



ANNUAL REPORT

Englewood Community Redevelopment Area
Fiscal Year Ending September 30, 2016



Sarasota County Community Redevelopment Agency

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Introduction

This report provides an overview and detailed descriptions of the activities, accomplishments and financial standing of the Englewood Community Redevelopment Area (CRA) from October 1, 2015 through September 30, 2016.

The Englewood CRA was established on March 31, 1998, by the Sarasota County Board of County Commissioners after accepting the “Findings of Necessity” that determined areas of Englewood were appropriate for rehabilitation, conservation or redevelopment. The Board further directed staff to work with the Englewood residents, businesses, and other stakeholders to prepare a Redevelopment Plan. The Board acted on May 26, 1998 to establish itself as the Sarasota County Redevelopment Agency and at the same time appointed a seven member board to serve as the Englewood CRA Advisory Board.

On December 14, 1999, the Englewood Redevelopment Plan was adopted by resolution and a Redevelopment Trust Fund was established by Ordinance No. 99-085. The establishment of the trust fund allowed for the appropriation of tax increment financing (TIF) funds to be used in undertaking and carrying out the community redevelopment plan. The base year for the TIF was established as 1999. The TIF provides for the Ad Valorem taxes collected within the CRA area, above the 1999 base tax value, to remain in Englewood and to be dedicated for projects identified in the Redevelopment Plan.

Historical Background

Located 25 miles south of the City of Sarasota and 10 miles south of Venice, Englewood is known for its relaxed living, quality of life and beautiful water bodies including Lemon Bay, Forked Creek, Gottfried Creek and the Gulf of Mexico. While a majority of the residents are retirees, the community provides a wonderful small town atmosphere with excellent amenities that include a hospital, great schools, nearby community colleges, a downtown business district, abundant parks and recreational opportunities and a live theater.

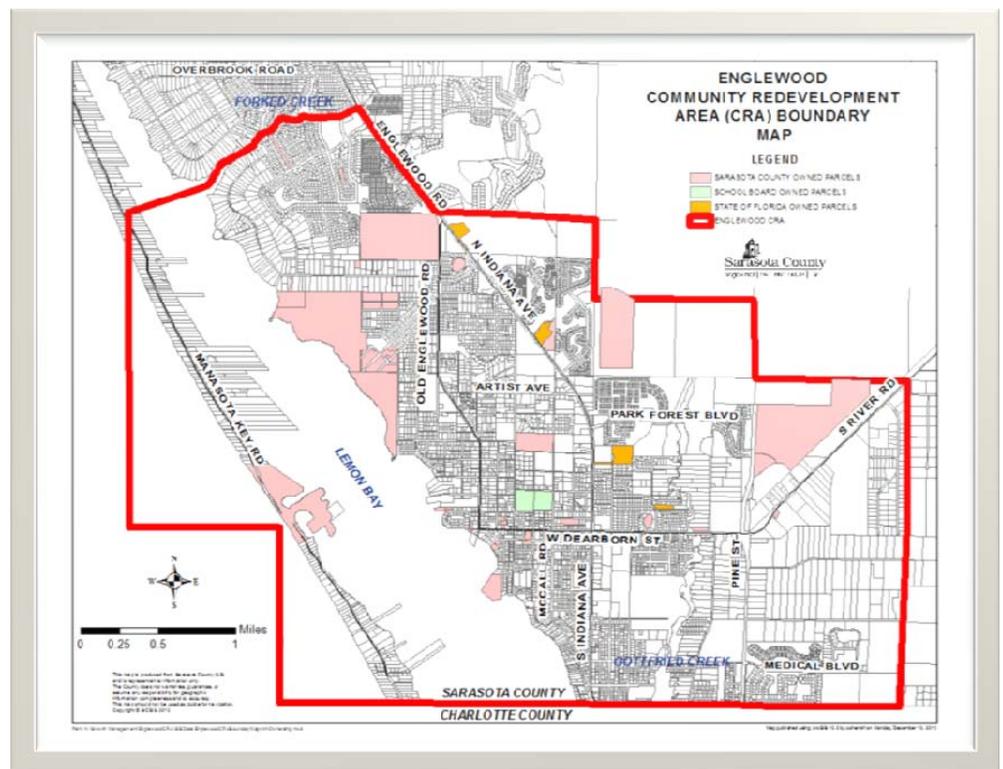
Originally inhabited by Native Americans, Englewood’s first Caucasian settlers arrived in 1878. The preferred mode of transportation was by schooner on Lemon Bay or the Gulf of Mexico. In 1894 the Nichols brothers purchased 2,000 acres on the bay after hearing about the area at the 1893 Columbian Exposition in Chicago. On August 17, 1896, they platted the City of Englewood on land which,

