

CHAPTER 5

REDEVELOPMENT GOALS AND OBJECTIVES

Chapter 5 – Redevelopment Goals and Objectives

All projects recommended for the Redevelopment Plan must further the goals and objectives for the Englewood CRA. The goals and objectives define the scope and nature of future growth, development, visual character, and physical improvements in the Community Redevelopment Area. The goals and objectives also provide the framework for proposed redevelopment projects and programs.

Goals

Ensure the successful implementation of projects and programs in the Redevelopment Plan.
Preserve and enhance property values in the Redevelopment Area.
Improve the overall quality of life in the Redevelopment Area.
Increase density of land use in the Redevelopment Area.
Improve the economic viability of the Redevelopment Area.
Preserve the historic character and small town qualities of Englewood.
Improve the appeal of Englewood to residents and visitors of all ages and economic groups.
Preserve the natural resources of the Englewood area.
Provide variety of facilities and services to address all human needs.
The Community Redevelopment Agency shall prepare and maintain a Redevelopment Plan containing a list of short and long-range programs and projects.

Objectives

Administration and Finance

Develop an organizational structure for the management and implementation of the Redevelopment Plan.
Promote the strengthening and diversification of the economic base of the CRA and the Englewood community to stimulate new commercial expansion, employment, and economic growth.
Develop financial incentive programs to encourage investment in the CRA by the private sector.
Provide incentives to residential owners to rehabilitate and improve their properties.
Encourage participation in established County programs, such as the Street Tree Planting program, Keep Sarasota Beautiful, and Sidewalks to School program.
Seek alternative funding at all levels for private, public, and partnership redevelopment projects and programs.
Simplify approval procedures for rezonings and redevelopment projects.
Keep the Redevelopment Plan up-to-date by evaluating current programs and projects on a regular basis, but not to exceed every five years.

Land Use

Utilize existing vacant land as an opportunity for redevelopment.
Protect and enhance the historical and archaeological sites and character of the CRA.
Encourage mixed-use and higher density developments.
Promote a wide variety of developments on Dearborn Street that bring activities during the day and night.
Encourage bayfront development that is open to the public and will draw users into the Dearborn Street commercial core.
Achieve a mix of mutually supportive land uses in a compatible and functionally related arrangement.

Transportation

Encourage the County to construct sidewalks and bikepaths to link the elementary school, recreational areas, and retail centers.
Improve the layout and integration of streets, sidewalks, bikepaths, and bus routes to and within the Town Center.

Encourage all new development and redevelopment projects to incorporate access and amenities for the pedestrian and cyclist.
Develop parking and pedestrian systems that are convenient, safe, and pleasant.
Encourage development of Buchan Airport to its fullest potential.

Urban Design

Develop architectural design guidelines to preserve and enhance the unique small town atmosphere of Englewood.
Develop a mechanism for review of new development and redevelopment projects.
Improve the overall physical image of the CRA.
Improve the physical image of the neighborhoods to convey a strong sense of place and which respects both the heritage and environmental features.

Marketing

Develop a marketing strategy for the Dearborn Street commercial core as a whole.
Work with the Englewood Area Chamber of Commerce and the Englewood Board of Realtors to promote and market the CRA, including existing businesses and undeveloped properties.
Increase the potential number of users of the area by providing a wide range of day and night activities.
Promote the strengthening and diversification of the economic base of the community by stimulating commercial and industrial expansion, and employment opportunities.

CHAPTER 6

REDEVELOPMENT PROJECTS AND PROGRAMS

Chapter 6 - Redevelopment Projects and Programs

Order of Priority

The projects and programs of the Redevelopment Plan are designed to solve the underlying problems that have a blighting influence on the Englewood CRA, satisfy basic needs of the general public, or take advantage of opportunities for economic, social, or aesthetic improvement. The following projects and programs have been identified as essential projects for revitalizing Englewood and have been developed into detailed project sheets. The list below generally presents the revised order of priority based on the recommendations of the Englewood CRA Advisory Board.

1. Provide an Englewood CRA Program Coordinator and Establish an Office
2. Install Dearborn Streetscape Improvements and Streetlights
3. Develop Gateways into the Town Center
4. Develop Architectural Design Guidelines
5. Develop a Storefront Improvement Program
6. Develop a Marketing Plan for the CRA
7. Add Landscaping along Dearborn Street
8. Create a Development Incentive Program
9. Expand Partnership Programs Between the Community Policing Office and the Englewood Community
10. Support the Expansion and Renovation of the Englewood Area Chamber of Commerce Building
11. Create a Waterfront Development at the West End of Dearborn Street
12. Develop a Parking Plan for the Englewood Town Center
13. Provide Housing Assistance Programs
14. Improve the Appearance of the County Retention Pond on Dearborn Street
15. Address Recreation Needs at the Englewood Recreation Center and Lemon Bay Park
16. Construct Sidewalks and Bike Lanes to Schools and Parks
17. Install Bicycle Racks
18. Establish a Town Center Postal Sub-Station
19. Assist Maintaining the Lemon Bay Cemetery and Developing a Veteran's Memorial Garden
20. Prepare a Consolidated Plan for the Englewood CRA
21. Dearborn Street Utility Study
22. East Dearborn and Pine Street Improvements
23. Facilities at Kiwanis Park and Buchan Airfield

Future CRA Projects

The following projects and programs have not been developed into detailed project sheets, however, they will be included in future updates to the Redevelopment Plan, which are expected to occur on a regular basis, but not to exceed every five years.

1. Add Playground Equipment at the Englewood Sports Complex
2. Improve Residential Street Lighting
3. Build a Community Cultural Center with Auditorium
4. Build a Hurricane Shelter

Project Sheets

The following project sheets provide detailed information including project description, participants involved in implementing the project, time frame for programming in the budget, and preliminary cost estimates. These sheets will provide guidance to the CRA Program Coordinator when organizing the implementation of each project and program, and when establishing the annual CRA budget.

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 1**

1. **PROJECT TITLE** – Provide an Englewood CRA Program Coordinator and Establish an Office
2. **PROJECT BACKGROUND** – The Sarasota County Planning Services staff, with the guidance of the Englewood CRA Advisory Board, has been responsible for developing the Redevelopment Plan and coordinating the revitalization effort, to date. Upon adoption of the Redevelopment Plan by the Sarasota County Community Redevelopment Agency, however, Planning staff will need to direct their efforts towards other planning assignments. Therefore, it is imperative that a CRA Program Coordinator is provided to execute the Redevelopment Plan projects and programs.
3. **PROJECT DESCRIPTION** - A CRA Program Coordinator should ultimately be a full-time position, employed by the County, and have an office located in the Englewood Town Center. Because of limitations of CRA funds during the initial year and the County's goal of not adding any additional staff positions paid by the general revenue funds, the Program Coordinator's position will need to be part-time the first two years.

The Program Coordinator will be responsible for coordinating and implementing the overall redevelopment effort. This includes, at a minimum, securing funds for projects and programs identified in the Redevelopment Plan, developing a marketing plan, acting as a liaison between the Community Redevelopment Agency, developers and the general public, implementing projects and programs identified in the Redevelopment Plan such as the storefront improvement program, and responding to inquiries and expressions of interest in the redevelopment area. The Program Coordinator needs to have strong people skills, be able to communicate effectively in both written form and oral presentations, have knowledge of financing, planning, and development, and be able to motivate others.

