS-2 zoning category, a rezoning to PUD is necessary to approve the submitted plan.

Michael Busha and I met with Mr. McArthur and discussed his plan and the Towns, Villages and Countryside (TVC) Comprehensive Plan amendments and Land Development Regulations (LDRs). We explained to him that other options, besides transferring development rights or using the existing zoning were in place in the TVC, including using PUD zoning. In fact, TVC affords Mission Properties the opportunity to increase the number of proposed units using TDR credits since his property is located inside the USB. In terms of consistency with the goals, objectives and policies of the TVC, we outlined the following to Mr. McArthur:

- 1) The intensity of the plan and the proposed lot sizes was consistent with the Neighborhood Edge transect category.
- 2) We were concerned about the lack of potential street network connectivity with the surrounding area. As submitted, the plan could accommodate a potential future connection in the northernmost cul-de-sac, but, based on existing ownership patterns, this connection is less likely to be needed than a future link to the east.
- 3) We were concerned about the lack of a flow way system as this plan has one lake surrounded by the backs of houses, as is the C-25 canal front (Policy 3.1.6.5).
- 4) We were concerned about the compatibility of backing houses onto Johnston Road.

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In response to our critique, Mr. McArthur was concerned that the limitations of the size and the required location of the access point of the property control the ability to comply with comments 2-4 above, but he agreed to re-orient the houses on Lots 1 and 17 on the site plan to face Sabal Way in response to comment 4. I asked him if I could keep a copy of the plan to show it to the consultant team for input and he readily agreed.

After conferring with the consultant team, a series of alternative plans were developed (attached) to illustrate graphically how to fundamentally address connectivity of streets and the flow way system and ameliorate the issues enumerated above while maintaining or expanding the existing development potential.

Diagram 1. Scheme A achieves roadway connectivity, flow way and maintains the 17 proposed lots and the location of the 50 ft. wide access point. However, all lots now face a green/flow way along Johnston Rd., a centralized green/flow way, or a promenade along the C-25 Canal. As such, all lots have the benefit of a green amenity. Two future access points are provided to the east if the adjacent agriculture land develops.

Diagram 2. Scheme A-Alternate achieves roadway connectivity, flow way and demonstrates how plan A could be densified with the transfer of 6 TDR Credits, which is permitted under the TVC LDRs should Mission Properties decide to use that new option.

Diagram 3. Scheme B achieves roadway connectivity, flow way and maintains the 17 proposed lots and the location of the 50 ft. wide access point. All lots now face a larger green/flow way along Johnston Rd., a centralized green, or a park along the C-25 Canal. As such, all lots have the benefit of a green amenity. Two future access points are provided to the east if the adjacent agriculture land develops.

Diagram 4. Scheme B-Alternate achieves roadway connectivity, flow way and demonstrates how plan B could be densified with the transfer of 6 TDR Credits, which is permitted under the TVC LDRs should Mission Properties decide to use that new option.

On June 20, we received an email from Mr. McArthur requesting that TCRPC's recommendations be very specific, and though he is under no obligation to use the plan layouts TCRPC created for this purpose, I hope that reviewing these alternate proposals will clarify the recommendations for both Mission Properties and the County.

Sincerely,

Anthea Gianniotis, AICP

Cc: Board of County Commissioners
Doug Anderson, County Administrator
Faye Outlaw, Assistant County Administrator

Bob Nix, Growth Management Director
Jason McArthur, Mission Properties

W Hatton

From: Anthea Gianniotis [anthea@tcrpc.org]
Sent: Wednesday, July 05, 2006 4:27 PM
To: Jason McArthur
Cc: Michael Brillhart; Marcela; whatton@tcrpc.org
Subject: Mission Properties

