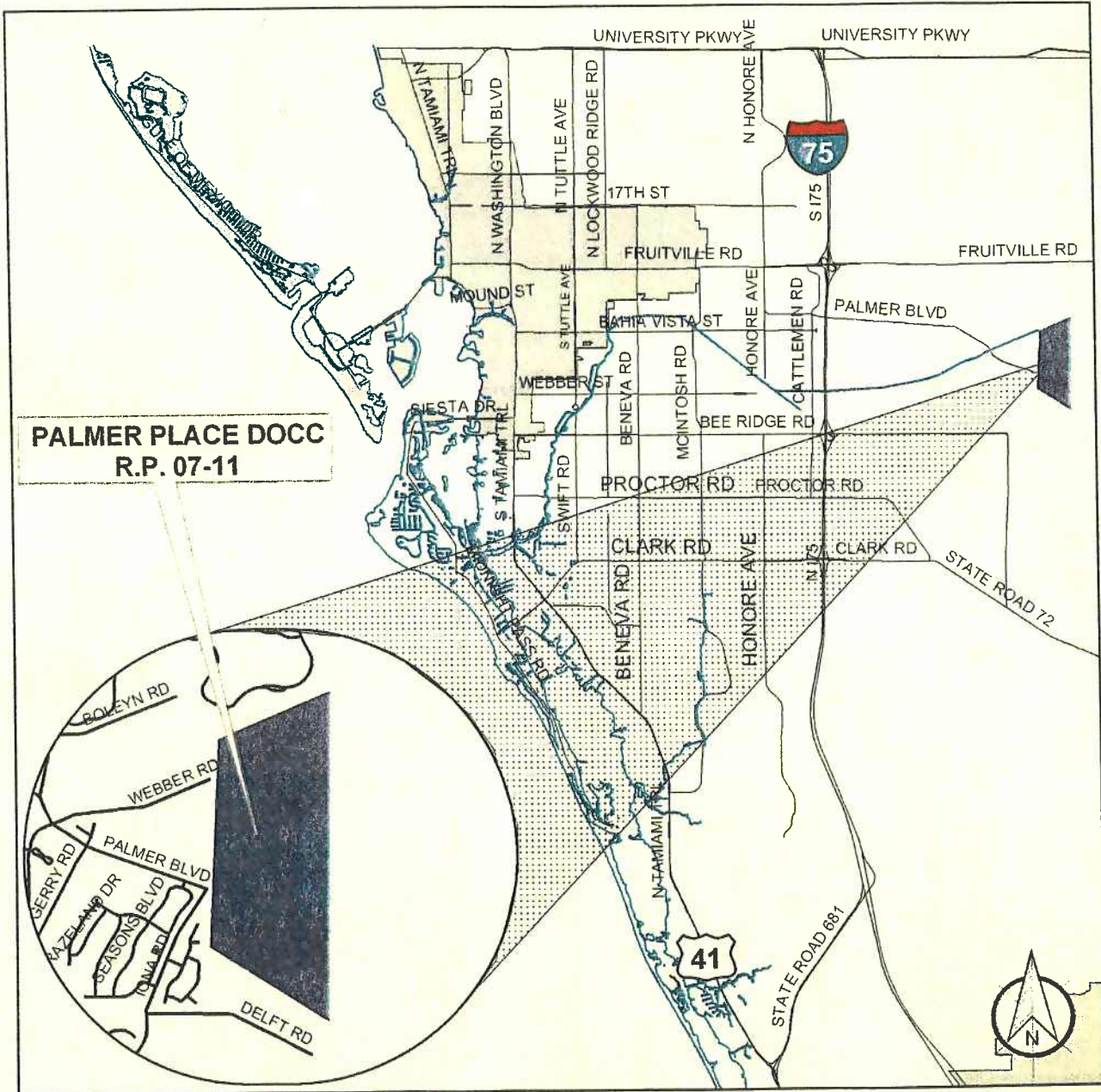




**PLANNING COMMISSION PUBLIC HEARING INFORMATION PACKET**  
**PALMER PLACE DEVELOPMENT OF CRITICAL CONCERN**  
**REZONE PETITION NO. 07-11**  
**JULY 12, 2007**



**PREPARED BY PLANNING AND DEVELOPMENT SERVICES**  
**SARASOTA COUNTY, FLORIDA**

## OVERVIEW

This report is a combination of the Palmer Place Development of Critical Concern (DOCC) and Rezone Petition No. 07-11 for a 412 ± acre parcel located south of Fruitville Road, east of the Palmer Boulevard and Iona Road intersection. The project is to be developed in accordance with the Affordable Housing Overlay district established by Future Land Use Policy 3.1.7 and supported by Article 12, Community Housing Development, of the Zoning Ordinance. This report is structured sequentially for consideration starting with development order conditions and rezone stipulations and supported by a combined DOCC/Rezone staff analysis of the proposed project. Article 12 is provided in Appendix G for reference.

