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February 3, 2015

Steven Dush, AICP
Planning & Development Services Department Director
PO Box 490, Station 33
Gainesville, FL 32602

RE: Request for Extension for the Hatchet Creek Planned Use District

Mr. Dush:

Please accept this letter as a request to amend the required timeline associated with the approved Hatchet Creek Planned Use District. Hatchet Creek PUD ordinance 100776 (Section 3) states that 'a PD (planned development) zoning ordinance consistent with the Hatchet Creek PUD (Policy 4.3.5 of the Future Land Use Element in the City's 2000-2010 Comprehensive Plan) must be adopted by the City Commission on or before June 30, 2015.'

Section 3 of the PUD ordinance also includes a provision for extension of the time limits for submittal of a PD zoning application provided that a request for extension is requested on or before February 26, 2015. The ordinance further specifies that a timely filed complete application shall toll the expiration date until final City Commission action on the extension application.

The developer is currently in the process of preparing a PUD land use amendment application with a companion PD zoning application for submittal to the City in 2015. However, in order to avoid the potential expiration of the PUD land use ordinance, we respectfully request that the City grant the timeline extension for up to 3 years in order to provide adequate time to submit these applications without triggering the expiration clause.

We appreciate your consideration of this request and hope that the extension shall be granted in order to reactivate this transformative mixed use project in east Gainesville.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clay Sweger', is written over a horizontal line. The signature is fluid and cursive.

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

Hilliard, Ralph W.

From: Clay Sweger <csweiger@edafl.com>
Sent: Saturday, February 07, 2015 2:25 PM
To: Hilliard, Ralph W.
Cc: Dush, Steven J.
Subject: PUD Extension Request

Ralph,

Thanks for asking why the developer requests the extension. I would be glad to provide you that information. As with many complex projects, there are several issues associated with the delay in commencing this project. Below is a summary list of factors:

Market Viability:

This is the primary factor involved in the delay in commencement of this development. The project was originally approved in 2008 – the same year as the beginning of the crash of the residential housing market. This affected the local residential market tremendously. In fact, development of new residential subdivisions came to a halt for several years and only recently new residential development has commenced. The time is now more appropriate to proposed a large mixed-use development, such as what is proposed at Hatchet Creek.

Revision of Overall Development Plan:

As you may recall, the initial concept for this project as a golf course community with single family houses located around the perimeter of the Ironwood Golf. However, a number of site constraints (airport noise restrictions in certain areas, etc.) resulted in this concept not becoming viable. However, the developer has reactivated this project and retooled the proposal to be both economically viable and compatible with the above referenced constraints. This process has taken some time to develop, but now the developer is ready to submit land use and zoning applications in early 2015.

Regards,
Clay Sweger

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