The salary of the Program Coordinator should be paid by the CRA using Tax Increment Financing (TIF) revenues. The Englewood CRA TIF trust fund, however, will not have any funds accrued until FY2001. As a technique for having someone fill the position immediately, the County will assign a staff member from the Growth Management Business Center to this position on a part-time basis for two years. After the second year, the position will be full time new position in Planning Services. The position will be part of the overall County structure. During the third year, the CRA trust fund will be solely responsible for the salary.

An office using donated space and loaned equipment needs to be established immediately, preferably on Dearborn Street. Local community groups, such as the Olde Englewood Village Association and the Chamber of Commerce, and local private businesses need to contribute towards office costs, such as rent, phones, electricity, and supplies. The community will be responsible for all the office costs through the second year (2001) and for one-half the office costs through FY2002. The CRA TIF will be completely responsible for all costs in FY 2003. Volunteers should be used to assist in the office.

4. **PROJECT OBJECTIVES** -
 - To coordinate, guide, and facilitate implementing the Redevelopment Plan.
 - To act as a liaison between the Community Redevelopment Agency, developers, community groups, and local citizens.
 - To motivate people to invest in the Redevelopment Area through development activity, property improvements, volunteer work, and overall community involvement.

5. **STEPS REQUIRED TO IMPLEMENT –**
 - Identify County staff member to focus half of his/her time as the CRA Program Coordinator.
 - Find a suitable office space and establish a working office.
 - Work with County Human Resources to create new position.

6. **PROJECT PARTICIPANTS AND ADMINISTRATION –**

First year (FY2000) and Second Year (FY2001):

 - Sarasota County – Staff's part-time salary
 - Local Businesses/Community Groups – Office space, equipment and operating costs, and volunteer office workers

Third Year (FY2002):

 - CRA TIF – Staff full-time salary and one-half of office costs
 - Local Businesses/Community Groups – One-half office costs, and volunteer office workers

Subsequent Years:

 - CRA TIF – Staff full-time salary and all office costs

7. **PRELIMINARY COSTS -**

To be determined in the annual budget cycle.

8. **TIME FRAME - Immediately**

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 2**

1. **PROJECT TITLE** – Install Dearborn Streetscape Improvements and Streetlights
2. **PROJECT BACKGROUND** – A priority recommendation in the Englewood Town Center Revitalization Plan is streetscape improvements on Dearborn Street that include on-street angled parking, landscaping, sidewalks, crosswalks, and decorative streetlights. The streetscape improvements had a \$720,000 budget (Infrastructure Surtax funds) for implementation and the project was completed by January 2001. The bids from contractors to implement the project exceeded the budget, therefore the decorative streetlights were excluded from the project scope of work plus additional funds (\$200,000) were required to complete the work. The underground wiring, controller, and concrete bases for the streetlights, however, remained as part of the streetscape project. A \$200,000 commercial paper loan was made to complete the project with the County and CRA responsible for repayment of the loan (50-50).
3. **PROJECT DESCRIPTION** – Repay the commercial paper loan (\$100,000 by CRA) and install decorative pedestrian scale streetlights along Dearborn Street that were not included in the initial streetscape project. The CRA will apply for a loan (three-year, no interest) from the Venice Foundation to install the lights in the near future. The streetlights were selected as part of the streetscape project with the Florida Cracker theme in mind.
4. **PROJECT OBJECTIVES** –
 - Complete the streetscape project scope of work.
 - Provide a unifying element to further create a sense of place.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Apply for a loan (three-year, no interest) from the Venice Foundation
 - Re-bid lighting portion of streetscape plan.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - CRA – Repayment of loans (commercial paper - \$100,000, and Venice Foundation loan) and maintenance costs
 - Venice Foundation – short-term, no interest loan
 - Sarasota County– Operation costs (Englewood Lighting District) and repayment of commercial paper (\$100,000)
7. **PRELIMINARY COSTS** –
 - \$144,000 plus 20% for engineering and contingency costs (48 poles at \$ 3,000 per light fixture; wiring and concrete base are part of streetscape improvements project and are not included in this cost).
 - Budget \$6,000 (cost of replacing two poles) each year for maintenance.
 - \$100,000 to repay the CRA's portion of the commercial paper loan for streetscape cost overrun
8. **TIME FRAME** -
 - Implementation – Short term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 3**

1. **PROJECT TITLE** – Gateway, Directional and Historic signage
2. **PROJECT BACKGROUND** – The Englewood Town Center Revitalization Plan identified the need for gateways with signage and landscaping in order to direct both intentional and impulse visitors to the community and let the traveler know they have “arrived” in Englewood. The gateways that were identified include the intersections of Old Englewood Road and S.R. 776, Dearborn Street and S.R. 776, and South McCall Road and S.R. 776. All the signs should match and include the image, font, colors, and logo selected to promote Englewood.

The Charlotte County Visitor’s Bureau has developed a community signage program for promoting tourism. The signs, funded by tourist taxes, will be used at gateways to a community and to direct travelers to points of interest and historical areas throughout the Charlotte Harbor area, which includes Englewood. The signs have a common logo. There are four different size signs; the largest is the “Welcome” sign that measures 16’ long by 8’ high. Punta Gorda was the first community to install the signs. Landscaping, lighting, and maintenance for the signage areas will be the responsibility of each community.

Directional signage is needed to assist visitors in navigating into and through the CRA, particularly in the downtown business district. Signage should also assist travelers in locating special sites, parking, additional shopping, historical sites, and points of interests.

3. **PROJECT DESCRIPTION** – Coordinate with the Charlotte County Visitor’s Bureaus to install gateway signs with landscaping, and possibly lighting, at the gateways to Englewood (Sarasota County). The signs will provide a unifying urban design element to the entire Charlotte Harbor area. The signs should be located at the following locations: S.R. 776 and Old Englewood Road, S.R. 776 and Manasota Beach Road, S.R. 776 and Dearborn Street, S.R. 776 and South McCall Road, and on South River Road near the Pine Street intersection. The larger “Welcome to” signs should be located at two locations: at the Manasota Beach/SR 776 intersection and on South River Road.

Directional and historic signage should be located in a manner to facilitate travel.

4. **PROJECT OBJECTIVES** –
 - Let travelers know they have “arrived” in Englewood.
 - Direct travelers to points of interest in the Englewood Town Center.
 - Support the comprehensive approach to market the Charlotte Harbor Gulf islands.
 - Assist visitor’s unfamiliar with Englewood in locating key facilities, points of interest, parking or additional shopping.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Decide where to locate the various type signs.
 - Acquire right-of-way use permits and sign permits from Sarasota County.
 - Develop landscape and lighting plans for each location.
 - Coordinate installation of signs and landscaping.

6. **PROJECT PARTICIPANTS AND ADMINISTRATION –**
 - CRA/Program Coordinator – Funding, coordination, implementation of landscaping and lighting
 - Coordinate with Sarasota County History Center regarding historical signs
7. **PRELIMINARY COSTS –**
 - \$22,800 (CRA) for 2 welcome and 2 smaller signs plus landscaping and lighting
8. **TIME FRAME - Short term – 1-5 years**

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 4**

1. **PROJECT TITLE** – Develop Architectural Design Guidelines
2. **PROJECT BACKGROUND** – During the development of the Englewood Town Center Revitalization Plan, the majority of Englewood participants in workshops and surveys favored having a “Florida Cracker” architectural theme. An architectural theme protects the historical integrity of a community, provides a greater sense of “place”, and improves the visual character of the area. A theme assures that new development and additions/alterations to existing structures respect and further carry out the historical architectural style that is present or chosen by the community.

The Olde Englewood Village Association (OEVA) organized various professionals (architect, engineer, builder, and artist) and local interested citizens to develop the architectural design guidelines. The ideas have been illustrated as concept renderings and generally described in outline form. These concepts, however, need to be further developed into guidelines that can be applied and enforced through development reviews.

