



DSCA Board of Directors Meeting Minutes

December 7, 2022

Broadway Promenade and Zoom

Board Members Present: David Lough, Jaime Still, Clark Lauren, Catherine Sellers, Patrick Gannon, Ken Shelin, Judy Mower, Bob Pirollo, Roger Barry, Peter Fanning

Member Representatives Present: Shari Bunks Geller, Beau Ciel; Mark Grant, Abe Morgentaler & Victor McTeer, BLVD Sarasota; Rosemary Krimbel, Alinari; Fran Lambert, Bay Plaza; Peter Blanton, Ritz Carleton Residences Sarasota (Quay); Charlie Nagelschmidt & Jodi Sondergaard, Broadway Promenade; Janice Hetland; 101 Condominium; Ted Wilson, Regency House

Guest: Debbie Trice, Sarasota City Commission; Kafi Benz, CONA; Wayne Reuben, Ritz Carleton Residences Sarasota (Quay)

Associate Members Present: Melissa Rodriguez, Brown & Brown of Sarasota; Steve Shaw, Hotwire Communications; Paul Schott, Debbie Shaffer and Brandon Vermillion, ServPro of North Sarasota; Don Fitts, Cornerstone LifeCare; Annika Mantius, Burg Simpson Eldredge Hersh Jardine Professional Group; Nicci Kobritz, Youthful Aging Home Care; Rebecca Cioci, Lighthouse Property Management; Dee Smith, NaturZone Pest Control; Mariah Taliaferro, Premier Sotheby's International Realty; Kristin Fourie, CORE Marketing Solutions; Terry Phelps, Socotec; Christi Capo, Angius & Terry LLP; Fred Grady, Alderman Oaks

1. Meeting called to order by Board President David Lough at 4:02 pm. Quorum established and welcomed Zoomers.
2. **Minutes** of November 2nd Board Meeting approved (Gannon/Sellers).
3. **Treasurer's Report: C. Lauren:** Seacoast Bank DSCA account balance: \$5,993.10. A special meeting of the Executive Committee to focus on finances and 2023 budget will be planned for later this month.
4. Guest Speaker: **Conversation with Debbie Trice, newly elected to the Sarasota City Commission**

Board members had received Ms. Trice's bio before the meeting. Here is a link to more information about her background and experience. [Commissioner Trice | City of Sarasota \(sarasotafl.gov\)](https://www.sarasotafl.gov/commissioner-trice) She previously served on the Sarasota County Charter Review Board and on the Rosemary District Board of Directors. She described being "still in listening mode" after only three weeks in office and said that her "hot issues" are housing for low- and moderate-income families, including long term retirees, and wanting more transparency and use of "plain language" in city government communications, transactions, and documents. She suggested that residents who arrive at Commission meetings before they officially start on the meeting's agenda can make comments and suggestions, and voice opinions on matters not on that agenda, thereby "planting seeds" the Commission might consider for future attention. Similarly, there is another opportunity to do so at the end of the meeting.

About "Parklets": What followed was a spirited discussion of the use of "parklets" by around a dozen downtown restaurants – placing tables for outdoor dining in parking spaces fronting those eating establishments - permitted during the pandemic in Sarasota as in other cities around the country. The practice was originally scheduled to sunset on December 31 2022, but that deadline has now been extended to the end of March, and in 2023 restaurants will pay a daily \$25 fee for

each parking space they use. City Attorney Bob Fournier is looking into how other cities are handling this issue. DSCA board members expressed support for keeping the practice in place, because many restaurant customers, still wary of COVID, prefer eating outdoors. (Note that to qualify as a restaurant rather than as a bar, 51% of an establishment's income must be from food.) It was pointed out that there seem to be sufficient spaces for cars to park downtown, on street and in nearby garages. One idea offered was to pool the \$25 daily fee paid by restaurants to purchase golf carts to provide transportation for garage users who won't or can't walk longer distances to their downtown destinations. Understandably, other retailers complain. The idea was voiced that "parklet" spaces could be cleared of tables and chairs between serving times – and using easy to move, lightweight furniture would make the changeout process easier. The city's loss of revenue from parking meters is far outweighed by increases in tax revenues (one estimate being around \$4 million as the economic development impact) from the restaurants using the spaces. Moreover, the lively outdoor dining "scene" adds a lot to the vitality of downtown in general.

The discussion with Commissioner Trice closed with David Lough's request that she will in future Commission meetings support DSCA's and CCNA's position regarding the provision for substantive citizen input into proposed zoning amendments lobbied for by developers and others. He added that she support including a provision for 3D modeling as a component of zoning text.

