

Englewood

Community Redevelopment Area



Annual Report

Fiscal Year Ending September 30, 2006

englewood
The Getaway on Lemon Bay™

Sarasota County Community Redevelopment Agency

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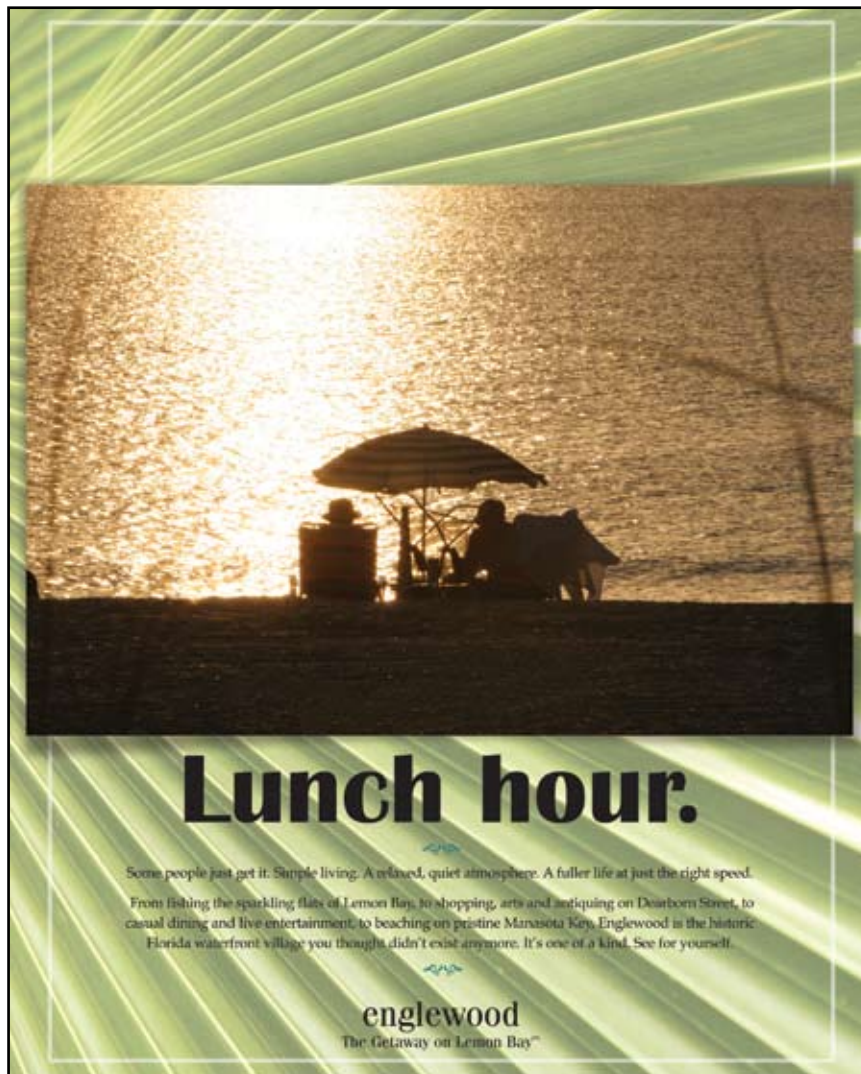
Norman Caldwell

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This report provides an overview and detailed description of the activities, accomplishments and the financial standing of the Englewood Community Redevelopment Agency (CRA) from October 1, 2005, through September 30, 2006, as required by Florida Statutes 163, Part III.

The Englewood CRA was established on March 31, 1998, by the Sarasota County Board of County Commissioners after accepting the "Findings of Necessity" that determined areas of Englewood were appropriate for rehabilitation, conservation or redevelopment. The Board further directed staff to work with the Englewood residents, businesses, and other stakeholders to prepare a Redevelopment Plan. The Board acted on May 26, 1998 to establish itself as the Sarasota County Redevelopment Agency and, at this same time, appointed a seven-member board to serve as the Englewood CRA Advisory Board.

On December 14, 1999, the Englewood Redevelopment Plan was adopted by resolution and a Redevelopment Trust Fund was established by Ordinance No. 99-085. The establishment of the trust fund allowed for the appropriation of tax increment financing (TIF) to be used in undertaking and carrying out the community redevelopment plan. The base year for the TIF was established as 1999. The TIF provides for the Ad Valorem taxes collected within the CRA area that are above the 1999 base tax value to remain in Englewood and to be dedicated for projects identified in the Redevelopment Plan.

