

ENGLEWOOD

Community Redevelopment Area

SARASOTA COUNTY, FLORIDA

Architectural Design Guidelines

Architectural Character
Old Florida Vernacular
- Florida Fishing Village -



July 1, 2003

Prepared by: Dan A. Ionescu Architects, P.A.

Architectural Design Guidelines Handbook

TABLE OF CONTENT

Chapter

ONE INTRODUCTION

TWO HISTORIC CONTEXT

THREE ARCHITECTURAL ELEMENTS

FOUR DESIGN, BUILDING FORM & FUNCTION

FIVE CONCEPTS, STREET SECTION/PROFILE, MASS, RHYTHM & ARTICULATION

SIX TRAFFIC, SITE ACCESS & SITE SPECIFIC CONSIDERATIONS

SEVEN MANUAL APPENDIX

EIGHT BIBLIOGRAPHY

Architectural Design Guidelines Handbook

- General Information
- “Old Fishing Village by the Bay” – Florida Vernacular Architectural Character.
- Goals & Objectives.
- Zoning Ordinance Highlights – Overlay Districts

INTRODUCTION



CHAPTER ONE

Architectural Design Guidelines Handbook
New Construction and Addition/Rehabilitation

General:

The suggested Architectural Design Guidelines are intended as a strong reference framework to assist the property owners, developers, designers and the community as a whole, in understanding the Englewood CRA's goals and objectives for high quality development and rehabilitation within the designated Town Center District and Community Redevelopment Area.

The guidelines are intended to complement the mandatory Site Development requirements under the Sarasota County zoning regulations. This manual will provide several good examples of potential design solutions and may be interpreted with some level of flexibility in their application to specific site conditions.

The guidelines are intended to increase the readers understanding of the local architectural design and at the same time provide for the greatest flexibility and encourage creativity for the new projects that will blend well with historical structures in the community.

Unless there is a compelling reason to the contrary, these guidelines shall be followed. The provisions of this section shall apply to all development in the Englewood CRA Area particularly the Town Center District.

Where structures are identified on the Historic Resources Map, the Sarasota County Design Guidelines for Historic Properties shall be utilized. The intent of this document is to suggest elements that can be incorporated in the design of new construction or rehabilitation of existing buildings. It is not the intent of this document to conflict with the adopted Sarasota County Design Guidelines for Historic Properties.

The goals of these guidelines are to preserve, restore and enrich the existing environment by reinforcing the traditional character of the old downtown and add to the central business district the "sense of place". Create through the process of unified design guidelines, a harmonious background for the future built environment.

Architectural Design Guidelines Handbook

Purpose

The guidelines promote an "Old Florida" vernacular and attempt to preserve the significant local architecture and heritage of Englewood that is consistent with an old fishing village.

Goals and Objectives

Promote a consistency in the proposed architectural design & development standards.

Promote an awareness of the local heritage and the architectural character in the Englewood area - (Old Fishing Village by the Bay).

Promote revitalization of businesses through creating a "sense of place" in the downtown area.

Note: Cortez Fishing Village and Spanish Point are also good historic examples

Architectural Character

Convey information about **characteristic features** typical to the Old Florida Vernacular.

Building Forms, Building Types, Decorative Elements

Building Form: Single Pen, Dog Through, Front Porch, Four square, etc.

Building Types: Bungalow, Victorian, Anglo-Caribbean, Plantation, etc.

Not all examples of building forms and types illustrated are locally applicable.

Rehabilitation, Appropriate Additions and Maintenance

This Booklet conveys information about how contemporary buildings or new construction should be encouraged (and not be discouraged), as long as their **scale, character and materials** compliment the architectural concept existing in the Englewood Town Center.

Refer to the historic structures shown on the Historic Resource Map and other examples in communities like Punta Gorda, Florida and the Towles Court of Sarasota, Florida. Two newer communities that served as great resources for the development of these guidelines are: Seaside Community in Destin, Florida and Celebration in Orlando, Florida.

Architectural Design Guidelines Handbook

About Florida Vernacular Architecture

One of today's positive architectural developments is that there is renewed interest in the history of a community and the legitimate design influence of historic structures.

Architects, Designers, Builders and others look for more richness and meaning in the built environment, to replace inappropriate styles - which lack the sense of place. This in turn leads to a more detailed study of local and regional traditions.

With this new understanding of historic context, forms and design appropriate to local climate forces, nature, regional culture and newly available technology, design professionals are able to add new buildings to the architectural heritage that blend well with the older structures.

Vernacular architecture or popular (of indigenous character) is more like a native language particular to a region or a specific place. This traditional architectural language includes many types of buildings: from the single room house to plantation, from farmhouse to the townhouse. All original houses include open porches, shady verandas for air movement and had in common the simplicity of the early architectural plan with the bare essentials.

The goal of this handbook is to convey the design elements necessary to reconnect to Englewood's historic heritage. A good design with good planning requires several elements and considerations in order to lead to a successful sense of community and rich Town Center life. Some of the overall considerations should be:

- Encourage through design a pedestrian friendly environment rather than vehicular.
- Encourage residential, commercial/retail and mixed-use buildings creating a sense of unified neighborhoods, hubs and destinations (not strip centers or spot developments).
- Take advantage of the local assets, not only historic, but also cultural, civic, many area parks and the proximity to the bay front.

Englewood's renewed sense of community should lead to the development of a strong Town Center plan with the focus on the village core and a unified concept. It is suggested that the one mile long section of Dearborn Street (between Old Englewood Road and SR776) and the adjacent downtown streets should receive the appropriate functional designation. For example three apparent sections:

East section, the Civic and Cultural District (with the library, and Lemon Bay Playhouse)

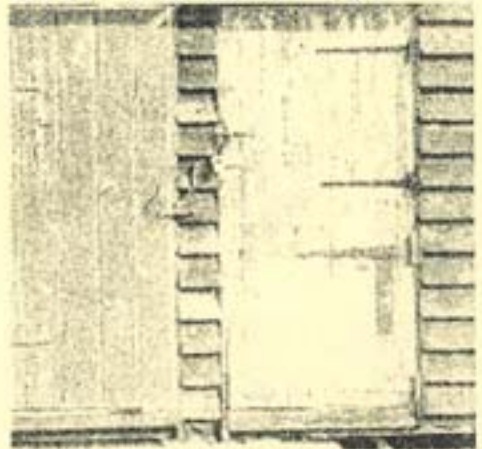
Central section, the Business District,

West section, the Shopping District (with restaurants, galleries & retail).

Architectural Design Guidelines Handbook

- Brief Historic Timeline
- Historic Resource Map
- List of Significant Sites, Structures, etc.
- Examples of early Florida Vernacular

HISTORIC CONTEXT



CHAPTER TWO

Timelines of Early Englewood Area History

*In Celebration of
The first Annual
Englewood History Week
February 8 - 15, 2003*



Compiled by

Pat Lewis, Head

Reference Services

Elsie Quirk Public Library

Manasota County Library System

100 West Dearborn Street

Englewood, FL 34223

- 1878 William & Mary Goff become Englewood's first Caucasian settlers, purchasing 60 acres of land for \$90 (Dearborn, Green and Cherokee St. area)
- 1886 Town of Grove City is platted
Nancy Jane Bowman, daughter of William Goff, dies in childbirth at age 16; she is the first person buried in Lemon Bay Cemetery
- 1887 First post office opens in Grove City with Postmaster Robert B. Smallwood
- 1893 Tarpon Hotel is built in Grove City (present location of Park Pointe Mobile Park)
- 1894 Herbert K., Howard S., and Ira Nichols buy 2,000 acres on the bay to develop lemon groves
- 1895 Englewood Post Office opens;
A 14-degree freeze kills all the lemon groves
- 1896 Town of Englewood is platted by the Nichols brothers and filed on August 17. (Goff's oxcart path becomes Dearborn St.)
Mrs. Quimby's Boarding House for Ladies and Gentlemen is built (now the Rinkard House at the end of Dearborn)
- 1896 Hurricane strikes Englewood area on October 9; localized flooding is reported
- 1897 Englewood Inn is built by the Nichols Bros.
- 1907 The Hermitage on Manasota Key is completed by Carl G. Johanson
- 1909 Englewood Inn is destroyed by fire
- 1913 Peter E. Buchan is appointed a member of the Englewood School District by Manatee County

- 1917 Buchanan's Landing is built for supply ships from Tampa
- 1918 Manasota Lumber Co. in Woodmere creates 1,500 jobs (present location of Englewood Disposal on 776)
Lemon Bay Women's Club is organized by Dr. Mary Wolcott-Green and 8 other women (originally called "Mother's Club")
- 1921 County of Sarasota is formed and Pete Buchan is appointed Englewood's first County Commissioner to represent District #4
- 1922 J. D. Anderson becomes Sarasota County Commissioner
- 1924 The road from Venice to Englewood is designated as Hwy. 311, part of the Tamiami Trail from Tampa to Miami
The Royal Casino is built out over Lemon Bay, connected to land by a long pier; the 241ft. x 30 ft. building, site of band concerts, dances, and chamber of commerce events, survives until 1932
- 1925 Englewood is incorporated, making it the second largest city in Sarasota County (13 square miles)
Construction is completed on the Lemon Bay Women's Club clubhouse at Maple & Coconut (now on the National Register of Historic Places)
- 1926 Devastating "Miami" hurricane hits September 18-21, shearing its way through Miami

at 132 mph, then striking Moore Haven,
the Everglades, and Boca Grande. . . .

The storm surge inundates the

Englewood area with several feet of water

1927

First bridge is built across Lemon Bay by the
Chadwick brothers

1928

Tamiami Trail opens with a motorcade led
by Governor John W. Martin which
stops at the Englewood Hardware store
on Dearborn; officials pledge that the
Trail will never be taken away

1928

Englewood has too much leveraged debt to
survive and the incorporation is
dissolved, taking the new Englewood
State Bank down with it (in large part
because Abner Silkey, the Cashier
embezzled money from it).

The Trail becomes U.S. 41 and politicians
subsequently bow to the federal
government to shorten the route, thus
bypassing Englewood

Englewood Elementary School is built on
Perry Street and used until 1978

1928

Construction is completed on Englewood's first
church building, now located at 416 West
Green Street

1929

Stuart Anderson rents the Royal Casino and turns
it into a fish house

- 1931 L. A. Ainger, Sr. and his 3rd wife, Ora, build the Ainger General Store (included Texaco gas pumps)
- 1933 J.D. "Jack" Tate opens his general store at Buchan's Landing (also included Texaco gas pumps)
- 1936 The Hermitage on Manasota Key becomes a family nudist resort
- 1943 Road at Blind Pass washes out and is impassable for the next 12 years
- 1944 Hurricane hits Englewood area October 18-19, destroying the boats of the newly formed Englewood Fishing Cooperative as well as several homes--damaging winds of 50 mph are reported
- 1945-6 Stuart Anderson builds Lemon Bay Fisheries at end of Wentworth Street; in 1946, his brother, Oscar, buys a one-half interest
- 1949 Ainger's General Store burns down; L.A. Ainger rebuilds a 28 x 54' store (present location of True Value hardware)
- 1951 Fire Station #1 is built on Indiana Avenue
- 1956 Jo Cortes, Englewood Herald's first editor, initiates Pioneer Days in honor of Englewood's 60th anniversary
- 1962 Jo Cortes, Leah Lasbury, and Lois Potter obtain the first funds--\$4,000--Sarasota County ever allocated for a library. Wellington and Elsie Quirk donate the land for the "Elsie Quirk Public Library."



