



## ON THE RANCH NEWSLETTER – FEBRUARY 2023

[WWW.PALMERRANCH.NET](http://www.PALMERRANCH.NET)

---

### News You Can Use



#### CRAPPE MYRTLE TRIM SCHEDULED

The Master Association contractor will be conducting the annual trim and shaping of the Crape Myrtle Trees on Palmer Ranch starting **Monday, February 6<sup>th</sup>**, weather permitting. Workers will be trimming in the areas of: Northridge Road, Palmer Ranch Parkway East, Sarasota Square Boulevard, Honore Avenue, McIntosh Road, and Central Sarasota Parkway. *Please use caution when driving in active work zones.*

#### ARTISTS OF PALMER RANCH MEETING – MONDAY, FEBRUARY 6<sup>TH</sup>

Please join the *Artists of Palmer Ranch* at their next meeting on **Monday, February 6<sup>th</sup>, 10:30 am**, at Gulf Gate Library, 7112 Curtiss Ave. Any Palmer Ranch resident is very welcome. If you like, bring your latest masterpiece!

#### TURTLE ROCK ANNUAL GARAGE SALE

Turtle Rock on Palmer Ranch is having their annual community garage sale on **Saturday, February 11<sup>th</sup> from 8am to 11:30am**. Both gates will be open, and maps will be handed out to guests upon entry. Come and enjoy shopping for some great finds!

#### STONEBROOK 20<sup>TH</sup> ANNUAL TWO' MILE WALK & TALK EVENT

Stoneybrook Golf & Country Club is hosting a two mile walk and talk event benefiting the Veterans program at Southeastern Guide Dogs on **Saturday, February 18<sup>th</sup>**. For more information, or to donate, visit: <https://www.guidedogs.org/stoneybrook/>.

#### FDOT HOSTING PUBLIC MEETING – **FLYER ATTACHED**

Florida Department of Transportation (FDOT) invites you to a public meeting for the Southwest Connect™ I-75 North Corridor Master Plan from south of State Route (SR) 777 (River Road) in Sarasota County to north of Moccasin Wallow Road in Manatee County. This Master Plan will lead to the long-term improvement of the interstate corridors in Southwest Florida by identifying solutions that are expected to help move people and goods safely and efficiently while balancing regional transportation needs with community concerns.

#### CONDO & HOA DIRECTORS CERTIFICATION COURSE SCHEDULE – **FLYER ATTACHED**

#### PRESIDENTS' DAY IS MONDAY, FEBRUARY 20<sup>TH</sup>

The Master Association Office will be closed on **Monday, February 20<sup>th</sup>** in observance of Presidents' Day, reopening at 8am on **Tuesday, February 21<sup>st</sup>**.



President's Day commemorates past presidents of the United States of America. Washington's Birthday was first celebrated as a holiday in the District of Columbia in 1880. It was made a federal holiday in 1885. Originally held on the anniversary of George Washington's birth, on February 22, in 1971 this holiday was moved to the third Monday in February.



## ON THE RANCH NEWSLETTER – FEBRUARY 2023

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

---

### **PALMER RANCH MASTER ASSOCIATION HAS SIGNED THE CAI CIVILITY PLEDGE – [SEE ATTACHED](#)**

At its January 26<sup>th</sup> meeting, the Master Association Board signed the CAI Civility Pledge. By adopting the Community Association Civility Pledge, the Master Association Board commits to embracing principles that establish a framework for effective community conversations.

### **SARASOTA BAY ESTUARY PROGRAM**

The application window for the Sarasota Bay Estuary Program's 2023 Sarasota Bay Partners Grants is now open. Sarasota Bay Partners Grants are competitive awards for projects in the Sarasota Bay watershed that promote habitat and water quality restoration, environmental education, and community involvement to benefit Sarasota Bay. This year, the Sarasota Bay Estuary Program is making a total of **\$100,000** available for grants with a \$10,000 cap on individual awards. Most organizations, including non-profits, civic associations, schools, businesses, and local governments are eligible to receive funding. Applications are due on March 1, 2022. Follow this link to learn more about the grant program and access the application materials: <https://sarasotabay.org/get-involved/apply-for-a-grant>