Letter from the Chair



Redevelopment means building the vision, fulfilling our hopes for a vibrant Englewood that we set out upon many years ago. In the past year, we have seen continued progress toward reaching the objectives of the Englewood Community Redevelopment Area with the help of our local advisory board, concerned citizens and other stakeholders. It is truly exciting to watch as the visions we dreamed about are now beginning to blossom.

Of particular significance, we continued to acquire prime waterfront properties along Lemon Bay. Not only will these acquisitions assure the public of continued public access to Lemon Bay and expanded recreational opportunities within the CRA, but they lay the cornerstone for the plans that will come forward as we update the CRA's Five-Year Plan later this year.

We also saw the completion of the Retail Market Analysis for the CRA, another important element to the overall planning for the CRA. Armed with the data in this report, we have accurate and current data upon which to base sound decisions as we go forward with the update to the Five-Year Plan.

These two efforts merely highlight a year that was filled with exciting progress as we strived to reach our redevelopment goals in Englewood.

It has been an honor for me to serve as Chair of the Board of the Englewood Community Redevelopment Area. I look forward to another year of working with the dedicated members of our advisory committee, involved citizens, and staff as we continue to build the vision.



Commissioner Nora Patterson, Chair
Sarasota County Commission and the Sarasota County CRA

Community Pictures



Background



Originally inhabited by Native Americans, Englewood's first Caucasian settlers arrived in 1878. The preferred mode of transportation was by schooner on Lemon Bay or the Gulf of Mexico. In 1894, the Nichols brothers purchased 2,000 acres on the bay after hearing about the area at the 1893 Columbian Exposition in Chicago. On August 17, 1896, they platted the City of Englewood on land which, at that time, was in Manatee County. Englewood was actually named for their hometown in Illinois.

The Nichols brothers sold property in the downtown area as part of a package deal that provided large lemon grove lots on the outskirts of the town for each home site. Their plan was for the residents to grow lemons on their agricultural lot, since citrus was needed at that time to prevent scurvy, and the brothers hoped to develop a new industry for the area in the process. Following two devastating winters in 1894-95 with heavy frost that killed the young trees, the lemon grove idea was abandoned. The Nichols brothers built the Englewood Inn and tried to promote Englewood as a winter resort. They had a number of Chicago residents that were drawn to the area for the winters. Eleven years later, the Inn burned to the ground and was not rebuilt. Fishing, lumber and turpentine became the budding industries.

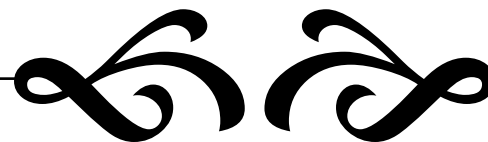
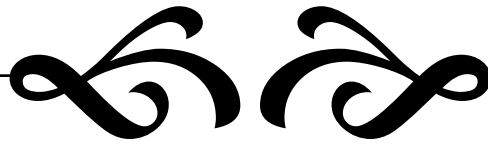
Growth continued to occur in Englewood, slow at times, rapidly at others, always seeming to mirror the fluctuations in the national economy and the Florida real estate markets. Early on, the town's growth was aided by its location on Tamiami Trail, a portion of which was Dearborn Street, the center of the business district. Unfortunately, in the 1940's, the Trail shifted to a new, more direct route, leaving Englewood off the beaten path. This was a mixed blessing for Englewood, which lost traffic and business viability for many years and yet saved the community from being developed with strip-type development that exists along most of U.S. 41.

Englewood is now an unincorporated community of approximately 32,000 residents that is geographically split between southwestern Sarasota County and northwestern Charlotte County. Englewood is governed by the respective county governments.

Located 25 miles south of the City of Sarasota and 10 miles south of Venice, Englewood is known for its relaxed living, quality of life and beautiful water bodies including Lemon Bay, Forked Creek, Gottfried Creek and the Gulf of Mexico. While a majority of the residents are retirees, the community provides a wonderful small town atmosphere with excellent amenities that include a hospital, great schools, nearby community colleges, a downtown business district, abundant parks and recreational opportunities and a live theater.