Hi Jason -

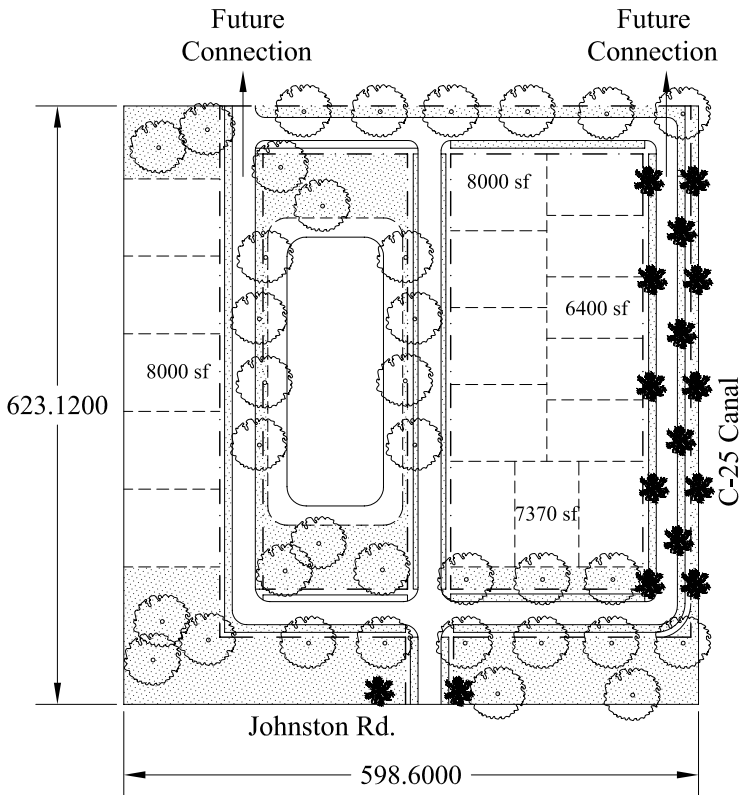
In accordance with Section 7.01.00, I left 35% of the gross acreage (8.59) as common open space, which is just over 3 acres. Your site plan calculates open space from the net dev. area of 8.11 (once rights-of-way are removed), which is 2.83 acres. My understanding of the code is "gross" means total site area so I left more open space than your submitted plan shows to be conservative. Perhaps St. Lucie Co interprets the code as you have calculated? If so, the lots I have drawn could be larger than currently shown. If not, you will have to leave a bit more open space and reduce the size of some of your lots.

Attached are slightly revised drawings that reflect your parcel size, accommodate the 35% open space requirement and the necessary wet detention criteria. The required maintenance easement is indicated. Once the littoral zones, etc. are included, the areas should be more naturally sculpted, and areas for some upland habitat are available. For diagrammatic clarity, trees are placed in the open space areas, outside of the water management areas; however, both plans have rights-of-way with sidewalks and planting strips 6-7' wide (not included in open space calculations) that will easily accommodate more trees.

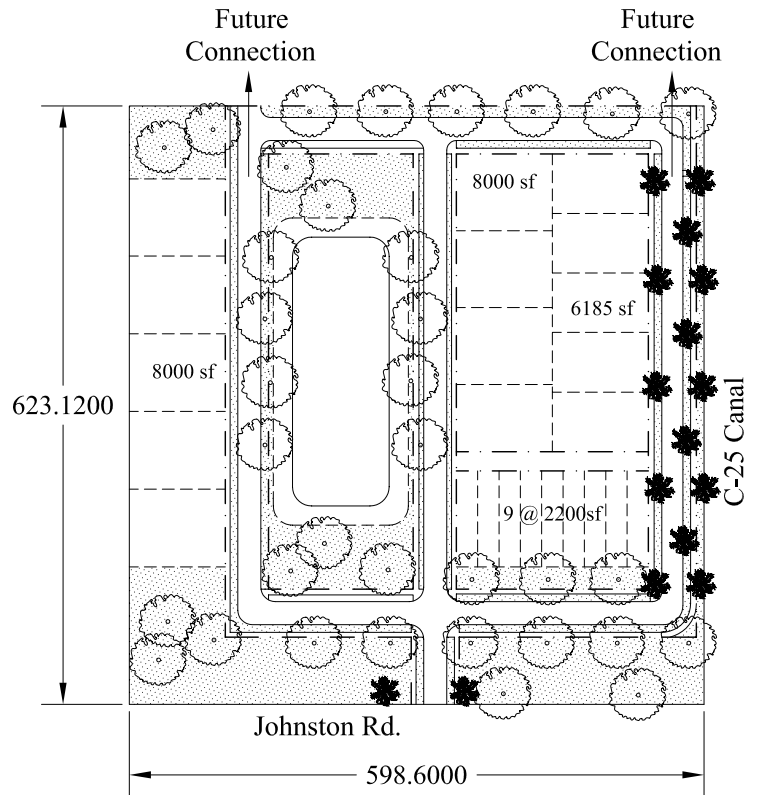
In general, the concepts are the same as the previous diagrams, however, I have labeled the lot sizes, etc. so that you have as much information as possible to decide how you want to proceed. And, again, these are scaled graphic illustrations and by no means the only way to solve the flow way and street connectivity issues we have discussed.