Sarasota County Community Services

Sources

Englewood: The First 100 Years

(Newton Studios, 1996)

Florida's Hurricane History, Jay Barnes

(University of North Carolina Press: Chapel Hill), 1998

*History of Early Englewood from the Newspaper Columns
of Josephine Cortes*, Josephine O. Cortes

*Newspaper articles from the Englewood Sun
and the
Englewood Herald*

included in the collection of the
Elsie Quirk Public Library

Special thanks to Diana Harris, local historian

*Cover photo of the "Phantom" is courtesy of the
Sarasota History Center*



Lemon Bay Women's Club
51 Coconut Road (#16)

Quimby-Jergens-Rinkard House
2 Old Englewood Road (#2)



416 Green Street Church Museum(#6)



Lampp House 604 Perry St. (#12)



Lemon Bay Woman Club 51 Coconut(#16)



530 Green St. (#13)



502 Green St. (#14)



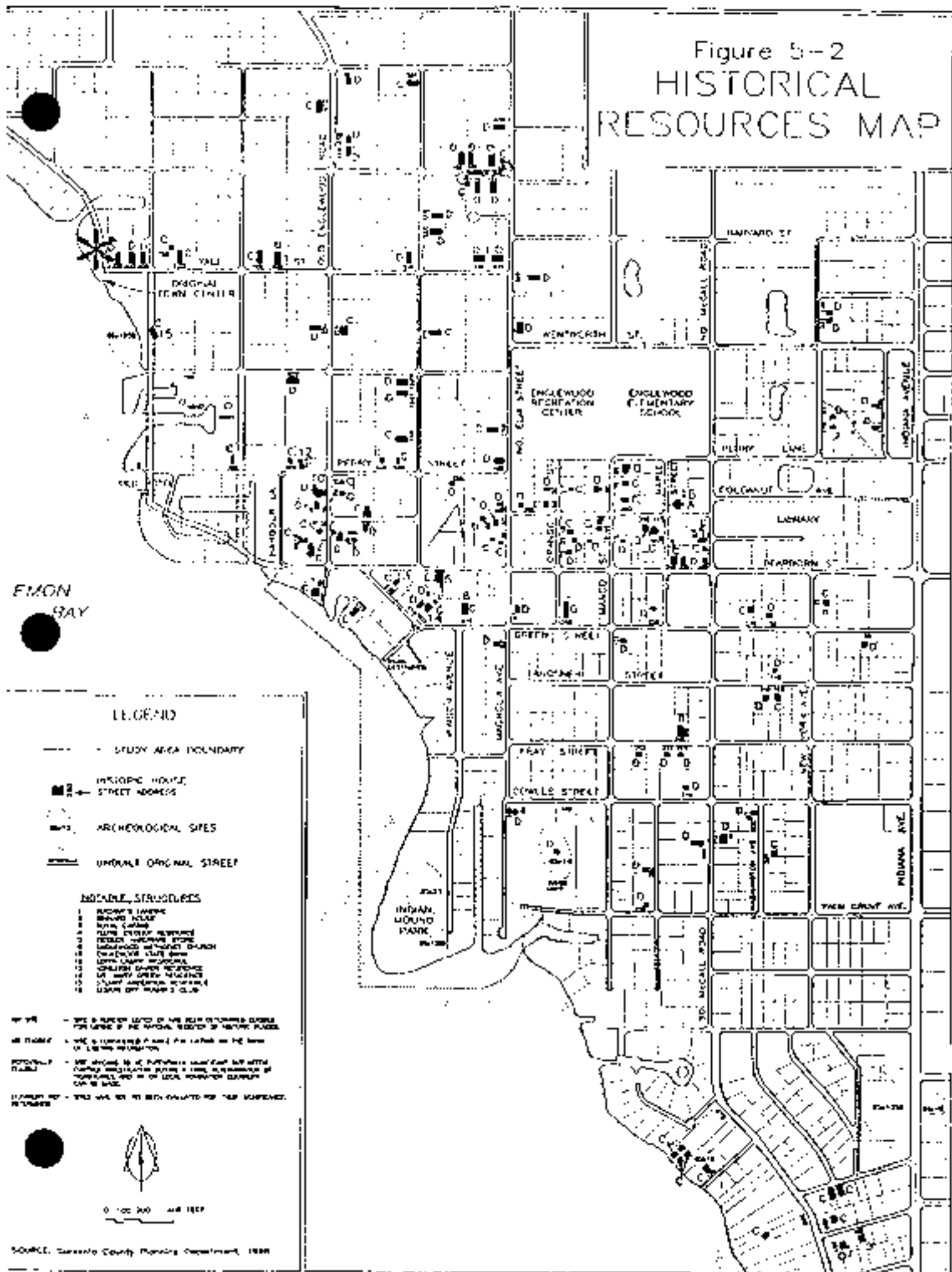
416 Green St. (#6)



Rinkard House 2 Old Englewood Rd. (#2)



Figure 5-2
HISTORICAL
RESOURCES MAP



EMON
BAY

LEGEND

- STUDY AREA BOUNDARY
- HISTORIC HOME
- STREET ADDRESS
- ARCHEOLOGICAL SITES
- ORIGINAL STREET

RESOURCE STRUCTURES

- 1 BUCKINGHAM LANDING
- 2 BRADY HOUSE
- 3 BRADY HOUSE
- 4 BRADY HOUSE
- 5 BRADY HOUSE
- 6 BRADY HOUSE
- 7 BRADY HOUSE
- 8 BRADY HOUSE
- 9 BRADY HOUSE
- 10 BRADY HOUSE
- 11 BRADY HOUSE
- 12 BRADY HOUSE
- 13 BRADY HOUSE
- 14 BRADY HOUSE
- 15 BRADY HOUSE
- 16 BRADY HOUSE

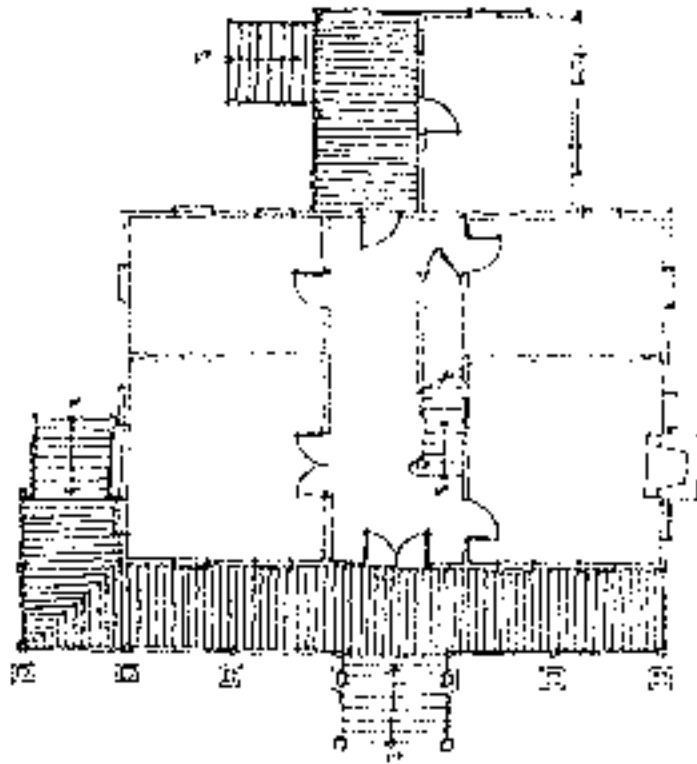
- 17-18 - SEE A MAP OF THE CITY OF INDIANAPOLIS FOR THE LOCATION OF THE NATIONAL MONUMENTS OF INDIAN MOUND PARK
- 19-20 - SEE A MAP OF THE CITY OF INDIANAPOLIS FOR THE LOCATION OF THE MONUMENTS OF INDIAN MOUND PARK
- 21-22 - SEE A MAP OF THE CITY OF INDIANAPOLIS FOR THE LOCATION OF THE MONUMENTS OF INDIAN MOUND PARK
- 23-24 - SEE A MAP OF THE CITY OF INDIANAPOLIS FOR THE LOCATION OF THE MONUMENTS OF INDIAN MOUND PARK



0 100 200 400 800

ENGLEWOOD'S TIMELINE OF SELECTED NOTABLE SITES

- **The Hermitage (1902)**, an old beach house, was opened by carpenter Carl Johannsen
- **Lemon Bay Park (1992)** is Sarasota County's newest nature complex off Old Englewood Road.
- **Rickard's Guest House (1896)**, Mrs. Quimby's Boarding House for Ladies and Gentlemen is built.
- **Buchan Landing (1825)** where Peter Buchan set up his port for house **The Royal Casino** (structure was moved to 240 Dearborn).
- Site of the **Englewood Saw Mill** and site of the **Englewood Inn (1898)**, both along Harvard Street.
- **Pat Lampp House (1922)** on Perry Street is an early house. **The Nicholas Brothers Trading Post Site** is at the foot of Yale Street.
- East of Old Englewood is the **Lemon Bay Garden Club**.
- **Lemon Bay Women's Club**, unusual Prairie Style at Coconut and Maple.
- **Old Methodist Church** restored by the **Lemon Bay Historical Society**, south of Dearborn.
- **Indian Mound Park**, west of Magnolia.
- **Lemon Bay Cemetery**, site of the pink tombstone of Emile Gauguin-son of the French painter- south of FL 775.
- **Bass Biological Lab** and site of old cottages, New Point Comfort Rd.
- By crossing **Tom Adams Bridge**, one can notice the **Chadwick Beach Pavilion (1927)** once site of Chadwick's cottage colony.

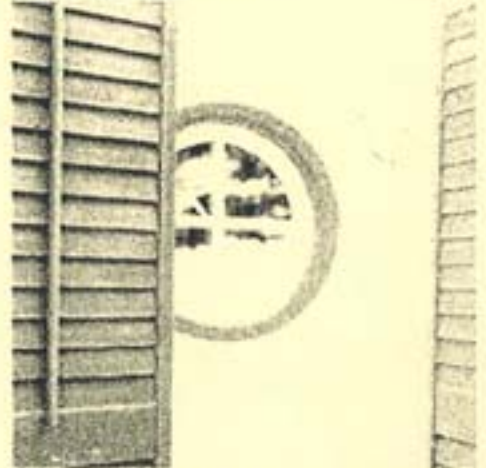


EARLY FLORIDA VERNACULAR HOUSE

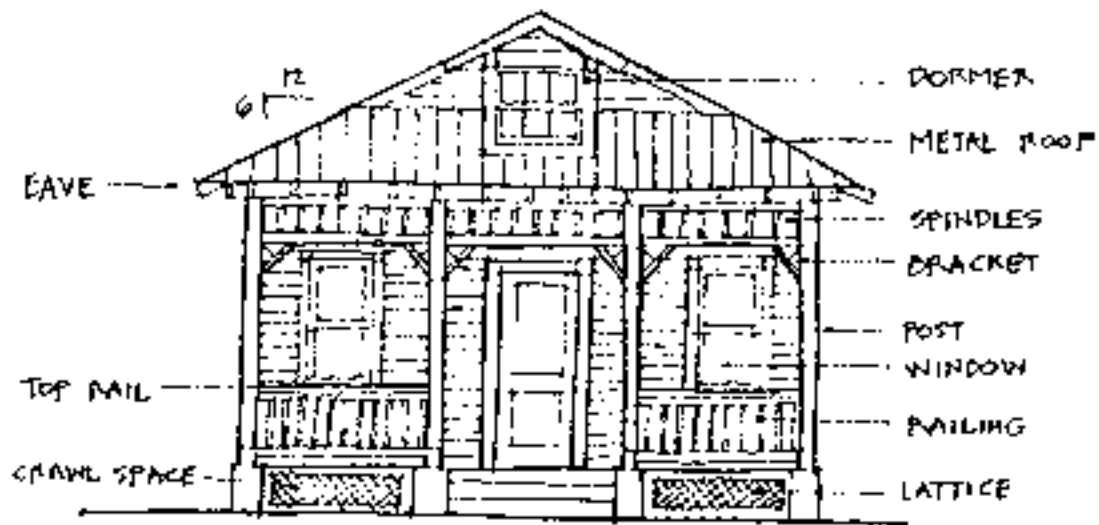
Architectural Design Guidelines Handbook

- Simple Cottage & Defining Elements
- Architectural Elements
 - Structure – Mostly wood Frame
 - Roof & Overhang
 - Porch – Front view
 - Crawl Space – for Ventilation
- Structure, Yard fence, Exterior Elements, Trellis
- Decorative Elements
- Design Considerations with regard to lighting, signs, and use of color