The Englewood Water District, an independent special district, provides public water and sewer to 44 square miles of the Englewood community. The Englewood Fire District, established as a special district, serves the community for fire service and works cooperatively with Sarasota County for staffing of the Emergency Services and Fire Inspectors. The Sarasota and Charlotte County School Districts have an inter-local agreement allowing Charlotte County residents to use the Englewood Elementary School, located in Sarasota County, and the Sarasota County students to use the Middle and High Schools, located in Charlotte County. A seven-member Englewood Area Planning Advisory Board was established in 1995 by Sarasota County, Charlotte County and the City of North Port to advise each jurisdiction regarding coordinated public services for Englewood.





CRA Projects Overview



During fiscal year 2006, the following redevelopment projects were completed, which directly improved the sustainability of the community:

- The Retail Market Analysis was completed by Strategic Planning Group, Inc. and recommendations with priorities were identified.
- Funding from the Neighborhood Initiative Improvements Program was used to install two information kiosks and provide improvements to several street ends that meet the bay.
- The CRA Office was relocated to 693 B Old Englewood Road.
- An Administrative Assistant II position was added to the CRA staff to assist with projects and the increased volume of inquiries on Englewood.
- The Storefront Improvement Program provided funding for two businesses. A total of \$30,000 in public funding was leveraged to create \$114,930 in private investment improvements to existing buildings.
- The Marketing Plan was updated with cooperation from Olde Englewood Village Association with the marketing activities focused on Englewood as a "destination." Activities included newspaper, radio and magazine ads, an insert in the newspaper with the activity schedule, streetlight banners, a Web site, direct mail, advertisement in the Englewood-Cape Haze Chamber Visitor's Guide, a visitor brochure/map and sponsorship of Englewood History Week and other community events.
- Requested proposals for marketing services and negotiated services for FY2007 with Odatto Marketing Group in Sarasota, Florida.
- Landscaping along Dearborn Street and the adjacent area was maintained on a 7-10 day schedule that includes cutting grass in the right of way, removing weeds from the paving, edging, blowing sand from the brickwork and picking up downed branches.
- Two waterfront sites were purchased for public water access and this expanded the public property at 61 Cherokee St. and 10 Harbor Lane to about 1.8 acres each. The sites' end use will be determined with community input and will be part of an update to the Redevelopment Plan.
- Completed design of improvements to the Cedar Street Parking Lot. This will include new paving, lighting, bathroom facilities, a directional kiosk, handicap parking and drinking fountains. Facility construction is expected to be completed in early 2007.
- Creation and maintenance of the Englewood CRA website – www.scgov.net/hometownenglewood.
- Participated with other community organizations and residents to develop the application for SR776 as a Scenic Highway.
- Contracted for a parking study in the downtown business district to identify future on-street and off-street parking opportunities.
- Cooperatively worked with the Sarasota County Storm Water Division to prepare a plan for a regional storm water system for new development.
- Worked with Sarasota County Planning Staff to implement a County-initiated rezone that will create a Residential/Commercial Transition Overlay District (artist district) and amend the Town Center Plan.
- Stantec Consulting Services, Inc. was selected to update the Englewood Redevelopment Plan. The project is expected to be completed in the second quarter of FY2007.
- Explored opportunities for a new performing arts center in partnership with the Lemon Bay Playhouse.



Project Spotlights



Waterfront Acquisitions



The CRA acquired two parcels of property, adding to the waterfront property publicly owned. The property will provide future public access to Lemon Bay for residents and visitors. The two parcels, located at 61 Cherokee St. and 10 Harbor Lane, will allow the CRA to develop each site to serve different purposes while helping to meet the community's needs.

Retail Market Analysis

Strategic Planning Group was hired to complete a Retail Market Analysis of the Englewood CRA. The study indicated that 100,000 square feet of additional retail space is needed on Dearborn Street and that the CRA should actively be recruiting a recommended mix of businesses. The analysis further identified that the success of Englewood's downtown as a destination will rely on other points of interest in the community including a possible performing arts center, a museum, the development of the public waterfront properties and a ferry to Blind Pass Park to connect Englewood to the Gulf beach.

The entire analysis and Executive Summary is available on the website under "CRA Reports" at: www.scgov.net/hometownenglewood.