Anthea

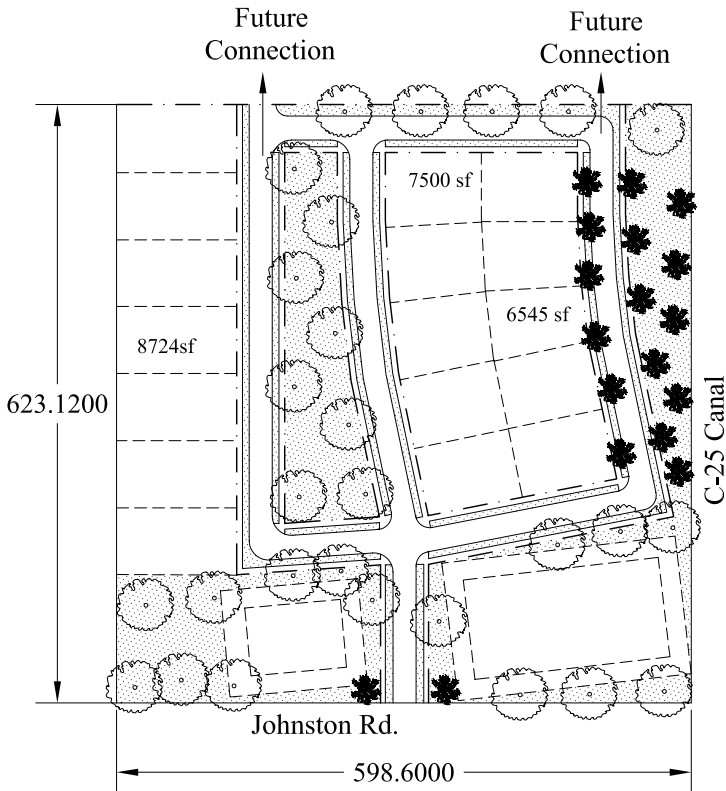
Mission Properties Alternate Proposals



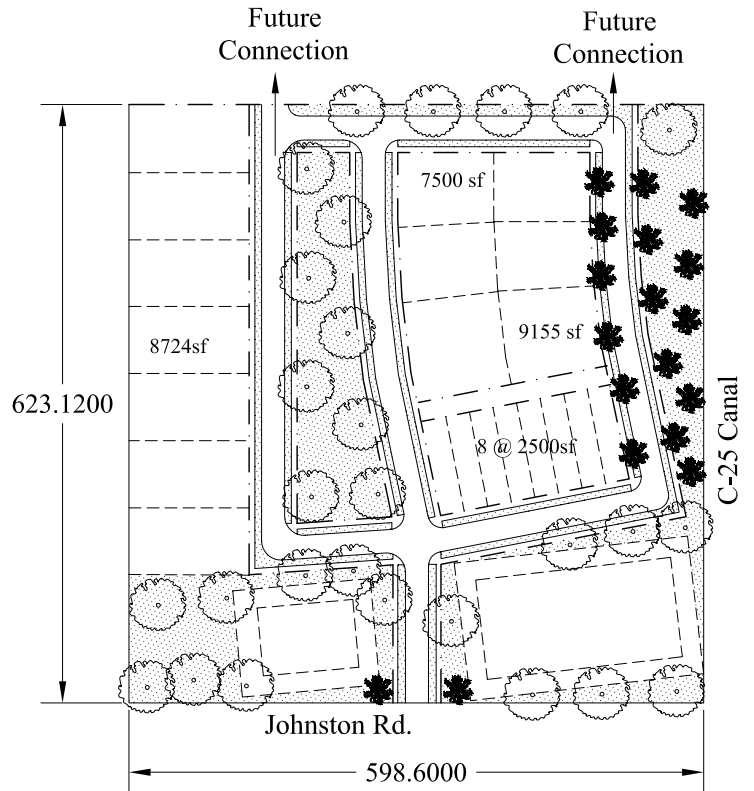
1. Scheme A
17 Single Family Lots



2. Scheme A-Alternate
14 Single Family Lots + 9 Townhomes
**Transfer of 6 TDR credits required*



3. Scheme B
17 Single Family Lots



4. Scheme B - Alternate
13 Single Family Lots + 8 Townhomes
**Transfer of 4 TDR credits required*