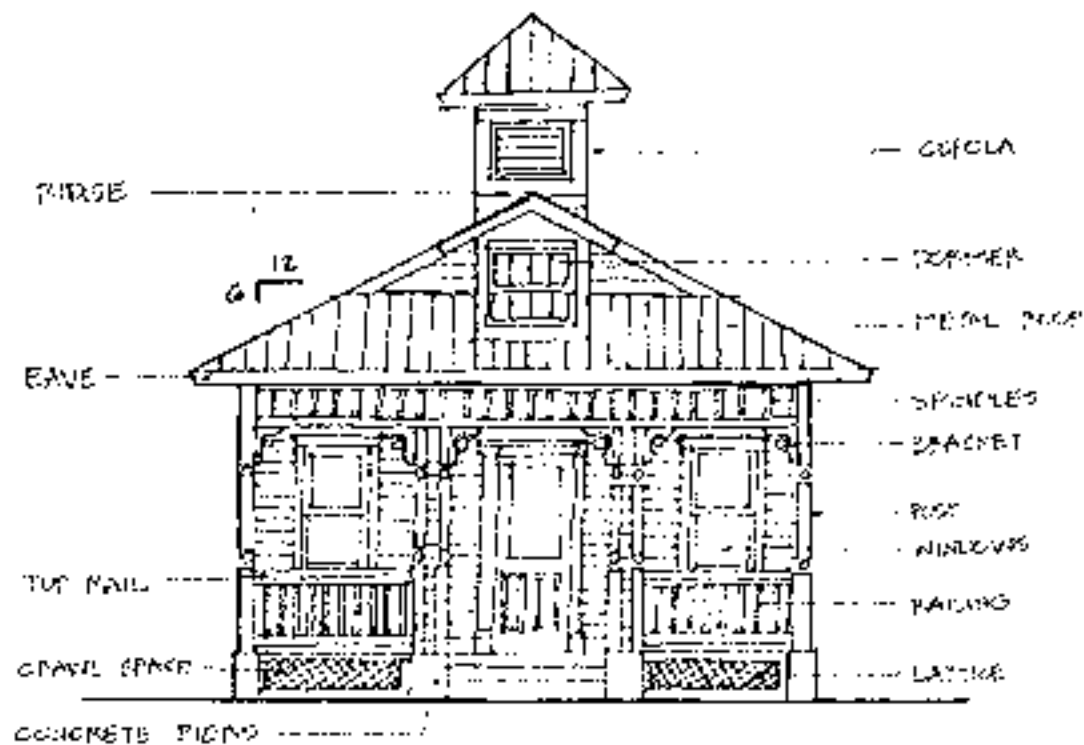
ARCHITECTURAL ELEMENTS



CHAPTER THREE

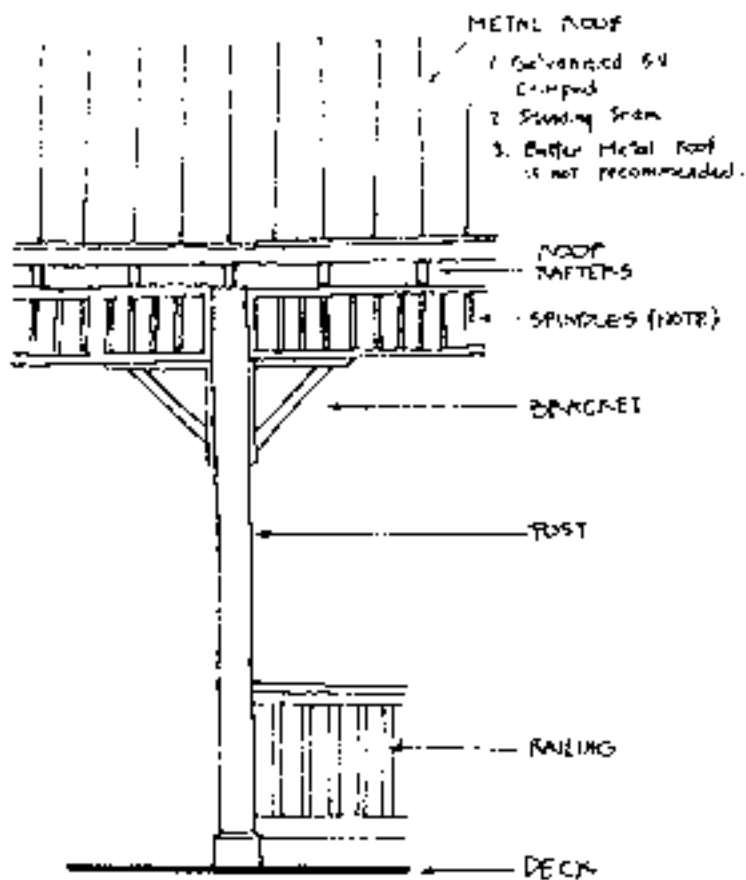


• DEFINING ELEMENTS •



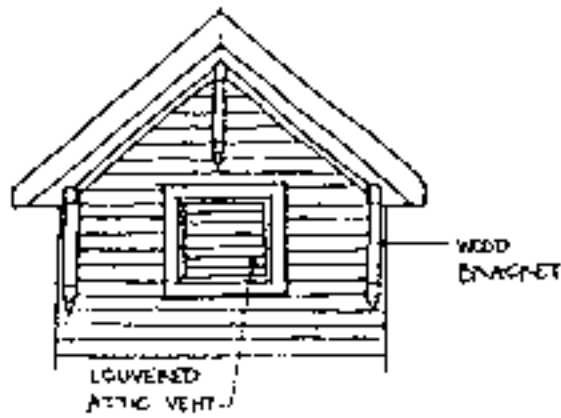
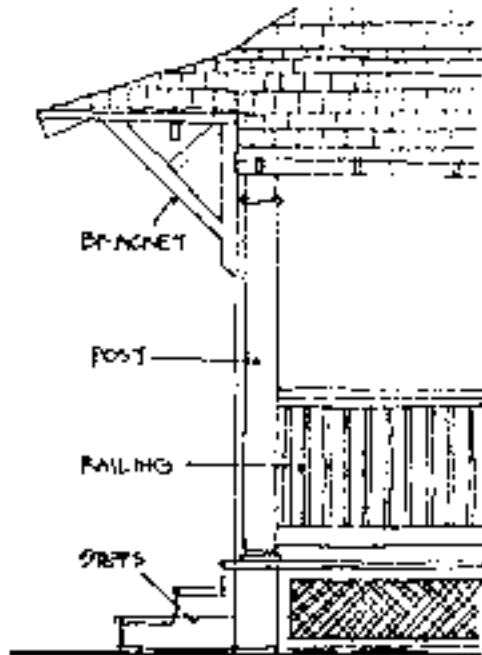
• DEFINING ELEMENTS •

MORE DECORATIVE STYLE IS
 CHARACTERISTIC TO SOUTH FLORIDA,
 KEY WEST, OR CARIBBEAN AREA.

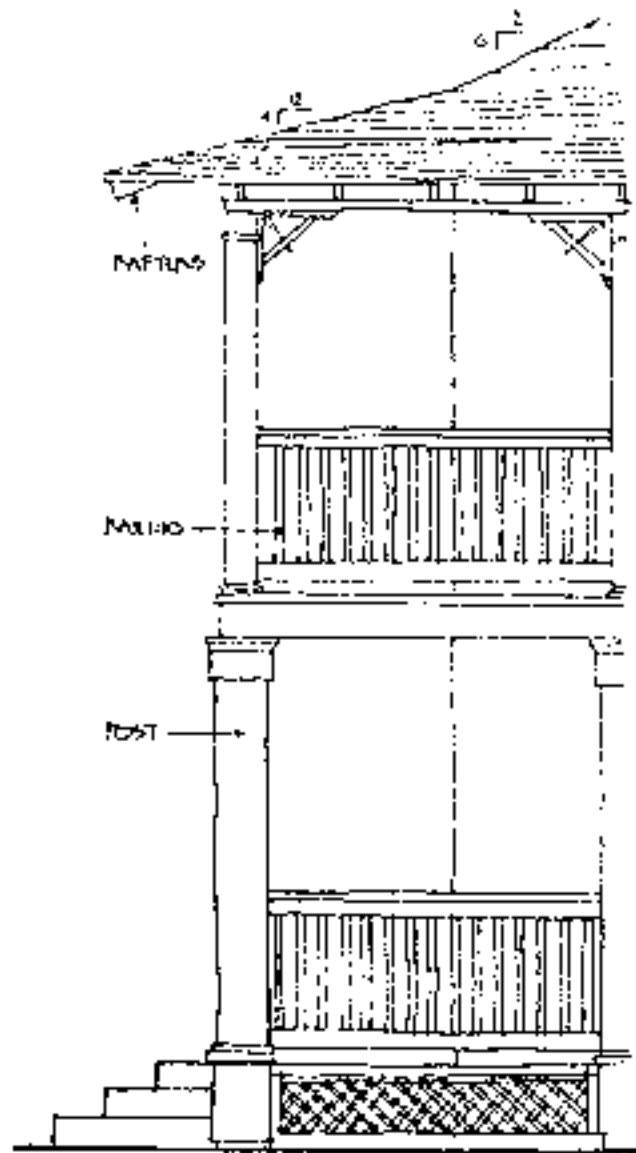


• ARCHITECTURAL ELEMENTS •

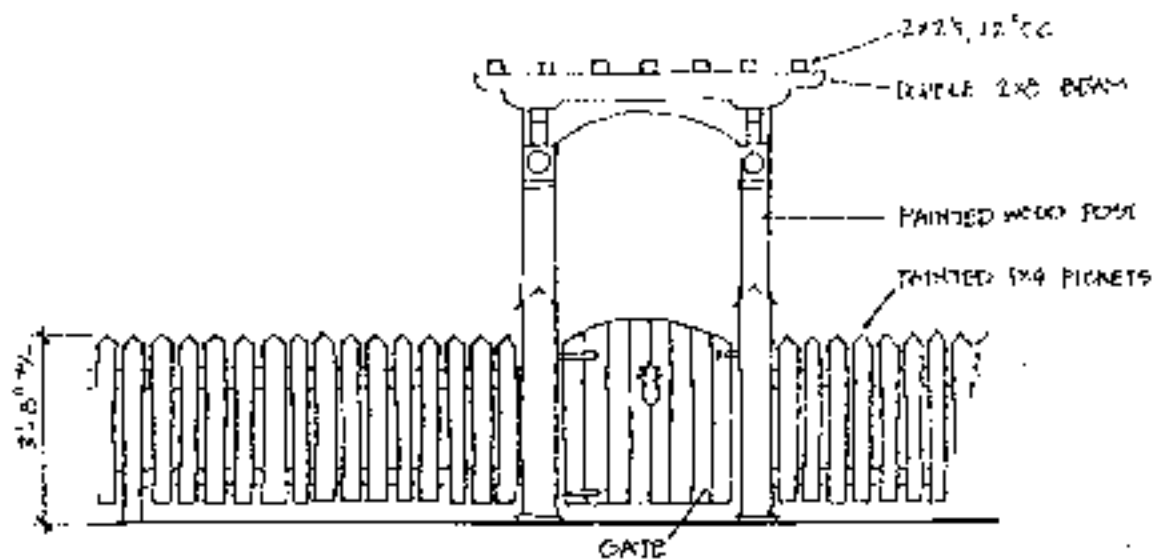
SPINDLE NOT REPRESENTATIVE FOR THIS REGION, BUT MAY NEED TO BE INCLUDED BY NEW CONSTRUCTION WITH HIGHER EAVE HEIGHT.



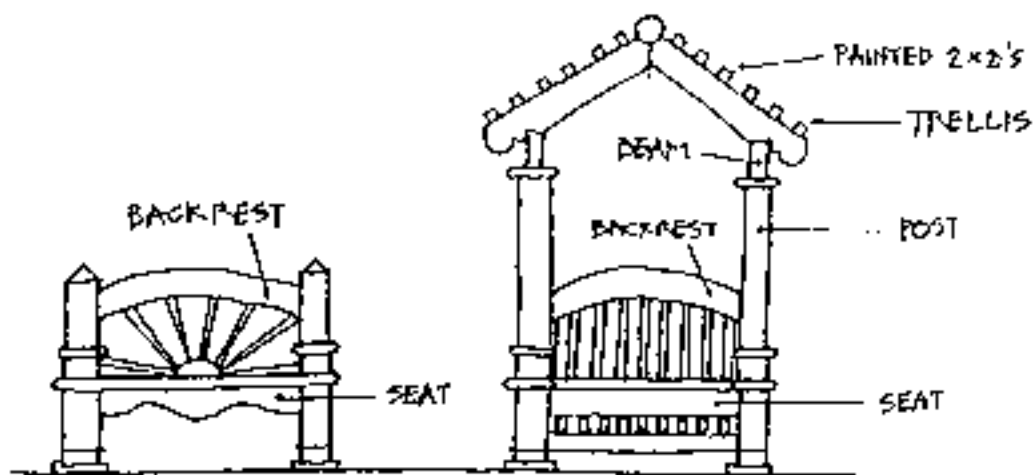
ARCHITECTURAL ELEMENTS



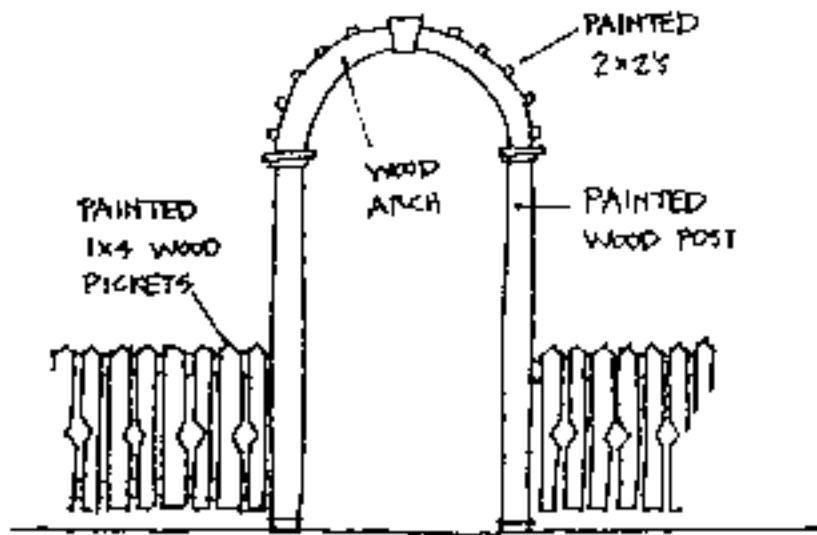
EXAMPLE OF TWO-STORY PORCHES



FENCE DESIGN



BENCH DESIGN



FENCE AND ARCHWAY ENTRY





Architectural Design Guidelines Handbook

LIGHTING:

- Lighting to be used as security function, Promote business after hours.
- Lighting should be selected to complement the historic theme.
- Light sources must be indirect lighting, and to highlight display windows.

