

January 6th, 2024 CCNA Minutes  
Held at Bayfront Community Center  
(Approved at February 3rd meeting)

**Board of Directors** — Richard Harris, Jim Ludwig, Joanne Gonet (by Zoom), Daniel Frank, Carl Shoffstall, Melinda Delpech, Flo Entler, Lou Costa

**Neighborhoods Attending** — Alta Vista (Leslie Spangler), Arlington Park (Rob Grant, Flo Entler), Avondale (Dean Anderson), Bayou Oaks (Jody Greiger), Bay Point Park (Elizabeth Rose), Bird Key (Randall Winters), Broadway Promenade (Charlie Nagelschmidt), Centra Coconut (Laurel Quarberg, Maria Gelinias), DSCA (David Lough), Gillespie Park (Linda Holland), Glen Oaks Estates (Norman Dumaine), Glen Oaks Ridge (Jerry Fagan), Golden Gate Point (Judy Mower), Hudson Bayou (Eileen Normile), Indian Beach-Sapphire Shores (Richard Parlato), Laurel Park (Ron Kashden), Lido Key (Jessie Hayre), McClellan Park (Daniel Frank), Plymouth Harbor (Joyce Fitzpatrick), San Remo Estates (Barbara Beard), South Poinsettia Park (Myles Tobin), St. Armands (Hugh Fiore), Tahiti Park (Melinda Delpech), Towles Court (Henry Bryan)

**City/County of Sarasota Guests** — Nancy Kelly, Whitney Kosta, Commissioner Debbie Trice, Vice Mayor Jen Ahearn-Koch, County Commissioner Mark Smith, Mayor Liz Alpert, Marlon Brown, Nick Patel, Steve Cover, Ryan Chapdelain, Brianna Dobbs, Rebecca Webster

**Other Guests** — Jim Lampl, Esther Smith, Scott Ashby, Barbara Campo

**1. Meeting called to order** at 9:03 AM

**2. Crime Report** (Officer Matt Grochowski, Community Relations unit) — There were no murders this year in Sarasota, down from six in 2022. Aggravated assaults, burglaries, larceny from motor vehicles, theft of motor vehicles were all down. Robberies and sex crimes were up slightly from 2022.

**3. Special Presentation** by Planning Department on affordable housing corridor proposed ZTAs. Steve and his staff presented the proposed ZTAs, and noted that at this stage no property is being rezoned. The purpose of the project is to create new urban mixed use zoning categories for the future. Change will occur over decades in these area, not immediately.

Neighborhoods expressed concerns regarding parking capacity, traffic impacts, daylight plane and building height specifications, and whether utility routing would allow developers to get exceptions for amenity zones. There were also questions regarding administrative approval and lack of effective community input.

**4. President's Report** — Recognition of outgoing board members, incoming board member introductions, summary of 2023 accomplishments and 2024 goals and concerns, and presentations at upcoming meetings.

**5. Business Session called to order**

**6. Treasurer's Report** (Carl Shoffstall) — Dues are now due from the neighborhood associations, along with an updated information sheet. The application is on the CCNA Web site. Questions, contact [treasurer@sarasotaccna.org](mailto:treasurer@sarasotaccna.org)

**7. Approval of December 2, 2023 meeting minutes** by unanimous consent

**8. Announcement regarding Development Services** — Myra Schwartz will be moving out of state. Alison Christie will be promoted into that position and will be our contact person.

**9. Summit** (Jim Ludwig) — They are still compiling the responses, putting them into categories and rank order. They will be posted on the Web site this week. The top priorities are, in order, safety, planning, and code compliance and enforcement. We will generate initiatives out of those categories.

There will be a subcommittee of the new Board to identify some initiatives and obtain Board agreement. Those will be presented to the membership for enhancement, probably in February.

**10. Neighborhood Reports and Issues for City Administration** (Nick Patel) — The neighborhoods raised the following issues for city management follow-up:

- McClellan Park (Daniel Frank) — Neighbors are reporting some water pooling issues on North Oval after rainstorms, with significant pooling 24 hours and longer after storms. Filled potholes on Hyde Park just east of Yamaw are sinking already, and one deep hole is unfilled.
- South Poinsettia Park (Myles Tobin) — Seeing lots of tree root issues on Hyde Park between Osprey and Tamiami Trail
- Laurel Park (Ron Kashden) — There is a bad pothole on Oak Street; it's been five weeks since it was reported in Click 2 Fix
- Arlington Park (Rob Grant) — The Shade and Prospect sidewalk is torn up on both sides of Prospect. This is a long-standing issue. Speeding continues to be a problem and the Association has received three phone calls recently from residents. We would like the City to come talk to us. We are also concerned about new development not being consistent with the character of the neighborhood. Is there anything the City can do?
- DSCA (David Lough) — We would like to see residents having some early input into the City's budget calendar, since we can't speak at workshops.
- Broadway Promenade (Charlie Naglesmith) — provided the following for the Minutes:

Commissioners, Mr. Brown, Mr. Cover,

To reiterate & finish the remarks I made at the Saturday CCNA meeting, I would like you to bring leadership to the development process in the city and restore the balance of actionable community input into the development process.

