

Englewood CRA Redevelopment Plan

Draft Report

June 5, 2007

Prepared by
Stantec Consulting Services, Inc.
for
The CRA Advisory Board
and
The Board of County Commissioners

Infill
Building

Private
Sidewalk/
Terrace
Extension

5'

5'

8'

Sidewalk

Parking Lane



Stantec

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ACKNOWLEDGEMENTS

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David Bullock, Deputy County Administrator
Susan Scott, Deputy County Administrator

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EXECUTIVE SUMMARY

BACKGROUND

The Englewood Redevelopment Plan was originally adopted on December 14, 1999 by the Sarasota County Board of County Commissions which also serves as the Community Redevelopment Area (CRA) Board. Several modifications have been made over the years since the plan was first adopted but the process of comprehensively re-writing the plan and updating the projects began in the fall of 2006. The Updated CRA Plan essentially provides a new plan and vision for Englewood with a thorough analysis of existing conditions, extensive public participation programs, detailed descriptions and illustrations of capital projects and strategic programs, and a comprehensive financing plan.

The Englewood CRA is located in south Sarasota County and contains approximately 5,827 acres. The CRA boundaries are generally from Forked Creek on the north side to the Sarasota/Charlotte County line on the south side, and from the Morris Industrial Park on the east side to the Gulf of Mexico on the west.

The impetus to create the CRA was from the recommendations of the Englewood Town Center Revitalization Plan. The purpose of creating the CRA was to identify and address blighted conditions and to enable the County to establish a mechanism to finance redevelopment projects through Tax Increment Financing (TIF). The TIF is the primary funding source for capital projects and strategic programs identified in the Redevelopment Plan.

The updated redevelopment plan has been re-organized and expanded into five sections as follow:

- Section 1 - Progress of the CRA District
- Section 2 – Existing Conditions and Trends Analysis
- Section 3 – The Community’s Vision, Goals and Objectives
- Section 4 – Redevelopment Projects and Programs
- Section 5 – Financial Plan, Funding Sources and Implementation

The Redevelopment Plan is expected to be updated on a regular basis, at least once every five years, to take into account changes in priorities, completed projects, and identified future projects. The annual CRA budget, approved by the Board of County Commissioners (the Community Redevelopment Agency), will determine the allocation of funds for individual projects.

SECTION 1 – PROGRESS OF THE CRA DISTRICT

Since the Englewood Redevelopment Plan was first adopted in 1999, several capital projects, strategic programs, key property acquisitions, and other economic development initiatives have been implemented or started:

- Set up the first CRA office and assigned County staff as part-time CRA Coordinator (2000); Hired full time CRA Coordinator. (2002).
- Purchased property for future parking lot and development on 300 block of Dearborn St. (2000); additional adjacent property acquired to expand redevelopment area (2004).
- Created the Englewood Business District and the Art and Office Overlay District. (2000).
- Dearborn St. streetscape improvements, angled parking and lighting project completed. (2001).
- Initiated marketing activities in cooperation with OEVA. (2002).
- Architectural design guidelines drafted. (2003).
- Storefront Improvement Program created and implemented. (2003). Four project completed in 2004 and 2006.
- Installed street banners and decorative light fixtures on Dearborn Street. (2003).
- Acquired property for future public waterfront parks at Cherokee St. (2003 and 2006), Dearborn Street (2005) and Harbor Lane (2006), and West Perry St./Southwind Dr. (2007).
- Acquired property on Cedar St. for 70 additional parking spaces (2004); Completed new public bathroom with additional paving, lighting, and amenity improvements planned. (2007).
- Acquired a key parcel on N. Elm St. for a regional stormwater/greenway site. (2005).

- Provided funding for improved facilities at Kiwanis Park/Buchan Airfield. (2005).
- Completed a Housing Study for Town Center neighborhoods around Dearborn St. (2005).
- Expanded County Sidewalk Program into key locations in Englewood. (2005).
- Completed the Englewood Retail Market Analysis. (2006).
- Created an Englewood CRA web site – www.scgov.net/hometownenglewood. (2006).
- Contracted with an engineering firm to prepare a parking study and design for additional on-street parking in the downtown business district. (2006).
- Submitted permit application for additional signage including 2 gateway signs, 2 information kiosks and one directional sign (2006). Kiosk installed at Library and Cedar St. Lot. (2007).
- Provided funds for updating the downtown marketing plan in cooperation with the OEVA. (2006).
- Contracted with engineering firm to conduct a feasibility study and design for the regional stormwater system. (2006).
- Contracted with planning firm to implement the Residential/Commercial Transitional Overlay District (RCTOD). (2007).
- Contracted with a planning firm to prepare a comprehensive update of the CRA Redevelopment Plan. (2007).

SECTION 2 – EXISTING CONDITIONS AND TRENDS ANALYSIS

This section of the Redevelopment Plan evaluates existing conditions and trends in the CRA District since 1999 as they pertain to demographic and housing conditions, existing and future land use, historical and archeological resources, transportation and circulation, public utilities, market conditions, and land use regulations and policies.