SIGNS:

- Signs must contribute to the positive image of a store or business as well as enhance the Town Center, and should reflect the theme characteristics of the Town Center.
- Signs must comply with the sign ordinance adopted by the Sarasota County.
- Use a consistent sign pattern along a retail strip with signs aligned and equivalent in size. Inconsistent pattern will create confusion and is discouraged.
- Signs must be consistent in scale, size and location with the building articulation, not oversized or out of character with the building.

USE OF COLOR:

- The use of colors should relate to the adjacent buildings, the architectural character and must not contrast with the functional intent of the downtown.
- The range of color selection is very wide and can include:
 - o Simple scheme of natural materials (Galvanized roof material and pressure treated lumber, white picket fence or light color building trim, etc.)
 - o Pastel and more vibrant scheme of colors reminiscent of Key West style (shades of yellow, green, blue in harmony with the natural environment.
 - o Colors not recommended would be strong contrasting colors of black, purple, brown, or other schemes not associated with this architectural style.

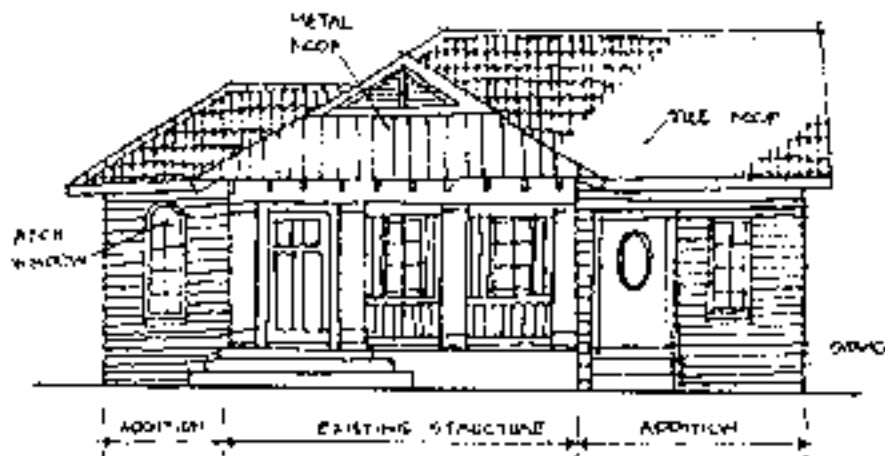
Architectural Design Guidelines Handbook

- Additional Do & Don'ts
- Bungalow Style
- Two Story Structures
- Residential, mixed used or commercial

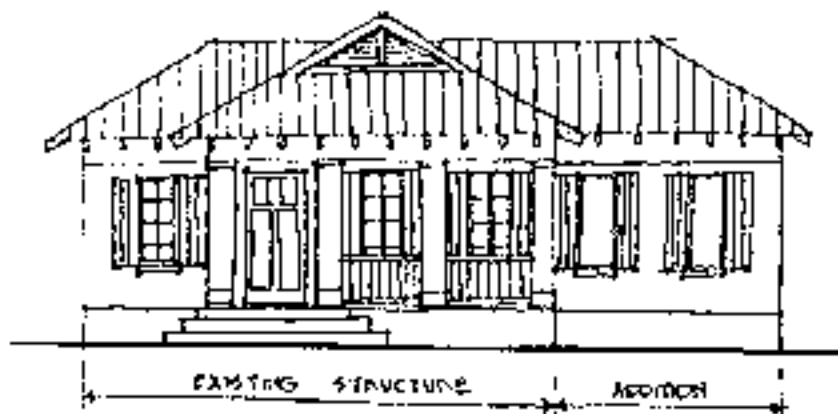
**DESIGN, BUILDING
FORM, & FUNCTION**



CHAPTER FOUR



APPROPRIATE: MIX OF ROOF MATERIALS
AND APPROPRIATE USE
OF ARCHED WINDOWS.

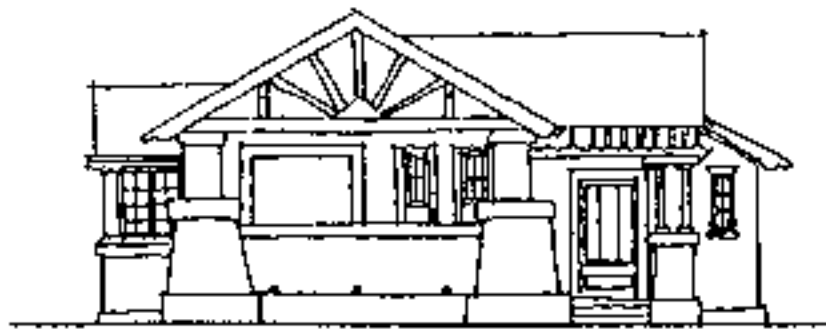


APPROPRIATE: ROOF MATERIAL MATCHES EXISTING

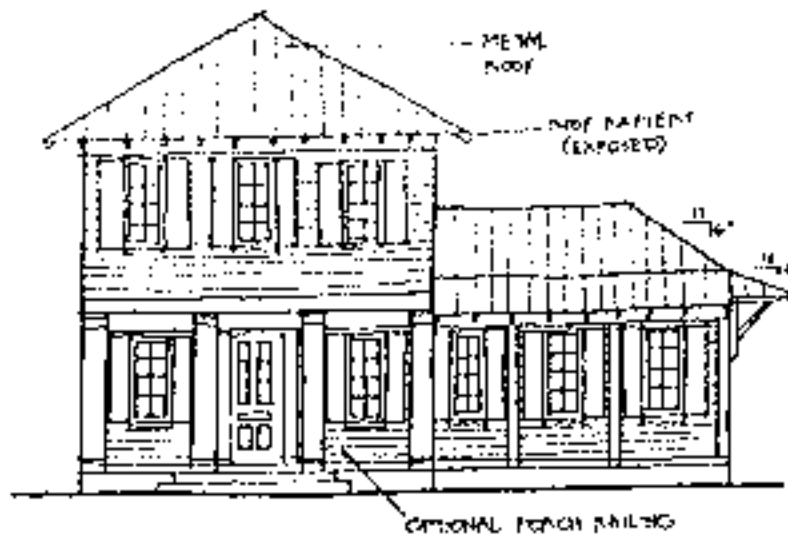
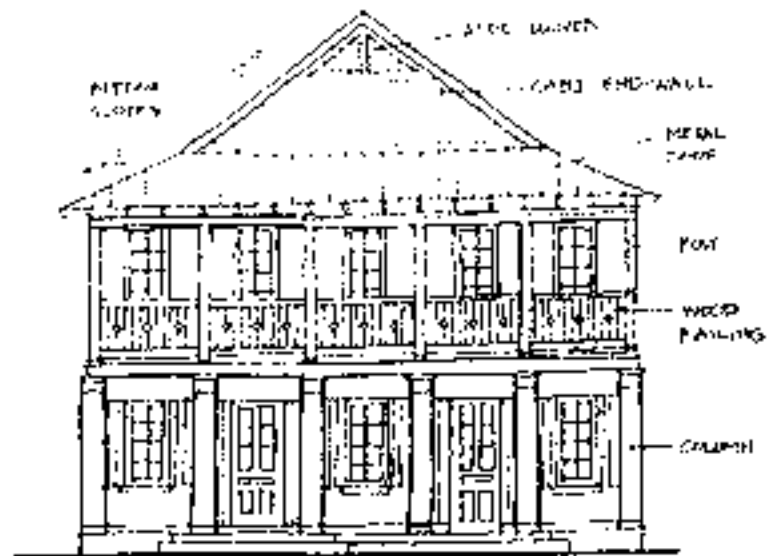
COMMERCIAL OR RESIDENTIAL ADDITIONS



