



LEGEND:

- IONA ROAD RIGHT-OF-WAY (144' WIDE)
- ← ACCESS POINT
- COMMUNITY ACTIVITY/RECREATION CENTER
- ☾ STORMWATER
- GREENWAY BUFFER
- RESIDENTIAL AREAS (VILLAGES)
- TRANSIT STOPS
- S POTENTIAL SCHOOL SITE
- APPROX. VILLAGE BOUNDARY

SITE DATA:
 DWELLING UNITS: 600
 PROPOSED ZONING: RSF-1/PUD
 ACREAGE: 412.42 Ac. **
 PROJECT DENSITY: 1.45 DUs/Ac.

NOTES:

* THE AFFORDABLE HOUSING OVERLAY (AHO) REQUIRES THAT 50% OF THE TOTAL UNITS BE DEVELOPED AS COMMUNITY HOUSING UNITS. THEREFORE, 300 OF THESE UNITS WILL BE DEVELOPED AS MARKET RATE UNITS AND THE OTHER 300 UNITS AS COMMUNITY HOUSING UNITS.

** THE 412.42 AC. SITE INCLUDES 112.44 ACRES OF 2050 GREENWAY BUFFER ALONG THE NORTH AND EAST PROPERTY LINES.

*** THE VILLAGES DEPICTED ON THE DEVELOPMENT CONCEPT PLAN MAY CONTAIN ANY COMBINATION OF RESIDENTIAL HOUSING TYPES ALLOWED PER SECTIONS 6.7 AND 6.11.2, ZONING ORDINANCE. THE VILLAGES MAY INCLUDE THE FOLLOWING NON-RESIDENTIAL USES: PRIVATE CLUBS; COMMUNITY CENTERS; CIVIC AND SOCIAL ORGANIZATION FACILITIES, PARKS, PLAY GROUNDS; TENNIS CLUBS; PUBLIC UTILITY BUILDINGS, STRUCTURES AND FACILITIES NECESSARY TO SERVICE THE PALMER PLACE DEVELOPMENT; HOUSES OF WORSHIP, SCHOOLS; AND CHILD CARE CENTERS.

**** PURSUANT TO SECTION 6.11.2.F, ZONING ORDINANCE, A MODIFICATION TO SECTION 6.5, ZONING ORDINANCE, IS HEREBY GRANTED TO ALLOW THE TOWNHOUSE, STACKED TOWNHOUSE, SEMI-ATTACHED TOWNHOUSE, AND ROOF-DECK TOWNHOUSE HOUSING TYPES TO BE REVIEWED AND APPROVED FOR THE PROJECT THROUGH THE SITE AND DEVELOPMENT PLAN PROCESS RATHER THAN THE CLUSTER SUBDIVISION PLATTING PROCESS.

***** PURSUANT TO SECTION 6.11.2.F OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENTS OF SECTION B.3 OF THE SUBDIVISION TECHNICAL MANUAL AND APPENDIX C.6A OF THE LDRS IS HEREBY GRANTED TO ALLOW PUBLIC AND PRIVATE LOCAL ROADS WITH CLOSED DRAINAGE TO PROVIDE 40 FOOT RIGHT-OF-WAY WIDTH WITH 20 FOOT PAVEMENT WIDTH PROVIDED THAT IT CAN DEMONSTRATED AT PRELIMINARY PLAT OR S&D PLAN APPROVAL THAT NO SEGMENT OF SUCH LOCAL ROADS CARRY MORE THAN 1,000 AVERAGE DAILY VEHICLE TRIPS.

***** THE REQUIRED GREENWAY BUFFER SHALL BE PRESERVED IN PERPETUITY THROUGH CONSERVATION EASEMENTS TO BE APPROVED CONCURRENTLY WITH THE SITE AND DEVELOPMENT PLAN AND/OR PRELIMINARY SUBDIVISION PLANS CONTAINING THE LAND COMPRISING THE GREENWAY BUFFER OR CONTAINING LANDS ADJACENT TO THE GREENWAY BUFFER. SUCH CONSERVATION EASEMENT SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THE FINAL PLAT OR THE APPROVAL OF THE SITE AND DEVELOPMENT PLAN CONTAINING THE LAND COMPRISING THE GREENWAY BUFFER OR CONTAINING LAND ADJACENT TO THE GREENWAY BUFFER PROVIDED, HOWEVER, THAT THE ACREAGE INCLUDED IN AN INDIVIDUAL CONSERVATION EASEMENT, AS A PERCENTAGE OF THE ACREAGE IN THE OVERALL BUFFER, SHALL BE IN PROPORTION TO THE PERCENTAGE OF DWELLING UNITS IN THE CORRESPONDING PLAT OR SITE PLAN TO THE TOTAL OF 600 UNITS. CONSISTENT WITH POLICIES GS2.4 AND GS2.5 AND RELATED SARASOTA 2050 GREENWAY RMA PROVISIONS OF THE COMPREHENSIVE PLAN, THE GREENWAY BUFFER MAY BE USED TO ACCOMMODATE IONA ROAD AND RELATED TRANSPORTATION FACILITIES, AND PASSIVE RECREATION INCLUDING, BUT NOT LIMITED TO, MULTI-USE TRAILS, HIKING AND BOARDWALKS. THE GREENWAY BUFFER MAY ALSO BE USED FOR STORMWATER MANAGEMENT FACILITIES, UPON A DEMONSTRATION DURING THE PRELIMINARY PLAT OR SITE AND DEVELOPMENT PLAN APPROVAL PROCESS THAT SUCH USES DO NOT INCLUDE THE CONVERSION OF NATIVE HABITAT AND WILL PROVIDE EQUIVALENT OR GREATER NET ECOLOGICAL BENEFIT. PROVIDED, HOWEVER, THAT ANY SUCH STORMWATER MANAGEMENT FACILITIES SHALL BE LOCATED IN THE INNER HALF (I.E. THE DEVELOPMENT SIDE) OF THE BUFFER.

**PALMER PLACE
 BINDING DEVELOPMENT CONCEPT PLAN**

**KEMMONS WILSON, INC.
 SARASOTA, FLORIDA**

PALMER PLACE			
DATE: 4/30/08	APPROVED BY: D. SHAWN LEWIS, P.E.	DRAWN BY: LCO	DATE FILED: 05/08/08
SCALE: N.T.S.	PROJECT: KEMMONS WILSON, INC.	PROJECT NO.: 08-0125	SHEET NO.: 1 OF 1
BINDING DEVELOPMENT CONCEPT PLAN			