Project Spotlights (cont'd)



Storefront Improvement Program

The photos below show the before and after of two properties that participated in the Storefront Improvement Program. The program is available to assist owners of existing commercial property in making improvements that reflect an Old Florida style. Guidelines and the application are available on the CRA website under "CRA Programs." The Englewood Architectural Guidelines are also available under "CRA Reports." The CRA website is: www.scgov.net/hometownenglewood.



Banyan Court Before



Banyan Court After



Cafe Geneva Before



Cafe Geneva After



Project Spotlights (cont'd)



Marketing Activities

The CRA continues to work with the Olde Englewood Village Association, the Englewood Chamber and merchants within the CRA to promote the community as a destination. The cooperative advertising program has seen an increase in participants and the increase in sponsored events on Dearborn Street has helped develop a "sense of place." Marketing activities included street banners and decorations, radio and print ads, brochures, direct mail marketing, newspaper inserts of a calendar of events, event sponsorship and public relations information.



Stormwater Feasibility

The CRA added the downtown Stormwater project during fiscal year 2006, based on the results of a feasibility study that was conducted by WilsonMiller. The conclusion of the study was that the downtown district could be served by a collective system that would include pond, baffle boxes and vault treatment methods. WilsonMiller was contracted to start on the design of a system that will serve the new construction planned for downtown. In FY2007, as the service area, construction cost and maintenance of a system can be determined, policies for connection to the system will be established.

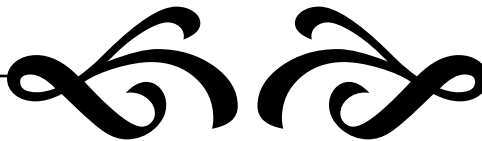


Property Values and New Development Starts



The Englewood CRA property values continued to improve in 2006 and started leveling off after a couple of years of double-digit increases. The community continues to see increased visitors due to the dedication of the Englewood-Cape Haze Chamber of Commerce, Olde Englewood Village Association (a local merchants association) and projects implemented through the CRA. Businesses are reporting some increase in sales and rent rates of existing buildings have increased slightly over the previous year. The current mix of businesses includes specialty shops, restaurants, antiques, art galleries and unique home furnishings catering to a niche market and helping to establish Englewood as a destination. The restaurants offer a variety of cuisine and entertainment and continue to see positive improvement in their business.

The community is attracting new residents enthusiastic about the redevelopment of the small town. Most often noted by the residents as key features of Englewood are the relaxed, friendly atmosphere, natural parks, access to the waterways and the small-town charm. Other assets cited by new residents include the quality of the schools, reasonable housing costs and close proximity to the beach, waterways and Englewood Hospital. The increased demand for residential housing has sparked several new developments within the CRA and in FY2006, permits were issued for 84 new residential units with an estimated construction cost of \$13,958,881 and 64 residential additions or alterations for an estimated cost of \$1,678,838.

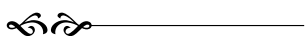


Dearborn Street and Beyond

In 1999, when the Redevelopment Plan was adopted by the Board of County Commissioners, the focus of the redevelopment effort was on downtown Englewood. In fact, many of the projects that made it into the original Redevelopment Plan came from the Town Center Plan that had been completed in 1997. The Englewood downtown area was lacking private investment and many of the shops were vacant and in poor condition. The businesses in the downtown area struggled to sustain themselves and the adjacent residential area was also showing signs of distress.

The County initiated the first major project, the Streetscaping for Dearborn Street, with the Sarasota County 1-cent sales tax and authorized an additional \$900,000 for waterfront acquisition. The Streetscaping was completed in 2002 before any substantial TIF revenues were received by the CRA.

The CRA has provided routine landscape and maintenance of the street and several street ends that connect to the Bay, improved the public parking, provided a local office for information on all County programs, acquired additional key properties to help maintain public access to Lemon Bay and most importantly worked with local organizations to improve the quality of life for the residents in Englewood. Other projects that the CRA has underway which benefit the entire CRA include: marketing activities, a Storefront Improvement Program, Architectural Design Guidelines and creation of a Web site to help share information and give Englewood a Web presence.



