

4.3 PUBLIC POLICY & REGULATION UPDATES

Appropriate and timely land use regulations and policies can accomplish the desired development, rehabilitation, and design objectives of Englewood for the downtown areas, neighborhoods, and throughout the community. The Englewood Town Center Plan and a number of current regulations need to be revised and updated to accomplish community themes and objectives such as the following:

- Maximize mixed use opportunities in the downtown area;
- Preserve and enhance neighborhood characteristics and social interaction opportunities;
- Define with clear edges urban, neighborhood, and countryside areas;
- Encourage social, educational, employment, recreational, civic, and daily-need shopping opportunities in close proximity to residences;
- Design transportation systems to balance the needs of automobiles, pedestrians, transit, bicycle, and boat users;
- Provide for appropriate building scale, uses, and design characteristics to meet community social, economic, and aesthetic goals;
- Define public streets and open spaces with authentic improvements specific to Englewood; and
- Provide for enhanced recreational opportunities.

Project PPR-1: Update the Town Center Revitalization Plan

Project Background and Description: This project replaces Project #20 in the 2005 CRA Project List, which is to prepare a consolidated plan for the Englewood CRA District. (This is completed with adoption of the Updated CRA Redevelopment Plan). While the updated CRA Redevelopment Plan includes the incorporation of recent plans and studies relevant to the CRA redevelopment effort, such as the SPG Retail Market Analysis for Downtown, S.R. 776 Corridor Plan, and others, a significant amount of work still remains to carry forward and incorporate their recommendations, policies, and regulations into the Town Center Plan.

The Town Center Plan was a follow-up to the Englewood Sector Plan of 1986 and focused on the downtown area and surrounding neighborhoods. The Town Center Plan is a Critical Area Plan (CAP) and recommended the creation of the CRA district. While this plan was adopted in 1997, implementation of the plan was not funded. There are a number of projects in the plan that are still relevant to the redevelopment effort and need to be adopted and implemented, such as the RCTOD and MSOD districts, revised dimensional and parking requirements, and architectural design guidelines. Additionally, there are several other provisions of the plan that should be updated, and relevant planning studies and reports also need to be incorporated.

Project Objectives: If Englewood is to become a sustainable community, the focus must be on creating mixed-use and expanding economic development opportunities that meet the market demands while maintaining its small-town character, the relevance of local neighborhoods, and quality of life of the residents. Certain provisions of the Englewood Town Center Plan should be revised to provide greater flexibility needed to attract new investment, provide for a mix of uses and opportunities that serve all residents and visitors, enhance traditional civic and historic character, preserve natural resources, foster new investment in underutilized or blighted areas, and reinforce the downtown area as a “place of necessity” in the community.

Action Steps Required for Implementation: The following actions should be taken to update and amend the Town Center Plan:

A. Enhance, Expand, and Adopt Architectural Design Standards into the Town Center Plan

Project Background: This project updates Project #4 in the 2005 CRA Project List, which was to develop architectural design guidelines. Draft architectural design guidelines were prepared in

2003 and emphasized the use of the Florida vernacular architectural style for new construction as well as renovation and rehabilitation of existing structures. The guidelines are currently used in the review process for the Storefront Improvement Program for façade and building renovations.

Project Description: The draft guidelines should be revised, supplemented, and incorporated into the Town Center Plan. The guidelines should become standards and mandatory for new development and renovations in the Town Center (including the downtown area and surrounding neighborhoods) as well as new development projects outside the Town Center but within the CRA District.

The revised architectural design standards should be segmented into three areas including Historic Building Renovation and Rehabilitation, Non-Historic and New Building Design, and Development Standards for Public Spaces and Amenities.

Historic Building Renovation and Rehabilitation – This section of the guidelines should lay out methods of preserving and enhancing historic and architecturally significant buildings in the district that are either listed or eligible for the County, State, or National Register of Historic Places. New revisions and graphics should illustrate appropriate treatments for historic buildings in terms of expansions and additions, accessory structures, façade treatments, restoration techniques, building materials, color schemes, signage, lighting, windows and doorways, and other accessories (i.e., awnings, banners, etc.). The revised standards should assist property owners in making appropriate renovations in keeping with the State Historic Preservation Office (SHPO) and Federal Department of Interior’s Standards for Historic Building Rehabilitation.