3. **PROJECT DESCRIPTION** – Develop architectural design guidelines and present them in a booklet form with visuals and text describing the elements that will implement the “Florida Cracker” architectural theme. Public workshops will be held during the development of the guidelines to receive comments from the community.

Compliance with the guidelines shall be encouraged for new development and redevelopment projects when privately funded; however, compliance shall be mandatory when the project requests Storefront Improvement funds. All projects shall be reviewed by an architectural review committee, headed by the CRA Program Coordinator and including members in the development profession (architects, engineers, builders). It is suggested that the committee meet once per month to review projects and make a determination whether the project complies with the design guidelines. The CRA Program Coordinator shall write specifications concerning the committee, such as membership, terms, and responsibilities.

The architectural guidelines can be encouraged throughout the Englewood community to help implement the “Florida Cracker” theme. The guidelines should be made available to architects, builders, and realtors.

4. **PROJECT OBJECTIVES** –
 - Protect and promote the historical integrity of the Englewood CRA.
 - Improve the visual character of the Englewood CRA.
 - Develop a sense of place in the Town Center.
 - Ensure compatibility between new and existing structures.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Hire design team to develop the design guidelines.
 - Develop, adopt, and produce design guidelines, incorporating public workshops in the process.
 - Create architectural review committee.

6. **PROJECT PARTICIPANTS AND ADMINISTRATION –**
 - CRA Program Coordinator
 - Architectural review committee
 - Private sector developers
7. **PRELIMINARY COSTS –**
 - \$30,000 for design team and production of booklet
8. **TIME FRAME - Short term, 1-5 years**

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 5**

1. **PROJECT TITLE** – Develop a Storefront Improvement Program
2. **PROJECT BACKGROUND** – One of the essential projects identified in the Englewood Town Center Revitalization Plan is the creation of a Storefront Improvement Program. A Business Owner survey conducted in 1996 in the Dearborn area indicated that more than 60% would participate in the program (75% in the west end). Storefront improvement programs were successfully used in both the Cities of Sarasota and Palmetto and were crucial in jump-starting the overall revitalization efforts in both those communities. In researching revitalization programs in other Florida communities, visual improvements were always a vital element.
3. **PROJECT DESCRIPTION** – The Storefront Improvement Program will provide funds as matching low to no interest loans to businesses in a specified area, with the CRA subsidizing the interest rates to the lending institutions in the program. The participant applying for the loan shall match the requested amount, dollar for dollar. For example, if a participant requests a storefront improvement loan of \$3,000, the participant shall provide at least \$3,000 as a match to the loan. Fund expenditures are limited to exterior renovations that shall comply with architectural design guidelines established for the Englewood Business District and Arts & Office Overlay District. All proposed loan applications shall be reviewed by an architectural review committee, headed by the CRA Program Coordinator and should include members in the development profession (architects, engineers, builders). This committee shall also review proposed submittals for compliance to architectural design guidelines.

The CRA Program Coordinator shall write the specifications of the Storefront Improvement Program, agreements with the lending institutions interested in participating in the program, and specifications concerning the committee, such as membership, terms, and responsibilities. The Program Coordinator shall also market the program to local businesses.
4. **PROJECT OBJECTIVES** –
 - To improve the overall appearance of buildings in the Englewood Business District and Arts & Office Overlay District.
 - To assist businesses in implementing the chosen common theme of “Florida Cracker”.
 - To encourage the participation of local lending institutions in the redevelopment effort.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Develop architectural design guidelines.
 - Develop storefront program specifications.
 - Identify lending institutions interested in participating in the program.
 - Create architectural review committee.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - CRA; Program Coordinator - Program administration
 - Local Lending Institutions – Loan administration
 - Architectural review committee
 - Business/Property Owners
7. **PRELIMINARY COSTS** -

\$5,000 per year for ten years to subsidize the interest rates to the lending institutions. (Equivalent to approximately \$62,500 to \$100,000 in loans.)
8. **TIME FRAME** – Short term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 6**

1. **PROJECT TITLE** – Develop a Marketing Plan for the CRA
2. **PROJECT BACKGROUND** – The success of many business endeavors are usually dependent on marketing to reach its target audience(s). The redevelopment of Englewood should be seen as a business plan with specific goals and objectives to improve the overall quality of life in the CRA. To do this, it is important to create an interest that will draw additional users into the area to purchase goods and services, live, and work. In other words, to invest in the area. A marketing plan would produce the tools to educate, entice, and excite the target audiences to invest in Englewood and thereby help in revitalizing the area. The marketing plan should include promoting existing businesses, encouraging new development, and providing educational materials about programs and services, such as the housing assistance programs and the storefront improvement program.
3. **PROJECT DESCRIPTION** – Develop a multi-faceted marketing plan to communicate at the local, regional, and state levels about the Englewood CRA. The marketing plan should include printed color materials to be distributed to realty offices, motel/hotels, lending institutions, potential developers, and the Chamber of Commerce, at a minimum. Advertising in local periodicals and newspapers should highlight new businesses, events, and redevelopment information. Brochures with information about the storefront improvement program, housing assistance programs, development incentive programs, and any other CRA program are also required. A link to the Englewood CRA should be added local Web sites, such as the Englewood Sun Herald.
4. **PROJECT OBJECTIVES** –
 - Encourage private sector investment in the Englewood CRA.
 - Provide information about the CRA to attract visitors, shoppers, developers, and new residents into Englewood.
 - Make the Englewood CRA known at the local, regional, and state level.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Develop business plan to determine target audience and how best to reach it.
 - Develop brochures, ads, etc.
 - Print and distribute materials.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - CRA/Program Coordinator – Development, administration, and funding.
 - Community – In-kind services for formatting, printing, and distribution.
7. **PRELIMINARY COSTS** –
 - \$25,000 each year for developing, printing, and maintaining brochures, business directory, advertising, professional membership, Web page, etc.
8. **TIME FRAME** - Short term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 7**

1. **PROJECT TITLE** – Add Landscaping in Town Center
2. **PROJECT BACKGROUND** - A priority recommendation in the Englewood Town Center Revitalization Plan is streetscape improvements on Dearborn Street that include on-street angled parking, landscaping, sidewalks, crosswalks, and decorative streetlights. The streetscape improvements have a \$720,000 budget (Infrastructure Surtax Continuation) for implementation. The landscaping included in the project is limited to trees and palms due to budgetary constraints. Sarasota County (Street Tree Program) will maintain the trees and palms that are part of the streetscape project. Adding shrubs and flowers will further improve the appearance of Dearborn Street thereby assist in drawing more residents and visitors into the Town Center.
3. **PROJECT DESCRIPTION** – Develop a comprehensive landscape plan for Dearborn Street and surrounding area (public lands) to complement the streetscape improvement project. The landscape plan should include new planting areas and replacing grass in the newly created planting areas along the sidewalks with shrubs and flowers. If low maintenance plants are utilized, maintenance of shrubs and water requirements are generally less than for grassed areas. The project will require the cooperation and commitment of property owners adjacent to landscaped areas to provide watering as required. Due to fund limitations, the project will be implemented in phases; a set budget amount will be allotted for this project annually, which can be amended during the annual CRA budget review. The cost of maintaining the plantings is included and will rise annually as more areas are planted. This project is on-going and should be continuously funded for new and replacement plantings. The CRA TIF will be responsible for maintaining the plantings to assure uniform upkeep.
4. **PROJECT OBJECTIVES** –
 - Improve the visual appearance of Dearborn Street and surrounding area.
 - Reduce maintenance requirements of planting areas.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Develop comprehensive landscape plan for Dearborn Street and surrounding area to complement streetscape improvements.
 - Develop cooperative agreements with business and property owners to water new landscaping.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - CRA – Landscape plan development, implementation, and maintenance
 - Property and business owners – Landscape watering agreements
7. **PRELIMINARY COSTS** –
 - Landscape Plan - \$10,000
 - Range between \$10,000 and \$25,000 annual allocation for landscaping and maintenance (Total amount for project to be determined based on landscape plan; approximately \$3.00/sq.ft. for shrubs and ground cover)
8. **TIME FRAME** -
 - Landscape plan – Short term, 1-5 years
 - Landscape implementation – Short to Mid-term, 1-10 years (on going)

