

ON THE RANCH NEWSLETTER – MARCH 2024

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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.

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

Sunpatiens are being planted at Palmer Ranch entrances throughout the week of **March 4th**, weather permitting. Please take caution when driving through these areas.

ARTISTS OF PALMER RANCH MEETING – MONDAY, MARCH 4TH

Please join the *Artists of Palmer Ranch* at their next meeting on **Monday, March 4th** at 10:30am, at Gulf Gate Library, 7112 Curtiss Ave. Any Palmer Ranch resident is welcome. If you like, bring your latest masterpiece! This month's featured Artist: Jo McGinnis



ART SHOW BY THE ARTISTS OF PALMER RANCH – THURSDAY, MARCH 7TH FROM 5PM TO 7PM

The Artists of Palmer Ranch invite you to their reception, with refreshments, to celebrate their newest art show, featuring 15 artists! While the Art Show will be held on **Thursday, March 7th from 5pm to 7pm** at Unity Church, 3023 Proctor Road, the gallery will be open during weekdays from 10am to 4pm at Unity Church. All the art will be for sale.



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PALMER RANCH NATURAL ASSETS EDUCATIONAL SERIES STARTS THIS MONTH!

Our own Palmer Ranch Watershed & Natural Assets Committee have put together an educational series, which begins this month, on **March 7th from 11am to Noon**, with a webinar on Closing Up Your Florida Home. Unoccupied homes in Florida are prime targets for mildew growth, storm damage, pests, and a host of other issues. Learn how to prepare your home -- inside and out -- before leaving for a long time. A checklist will be provided to help you remember key tasks. Instructor: Dr. Maria Portelos-Romero, Family and Consumer Sciences agent, UF/IFAS Extension Sarasota County. To register, click on the following link: <https://www.eventbrite.com/e/closing-up-your-florida-home-webinar-registration-753808480457?utm-campaign=social&utm-content=attendeeshare&utm-medium=discovery&utm-term=listing&utm-source=cp&aff=ebdsshcopyurl>

REMINDER: DAYLIGHT SAVING TIME BEGINS

Please remember to move your clocks ahead one-hour early **Sunday, March 10th**, and change the batteries in your smoke detectors. Be sure to dispose of the 9V batteries safely!



PALMER RANCH SINGERS – SINGING FOR SPRING – MARCH 10TH AT 4PM

Artistic Director, Jane Hunder, fantastic accompanist, Linda Lee Miller, and the Leadership Team have prepared a great program commemorating the 80th Anniversary of D-Day, guaranteed to have toes tapping, and the audience gets to sing along! Tickets are \$15 per person, payable at the door on the day of the concert. Join the Singers and their friends at St. Andrew United Church of Christ, 6908 Beneva Road (Gulf Gate area) for an afternoon of inspiring and uplifting music. The Palmer Ranch Singers are now a 501c3 entity. Donations are tax deductible, and all patronage is welcomed. Funds cover music purchases, use of venue, a professional director, and musicians. Questions? Contact Peggy Wells at pf58bmd@gmail.com.

GREEN TEAM EVENT AT THE GLENRIDGE – OPEN TO PALMER RANCH RESIDENTS

The members of The Green Team at The Glenridge on Palmer Ranch invite you to join them on **Tuesday, March 12th at 10:30am** in The Glenridge Theatre, located at 7333 Scotland Way, for a presentation by Jason Robertshaw, Program Manager at Mote Marine Laboratory & Aquarium. Mr. Robertshaw will discuss the innovative strategies that Mote is using to restore endangered coral reefs. Please RSVP to (941) 552-5325. Glenridge gate security will provide visitors with directions to parking and to the Theatre. Additional information is available at the Green Team website at www.glenridgegreenteam.org.

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!



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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.

Approval of new developments on and/or around Palmer Ranch is not a function of the Master Association.

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:

| | | | |
|----|----------------------------|----|---------------------------------|
| 34 | Condominium Associations | 5 | Apartment Communities |
| 54 | Homeowner Associations | 35 | 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 YMCA, 5.