Non-Historic and New Building Design – The draft architectural design guidelines should be revised and supplemented where appropriate for non-historic and new buildings to address issues such as appropriate size, orientation, and construction details that are compatible with settings and other defining community characteristics in the district. Some particular areas of focus include the following:

- Detailed standards for preferred architectural styles including not only Florida Vernacular, but also Cracker, Coastal, and Key West styles. These should be well documented with graphic illustrations, photos, and renderings;
- Detailed standards and illustrations for site coverage by buildings, walkways, landscaping, and parking areas;
- Detailed standards and illustrations for appropriate building mass including setbacks, height, length, floor area ratios (FAR), and coverage;
- Detailed standards illustrating the development relationship to surrounding areas including building-height-to-street-width ratio, shadowing controls, etc.;
- Detailed standards and illustrations for building heights including upper floor setbacks, variation in floor plates, and use of space;
- Detailed standards and illustrations for accessories such as awnings, ornamental or decorative elements, balconies, terraces, stoops and stairs, signs, roof equipment, etc.);
- Illustrations for typical finished floor levels and required finished floor levels for future development under FEMA requirements;
- Detailed standards and illustrations for Americans with Disabilities Act (ADA) exterior access and alternative designs for anticipated ADA nonconformities;
- Detailed standards and illustrations for building and site signage;
- Connections to public spaces (i.e., sidewalks, alleys, parking lots); and
- Access and loading locations, types, and widths.

Development Standards for Public Spaces and Amenities – Detailed illustrations and diagrams of preferred street types, parking, lighting, and landscaping provisions should be prepared. The purpose of these graphics is to clarify the vision for public improvement projects in the Town Center district, and provide guidance to developers and county departments involved with the implementation of these projects.

- **Streets, Parking, and Open Spaces** – This section should include a hierarchy of Town Center street transects illustrating the desired character of these public spaces. The

objective is to create spaces where pedestrians feel comfortable and safe while providing for adequate vehicular movements. Street section illustrations should clearly define building relationships with the street, width of travel and parking lanes, placement of street trees and lighting, and sidewalk widths based on the setting and desired character. The hierarchy of street types should include the following:

- Open Spaces (Squares, Commons, and Parks)
 - Avenues or Boulevards
 - Neighborhood Streets
 - Driveways and Service Alleys
 - Public Parking, Both Off- and On-Street
 - Stormwater Detention, Retention, and Alternative Underground Storage and Treatment Systems
- **Landscaping Requirements** – This section should illustrate recommended planting specifications for streets, parking lots, parks, and commercial sites. Diagrams and illustrations will include a listing of native or other appropriate species including placement for use on public and private lands. The application of drought-tolerant species and xeriscaping techniques should also be included.
 - Canopy trees and sub-canopy trees
 - Under story trees and palms
 - Accent planting and shrubs
 - Groundcovers, annuals, and mulch
 - **Other Public Amenities** – Additional dimensional and graphic standards for other Town Center public amenities should be included in the design standards that address the size, scale, physical, spatial, and environmental aspects of public site enhancements. These public spaces should be compatible with the adjacent areas, natural resources, and other community amenities. Specific areas to be addressed in the standards include the following:
 - Dimensions and materials for esplanades, bulkheads, docks and railings, and other waterfront elements;
 - Public gateway and directional signage (placement, materials, and style);
 - Street furniture, lighting, planters, litter receptacles, bus shelters, public restrooms, and similar amenities (e.g., informational kiosks);
 - Integration of public and private spaces (e.g., outdoor dining, vendor courts, pedestrian access to private buildings and parking lots, etc.); and
 - View corridor preservation and emphasis

Preliminary design recommendations, conceptual plans, transects, graphic illustrations, photo simulations, and related materials for the CRA District can be found throughout Section 4 as part of the project and program descriptions. These recommendations and graphics encourage appropriate size, scale, and related physical, spatial, and environmental aspects of rehabilitation, new development, and redevelopment within the CRA District as identified by the community through the visioning process.