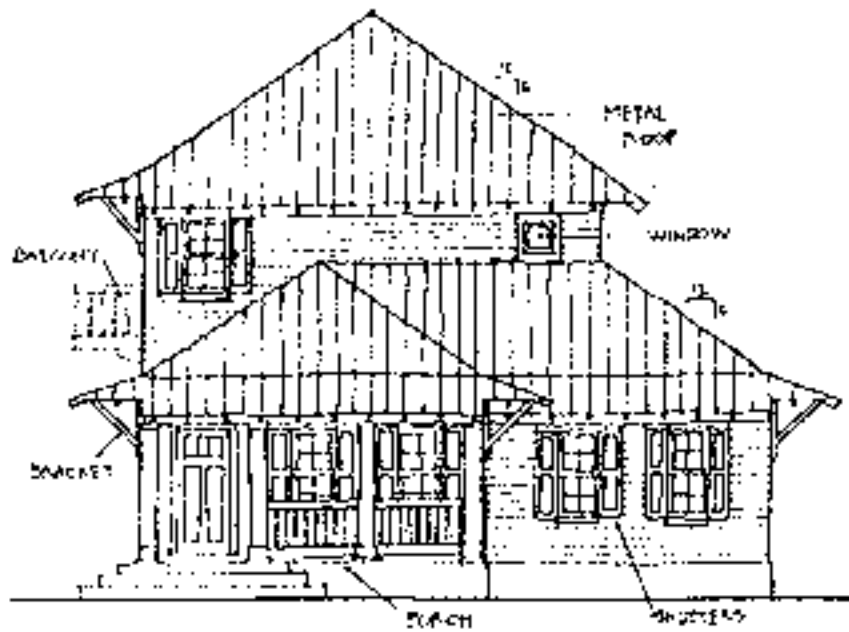
INAPPROPRIATE



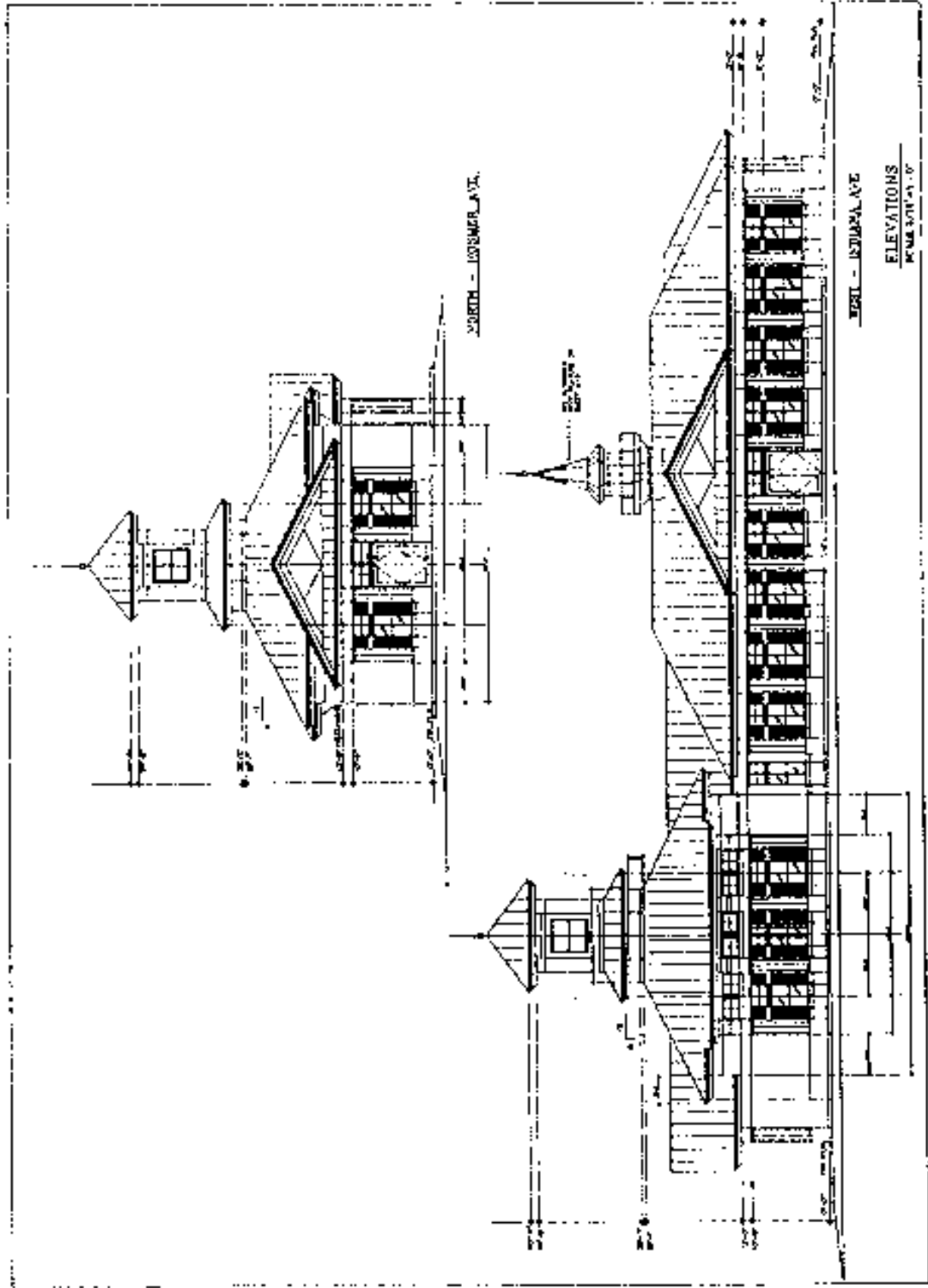
APPROPRIATE



EXAMPLES OF TWO-STORY STRUCTURES



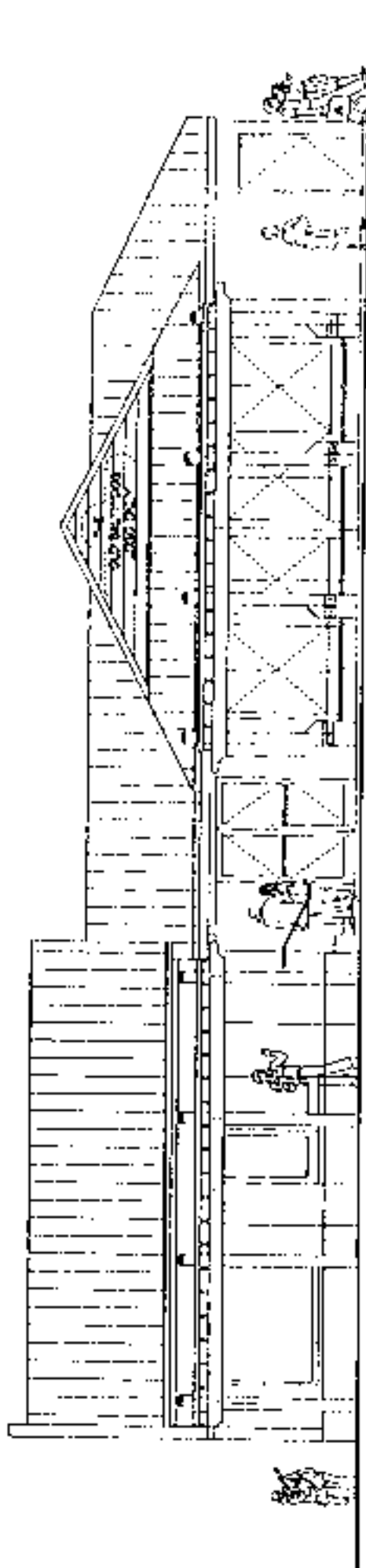
EXAMPLE OF TWO-STORY STRUCTURE



NORTH - KOSMOS AVE.

WEST - INDIANA AVE.

ELEVATIONS
SCALE 1/8" = 1'-0"



EXTERIOR DECK & TRELLIS ADDITIONS TO EXISTING BUILDINGS



EXAMPLES OF NEW CONSTRUCTION WITH SOME VERNACULAR ELEMENTS



New house in Englewood with old Florida character



Existing commercial structure on Dearborn St.



Examples of Lee County Park Boardwalk

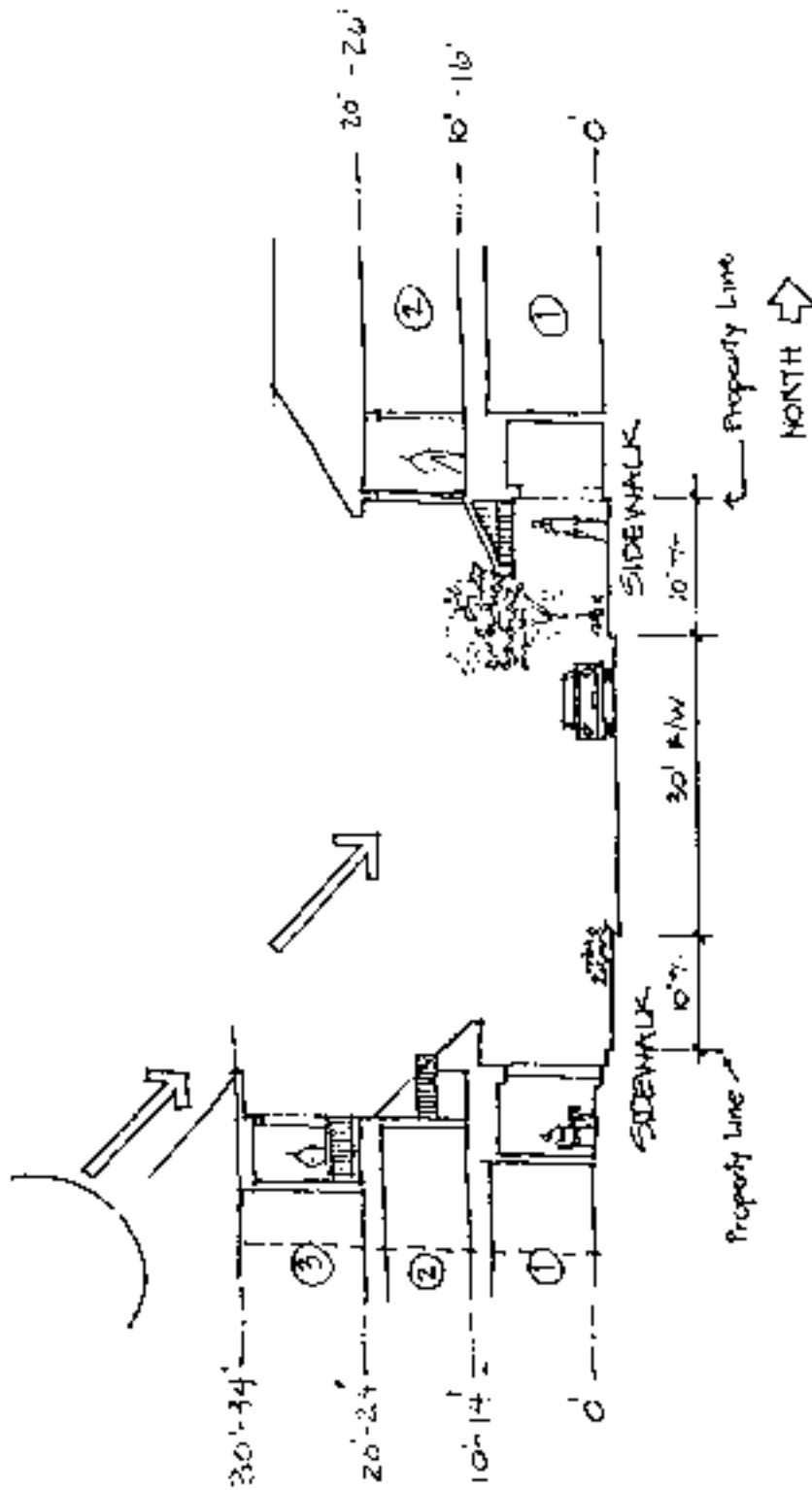
Architectural Design Guidelines Handbook

- Two proposed cross-sections illustrate scale and proportion
- Examples of new construction mass and rhythm
- Examples of new construction in harmony with appropriate scale

