

LEGISLATIVE #

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Plum Creek

January 16, 2012

The Honorable Craig Lowe, Mayor of the City of Gainesville
And Members of the Gainesville City Commission
Gainesville City Hall
PO Box 490, Station 19
Gainesville, FL 32627-0490

RE: Amendment to Ordinance

Dear Mayor Lowe and Members of the Gainesville City Commission,

This letter serves as a request by Plum Creek for consideration by you and the Gainesville City Commission to revise Ordinance No. 100189. The specific request is to amend the language as written in Section 2 of the ordinance to extend the deadline to adopt a PD (planned development) zoning ordinance consistent with the planned use district by an additional 48 months to July 26, 2016.

We propose to amend the language in Section 2 of Ordinance No. 100189 as follows:

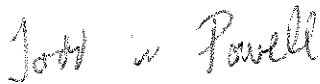
"A PD (planned development) zoning ordinance consistent with the planned use district must be adopted by the City Commission on or before July 26, 2016+2. The obligation to timely apply for and obtain PD zoning shall be on the owner/developer. If the aforesaid zoning ordinance is not adopted on or before July 26, 2016+2, then the overlay planned use district shall automatically be null and void and of no further force and effect and the overlay land use category shall ministerially be removed from the Future Land Use Map, and the underlying land use shall be the City of Gainesville land use category of "Agriculture". ~~The timely filing of one additional extension application by the owner/developer to beyond the July 26, 2012 deadline shall toll the expiration date until final City Commission action on the extension application.~~"

As you are aware, the economy has not had a speedy recovery in the State of Florida, not unlike the rest of the United States. At present time, there remains an oversupply of dwelling units within the Gainesville housing market. By way of this request for a one time extension as permitted under Ordinance No. 100189, Plum Creek would have the opportunity to appropriately and conscientiously evaluate future market demands and how to position the SR 121 property to best serve the future housing demand in the City of Gainesville long-term without rushing to permit a project unnecessarily at an premature time.

We respectfully request that the City Commission extend the deadline for PD zoning adoption by revising Ordinance No. 100189 to allow for the one time extension request as was previously provided for in these ordinances for the Plum Creek Gainesville SR 121 project.

Kindly confirm when this request might be scheduled for consideration by the City Commission. Please do not hesitate to contact me or Allison Megrath at (352) 333-3733. Thank you in advance for your kind consideration.

Regards,



Todd W. Powell,
Senior Director, Real Estate

Cc: ✓ Ralph Hilliard, Administration Manager, City of Gainesville Planning Department
Allison Megrath, Manager, Real Estate, Plum Creek
C. David Coffey, Esq.