Just to let you know, the DRC staff are professional experts who uphold the zoning code but are limited in their role by the constraints of the code. The issue is not staff, it is leadership (Commissioners, City Management, Planning Management). Your leadership is needed to right this ship.

**Community Workshop** (CW) outputs were never binding and often ignored by developers. Changes in CW now place responsibility for holding and documenting with the developer. Once they were recorded but that is no longer required. This is akin to letting the fox run the hen house. We need to enhance the CW process to provide

actionable outputs and ensure developer accountability to neighborhoods. Of course, not every comment needs to be included in the project but we need balance and responsiveness to valid neighborhood issues.

Why do we need **Admin Approval**? It may expedite development decisions but at what cost? To whose benefit? To whose detriment? Does Admin Approval benefit residents? Neighborhoods?

If the process was slowed down to allow meaningful community input would that be a failure or could it enhance a project? If a developer pulls out of a project because of the timeline is there a better developer around the corner? I think, yes.

Is the Planning Board obsolete? It was a vehicle to allow public input into the process. It provided an opportunity for community review and input. Why would any city commissioner give that away? We must preserve and protect the ability of residents to influence our changing landscape.

The city has a fixed amount of space to develop; it is a precious, limited, in-demand resource. We should not relinquish the responsibility of government to work for the benefit of citizens to enhance the timeline and profits of private development

I am a strong proponent of property rights. They are essential but not exclusive. The zoning code must balance the rights (and constraints) of development with the rights of pre-existing neighborhoods and residents.

Specifically, I ask that you set in motion with urgency to:

1. Enhance the process of Community Workshops with actionable outputs for which developers are accountable and responsible.
2. End Admin Approval during the development review and approval process while maintaining Community Workshops, Planning Board review and approval. There is plenty of latitude for Admin Approval during implementation with the approved project scope.

Please restore Neighborhood Review & Input to the Development Process we need the checks & balances.

- Glen Oaks Estates (Norman Dumaine) — There is no signage indicating the presence of the nature park at Bobby Jones. Could the City add some? A number of communities need to cross Circus to get to the nature park. Can we get some crosswalks added? The Circus entrance has been damaged by the construction. Can we get that area improved?
- Hudson Bayou (Eileen Normile) — There are legal loopholes preventing the introduction of evidence by residents before the magistrate. Can these be closed?
- Towles Court (Henry Bryan) — There have been multiple attempts to add high density developments over the past few years. We would like to get a community input session with the developers.
- Bird Key (Randall Winters) — Bird Key Park has been quite noisy lately. There has been speeding on the causeway near Seagull Way.

- San Remo Estates (Barbara Beard) — Could we get a schedule for street repaving?
- Avondale (Dean Anderson) — We have been asking for a crosswalk or two for our residents to cross South Osprey, perhaps at Alta Vista or Irving. We have asked City traffic, but have had pushback from them.
- Glen Oaks Ridge (Jerry Fagan) — It's unsafe to cross Circus now that the golf course is open. People have been driving at high speeds, and it's dangerous for pedestrians. The entrance is still under construction. Water and sewer for the Gillespie Course has torn up the neighborhood for months.
- Alta Vista (Leslie Spangler) — The speakers at the Central high school football field are very loud after hours. (Other neighborhood representatives agreed.)
- Golden Gate Point (Julie Mower) — There are four construction projects going on, and the contractors are not sweeping for nails and debris. Pickups are parking in the neighborhood starting at seven AM, parking trailers across sidewalks. There needs to be parking enforcement.
- Indian Beach/Sapphire Shores (Richard Parlato) — Speeding is an ongoing issue on Bayshore and Sarasota Ave. There are kids walking to school who are endangered by this. There is a large project (Calypso Sarasota) being built by Roers on the Trail, which was approved with variances, and not enough neighborhood input. Would like to see Zoning deal with impacts on the neighborhood.
- Bayou Oaks (Jody Greiger) — Problems with sidewalks that are not passable, especially on Rilma (?)

#### **11. Follow up on issues raised in November (Nick Patel)**

- Addressed bus stop/street lights, Hyde Park potholes
- Selby Certificate of Occupancy — final cert has not been granted
- Harbor Acres, Fowler and Harbor — talked to construction contractors and they appear to be following the rules
- Speeding on John Ringling — working on high visibility and enforcement
- Street construction — costs are escalating, prioritizing based on pavement condition reporting. Looking at the cost of new contracts and coming up with a plan.

**12. County Commissioner Mark Smith remarks** — he can be contacted at [mhsmith@scgov.net](mailto:mhsmith@scgov.net)

**13. Mayor Liz Alpert remarks**

**14. Marlon Brown remarks**

**15. Nancy Kelly remarks**

**16. Meeting adjourned** at 10:49 AM