ENGLEWOOD REDEVELOPMENT PLAN PROJECT SHEET NO. 8

1. **PROJECT TITLE** – Create a Development Incentive Program
2. **PROJECT BACKGROUND** – A key element to the success of the economic redevelopment of the Englewood community will be the ability to attract and retain the types of private sector businesses that foster a sense of financial stability and growth. In a competitive market, the ability of the Englewood area to draw desirable private sector investments will require incentives, which typically are interpreted to mean – finding a way to mitigate financial obligations. The development of an incentive program for the Englewood CRA should further the goals established by the Sarasota County Economic Development Plan.
3. **PROJECT DESCRIPTION** – Create a comprehensive program to provide incentives for new and existing businesses that are expanding to encourage them to locate in the Englewood CRA. In order to be effective, the development incentive program should consist of two types of incentives: tangible and intangible.

Tangible: Develop a program to mitigate the costs of the impact fees imposed on targeted new businesses. For instance, the CRA could issue grants using TIF revenues, with the Board of County Commissioners approval, to mitigate the cost of road impact fees for specific target developments as identified in the County's Economic Development Plan. The same type of grants could be issued to mitigate other impact fees, such as water and sewer. Grants would be issued by the CRA based upon recommendations from the CRA Program Coordinator working in conjunction with the CRA Advisory Board, and with the Board of County Commissioner's approval.

If the grant program is not feasible, the impact fees could be amortized. A loan program could be established between the CRA and business, whereupon the CRA trust fund would pay the impact fees to the County and the business would reimburse the CRA through the loan.

Intangible: In many cases, a major cost/obstacle to redevelopment is the time and effort involved in the planning/permitting process. A "fast track" process for development could be created to expedite getting the desired business operating. Sarasota County staff and the Committee for Economic Development, of the Greater Sarasota Chamber of Commerce, have developed a program called SMART (Sarasota Means Action Response Team) that is designed to enable certain businesses to move through the review and approval of development plans at a quicker pace. There are two review phases involved in the process. The first review is conducted by the Committee for Economic Development to determine whether an applicant is acceptable. The general criteria used in deciding whether to accept an application includes export-oriented business, annual average wage, ten new jobs, and critical timing. The second review is by the County's Development Review Committee, which is required to take less than 25 days from the initial submittal to issuance of a building permit. The County review does not include any rezoning related activities or non-County agency approvals, except for SWFWMD.

4. **PROJECT OBJECTIVES** –
 - Provide mechanisms to attract targeted businesses to locate within the CRA.
 - Increase the tax base of the CRA.

5. **STEPS REQUIRED TO IMPLEMENT –**

- Develop incentive program.
- Promote availability of incentives to desired target businesses/organizations.

6. **PROJECT PARTICIPANTS AND ADMINISTRATION –**

- CRA/Program Coordinator – Funding, administration
- Sarasota County – Development review and mitigation approval
- Committee for Economic Development – Project review for SMART
- Business Developers

7. **PRELIMINARY COSTS –**

Impact fee mitigation - \$10,000 for the first year (equivalent to approximately 4,000 square feet of light industrial use). The amount budgeted should be increased each year and is dependent upon, and correlates to, the increased amount in the taxable value of the property where the target businesses have developed.

8. **TIME FRAME –** Short term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 9**

1. **PROJECT TITLE** – Expand Partnership Programs Between the Community Policing Office and the Englewood Community
2. **PROJECT BACKGROUND** – Englewood has the first Sheriff's Community Policing Office established in Sarasota County. It has a good working relationship with the Englewood community. There are problems with crime and drug abuse, however, that are compounded to some degree by the lack of a total, integrated, community-wide commitment to law enforcement. The existence of these problems is an obstacle to full redevelopment and safe use of all areas in Englewood.
3. **PROJECT DESCRIPTION** – Develop partnership programs to expand Community Policing involvement, interaction, and visibility in community activities. Evaluate the location of the Community Policing Office to see if there is a better location for visibility, involvement in community affairs, and most effective law enforcement. Potential groups to partner with the Community Policing Office include the Police Athletic League, Sarasota and Charlotte County School Boards, Sarasota County Community Services (Parks and Recreation), Olde Englewood Village Association, YMCA, and CRA Program Coordinator.
4. **PROJECT OBJECTIVES** –
 - To decrease drug abuse and crime in the Englewood area.
 - To coordinate, guide and facilitate development of community-wide drug abuse and crime prevention programs.
 - To promote more volunteer participation in police support programs such as neighborhood patrols and the Community Policing Office administrative staff.
 - To motivate Englewood citizens to greater involvement in crime prevention and law enforcement.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Identify all key community groups and challenge them to become directly involved in the development of drug and crime prevention programs.
 - Develop community-wide crime prevention goals, methods, and measures of progress.
 - Evaluate the location of the Community Policing Office.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - Sarasota County Sheriff's Office
 - Englewood Community Policing Office
 - Englewood CRA Program Coordinator
 - Key Community Groups
7. **PRELIMINARY COSTS** –
 - Not applicable.
8. **TIME FRAME** - Short term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 10**

1. **PROJECT TITLE** – Support the Expansion and Renovation of the Englewood Area Chamber of Commerce Building
2. **PROJECT BACKGROUND** – The Englewood Area Chamber of Commerce is located at the corner of South Indiana Avenue and Hosmer Street in a 2,000 square foot building. The current building is too small to adequately accommodate all the functions of the Chamber. Plans are underway to expand and renovate the building and to redesign the exterior to reflect the Old Florida architectural design. The expanded 5,000 square foot building is expected to cost approximately \$500,000. The Chamber is currently raising funds and applying for grants to pay for the building that includes a visitor's information center, community/conference room (75 to 100 capacity), display area, and administrative offices.
3. **PROJECT DESCRIPTION** – Contribute funds to assist the Englewood Area Chamber of Commerce expand and renovate their facility. Assist the Chamber in other fund raising functions, however possible. The project will benefit the Chamber's 729+ members and the entire Englewood community by providing a first-class facility that can be used by civic and community groups, the general public, as well as Chamber members.
4. **PROJECT OBJECTIVES** –
 - Support the Englewood Area Chamber of Commerce expansion/renovation project.
 - Build and support a relationship between the Englewood CRA and the Chamber of Commerce.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Designate funds toward the project.
 - Assist in other fund raising efforts.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - CRA/Program Coordinator – Funding, assist on other fund raising projects
 - Englewood Area Chamber of Commerce – Funding, administration, implementation
 - Local community – Fund raising
7. **PRELIMINARY COSTS** –
 - \$50,000
8. **TIME FRAME** – Short term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 11**

1. **PROJECT TITLE** – Create a Waterfront Development at the West End of Dearborn Street
2. **PROJECT BACKGROUND** – One of the essential projects identified in the Englewood Town Center Revitalization Plan is to acquire waterfront property at the west end of Dearborn Street and develop it as a park. Lemon Bay once played a very important role in the development of Englewood; it was used to transport goods by schooner from Tampa. Lemon Bay is a beautiful resource and its proximity to the commercial core on Dearborn Street is a natural element to capitalize upon. The historical link of Lemon Bay to Dearborn Street needs to be re-emphasized.

