

# ROSEMARY DISTRICT ASSOCIATION

## AGENDA

Board of Directors Meeting | Monday, February 13, 2023

**Welcome:** *Jim Lampl, Chair*

**Meeting Time:** 5:27pm

### Attendees:

<input checked="" type="checkbox"/>	Ken Antonetti	_____	_ in person	_____	_ virtual	_____	_ absent
<input checked="" type="checkbox"/>	Jim Lampl	_____	_ in person	_____	_ virtual	_____	_ absent
<input checked="" type="checkbox"/>	David Lough	_____	_ in person	_____	_ virtual	_____	_ absent
<input type="checkbox"/>	Brett Morris	_____	_ in person	_____	_ virtual	_____	X absent
<input checked="" type="checkbox"/>	Anand Pallegar	_____	_ in person	_____	_ virtual	_____	_ absent
<input checked="" type="checkbox"/>	Kinsey Robb	_____	_ in person	_____	_ virtual	_____	_ absent
<input checked="" type="checkbox"/>	Robert Rothbard	_____	_ in person	_____	_ virtual	_____	_ absent

### Meeting Guests:

1. Steve Cover (Attainable Housing Discussion)
2. David Smith (Attainable Housing Discussion)
3. Nancy Kelly (Attainable Housing Discussion)
4. Briana Dobbs (Attainable Housing Discussion)
5. Becca ? (Attainable Housing Discussion)
6. John Pichette (RDA Business Owner, Halfplants + Pichette Studio for Modern Architecture)

### Minutes:

- Approve January 2023 Minutes
  - Motion:
    - KR 1st
    - JL 2nd
    - Unanimously approved

### Planning Staff Presentation

#### Attainable Housing

- Focus Areas
  - Downton Bayfront = Residential base density up to 50 units per acre
    - Additional density possible if attainable housing is provided
    - Total density not to exceed 4 times the max base
  - Downtown Core = Residential base density up to 50 units per acre
    - Additional density possible if attainable housing is provided
    - Total density not to exceed 4 times the max base
    - 1 unit = 1 parking spot at market value

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- Urban Edge | Rosemary = Residential base density up to 25 units per acre, amended to 40 units per acre
  - Additional residential density up to a max of 100 units per acre within and on individual projects in accordance with the Residential overlay district and non-residential lodging, office, commercial users
  - Adopted in Fall 2022

### RDA Concerns Raised

- Parking Issues
  - The Rosemary is not yet at full capacity and yet parking for business workers / commuters remains a problem.
  - New businesses are going to be opening, how will the city be able to accommodate the additional parking needs?
    - Developers are running into issues finding the right ratio to accommodate the building to parking spots guidelines
  - Apartment Buildings with parking garages are not easily inclined to make empty parking available to the public (citing liability reasons)
  - Bob noted that Phase II of The Bay development includes potentially removing 500-800 parking spots which will force more drivers to park in the Rosemary which currently has limited space
    - The City has agreed to provide shuttle services across Tamiami, on bay etc, but there is no direct answer for how this will impact the Rosemary, *Steve Cover (City)* suggested it is too early to know for certain
      - Unclear what would happen in the event of a sold out performance at the Van Wezel (where would people park, how would they get to and from the performance, at whose expense?)
      - Car Sharing, Uber, Veo were suggested as alternatives (unclear to show impact of that at this time)
  - *Anand Pallegar (RDA)* suggested the City perhaps use the Rosemary as a testing ground to experiment with alternative concepts
    - Take the successes of the Rosemary as one of the most diverse neighborhoods in the city and work towards supporting that model
  - *David Lough (RDA)* asked “Would it be possible to go 4 times the base density?”
    - Would increase from a max of 100 units per acre to 160 units per acre
    - *Steve Cover (City)* replied this could be possible
    - Current Residential Rosemary Stats:
      - Decrease unit size
      - 30% affordable
      - 30% condos
      - 30% rentals
      - 3-4% independent housing