Project Participants and Administration: CRA Coordinator, CRAAB, BCC, Planning Department, planning, landscape architecture, and architectural consultant

Projected Costs: Estimated one-time \$60,000 contract with consultant

Time Frame: Immediately

B. Revise and Adopt the RCTOD Zoning District Boundaries and Regulations into the Town Center Plan

Project Background and Description: In 2004, several local residents requested the county to initiate a rezoning process to establish an Arts and Office Overlay District, which is now called the Residential/Commercial Transitional Overlay District (RCTOD). The ordinance was drafted, and

in 2005 five public workshops were held to review the proposed district. The majority of residents were in favor of the RCTOD provided that three “uses” could be eliminated from the zoning code, including health club or spa, gymnastics facility, and hair and nail personal care service. To omit these uses requires either an amendment to the zoning regulations or the Town Center Plan, which is preferred. Other potential issues have also been identified that would need to be addressed in the Town Center Plan. Due to staffing constraints at the county, these revisions and the amendment to the Town Center Plan have not been completed.

Project Objectives: The RCTOD is intended to encourage activities such as home-based office, art gallery, art studio, and bed and breakfast establishments, as well as low-intensity office, professional and institutional uses. The zoning district also encourages a stable edge along the boundary with the downtown and S.R. 776 commercial areas by encouraging the preservation and enhancement of existing housing, including historic structures. This project is consistent with Objective II – Preserve and enhance property values in the redevelopment area.

Implementation Process: The following actions should be taken to revise and adopt the RCTOD into the Town Center Plan:

- Revise the Town Center Plan and ordinance to eliminate specific uses as recommended in the public workshops;
- Consider expanding the Residential/Commercial Overlay District (RCTOD) boundaries to take in additional Town Center neighborhood areas that are subject to disinvestment;
- Apply the current architectural guidelines and requirements of future revisions and amendments;
- Determine reasonable parking criteria in consideration of open stormwater ditches
- Consider porous pavement as a requirement;
- Extend county sidewalk improvements where needed including crossings, drainage improvements, and lighting levels per ADA codes;
- Determine directional signage to and within boundaries; and
- Hire a consultant to hold additional public workshops with a revised draft and prepare ordinance for adoption;

Project Participants and Administration: CRA Coordinator, BCC, CRAAB, Town Center Neighborhood residents, AALB, OEVA, Planning Department, and planning consultant

Projected Costs: Approximately \$16,500, one time

Time Frame: Immediately

C. Revise and Adopt the Englewood MSOD Zoning District Boundaries and Regulations into the Town Center Plan

Project Background and Description: The downtown area has served as the core of the business community since Englewood’s early days. In many ways, it still retains many essential characteristics of a traditional village: historic architectural styles, buildings close to the street, on-street parking, an attractive streetscape, an intimate pedestrian atmosphere, and a mixed-use environment. Dearborn Street is still a place where folks can comfortably grab a bite to eat, make a variety of stops for business and pleasure, and converse with friends and acquaintances. However, as development patterns and preferences changed over the past 30 years, traditional village characteristics began to erode, which is evident through separating uses, building setbacks with parking in front, open curb cuts and untraditional design. Some more recent buildings established a new trend of site design to accommodate auto travel rather than pedestrians. The Main Street Overlay District (MSOD) was adopted in 2004 to reverse this trend of auto-oriented development in the downtown area and return to a more traditional design and mix of uses.

Project Objectives: The MSOD must be geared to preserving and enhancing the unique characteristics of the Englewood Downtown Area, as well as fulfilling its potential for redevelopment in traditional village patterns and uses.

Implementation Process: The following actions should be taken to revise and adopt the MSOD into the Town Center Plan:

- Recreate the MSOD as a separate and full zoning district (not an overlay district) exclusive to the Downtown Englewood Area and separate it from other applications in Sarasota County;
- Require that all new development and major rehabilitation comply with the architectural design standards as revised;
- Provide for sustainable development and green development such as green roofs and incentives for LEED (Leadership in Energy and Environmental Design) certification;
- Allow for a farmer's market and other locally-oriented organizations (i.e., AALB for local artist shows) to be sited on a publicly or privately owned property within the district up to a maximum of two days per week, and allow for ADA-compliant sanitary facilities either on site or within a reasonable distance (i.e., a designated public or private restroom);
- Create more affordable housing opportunities by increasing the number of units allowed (from 13/acre up to 26/acre) where smaller units (1,200 square feet or less) are provided;
- Establish a building setback for third floors and prevent roof overhangs, balconies, and other elements to extend beyond the predominant first-floor façade;
- Allow for building setback adjustments where the mean base flood elevation exceeds the current sidewalk elevation;
- Specify appropriate awning and signage design, height, color, materials, and extension;
- Establish appropriate building stories, height, and use of space;
- Provide requirements for minimum percentage for first-floor retail;
- Encourage daily or weekly rental units to augment lack of hotel rooms, or establish incentives for target areas;
- Establish appropriate on- and off-site parking requirements;
- Provide for a deduction of on-site parking for small buildings by factoring nearby public on- and off-street parking;
- Establish a tree list for parking lots and streetscape improvements and incorporate into the architectural design standards; and
- Consider expanding the district boundaries to incorporate areas that have a trend in disinvestment or potential for compatible mixed use development.

Project Participants and Administration: CRA Coordinator, BCC, CRAAB, Town Center Neighborhood residents, Chamber of Commerce, OEVA, Planning Department, and planning consultant

Projected Costs: Approximately \$40,000, one time

Time Frame: Immediately

D. Adopt Sustainable Development and Smart Growth Policies and Regulations into the Town Center Plan

Project Background and Description: *Smart Growth* principles call for more efficient land use, compact development patterns, less dependence on the automobile, a range of diverse housing opportunities and choices, equitable allocation of costs and benefits of development, an improved job/housing balance, protection of open spaces, efficiently utilizing local infrastructure and services, and invigorating existing employment centers and neighborhoods. As applied to the CRA District, smart growth development and planning includes:

- Providing for higher mixed-use development in the downtown area and other strategic locations;
- Allowing for a mix of housing types in a broad income range;
- Guiding growth where there is existing infrastructure and utilities;
- Restoring environmentally impacted areas;
- Restoring vacant, underutilized, or abandoned buildings to productive use;
- Promoting the redevelopment of vacant infill properties in targeted areas; and
- Participating in regional responses to addressing housing, natural resource, transportation, public service, and employment needs.

Sustainable Development is purposefully designed to bring about efficient, safe, healthy, prosperous, and livable communities (locally and regionally) while simultaneously maintaining and enhancing the environment, the natural resource base, and the ongoing functioning of natural ecosystems that are fundamental to sustaining life for current as well as future generations. As applied to the CRA District, sustainable development would include the following objectives:

- Protect lands, water, and air within the community in order to ensure the preservation of distinct natural, scientific, historical, scenic, cultural, architectural, archeological, recreational, economic, and agricultural resources;
- Recognize the shared obligation of the local, regional, and state governments, businesses, and the general public to protect the many valuable resources of Englewood;
- Bring about coordination and cooperation among the various levels of government, the private sector, and the general public concerning land use decisions, resource protection, and planning for development; and
- Encourage alternatives to low-density development and sprawl.

For sustainable development to be successful, land use planning must be comprehensive and address multiple needs of the community and region including the preservation of natural, cultural, and other resources, promotion of sustainable economic development, and the provision of necessary services, facilities, and infrastructure.

Implementation Process: The following actions should be taken to incorporate Smart Growth and Sustainable Development policies and regulations into the Town Center Plan:

Incorporate and Adopt SmartCode Methods – Many communities in Florida and around the country are implementing smart growth policies and regulations is through the *SmartCode* or similar types of form-based land use ordinances (see Project E below for a description of form-based codes). The SmartCode was created by Duany Platter Zybeck (DPZ) Associates and is a planning tool that promotes a sustainable urban pattern while protecting landscapes that are considered ecologically and culturally valuable. This is accomplished through the creation of graphically based land use plans and standards that determine where development will occur and how it will be implemented.

Create and Adopt a Sustainability Index – Communities are a web of interactions among the environment, the economy, and society. It has become clear that the conventional method of measuring the “success” or “vitality” of a community or region relying solely on economic indicators is not adequate. The growing number of communities engaging in sustainability projects speaks to its relevance to a community’s health and to individuals’ everyday lives, thus providing a broad based and holistic picture of the health of the community.