CONCEPTS, STREET SECTION/PROFILE, MASS, RHYTHM, ARTICULATION

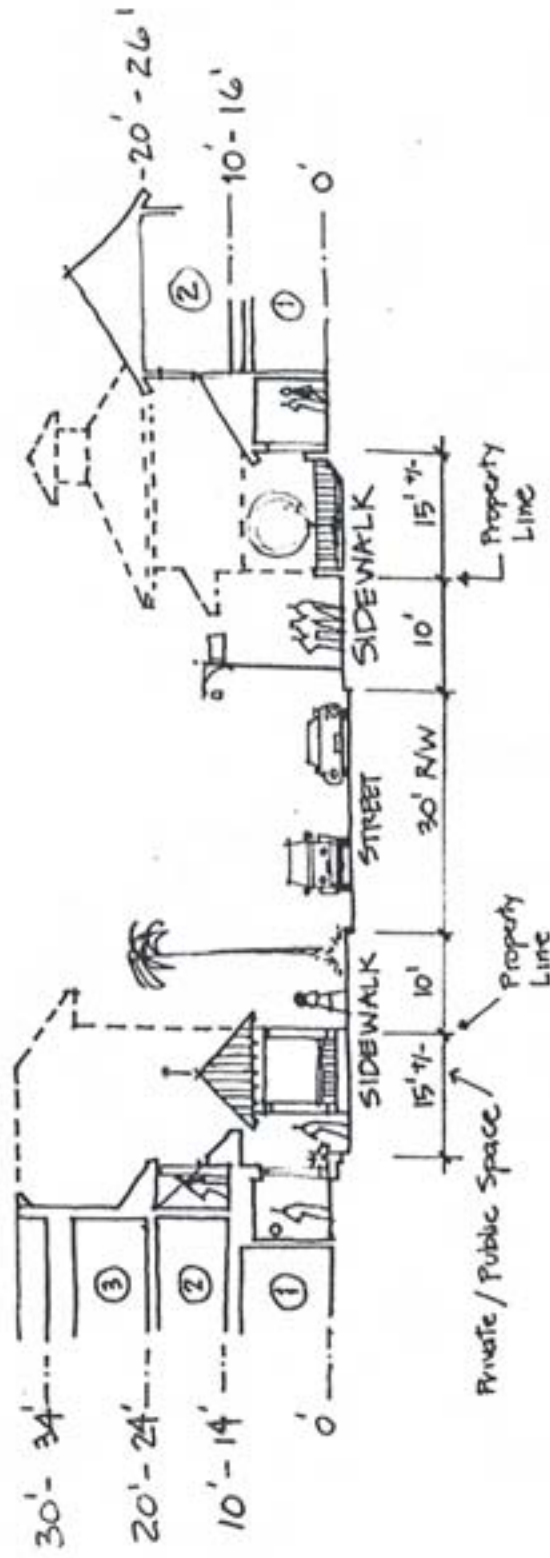


CHAPTER FIVE

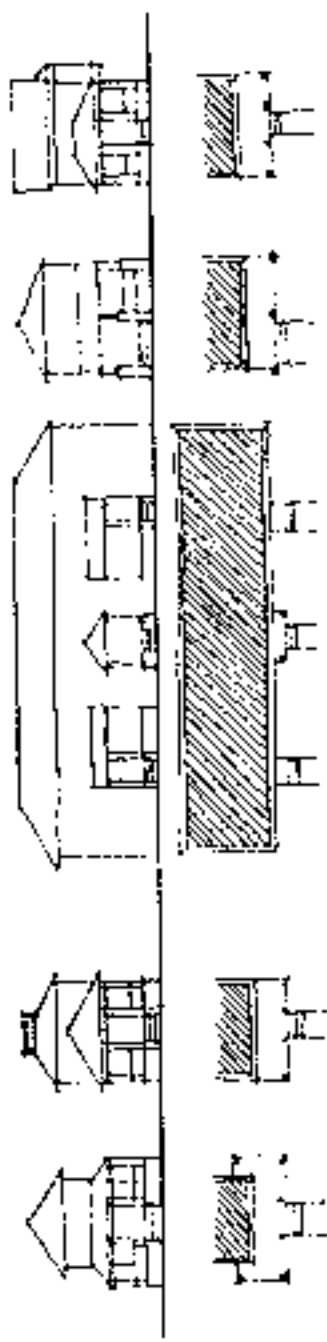


DEARBORN STREET - SUGGESTED CROSS-SECTION / PROFILE I

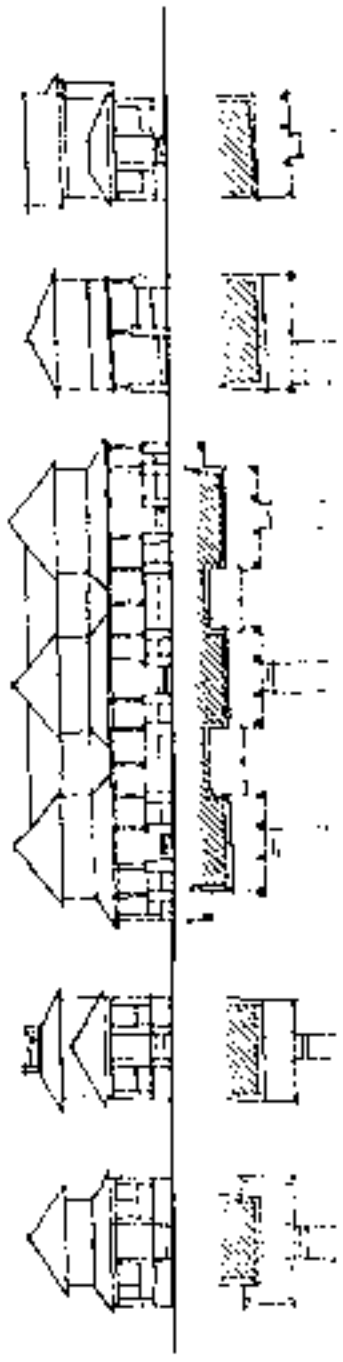
BUILDING FACE TO THE PROPERTY LINE



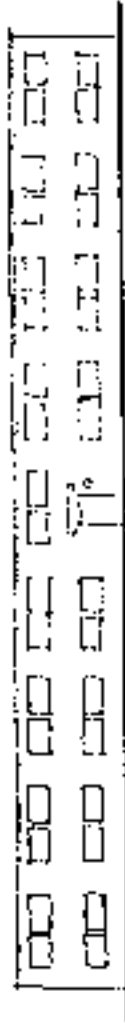
DEARBORN STREET - SUGGESTED CROSS-SECTION / PROFILE II
 BUILDINGS ARE SET BACK FROM THE STREET & SIDEWALK



INAPPROPRIATE NEIGHBORHOOD MASSING AND SCALE



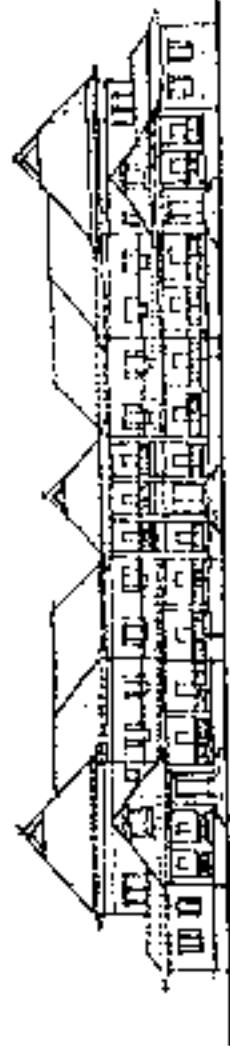
APPROPRIATE NEIGHBORHOOD MASSING AND SCALE



INAPPROPRIATE BUILDING: LARGE, FLAT FACADE - IMPRESONALING.



APPROPRIATE: ROOF, FACADE, AND WINDOWS ARE VARIED.

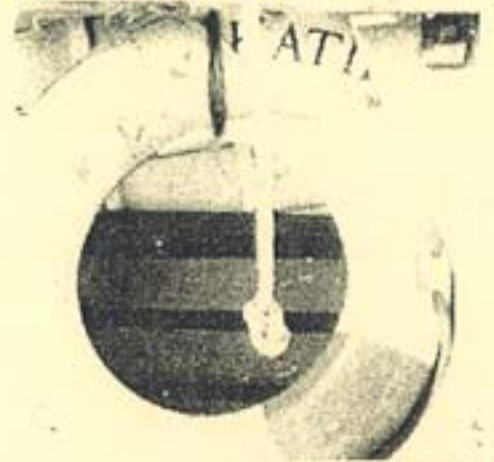


APPROPRIATE: ROOF, FACADE, AND WINDOWS ARE VARIED

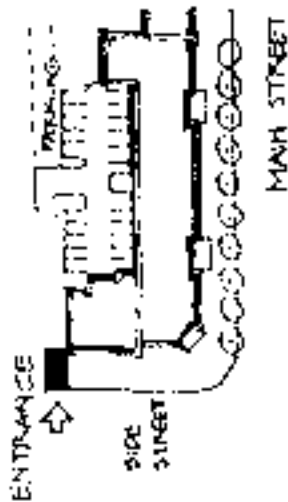
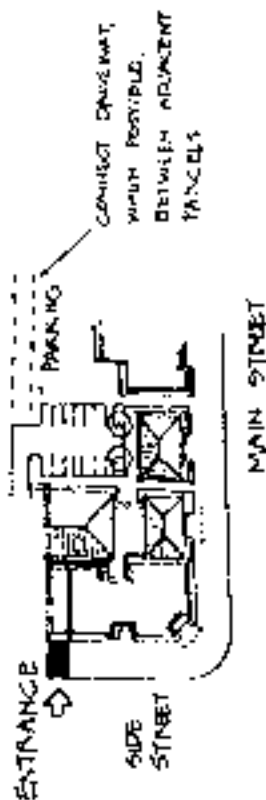
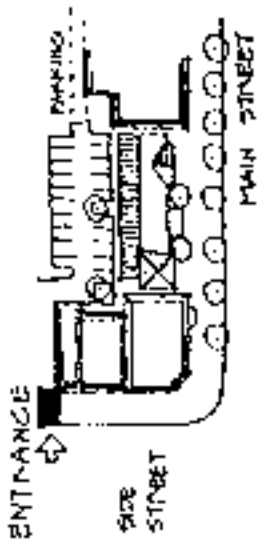
Architectural Design Guidelines Handbook

- Improve pedestrian traffic in front of retail.
- New development must direct vehicular access to side and rear streets.
- Off-site and angled parking are also acceptable in Town Center Area.
- Included are examples of proposed additions for in-fill development
- Refer to the existing configuration of Dearborn Street to explore future development opportunities.

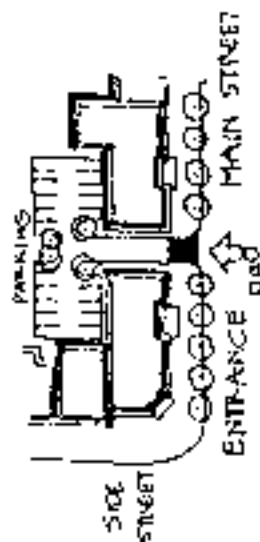
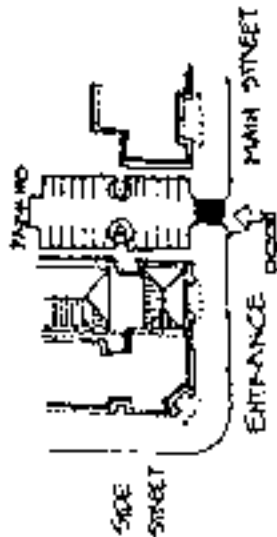
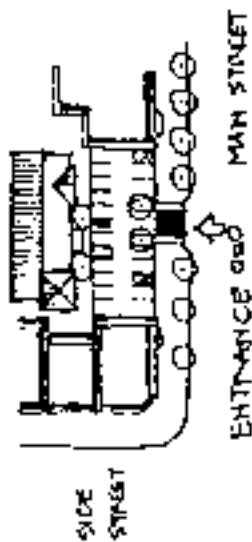
TRAFFIC, SITE ACCESS SITE SPECIFIC CONSIDERATIONS