Future Activities



Looking Toward the Future



The CRA continues to work actively on several projects including:

- Develop the waterfront properties to create more points of interest and public access to the bay to serve both the residents and Englewood visitors. The sites should assist in creating points of interest that add to the redevelopment and improve the access of residents to Lemon Bay. There is community interest for the development of a pier, a botanical garden, a boat dock, a maritime, history or Gauguin museum and a landing for a ferry boat to Blind Pass Park.
- Provide information to individuals, developers or businesses inquiring about the Englewood community and continue to work with the Englewood–Cape Haze Chamber of Commerce and Olde Englewood Village Association to promote Englewood as a destination and as a place for new businesses.
- Recruit new businesses to the community to increase employment opportunities throughout Englewood and add to the mix of businesses in the downtown area. Work with the Economic Development Corporation and the Englewood Chamber to promote the community more effectively.
- Provide for improved landscaping and streetscape maintenance in downtown Englewood to improve the pedestrian experience.
- Continue to promote Englewood and build its identity through cooperative advertisements and increased public relations activities.
- Continue the implementation of the Storefront Improvement Program and promote the Old Florida vernacular for new residential and commercial development.
- Coordinate the development of the County-owned property for parking, stormwater and redevelopment needs.
- Improve way-finding signage throughout the Englewood community.
- Complete the update of the Englewood Redevelopment Plan and start the implementation.



Understanding the Financials



In accordance with Generally Accepted Accounting Principles (GAAP), interfund loans are not considered revenue to the receiving fund nor an expense of the giving fund. Instead, these items are reflected as payables and receivables on the Balance Sheet, and the related debt service for these loans is recorded as transfers out of the fund on the Statement of Revenues, Expenditures and Changes in Fund Balance. In addition, governmental funds only report spendable assets on their financial statements. Therefore, capital assets of the CRA fund are not reported on the fund financials, but rather on the government-wide financials.

Sarasota County, Florida Balance Sheet Englewood Community Redevelopment Agency September 30, 2006

ASSETS

Cash and Investments	\$ 796,630
Interest Receivable	\$ 21,440
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Total Assets	\$ 818,070

LIABILITIES AND FUND BALANCE

Liabilities:	
Accounts Payable	\$ 15,461
Wages and Benefits Payable	\$ 4,669
Advances from Other Funds	\$2,100,000
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Total Liabilities	\$2,120,130

Fund Balance:	
Unreserved, Undesignated	(1,302,060)
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Total Fund Deficit	(1,302,060)

Total Liabilities and Fund Balance	\$ 818,070
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Understanding the Financials



Sarasota County, Florida
Englewood Community Redevelopment - Fund 199
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended Saturday, September 30, 2006

REVENUES

Interest Income	\$ 109,713.13
Net Inc (Dec) in Fair Value of Investments	\$ 541.80
Total Revenues	\$ 110,254.93

EXPENDITURES

Economic Environment	\$ 348,439.53
Debt Service:	
Principal	\$ 300,000.00
Total Expenditures	\$ 648,439.53
Excess of Revenues Over/Under Expenditures	(538,184.60)

OTHER FINANCING SOURCES (USES)

Transfers In	\$2,001,662.00
Transfers Out	(3,150,133.48)*
Total Other Financing Sources and Uses	(1,148,468.48)
Net Change in Fund Balance	(1,686,653.08)
Fund Balances - Beginning	\$ 384,593.42
Fund Balances - Ending	\$(1,302,059.66)

Transfers Out:

Transfer to Fund 001 for Debt Service	(125,304.00)
Transfer to Fund 319 for Debt Service	(31,096.81)
Transfer to Fund 320 for Debt Service	(21,532.67)
Transfer to Fund 390 for Projects:	
10 Harbor Lane Land Purchase	(1,300,000.00)
Cherokee Waterfront Property	(837,200.00)
Cedar St. Parking Lot (49 Cedar St.)	(185,000.00)
W. Dearborn St. Stormwater Improvements	(650,000.00)
	(2,972,200.00)
	(3,150,133.48)*