A Sustainability Index measures progress toward a sustainable economy, society, and environment on a community-wide basis. For Englewood, indicators of sustainability are useful in helping to monitor negative trends before they become a problem, guide the way to a better future, and generate discussion among people with different backgrounds and viewpoints, and, in the process, help create a shared vision of what the community should be. Sustainability indices should be timely, measurable, and understood by the community, reflect a value widely held by residents, and provide early warning of changes. Indices should also target certain community objectives and be able to be influenced by changes in policy and/or individual behavior.

Some categories of sustainability indicators that should be considered in Englewood and incorporated into the updated Town Center Plan are as follows:

- Civic Vitality
- Access to Healthcare
- Health Risks
- Youth Wellness
- Water Quality (Drinking Water Quality and Quantity)
- Air Quality

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- Land Use (Land Developed and Land Protected)
 - Waste Management
 - Energy Supply and Use
 - Transportation and Mobility
 - Workforce Housing (Housing Affordability Gap)
 - Building Human Capital
 - Employment and Workforce Wages
 - Tourism and Hospitality
 - Retirement Economy

For each indicator, recommendations should be made for positive actions that can be taken toward making the community and region more sustainable.

Adopt Green Building Guidelines and Standards – Green buildings are structures that are cost-effectively designed, built, and operated in a manner that achieves the greatest possible energy efficiency, indoor air quality, occupant health, resource efficiency, and environmental compatibility. Green buildings are important elements of sustainable communities because they promote the use of locally produced, renewable products, environmentally sound development and construction practices, and energy- and resource-efficient systems. These practices help create communities that improve the quality of life and economic vitality for current and future generations.

A particular application for Englewood would be to allow and encourage “green roofs” that would capture and treat stormwater, cool buildings, reduce impervious surface, provide a sustainable source of water for landscaping, and add an attractive on-site amenity. In an urban environment, such as on Dearborn Street, it takes only a few minutes for rainfall hitting sidewalks, streets, parking lots, and other impervious surfaces to flow into stormwater drainage systems, often bringing street pollutants in its wake. Green roofs can improve water quality and replenish groundwater, as well as create habitat and contribute to reducing global warming.

Create an Incentive Program for LEED[®] Certified Developments – The “Leadership in Energy and Environmental Design,” or LEED, program is a benchmark system that recognizes the Green Building performance at four levels: Certified, Silver, Gold, and Platinum. Incentive programs should be created in Englewood and adopted into the Town Center Plan based on the LEED rating systems established by the U.S. Green Building Council in the following categories:

- New Construction
- Existing Buildings
- Commercial Interiors
- Core and Shell Development
- Homes
- Schools
- Neighborhood Development (a pilot program)

Adopt Supplemental Landscaping Provisions for Englewood – Good landscaping is a key element of livability and can be compatible with dense development. Sarasota County has comprehensive landscaping and buffering regulations (Article 7.3 of the Zoning Ordinance) which are oriented to water conservation. Supplemental provisions should be incorporated into the Town Center Plan, which addresses some of the particular goals of the community identified in the public visioning process including encouraging more landscaping for new construction using green building techniques such as “green roofs,” “vegetated walls,” and other features that clean the air, insulate buildings, and ease the burden on the regional stormwater system and the general environment. A “green credit” system could be established for the following improvements:

- Reduce the requirements for on-site open space if landscaping considered especially beneficial to the environment is installed or preserved in public spaces. Developers would be able to earn points by planting features on public rights of way, rather than just their own land. For example, a developer could earn credits for a small, well-vegetated public garden as an alternative to a larger, less-vegetated private courtyard;

- Award extra credits for larger tree canopies, shrubs, vine-covered walls, and other applications using selected drought-tolerant plants. This credit system would apply to street-level landscaping for both private and public spaces (i.e., streetscape improvements within the public right of way);
- Provide specific applications for green roofs, such as at least 4 inches of soil and vegetation to help naturally process rainwater;
- Provide credits for new developments where key mature trees are successfully relocated to other public or private sites when the developer removes trees from its own sites; and
- Restrict water features or fountains that are solely used for aesthetic purposes.

