



**Contact Us:**

5589 Marquesas Circle, #201  
Sarasota, FL 34233

**Telephone:** 941-922-3866

**Fax:** 941-922-1581

**Email:** [info@palmerranch.net](mailto:info@palmerranch.net)

**Website:** [www.PalmerRanch.net](http://www.PalmerRanch.net)

## On the Ranch Newsletter February 2025

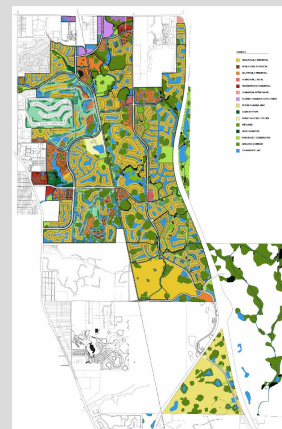
### INSIDE THIS ISSUE

- All About Palmer Ranch
- Palmer Ranch Area Map
- News You Can Use
- Sue's Grounds Corner
- Images from Palmer Ranch
- Local Happenings



Click [Here](#) to read all about Palmer Ranch.

Click [Here](#) for a Palmer Ranch Community Map.



## Communication from the Master Association to our Members

### Community Representatives to the Master Association

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.
- 2) Members of their Community or Tract Association.
- 3) Member of a Neighborhood Association within a Community Association.

Examples of Neighborhood Associations within a Community Association include Homeowner and Condominium Neighborhoods within Turtle Rock, Prestancia, and Stonybrook 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.

---

### The Legacy Trail - Intermittent Trail Closures - Now through Spring 2025

The Florida Department of Transportation construction of the pedestrian overpasses at Clark Road and Bee Ridge Road are moving closer to completion. There will be unannounced trail closures in the area with no detour available.



For information and design renderings, visit: [swfroads.com/project/440448-1](http://swfroads.com/project/440448-1).



### Preservation - Conservation Areas, and Native Habitats

Sarasota County has updated their Frequently Asked Questions to better define what is allowed in these areas. Click [Here](#) to read the article.

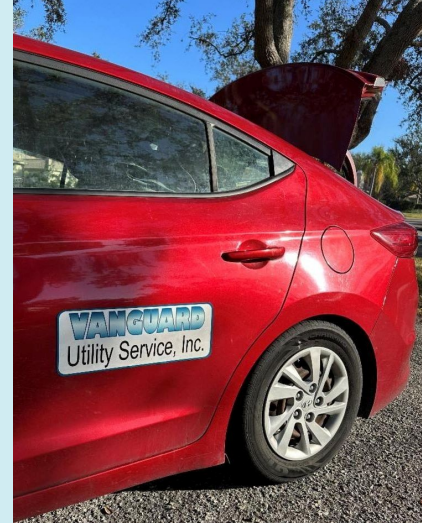
---

### Water Meter Replacement Project

Sarasota County is continuing upgrading water meters throughout unincorporated Sarasota County to enhance the utilities system and improve response times during weather events and year-round. This project started in 2023 on Siesta Key and is expected to take five years to complete the remaining meter replacements throughout unincorporated Sarasota County.

The updated meters feature advanced satellite-based technology, enabling water usage data to be collected remotely. This eliminates the need for staff to drive by meters for readings. The new technology allows the County's Public Utilities Department to identify and address issues within the system, such as leaks or breaks, more quickly, especially after weather events or other service interruptions and allows staff to restore service faster.

"This new technology is extremely helpful for our team and the community," said Brooke Bailey, Director of Public Utilities. "Following Hurricanes Helene and Milton, we were able to read the new meters on Siesta Key by satellite from the Emergency Operations Center, which allowed us to quickly restore water services by identifying areas with breaks."



Sarasota County Public Utilities has contracted Vanguard Utility Services to handle the remaining replacements throughout unincorporated Sarasota County.

Here's what residents in unincorporated Sarasota County need to know:

Residents will receive a postcard between 30 and 7 days before their scheduled service.

- Residents do not need to be home during the replacement.
- After the replacement, a door hanger will be left to confirm the work has been completed.
- Replacements take around 15 minutes, during which the water service will be briefly turned off.
- No boil water advisory is required after service is restored.

**Vanguard Utility Services staff will be wearing bright yellow branded with the Vanguard Utility Services logo and vehicles will display their logo.**

Click [Here](#) for additional information about the water meter replacement project or call 311 or 941-861-5000.