5. **New Associate Members:** Florida Structural Forensics, was approved unanimously (Gannon, Pirolo) and Premier Sotheby's International Realty was also approved unanimously (Mower, Sellers). Moriah Taliaferro spoke briefly about Sotheby's.
6. **2023 Budget Review:** Board members were sent a draft preliminary budget for next year prior to the meeting. Clark Lauren reviewed the numbers and answered questions, one of which concerned the provision for conducting another condo survey – whether doing such again would be useful. Its value as a recruiting tool for new condos was offered as a reason to do another survey in 2023. Lauren also touched on the line item for Wild Apricot, which gives DSCA a discount for valuable services such as web hosting and membership management. Other points of discussion were about keeping dues the same, at \$200 per condo, and not including a grant application such as DSCA did for the Roe event in 2022. More work on the budget will be done before it will be ready for formal board approval in January.
7. **City Update:** Cathy Sellers, no report.
8. **Arts and Culture:** Shelin reported that a recent reception to honor Jim Shirley, who is retiring as CEO from the Arts & Culture Alliance of Sarasota, was attended by more than 200 people. He commented on a new level of excitement being brought by newcomers to the area who are particularly interested in the visual arts. Tours of the Van Wezel with some of its staff members have been enlightening but are now put on hold as performances and other activities start to ramp up. Ken has a guest opinion piece about the Van Wezel in the *Sarasota Observer*, focusing on the water damage problem. He further explained that where the Van Wezel was built was currently under water (i.e. the building was built on landfill.) Sea-level rise and increasing number of storms puts the building in jeopardy. A sewage lift station between the building and the shoreline has flooded, adding to the seriousness of the situation.

9. **Associates and Events:** Still reported that the next DSCA workshop for condos will be in late March or early April, probably focusing on insurance, rates for which have increased 30% or more (75% for wind insurance) – affecting recommendations for reserves and other concerns.
10. **Greenspace:** Gannon mentioned the EDCM (Engineering Design Criteria Manual) questionnaire that went out and suggested it should be followed up.
11. **Homeless:** Fanning said an interlocal agreement between the City and the County now allows city police to enforce laws on county property within the city. Thirty sites are targeted as needing increased police attention, not just because of the homeless – for example, teenagers skate boarding on Selby property.
12. **Transportation:** Barry addressed our collective “construction angst”. The Gulfstream roundabout should be in operation by Christmas, with other details completed by end of January. The plan for roundabouts replacing intersections all along US41 goes back to 2015. In a few years we will see construction of roundabouts at Main St. and Ringling Blvd. The Ringling Blvd bike lanes have been completed and seems to be functioning quite well. David Lough mentioned that the last Commission meeting brought up the issue of what should be the transportation priorities going forward, adding that DSCA should lobby for what makes common sense on Main Street - beautification, keeping the downtown experience vital. Adding 3000 new dwelling units within the next five years will bring challenges as well as opportunities. Other discussion touched on the Boulevard of the Arts, Fruitville Road, and other examples of “nexus” between arterials. Data to be collected when the Gulfstream roundabout is fully functioning will help in the planning of future projects. Mower brought up the issue of pedestrian safety across large roundabouts, such as the one to open soon at Gulfstream. Barry cited a statistic – that roundabouts reduce pedestrian deaths by 50%. Hawk lights will be placed at that roundabout and also put back in front of the Ritz (1st St – US41). A recent *New York Times* article stated that the pedestrian fatality rate in the US is four times higher than in Europe, where roundabouts are much more common. Gannon commented on the roundabout at Fruitville and 41 as being one that cars go through particularly fast, possibly because it isn’t big enough. Sellers spoke of her concern for bicyclists. Barry countered that Ringling bridge, designed to allow cars to move very fast, will have new bike lanes and other traffic calming elements that will slow traffic down and provide more safety to bicyclists.
13. **Zoning:** This committee needs members and a chair, and Lough asked that condo representatives attending consider volunteering with DSCA in doing this important work. There are short-term and long-term zoning issues needing to be studied and addressed. He then went on to bring up for discussion the One Park project, the enormity of which (at three times the size of the new Ritz Quay building) will change the character of the Quay and Bayfront-edge area. The “shadow effect” will impact all surrounding green spaces, including the one used by the garden club. Residents of nearby buildings point out their loss of “air rights” and a lawsuit by the Ritz Quay has been initiated. Wayne Ruben, president of that condo board, provided further information about the nature of their concerns and the lawsuit. Photos were shown to the group. DSCA is asked for support in trying to get a resolution. Other zoning code problems brought up, such as zero setback requirements, narrowing of spaces between buildings, lack of new buildings’ congruity with surroundings, below-grade effects of new construction on nearby older buildings, and lack of opportunity for meaningful public input, made for an energetic discussion with several participants.



14. **Bay Park Conservancy:** Pirollo reported that Phase I of the Bay Park Conservancy project is almost complete, and elements of Phase II, such as the new boardwalk, are just beginning. The issue of lack of opportunity for public input was again raised. An explanation commonly given is that public input slows the approval process down and thus adds expenditure. Focus should be on the zoning code first, but the public input piece of it is also important.
15. **CCNA:** Ted Wilson explained that Saturday's meeting was CCNA's annual holiday party.
16. **Rosemary District:** Park improvements continue, a holiday party is planned, and there are several new restaurants.
17. **Kristen Fourie thanked for her contributions to DSCA:** Kristen greatly expanded the associate member program in 2017 and has served as Associate Member Liaison since then. She is leaving her position, and was applauded and thanked by all those present.
18. **Platinum & Gold Associate Member News:** Short presentations by nine associate members closed the meeting at 5:30 and the holiday party followed.

The next meeting will be January 4, same time and place.

Respectfully submitted, Judy Mower, Secretary