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Gadsden County Board of County Commissioners	(850) 875-8650	(850) 875-8655

<p>From : Frederick L. Bateman, Jr. Sender's Direct Dial : 850-521-1382 Date: August 20, 2007 Client/Matter No : 065432-0101 User ID No : 2363</p>
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UPDATED MESSAGE: Please see attached.

Please distribute the attached letter to the members of the Gadsden County Board of County Commissioners in advance of tomorrow's meeting.

Thank you.

If there are any problems with this transmission or if you have not received all of the pages, please call 850-222-1020.

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BATEMAN HARDEN

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GEORGIA AND TEXAS

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CLIENT/MATTER NUMBER
065432-0101

August 20, 2007

Via facsimile (850) 875-8655

Gadsden County Board of County Commissioners
P O Box 1799
Quincy, Florida 32353

RE: The Plantations of Foxchase

Dear Chairperson Holt and Members of the Board:

As you know, this office represents Plantations of Foxchase, LLC. The Gadsden County Growth Management Department has recommended conceptual site plan approval of this development. A quasi-judicial hearing was held on July 17, 2007 by the Gadsden County Board of County Commissioners to consider conceptual site plan approval. The hearing was continued until August 21, 2007 in order to give the developer additional time to address matters raised at the hearing which were beyond the scope of the Growth Management Department's recommendation of approval. This letter serves as a status update with respect to those matters.

With regard to any potential impact to the headwaters of Telosia Creek and Quincy Creek, the applicant will follow all state laws, including any mandates by the Department of Environmental Protection and the Water Management District, as well as all county ordinances related to stormwater or other matters which could affect the headwaters of Telosia Creek and Quincy Creek.

The applicant has discussed the impact to habitat and wildlife corridors with Gadsden County officials and has received the attached proposal from Pope Environmental, Inc. Mr. Pope is a respected environmental scientist with expertise in the field of systems ecology. His firm has considerable experience with these issues. The applicant is negotiating the scope of the study to be performed by Pope Environmental, Inc. and will provide further information as it is received from Mr. Pope. Mr. Pope will attend the commission meeting tomorrow night.

The Gadsden County Land Development Code allows an additional 10% density bonus for the provision of recreational facilities. The applicant has agreed to the criteria necessary for the density bonus and should be entitled thereto.

316230-1

As reported in the July 17, 2007 and August 21, 2007 agenda reports by the Gadsden County Growth Management Department, the Foxchase development complies with the requirements of the Gadsden County Comprehensive Plan and the Gadsden County Land Development Code. The Growth Management Department has stated that the requested density is appropriate for the subject property.

The applicant and the City of Gretna have verified that the Gretna sewer system is further than $\frac{1}{4}$ mile from the development site. The developer and its agents have met with Skip Cook, City Engineer for the City of Gretna, and Antonio Jefferson, the Gretna City Manager, and have discussed the feasibility of utilizing the Gretna water and sewer lines in the Foxchase development. Numerous conversations among the lawyers, engineers, and principals followed that meeting. The developer is awaiting a proposal by the City of Gretna which would include a timeline for bringing the sewer system to the development, a route for any sewer system, identification of the infrastructure required to utilize the Gretna system, any potential on-site infrastructure (such as lift stations) which the City of Gretna may provide or reimburse to the developer, any rebates for sewer and water hook-ups by homebuilders, and formal confirmation from the Florida Department of Environmental Protection and the City of Gretna that there is capacity within the Gretna sewer system for the Foxchase development. The developer has performed the attached cost analysis of the installation of an on-site sewer system infrastructure. Economic feasibility calculations indicate that if the density could be increased to 224 dwelling units, and the City of Gretna makes certain concessions regarding reimbursement for some infrastructure and rebates for water and sewer hook-ups, then the installation of sewer would be economically feasible. With regard to the potential impact of septic tanks, Gadsden County has determined that septic tanks are appropriate for this site at this density, which is an area of medium vulnerability for aquifer contamination. This finding is consistent with state law, mandates of the Department of Environmental Protection, the Gadsden County Comprehensive Plan, and the Gadsden County Land Development Code.

Thank you for your continued patience in this matter. We will continue to work on these areas of concern as we proceed through the approval process. We would very much appreciate conceptual approval on August 21, 2007 so that we can move forward into the preliminary plat approval stages where this information will continue be gathered and the development will continue to evolve. If you have any questions or concerns, please call my office at (850) 222-1020.

Very Truly Yours,


Frederick L. Bateman, Jr.