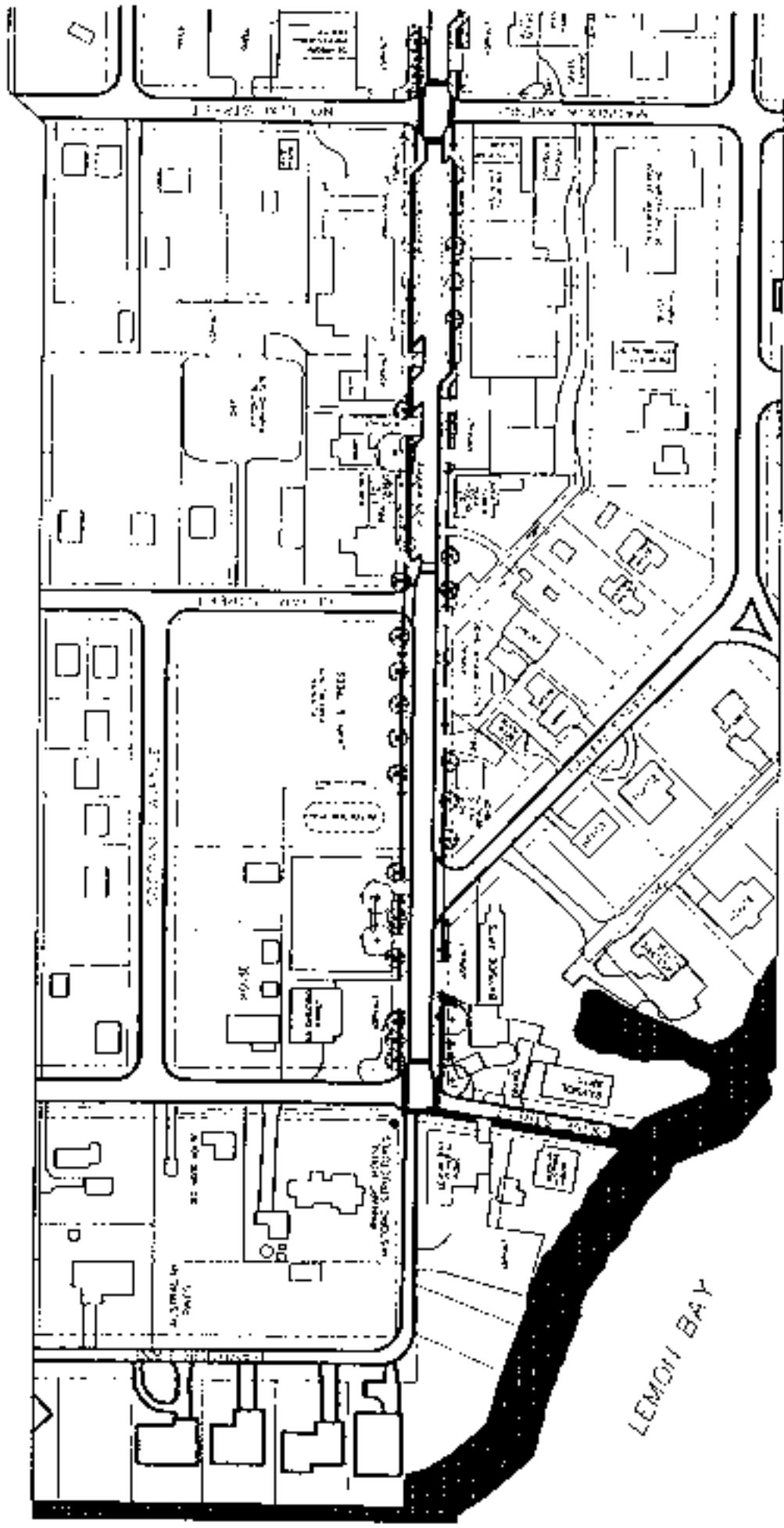
CHAPTER SIX



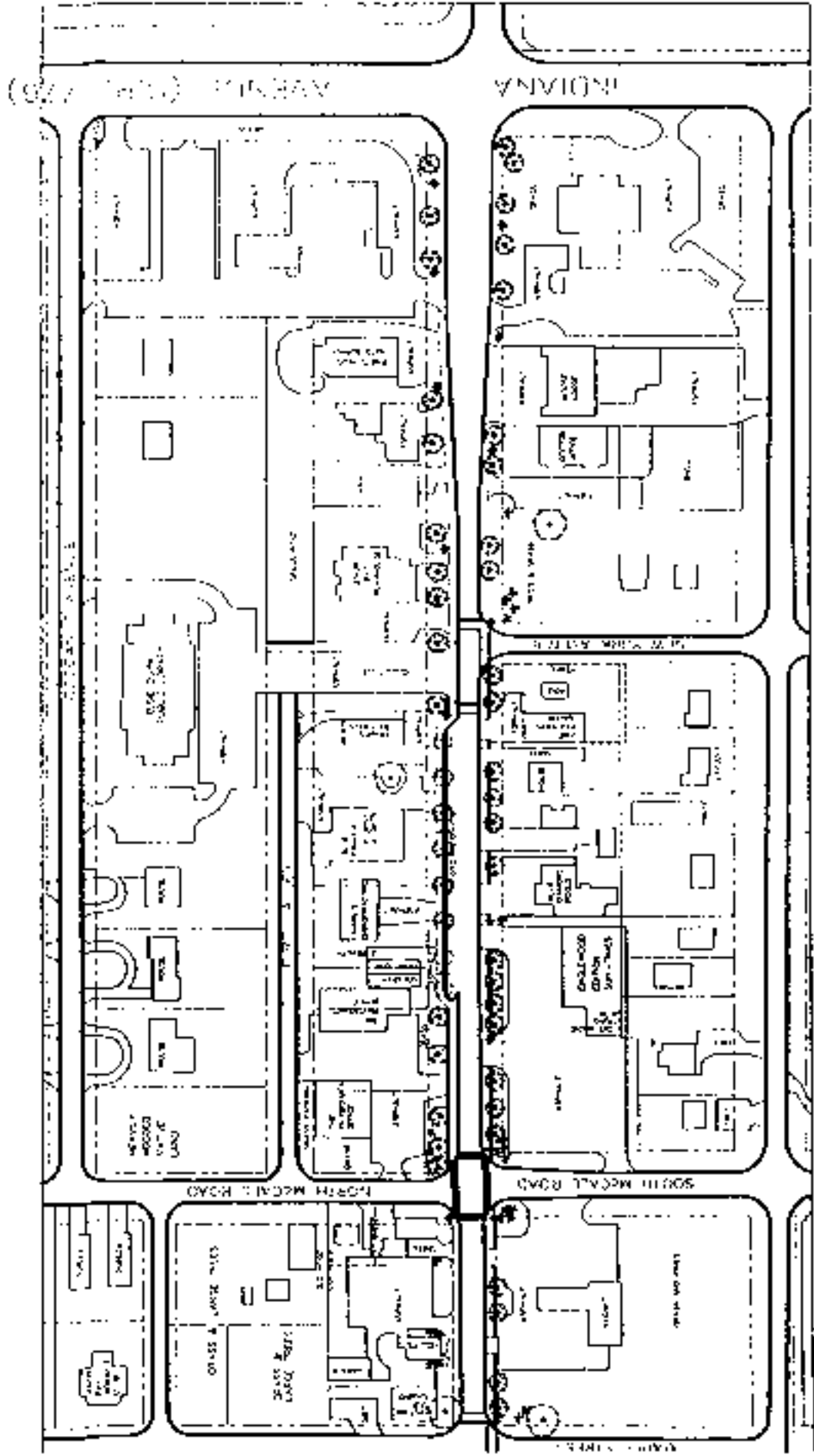
APPROPRIATE / RECOMMENDED



INAPPROPRIATE / NOT RECOMMENDED



DEARBORN STREET WEST SECTION



DEARBORN STREET EAST SECTION

Architectural Design Guidelines Handbook

- Map of Existing Conditions – Town Center
- Map of Current Land Use
- Map of Future Land Use
- Map of Historic Concerns & Archeological Sites
- Future Town Center Plan Detail
- Englewood Town Center Revitalization Plan Survey Excerpts

MANUAL APPENDIX



CHAPTER SEVEN

Englewood Town Center

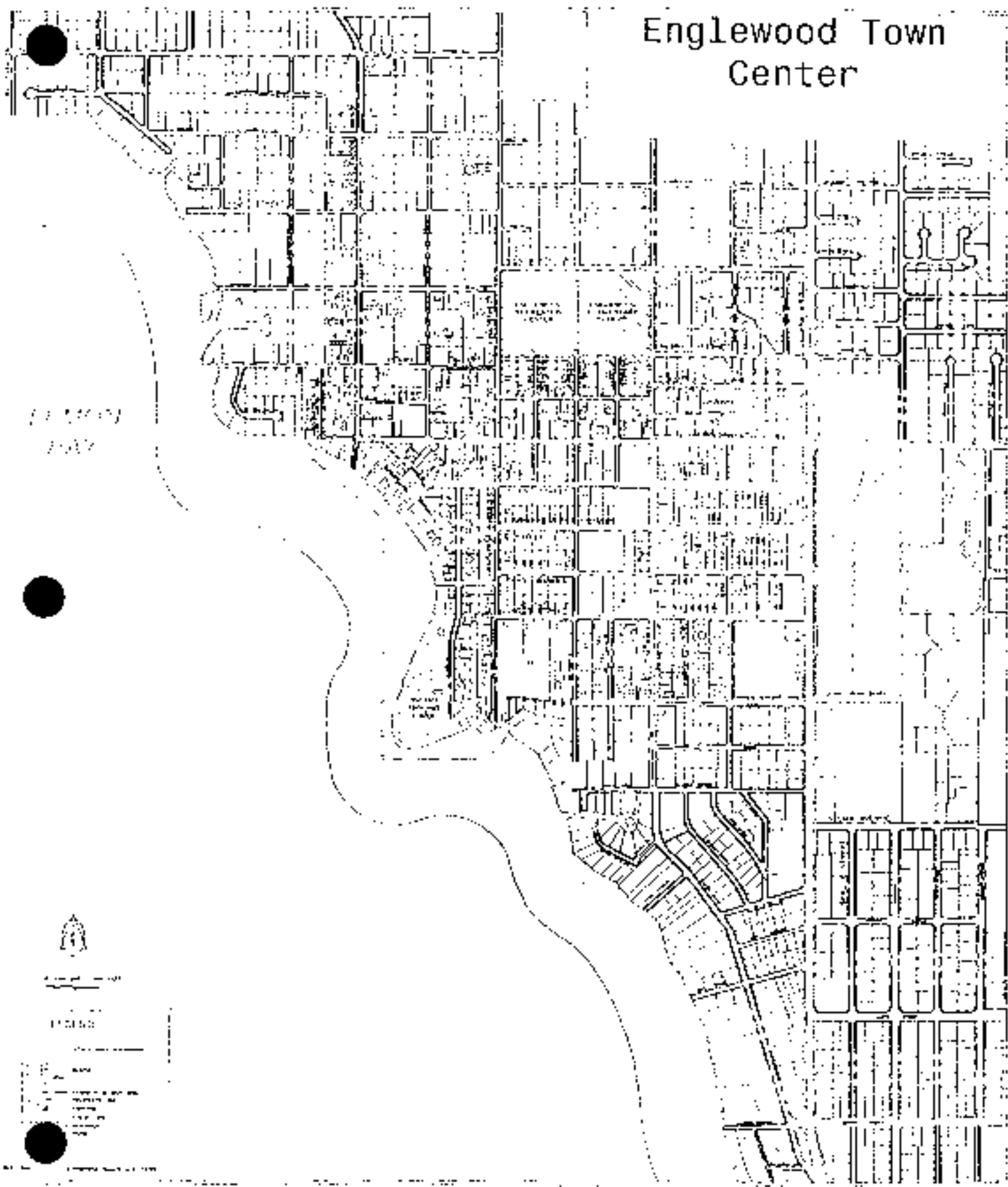
11/11/11
11/11/11



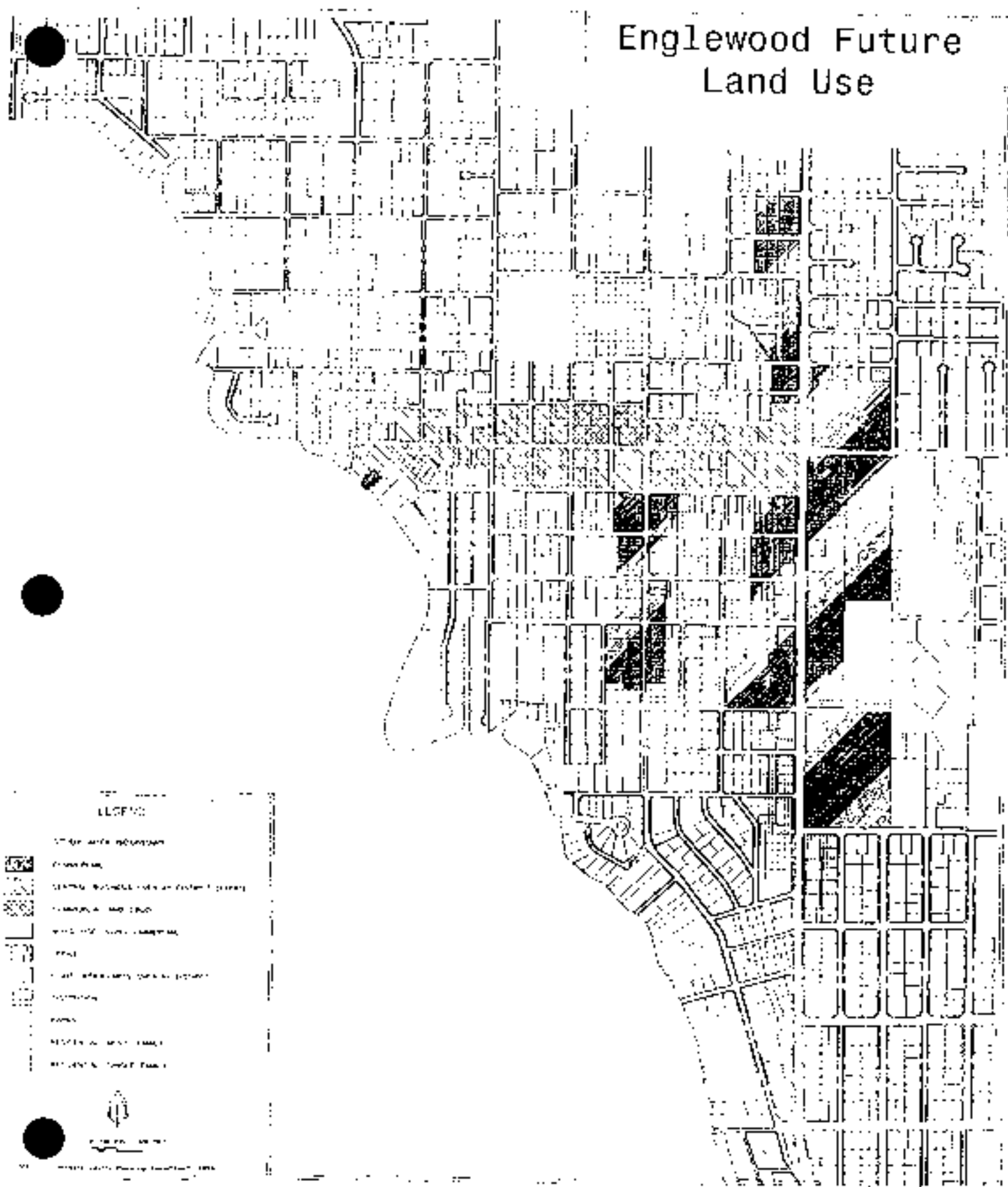
Scale: 1" = 100'

Legend:

- Proposed
- Existing
- Right of Way
- Water
- Street
- Lot
- Block



Englewood Future Land Use



LEGEND

- OFFICE WITH RESIDENTIAL
- COMMERCIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMUNITY AND CIVIC
- HIGH DENSITY RESIDENTIAL
- OFFICE
- LIGHT INDUSTRIAL AND BUSINESS
- INDUSTRIAL
- PARK
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL



0 100 200 FEET

PLANNING AND ZONING DEPARTMENT

ENGLEWOOD TOWN CENTER REVITALIZATION PLAN

Survey Results- Brief Review

1995

- **If you rarely or never visit the Dearborn/ McCall Street area, why not?**
(51%) Can't find goods and services that I'm looking for.
- **Do you think a mixed-use area (residential, commercial, and office) would be appropriate for the area?**
(80%) indicated Yes.
- **How much change do you think is needed to improve the Dearborn/McCall Street area?**
(49.5%) indicated that Major changes are needed, such as new development.
- **If only 5 new business/uses were to be added to the area, which of the following would you like to see?**

| | |
|----------------------|-------------------|
| (40%) Farmers Market | (37%) Restaurant |
| (39%) Movie Theater | (34%) Coffee Shop |
| (37%) Water Park | (30%) Drug Store |
- **What do you think will draw more people to this area?**
 - (56%) Improve the outside appearance of the businesses (paint, canopies, signs, window displays).
 - (56%) Improve the outside appearance of the business (paint, canopies, signs).
 - (53%) A greater variety of stores.
 - (52%) Develop an area along the waterfront for public use.
 - (24%) The establishment of a Historical District and tour of historical sites.
- **In order to make the area more visually appealing, do you think the area should adopt an overall "theme", or should each business adopt its own "theme"?**
(61%) of respondents think an overall "theme" should be adopted for the area.
- **How do you feel about the parking in this area?**
(62%) The parking spaces are insufficient and inconvenient.
- **Do you feel the current bus service is sufficient?**
(59%) Don't know.
- **Do you feel safe in the Dearborn/McCall Street area?**
(68%) Yes, I feel safe at all times.

