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June 3, 2008

Pegeen Hanrahan, Mayor  
City Commissioners  
City of Gainesville  
P.O. Box 490, Station 19  
Gainesville, Florida 32601-0490

2008 MAY 31 PM 4:06

RE: LandMar CPA

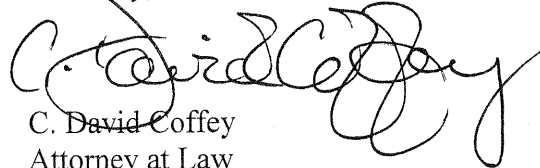
Dear Mayor Hanrahan and Commissioners:

This letter is to request that a revision to Ordinance No. 0-07-119 be considered and approved at your meeting next Monday, June 9, 2008. The change that is proposed is attached and highlighted in yellow. It is amending the language contained in Policy 4.3.4 F of the ordinance. The change is designed to allow for some non-residential use in the first phase of development so that some of the daily needs of the future phase one residents can be met on-site, thereby reducing the number of automotive trips.

The proposed revision has been discussed with staff and there is no objection to the revision. Please consider this proposed change during your deliberations on Monday.

Please call should you have any questions regarding any aspect of the attached proposed revised language.

Sincerely,



C. David Coffey  
Attorney at Law

Enc.: As stated

F. Miscellaneous Provisions

2. LandMar shall be limited to the maximum levels of development specified below for the initial phase until such time that adequate public facilities and services at the City's adopted levels of services are demonstrated for subsequent phases. Each phase of development is required to be submitted and reviewed in its entirety, and each phase shall be analyzed showing the cumulative impacts of previously approved phases.

The initial phase of development within the first five years shall consist of:

581 residential units, which shall include a maximum of 481 single-family detached units and a maximum of 100 multi-family units subject to City approval of a traffic study provided by the owner/developer that shows adequate transportation LOS. The initial phase may include up to 30,000 square feet of non-residential use in exchange for a portion of the allowed residential units. The exchange rate shall be based upon applicable trip generation rates so that the total trips attributable to the initial phase will not exceed the total trips attributable to the allowed 581 residential units. The PD approval process shall ensure a balanced mix of residential and non-residential uses are developed in the first phase. Subsequent to build-out of the first phase, a complete analysis shall be provided by the owner/developer that demonstrates to the satisfaction of the City the availability of adequate public facilities as adopted in the City's LOS standards. Until such time that the developer can demonstrate or fund adequate public facilities, the development is limited to the initial phase of the development.