

June 4, 2008

Mr. Phil Laurien
Executive Director
East Central Florida Regional Planning Council
631 N. Wymore Road, Suite 100
Maitland, FL 32751

Re: Restoration Development of Regional Impact Application, Request for Additional Information (RAI) #3
CA Job No. 205115.31

Dear Phil:

On behalf of the developer, Hammock Creek Green, LLC, Canin Associates respectfully submits this response with supporting material to the Third Restoration DRI Request for Additional Information (RAI# 3). Since our last submission, a number of events have surfaced which has lead to a revised submission.

The City of New Smyrna Beach has communicated to the Applicant that the City is not ready to accept the Restoration project in the near term. Growth in their City is occurring from Pioneer Trail south and along Airport Road, into the Venetian Bay project, north of SR 44. While, the Applicant had always planned on developing the New Smyrna Beach portion of the project in a later part of Phases II and III, the City has expressed an open concern about development within their planned Western Annexation Area and the exacerbation of that trend if Restoration residential units are added in the near term.

Therefore in response, the Applicant has chosen to remove the 1,515± acres located in the City of New Smyrna Beach from the Restoration DRI project. By design, all development, planned infrastructure improvements, restoration activities and the Airport Road extension have been eliminated at this time. However the Applicant will retain easement rights to permit the extension of Williamson Boulevard south of SR 44 to the project site, which remains an integrated part of the overall development program.

As a result, the overall project has been reduced in size and now contains approximately 5,181± acres of land, inside the City of Edgewater municipal boundary. The revised exhibits and responses included within this RAI reflect this change in the DRI/ADA Application.

Today, we know much more about the overall site features including the wetlands, flood plain data and animal species. Moreover we have reviewed the adopted Volusia County Map A in terms of which lands should be preserved within the Spruce Creek basin; all of which has led to a new development plan. The Applicant has revised the overall **Master Development Plan (Map H and H-1)** enclosed.

The approach to the development is a departure from the standard development pattern exhibited in many Central Florida developments today. The plan facilitates an internal transportation system that encourages increased mobility options, and provides for energy efficient transportation alternatives while minimizing environmental impacts.

We have moved to higher densities and intensities in the east and situated development along I-95, and the Williamson Boulevard corridors. The Applicant is proposing to create a full range of mixed land uses in the urbanized eastern development area, plus Williamson Boulevard will be designed as a "smart street" boulevard to accommodate different forms of transit as the project matures.

Within the western portions of the property, the Airport Road extension has been completely eliminated. We have designed a smaller footprint development called a Conservation Hamlet on approximately 225 acres. This area has been carefully crafted from the natural environment with minimal wetland impacts and it will contain a mixture of lot sizes, some of which will include conservation easements to restrict development.

Finally, the overall development program has been retooled as well. The overall 8,500 DUs are now included in the 5,181 acre Edgewater site. Approximately 1.6 million square feet has been added to the existing development program to create a job to housing balance in the project at build out. The three phased Restoration project will include up to 8,500 dwelling units and 3,215,163 SF of non-residential use at build out.

In summary, Restoration fills a critical need in the seven County Region as a demonstration project for smart growth and sustainable planning that features a new urban planning paradigm. It serves to reduce vehicles miles driven and the project's carbon footprint through the balancing of jobs and housing. It provides for a more compact development pattern through transit ready design, walkable neighborhoods and a sincere commitment to the preservation and restoration of the on site environmental systems.

We look forward to working with Regional Planning Council and the respective agencies as this review process continues through the upcoming months on this ground breaking project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald P. Manley", with a stylized flourish at the end.

Ronald P. Manley, MURP
Principal

Enclosure

Cc: Mr. Donald Mears, Hammock Creek Green, LLC
Mr. Ted R. Brown, Esq., Baker Hostetler