



ON THE RANCH NEWSLETTER – MARCH 2023

WWW.PALMERRANCH.NET

News You Can Use

WORLD WILDLIFE DAY

March 3rd is World Wildlife Day. It is a United Nations International day to celebrate all the world's wild animals and plants and the contribution that they make to our lives and the health of the planet.

Native habitat preservation and wildlife corridors are an integral part of the planning process in development on the ranch. It's a regular occurrence to see a Bald Eagle soaring overhead, having to slow for a Sandhill Crane to cross the road or witness a Roseate Spoonbill soar across a pond. One of the reasons many homeowners purchase homes on the ranch is due to the abundant wildlife. Members have witnessed Otters playing rambunctiously in our waterways. Further, nothing gets your attention quicker than hearing alligators practice their mating calls. Palmer Ranch also has Wild Turkey, Bobcat as well as the occasional Florida Panther sighting.



Sandhill Crane



Roseate Spoonbill



Bald Eagle



Great Blue Heron

INSTALLATION OF SPRING ANNUALS

Vincas are being planted at Palmer Ranch entrances and directional signs throughout the week of March 6th, weather permitting. Please use caution when driving through these areas.

ARTISTS OF PALMER RANCH MEETING – MONDAY, MARCH 6TH

Please join the *Artists of Palmer Ranch* at their next meeting on **Monday, March 6th, 10:30 am**, at Gulf Gate Library, 7112 Curtiss Ave. Any Palmer Ranch resident is very welcome.

If you like, bring your latest masterpiece! They'd love to see it!

Fifteen artists are exhibiting their work at Unity Church, 3023 Proctor Road, until March 29th. All are welcome to view these gorgeous pieces Monday through Friday from 10am to 4pm. All artwork is available for sale.



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HONORE AVENUE ROADWAY RESURFACING - COMING SOON

Sarasota County has contracted for resurfacing sections of Honore Avenue within Palmer Ranch. Following is the schedule, weather permitting: Honore will be done in 3 sections going northbound then southbound for the milling and structural asphalt - then 2 sections for the friction asphalt which is the finish product vehicles ride on. From 3/8 to 3/15 they will be working from Palmer Ranch Parkway to Bridgehampton then from 3/16 to 4/4 Bridgehampton to Clark Road. The friction course will take place from 4/26 until 5/17. Please use caution when driving along these areas.

REMINDER: DAYLIGHT SAVING TIME BEGINS

Please remember to move your clocks ahead one-hour early **Sunday, March 12th**, and change the batteries in your smoke detectors. Be sure to dispose of the 9V batteries safely!



PALMER RANCH SINGERS – SINGING FOR SPRING

You're invited to join the Palmer Ranch Singers for their Spring concert, "Why We Sing," on **Sunday, March 19th at 4 p.m.** (doors open at 3:30) at St. Andrew United Church of Christ, 6908 Beneva Road (Gulf Gate area). There'll be some Broadway, some classics, some tributes, and you will have a chance to join in the singing! Artistic Director Jane Hunder has arranged another wonderful program. Tickets are \$15 per person. Tickets are available from chorus members, or you may pay at the door on the day of the concert. Ticket sales provide music purchases, use of venue, a professional director, and musicians. The Palmer Ranch Singers hope you can join them on March 19th for a spirited program you're sure to enjoy. If you attended our December holiday concert, you know you're in for a toe-tapping treat! Questions? Contact Peggy Wells at pf58bmd@gmail.com

NATIONAL VIETNAM WAR VETERANS DAY – MARCH 29TH

National Vietnam War Veterans Day is a commemorative holiday in the United States, which recognizes the sacrifices that veterans and their families made during the Vietnam War. It is also a day to give proper recognition to the men and women who returned home from that war and didn't receive a proper welcome home. It's a holiday that's been celebrated since 1973 on either March 29th or March 30th of each year through a patchwork of state resolutions. However, in 2017, the date of the holiday was set as March 29th. This day is now officially known as National Vietnam War Veterans Day.

From all of us at the Master Association office, we thank you for your service and sacrifice. We are forever grateful!



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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Notice of Public Hearing

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Sarasota County Planning and Development Services Department wants you to know that a property owner of the Palmer Ranch Development of Regional Impact (DRI) has applied for: 1) Application for Incremental Development Approval (AIDA) XXX; and 2) Rezone Petition No. 22-31 to rezone approximately 25.9 acres from OUE-1 (Open Use, Estate, 1 unit/5 acres) to RSF-3/PUD (Residential, Single-Family, 4.5 units/acre/Planned Unit Development) zone district to allow for development of a 99-unit townhome community.