at that time, was in Manatee County. Englewood was actually named for their hometown in Illinois.

The Nichols brothers sold property in the downtown area as part of a package deal that provided large lemon grove lots on the outskirts of the town for each home site. Their plan was for the residents to grow lemons on their agricultural lot, since citrus was needed at that time to prevent scurvy. The brothers hoped to develop a new industry for the area in the process. Following two devastating winters in 1894-95 with heavy frost that killed the young trees, the lemon grove idea was abandoned. The Nichols brothers built the Englewood Inn and tried to promote Englewood as a winter resort. They had a number of Chicago residents that were drawn to the area for the winters. Eleven years later, the Inn burned to the ground and was not rebuilt. Fishing, lumber and turpentine became the budding industries.

Growth continued to occur in Englewood, slow at times, rapidly at others, always seeming to mirror the fluctuations in the national economy and the Florida real estate markets. Early on, the town's growth was aided by its location on Tamiami Trail, a portion of which was Dearborn Street, the center of the business district. Unfortunately, in the 1940's the Trail shifted to a new, more direct route, leaving Englewood off the beaten path. This was a mixed blessing for Englewood, which lost traffic and business viability for many years, yet saved the community from being developed with strip-type development that exists along most of U.S. 41.

Englewood is an unincorporated community of approximately 30,000 seasonal residents that is geographically split between southwest Sarasota County and northwestern Charlotte County. Englewood is governed by the respective county governments.



The Englewood Water District, an independent special district, provides public water and sewer to 44 square miles of the Englewood community. The Englewood Fire District, established as a special district, serves the community for fire service and works cooperatively with Sarasota County for staffing of the Emergency Services and Fire Inspectors. The Sarasota and Charlotte County School Districts have an inter-local agreement allowing Charlotte County residents to use the Englewood Elementary School, located in Sarasota County and the Sarasota County students to use the middle and high Schools located in Charlotte County.

Looking back in FY 2016

Changes to the Main Street Overlay District

This year has presented several opportunities to work closer with the merchants and residents of the Englewood community. One of the major undertakings this year dealt with changes to the Main Street Overlay District (MSOD) in order to allow the merchants to display merchandise outside during hours of operation. This was not permitted by code in Sarasota County, but had not been enforced in years past. When the enforcement began, the merchants formed a committee to look at possible language which could be added to the MSOD as they felt this would have an adverse impact on their business. Staff worked with the committee to prepare language that was presented to the community, the CRA Advisory Board and ultimately to the Board of County Commission for approval and codification. Also included in the revision to the MSOD were extended hours for live music on Fridays, Saturdays and Sundays and clarification to the section for Farmers Markets. These changes were overwhelmingly supported by the community. The Ordinance change was adopted by the Board of County Commission on May 10, 2016.

Cherokee Street Waterfront Property

Another project which was completed this year was the walkway and handicapped parking at the Cherokee Street waterfront property. The parking and walkway were constructed using brick pavers and pervious concrete which treats the storm-water runoff. Now neighbors who have special needs can visit the property and enjoy fishing or just sitting to watch the sunset.