In 1998 and 1999, the County attempted to purchase two separate waterfront properties that were up for sale, however, because the County did not have readily available funds, the properties were purchased by the private sector. Funds (\$900,000) to purchase waterfront land in Englewood are available in FY2004, as part of the Infrastructure Surtax Continuation. If waterfront land becomes available before this time, however, the County should, once again, attempt to seek funds to purchase the land.

3. **PROJECT DESCRIPTION** – Purchase and develop suitable property on Lemon Bay at the west end of Dearborn Street for a public park. An important aspect of revitalization is to increase the number of people using an area by enticing them with interesting shops, restaurants, and points of interest. The park would provide public access to Lemon Bay and help draw residents and visitors into the Town Center. A concept development plan for the park needs to be drawn to include a gazebo, benches, walking pier, and possibly a concession stand. The CRA Program Coordinator should seek grants to help pay for the park.
4. **PROJECT OBJECTIVES** –
 - Act as a destination point to draw people into the Town Center.
 - Provide public access to Lemon Bay.
 - Provide an area for community functions such as outdoor concerts, reunions, and festivals.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Develop concept plan for park.
 - Identify funding for short-term borrow (if land is purchased prior to FY2004).
 - Identify and purchase land.
 - Develop park.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - Sarasota County – Land purchase (Infrastructure Surtax, FY2004)
 - CRA – Funding, park development, administration, and maintenance
 - Private Sector – Land sale, concession agreement
7. **PRELIMINARY COSTS** –
 - Land Purchase - \$900,000 (Infrastructure Surtax FY 2004)
 - Park Development – To be determined (Estimated \$400,000 for budget)
8. **TIME FRAME** –
 - Land Purchase – Short term, 1-5 years
 - Park Development - Mid-term, 5-10 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 12**

1. **PROJECT TITLE** – Develop a Parking Plan for the Englewood Town Center

2. **PROJECT BACKGROUND** –The Englewood Town Center Revitalization Plan identified a deficiency of 45 parking spaces along Dearborn Street. The Streetscape Improvement project, expected to be completed by the summer of 2001, adds on-street angled parking but does not alleviate the parking deficiency. In May 1999, the County approved the purchase of 1.38 acres on the south side of Dearborn Street between Mango and Orange Streets for a future parking lot. The funds (\$200,000) were from the Infrastructure Surtax, however, the County expects repayment from the CRA TIF trust fund. A conceptual parking lot plan has been completed for this location and includes 68 parking spaces, access from Dearborn Street, retention pond, landscape buffers, and a small public seating area with gazebo.

Future needs for parking have not been addressed and are dependent upon the type and rate of development in the area. The implementation of the Englewood Business District, which reduces the amount of parking spaces required on developments along Dearborn Street, shifts part of the responsibility of supplying parking spaces from the private business developer to the County/CRA.

3. **PROJECT DESCRIPTION** – Develop a parking lot that will provide approximately 65 parking spaces on the property purchased by the County. The completed parking lot plan should include a pedestrian area along Dearborn Street for seating and small gatherings.

Analyze the future parking requirements for the Englewood Town Center. Develop a concept plan to address the future needs and identify property for potential purchase for future parking lots. Reimburse the County for the land purchase.

4. **PROJECT OBJECTIVES** –
 - Alleviate parking space deficiencies on Dearborn Street.
 - Provide public parking spaces that are conveniently and centrally located.
 - Provide a small public area for gatherings.
 - Address future parking needs in the Englewood Town Center.

5. **STEPS REQUIRED TO IMPLEMENT** -
 - Repay County for land purchase.
 - Develop parking lot construction plans.
 - Determine timing for implementation.
 - Construct parking lot.
 - Develop future parking plan for the Englewood Town Center.

6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - CRA – Future parking plan, funding, and administration
 - Sarasota County – Development review, administration, and maintenance

7. **PRELIMINARY COSTS** –
 - Land purchase - \$200,000 (repay County)
 - Parking lot development - \$360,000 (based on 68 parking spaces, includes design, engineering, inspection, and construction)

- Maintenance - \$7,000 annually (mowing, tree pruning, and fertilizing)
- Future parking plan – Not available

8. **TIME FRAME -**

- Reimburse County for land purchase – Short term, 1-5 years
- Parking lot development – Mid-term, 5-10 years
- Future parking plan – Mid- term, 5-10 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 13**

1. **PROJECT TITLE** – Provide Housing Assistance Programs
2. **PROJECT BACKGROUND** – Although the overall condition of housing in Englewood is good, there are several areas in the Town Center that require improvements to site and structure. The CRA contains approximately 180 properties with housing built before 1949, 1,168 built between 1950-1969, and 3,397 built between 1970-1989. The median household income is less in the Englewood area (\$26,875) compared to Sarasota County (\$29,919) and there are more persons below the poverty level (6.9%) in the Englewood area compared to Sarasota County (6.5%). If the conditions of housing are not improved, the situation may worsen and spread into adjacent neighborhoods.

The State of Florida has awarded Sarasota County and the City of Sarasota, State Housing Initiatives Partnership (SHIP) funds for housing assistance programs. The Sarasota Office of Housing and Community Development administers the programs. The programs include down payment assistance, housing rehabilitation, special needs housing, and housing tax credit. Eligibility is dependent on income adjusted by household size, purchase price, and home equity. The property must be located in Sarasota County.

3. **PROJECT DESCRIPTION** – Prepare a plan to determine housing development and rehabilitation needs within the Englewood CRA. Develop a survey to gather information and determine the level of interest of property owners in using housing assistance programs. Use this information to establish phased strategies to meet the housing needs.

In the interim, provide housing assistance program information at the Englewood CRA local office and at the Sarasota Office of Housing and Community Development. Develop a marketing plan to target property owners, developers, and non-profit organizations that could qualify for the programs. Encourage property owners by providing assistance with program applications.

4. **PROJECT OBJECTIVES** –
 - Improve the condition of housing.
 - Improve the visual appearance of residential neighborhoods.
 - Encourage homeowner participation in revitalizing Englewood.

5. **STEPS REQUIRED TO IMPLEMENT** –
 - Develop housing needs survey.
 - Develop housing needs plan.
 - Provide information to Englewood residents.
 - Determine eligibility for suitable program.
 - Provide application assistance.

