

**ENGLEWOOD COMMUNITY REDEVELOPMENT AREA
ADVISORY BOARD (CRA)
Minutes of March 8, 2007 Meeting, Amended**

A regular meeting of the Englewood Community Redevelopment Area Advisory Board was held on Thursday, March 8, 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
Norman Caldwell
Todd Tracy

Members Absent

John Mead

Staff Present

Christine Davis, CRA Coordinator
Elaine Wickwire, Admin. Asst. II
Warren Richardson, Communications Mgr.

Call to Order

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

Approval of Minutes

Following corrections made by Todd Tracy, Mary Ellen Diez **moved** to approve the minutes of the February 8, 2007, as amended, seconded by Norman Caldwell. The motion carried unanimously.

Open to the Public

No public comments or questions.

Discussion of CRA Financials

Chris Davis reported that she, along with other County departments, is currently working on the CRA's financial picture and will have a report available to the advisory board before their joint meeting with the Board of County Commissioners on March 20th. She also stated that the CRA's financial standing is in good condition. However, in 2008 and 2009, the stormwater development will start impacting the amount of funds that would be earmarked for other projects.

Responding to a question from Mary Ellen Diez regarding smaller projects, Ms. Davis explained that if bonding was used in the future for a series of large projects, smaller projects could be paid for with revenue that is freed up because of the bond's longer payback period.

John Davison expressed concern regarding the relationship between proposed tax legislation and CRA revenues. Ms. Davis responded that the County is very concerned about the proposed legislation and is starting to develop contingency plans. Todd Tracy commented since there are many variables, he doesn't feel that the advisory board needs to worry about the CRA's future revenues.

Discussion of CRA Annual Report to the State of Florida

Ms. Davis reported on the progress that has been made on the annual report thus far. She explained that the report can also be used as a marketing tool to help bring businesses into the community.

After distributing copies of the report to the advisory board, she described each section and requested input from each member. She also discussed possible distribution methods that can be used to get the report out to prospective Englewood business owners.

Discussion of Joint BCC/Advisory Board Meeting on March 20, 2007

Ms. Davis reminded the board members that their joint meeting with the Board of County Commissioners is scheduled for March 20th at 12:00 p.m. at the R.L. Anderson Administration Building in South Venice. She requested that the members be at the Board Chambers a little early in case the agenda moves fast.

She outlined the agenda of the joint meeting, stating that Chairman Radkins will present his advisory board annual report first. Stantec Consulting Services will then present their draft conceptual plans and project list to the BCC.

Report by the RCTOD/Town Center Amendment Subcommittee

Prior to the report by the subcommittee, Ms. Davis explained that Stantec has been placed under contract to work on placing the Residential/Commercial Transition Overlay District (RCTOD) as an overlay and amend the Town Center Plan as it relates to the RCTOD.

Mr. John Fellin, ~~spokesperson for~~ member of the RCTOD/Town Center Amendment subcommittee, presented their recommendations to the advisory board. The attached documents represent their draft proposals for changes to the Zoning Code as it relates to the Main Street Overlay District (MSOD).

Staff Reports/Comments

No reports or comments.

Open to the Public

Ms. Joyce Colmar requested information regarding the cost of the stormwater project. Chris Davis responded that the initial cost estimate for land acquisition and construction is four million. Ms. Davis also responded that at the end of March, the County's stormwater division should be at thirty percent of the design, but this amount is contingent upon successful acquisitions that are needed for stormwater treatment.

Ms. Colmar also asked if the utilities will be done at the same time as the stormwater project. Ms. Davis responded that the Board of County Commissioners would need to make that decision, since that is one of the projects in Stantec's update to the CRA Plan.

Mr. Don Platt commented on future CRA projects with relation to the proposed tax legislation. Todd Tracy and Chris Davis responded.

Advisory Board Comments

Mary Ellen Diez inquired if the bicycle racks that were ordered have been received by the County. Elaine Wickwire responded that they have been received and Facility Maintenance is currently working on the location of the installations. Ms. Diez also expressed her condolences to Mr. D on Platt on the death of his brother.

Todd Tracy **moved** to remove the three minute time limit from the agenda for Open to the Public, seconded by Harry Colburn. Following discussion, the motion failed by a vote of 2 – 4, with Mary Ellen Diez, John Radkins, John Davison and Norman Caldwell voting no.

Todd Tracy **moved** that the CRA regularly hold two meetings per month, beginning with the April meeting, with the first Thursday of each month set at 1:00 p.m. and the third Thursday of each month set at 6:00 p.m., seconded by Harry Colburn. Board members discussed the idea that additional meetings could be added as the workload demands. The motion failed by a vote of 1 – 5, with Mary Ellen Diez, John Radkins, John Davison, Norman Caldwell and Harry Colburn voting no.

Harry Colburn inquired if a recommendation of the subcommittee's draft modifications to the zoning code on the Main Street Overlay District is needed at this time. Ms. Davis responded that the Zoning Administrator and the Planning Department should review the document first, since it proposes changes to the Zoning Code for the entire County.

