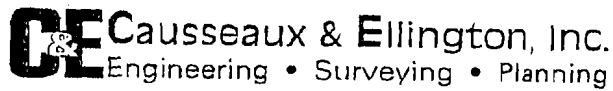


Item 1. Petition 10PDV-04 PB



April 19, 2006

Mr. Lawrence Calderon, Senior Planner
City of Gainesville, Planning Division
306 Northeast 6th Avenue
Gainesville, FL 32601

RE: Park Central Holdings (PCH) Planned Development (PD) Extension

Dear Mr. Calderon:

As you know, Ordinance 030904, with an effective date in August 2004, establishes the requirements for the PCH PD and allows two years for completion of a final development plan, in compliance with the PD. In addition, Condition 27 of the ordinance allows a one-time, one-year extension to this time limit. The ordinance states that this extension must be approved by the City Commission, after an affirmative recommendation by the City Plan Board.

As of this date, a preliminary development plan has been submitted to the City, and work on a final development plan is ongoing. However, some design and engineering items require that we request the one-year extension allowed by the existing PD ordinance.

Attached, you will find an application to the City Plan Board to consider this request. We hope that you and your staff will give this request a positive recommendation to the Plan Board and City Commission. If you feel that additional information is necessary, please contact us. We look forward to our continued relationship with the City in working towards a final development plan for this PD.

Sincerely,
Causseaux & Ellington, Inc.

Gerry Dedenbach, AICP
Director of Planning and GIS Services

Cc: John Fleming, Park Central Holdings

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Petition 10PDV-04 PB

Gerry Dedenbach, AICP, agent for Park Central Holdings of Gainesville, LLC. Request for a one-year extension of time (to August 2007) according to Ordinance 030904 for a Planned Development Plan to be completed. Located in the 700 block of Northwest 13th Street.

Mr. Lawrence Calderon, Chief of Current Planning, was recognized. He stated this was an application for an extension of time.

Mr. Gerry Dedenbach, agent for the applicant, was recognized. He stated that approximately two years ago, a Planned Use District and Planned Development for the site had been submitted. The conditions for that approved development provided for an extension of time, if needed. He stated some modifications were being made to the Master Plan for the Development, which he briefly explained.

Dr. Reiskind asked when the project was anticipated to break ground.

Mr. Dedenbach stated that, hopefully, it would be toward the end of the year.

Chair Polshek asked if there were any members of the public who wished to speak. There were none.

Mr. Calderon noted that the request would be heard by the City Commission and clarified that this request was for a one-year extension.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Dr. Reiskind
<u>Moved to:</u> Approve Petition 10PDV-04 PB, for a one-year extension.	<u>Upon Vote:</u> Motion Carried 4- 0 Aye: Cohen, Polshèk, Reiskind, Gold