

**ENGLEWOOD COMMUNITY REDEVELOPMENT AREA  
ADVISORY BOARD (CRA)  
Minutes of May 31, 2007 Special Meeting**

A special meeting of the Englewood Community Redevelopment Area Advisory Board was held on Thursday, May 31, 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  
Norman Caldwell  
John Mead  
John Davison  
Todd Tracy

**Members Absent**

Mary Ellen Diez

**Staff Present**

Debbie Marks, Interim CRA Coordinator  
Jane Grogg, Mgr., Neighborhood Svcs.  
John Breaud, Supervisor, Financial Svcs.  
Elaine Wickwire, Admin. Assistant II, CRA

**Call to Order**

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

**Approval of Minutes**

John Mead **moved** to approve the minutes of the April 25, 2007 meeting, seconded by Norman Caldwell and carried unanimously.

**Open to the Public**

No public comments or questions.

**Discussion of Draft Plan Update Sections – Stantec Consulting Services**

Ted Brovitz, Stantec Consulting Services, gave a brief explanation of two major changes he made to the draft plan update, based on feedback he received from the advisory board. The changes include listing the Performing Arts Center as one of the board members' top ten projects and the updating of the entire project list.

Todd Tracy inquired if the advisory board is bound by the document. Mr. Brovitz explained that changes can be made to the plan as needed. Chairman Radkins stated that possible revenue cuts could possibly eliminate some projects.

Referring to Section 4.4, page 4-29, Harry Colburn initiated a discussion regarding the pros and cons to parallel parking versus diagonal parking on Dearborn Street. Ted Brovitz explained that parallel parking would be less expensive and would provide the best distribution of parking within the district. Mr. Colburn requested that the merits of both styles be discussed in this particular section of the plan update. Mr. Brovitz explained the main differences between Stantec's parking plan and the recently completed study by DMK Associates. At the request of Todd Tracy, Elaine Miller-Sanchez explained her opinions of parallel versus diagonal parking. Following additional discussion, Chairman Radkins requested that Mr. Brovitz provide more information about each style of parking at the June 14, 2007 meeting.

Mr. Colburn commented on Project CID-13, Facilitate the Redevelopment of the South McCall Corridor, located in Section 4.5, page 4-91.

Norman Caldwell inquired about progress made regarding the designation of Architectural Design Guidelines in the entire CRA district. Mr. Brovitz responded that the change was made in the description of the project and identified it in the advisory board's top ten priority list. He suggested that green building practices also be incorporated when the guidelines are updated.

Referring to Section 4.6, page 4-99, John Mead requested and Mr. Brovitz responded with information regarding the correlation between historic home relocation and affordable housing.

Discussion ensued regarding the Morris Industrial Park and the encouragement of industrial jobs within the CRA district. Debbie Marks pointed out that the plan update has a reference to the industrial park in Section 4.5, page 4-88. Ted Brovitz stated that the CRA needs to work directly with the Economic Development Corporation to develop incentives for potential developers.

Referring to the disclaimer on the bottom of page 2 of the Table of Contents, Harry Colburn stated that he will review the language and suggest changes at the June 14, 2007 meeting.

Debbie Marks requested clear direction on the advisory board's top project priorities, separated into Capital Projects and Soft Program (Operating Budget) Costs. The following is a list of motions made regarding the prioritization of Capital Projects:

- **Motion** by Norman Caldwell, second by John Mead to make Stormwater the #1 priority. Following discussion, the motion carried unanimously.
- **Motion** by John Mead, second by Todd Tracy to make Relocation of Utility Lines the #2 priority. The motion carried unanimously.
- **Motion** by Todd Tracy, second by John Mead to make Develop Parking the #3 priority. The motion carried unanimously.
- **Motion** by Norman Caldwell, second by Harry Colburn to make Performing Arts Center the #4 priority. Following discussion, the motion carried unanimously.
- **Motion** by Norman Caldwell, second by John Davison to make Develop Waterfront Parks (Perry, Cherokee, Harbor) the #5 priority. Following discussion, the motion carried unanimously.
- **Motion** by Todd Tracy, second by John Mead to make Install Gateway Arch and Directional Signage the #6 priority. The motion carried unanimously.
- **Motion** by John Mead, second by John Davison to make Expand, Enhance and Maintain Dearborn Streetscape the #7 priority. Following discussion, the motion carried unanimously.

Discussion ensued regarding the clarification of the Residential/Commercial Overlay District (RCTOD) and the Main Street Overlay District (MSOD). Responding to a request by board members, Ted Brovitz listed his top priorities from the list of Soft Program Costs. At the request of Todd Tracy, Taylor Meals and Elaine Sanchez-Miller, who represent Olde Englewood Village Association (OEVA), provided their opinion that they think a Redevelopment Project Manager would be the most critical position.

The following is a list of motions made regarding the advisory board's prioritization of Soft Program Costs (Operating Budget):

- **Motion** by Harry Colburn, second by Todd Tracy to make the revisions to the MSOD the #1 priority. The motion carried unanimously.
- **Motion** by John Mead, second by Norman Caldwell to make Mandatory Architectural/Landscaping Guidelines the #2 priority. The motion carried unanimously.
- **Motion** by Todd Tracy, second by John Mead to make Provide Support for Redevelopment Project Management and Oversight the #3 priority. The motion carried unanimously.
- **Motion** by Todd Tracy, second by Norman Caldwell to make Rezoning CRA-Owned Properties the #4 priority. The motion carried unanimously.
- At the request of Todd Tracy, Elaine Sanchez-Miller provided her opinion regarding the choice between Revisions to Town Center Plan and Provide Assistance for Main Street Program Manager. **Motion** by Todd Tracy, second by John Mead to make Revisions to Town Center Plan the #5 priority. The motion carried unanimously.
- By default, Provide Assistance for a Main Street Program Manager was listed as the #6 priority.

### **Open to the Public**

Ms. Joyce Colmar stated that she thinks it's time that the County quit using the CRA "piggy bank" to buy waterfront property and utilize the funds coming in to develop what Englewood already has. Stormwater should be the number one priority.

Mr. Taylor Meals stated that the architectural guidelines were originally developed for the Englewood business district in 2003 and should not be expanded district-wide. He provided a brief history of past discussions regarding making the guidelines mandatory.

Ms. Elaine Sanchez-Miller concurred with Ms. Colmar's statements. She also suggested that an architectural guidebook be developed to help the owner's of residential properties.

### **Staff Reports**

Debbie Marks reported that the cement pads for the bicycle racks will be poured on Monday, June 4, 2007, and hopefully the racks will be installed by Friday, June 8, 2007.

She also reported on the restroom clock timer and discussion ensued regarding the door opening and locking time of the restroom doors.

Responding to statements made by John Davison, Ms. Marks said that she would provide the advisory board with the pros and cons of the installation of security cameras on the restrooms at the July 12, 2007 meeting.

### **Advisory Board Comments**

John Davison, John Mead and Norman Caldwell stated that the meeting was excellent.

Todd Tracy inquired about the trash can problem on Dearborn Street. Ms. Marks responded that she would be attending the next OEVA meeting to talk about this problem.

Harry Colburn expressed his concern regarding the effect that the proposed State property tax reform will have on the CRA's finances.

Chairman Radkins stated that the CRA still needed to stay focused, regardless of the outcome of the proposed legislation.

**Adjournment**

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