6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - Office of Housing and Community Development
 - Englewood CRA Program Coordinator
 - Private sector

7. **PRELIMINARY COSTS** –
 - Survey and Marketing Plan - \$1,500

8. **TIME FRAME** - Short term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 14**

1. **PROJECT TITLE** – Improve the Appearance of the County Retention Pond on Dearborn Street
2. **PROJECT BACKGROUND** – The existing retention pond near the west end of Dearborn Street on the north side is often criticized due to its appearance. This project became a priority during the development of the Englewood Town Center Revitalization Plan because the water was polluted with duckweed, a chainlink fence surrounded the perimeter, the area was littered with debris, and the perimeter lacked landscaping. Since 1998, Sarasota County Public Works staff has worked to improve the pond by controlling the weeds, installing new underdrains, removing the chainlink fence, and picking up litter. The pond, however, is still visually unappealing. Because of its relatively small size, improvements to the pond, such as adding a fountain, are limited. The County Land Development Regulations encourage regional stormwater attenuation facilities in lieu of on-site facilities.
3. **PROJECT DESCRIPTION** – Coordinate with the property owners adjacent to the retention pond to develop a cooperative stormwater system in conjunction with future development. The larger integrated system should be designed to become an attractive water feature. Until the adjacent property develops, add landscaping and improve the maintenance around the retention pond.
4. **PROJECT OBJECTIVES** -
 - Improve the appearance of the retention pond.
5. **STEPS REQUIRED TO IMPLEMENT** -
 - Contact adjacent property owners concerning their interest in an integrated stormwater system.
 - Develop landscape plan.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - Sarasota County
 - Adjacent property owners
7. **PRELIMINARY COSTS** -
 - Landscaping - \$5,000
 - Integrated stormwater system – To be determined
8. **TIME FRAME** –
 - Landscaping - Short term, 1-5 years
 - Integrated stormwater system – Dependent on adjacent property owner

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 15**

1. **PROJECT TITLE** – Address Recreational Needs at the Englewood Recreation Center and Lemon Bay Park

2. **PROJECT BACKGROUND** – The Englewood Recreation Center has operated on Orange Street for many years in a 10-acre park. The Sarasota County School Board owns the park and building that house the Recreation Center, however, Sarasota County Parks has maintained the park and operated the Recreation Center for the past 10 years. This is an ideal location for the Recreation Center because it is in the middle of the Town Center, it is adjacent to the Englewood Elementary School, and the surrounding park offers a wide variety of outdoor recreational facilities.

The Englewood Sports Complex, located on South River Road and east of Pine Street, contains many excellent facilities such as baseball, soccer, softball, and tennis. The County is expanding the Complex facilities to include a community center; construction is expected to be completed by late 2000. The County plans to expand the proposed community center at the Sports Complex in lieu of building another separate community center formerly proposed at Buchan Airport. Due to staffing limitations throughout the County, the County proposed to close the Recreation Center and relocate the functions to the new Sports Complex community center. The outdoor facilities would continue to be available.

The Englewood community responded to the County by writing letters, calling County Commissioners, and asking to meet with County staff. Their opinion was that while a community center at the Sports Complex is needed, loss of the Recreation Center on Orange Street with its associated supervised programs, would be a major setback to the revitalization effort. The Sports Complex is not easily accessible to the young people, due to the lack of sidewalks or bike lanes, who need more constructive things to occupy their time, not less.

To ensure that the Recreation Center continues to function and serve the local citizens, the County, School Board, and Sheriff's Office have agreed to develop an inter-local agreement whereby they could share the use and operation of the Recreation Center building. This would require expanding the building and probably would require temporary arrangements prior to the actual expansion. The co-location of the Police Athletic League, Community Policing Office, Englewood Elementary School, and County Parks functions would centralize several important youth programs and law enforcement capabilities where they are needed the most.

3. **PROJECT DESCRIPTION** – Keep up-to-date on the progress of the Englewood Recreation Center and Sports Complex. Ensure that decisions pertaining to these parks support the revitalization effort in Englewood.

4. **PROJECT OBJECTIVES** –
 - Ensure that the local parks continue to serve the Englewood citizens of all ages and that the functions support the revitalization effort.
 - Support level of staffing that is cost efficient that will permit optimum use of all park facilities in Englewood.
 - Centralize youth programs and law enforcement capabilities in the Town Center.

5. **STEPS REQUIRED TO IMPLEMENT** –
 - Maintain contact with the County Parks, School Board, and Sheriff's Office.

6. **PROJECT PARTICIPANTS AND ADMINISTRATION –**
 - CRA – Coordination
 - Sarasota County – project management, planning, funding, and implementation
 - School Board – planning, funding, and implementation
 - Sheriff's Office – planning, funding, and implementation

7. **PRELIMINARY COSTS –**
 - Not applicable.

8. **TIME FRAME - Short term, 1 - 5 years**

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 16**

1. **PROJECT TITLE** – Construct Sidewalks and Bicycle Lanes to Schools and Parks
2. **PROJECT BACKGROUND** – As noted in the “Finding of Necessity” Report, about 95% of the roadways in the CRA do not have sidewalks. This criteria was labeled as an “unsafe” condition and assisted in determining that blighted conditions exist in the Englewood CRA.

During the Visioning Workshop on October 29, 1998 for the Redevelopment Plan and as part of the Englewood Town Center Revitalization Plan, the addition of sidewalks and bike lanes were recommended projects. It is not feasible to place sidewalks and/or bike lanes along all the roadways in Englewood because of the narrow rights-of-way and open ditches, nor is it wanted or expected by the residents. The placement of new sidewalks and bike lanes should, however, be located on roadways that are used to access the elementary school on McCall Road and area parks, particularly the Englewood Sports Complex. The improvements to the Englewood Sports Complex propose to include the functions of the recreation center (FY02), currently at the park on Orange Street, and the proposed community center (FY02) that was slated to be located at the Buchan Airport. These two additional functions emphasize the need for sidewalks to the Sports Complex.

Approximately 2.65 miles of sidewalks on Wentworth Avenue, McCall Road, and Mango Street for the elementary school are under design. The County Sidewalk Program probably will not fund right-of-way acquisition and construction until FY01/02, at the earliest. There are currently several reconstruction/expansion projects proposed in the County’s Future Capital Improvements (2020) that are not included in the five-year plan (through FY03). The projects include Artist Avenue between Old Englewood Road and SR 776, Pine Street between Dearborn Street and I-75 and between Dearborn Street and the Charlotte County line, Dearborn Street between SR 776 and Pine Street, Keyway Road from SR 776 to Pine Street, and River Road from I-75 to Pine Street. The improvements of these roadways would add sidewalks and bike lanes to the Englewood area using County Road Program funding. The addition of bike lanes will be considered to thoroughfare roadways as part of planned resurfacing projects. Old Englewood Road should be considered for resurfacing and widening to add bike lanes.

3. **PROJECT DESCRIPTION** – Prepare a comprehensive sidewalk and bike lane plan for the Englewood CRA. The plan will locate and provide a priority rating for sidewalks and bike lanes that are needed on roadways that access the elementary school and area parks, particularly the Englewood Sports Complex. Prepare grant applications (Community Development Block Grants, Transportation Efficiency Act 21, and FDOT Safety Funds) for funding the projects. Coordinate with the County’s Road Program and Transportation Planning departments to include the Englewood projects in their capital improvement lists.
4. **PROJECT OBJECTIVES** –
 - Provide safe access to the elementary school and area parks.
 - Promote alternative modes of transportation.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Develop comprehensive sidewalk and bike lane plan.
 - Identify and secure funding.
 - Include in County’s capital improvement plan.