Enclosures

cc (w/enclosures): Marlon Brown
Thornton Williams, Esq.
Charles Hargraves, P.E.
Brian Herron

316230-1



**HARGRAVES
ENGINEERING**

THE PLANTATIONS OF FOXCHASE SUBDIVISION

H.E. Project No.: 1037.001

May 31, 2007

Engineer's Opinion of Probable Cost

<u>Item Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Cost</u>
Sanitary Sewer System				
Sanitary Sewer Main	35,000	L.F.	\$50.00	\$1,750,000.00
4" San. Sewer Service	183	Ea.	\$600.00	\$109,800.00
Sewer Lift Stations	3	Ea.	\$125,000.00	\$375,000.00
Force Main	3,000	L.F.	\$20.00	\$60,000.00
Clear & Grubbing (force main)	1	L.S.	\$35,000.00	\$35,000.00
Seed & Mulch	6,700	S.Y.	\$0.40	\$2,680.00
Sod	500	S.Y.	\$2.50	\$1,250.00
Sub Total				<u>\$2,333,730.00</u>
Contingency (10%)				\$233,373.00
Total Estimated cost of construction				<u>\$2,567,103.00</u>

Note: Estimated quantities based on conceptual plan.

Pope Environmental, Inc

2680 Baum Road, Tallahassee, Florida 32317

PHONE: (850) 942-2341

FAX: (850) 942-7289

PopeEnvironmental@PopeEnvironmental.com

August 3, 2007

Mr. Frederick L. Bateman
Bateman Harden
201 South Monroe, 5th Floor
Tallahassee, FL 32301

Proposal for Services at Foxchase Subdivision, Gadsden County, Florida

Dear Rick:

You have requested a proposal for a Wildlife Management Plan for an approximately 1,100 acre conservation subdivision in Gadsden County, Florida. The drawings we have reviewed from Hargraves Engineering indicate that approximately 650 of the subdivision's 1,100 acres are to be maintained in open space, including almost 200 acres of wetlands.

You also requested some information on our experience with this type of project, to be passed along to the client and Gadsden County officials. Pope Environmental currently prepares Baseline Biological Inventories and Conservation Management Plans for Tall Timbers Land Conservancy, Apalachee Land Conservancy, the National Wild Turkey Federation, the Northwest Florida Water Management District, the Florida Department of Environmental Protection and other organizations. We refer to these plans as "Conservation Management Plans" because wildlife can only be adequately protected if the overall environmental and habitat quality of the site is maintained. Therefore, our management plans address all conservation values of the site, including wildlife and their habitat. Although our management plans vary according to the nature of the site and type of project, I thought it would be useful for you to have a pertinent example to review. To this end, I have attached a copy of a management plan which we recently made for a similar project in Jackson County, Florida. The project was also a conservation subdivision of nearly 1,000 acre, containing sensitive environmental areas. This example management plan was created at the request of the county planning/environmental staff to provide assurance that wildlife and their habitat would be protected in the area. A typical management plan would also include habitat and management maps, but these were included in other reports on the example site. The client and project names have been removed from this example management plan, so feel free to share this with Gadsden County officials and the client.

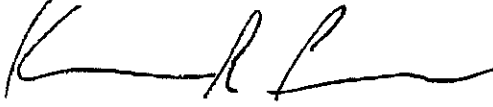
Our effort to prepare a similar Conservation Management Plan for the Foxchase subdivision would entail sufficient field assessment of the site to identify the various habitats and their current condition, map those habitats with state-of-the-art GPS/GIS

equipment, identify of any potential threats to wildlife and their habitat at the site, and take documentary photographs. The client will need to supply electronic data files, in an ArcView Shapefile format, of the property boundary, the wetland edges, the Conservation Area boundary, and the road and lot layout. Most engineering firms are able to supply these data files for the projects they are designing. The Conservation Management Plan and maps are then prepared from these data sources. This work is expected take approximately 4 weeks to complete from the acceptance of this proposal and receipt of the necessary data files.

The work proposed above can be accomplished for a flat-fee contract of **\$8,800** to be invoiced as follows: 20% due upon acceptance of this proposal, 40% due upon completion of the field assessments, and the remaining 40% due upon delivery of the Conservation Management Plan. The CMP can be delivered as a hardcopy or in various electronic formats, or both, as desired by the client.

Sincerely:

ACCEPTANCE OF PROPOSAL



Kevin R. Pope
Director of Scientific Services

Name Date