Englewood CRA District Demographic Estimates and Projections			
Year	Population	Housing Units	Households
2000 Census	10,802	6,516	5,459
2005 Estimate	11,133	6,834	5,703
2010 Projection	11,610	7,228	6,011
Δ 2000-2005	+331 (3.1%)	+318 (4.9%)	+244 (4.5%)
Δ 2005-2010	+477 (4.3%)	+394 (5.8%)	+308 (5.4%)
Δ 2000-2010	+808 (7.0%)	+712 (11%)	+522 (10%)

The Englewood CRA District has had moderate growth since 1999 in terms of increased population and new residential and commercial development. Some of the key trends over the past 8 years are as follows:

- There were an estimated 11,133 residents and 6,834 housing units in the CRA District in 2005.
- Population and housing increased at a moderate rate between 2000 - 2005 (3.1% and 4.9%, respectively).
- Between 2000 and 2010, population and housing is projected to increase by 7% and 11%, respectively.
- The number of persons per dwelling unit appears to be increasing from 1.52 in 1990 to 1.93 as projected for 2010. More families may be moving into Englewood as housing prices in central and northern Sarasota County have risen.
- In the Englewood Area, the population of 65+ residents increased by 5% between 1990 - 2000 but as a percentage of the total population declined slightly (from 47.6% to 46.4%).
- There were an increased number of owner-occupied housing units between 1990 and 2000 (13%) indicating more younger and year-round residents may be moving into Englewood.

CRA District contains approximately 5,827 acres of which the majority of it is in residential use (3,294 acres and 57% of the total.) There are only 292 acres in commercial use (5%), and 254 acres (4%) in industrial use, most of which is located in the Morris Industrial Park.

After residential use, vacant lands are the next largest category of land use accounting for 1,010 acres and 17% of the total land area of the CRA District. The largest amount of the vacant lands in the CRA district has a Future Land Use Designation of Major Economic Center (262 acres.) The MEC is located along South River Road and includes the Morris Industrial Park and other surrounding lands.

Future Land Use Designation for Vacant Lands in the Englewood CRA District		
Future Land Use Designation	# Parcels	Acres
Barrier Island	186	52.9
Commercial Center	53	100.0
Commercial Corridor	6	10.2
Light Office	0	0.0
Low-Density Residential	230	89.9
Major Employment Center	254	262.4
Major Governmental Use	23	25.4
Medium Residential	42	26.9
Moderate Residential	306	164.1
Office/Multifamily Residential	71	105.0
Public Conservation/Preservation	0	0.0
Water	0	0.0
Total	1,171	836.9

Given the size of the Englewood CRA, the Updated Redevelopment breaks down the district into Land Use Management Areas (LUMA) based on common development patterns, uses and other distinguishing characteristics. Seven LUMAs were defined in the CRA and the specific issues and opportunities are addressed for each in the Redevelopment Plan.

Englewood CRA District LUMAs		
District	Acreage	# of Parcels
Downtown District	69.7	136
South Gateway	168.8	314
East Englewood	2,316.8	1,584
Central Corridor	231.7	112
North Neighborhoods	2,200	3,531
Manasota Key	333.2	1,003
Town Center	155	1,002

SECTION 3 – THE COMMUNITY’S VISION, GOALS & OBJECTIVES

Gathering and understanding the community’s vision for Englewood’s future was a critical step in the planning process and preparation of the Updated Redevelopment Plan. The visioning process was used during both the initial creation of the Englewood Redevelopment Plan in 1999 and the updated plan of 2007. The primary difference in the visioning between 1999 and 2007 is that in 1999, the concerns were primarily about the downtown area. In 2007, opportunities were identified for all areas of the CRA District, and were more detailed, ambitious and numerous.

The 2007 visioning process included Community Visioning Week, Design Week, and an estimated 75 individual stakeholder interviews and group sessions. Presentation of the redevelopment projects and programs were also made to several local civic and neighborhood organizations. This extensive public participation program enabled more citizens to be involved in the visioning process in 2007 which brought greater creativity and aspirations. It is this collective process that led to an updated list the CRA Goals and Objectives, and engaged people to think and work together because they care about their community.

2007 Goals of the Englewood CRA

Goal I. The Community Redevelopment Agency shall prepare and maintain a Redevelopment Plan containing a list of short, medium and long-range programs and projects.

Goal II. Ensure the successful implementation of projects and programs in the Redevelopment Area by identifying funding sources, timeframes, responsible parties, and providing adequate staffing.

Goal III. Improve the overall quality of life in the Redevelopment Area.

Goal IV. Preserve and enhance property values in the Redevelopment Area.

Goal V. Increase intensity and mix of uses in the Redevelopment Area where appropriate.

Goal VI. Improve the economic viability of the Redevelopment Area.