Schedule A

List of all County/CRA Property Purchased for Redevelopment

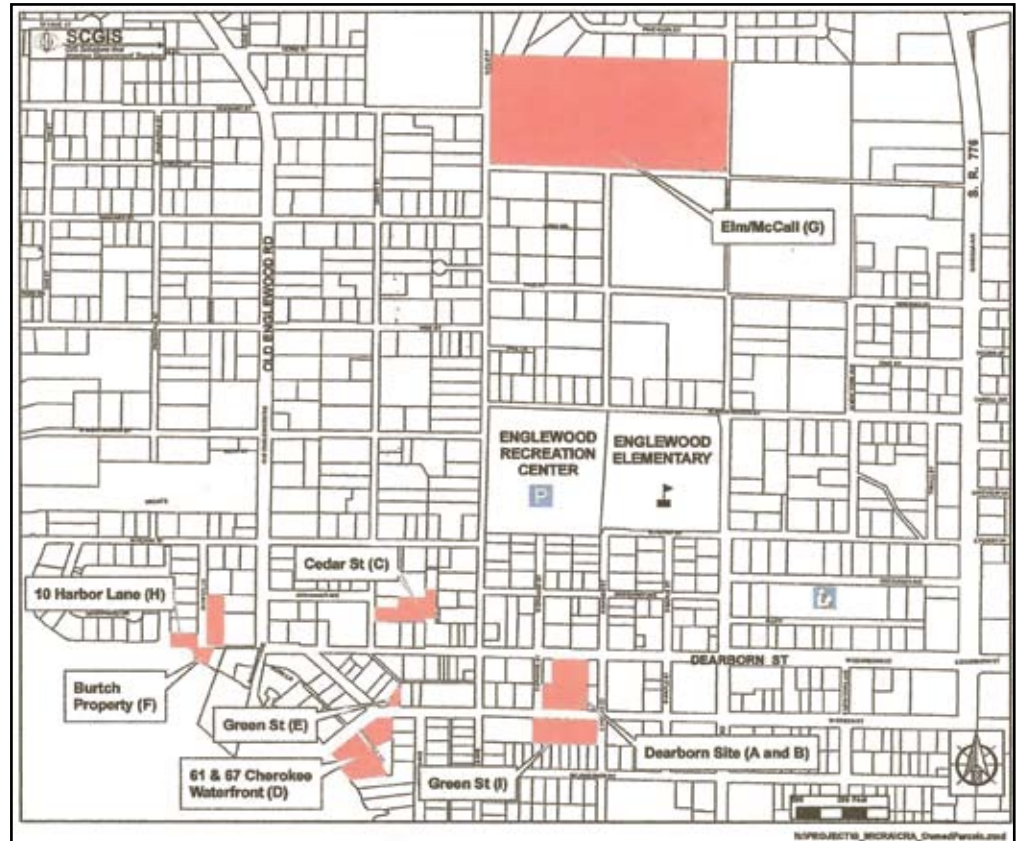
SITE	ADDRESS	CIP #	PID #	Year Purchased	Proposed Use	Land Area Sq. Ft.	Fixed Assets Purchase Price
A	Dearborn St.	73188	0503-02-0045	2000	Parking/dev.	48,000	\$153,178.75
B	348 Green St.	83134	0503-02-0044	Sept. 2004	Parking/dev.	7,000	\$100,637.50
C	49 Cedar St. (previously 51)	83133	0497-14-0006	Aug. 2004	Parking/dev.	40,854	\$276,928.50
D	67 Cherokee St.	73188	0503-03-0022 0503-03-0017	Jul. 2003	Bay access	41,861	\$832,025.00
D	61 Cherokee St.	83160	0503-03-0020	Jan. 2006	Bay access	25,695	\$1,256,138.20
E	Green St	73188	0503-03-0056	Feb. 2004	Connect bay / town	5,974	\$14,443.00
F	640 Dearborn St.	83133	0497-13-0010 0503-04-0006	Feb. 2005	Bay access	25,998 8,281	\$739,128.50
G	Elm/McCall	83227	0496-15-0001	Jan. 2005	Stormwater/ greenway	805,860	\$809,915.16
H	10 Harbor Lane	83140	0497-13-0012	Jul. 2006	Bay access	12,857	\$1,267,092.12
I	Green St	83167	0503-02-0027	Jul. 2006	Parking/dev.	49,000	\$ 598,065.00

TOTAL

1,071,380

\$6,047,551.73

CRA Owned Parcels





Englewood Community Redevelopment Area Office

693 Old Englewood Road, Suite B
Englewood, Florida 34223
Phone (941) 473-9795
Fax (941) 474-2747



For more information on the Englewood Community Redevelopment Area, please visit our web site at www.scgov.net/hometownenglewood or www.englewood-fl.us.

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