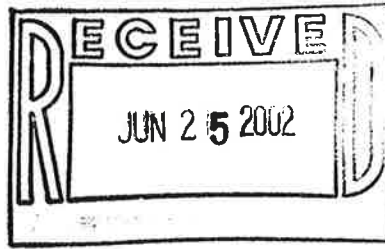


**COFFEY & McPHERSON**  
ATTORNEYS AT LAW



020207

C. DAVID COFFEY, P.A.  
coffeypa@bellsouth.net

JOHN K. MCPHERSON, P.A.  
mcpersonpa@bellsouth.net

A Partnership of  
Professional Associations

Haile Village Center  
5346 S.W. 91st Terrace  
Gainesville, Florida 32608-7124  
Tel. (352) 335-8442  
Fax (352) 376-0026

June 21, 2002

**BY FACSIMILE & U.S. MAIL**  
**(352) 334-2282**

Thomas Saunders  
City of Gainesville  
222 E. University Avenue  
Gainesville, FL 32602

Re: Request for Extension of Townsend PD & Request for Decision on Roundabout

Dear Mr. Saunders:

The PD governing the Townsend TND development contains the following statement in the PD Report:

*The PD zoning ordinance shall become null and void unless final development plan approval covering twenty percent (20%) of the site acreage is received within thirty six (36) months of the effective date of this PD ordinance.*

As you know, that deadline will occur in August of this year. Considerable progress has been made with this project, but final development plan approval fulfilling the 20% acreage required may not be met. A design plat for the entire site has been approved and development plans covering the entire northern half of the site are being prepared for submittal later this year, and a final plat for the first phase within the southern half of the site and covering more than 20% of the site acreage has been submitted and could receive final approval by the City Commission prior to the deadline. However, we are concerned that delays may occur in the review and approval of the plat, possibly leading to the nullification of the PD zoning. Resolution of the outstanding issue involving a roundabout on Glen Springs Road and action on a final plat may not occur in time for meeting the deadline. I am therefore requesting a 6 month extension to remove any risk of the PD zoning being allowed to lapse.

The outstanding issue to be resolved, as you know, is whether a roundabout is to be constructed at the intersection of NW 24<sup>th</sup> Boulevard and Glen Springs Road.. Townsend will be constructing the required extension of NW 24<sup>th</sup> Boulevard from NW 39<sup>th</sup> Avenue through to Glen Springs Road. The community has been hoping for a roundabout to be constructed at the new

Thomas Saunders  
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intersection at Glen Springs as a traffic calming measure. That road has been experiencing considerable high speed traffic and it is clear that a roundabout will calm those speeds, making Glen Springs safer and more comfortable for pedestrians and bicyclists. Since its inception, Townsend has been committed to contributing up to \$75,000.00 toward covering the cost of this community improvement. Producing plans for the roundabout has been a lengthy collaborative effort by Townsend and the city. Initial cost estimates for the project have come in at \$275,000. Since receiving that estimate, Townsend and the city have been discussing options for reducing the cost and attempting to identify funding sources. We are at this time waiting to hear what options Mr. Kanely comes up with for cost reductions.

Until the cost and funding source for the roundabout is determined, it is difficult to finalize the plat for the first phase of development on the southern half of the site. So that we can move forward with the project, I am requesting that the City Commission be asked to take action on funding for the roundabout so that the final plat can be acted on, either connecting to a roundabout or a conventional intersection. At the same time, I am requesting that the Commission approve a 6 month extension so that the direction taken on the roundabout can be acted upon.

I have discussed with you and the city attorney the procedure for approving an extension. It is clear that an extension does not require a PD amendment. The Townsend PD Report contemplated the need for extensions. It states:

*Extensions may be granted by the City Commission upon good cause shown.*


For the reasons stated above, I am requesting an extension be approved by the City Commission as soon as possible and for action to be taken on the question of whether a roundabout is to be built and how it is to be funded.

Finally, let me assure you that there has been considerable progress made toward breaking ground on this project. The entire northern half of the site is under contract with Epoch Properties, Inc. that will be constructing the mixed use area and apartments. Epoch has successfully produced other similar urban properties. As already noted, we have made application for final plat approval for the first phase of single family residential on the southern end of the property. Approval of the extension, resolution of the roundabout issue and approval of the pending plat will ensure continued progress toward completion of this Traditional Neighborhood Development.

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Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "C. David Coffey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

C. David Coffey  
Attorney at Law  
Member Townsend, LLC

Copy: Robert Kramer, Managing Member, Townsend, LLC  
Wayne Bowers, City Manager  
Teresa Scott, Public Works  
Marion Radson, City Attorney

## Townsend Planned Development

are to be provided by the developer along all internal streets in locations and widths approved during development plan review. In addition, sidewalk connections shall be provided by the developer to existing sidewalks along NW 39<sup>th</sup> Avenue and Glen Springs Road. All uses facing NW 39<sup>th</sup> Avenue shall have a sidewalk connection to the existing sidewalk running parallel to NW 39<sup>th</sup> Avenue. Mid-block pedestrian and bicycle passages may be provided as indicated in the *PD Layout* plan. Greenway bicycle and pedestrian trails in Open Space zones and buffers indicated on the *PD Layout* plan may be provided. Such a trail shall, at minimum, be provided along the western boundary between the connecting streets with Palm Grove, and said trail may be a shared facility with the lanes along said western boundary. Trails may also be provided within the open space areas surrounding the wetland and along the eastern boundary.

The developer shall construct at its own expense a bus shelter at a location and design to be determined through consultation with the Regional Transit System.

The vision triangle requirements of the Land Development Code shall not apply except at the four (4) intersections with 39<sup>th</sup> Avenue and Glen Springs Road. All other intersections shall meet ASHTO standards.

The 39<sup>th</sup> Avenue frontage shall, at minimum, comply with the landscaping street standards of the Land Development Code.

### **V. DEVELOPMENT SCHEDULE:**

The PD zoning ordinance shall become null and void unless final development plan approval covering twenty percent (20%) of the site acreage is received within thirty six (36) months of the effective date of this PD ordinance. The developer shall request final development plan approval of areas in increments consisting of not less than ten percent (10%) of a zone. Final development plan approval for portions of each zone may be requested at any time and in any order, at the discretion of the developer. The first development plan application submitted for any portion of the site containing non-residential uses shall include not less than three (3) residential units, or infrastructure supporting not less than twenty-five (25) residential units. Said residential units or infrastructure shall not be required with the first development plan application submitted with non-residential uses if said amount of residential units or infrastructure has already been produced on the site. Final development plan approval for said non-residential use shall not be delayed pending final development plan approval for the required residential units. All development shall be completed within ten (10) years of the adoption of this ordinance. Extensions may be granted by the City Commission upon good cause shown.

### **VI. UNIFORM SIGNAGE PLAN:**

All development within TOWNSEND shall, at minimum, conform to the sign controls of the City of Gainesville contained at Division 1, Article IX of the Land Development Code, except that