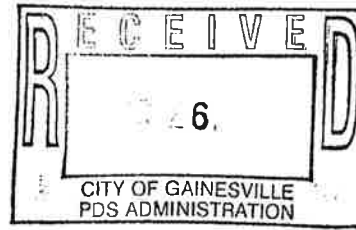


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ATTORNEY AT LAW



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March 25, 2014

Steven J. Dush, Director
Planning and Development Services
City of Gainesville
P.O. Box 490, Station 33
Gainesville, FL 32627-0490

Re: Request for Extension of Time for Townsend Planned Development
Ordinance No. 980726

Dear Mr. Dush:

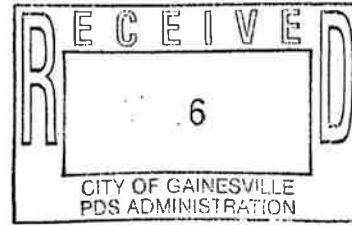
I am writing on behalf of Townsend TND, LLC to request that the Gainesville City Commission approve extensions of time limits specified in the Townsend Planned Development Ordinance No. 980726 (PD). The City's Land Development Code Section 30-219 authorizes the Commission to grant this extension request. The PD was adopted in 1999. Since approval, the following was completed:

- a. the master stormwater facility for the entire 52 acres development;
- b. all of the horizontal infrastructure and vertical improvements for Phase 4, which includes the northern half of the property and is now known as "Uptown Village at Townsend";
- c. all of the horizontal infrastructure for Phase 1; and
- d. the attractive roundabout in the middle of Glenn Springs Road at the entrance to Townsend that was paid for by Townsend TND, LLC and the City of Gainesville.

No further development of infrastructure has occurred since the real estate collapse in 2007 and 2008 that left all of Phases 2 and 3 yet to be completed. During this period, the Florida Legislature adopted several bills providing extensions for qualifying development orders, but none were applicable to the Townsend PD development order. Townsend TND, LLC now believes that the Gainesville economy has improved and is anticipating that demand for infill lots will gather momentum this year. As a result, Townsend TND, LLC would like to begin the process of completing the Townsend community.

The remaining phases of the project (Phases 2 & 3) may be completed with up to sixty-three (63) residential units. Phase 2 will also include the completion of NW 24th Boulevard providing a connection from NW 39th Avenue to Glenn Springs Road, which has been a longstanding

Steven J. Dush, Director
 Planning and Development Services
 March 25, 2014
 Page 2



community goal. For this to occur, it is necessary that the City approve extensions for three time limits specified in the PD.

They are:

1. Modify Section 4(C)(1) at P.5 of the PD Ordinance as follows:

“Convey by deed or dedicate to the City the NW 24th Boulevard extension right-of-way from NW 39th Avenue, to NW 31st Avenue, and clear-cut the right-of-way both of which shall be completed within ~~three~~ **eleven** years from the issuance of the first Certificate of Occupancy for this planned development.”

2. Modify Section 4(C)(2) at P.5 of the PD Ordinance as follows:

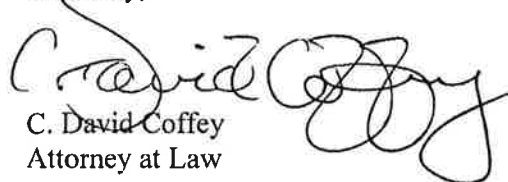
“Construction of the roadway extension of NW 24th Boulevard from the existing signal at NW 39th Avenue to NW 31st Avenue (Glen Springs Road) shall be fully completed within ~~five~~ **thirteen** years from the aforesaid Certificate of Occupancy. All roadway design plans for NW 24th Boulevard shall be approved by the City of Gainesville. All design and construction activities in the right-of-way of NW 39th Avenue must be approved by the Florida Department of Transportation (FDOT).”

3. Modify Section V at P.5 of the PD Report, incorporated in the PD Ordinance as Exhibit “B” as follows:

“. . . All development shall be completed within ~~ten (10)~~ **twenty-three (23)** years of the adoption of this ordinance.”

Please let me know if you require anything additional from this office to facilitate approval of this request as soon as possible.

Sincerely,


 C. David Coffey
 Attorney at Law

Copy: David Kramer, Member
 Townsend TND, LLC