

**ENGLEWOOD COMMUNITY REDEVELOPMENT AREA  
ADVISORY BOARD (CRA)  
Minutes of April 13, 2006 Meeting**

A regular meeting of the Englewood Community Redevelopment Area Advisory Board (CRA) was held Thursday, April 13, 2006, at Lemon Bay Park, 570 Bay Park Boulevard, Englewood, Florida.

**Members Present:**

Mary Ellen Diez, Chairwoman  
John Fellin, Vice-Chairman  
David Senkpiel  
Lise Yust  
John Radkins  
Dick Howell

**Staff Present**

Chris Davis, Englewood CRA Coordinator  
Lorrie Muldowney, History Center  
Sarah Blanchard, Transportation Planning  
Anthony Beckford, General Mgr., Transp. Plan.  
Brenda Miller, Mgr., Transportation Planning  
Warren Richardson, Planning Services  
Elaine Wickwire, AAI, Englewood CRA

**Members Absent:**

Robert Collins

**Call to Order**

Chairwoman Diez called the meeting to order at 2:00 p.m. There was a quorum present.

**Approval of Minutes**

John Fellin **moved** to approve the minutes of the March 9, 2006 meeting, seconded by John Radkins and carried unanimously.

**Open to the Public**

- Mr. Jim Hanushek commented on a letter sent from the Lemon Bay Playhouse to the Board of County Commissioners requesting that the County consider allowing the Playhouse to use the vacant lot on W. Dearborn Street between Mango and Orange Streets for construction of a larger Playhouse.
- Mr. Peter Matson commented on five items that are important to the development of Dearborn Street.
- Mr. Steve Lee suggested that the public participation portion be moved to the end of the agendas and also commented on the Advisory Board/Board of County Commissioners meeting on March 21, 2006.
- Ms. Elaine Miller-Sanchez requested that the Advisory Board approve impact free abatement commensurate with the cost of on-site stormwater management, parking requirement reduction and an exception to height limitations, all relating to her proposed project on West Dearborn Street. Chairwoman Diez and Chris Davis explained that the advisory board does not have regulatory power to approve such requests and its role is only to advise the County Commissioners. Ms. Davis also explained that public infrastructure improvements are under consideration as an incentive.
- Ms. Joyce Colmar provided comments regarding infrastructure and incentives and stated that the CRA Advisory Board will be known in the future as the group of people who either brought Dearborn Street into the twenty-first century or didn't do anything. John Fellin offered his time, after he reviews the ordinances, to sit down with Ms. Colmar to make sure there aren't items being overlooked. Ms. Sanchez-Miller added that the Advisory Board should be putting pressure on the County's various departments in order to get the work completed faster.
- Mr. Tommy Kester offered comments and observations regarding the Retail Market Analysis Study Executive Summary. He also expressed his concern with the lack of availability of the October 2005 CRA Advisory Board meeting minutes.

Ms. Davis explained that the minutes have not yet been transcribed, but that Mr. Kester was offered a copy of the tape recording of the meeting. Mr. Kester also discussed the Quonset hut, the proposal of a Gauguin Museum and the proposal of a ferry boat.

- Mr. Gene McCall made a suggestion that one board member take the initiative regarding stormwater, revisions to the Englewood Town Center Plan, architectural guidelines and directional signage in order to speed the processes. He also requested the minutes of the September and October 2005 meetings be made available to the public as soon as possible. Lise Yust and Dick Howell commented. Chairwoman Diez requested that Mr. Howell take over the directional signage project and report to the Advisory Board at the next meeting.
- Mr. Don Platt stated that Englewood projects seem to be moving much faster than they did ten years ago and he commends the Commissioners and the Advisory Board. He also offered his opinion that Lemon Bay and stormwater are the most important issues facing Englewood.

### **Guest Speakers**

- **Lorrie Muldowney, Historic Preservation Specialist, Sarasota County History Center**  
Ms. Muldowney discussed the last Englewood Historic Resource Survey that was completed in the late 1980's. The architectural surveys are used to assist the County with their development review activities. A new survey of the area would be the first step toward considering a local or national register of historic places. She provided an overview of the National Register of Historic Places and explained various incentives that could be provided with this designation.

Ms. Muldowney explained the County's Register of Historic Places that could also include incentives, such as flexibility in the building and zoning codes.

She informed the Advisory Board that the cost of conducting a Historic Resource Survey would be approximately \$20,000 to \$25,000. This amount would include the report and recommendations of properties that could potentially be listed in the registers. The actual listing in the registers would be another step.

