

January 11, 2008

Sarasota County
Board of County Commissioners
1660 Ringling Boulevard, 2nd Floor
Sarasota, FL 34236

Re: **Palmer Place Rezone # 07-11**

Dear Commissioners:

Following the Board's deliberations on December 11, we contacted representatives of the Bee Ridge Neighborhoods Coalition (BRNC) to seek their further input on the Palmer Place development. Due to the holidays, they were unable to meet until two days ago. At that point, we had a constructive meeting to explore how the concept plan might be revised to address the majority of their concerns. Based on this meeting, the Applicant is prepared to revise the development proposal in the following respects:

1. The maximum intensity will be scaled down from 1,488 units to only 600 units, for an overall project density of 1.45 units/acre. This will yield 300 community housing units instead of 744.
2. Development will respect the onsite 550-foot Greenway without any need for modification.

The Applicant also remains committed to the following:

1. A 35-acre school site will be reserved.
2. No certificates of occupancy will be issued until the deficient segment of Palmer Boulevard is constructed to the County standards.
3. The Applicant will construct its proportionate share improvements to the Cattlemen Road and Palmer Boulevard intersection. This will enable the Palmer Place development to meet concurrency under an agreement pursuant to Section 163.3180(16)(f), Florida Statutes.
4. No structures will exceed 35-feet in height.
5. Non-residential uses in Palmer Place will be limited to the following: (a) private clubs, community centers, civic and social organization facilities; (b) parks, playgrounds, tennis clubs; (c) public utility buildings, structures, and facilities necessary to service the surrounding neighborhood; and (d) houses of worship, schools, child care centers. There will be no retail uses.

This reduction in the density and expansion of the Greenway will necessitate a revision to the Development Concept Plan and corresponding development order conditions. This, in turn, will

require County staff to undertake additional review, particularly since Palmer Place will no longer constitute a Development of Critical Concern.

We readily acknowledge that the foregoing commitments do not address all the concerns but we believe we have addressed the primary land use issues relating to this project.

Consistent with our discussions with County Planning staff, we will be prepared to file a revised Development Concept Plan and proposed conditions with supplemental information by the week of February 4. We further understand that April 9 is the earliest Board meeting date for which time is available to resume the final public hearing.

Therefore, we respectfully request that these applications be continued to April 9, 2008.

We anticipate that the Board will open the January 23 hearing to allow the Applicant to answer questions the Board may have regarding these changes and receive any additional public comment before acting on the continuance request.

Thank you for your consideration.

Respectfully submitted,



Charles D. (Dan) Bailey, Jr.
For the Firm

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