

May 6<sup>th</sup>, 2023 CCNA Minutes  
Held at Bayfront Community Center  
(Approved at June 3<sup>rd</sup> meeting)

**Executive Committee** – Richard Harris, Eileen Normile, Jim Ludwig, Joanne Gonet, Ronald Kashden, Kathy Kelly Ohlrich, Lou Costa.

**Neighborhoods Attending:** Alta Vista (Larry Silvermintz), Amaryllis Park (Mary Butler), Arlington Park (Rob Grant), Avondale (Dean Anderson), Bayou Oaks (Linda Luppino), Bay Point Park (Ricki Lindsay), Broadway Promenade (Charlie Nagelschmidt), Central Coconut (Laurel Quarberg), DSCA (David Lough), Gillespie Park (Kelly Brown), Glen Oaks Estates (Norman Dumaine), Glen Oaks Ridge (Jerry Fagan), Golden Gate Point (Kris Menard), Harbor Acres (Marilyn Billinek), Hudson Bayou (Martha Horton), Indian Beach-Sapphire Shores (Kevin Spence), Laurel Park (Kay Cessaro), Lido Key (Carl Shoffstall), McClellan Park (Dan Frank), Rosemary District (Anand Pallegar), San Remo Estates (Barbara Beard), South Poinsettia (Terri Glasser), St. Armands (Chris Gogila), Towles Court (Anna Bryan).

**City of Sarasota Guests** –Debbie Trice, Jen Ahearn-Koch, Marlon Brown, Pat Robinson, Diane Kennedy , Steve Cover, Ryan Chapdelain, Pamela Mones, Brianna Dobbs, Rebecca Webster, Scott Mayforth (Deputy Chief of Police), Officer Danny Robbins.

**Other Guests** – Mark Smith (County Commissioner).

**1. Meeting Call to order at 9:02 AM.**

**2. Recognition of guests** (Lou Costa / Richard Harris) – introduced the guests in the room including new neighborhood Towles Court.

**3. Approval of March minutes** (Richard Harris) – motion to approve by Central Coconut, 2<sup>nd</sup> by Glen Oaks and approved by unanimous consent.

**4. Central Coconut land use advocacy** (Richard Harris) – mention to Charlie Nagelschmidt for leading the successful engagement with the city and developer to convince Tommy's Carwash to withdraw its application for a conditional use within the neighborhood.

**5. Treasurer's report** (Joanne Gonet) –The current balance is \$7,746.74. Currently 30 neighborhood associations participate in CCNA.

**6. Committee Reports**

**A. Meaningful neighborhood input** (Jim Ludwig) – The committee has made significant gains working with the city and has reached a point in the project where we need to add additional resources as CCNA reaches out to actively include both the neighborhoods and the developer community. A reorganization plan will be presented to the CCNA board at its next meeting.

**B. Website** (Jim Ludwig) – Reminded the members the almost daily updates on the CCNA website for a variety of topics for the neighborhoods.

**C. Traffic Calming** (Lou Cost) – Lou went through a presentation regarding traffic enforcement, page by page. There was a difference of opinion between how to present the traffic study data so the presentation included both perspectives.

**7. Crime report** (Officer Robbins) – Motor vehicle theft, burglaries down year to day, when compared to last year and same time frame.

**8. Presentation by City's Planning Dept. of ZTA for Attainable Housing** (Steve Cover, Ryan Chapdelaine, Briana Dobbs, Rebecca Webster) – The Planning department gave a presentation of the proposed zoning text amendment (ZTA) to add incentives for developers to build attainable housing. This ZTA is only for the downtown zoning districts and is a continuation of the comprehensive plan changes done last year for attainable housing.

At the end of the presentation, a concern was voiced by Alta Vista regarding the lack of a community workshop as part of the attainable housing application review (which is done by administrative approval). Other neighborhoods also shared that concern as well as a desire for a sunset provision in the ZTA. Arlington Park made a motion for CCNA to advocate for community workshops prior to administrative approvals as well as sunset provision upcoming zoning text amendment. That motion passed with 20 yeas and 3 abstentions.

