

CCNA  
Board of Directors Minutes  
(Approved, July 20, 2023 Board Meeting)

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Thursday, June 15<sup>th</sup>, 2023  
Shumaker Law Office, 240 S. Pineapple, 11<sup>th</sup> floor conference room

Members in attendance: Richard Harris, Eileen Normile (via phone), Kathy Kelly Ohlrich, Jim Ludwig, Ron Kashden, and Joanne Gonet.

At 5:02pm the meeting was called to order. The code of conduct was read by Richard Harris.

Motion by Jim to approve May Board minutes and approved by unanimous consent.

**President's report** (Richard): Gave a brief update on the Community Redevelopment Agency ("CRA").

**1<sup>st</sup> Vice-President's report** (Jim): Spoke about the revisions to the CCNA website, including: added the neighborhood chapter of the Comp plan under the neighborhood tab. Also, a document was added on the 2016 neighborhood summit meeting by CCNA. Also, another section under the current topics menu for code enforcement, which describes all the various avenues to address issues. Kathy brought up the idea of directors adding content to the CCNA monthly newsletter.

**2<sup>nd</sup> Vice-President's report** (Eileen): Plymouth Harbor is in the process of rejoining CCNA -- working on the paperwork. Kathy commented that according the bylaws the board would need to approve their membership request before officially becoming a member.

**Treasurer's report** (Joanne): Current balance \$7,799.74, no activity for the month. Currently there are 31 neighborhoods in CCNA. While working on the 2023 update for the membership form, Joanne noticed that the recently changed bylaws changed the due date to January. Ron made a motion to allow a day grace period to March 15<sup>th</sup> for the membership dues, which was approved unanimously.

During the discussion of the membership due date, Kathy made a motion that the secretary maintain a list of potential revisions for bylaws, when they are changed in the future. That motion passed unanimously.

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**Committee reports**

Meaningful neighborhoods (Jim): Jim discussed the executive summary of the expansive version of the meaningful neighborhood input report. Jim got reconfirmation from the board regarding the participation in the subcommittees:

Neighborhood outreach: Ron, Eileen, and Kelly

City staff outreach: Jim, Joanne, and Norman Dumaine

Developer outreach: Carl Shoffstall

Jim also discussed the documentation issue related to a rezoning of the Bird Key Yacht Club, where the application could not be located on any of the city resources.

After Jim's report, Ron raised the point that if we want the neighborhoods to make a statement regarding the upcoming ZTAs for attainable housing in the corridors, then CCNA has to make some structural changes in how neighborhoods vote. The current structure requires 2 months and a day and Ron believes that the comment period for those ZTAs will be a smaller window. The board concurred with the concern and will discuss it at a future board meeting. Joanne mentioned that city staff did not expect those ZTAs to come up prior to November.

Traffic / safety (Richard): The committee will be meeting with Nick Patel and Pat Robinson on July 18<sup>th</sup> to discuss next steps.

Neighborhood Summit (Kathy): Kathy gave an update on how the 2016 summit functioned. Neighborhoods gathered at tables with facilitators to determine the top issues for the neighborhoods. Rather than discussing this year's summit during the meeting, the board agreed to reconvene on June 29<sup>th</sup> at 4:30 at the Tamiami Tap restaurant (711 South Osprey Ave.).

Microphones for meetings (Joanne): Richard had asked Joanne to look into new microphones for the general meeting. Joanne recommended that we use a system of 4 mics operating on UHF rather than Bluetooth. Ron made a motion to allocate up to \$800 for the new mic system, and Joanne felt that would be more than sufficient to purchase it. The motion passed unanimously.

Procedure documentation (Kathy): The documentation has been broken down into 2 categories: one is general procedures and the other for meetings (including both preparation and follow-up). Since the entire board wasn't present, it was decided for the directors to review the draft and then vote on them during the July meeting.

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Awards (Richard): Richard asked for volunteers to work on an awards presentation by CCNA. Both Ron and Kelly agreed to work on the task with Jim acting in a consulting role.

Liability insurance (Jim): During the discussions regarding use of the Bayfront Community Center, the issue of liability insurance to cover participants to the general meetings. The need for the insurance was in doubt so Jim will follow up regarding the possibility of adding a rider to CCNA's existing D&O insurance.

Immediate past president vacancy (Richard): There was a discussion of whether the board should bring Carl Shoffstall (president prior to Lou) or keep Lou in some capacity (possibly consulting / non-voting). It was decided that some decision needs to be made during the July meeting since the board currently has 8 people which could lead to a 4-4 vote.

Support for DSCA's opposition of 1260 N. Palm Ave development (Eileen): Eileen suggested that the board drafts a letter in support to DSCA's opposition of the proposed development. Kathy made a motion to approve the letter of support and it was approved unanimously by the board.

Meeting was adjourned at 6:29 pm.

# CCNA

COALITION OF CITY NEIGHBORHOOD ASSOCIATIONS OF SARASOTA

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Thursday, June 15, 2023

TRANSMITTED  
ELECTRONICALLY

Lucia Panica  
Director of Development Services  
City of Sarasota  
1565 First Street  
Sarasota, FL 34236

Re: Letter in Support of DSCA's Opposition to the Proposed Development at 1260 N. Palm Avenue,  
Case# 23-ASP-02.

Dear Ms. Panica:

I am writing on behalf of the Board of Directors of the Coalition of City Neighborhood Associations of Sarasota (CCNA). During a duly called Board of Directors (BoD) meeting on June 15, 2023, the Board voted unanimously to support the Downtown Sarasota Condominium Association (DSCA) in its opposition to the applicant's two administrative adjustment requests for the Obsidian project proposed for 1260 N. Palm Avenue.

The requests are explicitly identified in a letter to you from Mr. Freedman, dated May 25, 2023. They are:

1. An exemption allowing habitable space not to extend for the full height and length of the ground floor, and
2. A waiver of the requirement for retail, service use, or office use to be present along the entire length of the building frontage.

The pedestrian-friendly character of N. Palm Avenue is currently enhanced because of the retail businesses occupying the ground floor across from the City's parking garage. As you know, some streets are identified as primary grid streets. Those streets are held to a higher standard than are secondary streets to encourage walkability, including the safety of pedestrians. The proposed adjustments conflict with the principle of primary grid streets and increase the potential risks to pedestrians, this part of Palm Avenue, its neighborhood, and nearby businesses.

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*The Purpose of the Organization Is to Preserve, Protect, and Enhance City Residential Neighborhoods and To Address the Needs of the Neighborhoods and Stand in Support of Those Needs.*

# CCNA

## COALITION OF CITY NEIGHBORHOOD ASSOCIATIONS OF SARASOTA

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In addition, the matter of incompatibility with the surrounding area is obvious. Regardless of what allowed this project to advance to the point of being on the June 21, 2023, DRC agenda, City staff must do due diligence in scrutinizing this application and deny the adjustment requests. We agree with DSCA that in its current form, this project contradicts the objectives of the Downtown Master Plan and is more likely to degrade rather than enhance our downtown.

We strongly urge you, the Development Services staff, and the DRC to consider these concerns, which represent a groundswell of opposition to the development.

Thank you for your careful consideration of this very significant and important matter.

Kindly,

Richard Harris  
President  
Coalition of City Neighborhood Associations of Sarasota

CC: David Lough, President DSCA  
Marlon Brown, City Manager  
Robert Fournier, City Attorney  
Mike Connolly, Deputy City Attorney  
Allison Christie, Development Review Senior Planner  
City Commissioners

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