



June 29, 2006

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

Re: Plantation Acres PUD

Dear Mr. Brillhart:

Marcela Cambolor and I have met twice with Mr. David Blanco regarding the proposed Plantation Acres PUD in the TVC area. On June 20, 2006 he explained to us that the PUD application for the project was approved (Resolution No. 06-052) with conditions, including road connectivity and flow way connectivity. He stated that his planners were completing the final version and he wanted to be sure that it would meet the conditions of approval. We suggested another meeting including his planners before the final plan submittal so that we could try to assist in developing a final version with an integrated street network and flow way system. On June 29, 2006, we outlined the following concerns, which are also consistent with the conditions of approval of the PUD:

- 1) The water management lakes were disconnected and surrounded by the backs of houses, as is the canal to the south, which does not meet the interconnected, public amenity that the flow way system is intended to provide.
- 2) Backing houses onto King's Avenue and the canal creates a lack of compatibility with adjacent properties, especially in regard to the Bedner Farms development to the south.
- 3) Linking adjacent development through proposed cul-de-sacs may prove difficult in the future due to the perceived private nature of such infrastructure.
- 4) The pedestrian trail system in the proposed landscape buffers should be reconfigured into larger, more meaningful open space.

Attached are scans of two alternative proposals prepared to illustrate to the Plantation Acres team the connectivity desired in the TVC area. Despite the free hand nature of the sketches, both are drawn to scale and both provide 42 large lots (at least .5 acres in size) and 50' rights-of-way. They are intended to illustrate graphically how the conditions of approval can be resolved by addressing connectivity of streets and the flow way system

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and ameliorating the issues enumerated above while maintaining the existing development potential.

- 1) Alternate A is the preferred option and achieves roadway connectivity, flow way and maintains the 46 proposed lots. However, all water bodies and open space are interconnected and faced by fronts or sides of lots, which allows for greater natural surveillance of the spaces and reinforces the public amenity of the areas. Three lots need to be removed in this plan as it currently accommodates 49 lots. The northernmost three lots (Lots 9, 10 and 14) could become additional open space. We also recommend this development provides improvements to Avenue D and be allowed to use the right-of-way for circulation.
- 2) Alternate B achieves roadway connectivity, flow way and maintains the 46 proposed lots and reduces the number of streets for the developer. However, all water bodies and open space are interconnected and faced by fronts or sides of lots, which allows for greater natural surveillance of the spaces and reinforces the public amenity of the areas. In this scheme the majority of the open space occurs adjacent to the canal. We also recommend this development provides improvements to Avenue D and be allowed to use the right-of-way for circulation.

TCRPC is cognizant that this developer is trying to work within the parameters of TVC. In order to provide an expedited review, we have offered to informally review the next proposal before the submittal or any proposed changes to ensure the project has addressed the conditions of approval appropriately.

Sincerely,

Anthea Gianniotis, AICP

Cc: Board of County Commissioners
Doug Anderson, County Administrator
Faye Outlaw, Assistant County Administrator
Bob Nix, Growth Management Director
David Blanco, Plantation Acres

From: [Anthea Gianniotes](#)
To: [Michael Brillhart](#)
Cc: bcurrie@landdesignsouth.com ; spickett@landdesignsouth.net ; [Marcela](#)
Sent: Wednesday, July 12, 2006 11:46 AM
Subject: Plantation Acres-clarification

Dear Michael,

The letter sent to you on June 29th regarding the plantation acres PUD indicated that the alternate proposals submitted by TCRPC contained 42 lots. As indicated on the drawings, both plans demonstrate 46 lots, which is permitted by both the previous future land use designation and the TVC Transferable Development Value Map.

Thank you,
Anthea

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