



ON THE RANCH NEWSLETTER – MARCH 9, 2018

www.PALMERRANCH.NET

News You Can Use



REMINDER: DAYLIGHT SAVING TIME BEGINS

Please remember to move your clocks ahead one hour early **Sunday, March 11th**, and change the batteries in your smoke detectors. Be sure to dispose of the 9V batteries safely!

CENTRAL SARASOTA PARKWAY / HONORE AVENUE INTERSECTION – NOW A 4-WAY STOP!

As you travel the area, be mindful that the intersection of Central Sarasota Parkway and Honore Avenue is now a 4-way stop, to allow for construction of the roundabout.



Please use caution when driving in active work zones.

GREEN TEAM EVENT AT THE GLENRIDGE

The Green Team at Glenridge on Palmer Ranch invites you to a presentation by Charles Reith, PhD. Dr. Reith will discuss his research on strengthening food production to help villages in Africa adapt to climate change and combat the ravages of desertification. He will apply the lessons of driving sustainability in Africa to our own challenges here. This presentation will take place on **Monday, March 12th 10:30am** in the Performing Arts Center at the Glenridge on Palmer Ranch, 7333 Scotland Way. This event is free and the public is welcome. Please contact Susan Button at [\(941\) 360-1162](tel:9413601162) or susanvinalbutton@gmail.com with any questions about this event.

BROOKDALE SEMINAR AVAILABLE

So you've retired and moved to Florida to enjoy your "Golden Years," but now your spouse has been diagnosed with Dementia leaving you wondering... What now?

Andrea Capirano, Executive Director of Brookdale Deer Creek Sarasota, is a local expert on navigating the intricacies of caring for a loved one with Dementia and coping with a drastically changed lifestyle. In her new seminar, she shares this expertise with you to help you figure out what's next.



Please reach out to Brookdale Deer Creek Sarasota at (941) 927-7600 to have Andrea bring this very informative seminar to your next meeting. Ms. Capirano's presentation can be structured according to the time available (i.e. 20, 30, 40 or 60 minutes).



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MARBELLA COMMUNITY GARAGE SALE – OPEN TO THE PUBLIC

Marbella is holding a garage sale on **Saturday, March 24th**. Gates will open at 8:00 AM and close at 1:00 PM, be sure to check out the sale for some great finds and treasures!!

SARASOTA COUNTY NOTICE OF PUBLIC HEARING

Notice of Public Hearings

Sarasota County Planning and Development Services Department wants you to know that a property owner near you has applied for proposed **Comprehensive Plan Amendment No. 2017-B**, a privately-initiated Amendment to revise Sarasota 2050 Village/Open Space Resource Management Area Policy VOS 1.2a, to reduce or eliminate the non-residential square footage requirement for each additional Village Center after an initial Village Master Development Plan has been approved within that Village Area, and **Grand Lakes Development of Critical Concern** for a development greater than 1,000 units, and **Rezone Petition No. 17-07** to rezone approximately 533 acres from **RE-1/CS (Residential, Estate, 1 unit/2 acres/Conservation Subdivision)** to **VPD (Village Planned Development)** zone district.

The Sarasota County Commission will hold **public hearings** beginning at **9:00 a.m.** or as soon thereafter as possible on **March 14, 2018**, at the **Sarasota County Administration Center, Commission Chamber, 1660 Ringling Blvd., Sarasota, Florida.**

All interested parties are invited to appear, be heard, and submit relevant evidence. Copies of the petition and supporting documents are available during normal business hours in the Planning and Development Services Department at 1660 Ringling Blvd., Sarasota, Florida. Supporting documents will be available the Thursday prior to the public hearings at www.scgov.net, Meetings and Agendas (Meetings on Demand), to view or download. Written comments will be considered and may be sent to the Planning and Development Services Department prior to the public hearings at the above address or by e-mail to planner@scgov.net. The public hearings may be continued from time to time as announced by the Board. For more information, telephone 941-861-5000.