### **ADULT LEARNING CLASSES AT MOTE MARINE LABORATORY & AQUARIUM**

“Endless Oceans: Conservation in the Community” is an adult education course designed to give lifelong learners the opportunity to discover and explore the Gulf Coast's vibrant community of environmental conservation organizations. This course is available **Fridays from January 13<sup>th</sup> through March 10<sup>th</sup>**. For more information and to register for classes visit <https://mote.org/education/college-adults/lifelonglearning>

### **SURREY RIDES ON THE LEGACY TRAIL HAVE RETURNED FOR 2023**

Ready to travel the Legacy Trail? The Surrey Ride Program offers a way for residents and visitors the chance to enjoy Sarasota County's award winning and highly popular Legacy Trail. The program, which is a partnership between Sarasota County Parks, Recreation and Natural Resources and the Friends of the Legacy Trail (FLT) runs **every Wednesday now through April 12<sup>th</sup>**. Riders can sit back and enjoy the ride on a four-passenger, four-wheeled canopy covered surrey type bicycle while FLT volunteers provide the 45-minute pedal-powered trips. The ride includes information and history of the Legacy Trail and its surroundings. To pre-register for your free surrey ride, call (941) 486-2757. For more information visit <https://www.friendsofthelegacytrail.org/the-surrey-program/>



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](http://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.’*

# ON THE RANCH NEWSLETTER – FEBRUARY 2023

[WWW.PALMERRANCH.NET](http://WWW.PALMERRANCH.NET)

## Sue's Grounds Corner

It's that time of the year again fellow Palmer Ranch neighbors. It's Sandhill Crane colting season. Please, tell everyone you know who drives on Palmer Ranch roads to SLOW DOWN and stay within the speed limit. In the past few weeks, I've seen several new families of Sandhill Cranes on the property which means that there will be lots of babies crossing our roads in the coming weeks! If people just simply drive the speed limit, they should be able to spot the babies on the roads and be able to stop in time so that they're not killed! Nothing breaks this writer's heart more than seeing any dead animal on one of our roads, never mind a baby!!! Have you ever heard a female Crane crying after a lost baby, it's a sound I'll never forget, it's also a sound I hope none of you will ever have to hear.....



### *Did you know?*

Baby Sandhill Cranes are called colts, because of their long strong legs. Sandhill Cranes mate for life and lay two eggs that incubate for about a month. Both parents take turns sitting on the eggs. A day after hatching, the colts can travel with their parents.

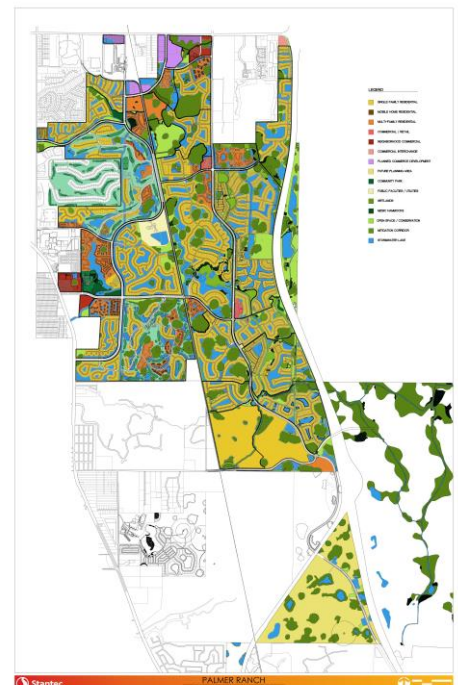
## Everything You Need to Know About Palmer Ranch – Just How Big is Palmer Ranch?

The development area of Palmer Ranch is defined by the Master Development Order (MDO), filed with the state, region, and county. This instrument allows up to 14,200 residential building values, as well as other values, such as Commercial-Industrial space, within the development area.

Look to the Master Association website at [www.palmerranch.net](http://www.palmerranch.net) for outline of the development area containing 7,000± acres. Note from the website map the perimeter of the Development Area is not a rectangle.

Parcels of land within the MDO become part of the Master Association when an Incremental Development Order (IDO) is approved, thus size of the Master Association is not static. It will continue to grow until build out of land available within the Development Area.

There is an additional 2,400 acres (approximately) of Palmer Ranch, on the east side of I-75. At this time, this land is not anticipated to become part of the Master Association, and there is no Development Order for this land.