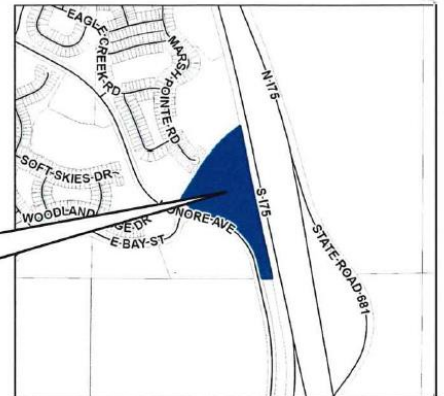
The Sarasota County Commission will hold Public Hearings beginning at 9:00 a.m., or as soon thereafter as possible, on March 21, 2023, at the County Administration Center, Commission Chamber, 1660 Ringling Blvd., Sarasota, Florida.

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 Tuesday prior to the public hearings at www.scgov.net. Meetings and Agendas (Meetings on Demand) to view or download.

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

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

AIDA XXX
RZ 22-31





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Everything You Need to Know About Palmer Ranch

The Master Association is the Palmer Ranch Master Property Owners Association, Inc. All owners of Residential, Commercial-Industrial and Recreational properties are Members of the Master Association.

The purpose of the Master Association is enforcement of the covenants, monitoring functions including governmental requirements of the development, maintaining, and enhancing the Master Association common area landscape including public road and drainage rights of way, as well as additional responsibilities further defined in the Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch.

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. Residential properties may further be identified as single-family homes, condominiums, apartments and assisted living facilities.

Communities on Palmer Ranch may be a single entity with many Sub-Associations within, such as Prestancia or Stoneybrook Golf and Country Club. Currently, there are 34 Residential class Communities on Palmer Ranch. Counting all Sub-Associations and Tract Communities there are currently:

25	Condominium Associations	4	Apartment Communities
46	Home Owner Associations	22	Commercial/Industrial interests
4	Assisted Living Facilities	2	Recreational interests

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

Some properties such as Adult Living Facilities, Covenant Life Church, TPC and the YMCA have an assigned value. The Glenridge, for example, is assigned 371-unit values, TPC 20, Covenant Life 10 and the Y, 5.

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.

Yes, Commercial-Industrial members pay assessments as well. For instance, Lowe's Home Center has a total of 140,000 square feet of commercial space and pays assessments on 140 units.



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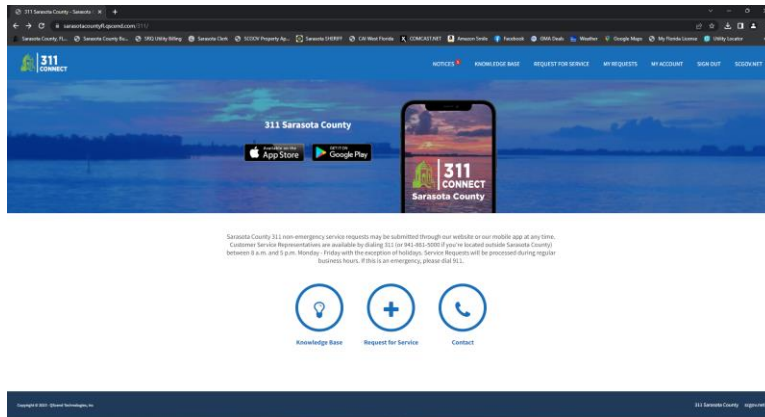
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Sue's Grounds Corner

Palmer Ranch Master Association has received several calls and emails lately relating to the condition of the roads, along with other street related complaints. In the past, one would call the 861-5000 phone number and a very nice operator took the information and registered the complaint with the proper department.

The county has new system of registering complaints, called 311 Connect. Now you must register your complaint online with their new website which you can access at <https://sarasotacountyfl.qscend.com/311/>.

If you see this screen, you've reached the correct website.



You will have to create an account to utilize the 311 online service.

After you register, you'll want to select Request for Service at the top of the screen and then just fill in the information on the next page when it opens.

On 'Issue Location', type a name of a road, after which a map will pop up and you can then scroll to the actual location. Click on the drag and drop pin and pull it to where you want the county to respond to. Click on next and this is where you're going to detail what type of request you're asking for. When you click on type of issue, a window of options appears. Most complaints will fall into the Road and Bridge or Traffic Operation category. Another window will open with details as to whether it's streetlights, potholes, traffic signals, etc.

Just fill in the information and you will receive an email confirming your request and the best news of all is that when the complaint has been addressed, you'll get another email that looks like this which I just received this afternoon. This is regarding the street light outage on HONORE 😊