Condominiums located within a community with an 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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Sue's Grounds Corner – Why do I have to live near a 'swamp'?

Some of our newer residents are inquiring about why the Restoration Area near their home looks more like a 'swamp' than a typical stormwater pond. Wikipedia's definition of a swamp is: 'A forested wetland. Swamps are transition zones because both land and water play a role in creating this environment. Swamps vary in size and are located all around the world. The water of a swamp may be fresh, brackish or seawater.' In my opinion, this is an ideal description for an environmental system on Palmer Ranch.

Palmer Ranch is home to seven restoration areas, four of which are owned and maintained by the Master Association. In the field of environmental planning, a restoration area refers to a specific location or site where efforts are made to restore its natural or historic functions. Here are some key principles related to restoration:

1. Preserve and protect aquatic resources.
2. Restore ecological integrity.
3. Restore natural structure and function.
4. Work within the watershed / landscape context.
5. Address ongoing causes of degradation.

Before many of the communities on Palmer Ranch were developed, Palmer Ranch was a maze of beautiful, natural, wetland areas. Through the development process, these wetland areas were 'restored' through engineered designs that were approved, and permitted, through Sarasota County, Southwest Florida Water Management District, Department of Environmental Protection, and the Army Corps of Engineers. These permits, and their mandates, live with the land. One of the key components of the Restoration Area permits is the requirement that we maintain **85% coverage with beneficial vegetation**. What is beneficial vegetation? I'll be covering that in a future newsletter, so stay tuned.

Suffice to say, these restoration areas are being maintained, as mandated, by the numerous permits, and not a unilateral decision by the Master Association Board of Trustees.

One of the areas we're the proudest of is Restoration Area F, which flows through the VillageWalk community. This area is owned and maintained by the Master Association. This area is home to a plethora of native plants, many of which are home to diverse wildlife.



Over the coming months, I'll be sharing the beautiful aspects of Restoration Area F, from its inhabitants to the native plants that bloom and thrive throughout the year. It's my hope, as you peruse these images, you'll look at these restoration areas with a different perspective and appreciate the beauty that is Palmer Ranch.



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Notice of Public Hearings

Notice of Public Hearings

Sarasota County Planning and Development Services Department wants you to know about proposed 1) **Small Area Comprehensive Plan Amendment No. 2023-06** to change the Future Land Use on 2.8 acres from MEDR (Medium Density Residential, > 5 and < 9 units/acre) to COM (Regional Commercial Center); 2) **Critical Area Plan Amendment No. 84-02-SP-2023** to add the Sarasota Square Development of Regional Impact (DRI) to the US 41/Beneva Road Critical Area Plan and amend conditions; 3) **Sarasota Square DRI Notice of Proposed Change (NOPC) No. 1** to add approximately 2.8 acres of land to the DRI, amend and restate the DRI Development Order Conditions, and add to the DRI Development Order a Master Development Plan reconfiguring the existing, approved development within the subject 90± acres to provide commercial, office, and residential uses; 4) **Rezone Petition No. 23-29** from CSC (Commercial Shopping Center) and RMH (Residential Mobile Home, 5 units/acre) to CG (Commercial General); and 5) **Special Exception Petition No. 1885** to request special exceptions for bar with outdoor entertainment, indoor entertainment, outdoor recreation and entertainment, special events in conjunction with an approved outdoor recreation use, and a garden center with outside merchandise. These petitions are for the redevelopment of the Sarasota Square Mall.

The **Planning Commission** will hold a **public hearing** beginning at **5:00 p.m.**, or as soon thereafter as possible, on **March 7, 2024**, at the **County Administration Center, Commission Chamber, 1660 Ringling Blvd., Sarasota, Florida.**

You 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. Copies of the petition and supporting documents will be available to view or download at www.scgov.net, (Keyword: "Planning Commission") the Friday prior to the public hearing.

You are invited to comment on the request by attending the public hearing 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

SA CPA No. 2023-06
CAP 84-02-SP-2023
NOPC-1
RZ 23-29
SE 1885