Adopt Other Low Impact Design Methods – Low Impact Design involves land development and redevelopment in a way that minimizes and mitigates the effects of stormwater runoff and contaminants that modify and pollute rivers, streams, and harbors. Specific techniques can be simple but effective such as clustering buildings, minimizing impervious areas (i.e., reducing road widths, driveway sizes, and building footprints), and maintaining dispersed flow rather than concentrating it. Low Impact Design can add value to urban areas while providing a more holistic approach to development. An example would be using stormwater vaults (with treatment and storage features) combined with other beneficial surface uses such as public parking lots. Another example would be a dual use, such as enhancing the dry pond at the public library for use as a public courtyard.

Project Participants and Administration: BCC, CRAAB, Town Center residents, OEVA, Planning Department, and planning consultant

Projected Costs: Approximately \$30,000, one time

Time Frame: Immediately

E. Update Other Provisions of the Town Center Plan

Project Background, Description, and Implementation Process: Other provisions of the Town Center Plan should be evaluated and revised where appropriate. Some particular areas to consider are as follows:

Incorporate Form-Based Codes – Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both diagrams and words. They are keyed to a regulating plan (such as the Town Center Plan) that designates the appropriate form, scale, and other design characteristics of development. This is in contrast to conventional regulations, which focus on the segregation of land uses and the control of development intensity through simple numerical parameters (e.g., dwellings per acre, height limits, setbacks, parking ratios). In Englewood, form-based codes can be used in combination with the design guidelines and standards to achieve the community's vision for specific urban forms in the downtown area and surrounding neighborhoods. Form-based codes can also create a predictable public realm (i.e., physical form and enhancements such as streetscapes, access management, and parking) that can create a more positive environment for private investment.

Form-based codes commonly include the following elements:

- A regulating plan (such as the Town Center Plan) with a map and plan (i.e., transect) of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being coded;
- Building form standards controlling the configuration, features, and functions of buildings that define and shape the public realm;
- Public space/street standards with specifications for physical improvements within the public realm (e.g., sidewalks, travel lanes, street trees, street furniture, etc.);
- Clearly defined application and project review processes;
- A comprehensive glossary of terms to ensure the precise use of technical terms; and

- Review future land use designations and provide recommendations.

For Englewood, a form-based code should be based on **Transects** of the Town Center Area. Transects are geographical cross-sections of an area used to reveal a sequence of human environments from rural to urban. In transect planning, this range of environments is the basis for organizing the components of the built world: building, lot, land use, street, and all of the other physical elements of the human habitat. The primary objective of transect planning is to identify the main qualities of different environments. Once this is defined, transect planning principles are applied to rectify the inappropriate intermixing of rural, suburban, and urban elements. In the Town Center area, transects would include the downtown area, surrounding neighborhoods, S.R. 776 Corridor, S. McCall Corridor, and the waterfront.

Permitted Mixed Uses and Performance Standards – The long-term viability of the Town Center is dependent on the expansion and flexibility of commercial, professional, civic, and residential uses. This combination of uses must be integrated if the district is to become a place of necessity for residents and an attraction for visitors and prospective investors. Well-placed commercial and residential uses (optimally on upper floors and side streets) fill vacant and underutilized spaces, create investment, provide built-in security, provide affordable housing opportunities, and reduce traffic (i.e., you can live, work, shop, and eat all within walking distance). Only truly incompatible uses should be separated in the Town Center. Much of the potential for incompatible uses can be addressed through performance standards and vertical separation, which would reduce conflicts between certain uses.

Sign Regulations – Sign regulations should be revised for the Town Center, allowing for a combination of wall, projection, glass, and awning signs and specifying the placement, size, color schemes, and materials used to ensure high-quality, attractive, and visible signage for drivers and pedestrians. Other recommendations include the elimination of billboard signs in the Town Center and providing more detailed standards for shorter and smaller ground signs in downtown area, allowing a more pedestrian scale compared to the S.R.776 Corridor. These revisions should be incorporated into the architectural design standards.