6. **PROJECT PARTICIPANTS AND ADMINISTRATION –**
 - Sarasota County – Planning, funding, implementation, and administration
 - CRA – Planning, coordination, and secure funding
 - Property owners – Right-of-way acquisition agreements

7. **PRELIMINARY COSTS –**
 - Prepare comprehensive sidewalk and bike lane plan – Not applicable
 - Apply for grants – Not applicable
 - Sidewalks – Approximately \$50 to \$125 per lineal foot, dependent on ROW, including design and construction administrative costs (\$263,000 to \$657,500 per mile)
 - Bike lanes - \$300,000 per mile of two lane roadway for lanes on both sides, including design and construction administrative costs but no ROW

8. **TIME FRAME -**
 - Develop sidewalk and bike lane plan – Short term, 1-5 years
 - Apply for grants – Short term, 1-5 years
 - Implement sidewalks and bike lanes - Short to long-term, 1 to 10 years and beyond

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 17**

1. **PROJECT TITLE** – Install Bicycle Racks
2. **PROJECT BACKGROUND** – The Englewood Town Center Revitalization Plan identified a parking deficit on Dearborn Street, particularly on the west side. While a parking lot is recommended for the Town Center as part of the Redevelopment Plan, bicycle use as an alternative mode of transportation can further assist alleviating the parking deficit. Local citizens demonstrated their desire to participate in bicycling by requesting bicycle lanes as part of the Visioning Workshop on October 29, 1998. To support the use of bicycles, facilities, such as bicycle lanes (see Project Sheet No. 17) and bicycle racks should be installed throughout the Town Center.
3. **PROJECT DESCRIPTION** – Develop a plan to identify where bicycle racks should be located throughout the Englewood Town Center, such as near businesses, parks, and bus stops. Select a style and color to complement the Old Florida architectural style chosen for the area. Encourage existing businesses and new development to install bicycle racks on their property using the selected style and color. Raise funds to purchase and install the bicycle racks on public rights-of-way, such as along Dearborn Street.
4. **PROJECT OBJECTIVES** –
 - Encourage bicycle use in the Englewood Town Center.
 - Provide an aesthetically appealing and safe rack to secure bicycles.
 - Provide a uniform look that complements the Old Florida architectural style.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Identify locations for bicycle racks.
 - Select rack to complement streetscape benches, trash receptacles, and lights.
 - Urge existing businesses and new development to install bicycle racks using the selected style and color.
 - Raise funds (sponsorships, sales, donations) to fund bicycle racks on public rights-of-way.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - Englewood CRA Program Coordinator – Locator plan, select style, coordination, administration
 - Local business/community groups– Installing racks, fund raising
 - Sarasota County – Right of Way use permit
7. **PRELIMINARY COSTS** –
 - Approximately \$600 - \$800 for a 5-space rack, installed.
8. **TIME FRAME** -
 - Short to Mid-term, 1-10 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 18**

1. **PROJECT TITLE** – Establish a Town Center Postal Sub-Station
2. **PROJECT BACKGROUND** – Several factors contributed to the decline of the commercial area along Dearborn Street, such as the development of strip centers along SR 776 and the relocation of the post office from Dearborn Street to Pine Street in 1980. The relocation eliminated the need for many people to come into the area to do business. The United States Postal Service has a program whereby a Public Service Contract Unit is created with a local business that agrees to provide a sub-station location. The business owner agrees to a standard contract and the Postal Service provides the necessary hardware, postal boxes, and stamps. While the amount of traffic from a postal sub-station does not match the traffic generated by the regular post office, a sub-station provides a needed service and could draw additional users into the Town Center.
3. **PROJECT DESCRIPTION** – Encourage and help a local business owner on Dearborn Street establish a postal sub-station in their business establishment.
4. **PROJECT OBJECTIVES** –
 - Add more reasons for people to enter the Town Center and do business.
 - Expand the uses of the Town Center.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Identify a business interested in establishing a postal sub-station.
 - Coordinate with Postal Service and interested business.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - Postal Service
 - Local commercial business
7. **PRELIMINARY COSTS** –
 - Not applicable.
8. **TIME FRAME** - Short term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 19**

1. **PROJECT TITLE** – Assist in Maintaining the Lemon Bay Cemetery and Developing a Veteran’s Memorial Garden

2. **PROJECT BACKGROUND** – The Englewood Cemetery (2.4 acres ±), located on S.R. 776 north of Second Avenue, is owned by Lemon Bay, Inc. and managed by a trustee. A County historical marker once stood at the site but was removed and never replaced for an unknown reason. The cemetery currently does not have an income and therefore, paying for property taxes, stormwater assessments, and maintenance has been difficult for the trustee. A major clean-up of the site was recently completed as a Boy Scout project in conjunction with a community workday. The trustee would like the County to take over the ownership of the cemetery.

A Veteran’s Memorial Garden has been proposed for the adjacent vacant property (.84 acres +), which is also owned by Lemon Bay Cemetery, Inc. A local architect has developed a conceptual plan for the memorial garden. The trustee has received strong support through letters from local veterans groups for this project.

3. **PROJECT DESCRIPTION** – Support the effort to maintain the cemetery and develop a Veteran’s Memorial Garden by providing funds and assisting in fund raising efforts. Investigate whether and how the County could take ownership of the cemetery and proposed Memorial Garden.

4. **PROJECT OBJECTIVES** –

- Assist in maintaining a good appearance of the cemetery.
- Add a point of interest that can bring people into the Town Center.
- Show support to local War Veterans.

5. **STEPS REQUIRED TO IMPLEMENT** –

- Assist in community workdays to maintain the cemetery.
- Coordinate with the relevant County divisions to work towards the County taking ownership of the cemetery and proposed Memorial Garden.
- Designate funds toward the Veteran’s Memorial Garden.
- Assist in other fund raising efforts.

6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –

- Property trustee
- Englewood CRA Program Coordinator
- Sarasota County
- Englewood community

7. **PRELIMINARY COSTS** –

- \$50,000

8. **TIME FRAME** - Short to Mid-term, 1-10 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 20**

1. **PROJECT TITLE** – Prepare a Consolidated Plan for the Englewood CRA
2. **PROJECT BACKGROUND** – Many planning studies have been completed in Englewood, such as the Sarasota County Comprehensive Future Land Use Plan; the Pine Street, S. River Road, Dearborn Street Sector Plan; the Englewood Town Center Revitalization Plan; the Gottfried Creek Stormwater Basin Master Plan; and the Englewood Interstate Connector study. Another plan to be completed in the near future is the S.R. 776 Corridor Plan. All these various plans and studies cause confusion and frustration because of the different boundaries and regulation associated with them. To gather all the information concerning the area, one would have to investigate and research all the various documents. A consolidated plan that brings all the studies together would be a valuable tool to help map the future direction for Englewood.
3. **PROJECT DESCRIPTION** – Prepare a consolidated plan for the Englewood CRA to assist the County, CRA, and developers in guiding future development. The consolidated plan could be used to provide suggested amendments to the County's Comprehensive Plan for the next Evaluation and Appraisal Report (EAR) cycle (completed in 2003). The consolidated plan would bring together all the aspects of existing plans and studies into one format. These would include land use designations, roadways, stormwater, and utilities, at a minimum. The consolidated plan should be prepared so it can be marketed, such as colored boards for presentations, colored brochures, and placed on the Worldwide Web.
4. **PROJECT OBJECTIVES** –
 - Consolidated information to guide future development.
 - Use as a marketing tool to promote development.
5. **STEPS REQUIRED TO IMPLEMENT** –
 - Gather all existing studies and plans.
 - Evaluate to make recommendations during the EAR process.
 - Prepare as a marketing tool.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION** –
 - Englewood CRA Program Coordinator
 - County
 - Englewood CRA Advisory Board
7. **PRELIMINARY COSTS** –
 - \$1,500 for printing/marketing
8. **TIME FRAME** – Short term 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 21**

