



ON THE RANCH NEWSLETTER – JUNE 29, 2018

WWW.PALMERRANCH.NET



JULY 4TH - MASTER ASSOCIATION OFFICE CLOSED

The Master Association office will be closed **Wednesday, July 4th**, in honor of Independence Day and will reopen on Thursday, July 5th at 8:00am. On Palmer Ranch, smaller US flags have been set out to celebrate the signing of the Declaration of Independence on the Fourth of July in 1776. Have a safe and sunny Fourth of July!

News You Can Use

BRAZILIAN PEPPER TRIM

Landscape workers will be continuing trimming of the Brazilian Pepper trees throughout Palmer Ranch, weather permitting. *Please use caution when driving in active work zones.*



SARASOTA COUNTY NOTICES OF PUBLIC HEARINGS – **SEE ATTACHED**

CONDO DIRECTORS CERTIFICATION COURSE

Your Community Partners is offering a Condo Director Certification Course featuring guest speaker Kevin T. Wells Esq. on **Thursday, July 19th from 8:30am to 10:30am** at TPC Prestancia, 4409 Tournament Players Club Drive. Registration begins at 8am, please RSVP to boardcertclass@gmail.com by noon the Monday before the event. Space is limited.

CULVERHOUSE COMMUNITY GARDEN UPDATE

Calling all residents interested in raising organic vegetables in a congenial community garden setting. The Culverhouse Community Garden, located in the Culverhouse Nature Park at the head of the Legacy Bike Trail on McIntosh Rd, reports they have 6 plots available for the 2018-2019 season. The 80-plot garden is open to all Sarasota County residents. Find out more at the Friends of Culverhouse Community Garden website: Culverhousegarden.org. Contact them for a tour and to learn about the year-round activities at the garden.





Public Hearing
on a Proposed Amendment to Critical Area Plan
Amendment No. 98-01-SP
Osprey Revitalization Plan

Date: July 10, 2018

Location: Robert L Anderson Administration Center, County Commission Chamber, 4000 South Tamiami Trail, Venice, FL

Time: 1:30 p.m., or as soon thereafter as possible

Sarasota County Commission will hold a **public hearing** to consider an amendment to the Future Land Use Plan Map of the **Osprey Revitalization Plan**.

This is a privately initiated amendment to change a Conceptual Roadway, indicated on the Osprey Village Center Future Land Use Plan Map, that extends from the eastern terminus of Bay Acres Avenue, east to Old Venice Road, to a conceptual multi-use connection 22-foot wide.

A **Public Hearing** is scheduled for **July 10, 2018**, at **1:30 p.m.** or as soon thereafter as possible, at the **Robert L Anderson Administration Center, County Commission Chamber, 4000 S Tamiami Trail, Venice, Florida**.

All interested parties are invited to appear, be heard, and submit relevant evidence. A complete draft of the proposed ordinance is 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 hearing 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 hearing at the above address or by e-mail to planner@scgov.net. The public hearing may be continued from time to time as announced by the Board.

Planning and Development Services Department

1660 Ringling Blvd, 1st Floor

Sarasota FL 34236

planner@scgov.net

Please call 941-861-5000; TTY: 7-1-1 or 1-800-955-8771; or

email: planner@scgov.net or adacoordinator@scgov.net with your questions.

Planning and Development Services

Planning and Development Services provides unincorporated Sarasota County with land use services in collaboration with businesses, residents and neighboring jurisdictions to build a sustainable, prosperous community that distinguishes Sarasota County.



NOTICE OF PUBLIC HEARINGS

**PROPOSED AMENDMENTS TO THE SARASOTA
COUNTY COMPREHENSIVE PLAN AND ZONING
ORDINANCE AMENDMENT**

Date: July 11, 2018

Location: Sarasota County Administration Center, Commission Chamber,
1660 Ringling Blvd., Sarasota, FL

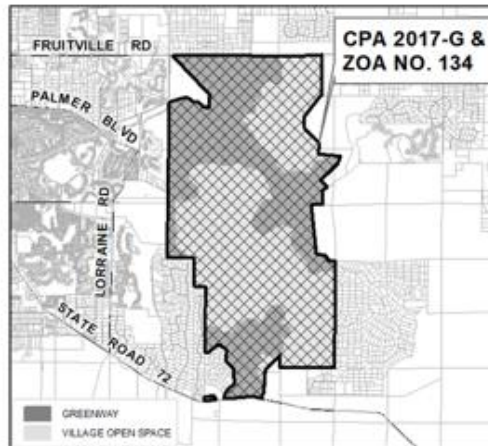
Time: 9:00 a.m., or soon thereafter as possible

The Sarasota County Commission will hold **public hearings** to consider the adoption of a proposed Comprehensive Plan Amendment and a Zoning Ordinance Amendment.