The Palmer Place DOCC proposes to adopt a Master Development Plan and Development Order for a residential development containing 1,488 residential dwelling units, of which 50 percent (744) are required to be Community Housing and Affordable Housing Units. Rezone Petition No. 07-11 proposes to rezone the same 412 ± acres from District OUR (Open Use Rural) to RSF-3/PUD (Residential Single Family 4.5 units/1 acre, Planned Unit Development Overlay).

### **Development of Critical Concern**

A Development of Critical Concern (DOCC) is a large scale development having between 1,000 and 1,999 dwelling units, and is presumed to create significant impacts on the environmental systems, drainage systems, public facilities, and the local economy. Similar to Development of Regional Impact (DRI) reviews (2,000 dwelling units or greater), a thorough review and assessment is conducted. The Formal Review addresses all the large scale and regional aspects of the proposed development, including land use, environmental systems (native habitats, rare and endangered species, drainage, water quality, mosquito management, historical and archaeological sites), and public facilities (transportation, water supply, wastewater and solid waste management, education, recreation, and emergency services). The review of the Rezone Petition addresses more specific site development conditions, such as buffers, setbacks, and greenway configuration.

The County has received a DOCC application for development of a large parcel located in north County adjacent and outside the Urban Service Boundary. The Applicant for the Palmer Place DOCC proposes to construct a total of 1,488 dwelling units in accordance with FLU Policy 3.1.7, and implemented through Article 12 of the Zoning Ordinance. The Applicant is electing to utilize the 50 percent Community Housing Unit option. The project will occur in three phases over a 5-7 year period, and a build out of December 31, 2012. Some of the features include a greenway buffer with linear trails, six neighborhood parks, and Iona Road construction.

The Master Development Plan, which can be found on page 3, is also the binding Development Concept Plan for this project. The plan depicts residential areas, Iona Road and internal roadways, community/recreation center areas, transit stops, a multi-purpose play field, stormwater facilities, and greenway buffer, which includes native habitat, landscape buffers, and linear trails. A Greenway Buffer and Landscape Plan and a Parks Plan have been developed for this project. These plans are depicted on page 4 and 5 of your report respectively.

Sarasota County staff has reviewed the proposed DOCC and identified a number of conditions to be considered by the Planning Commission and the Board of County Commissioners in their deliberation of the proposed DOCC. Development Order conditions can be found beginning on Page 13 of your report.

### **Rezone Petition No. 07-11**

The site is proposed to be developed under the provisions of the RSF-3/PUD (Residential Single Family 4.5 units/1 acre, Planned Unit Development Overlay), consistent with the Affordable Housing Overlay district established by FLU Policy 3.1.7 and supported by Article 12 of the Zoning Ordinance. The subject parcel is identified within Figure 9-4 of the FLU Chapter (see page 7). The maximum residential density allowed is five (5) dwelling units per acre and no density credits shall be transferred from the onsite Greenway designated lands (Article 12.1.1.e.1.ii). The proposed development includes 1,488 units on the site, for a total gross density of 3.6 dwelling units per acre.

The PUD overlay district allows more flexibility than standard residential zone districts in terms of placement and clustering of residential units. As such, there are no minimum lot sizes or minimum yard requirements. The Applicant is proposing a mix of attached and detached housing in seventeen (17) neighborhoods.

Section 6.11.2.f of the Sarasota County Zoning Regulations permits an Applicant for an overlay district to request modifications to the County's Zoning Regulations and Land Development Regulations (LDR). The Board of County Commissioners may approve the request for the modifications upon explanation and demonstration by the Applicant that measures for mitigating potential adverse impacts generated by requested modifications have been taken. The Applicant has requested a modification to the PUD regulations to allow any of the housing types permitted within RSF-3 to be reviewed and approved through site and development process rather than cluster subdivision platting process (Stipulation #3, page 26).

Sarasota County staff has reviewed the proposed rezone and identified a number of conditions to be considered by the Planning Commission and the Board of County Commissioners in their deliberation of the proposed development. Rezone stipulations can be found beginning on page 26 of your report.