1. **PROJECT TITLE** – Relocation of overhead utility service on Dearborn Street
2. **PROJECT BACKGROUND** – The future ability to develop property in the business district of Dearborn Street will be impacted by the current location of overhead utility lines. The utility lines on the south side of the street will prevent new construction from being able to build to the sidewalk as required in the zoning code.
3. **PROJECT DESCRIPTION-** The CRA will coordinate meetings with the various companies currently using the utility poles and work with a consultant to determine the most feasible solution to relocating the utilities while considering existing and future needs.
4. **PROJECT OBJECTIVES** –
 - Determine the cost and timeframe for the relocation of the overhead utility lines.
 - Provide for the relocation of the overhead utility service as determined necessary for the redevelopment of property on Dearborn Street.
5. **STEPS REQUIRED TO IMPLEMENT-**
 - Hire a consultant to prepare a report on the cost and various options to the overhead utility service.
 - Provide for the relocation of the overhead utility service.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION**
 - Sarasota County Public Works
 - FPL, Verizon, Cable providers, Lighting District
 - Englewood CRA
7. **PRELIMINARY COSTS-**
 - \$5,000 for consultant to prepare a report on the cost and feasibility of relocating the overhead utilities.
8. **TIME FRAME** –
 - Implementation – Short Term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 22**

1. **PROJECT TITLE** – East Dearborn and Pine Street Improvements
2. **PROJECT BACKGROUND** –One of the main entrances to the Englewood community is where River Road connects with East Dearborn Street and Pine Street. In this entrance area there are two projects planned in the near future. First, the widening of East Dearborn from two lanes to four lanes between Pine Street and Indiana Street (SR776). And second, the construction of a two-lane road north of Dearborn Street to Park Forest Boulevard. These two roads are important to serve vehicular and pedestrian traffic. The residents will use these roadways extensively to access work, the Town Center, schools, recreation, the Post Office and the Englewood Sports Complex.
3. **PROJECT DESCRIPTION**- The CRA will coordinate with the Public Works Business Center during the planning and construction of these roadways and provide funding for amenities to be added to the projects to improve the roadway function. Examples of added amenities may include but are not limited to: landscaping, decorative lighting, benches, special paving to assist in traffic calming, multi purpose trail and public transit accommodations.
4. **PROJECT OBJECTIVES** –
 - Provide improvements to the roadway system that are aesthetically pleasing, calms traffic and provides safe and functional pedestrian travel.
 - Provide some unifying elements with West Dearborn to further create a sense of place.
5. **STEPS REQUIRED TO IMPLEMENT**-
 - Coordinate with Sarasota County Public Works to incorporate features that will improve the function of the roadways in the community.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION**
 - Sarasota County Public Works
 - Englewood CRA
7. **PRELIMINARY COSTS**-
 - \$125,000 to upgrade 50 streetlights on East Dearborn to decorative type and for brick pavers or stamped concrete in appropriate location on East Dearborn.
 - \$115,000 for the 10' multi use trail and lighting on Pine Street to the Sports Complex.
8. **TIME FRAME** –
 - Implementation – Short Term, 1-5 years

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 23**

1. **PROJECT TITLE** – Create facilities at the Kiwanis Park and Buchan Airfield site as planned in the Parks and Airport Master Plan, and as identified in the SR776 Corridor Plan.

2. **PROJECT BACKGROUND-** The Kiwanis Park site has been identified as an under utilized park site within the Englewood Community Development Area. This 29-acre site is home to one of the last remaining stands of old growth pine trees in South County. The Sarasota County Parks Master Plan proposes improvements to the site that include bathroom facilities, picnic area and playground equipment. This site has also been identified as a location for the Environmental Learning Center that could serve as the anchor to the park. The Environmental Learning Center was proposed in the SR776 Corridor Plan and as an educational facility to demonstrate green building techniques, drought tolerant landscaping, hurricane disaster resistance and energy conservation construction. The facility could be an information center, a community meeting room and resources repository.

The Buchan airfield site, a 100-acre site, has several projects planned in the next 20 years, including a pilots planning shelter with bathrooms, relocation of the tie down area to the north of the main air strip and new fencing.

3. **PROJECT DESCRIPTION-** Provide for the acquisition of facilities suitable for the identified needs at the Kiwanis Park/Buchan airfield. Facilities suitable for this use have been donated to the Hermitage Association and are available.

Provide for any engineering, architectural design or rehabilitation of structures that are suitable to serve as facilities for the Park and airfield.

4. **PROJECT OBJECTIVES-**
 - Provide functional facilities to serve the needs of the Park and Airfield.
 - Create facilities that can be utilized by the Environmental Learning Center immediately and will accelerate their ability to get educational information to area residents.

5. **STEPS REQUIRED TO IMPLEMENT**
 - Develop a Plan for the Park and Airfield site
 - Identify funding (possible short term borrow)
 - Secure professional service and complete the building rehabilitation

6. **PROJECT PARTICIPANTS AND ADMINISTRATION-**

- Sarasota County Parks & Recreation
- Friends of Sarasota County Parks and Recreation
- Sarasota County Public Works
- Englewood CRA-
- SR776 Corridor – Neighborhood Initiative Funding
- Environmental Learning Center
- Hermitage Association-
- Private Sector- donation for the structure move

7. **PRELIMINARY COSTS-**

- \$50,000 donation from the private sector to move the structures
- Acquisition from the Hermitage (sole source)- \$90,000 CRA funds
- Professional Services and rehabilitation of structures- \$35,000 from the SR776 Corridor Plan implementation available through the Neighborhood Initiatives and \$30,000 from the CRA

8. **TIME FRAME – Immediately**

**ENGLEWOOD REDEVELOPMENT PLAN
PROJECT SHEET NO. 24**

1. **PROJECT TITLE** – Stormwater Project
2. **PROJECT BACKGROUND** – The CRA boundaries are located within the Lemon Bay Watershed. This watershed area has been affected as the community of Englewood has developed. The CRA has an interest in resolving some of the stormwater problems that were identified in the “Findings of Necessity” through the development of a Stormwater Project.
3. **PROJECT DESCRIPTION**- The area of highest priority is the Dearborn St. commercial district and this district drains to two (2) drainage basins- 1.) the Lemon Bay Coastal Drainage Basin and 2.) the Gottfried Creek Drainage Basin. The County will determine the most suitable locations for a stormwater system and secure the land necessary to construct a Stormwater Project. This project will consider various practices to treat the stormwater including but not limited to wet detention, bio-retention, swales, and vaults. The most appropriate practice or combination of practices will be used to meet the commercial district and the community needs without wasting resources or adversely affecting the natural systems.
4. **PROJECT OBJECTIVES** –
 - Locate land suitable for stormwater that can serve the downtown commercial properties and eliminating “postage stamp size” stormwater ponds on each commercial site.
 - Design the project to fit into an urban environment and create a functional system that is suitable for the community.
 - Identify a manner to require new development to connect to the system that may include development agreements, amending the Town Center Plan with development conditions and/or a special district.
 - Identify if a portion of treatment must be provided on each development site and the manner that could be achieved.
 - Investigate systems that can allow dual use on the sites, i.e. stormwater treatment and parking/roadway, stormwater treatment and park like setting.
 - Improve the function of the Lemon Bay Watershed.
5. **STEPS REQUIRED TO IMPLEMENT**-
 - Locate suitable land(s) for stormwater system improvements.
 - Hire a consultant to identify the feasibility of a regional stormwater system and any environmental issues on the land.
 - Develop policies for connection to and maintenance of the stormwater system.
 - Hire a design consultant for the design of a Stormwater System.
 - Provide for the construction of the project.
6. **PROJECT PARTICIPANTS AND ADMINISTRATION**
 - Sarasota County Environmental Services Business Center and Public Works
 - Water Core Services
 - Englewood CRA
 - Southwest Florida Water Management District
 - Local developers and property owners

7. PRELIMINARY COSTS-

- \$1,500,000 for land
- \$400,000 for design services for construction documents and project management
- \$3,000,000 construction costs for the stormwater system.
- Annual maintenance paid by users based on usage – Cost To Be Determined

8. TIME FRAME –

- Implementation – Short Term, 1-5 years