



## DSCA Board of Directors Meeting Minutes

June 1, 2022

Broadway Promenade and Zoom

### Board Members Present:

David Lough, Jaime Still, Clark Lauren, Ken Shelin, Bob Pirolo, Catherine Sellers, Patrick Gannon (on Zoom)

**Board Members Absent:** Peter Fanning, Roger Barry, Judy Mower

\* Alan Freedman recently resigned from the board.

Meeting called to order by Board President David Lough at 4 pm. Quorum established.

1. **Minutes** of May 4<sup>th</sup> Board Meeting approved (Shelin/Still).
2. **Treasurer's Report: C. Lauren:** Seacoast Bank checking account balance: \$11,164.79

Financial recap of our recent two events:

- a. **Professor Jenny Roe** visit March 23-27 on **Restorative Cities** resulted in a net cost of \$2,546.17. Thanks to the efforts of Ms. Still & Mr. Lough, the total expenses of \$8,046.17 were offset by grants from the City (\$3,000), the Downtown Improvement District (\$2,000), the Economic Development Corp. of Sarasota County (\$500) and Visit Sarasota County (\$500).
  - b. **Condo Technology Workshop** on May 10<sup>th</sup>, held at the Art Ovation Hotel had revenue of \$805 against expenses of \$4,444.78 resulting in a net cost of \$3,639.78.
3. **Guest Speaker: Corinne Arriaga**, Transportation Planner for the City, updated the Board on the City's Transportation Master Plan titled "Sarasota in Motion." Using Boulevard of the Arts as an example, Ms. Arriaga explained the City's approach to creating "Complete Streets" taking into consideration the context of the area, sidewalks, landscaping, bike lanes, etc. to improve the pedestrian and the vehicular experience. A budget for initial BotA and 10<sup>th</sup> Street design was approved earlier this year and work has commenced.

The City of Sarasota hosted two open-house public meetings on May 23 to unveil draft concepts for Boulevard of the Arts and 10<sup>th</sup> St Complete Street Projects. Initial design work for both projects will be proceeding with more detailed plans to be brought back for further discussion later this year.

4. New Member: **Epoch** Sarasota Condominium Complex was voted in as a new member represented by Robin Grossman. The motion to approve was unanimous (Lough/Shelin).
5. **City Update: C. Sellers:** The Sarasota Players Theatre is still looking for a venue after the plans for a location in Lakewood Ranch failed.
6. **President's Report: D. Lough** presented a New Residential Construction spreadsheet showing 2,063 new downtown residential units built from 2010 to 2020 with another 2,052 planned or under construction by 2027. This is projected to increase the downtown population by more than 7,200. Lough reported that initial contributions to the TIF fund were \$2.9 million, this almost 50% more than originally estimated.

### Committee Reports:

- a. **Arts & Culture – K. Shelin** reported that the committee had met May 18<sup>th</sup> and discussed a proposal by former board member Alan Freedman called “On Your Own Time.” This would be an exhibit of artwork created by the residents of DSCA member condos. The committee has developed a list of questions to be answered to assess the feasibility of this project. Also, the committee will meet with the Sarasota Arts Center for help on this exhibit and to possibly be the site for such a show. The committee will be back to the board with a proposal.
- b. **Events – J. Still** referenced the two DSCA events held since the beginning of the year and commented on the low attendance at the Technology Workshop and the need for more sponsors for the upcoming October 18<sup>th</sup> event.
- c. **Green Space - P. Gannon** commented on the recently revised Tree Advisory Ordinance passed by the City Commission. The mitigation rules remain as before, the same ones that allowed 10 major downtown projects to lose 60% of their tree canopy. Some changes clarified regulations and some reduced costs to residents by allowing the planting of smaller trees for mitigation. Also, the City is moving ahead with its Urban Forestry Program which will assess the tree inventory in the downtown and Rosemary district to better manage the tree canopy for the future. Tree inventory work is in progress.
- d. **Health & Safety – C. Sellers** – no report.
- e. **Transportation** – No formal report, but Mr. Lough described several of the areas facing parking shortages, especially in the Rosemary District and the Bay Front. The new Performing Arts Center has forecasted a need for 1,000 spaces. Also mentioned was the need for the City to provide EV charging stations for the coming “tsunami of EVs” forecasted.
- f. **Zoning – D. Lough** commented on the building height and density regulations being considered by the city commission. At the last commission meeting, they voted to approve the Planning Department recommendations on density changes, but not for removing height limitations from the Comprehensive Plan for downtown. The commission recommended that the Planning Department have more community workshops, but Steve Cover has not announced any plans to hold any yet.

Lough asked for more thoughts from the board on ways for the DSCA to have more of a voice in the public discussion of attainable housing.

Shelin commented that the public doesn’t recognize the connection between height and density and cost. He hoped we could find a way to help with that understanding. He suggested that the DSCA might benefit from talking to some of the developers who have dealt with this issue. The public has a negative reaction to increased height and density, but the alternative is unwanted sprawl. The DSCA needs to be more proactive and constructive in educating the public on these issues. We also need to know the level of demand for affordable housing.

Sellers commented that we should find out what concessions were given to current builders and how well have they abided by those requirements. The public believes that developers are taking advantage of the city and not doing what was required in their permits.



Gannon commented that there are developers here with expertise in building affordable housing in other states who could educate all of us in how to make this viable and acceptable to current residents. Also, the process needs to be studied because many of the objections, including the DSCA's objections, came from not following the established procedures that would allow more community input. When the process works, we've seen successful efforts such as the Rosemary Residential Overlay District v2 was approved for Comp Plan changes on height and density with broad community support. He suggested that we put together a list of the topics and issues that would be the basis for community education meetings, and that data could be passed to city staff to guide them in making changes to existing regulations.

Sellers asked about a trust fund for affordable housing and for transit projects in the downtown.

Lough is a strong supporter of 3D modeling for future projects to make them easier to visualize and understand by the public. City staff is evaluating options and Lough reports he is told the City is seriously considering moving forward to identify ways to do 3D modeling.

- g. **Bay Park Conservancy – B. Pirollo** reported that there is now fencing up along the bay front as they work on lighting, sidewalks, and benches. Adding trees to the area around the Municipal Auditorium and the Food building is finished and now decorative stones are being added.
- h. **CCNA – D. Lough:** (Ted Wilson absent) The next meeting is on Saturday and he and will be attending.
- i. **Rosemary District – D. Lough:** The three initial park designs are being edited and all residents are hoping that the park will continue to move along.

Meeting Adjourned at 5:18 pm

Next meeting on July 6<sup>th</sup> at The Broadway Promenade Condo & via Zoom.