### Master Association Holiday Closure

The Master Association office will be closed on **Monday, February 17th** for the Presidents Day holiday. We will reopen at 8am on Tuesday, February 18th.

## Notices of Public Hearings

**Date:** Wednesday, February 12, 2025

**Time:** 9:00 am, or as soon thereafter as possible

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

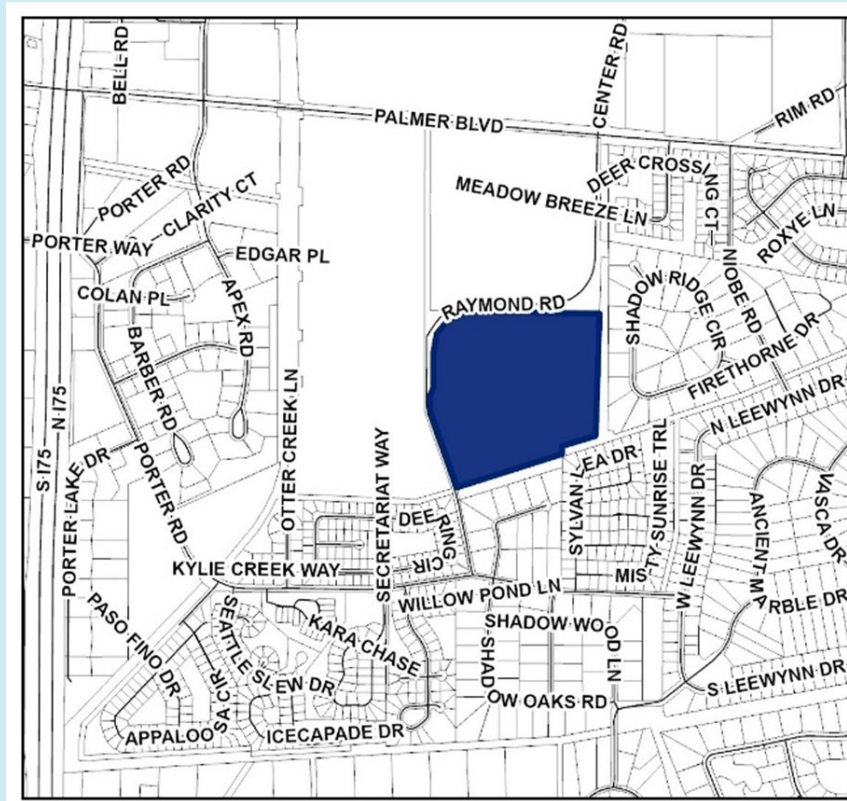
This project is not on Palmer Ranch; however, it is near the Celery Fields, which is visited by many Palmer Ranch residents.

### Notice of Public Hearing Regarding a Proposed Rezone Petition – RZ 23-30

Click [Here](#) to read the notice as listed on the Sarasota County website.

The Sarasota Board of County Commissioners will consider **Rezone Petition No. 23-30**

from **OUR (Open Use Rural, 1 unit/10 acres) to RSF-1/PUD (Residential, Single Family, 2.5 units/acre/Planned Unit Development)** zone district. The proposed change is to allow for future development of 126 detached Single-Family dwelling units. This petition relates to the property located south of Palmer Boulevard, east of Raymond Road, Sarasota, and generally shown on the map below:



**Date:** Thursday, February 20, 2025

**Time:** 5:00 pm, or as soon thereafter as possible

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

This project is on Palmer Ranch.

**Notice of Public Hearings on a Development of Regional Impact Notice of Proposed Change, Critical Area Plan Amendment, and Rezone Petition – NOPC No. 4, CAP No. 24-02-SP-2024, and RZ 24-15**