Comprehensive Plan Amendment (CPA) No. 2017-G: A privately-initiated amendment to the Primary Components of Chapter 8, Sarasota County 2050 Resource Management Area VOS Policy 2.1 and 2.6 of the Comprehensive Plan relating to Timing/Phasing of Development and Master Development Plan Options.

Zoning Ordinance Amendment (ZOA) No. 134: A privately-initiated Amendment, amending Appendix A, Article 11.3 and 11.4 of the Code relating to Application Submittal Requirements and Definitions.

The proposed amendments to policies and regulations are to allow for a two-step process for the future development of properties located south of Fruitville Road and north of State Road 72 (Clark Road) as defined in the Amendment as the "Central Village Planning Area" and generally shown on the map below:



You are invited to appear, be heard, and submit relevant evidence. A complete draft of the proposed ordinances 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 hearing at www.scgov.net, Meetings and Agendas (Meetings on Demand) to view or download.

You are invited to comment on the request by attending the public hearings or submitting your written comments to:

Planning and Development Services Department

1660 Ringling Blvd, 1st Floor

Sarasota FL 34236

planner@scgov.net

Please call 941-861-5000; TTY: 7-1-1 or 1-800-955-8771; or email: planner@scgov.net or adacoordinator@scgov.net with your questions.



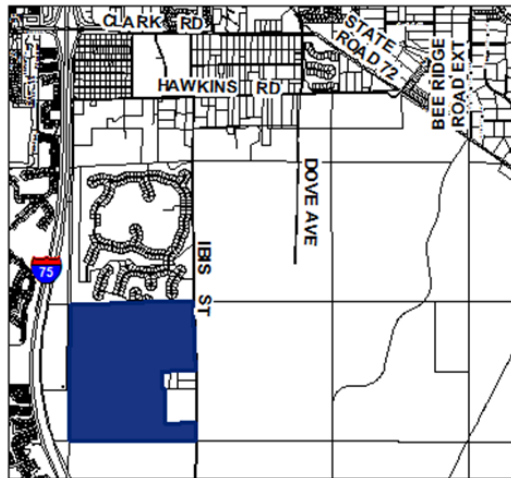
**Privately-Initiated
Comprehensive Plan Amendment No. 2017-B
Development of Critical Concern
Rezone Petition No. 17-07
Grand Lakes Village Planned Development**

Date: July 11, 2018

Location: Sarasota County Administration Center, County Commission Chamber, 1660 Ringling Blvd., Sarasota, Florida

Time: 1:30 p.m., or as soon thereafter as possible

The Sarasota County Commission will hold public hearings, continued from May 23, 2018, to consider the adoption of proposed privately-initiated Comprehensive Plan Amendment (CPA) No. 2017-B, Grand Lakes Development of Critical Concern (DOCC), for a development greater than 1,000 units and Rezone Petition No. 17-07 from RE-1/CS (Residential, Estate, 1 unit/2 acres/Conservation Subdivision) to Village Planned Development (VPD) zone district. This petition relates to property located south of Clark Road and west of Ibis Street and generally shown on the map below.



All interested parties are invited to appear, be heard, and submit relevant evidence. Written comments will be considered and may be sent to the Planning and Development Services Department prior to the public hearings at 1660 Ringling Blvd., Sarasota, Florida, or by e-mail to planner@scgov.net. A complete draft of the amendments, petitions and supporting documents are available during normal business hours in the Planning and Development Services Department at the address above on June 29, 2018. 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.

Please call 941-861-5000; TTY: 7-1-1 or 1-800-955-8771; or email: planner@scgov.net or adacoordinator@scgov.net with your questions.