# CONNECTED

INTERSTATE 75 (I-75) NORTH CORRIDOR MASTER PLAN STUDY | 2022

MOVING FORWARD...TOGETHER

Florida Department of Transportation (FDOT) - District One

Financial Management No: 442518-1

## PROJECT CONTACTS

Interstate Project Manager

Joshua Jester

Joshua.Jester@dot.state.fl.us

I-75 Project Manager

Nicole Harris, PE

Nicole.Harris@dot.state.fl.us

## WHAT IS A MASTER PLAN?

A Master Plan is a document that summarizes a community's vision for future transportation and provides a set of recommended improvements to enhance safety and mobility.

Development of a Master Plan involves data collection, public outreach, analysis of current and future transportation needs, and the identification and evaluation of potential projects to address those needs.

## fast facts



The Florida Department of Transportation (FDOT) invites you to a public meeting for the Southwest Connect™ I-75 North Corridor Master Plan from south of State Route (SR) 777 (River Road) in Sarasota County to north of Moccasin Wallow Road in Manatee County. This Master Plan will lead to the long-term improvement of the interstate corridors in Southwest Florida by identifying solutions that are expected to help move people and goods safely and efficiently while balancing regional transportation needs with community concerns.

FDOT is currently analyzing the interstate system's existing transportation challenges. The findings of the analysis, as well as recommendations to enhance safety and mobility, are documented in a Master Plan. The planned improvements identified in the Master Plan may include widening, managed lanes, modifying interchanges, and/or evaluating new interchanges. The Master Plan will also include public outreach, such as this, which will serve as input in the identification and prioritization of projects to move forward into the Project Development process. This project is currently in the Planning and Feasibility Phase, the beginning of the process. This long-range approach provides a regional perspective to identify the areas where future demand is predicted. This Master Plan will serve as a guide to allow FDOT to focus future efforts and funding toward the most critical areas first.



### CORRIDOR LIMITS:

I-75 from south of SR 777 (River Road) to north of Moccasin Wallow Road

For your convenience, FDOT is providing multiple ways to participate:

### AVAILABLE TO VIEW ONLINE:

Monday, February 20 - March 6, 2023

via the project website at:

[www.swflinterstates.com/i75-north-corridor/](http://www.swflinterstates.com/i75-north-corridor/).

### LIVE ONLINE EVENT:

Tuesday, February 21, 2023, 6 p.m.

Register at:

<https://bit.ly/I-75North>

### IN-PERSON OPEN HOUSE:

Thursday, February 23, 2023, 5 p.m. - 7 p.m.

The Realtor Association of Sarasota & Manatee

2320 Cattlemen Road, Sarasota, FL 34232

The online meeting includes a virtual tour with multiple interactive stations containing video and other static displays all designed to introduce the project and study process, present information regarding existing conditions, and receive feedback. The in-person open house will provide the same materials and information as the online meeting materials. Comments can be provided through the project website and questions can be answered by calling the FDOT Project Manager, Nicole Harris, P.E., at (863) 519-2335 or via e-mail at nicole.harris@dot.state.fl.us. In addition, FDOT is hosting a LIVE Question and Answer Event ONLINE beginning at 6 p.m. on Tuesday, February 21, 2023. A registration link for the LIVE Online Q&A event can be found at [www.SWFLInterstates.com/north-corridor-vpm](http://www.SWFLInterstates.com/north-corridor-vpm).

While comments about the project are accepted at any time, please note that comments must be received or postmarked by Monday, March 6, 2023, to be included in the formal workshop record. A summary of the workshop comments and responses will be available on the webpage approximately 30 days following the close of the comment period.

The Florida Department of Transportation is required to comply with various non-discrimination laws and regulations, including Title VI of the Civil Rights Act of 1964. Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

Para información en español por favor comuníquese con nuestro representante, Luis Díaz al 407-710-3341. Nos interesa mucho la opinión del público sobre este proyecto.

The Florida Department of Transportation may adopt this planning product into the environmental review process, pursuant to Title 23 U.S.C. § 168(d)(4), or to the state project development process.



*You're Invited!*

**"YOUR COMMUNITY PARTNERS"**

Proudly offers the following FREE DBPR

**"Condominium and HOA Director Certification Courses"**

*We're pleased to present our Guest Speaker:*

**Kevin T. Wells, Esq.**

Board Certified Specialist, Condominium and Planned Development Law

Law Offices of Wells | Olah | Cochran, P.A.