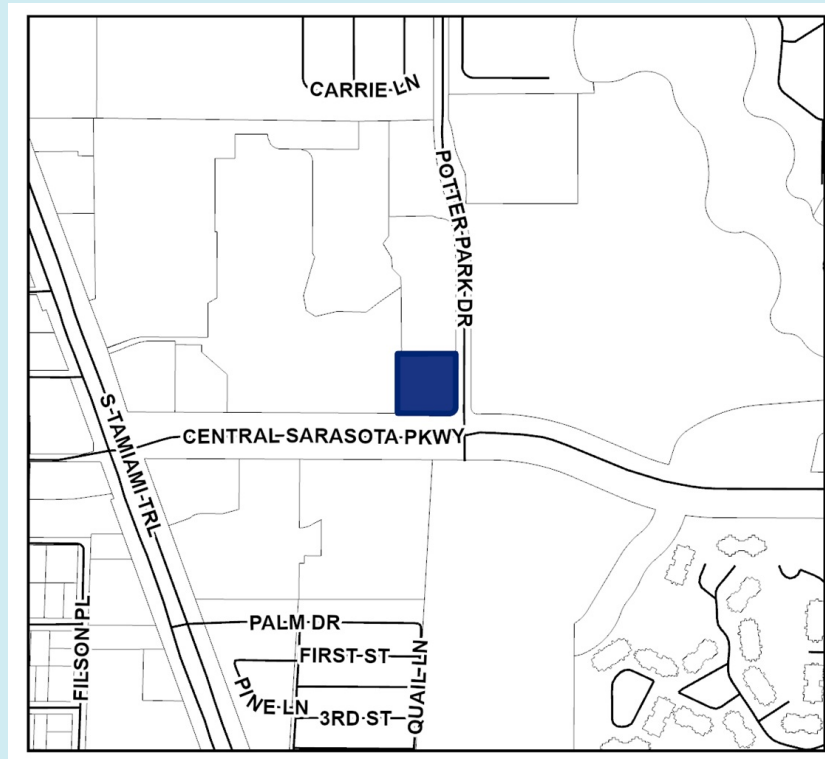
Click [Here](#) to read the notice as listed on the Sarasota County website.

**NOPC No. 4** – To change the land use designation for Tract #3 of Parcel KK within Increment V of the Palmer Ranch Development of Regional Impact from Office to Office/Commercial and exchange land uses from Office to Commercial. This conversion is to amend the 11,205 square feet of Office remaining within the Palmer Ranch Increment V Development Order to 4,500 square feet of Commercial and 8,786 square feet of Office uses.

**CAP No. 84-02-SP-2024** – To Amend Figure 1 of the 84-02-SP U.S. 41/ Beneva Road Sector Plan from Professional Office to Commercial General.

**Rezone Petition No. 24-15** - To rezone the subject parcel from OPI to CG zone district to construct a 6,700 square foot mixed-use structure containing 4,500 square feet of commercial and 2,200 square feet of office.

These petitions relate to the property located in the northwest corner of Potter Park Drive and Central Sarasota Parkway, Sarasota, and generally shown on the map below:



## Sue's Grounds Corner

### Stormwater Drainage

Now that you have that house you've always wanted on Palmer Ranch, here are the important things you need to know to make your life in Florida that much better:

- Your stormwater drainage system was originally designed by Stephen Suau, the very same person who made a presentation to the Sarasota County Commissioners on January 21, 2025. Watch that presentation here, Steve's part starts at about the 50-minute mark: [https://sarasotacounty.granicus.com/MediaPlayer.php?view\\_id=51&clip\\_id=6544](https://sarasotacounty.granicus.com/MediaPlayer.php?view_id=51&clip_id=6544)
- The stormwater structures in your ponds come in all shapes and sizes, whose main objective is to control the flow of the incoming and outgoing water. They are required to be inspected by Southwest Florida Water Management District (SWFWMD) every 5 years. This is to ensure the efficient operation of the system, as it was designed.
- Sarasota County's Land Development Regulations (LDR) provide regulations that guide development as it pertains to the force of flowing water and drainage of runoff. These rules require post-development conditions (the new amount of water) should not exceed those pre-development conditions (the old amount of water) for the 100-year storm. Since all communities must abide by the same standard and all communities must retain their own water, there should be minimal concern for flooding. HOWEVER, it's all dependent on maintenance of the stormwater system is completed properly and on a regular basis. Each community is responsible for their own maintenance.

## Images From Our Palmer Ranch Members



This photo was taken by Nancy Wilson from a lake near her home in the Prestancia community. Nancy noted that these white pelicans flew down from the upper Midwest and were in this Prestancia lake for two days in early December.

### ***New Life!***

This photo of a mourning dove nest was taken by Bill Sullivan from outside his kitchen window in the Sandhill Preserve community.



## Local Happenings



### **UF/IFAS Extension Sarasota County Classes**

The University of Florida's Institute of Food and Agricultural Sciences offers a number of local in-person and online classes that may be of interest to Palmer Ranch Residents.