Following comments by Mr. John Fellin and Mr. Don Landis, John Davison **moved** to send the subcommittee's draft report to County Staff for review, seconded by Norman Caldwell and carried unanimously.

Adjournment

Hearing no further business, Chairman Radkins adjourned the meeting at 2:30 p.m.

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Article 4. Zoning Districts

4.10.3. Main Street Overlay District (MSOD) XE "Special Purpose Overlay District Intent Statements: MSOD" XE "MSOD, Main Street Overlay District"

a. Purpose and Intent

1. The Main Street Overlay District (formerly the "Englewood Business District") is intended to further the goals, objectives and policies of the Comprehensive Plan relating to development and redevelopment of a town center identified as a part of, and developed consistent with, an adopted revitalization plan.
2. This district is intended to be an active pedestrian area with an emphasis on activities and amenities at the street level. The importance of a pedestrian and image corridor shall be recognized and reinforced in creating a main street or downtown environment.
3. The MSOD modifies some existing zoning standards for the purpose of encouraging property owners to create a traditional downtown environment. Where a MSOD provision differs or conflicts with other provisions of the zoning ordinance, the MSOD provisions shall govern.
4. The MSOD shall permit and encourage the coordinated development of mixed land uses and activities in a concentrated area which will attract both residents and visitors. Mixed use developments incorporating residential dwellings above or behind shops are especially encouraged in order to increase the district's resident population. Automotive-oriented uses (i.e., gas stations or drive-through restaurants) are expressly prohibited in the MSOD. Special emphasis shall be placed on the street and sidewalk environment, which shall meet a high standard of quality.
5. The MSOD requires compliance to the Mandatory Architectural Guidelines available from the CRA office. Prior to submitting for regulatory permitting, written approval must be obtained from the CRA Advisory Board's Architectural Review Committee. A Review Request Form shall be submitted to the CRA Director for inclusion as an agenda item at the CRA Advisory Meeting scheduled on the second Thursday of every month within 60 days from the date of acceptance of 12 copies of the fully executed form and supplemental items noted.
6. Green building concepts as noted on LEED Project Checklists are highly desired. Levels of incentives are commensurate to the rating as determined by the LEED itemized point list. The Project Checklist shall accompany the Review Request Form for review and approval. As new technology progresses, new concepts may be approved by the Review Committee with points allocated as they deem appropriate.

NOTES: Elaine Sanchez-Miller 2-21-07 Inserted:

Item 5: The MSOD requires compliance to the mandatory Architectural Guidelines available from the CRA office. Prior to submitting for regulatory permitting, written approval must be obtained from the CRA Advisory Board's Architectural Review Committee. A Review Request Form shall be submitted to the CRA Director for

inclusion as an agenda item at the CRA Advisory meeting scheduled on the 2nd Thursday of every month within 60 days from the date of acceptance of 12 copies of the fully executed form and supplemental items noted.

Item 6: Geen building concepts as noted on LEED Project Checklists are highly desired. The Project Checklist shall accompany the Review Request Form for review and approval. As new technology progresses, new concepts may be approved by the Review Committee with points allocated as they deem appropriate.

b. Permitted Principal Uses and Structures

1. See the use table in Section 5.1 for the appropriate underlying district and the additional uses listed below.
 - i. Bed and Breakfast. Existing buildings may be modified or expanded, to accommodate the Bed and Breakfast; however, the building shall maintain a residential character, style and appearance.
 - ii. Outdoor Farmers Market with the written permission of the property owner, provided the activity is limited to two consecutive days in any given week between 7:00 AM and 7:00 PM. Furthermore, although no site and development plan shall be required for on-site parking, sanitary facilities meeting ADA requirements must be provided on-site or within a reasonable distance. ~~No signs shall be permitted. Signs shall be permitted for the duration of the event only within the property boundaries.~~ An outdoor farmers market must also meet any applicable requirements set forth by the U.S. Department of Agriculture.

NOTES: Delete “No signs shall be permitted.” Add language

c. Prohibited Uses and Structures

1. The following uses are prohibited in the MSOD. As of February 24, 1999, all new uses and structures which are not specifically allowed by the underlying district or the MSOD are prohibited. If a use is prohibited in the overlay district, that use is prohibited even if it is permitted in the underlying district. A prohibited structure or use existing as of February 24, 1999, shall be deemed a “nonconforming” use subject to the provisions of Article 8, Nonconformities.
2. Prohibited uses include:
 - i. Vehicle service.
 - ii. Full- or self-service car wash.
 - iii. Store selling vehicle parts (including installation) and similar uses.
 - iv. Fast-food restaurant with drive-through facilities.
 - v. Off-site signs.
 - vi. Place of Worship.
 - vii. Any industrial use including but not limited to, storage or disposal of hazardous waste materials.
 - viii. Manufactured homes.