Sarasota County wants your input!

NOTICE OF PUBLIC HEARINGS ON AMENDING SARASOTA COUNTY'S LAND DEVELOPMENT AND ZONING REGULATIONS TO ESTABLISH A UNIFIED DEVELOPMENT CODE

The Sarasota County Planning Commission will hold public hearings to consider a recommendation for adoption of the proposed Unified Development Code (UDC) that updates and combines the Land Development Regulations (Ch. 74 of the County Code of Ordinances) and Zoning Regulations (Appendix A of the County Code of Ordinances), which control development in Sarasota County.

Sarasota County is committed to keeping the public involved and up-to-date throughout this process. A [UDC Project web page](#) has been established for this purpose at www.scgov.net (Keywords: 'UDC Project'). The proposed UDC is subject to the full public hearing process, and final consideration by the Sarasota County Commission. The proposed UDC amends the Land Development and Zoning Regulations applicable to all unincorporated portions of Sarasota County, and on County-owned properties in incorporated portions of Sarasota County.

Sarasota County staff have been working with the consulting firm of Calvin, Giordano & Associates (CGA) to create the UDC. Phase I of this 3 phased effort was a discovery process conducted by CGA that involved discussions with various representatives of the community, public review bodies, and county staff. The existing policies and codes that pertain to current Land Development and Zoning Regulations were reviewed by these groups with the goal of identifying those areas where language can be consolidated, inconsistencies corrected, and potentially obsolete provisions evaluated.

Phase II engaged the community through public workshops to review draft language for the UDC. CGA drafted language for various articles of the proposed UDC that were reviewed at each of the workshops. These working drafts were made available for each of the workshop dates on the County's UDC Project web page. Hard copies were also available at the Planning and Development Services office at 1660 Ringling Blvd., Sarasota, First Floor.

Phase III now commences with the full public hearing and public review process. A tentative schedule of topics for each public hearing date is set forth below:

Date: July 12, 2018

Time: 5:00 p.m., or as soon thereafter as possible

Place: Sarasota County Administration Center, County Commission Chamber, 1660 Ringling Blvd., Sarasota, Florida

ARTICLE 1-General Provisions

ARTICLE 2-Purpose and Intent

ARTICLE 3-Prior Approvals/Conflicts/Vesting

ARTICLE 4-Development Review Authority

ARTICLE 5-Development Review Procedures

ARTICLE 15-Nonconformities

ARTICLE 17-Definitions

Date: July 19, 2018

Time: 5:00 p.m., or as soon thereafter as possible

Place: Robert L. Anderson Administration Center, County Commission Chamber, 4000 South Tamiami Trail, Venice, Florida

ARTICLE 6-General & Base Zoning District Development Standards

ARTICLE 7-Special Zoning District Standards

ARTICLE 8-Supplemental Development Regulations

ARTICLE 10-Special Development Regulations

ARTICLE 11-Sign Regulations

ARTICLE 14-2050 Regulations

Date: July 26, 2018

Time: 5:00 p.m., or as soon thereafter as possible

**Place: Sarasota County Administration Center, County
Commission Chamber, 1660 Ringling Blvd., Sarasota, Florida**

ARTICLE 9-Environmental Regulations

ARTICLE 12-Subdivision or Site Development Plan Application Requirements

ARTICLE 13-Subdivision or Site Development Plan Regulations

ARTICLE 16-Violations and Enforcement

ARTICLE 18-Standard Documents and Forms

You may also provide your comments by submitting them directly to the Planning and Development Services Department at planner@scgov.net.

Input received will be addressed by the consultant as the UDC Project moves forward.

Sarasota County prohibits discrimination in all services, programs or activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, religion, or genetic information. Persons with disabilities who require assistance or alternative means for communication of program information (Braille, large print, audiotape, etc.), or who wish to file a complaint, should contact Sarasota County ADA/Civil Rights Coordinator, 1660 Ringling Blvd., Sarasota, Florida 34236, Phone: 941-861-5000; TTY 7-1-1 or 1-800-955-8771, E-mail: adacoordinator@scgov.net.

Thank you for your time and interest in this effort!

We appreciate your feedback!