

The Palmer Place development is consistent with the Sarasota County Comprehensive Plan. It offers best development practices, compatibility, consistency, concurrency, neighborhood connectivity, and a diversity of housing types and affordability for various income levels.

In addition:

- 600 total dwelling units are proposed on 412 acres.
- Overall project density is 1.46 dwelling units per acre.
- 50 % of the dwelling units proposed will be Community Housing Units in perpetuity.
- The applicant is proposing to construct the Community Housing Units such that the CHT units will be sold at a sales price for a family of four not to exceed as follows (these will change annually):

| <u>% of AMI</u> | <u>Max. sales price</u> |
|-----------------|-------------------------|
| 80% | \$153,864 |
| 100% | \$192,413 |
| 120% | \$230,895 |

- A Planned Unit Development is proposed.
- The dedication of right of way for Iona Road through the project will provide the last missing segment of right-of-way from Fruitville Road to the existing terminus of Iona Road.
- The project will respect the 2050 Greenway Buffer along the east and north property lines by providing a naturalized greenway buffer that is ecologically equal to or greater than the present condition of this buffer.
- Impacts to surrounding neighborhoods are negligible. The project's location, boundary buffers and perimeter drainage canals eliminate any perceived incompatibilities with surrounding properties.
- There are no jurisdictional wetlands found on the subject parcel.
- No category 1,2,3,4 or 5 storm surge areas exist on this property.
- The amount of 100 year floodplain found on the site is minimal and easily accommodated within the proposed storm water system.
- This development will incorporate the very best features sought in new neighborhoods. In addition to being interconnected, there will be multi-modal (vehicle, bike, pedestrian) systems, and landscape medians.
- The project will produce the most significant amount of Community Housing Units (300) ever produced within a project in Sarasota County. These units are proposed to be developed in coordination with the Community Housing Trust to ensure they remain affordable in perpetuity.