Item:	Date submitted	PC Action	CC Action	Recorded	Other	Expiration— pre-2006 code	
Z-05-12-06 RS-2 to PRD-1	May 10, 2006	June 28, 2006 – approved	July 28, 2006 – approved	Ordinance 8291 2 nd reading July 22, 2008		n/a	
PDP- 05-04-06	May 10, 2006	June 28, 2006 approved	July 18, 2006 approved	n/a		Section 20-1010.1 FDP must be submitted within 18 months of CC approval Did not expire	
FDP- 08-05-06	Aug. 9, 2006	Sept. 25, 2006 approved	n/a	June 2, 2008 ²	July 31, 2008 (met on site to discuss sanitary sewer/tree conflict) PIP comments— Aug.14, 2008	Section 20-1013(d) Development must commence within 18 months of FDP approval Expired March 25, 2008	
PF- 08-22-06	Aug. 9, 2006	Sept. 25, 2006— approved	Oct. 10, 2006— accepted dedications	June 2, 2008 ²	Extension requested on Sept. 14, 2007.	[Section 21-203(h)] Approval is effective for no more than 1 year unless all conditions of approval have been completed. 1 6 month extension granted: Expired April 10, 2008*	
	Sept 24, 2007	Approved 6 month extension request 1 extension to April 10, 2008					
PIP	March 2008 Comments provided on March 24, 2008, June 16, 2008 and August 14, 2008						

¹The action letter for the final plat extension indicated that the final development plan would expire on March 25, 2008. "Please be aware that the associated Final Development Plan expires on March 25, 2008 (See September 26, 2006 action letter)." The referenced action letter did not contain any information on the expiration.

Conclusion: FDP – expired on March 25, 2008

Options: 1. Request retroactive extension from City Commission

2. File new PDP/FDP through the Planning Commission

3. Rezone and plat under the new Code.

² (Our current files list the expiration as Sept. 25 2008 as the 2006 Code was revised to permit a 2 year approval period.) Per the earlier2006 Code FDPs would expire if actual development were not commenced within 12 months. The Code was revised in 7/12/2009 with TA-5-6-09 to increase the time limit to 2 years.) It appears that conditions were still being met when Lisa left and the FDP and the PF were both recorded after the expiration date. Expiration is tied to development, not recordation of the plan. The FDP expired prior to the approval of the extended approval period.