Outdoor Uses – Outdoor dining is not allowed within the public right of way according to county regulations. However, this and other outdoor uses are very important to attracting residents and visitors to the downtown area. Revisions need to be made to the Town Center Plan and existing regulations permitting controlled outdoor accessory retail, dining, vendors, entertainment, and other attractive uses along Dearborn Street and some side streets. Sidewalk cafés can generate new business and encourage additional pedestrian traffic, discourage street crime, give identity and vitality to downtown, serve as a special attraction, and enhance the aesthetic value of urban life. They must be carefully monitored and regulated to ensure pedestrian access, sanitary conditions, and visual appeal. Revised outdoor use provisions should be incorporated into the architectural design standards.

Parking and Circulation – Existing parking and circulation standards should strengthen the opportunity for shared parking in compatible situations (i.e., professional office and residential), dispersment of traffic, access management improvements, and interim uses of public spaces (i.e., a resident parking permit program and street closings for local events). These standards should be broadly defined so that they may be used for any purpose reasonably related to creating or reconfiguring parking, closing or consolidating curb cuts, managing the supply of or demand for parking spaces, creating or improving pedestrian paths or amenities, directional signage, bicycle parking or public transit facilities, and temporary community-oriented uses.

Common Dumpsters – The county should encourage (or even require) shared dumpster facilities when possible and require dumpsters to be locked at all times. These regulations help reduce offensive odors and scattered debris and rubbish, as well as possible health hazards. Dumpsters should also be screened from view. Standards should allow for joint use or consolidation by block to reduce the overall number of dumpsters and provide for a more efficient waste removal process.

Public Events – Public events are a key to the revitalization of the downtown area. Currently, county regulations restrict public events to no more than four times per year in specified locations. This regulation should be revised for the downtown area to allow regular public events and activities on selected public and private properties.

Regional Planning – The Town Center Plan should encourage cooperation with Charlotte County to ensure consistency in planning and redevelopment efforts within the Lemon Bay Watershed.

Project Participants and Administration: CRA Coordinator, BCC, CRAAB, Town Center Neighborhood residents, Chamber of Commerce, AALB, OEVA, Planning Department, and planning consultant

Projected Costs: Approximately \$30,000, one time

Time Frame: Immediately

Project PPR-2: Rezone Key Properties in the CRA District

Project Background and Description: Rezoning of newly acquired county properties and other strategic properties in the CRA District targeted for redevelopment is critical to carrying out several key projects and programs, such as the waterfront parks development, civic redevelopment projects, public parking, and marketing programs.

Action Steps Required for Implementation: The following actions should be taken to rezone key properties in the CRA District:

- Rezone county-owned Cherokee Street property to GU for public and waterfront uses;
- Rezone county-owned W. Dearborn St./Harbor Lane property to GU for public and waterfront uses;
- Rezone county-owned W. Perry Street property to GU for public and waterfront uses;
- Rezone N. Elm Street/Stewart Street for stormwater and recreational uses;
- Rezone county-owned property on 300 Block South to GU for public uses; and
- Evaluate current zoning map and rezone other key publicly and privately owned properties targeted for redevelopment.

Project Participants and Administration: CRA Coordinator, BCC, CRAAB, Town Center Neighborhood residents, Chamber of Commerce, AALB, OEVA, Planning Department, and planning consultant

Projected Costs: Approximately \$92,500 for 5 rezoning processes by a private consultant, or to be completed internally by County Planning and Zoning Department staff

Time Frame: Immediately

Project PPR-3: Identify and Promote Historic and Cultural Resources in the Community

Project Background and Description: Englewood has the opportunity to market itself as a diverse, “culture-friendly” community. The key to realizing this opportunity is for the community to blend its collective resources in a cooperative effort of local and regional cultural, artistic, and business organizations. History plays a key role in facilitating and promoting cultural growth in Englewood. For example, Dearborn Street has been designated as a historic district by Sarasota County. Building off this designation, materials collection for the Lemon Bay Historical Society, historic resources surveys conducted in the late 1980s, preservation incentives, and historic resources marketing programs should be carried out.

Project Objectives:

- Document all historic and cultural buildings and sites. For those that are eligible for listing on the State or National Register, work with owners to support preservation and appropriate alterations;
- Maintain integrity and appearance of the community's most significant historic buildings and area;
- Develop incentive programs for historic building restorations; and
- Recognize and promote significant historic places, sites, and buildings.