**Carlisle Inn**

**3727 Bahia Vista St, Sarasota, FL 34232**

**January 11, 2023**

**Condo** Course  
8:30am- 11:30am

**February 8, 2023**

**Condo** Course  
8:30am- 11:30am

**March 8, 2023**

**Condo** Course  
8:30am- 11:30am

**April 12, 2023**

**Condo** Course  
8:30am- 11:30am

**January 18, 2023**

**HOA** Course  
8:30am -11:30am

**February 15, 2023**

**HOA** Course  
8:30am -11:30am

**March 15, 2023**

**HOA** Course  
8:30am -11:30am

**April 19, 2023**

**HOA** Course  
8:30am -11:30am

Please arrive 15-30 minutes early for registration.

Please verify if you are living in a Condominium or HOA Association before you register, these classes are different. If unsure, please contact your association manager.

Please **RSVP** to [boardcertclass@gmail.com](mailto:boardcertclass@gmail.com) by 12:00 noon the Monday before the event as space is limited.

Although there is no cost to you personally, the sponsors are charged per attendee. If you find you are unable to attend after making a reservation, please let us know as soon as possible.

**Gourmet Breakfast Buffet included in this free seminar.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Association: \_\_\_\_\_ Email: \_\_\_\_\_



**Proudly Sponsored By:**



*You're Invited!*

**"YOUR COMMUNITY PARTNERS"**

Proudly offers the following FREE DBPR

**"Condominium and HOA Director Certification Courses"**  
**Virtually on Zoom Meetings**

*We're pleased to present our Guest Speaker:*

**Kevin T. Wells, Esq.**

Board Certified Specialist, Condominium and Planned Development Law  
Law Offices of Wells | Olah | Cochran, P.A.

**Evening Zoom Meeting's**

**May 10, 2023**

**Condo** Course  
5:30pm- 8:30pm

**May 17, 2023**

**HOA** Course  
5:30pm -8:30pm

*Note: Registration begins  
at 5:30pm  
Certification Course begins  
at 6:00pm*

Please verify if you are living in a Condominium or HOA Association before you register, these classes are different. If unsure, please contact your association manager.

Please **RSVP** to [boardcertclass@gmail.com](mailto:boardcertclass@gmail.com) by 12:00 noon the Monday before the event.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Association: \_\_\_\_\_ Email: \_\_\_\_\_

**Proudly Sponsored By:**



# talk. listen. respect.



## Community Association Civility Pledge

**A commitment to fostering a climate of open discussion and debate, mutual respect, and tolerance between all who live in, work in, and visit our community.**

- 1. We expect each individual**, whether a resident, guest, board or committee member, community association manager, staff member, business partner, or contractor, to be accountable for his or her own actions and words.
- 2. We believe all interactions in the community should be civil despite any differences of opinion on a particular issue.** We believe in finding common ground and engaging in civil discussion about community issues important to each of us.
- 3. We vow to respect all points of view and will strive to provide a reasonable opportunity for all to express their views openly—without attacks and antagonization.** We agree to keep our discussions focused on the business issues at hand, as well as on the ideas and desired outcomes.
- 4. We urge all residents to be engaged and informed.** Get to know your neighbors, your board members, and your community manager. Attend meetings, join a committee, or serve on the board. Understand the community's rules, regulations, and covenants, and the value they add. Ask questions, share your opinions, and vote.
- 5. We also encourage all residents to review Community Associations Institute's (CAI) Rights and Responsibilities for Better Communities.** The principles laid out in the document can serve as important guideposts for all those involved in our community: residents, guests, board and committee members, community association managers, staff members, business partners, and contractors. Read more at [www.caionline.org/RightsandResponsibilities](http://www.caionline.org/RightsandResponsibilities).
- 6. We believe these commitments to civility, as well as engaged and informed residents, are a vital part of our shared goal of being a vibrant, thriving community.**

*These commitments are guiding principles. They are not governing documents or legally enforceable and do not give rise to penalties if they are not followed.*

If you agree with these commitments to civility, please sign and return the document.

---

COMMUNITY ASSOCIATION NAME

---

ADOPTION DATE

*By the creation and adoption of the CAI Civility Pledge, the College of Community Association Lawyers (CCAL) recognizes the importance of civility in community association governance. Complete and email your civility pledge to [government@caionline.org](mailto:government@caionline.org). For questions, call (888) 224-4321.*

