

**ENGLEWOOD COMMUNITY REDEVELOPMENT AREA  
ADVISORY BOARD (CRA)  
Minutes of June 14, 2007  
Neighborhood Workshop**

A regular meeting of the Englewood Community Redevelopment Area Advisory Board was held as a Neighborhood Workshop on Thursday, June 14, 2007, at 6:00 p.m., at Lemon Bay Park, 570 Bay Park Blvd., Englewood, FL.

**Members Present**

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

**Staff Present**

Debbie Marks, Interim CRA Coordinator  
Elaine Wickwire, Admin. Assistant II, CRA  
Scott Dowdy, Budget Analyst, Sarasota Co.

**Others Present**

Ted Brovitz, Stantec Consulting Services

**Members Absent**

John Mead

**Call to Order**

Chairman John Radkins called the meeting to order at 6:05 p.m. There was a quorum present.

**PowerPoint Presentation**

Mr. Ted Brovitz, Stantec Consulting Services, gave a PowerPoint presentation to explain the draft update of the CRA Plan. He named and provided brief highlights of each of the five sections of the draft plan, which are: Background and Progress of the Redevelopment Program; Existing Trends and Conditions; Community Visions, Goals and Objectives; Redevelopment Projects and Programs; and Financial Plan and Potential Funding Sources.

Mr. Brovitz, Chairman Radkins, and Mary Ellen Diez responded to questions from members of the public regarding the stormwater problems within the CRA area. Chairman Radkins explained that Sarasota County is currently doing a stormwater study in the entire Englewood area which is a separate issue from the CRA Plan update process.

Mr. Brovitz listed the advisory board's top priority capital projects as:

1. Make improvements to the stormwater system in the downtown area
2. Bury and relocate overhead utilities on Dearborn Street
3. Expand and manage public parking in the downtown area
4. Assist with the development of an Englewood Performing Arts Center
5. Create waterfront parks at County-owned properties at Harbor Lane, Cherokee Street and West Perry Street
6. Install gateway arches, welcome signs and directional signage
7. Enhance, expand and maintain streetscape improvements

Mr. Brovitz listed the advisory board's top priority programs as:

1. Update the Main Street Overlay District (MSOD) regulations

2. Preparation of mandatory architectural design standards
3. Provide additional support for redevelopment project manager and oversight
4. Rezone key County-owned properties
5. Revision of the Englewood Town Center Plan
6. Provide assistance for a Main Street Manager

Mr. Brovitz showed and explained various concept plans that illustrate streetscape improvements, parking improvements, infill development projects and public improvement projects (waterfront parks). He also explained the various proposed themed districts that the CRA could be divided into.

Responding to questions from audience members, Debbie Marks explained the bonding process that the priority projects will go through in order to finance them without borrowing from the County's General Fund. She stated that the financial package would be available to the public on or about July 6, 2007.

Mr. Brovitz discussed several of the proposed redevelopment projects and programs, including economic development incentive programs for rehabilitation and new development projects, neighborhood enhancement projects and programs and strategic marketing programs.

He also talked about several public policy and regulation changes that Stantec is currently working on, such as the Residential/Transition Overlay District (RCTOD), provision of a project manager in the CRA office to oversee projects and providing matching funds for a Main Street Manager.

Responding to a question from an audience member, Mr. Brovitz estimated that the cost of all the CRA's projects together would be about thirty million dollars.

### **Open to the Public**

Mr. Jim Hanushek, representing the Lemon Bay Playhouse, stated that he is very pleased with the progress of the CRA plan update, particularly regarding the development of a new performing arts center on Dearborn Street.

Mr. Michael Mierswa, Englewood investor and resident, expressed his concerns regarding the current zoning policies as they relate to the ability to finance a mixed residential and commercial use project. He asked if input was received from the local lenders when drafting the plan update. He also stated that he would like to see more police presence in the entire area.

Mr. Peter Laurin, representing Olde Englewood Village Homeowner's Association, strongly opposes the disclaimer on the updated draft plan document.

Ms. Sarita Kruysman, planner/architect and local resident, emphasized the importance of a detailed bicycle facilities plan.

### **Advisory Board Comments/Discussion**

John Davison explained Tax Increment Financing (TIF) to members of the audience. He stated that he is grateful that there was such a good turnout at today's meeting.

Norman Caldwell expressed how excited he is to be a part of Englewood's redevelopment. He stated that he is also in favor of removing the disclaimer from the draft document.

Mary Ellen Diez thanked Ted Brovitz and Stantec Consulting Services for their great work.

Todd Tracy thanked the audience for attending the meeting and invited them to stay for additional questions after the meeting was over.

Harry Colburn congratulated Ted Brovitz and Stantec Consulting Services for their excellent, very thorough plan. He also stated that the disclaimer language is relatively innocuous. Mr. Brovitz read the disclaimer language and explained its purpose.

Chairman Radkins echoed his fellow board members in thanking the audience, Ted Brovitz and Stantec Consulting Services. He stated that any feedback regarding the draft plan update, at this point, should go directly to the Board of County Commissioners (BCC), since they are the next group that will be deliberating this document.

Ms. Marks stated that County staff has also reviewed the document. She explained that staff's concern is that the BCC might have a problem with the creation of a Redevelopment Specialist position within the CRA organization. Furthermore, if the plan goes forward as it is, it could get hung up on this issue. The BCC could possibly approve the replacement of the CRA Coordinator's position with a CRA Manager and possibly the initial funding of a Main Street Manager, with the assurance that Olde Englewood Village Association (OEVA) would ultimately take over the full funding of that position.

Passing the gavel to Vice-Chairman Harry Colburn, John Radkins **moved**:

1. To replace the CRA Coordinator position with a Project Manager II position;
2. That the new Redevelopment Specialist position remain in the plan but note that it will be reconsidered after two years;
3. That the maintaining of the continuing services contracts with a multi-disciplined firm to assist in carrying out CRA projects and programs be delayed until the budgetary constraints are known; and
4. That the funding assistance for a Main Street Manager be delayed by one year.

The motion was seconded by Norman Caldwell and carried unanimously.

Following a discussion regarding the disclaimer language in the draft plan update, Harry Colburn **moved** to accept the draft update of the CRA Plan, with the revisions made, and present it as the advisory board's recommendation to the BCC. The motion was seconded by John Davison and carried unanimously.

### **Adjournment**

Hearing no further business, Chairman Radkins adjourned the meeting at 8:00 p.m.