Plaza (Event) Property

The long awaited portable trailered restrooms arrived at the Plaza property in July and have been installed, landscaped and are ready for the opening of the Farmers Market on October 6th. Staff has also been working on ADA assessable mats for use in the Plaza but it is undetermined at this time if they will work.



Committee Efforts

Water Ferry Committee

The Water Ferry Committee continues to meet on a monthly basis. The committee has assembled a business plan and obtained their 501(c)3 status. They have named this project “The Spirit of Englewood” and are working through the county review process, hoping to gain approval to utilize docking facilities at 10 Harbor Lane (the Englewood Veterans Memorial and Freedom Pavilion) and Blind Pass Park in the near future. The committee is facing challenges from the neighbors at 10 Harbor Lane and Manasota Key. Concerns center around traffic and parking. They continue to work towards a reasonable solution for all parties.

Museum Committee

Project “**CID-3** Create a small museum to feature local history, culture and art” was started last year and the Museum Committee has continued to meet on a monthly basis. They were successful in obtaining a lease for the Park building at Buchan Airport Community Park. Several displays have been created and viewed by hundreds of visitors to the museum. The success of the museum may result in the committee looking for a new home in the upcoming year as they are quickly out-growing their space.



Brush Up Committee

This committee has been sprucing up and repairing the artistic benches along Dearborn Street. Several had been damaged by skateboarders and the sun. They are actively pursuing a housing project to undertake. They are reaching out to local churches and organizations to identify a needy family. They are diligently working to make Englewood an inviting community .

Events

For the fifth year in a row the Englewood Farmer's Markets have continued to draw thousands of visitors to Dearborn Street every Thursday, from 9:00 a.m. until 2:00 p.m., October through May. These markets have brought attention to the Englewood area and specifically to the merchants on the street. Both markets have long waiting lists of vendors eager to be a part of the program.

Season started out with the Annual Buchan Fly-in at the Buchan Airport. Hundreds of visitors flock to the Buchan Airport to see the vintage airplanes and enjoy breakfast with their friends on the second Saturday of October.

The second weekend of November was the annual Friends for the Advancement of Music in the Schools (F.A.M.E.) music festival. The Plaza property was turned into a small music city.

November 19th through the 22nd Englewood hosted the Offshore Boat Races at Englewood Beach. On Thursday, November 19th a Boat Parade/Block Party was held on Dearborn Street to welcome the Drivers and fans to the community. Thousands came out to meet and greet the Drivers. The weekend festivities were an overwhelming success. Although the Committee did not make a lot of money, they pulled the community together for a weekend of fun and excitement. If funding continues from the various donors, this could become an annual event. Plans are underway for the 2016 races.

December brought in the holidays with the Annual Winter Fine Arts Festival the first weekend of the month and the Christmas Walk and tree lighting the second weekend of the month. The Olde Englewood Village Association (O.E.V.A.) sponsors both events. The street comes to life with decorations and holiday cheer. The event caters to families by providing activities for all ages.

February was by far the busiest month for events on Dearborn Street, beginning with the Cape Haze Chili Cook-off the first Saturday of the month. The second Saturday was the Annual Cracker Fair, part of the Annual History Week, which took place the entire second week of the month. Closing out the month was the Annual Wine Walk held the last Saturday of the month. This event benefits the Arts Alliance of Lemon Bay.



Events (Continued)



The Rotary's Spring Fine Arts Festival took place on Dearborn Street the last weekend of March and brought thousands to the street to see works of art from all over Florida.

July 4th is a busy day for the community and the Lemon Bay Sunrise Rotary. The Sunrise Rotary works all year collecting donations and having fund raisers so they can produce the largest fire works display in the area.

The Pioneer Day Committee sponsored the Annual Pioneer Day Festival and Parade on Labor Day. They have also expanded the festivities to create an entire week of activities and celebrations for the community. Events included a cardboard boat race, shipwreck dance and a chalk festival, just to name a few.

