

Palmer Ranch Master Development Order

The Palmer Ranch Master Development Order (Resolution No. 84-418) has been amended fifteen (15) times to date. The previous amendments involved the following:

- a) Resolution No. 86-203, adopted by the Sarasota Board of County Commissioners on May 13, 1986, to reflect changes to Land Use/Housing conditions;**
- b) Resolution No. 89-98, adopted by the Sarasota Board of County Commissioners on March 21, 1989, to formally adopt the Transportation Reanalysis that provided supplemental traffic impacts and transportation conditions to address compliance with projected 1995 levels of development of the Palmer Ranch DRI.**
- c) Resolution No. 89-99, adopted by the Sarasota Board of County Commissioners on March 21, 1989, to formally establish the Affordable Housing Program within the Palmer Ranch Master Development and map identifying areas for the provision of required low and moderate income housing within the Palmer Ranch DRI.**
- d) Resolution No. 91-170, adopted by the Sarasota Board of County Commissioners on July 9, 1991, to formally adopt the “Eastside Environmental System Analysis,” add 127.2 ± acres northeast of the original boundary and amend the Master Development Order supplement necessary to provide detailed information concerning issues including native habitats, rare and endangered species, drainage, water quality, floodplains, and historical and archaeological resources. It also included modifications relating to the park locations, internal commercial areas, and the legal description.**
- e) Resolution No. 99-179, adopted by the Sarasota Board of County Commissioners on July 14, 1999, to provide impact fee credits and reimbursements for certain road, park, and utility improvements made by the development, and the addition of 1.5 ± acres to Parcel S. This resolution is consistent with the Stipulation of Settlement agreed to in conjunction with the lawsuit filed by Palmer Ranch against Sarasota County.**
- f) Resolution No. 2000-095, adopted by the Sarasota Board of County Commissioners on April 26, 2000, provided for the relocation of a designated school site from Parcel Q-1 to Parcel U-3 and the redesignation of Parcel Q-1a from “institutional (school)” to “internal commercial.”**
- g) Resolution No. 2000-216, adopted by the Sarasota Board of County Commissioners on September 26, 2000, adopted an Updated Transportation Reanalysis identifying the roadway improvements necessary to balance and/or mitigate off-site traffic impacts associated with further development in the Palmer Ranch DRI.**

- h) Resolution No. 2004-077, adopted by the Sarasota Board of County Commissioners on April 14, 2004, amended the legal description to add 38.6 acres ± to the southernmost boundary and changed the reporting requirements from annual to biennial reports.**
- i) Ordinance No. 2006-024, adopted by the Sarasota Board of County Commissioners on March 22, 2006, “memorialized” the process that Palmer Ranch has utilized to reallocate un-built dwelling units from previously approved Increments to other areas within Palmer Ranch. This amendment revised the Master Development Plan to reflect the correct number of dwelling units within each built-out increment.**
- j) Resolution No. 2008-098, adopted by the Sarasota Board of County Commissioners on June 10, 2008, re-designated Parcel Q-1a, within Increment III, from Institutional to Commercial and re-designated Parcel Q-1b, also within Increment III, from Residential to Commercial.**
- k) Resolution No. 2011-226, adopted by the Sarasota Board of County Commissioners on December 7, 2011, amended the legal description to add 38.4 acres ± to the southeastern-most boundary of the Palmer Ranch Master Development.**
- l) Resolution No. 2012-223, adopted by the Sarasota Board of County Commissioners on November 7, 2012, updated the Conceptual Master Development Plan (Map H-2) to show Increment XX.**
- m) Resolution No. 2012-253, adopted by the Sarasota Board of County Commissioners on December 12, 2012, updated the Conceptual Master Development Plan (Map H-2) to show Increment XXI.**
- n) Resolution No. 2013-196, adopted by the Sarasota Board of County Commissioners on November 20, 2013, amended Land Use/Housing Condition A.3 increasing the residential dwelling units by ten percent (11,550 units), and added a transportation equivalency matrix to measure the traffic impacts as part of incremental traffic reviews and Palmer Ranch 5 year Traffic Reanalyses.**
- o) Resolution No. 2014-125 adopted by the Sarasota County Board of County Commissioners on July 9, 2014 to remove Sawyer Loop Road West’s designation as a Collector Road to be constructed and removed Land/Soil Condition No. A.2. pertaining to Radon.**