Action Steps Required for Implementation: Some recommended programs for preserving and enhancing historic buildings in the CRA District are as follows:

A. Update Historic Resources Survey Englewood District

Project Background, Description, and Implementation Process: This survey was last updated as part of the Town Center Plan in 1997. Some of the more significant historic buildings and sites identified in the survey were the following:

- Buchan's Landing – Peter Buchan purchased the property in 1916 and built a general store and long dock for sailboats delivering supplies;
- Lemon Bay Woman's Club – Founded in 1918, the clubhouse was built in 1924. First local building named to the National Register of Historic Places;
- Lampp Residence – Stanley Lampp was an early resident and founder of the Englewood State Bank;
- Quimby-Jergens-Rinkard House – Built around 1886 and the oldest remaining house in Englewood. Thought to be a boarding house originally;
- Ziegler Hardware Store – Originally contained a hardware store, grocer, and post office with residents above the storefronts;
- Englewood Methodist Church – Completed in 1926 on Magnolia Street and moved in 1962 to its present location on Green Street. Current home of the Lemon Bay Historical Society and known as the Green Street Church Museum; and
- Elsie Quirk Public Library – Opened in 1962 and subsequently expanded in 1972 and 1982.

The survey and related maps should be completely updated. This should be supplemented with past and current photographs, floor plans (where available), historic accounts, and architectural descriptions. This updated survey should be incorporated into the Town Center Plan.

Project Participants and Administration: CRA Coordinator, BCC, CRAAB, Englewood Historical Society, OEVA, Planning Department, History Center, and historical consultant

Projected Costs: Approximately \$25,000 if conducted by a private consultant, or to be completed internally by County History Center staff

Time Frame: Within 1 year

B. Establish a Historic Places Plaque Program

Project Background, Description, and Implementation Process: Create a historical site markers and building plaque program for significant local landmarks. This marker and plaque program should be initiated as follows:

- Assess condition, placement, and aesthetic value of all Town Center historic places;
- Create a list of significant historical sites in the Town Center;
- Write historical descriptions for each site to be inscribed on a sign or plaque;
- Use uniform bronze or state-painted types of material (or other high-quality materials); and
- Affix signs to buildings or on free-standing sign posts.

Project Participants and Administration: CRA Coordinator, BCC, CRAAB, Englewood Historical Society, OEVA, Planning Department, and historical consultant

Projected Costs: Approximately \$25,000 if conducted by a private consultant, or to be completed internally by County Planning and Zoning Department staff

Time Frame: Within 2 years

C. Support the Creation of Historic Tours, Maps, and Brochures

Project Background, Description, and Implementation Process: Work with local organizations to create a historic tour, maps, and brochures featuring Englewood's most historical places. These tours and marketing materials could be coordinated with local events such as the new "History with a Zest" celebration or an "Old Homes Week." This project could also include a "Did You Know" timeline poster which would include not only key historical events in Englewood but many of the fun facts as well.

Project Participants and Administration: CRA Coordinator, BCC, CRAAB, Englewood Historical Society, OEVA, Sarasota County History Center

Projected Costs: Approximately \$2,000 for design and reproduction with matching funds or labor from local organizations

Time Frame: Within 1 year

D. Prepare Application for Downtown Historic District on the National Register

A nationally designated historic district would recognize buildings and places in the downtown area that are significant to the development of the community. Districts are often used as a promotional tool for visitors, and national trends indicate that more people are visiting historic areas than ever before. The district would not place any additional restrictions on private properties. The only potential requirement is if the property owner is using public funds to make renovations, in which case a review of the project would be necessary to ensure compliance with the Department of Interior's standards for improvements to historic buildings. In fact, property owners would be eligible for certain historic preservation tax credits if renovations are made according to these standards.

Project Participants and Administration: CRA Coordinator, BCC, CRAAB, Lemon Bay Historical Society, OEVA, Sarasota County History Center

Projected Costs: Approximately \$5,000 for historic consultant and application fee with matching funds or labor from local organizations

Time Frame: Within 5 years