**9. Neighborhood issues for City Administration** (the list was emailed to Pat Robinson who was not in attendance) - The neighborhoods raised local issues for city management to follow-up.

- **Amaryllis Park (Mary Butler)** - litter and overgrown grass by railroad by Lemon Ave. It's leading people to consider the property abandoned and they are dumping their trash on the site.
- **McClellan Park (Dan Frank)** - can we get a communication line open with FPL.

## **10. Neighborhood Reports.**

**a) Broadway Promenade** (Charlie Nagelschmidt) used his report time to thank all the neighborhoods north of 10th Street who supported the opposition to the proposed Tommy's Car Wash on 17th Street.

"I'd specifically like to thank the Presidents and Boards of Central Coconut and Tahiti Park for their active involvement and support. Thanks to CCA Alternate here today, Laurel Quarberg, for coordinating car counts and outreach. We secured over 400 petition signatures and about 90 Affected party applications. Special thanks to Ron Collins who mentored me throughout and provided extensive technical support and strategic advice during the year plus of the application. I'd also like to thank the North Trail Redevelopment Partnership (NTRP) who sent the first letter of opposition to this project on this parcel well over a year ago. To Jay Patel, NTRP Co-chair, who was at the Community Workshop and David Morris, NTRP Co-chair who met with the applicant, myself, Arthur Linderminis (CCA), and the ICard Merrial applicant attorneys several weeks ago.

But I especially need to thank the Development Service Depart for their objective and intense review of the project from the outset. They were very professional in their application of development standards and in explaining them to the applicant and to yours truly. They spent more time than I could have asked explaining the rules to me in lay terms and also explaining the functions of the DRC. Even in their applicant responses, they included advisory comments beyond the zoning code which encourage better land use. On multiple occasions, they pointed out that they were asking for a Conditional Use approval yet there was considerable community opposition that remained unreconciled. So kudos to the professionalism of the DRC team and their firm and objective application of the rules of development. I'm sure it was all in days work for them but I found it encouraging and enlightening to watch the group work through their process with persistence and dedication."

**b) Alta Vista** (Larry Silvermintz) – To all, on Monday May 22 @ 7PM, Alta Vista Neighborhood Association is hearing the case for why and how our Van Wezel Performing Arts Hall can and should be both renovated and embraced as one of our key entertainment venues.

Here is a quote from citypac-srq.org: from the May 1 2023 City Commission meeting:

" Speaking on behalf of the 2,500 Sarasotans who signed the petition at keepthevanwezel.com, website creator Kelly Franklin decried the misperceptions spread by the recent marketing campaign to replace the Van Wezel, and flagged that legendary Sarasota School architect Carl Abbott, FAIA and Herald Tribune architectural critic Harold Bubil both called the purple landmark "Sarasota's icon," and that a recent engineer's report found the building to be sound and updatable. The website also includes market research illustrating that it is proximity to Tampa not seat capacity) which limits Sarasota's Broadway bookings, and an informative video from the Historic Preservation Alliance and Sarasota Historic Society panel on the Past, Present, and Future of the Van Wezel. The Commissioners agreed to seat an expert purple ribbon panel to evaluate use and re-use options for the storied theater, and the costs and feasibility of retaining it for the purpose it has won best in class for 7 times - serving as the City of Sarasota's Performing Arts presenting hall."

Our guest presenter will be Ron Kashden, a leader advocating the "keep the Van Wezel" position.

Ron Kashden is the former auditor of New York's Shubert Theatre Group, which operates most of the Broadway theaters. Ron served as CFO of a private equity investment group, and he has three decades of experience in fund accounting, business valuation, and economic modelling.

He was also a leader in our (successful)effort to keep the Orchestra Hall from taking over our Payne Park).

He has lived in downtown Sarasota since 2012

His talk will focus on Business aspects and financial implications of replacing our Van Wezel

Note, AVNA currently has NO position on this issue.

We welcome everyone in the general public: all Manasotans interested in this issue, please do join us.

location:  
CORE SRQ  
1075 S Euclid Ave, corner Bahia Vista.

10:55 AM, Meeting adjourned.