Planning and Development Services Department
1660 Ringling Blvd., 1st Floor
Sarasota, FL 34236
planner@scgov.net
941-861-5000, TTY 7-1-1 or 1-800-955-8771

CPA 2017-B
DOCC
RZ 17-07





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SARASOTA COUNTY NEIGHBORHOOD INITIATIVE GRANTS PROGRAM

Dates for Cycle 31 of the *Neighborhood Initiative Grant Program* have been set. If you're looking for money to improve the character, leadership, safety, health, or environment of your neighborhood - attend an application seminar to find out how you can obtain up to \$10,000 toward your neighborhood goals. Completed applications will be due **August 15**, with approval by the Sarasota County Commission set for **October 23**.

Neighborhood Initiative Grant

Application Seminars

Grants

Learn more about the Neighborhood Initiative Grant Program, and how your neighborhood can apply for up to \$10,000 toward improving character, leadership, safety, environment or health, by attending one of the following application seminars.

February 20 10:30am Gulf Gate Library 7112 Curtiss Ave	March 7 10:30am Gulf Gate Library 7112 Curtiss Ave	April 3 10:30am Selby Library 1331 First St
April 9 5:30pm Shannon Staub Library 4675 Career Lane	April 12 10:30am Jacaranda Library 4143 Woodmere Park Blvd	April 19 5:30pm North Sarasota Library 2801 Newtown Blvd
April 27 10:30am Administration Center 1660 Ringling Blvd	<i>Seminars will last approximately 2 hours. RSVP at least 24 hours in advance to neighbor@scgov.net or 941-861-5000.</i>	

Sarasota County
Connecting People, Places & Resources
Neighborhood
SERVICES

Sign Up For Our Newsletter

Do you want to hear about the news on Palmer Ranch first hand? If so, simply visit our website: www.PalmerRanch.net. At the bottom of the home page, simply click on 'Sign Up For Our Newsletter.'

You'll then be asked to provide your email address and first name. It's that easy!

Palmer Ranch Master Association – Mission Statement

'Our mission is to enhance and maintain the aesthetic quality of Palmer Ranch and to preserve the overall unique identity and sense of community.'



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Special Feature

REPRESENTATIVES TO THE MASTER ASSOCIATION AND THEIR VOTING INTERESTS

REPRESENTATIVES:

All Members on Palmer Ranch are Members of the Master Association. They are represented at meetings of the Master Association by a Community or Tract Representative.

The Representative attends meetings of the Master Association and conveys information from the Master Association to their Members. They speak, vote, and generally act on behalf of Members they represent.

Palmer Ranch is a tiered Association environment. All Owners are;

- 1) Members of the Master Association. They are also;
- 2) Members of their Community or Tract Association and may further be;
- 3) Member of a Neighborhood Association within a Community Association.

Examples of Neighborhood Associations within a Community Association include Homeowner and Condominium Neighborhoods of Prestancia and Stoneybrook Golf and Country Club. The President of the Community Association is the Representative to the Master Association for all Owners in their Community neighborhoods.

The President of each Community or Tract Association, or another officer designated by the President, carries all votes and represents the Neighborhood and Community Members in all matters of the Master Association.

VOTING INTERESTS:

Members have a Voting Interest for each value assigned to the Units or Recreational Property it owns.

There are many property types on Palmer Ranch. For purposes of classification and representation to the Master Association they are; Residential, Commercial-Industrial, and Recreational.

Each has voting interests equal to their Assessable Unit Values. Most Residential properties are assessed at one (1) Unit Value per residential home. VillageWalk with 1,177 units, assessed at one Unit Value each, has 1,177 voting rights.

Other special residential properties such as Adult Living Facilities have an assigned value. The Glenridge, for example, has an assigned value of 350.

Condominiums located within a Community with overall density equal to or greater than eight (8) dwelling units per acre are assigned a value of seventy-two/one hundredths (0.72) per unit. Multi-unit, multi-story rental apartments are also assigned a value of seventy-two/one hundredths (0.72) per unit. Commercial-Industrial properties are assigned a value of one (1) for every 1,000 square feet.

In short, Voting Rights are determined by the Assessable Unit Value. Representatives to the Master Association do not carry the same number of votes.