

**ENGLEWOOD COMMUNITY REDEVELOPMENT AREA
ADVISORY BOARD (CRA)
Minutes of April 25, 2007 Special Meeting**

A special meeting of the Englewood Community Redevelopment Area Advisory Board was held on Wednesday, April 25, 2007, at 1:00 p.m., at Lemon Bay Park, 570 Bay Park Blvd., Englewood, FL.

Members Present

John Radkins, Chairman
Harry Colburn, Vice-Chairman
Mary Ellen Diez
John Davison
Todd Tracy
John Mead

Members Absent

Norman Caldwell

Staff Present

Elaine Wickwire, Admin. Asst. II
Tate Taylor, Principal Planner I

Others Present

Vivian Roe, Stantec Consulting Services

Call to Order

Chairman John Radkins called the meeting to order at 1:00 p.m. There was a quorum present.

Open to the Public

No public comments of questions.

Discussion of the Update of the Redevelopment Plan

Vivian Roe, Stantec Consulting Services, led the discussion of Sections Four and Five of the draft Redevelopment Plan update.

A. Section 4

Chairman Radkins referred to Section 4.2, Project OAR-2, Establish Joint Partnership Board to Initiate and Facilitate Projects and Programs, inquired who would organize this type of board. Ms. Roe responded that the CRA Coordinator would be the person who might initiate the formation of the board. The board itself would choose a leader and set operational policies.

Mary Ellen Diez inquired as to how vital a Florida Main Street Program is to the overall picture. Ms. Roe responded that it is not critical but is a very good program.

Todd Tracy inquired why Section 4.1 in the draft refers to the closed projects in the current redevelopment plan. Ms. Roe stated that it is documentation of what is in the current plan. Each draft project listed after that section refers to the current projects and is followed by enhancements that could be made to them.

Regarding implementation, Chairman Radkins inquired how difficult it would be to create an exclusive Englewood Main Street Overlay District (MSOD) and separate it from other applications in Sarasota County.

Ms. Roe responded that the County would want to hold back on making a new zoning district exclusively for the Englewood area. However, a way to customize MSOD changes for Englewood would be with amendments to their Town Center Revitalization Plan. Tate Taylor added that additional layers could be applied to the County's MSOD in order to fine tune the district for Englewood.

John Mead noted that the Performing Arts Center is not listed in the tabulation of top priorities under Section 4.1. Chairman Radkins explained that Stantec's list doesn't incorporate the wishes of the advisory board from the April 12th meeting. He said that he would provide the advisory board's priority list to Stantec so they can include it in the draft update.

Harry Colburn, referring to Pages 4-3 and 4-4, inquired about the possibility of one person holding two of the three positions listed, which are CRA Program Coordinator, Redevelopment Specialist and Main Street Program Director. Ms. Roe explained that the Main Street Program Director would come from a different funding source other than the TIF Fund and would not be a County position. She also explained the type of work that each position would encompass, but they would all coordinate with each other. Responding to a question from Mary Ellen Diez, Ms. Roe explained that initial "seed" funding for the Main Street Program Director would come from the CRA and the rest would come from the business community. Further discussion ensued.

Chairman Radkins requested Ms. Roe's input regarding the implementation of the Residential/Commercial Transition Overlay District (RCTOD) located on Page 4-10 of the draft. Ms. Roe explained that what is being proposed and is referenced on Page 4-10 is an extension of the RCTOD boundaries, as a result of previous public meetings. She also explained that the proposed amendments to the Englewood Town Center Revitalization Plan should be preceded by an additional public neighborhood meeting before it goes to the public hearing phase, due to the time that has lapsed since the last meeting. John Davison expressed his concern with the additional time it will take to hold more public hearings. Ms. Roe clarified the difference between public meetings and public hearings and stated that the timetable for this process will be approximately six to eight months. Tate Taylor offered additional comments and suggestions.

Ms. Roe briefly discussed the County's desire to implement a Form Based Code and how it relates to the Englewood MSOD and Architectural Design Guidelines.

B. Section 5

Following a discussion regarding the format of the entire report, four out of the six advisory board members present preferred the 11" x 17" format.

Todd Tracy stated that he would like to have a Project Completion Year column added to the chart. He also requested a Gant chart and said that when a Project Coordinator is hired, the Advisory Board will make sure that it is done.

Chairman Radkins stressed that it is important to add a disclaimer to each concept drawing, explaining that they are simply ideas and possibilities that have been collected from community meetings. Discussion ensued. Vivian Roe pointed out that the Board is referring to two different ideas regarding the concept drawings.

One is a suggested general use and the other is more an illustrated footprint. She stated that the concept drawings acknowledge what could happen and will bring disclaimer language to the Board at their May 10th meeting.

Ms. Roe requested the Board's input regarding the cover page of the Draft Redevelopment Plan.

Staff Reports/Comments

Tate Taylor reported that the Board of County Commissioners recently denied a rezone petition of a property located on Morningside Drive in Englewood.

Elaine Wickwire reported that Chris Davis was recently involved in a traffic accident. Responding to a question regarding Chris' position being filled, Ms. Wickwire stated that the position will be advertised soon and hopefully will be filled within a month or two. She also informed the board that Planning staff would be made available to the CRA office on a part time basis.

Responding to a question from Chairman Radkins, Vivian Roe stated that Stantec could possibly fill the gap two or three times a week while the position is being advertised. She stated that, while she isn't sure how the County will advertise the position, the draft Redevelopment Plan Update is recommending that the CRA Coordinator position be changed to a manager position.

Discussion ensued regarding the agenda for the May meeting, which will include a discussion of more draft sections of the Plan update and the CRA operating financials, specifically the Marketing budget.

Open to the Public

Peter Laurin, board member of the Olde Englewood Village Homeowner's Association (OEVHA), stated that the Association feels that the draft plan is good so far. However, he said that it doesn't address neighborhood preservation as it should. Mr. Laurin cited examples that should be detailed in the Plan update, such as architectural design standards, residential building heights, density issues, trees, landscaping and the "Shadow" law.

Sally Quinn, board member of OEVHA, read a letter recognizing and thanking Chris Davis for her commitment, dedication and hard work as the CRA Coordinator.

Dell Smithern, resident of Southwind Drive, remarked on the audibility of the advisory board and requested that they use a microphone in order to be heard by the audience. She also requested the CRA website, which was provided by Elaine Wickwire. Mrs. Smithern commented on Mr. Colburn's statement regarding his parcel of land beside his business on Dearborn Street.

Bill Tryder, President of the Arts Alliance of Lemon Bay, addressed the RCTOD discussion and requested that the process get started as soon as possible. He also reminded the Advisory Board that the Arts Alliance of Lemon Bay volunteered to contribute a gateway arch made by local artists.

Jim Hanushek, representing the Lemon Bay Playhouse, provided an update on their continued investigation into building a performing arts center.

Elaine Miller-Sanchez, Suncoast Architects, spoke about the economic viability of Dearborn Street.

Anne Merrill, representing the Lemon Bay League, reported that Mr. Michael Shuman will give a presentation entitled, "Small Mart Revolution" on Thursday, April 26 at 3:30 p.m. at Bay Harbor Ford.

Advisory Board Comments

John Davison read a paragraph of an article written in Sarasota Magazine that referenced Englewood as a special place in Sarasota County.

Harry Colburn reminded everyone that the CRA is a much broader area than just Dearborn Street.

Adjournment

Hearing no further business, Chairman Radkins adjourned the meeting at 2:45 p.m.