

**VIA FACSIMILE 334-3259**

October 22, 2001

Lawrence Calderon, AICP  
City of Gainesville  
P.O. Box 490, Mail Station 11  
Gainesville, FL 32601

Re: Petition 80SUB-01DB  
Madera Cluster Subdivision

Dear Ms. Massey:

This letter follows our discussion regarding the condition addressing the sandhill cranes. The applicant recommends the following condition be imposed by the City Commission in order to ensure minimum potential for disruption to the winter foraging habitat for the sandhill cranes on the adjacent 40 acre pasture owned by the University of Florida, while continuing to allow wildlife interpretive activities and observations of the sandhills from within the development. This condition is proposed as a substitute for the Development Review Board's recommended condition that the developer erect a "barrier of at least six feet in height ... placed on the west property line."

**Condition:**

The developer shall augment the existing 30-foot vegetative barrier along the west property line by planting additional vegetation from the ***Planting List for Wildlife Barrier*** contained in Table 1 of the ***Madera Cluster Subdivision: Construction Practices and Open Space Management Provisions***. The supplemental plantings shall be designed to cause the entire 30-foot buffer to achieve 50% opacity at 4 feet above ground within two years of such supplemental planting. A planting plan shall be submitted to the city for staff review for each phase of development when final plat approval is requested for such phases. The planting plan shall demonstrate compliance with this requirement. The developer shall install such required plants not later than the completion of street improvements serving each phase of development. Prior to the initiation of construction of homes on any of the lots abutting the western boundary, the developer shall request a visual inspection of the wildlife buffer along the western property line by the Florida Fish and Wildlife Conservation Commission (FFWCC) to determine whether the vegetation is adequate to provide the desired protection for the sandhill cranes. The developer shall provide the city with written verification from the FFWCC that the vegetative buffer has been found to be sufficient prior to receipt of building permits for construction of each

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single-family home along the western property line. In the event that the FFWCC finds the buffer is inadequate, the developers may ~~at its sole discretion~~, either plant additional vegetation recommended by the FFWCC, or erect a 6-foot barrier along the western lot line for the lot upon which the single-family home is to be constructed. The City may withhold building permits for the construction of each single-family home to be built upon lots along the western property line until such time as the developer has demonstrated compliance with this condition.

as mutually agreed to by FFWCC

At your earliest convenience, please let me know whether this condition addresses staff's concern regarding this matter.

Sincerely,



C. David Coffey  
Attorney at Law

Copy: Wendy Bratzel