All of these events are made possible through the efforts of community leaders and teams that work tirelessly to promote both Englewood and Dearborn Street.

CRA Financials

In FY2016, the CRA revenue rose slightly over the FY 2015 funds. Please see the revenues going back to FY 2007 listed below:

<u>Year</u>	<u>TIF Amount</u>
FY 2007	\$2,809,631
FY 2008	\$2,623,564
FY 2009	\$1,938,169
FY 2010	\$1,475,373
FY 2011	\$1,184,443
FY 2012	\$1,006,009
FY 2013	\$ 928,256
FY 2014	\$1,070,819
FY 2015	\$1,205,918
FY 2016	\$1,402,984

In 2010 the CRA borrowed funds in the amount of \$4.5 million in order to move forward with the construction of the LID (Stormwater) project as well as two new parking lots and the Veteran's Memorial and Freedom Pavilion. This debt will be paid back annually at the rate of approximately \$488,425 for the next 14 years. Please see the detailed information on the following page.

Sarasota County Board of County Commissioners
Balance Sheet
Englewood Comm Redevelopment - Fund 199
As of September 2016

ASSETS

<u>Object Code</u>	<u>Amount</u>
101000 Cash in Bank	2,351,404.17
135000 Interest & Dividends Rec	3,527.77
151000 Investments-Change in FV	5,838.63
Total Assets	<u>2,360,770.57</u>

LIABILITIES AND FUND BALANCE

<u>Object Code</u>	<u>Amount</u>
201000 Accounts Payable	7,323.05
202000 Accounts payable JE	7,939.08
216000 Accrued Wages Payable	5,174.44
Total Liabilities	<u>20,436.57</u>
271000 Fund Balance Unreserved	(387,983.04)
281030 Restricted Grants	0.00
281040 Restricted Enabling Legislatn	2,340,334.00
283010 Assigned Compensated Absences	0.00
284000 Unassigned	0.00
284010 Unassigned Res for Chg in FV	0.00
Total Fund Balance	<u>1,952,350.96</u>
Total Revenues	1,437,820.36
Total Expenditures	<u>(1,049,837.32)</u>
Current Revenue/Expenditure Net	387,983.04
Total Liabilities and Fund Balance	<u>2,360,770.57</u>

Looking Forward to FY 2016

As 2017 approaches, three large projects have been identified by the CRA Advisory Board to discuss with the community. The projects will require the creation of Capital Improvements Project (CIP) sheets and dedicating funding. These are:

- Improvements to W. Dearborn Street - these include new lighting, street trees/ landscaping, additional on-street parking and wayfinding signage;
- Improvement to S. McCall Road - including lighting, street trees/ landscaping, additional on-street parking, sidewalks and bike lanes. This area is also being considered for inclusion in the Main Street Overlay District to make it more in keeping with Dearborn Street;
- Improvements to the RCTOD area - including sidewalks, lighting, additional parking and wayfinding signage.

Staff is working on the CIP's which will be presented to the community in January/February 2017 and ultimately to the Board of County Commissioners in the Spring of 2017.

Proposed changes to the Englewood Town Center Plan are also being discussed. The most significant proposed change is to allow additional density for mixed use developments in the Main Street Overlay District. This would allow developments to construct smaller living units within the existing foot print. No additional height is being considered.

All of these projects will require numerous meeting with the community, presentations to the Planning Commission, the CRA Advisory Board and ultimately to the Board of County Commission for final approval. These meetings are anticipated to begin in January/February 2017.

As in past years, the CRA staff continues to build partnerships with the businesses and residents of the Englewood community to assist in the implementation of various projects. For additional information, please contact the Englewood CRA Office, 370 W. Dearborn Street, Suite D, Englewood, FL 34223, (941)473-9795 or email englewood@scgov.net.