Goal VII. Preserve the historic character and small town qualities of Englewood.

Goal VIII. Protect and enhance the neighborhoods in the Redevelopment Area.

Goal IX. Preserve the natural resources of the Englewood Area.

Goal X. Provide a variety of facilities and services to address the community's needs.

Goal XI. The Community Redevelopment Agency should be a leader for green and sustainable development and practices.

SECTION 4 – REDEVELOPMENT PROJECTS AND PROGRAMS

The CRA Project List was amended in January 2004, March 2005, and again in October 2005. The most recent list included 24 redevelopment projects and programs which are in various stages of completion. Under the Updated Redevelopment Plan there are a total of 44 projects and programs. The revised project list includes a number of current projects as well as new projects based on the public participation program, evaluation of recent and ongoing studies and plans, and potential future opportunities identified in the Englewood CRA District. The projects are arranged by Land Use Management Areas, priority, and by the following categories:

- Organization, Administration & Redevelopment Support (2 Programs)
- Public Policies & Regulations (3 Programs)
- Public Infrastructure Improvements (10 Projects)
- Community Initiated Development (15 Projects)
- Neighborhood Enhancement & Assistance (7 Programs)
- Economic Development Incentives (5 Programs)
- Strategic Marketing Programs (2 Programs)

After several public meetings and a comprehensive review of the full projects and programs list the CRA Advisory Board identified the top priorities for completion, which were as follows:

Capital Projects

1. Install the Dearborn Street Stormwater Improvement Project.
2. Bury or Relocate Overhead Utilities on Dearborn Street.
3. Expand and Manage Public Parking in the Englewood Town Center.
4. Assist in the Development to an Englewood Performing Arts Center.
5. Create Public Waterfront Parks on County Property at Harbor Lane, Cherokee Street, and W. Perry Street.
6. Install Gateway Arch and Directional Signage.
7. Enhance, Expand, and Maintain Streetscape Improvements.

Strategic Programs

1. Revise and Adopt the MSOD Regulations for the Englewood Town Center.
2. Prepare Mandatory Architectural Design Standards.
3. Provide Additional Support for Redevelopment Project Management and Oversight.
4. Rezone Key Properties in the CRA District.
5. Revise the Town Center Revitalization Plan.

6. Provide Assistance for a Main Street Program Manager.
7. Elevate the CRA Coordinator to a management position.

In this section, the CRA projects and programs are described in detail, prioritized, scheduled, and provided with a cost estimated. A significant change in the 2007 Updated Redevelopment Plan is that graphic illustrations and conceptual designs have been prepared for several of the projects involving physical development or marketing initiatives.

SECTION 5 – FINANCIAL PLAN, FUNDING SOURCES & IMPLEMENTATION

This section of the Updated Redevelopment Plan evaluates CRA revenue and expenditure trends, project budgeting, potential partnerships, and funding sources. Since the inception of the CRA in 1999, the district has taken in over \$8.5 million in revenues while expending about \$9.8 million on various projects, programs, and property acquisitions.

CRA REVENUES AND EXPENDITURES SUMMARY, FY00-FY07				
	FY00- FY05 Actual	FY2006 Actual	FY2007 Budget	TOTAL
REVENUES				
TIF Revenues	\$3,334,983	\$2,001,665	\$2,815,311	\$8,151,959
Interest Earnings	\$66,364	\$109,713	\$20,000	\$196,077
Other Revenues	\$8,084	\$542	\$0	\$8,626
Loan Proceeds	\$183,750	\$0	\$0	\$183,750
Total Revenues	\$3,593,181	\$2,111,920	\$2,835,311	\$8,540,412
EXPENDITURES				
Operating Expenses	\$554,351	\$342,561	\$667,206	\$1,564,118
Capital Outlay	\$164,677	\$5,879	\$36,800	\$207,356
Debt Service	\$574,869	\$477,933	\$766,027	\$1,818,829
Grants	\$62,691	\$0	\$203,178	\$265,869
Transfer for Capital Projects	\$1,852,000	\$2,972,200	\$1,162,100	\$5,986,300
Total Expenditures	\$3,208,588	\$3,798,573	\$2,835,311	\$9,842,472

As of May 31, 2007

The primary source of funding for CRA projects is provided by Tax Increment Financing (TIF) revenues. Over the last seven years, annual TIF revenues have grown significantly, and in FY07 they exceeded \$2 million. While TIF revenues are anticipated to continue growing, the amount is difficult to project given the pending statewide tax reform being considered in 2007.

In addition to CRA Tax Increment Financing (TIF), other supplemental and long-term potential funding sources and partnership opportunities for various projects have been identified and explained. Commonly used as well as new incentive programs such as for sustainable development, green building, smart growth, conservation, transportation and circulation, affordable housing, downtown revitalization, and infrastructure projects have been identified. This is an important element of the financial plan as the state tax structure and revenue stream could change significantly over the next few years and as the CRA approaches the district's termination in the year 2020.