The events/classes for 2025 include topics such as: EcoWalks, Green Living, Precious Water Resources, Preserving Food Through Dehydration, Are Molds on Food Dangerous, Protecting our Pets, How to Compost, and More!

Click [Here](#) to visit the UF/IFAS Sarasota website and learn more.

### **Sunrise Beach Walks at Siesta and Nokomis Beaches**

Sarasota County Parks, Recreation and Natural Resources is excited to announce the return of the popular sunrise beach



walks.

The walks will be held every Wednesday and Thursday **beginning Wednesday, February 5th**, and will finish **Thursday, March 27**, at Siesta and Nokomis beaches. Walkers are asked to check in with staff before or after their walk between 8-9:30 a.m.

Enjoy a fun and energizing start to the day with this community-favorite event. For just a one-time registration fee of \$5, participants will receive a punch card and have an opportunity to receive an event T-shirt and gift from the Florida Department of Health.

Details:

- Wednesdays at Siesta Beach: Register and check in at the main pavilion, 948 Beach Road, Sarasota.
- Thursdays at Nokomis Beach: Register and check in at the plaza classroom, 100 Casey Key Road, Nokomis.
- Walk at least one mile and check in between 8-9:30a.m. to have your card punched.
- Complete four walks to earn a t-shirt and complete eight walks to receive a gift from the Florida Department of Health in Sarasota County.

For more information, call 311 or visit [sarasotacountyparks.com](http://sarasotacountyparks.com).

## Glenridge of Palmer Ranch Presentation on The Health of Sarasota Bay



The Glenridge of Palmer Ranch Green Team invites you to join them for a presentation by Dr. Dave Tomasko on **Tuesday, February 11th at 10:30 am** at the Glenridge of Palmer Ranch Theatre located at 7333 Scotland Way, Sarasota.

Dr. Tomasko will discuss how he and his colleagues are working to improve the health of the Sarasota Bay. Dr. Tomasko is the Executive Director of the Sarasota Bay Estuary Program, a partnership of local cities and counties and the Southwest Florida Water Management District.

Attendance is free, but you are asked to contact **Yvonne at 941-552-5325** to reserve your seat.



## Artists of Palmer Ranch Monthly Meeting

If you draw, paint, sculpt, or simply have an interest in the visual arts, please join the *Artists of Palmer Ranch* at their next meeting on **Monday, March 3rd at 10:30 am at Gulf Gate Library, 7112 Curtiss Ave., Sarasota.**

Any Palmer Ranch resident is very welcome. If you like, bring your latest masterpiece! They'd love to see it!

**Featured Artist:** Barbara Swan  
**Title:** Park Guell- Barcelona

## Art Show

The Artists of Palmer Ranch invite you to a reception celebrating their newest art show. Reception is **Thursday, March 6th, from 5pm to 7pm** at Unity Church, 3023 Proctor Road. Unity Church Gallery is open weekdays from 10am to 4pm. All artwork is for sale.



**Do you love to Sing? Do you sing in a chorus or choir?**

You're invited to join the Palmer Ranch Singers as they begin preparation for their **March 23rd** concert. Their Artistic Director, Jane Hunder, fantastic accompanist, Linda Lee Miller, and their Leadership Team have prepared another delightful program for all to enjoy.

The Palmer Ranch Singers are now a 501c3 organization. Donations are tax deductible and may be sent to Palmer Ranch Singers, PO Box 52013, Sarasota, FL, 34232. Patronage is always welcomed and appreciated. Resources from dues, concert sales, and donations support the professional director and musicians, music purchases, and use of venue.

Check out the web site at [palmerranchsingers.com](http://palmerranchsingers.com) for information about the group and how to obtain a ticket for the concert.

## **Palmer Ranch Master Association**

### **Hours of Operation**

Monday - Thursday: 8:00 am - 5:00 pm

Friday: 8:00 am - 4:30 pm

Would you like to submit an article for consideration in a future newsletter? Click **Here** for our article submission guidelines and form.

Email completed form to:

**[Info@palmerranch.net](mailto:Info@palmerranch.net)**



#### **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.*

Palmer Ranch Master Property Owners Association, Inc. | 5589 Marquesas Cir., Ste. 201 |  
Sarasota, FL 34233 US