- **Sarah Blanchard, Senior Planner, Sarasota County Transportation Planning**  
**Brenda Miller, Manager, Sarasota County Transit Authority (SCAT)**  
**Anthony Beckford, General Manager, Sarasota County Transit Authority (SCAT)**  
Mr. Beckford discussed changes that would take place regarding the Englewood SCAT bus routes, including increased bus frequency due to an enhanced feeder route being developed and the possible purchase of a property in or near Englewood to be used as a bus garage location. He explained that these enhancements will take place on or about the middle of July 2006.

Sarah Blanchard stated that SCAT would like to start new local routes in the Sarasota County portion of Englewood in July that would include connectivity to the hospital, the YMCA, the sports complex and the new social services center that will be constructed north of Dearborn Street. In addition, ADA-accessible bus stops will be constructed along Dearborn Street. She also discussed possible route intervals and service hour extensions, including two-way service on S.R. 776 and Dearborn Street.

Ms. Blanchard informed the Board that an interlocal agreement with Charlotte County could lead to providing bi-county bus service to the Englewood area. She stated that various public meetings will be held in the near future to inform the public of their plans and to solicit ideas.

She is looking for recommendations from the CRA Advisory Board on possible sites to locate a bus garage. Discussion ensued. Suggestions were offered by David Senkpiel regarding publicity for the new bus service and John Fellin regarding the inclusion of a trip to the Morris Industrial Park on River Road during the morning loop on Pine Street.

### **Open to the Public**

- Mr. Taylor Meals commented that a stormwater plan is the most important issue facing the redevelopment of Englewood. He recommended that the CRA pay for stormwater mitigation for two development projects that are in process, if the County's plan is not workable.

### **Staff Report**

Chris Davis, CRA Coordinator, reported on three items:

- Stormwater – County staff hopes to have a report by the end of May.
- Town Center/RCTOD – County staff is currently fine tuning the language to amend both the Town Center Plan (Critical Area Plan) and the Arts Overlay District. The amendments for both must be completed simultaneously. The next step will be to hold public meetings for the amendments to the Town Center Plan, which will include gathering ideas and comments regarding use restrictions and boundary changes.
- Parking – DMK Associates, Inc. has been hired to investigate current and future downtown parking opportunities and needs. Their report should come back to the CRA around the same time that the stormwater report is received.

### **Advisory Board Reports/Comments**

- David Senkpiel inquired about the status of the restroom project. Ms. Davis responded. Mr. Senkpiel commented on stormwater, SCAT's new bus plans for Englewood and the use of the local radio stations for publicity.
- Mary Ellen Diez requested that David Senkpiel act as communications liaison for the advisory board.
- John Fellin commented that several of the CRA's major projects need to run in tandem with each other. Chris Davis responded to Mr. Fellin's additional comments regarding stormwater.
- Lise Yust discussed the need to inject an additional Open to the Public section at the end of the agendas. John Fellin **moved** to have the third item on future meeting agendas be Open to the Public only for issues that are on the agenda, and another Open to Public before Advisory Board Comments regarding any topic related to the CRA, seconded by David Senkpiel and carried unanimously. Mary Ellen also request that staff add a section to the agendas entitled Project Report from the Advisory Board.
- John Radkins **moved** to increase the CRA's marketing budget to \$150,000 in 2007 to include the hiring of a facilitator and any increased marketing efforts that would be necessary, seconded by David Senkpiel. Following discussion, John Fellin **moved** to truncate the motion to remove the reason for the increase, seconded by John Radkins and carried unanimously. The truncated motion, to increase the CRA's marketing budget to \$150,000 in 2007, carried unanimously. Discussion ensued regarding bonding. Ms. Davis explained the process.
- Dick Howell discussed the Lemon Bay Playhouse and how the CRA could support them. Discussion ensued regarding the requirements for subcommittees.
- Lise Yust requested that an advisory board meeting be held to discuss the status of all of the CRA's projects.
- Mary Ellen Diez asked members of the Board if they would consider holding occasional evening meetings. Discussion ensued concerning the possibility of temporarily holding meetings twice a month and also starting the meetings at 1:00 p.m. instead of 2:00 p.m.

- John Fellin stated that he supports the Lemon Bay Playhouse and would like to know what they are proposing. He would also like to see their proposal to make the Playhouse an attraction by adding more performances.

**Future Meetings**

*Special Meeting* - April 27, 2006, 1:00 p.m., Lemon Bay Park, 570 Bay Park Blvd., Englewood

*Regular Meeting* - May 11, 2006, 1:00 p.m., Lemon Bay Park, 570 Bay Park Blvd., Englewood

**Adjournment**

Hearing no further business, Chairwoman Diez adjourned the meeting at 4:29 p.m.