- **The Planning Department is evaluating a Storefront Improvement Program, wherein Sarasota County would provide some limited matching funds or loans. The program would require the business/property owners follow established design and rehabilitation guidelines to receive match portion. Would you participate in such a program?**
(61%) Yes (75% west, 50% central, 58% east).
- **If yes, please indicate the range of funds you would consider investing in renovations (including County portion):**
(55%) \$100-\$2,500 (45% west, 67% central, 57% east).
- **Would you support creation of a Dearborn Street architectural theme district with an architectural review board to review permit applications for exterior improvements and new development?**
(56%) Yes (83% west, 33% central, 50% east).
- **Would you participate in adding old-style Florida Cracker canopies to buildings in order to provide pedestrian comfort and a visual theme along Dearborn Street?**
(50%) Yes (75% west, 25% central, 50% east).
(31%) No (8% west, 50% central, 17% east).
- **The Planning Department is evaluating a Dearborn Street "Central Business District" (CBD) zoning district, which could allow the siting of storefronts one foot from sidewalks, shared parking, apartments above shops, and greater flexibility in stormwater requirements. Would you support creation of such a zoning district?**
(75%) Yes (92% west, 58% central, 75% east).
- **If the County were to develop angled parking in certain select areas along Dearborn Street, should the property owners who have angled parking developed in front of their buildings, be required to donate the easement that may be needed for a new sidewalk and landscaping?**
(39%) Yes (50% west, 17% central, 50% east).
(36%) No (33% west, 58% central, 25% east).
- **If a parking lot were developed near the west end of Dearborn Street to support nearby businesses with inadequate parking, should those business/property owners pay for all or part of the costs?**
(47%) No, the property owners should not have to pay for any of the costs (50% west, 58% central, 33% east).

- **How much would you be willing to contribute each year to support such cooperative ventures?**

(55%) \$50-100 (67% west, 66% central, 33% east).

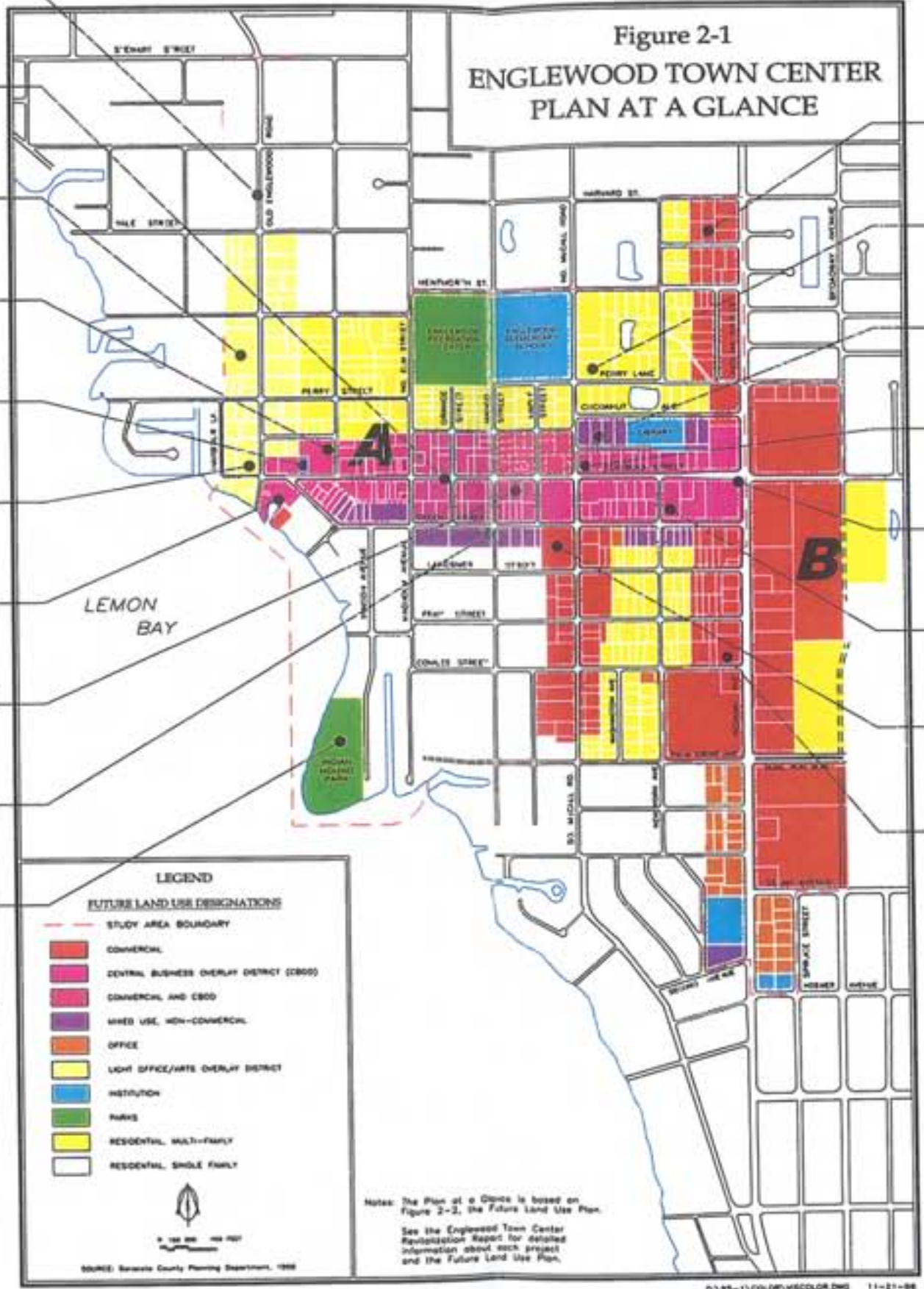
- **Would you be willing to serve on an existing board (Englewood Tax Lighting District Advisory Board, Englewood Citizens Advisory Committee) or potential future board (Storefront Improvement Advisory Board, Architectural Review Board) to help ensure quality revitalization in Englewood?**

(50%) Yes.

(44%) No.

* Refer to Englewood Town Center Revitalization Plan Document for complete survey.

**Figure 2-1
ENGLEWOOD TOWN CENTER
PLAN AT A GLANCE**



- Bike Lane**
Widen Old Englewood Road during any future resurfacing project to accommodate four-foot bicycle lanes.
- Streetscape Improvements**
Improve the appearance of the Town Center and help jump-start private investments by constructing angled parking in select locations along Dearborn Street, adding decorative street lights to complement the Florida Cracker theme, planting street trees and landscaping, installing brick paving along the sidewalks, adding benches and trash receptacles for pedestrians, and installing brick crosswalks.
- Light Office/Art Overlay District**
Create a new zoning overlay district along Old Englewood Road to encourage the conversion of existing residences to home-based office, art gallery, artist studio, and bed & breakfast establishments.
- Off-Street Parking Lots**
Add parking lots with access from side streets to alleviate the parking deficit on Dearborn Street.
- Retention Pond Beautification**
Clean up, add landscaping and an arbor, and replace chain-link fence with decorative railing at the County retention pond on Dearborn Street.
- Historical Tour Guide and Historical Marker**
Create a historical tour guide that profiles Englewood's historical resources. Add a historical marker that commemorates Englewood's centennial year.
- Waterfront Development**
Create a waterfront park on the west end of Dearborn Street for public access to Lemon Bay. It will also help draw people into the Town Center to visit and shop. Include a public pier for walking, fishing, and possible boat access.
- Postal Sub-Station**
Locate a postal sub-station on Dearborn Street to increase the number of people using Dearborn Street businesses.
- Sidewalks**
Add streets that need sidewalks to the County's Sidewalk Program in order to link neighborhoods to the parks in the Town Center.
- Pre-School Playground Equipment**
Encourage adding pre-school playground equipment to Indian Mound Park.
- Community Redevelopment Agency and Tax Increment Financing**
Establish a Community Redevelopment Agency (CRA) with Tax Increment Financing powers to fund Englewood revitalization projects.
- Manager/CRA Executive Director**
Employ a full-time Manager or CRA Executive Director (after establishment of a CRA) to maintain organization, enthusiasm, and coordination between the many groups involved in the revitalization effort.

- Parcel Assembly for Development**
Extend commercial and office land use along S.R. 776 to allow appropriate site development of at least 400 feet deep with land assembly. Rezoning approval for any parcel would be dependent on analysis of the entire block to address compatibility, access, and stormwater issues, at a minimum.
- Compatible Adjacent Land Use**
Encourage decreasing land use intensities adjacent to residences and elementary school.
- Mixed Use, Non Commercial Designation**
Encourage mixed use, non-commercial land use to address the step-down approach to land use intensity. This designation should allow for residences to be located over offices, and bed & breakfast establishments.
- Bus Shelters**
Encourage the installation of bus shelters in the Town Center, particularly on Dearborn Street.
- Town Center Gateways**
Install signs, landscaping and lighting to welcome visitors at the three gateways into the Town Center: S.R. 776 and Old Englewood Road, S.R. 776 and Dearborn Street, and S.R. 776 and South McCall Road.
- Central Business Overlay District**
Create a new overlay district along Dearborn Street as a way to concentrate commercial development, encourage mixed use development, and maximize land use and space. The new overlay district would reduce existing requirements for building setbacks, landscape buffers, and off-street parking.
- Farmer's Market/Open Air Market**
Encourage the location of a farmer's market during Saturday mornings located on or near Dearborn Street. Encourage the development of an open air market (combined farmer's and flea market) on the old lumberyard property on McCall Road.
- Cross Access Easements**
Incorporate cross access between parcels in all new and redevelopment projects on S.R. 776 within the Town Center.
- Storefront Improvement Program**
Create a Storefront Improvement Program as a means of assisting business owners to improve the outside appearance of their buildings by providing matching funds from the County.
- Architectural Design Guidelines and Architectural Review Board**
Create Florida Cracker style design guidelines to provide examples and ideas for use in Town Center development and redevelopment. An architectural review board should be created to review plans and inspect projects for compliance.
- Marketing**
Develop marketing and promotion strategies for the Town Center to encourage new businesses and development as well as existing businesses. Strategies include a business directory, a community calendar, Town Center logo, newsletter, location on the internet, and an information kiosk.

Architectural Design Guidelines Handbook

BIBLIOGRAPHY



CHAPTER EIGHT

Bibliography

- Architectural Guidelines Handbook: Prepared for the City of Venice, Venice, 1989.
- Architectural Pattern Book: Town of Jupiter, Coral Gables: TCRPC/Sardegna & Little, 1999.
- Chesterfield County: Design Standards Manual, Chesterfield, 1998.
- City of Apopka Development Design Guidelines, Maitland: Land Design Innovations, Inc., 2000.
- Cortes, Josephine O. *The History of Early Englewood*. Englewood: Lemon Bay Historical Society, 1976.
- Hause, Ronald W. *Classic Cracker: Florida's Wood-Frame Vernacular Architecture*. Sarasota: Pineapple Press, 1992.
- An Historic Resources Survey of the Coastal Zone of Sarasota County, FL., Sarasota, 1990.
- The Punta Gorda Historic Preservation Manual. Punta Gorda, 1991.
- Sarasota County Design Guidelines for Historic Properties, Sarasota, 2001.
- Sarasota County Zoning Regulations, Sarasota, 2002.
- Timeline of Early Englewood Area History, Englewood, 2003