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- Increase in population density will result in a need for more efficient use of land to accommodate parking
- Create parking garage infrastructure with developers (similar in concept to state street)
  - Retail space
  - Business / public parking
  - Residential parking (private / restricted)
- Population Increase Projections
  - Pocket Park will become a “destination”
  - Additional Restaurants will result in an additional 400+ seats (parking comes into question)
- Increasing Rents
  - How is the city addressing this issue
    - City Response: the are reevaluating the definition of “attainable housing”
    - City is working with housing authority on overlay issues
    - 30/50/60/80 AMI goals
      - City is focusing on the 60-100% range currently
  - *Jim Lampl (RDA)* asked what is the City’s goal:
    - This is addressed on page 7 of presentation handout
- Cityscape
  - Sidewalks, loading zones / double parking, trees
- RDA Discussion
  - Anand asked what happens with the info from this meeting
    - City will take this and go review accordingly with departments
      - *Steve Cover (City)*, addressed more attainable housing is an initiative
      - Primary grid street map will always have issues (not interested in entrances off of main primary street requirements unless there is no other options, case by case scenario)
      - *Briana Dobbs (City)*, looking to include trees/sidewalk width (5-6ft) guidelines
        - *David Lough (RDA)* mentioned the potential need for flexible trade-offs with trees kept in mind for the “amenity strip”
        - Suggested the use 4th street as a test area since there is a large amount of undeveloped land to experiment with
      - *Bob Rothbard (RDA)* voiced perhaps TIFF money can be explored to solve some issues

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### Chair's Report *Jim Lampl*

- Reflection on the year & handoff to new officers
  - Acknowledged he is rotating off as President after a 10 month stint
  - Was formerly the Vice President and assumed role as President after Debbie Trice announced she would be running for city commission
  - Debbie was successful in her run and is now serving as a city commissioner
  - Bob CCNA representative has now joined their executive committee
  - David DSCA Representative
  - Bob - will resume duties as treasurer
  - Anand will move into position of Board Chair
  - Successes Include:
    - Several widely attended community meetings at Forgertyville
    - Raised funds to control future RDA Pocket Park
      - Mentioned Park progress having slowed down but is hopeful under new leadership the momentum will gain traction and solid footing again.
    - Revised Bylaws
  - Introduced Anand as new Chair

### New Chair Introduction *Anand Pallegar*

#### Updates / remarks

- Welcomed guest John Pichette
  - Office in Rosemary for 16 yrs
  - Architectural firm on 5th Street
    - 15 employees
  - Impression of RDA: was not involved previously, but wants to be more involved, the RDA community meeting sparked his interest in the neighborhood

#### Activation Talk / Plans

- Anand acknowledges RDA did slow down over the past few months
  - Result of some shuttering of businesses (i.e. The Overton)
  - Positive outlooks is we have seen the successes of The Bay's phase 1 (50,000 people coming through)
    - Promise of and active urban court and pocket park will be exciting and it will take the Rosemary to another lever
- 2023 Goal - deliver on the promise to make the Rosemary the greatest district in Sarasota, the state, the country as a great work / play / create /space

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### Schedule

- Move BOD meetings = quarterly
- Executive meetings = monthly
  - 3rd Fridays of the month (in the morning 8am)
  - All welcome drop ins (board & public)
  - Rotating locations in neighborhood
- Community Meetings= quarterly
  - 3rd Thursdays quarterly (bring back market night concept)
- Additional Events
  - BBQ
  - Movies
  - Concerts
  - Bike rides

### Rosemary Park

- Current development has slowed due to some unforeseen closures and delayed openings of Rosemary businesses
- RDA to re-engage community and weigh-in again
  - Reintroduce with the latest design
    - Seats / safety
    - Lighting
    - Trees / landscaping design / functionality
- March 16th (tentative date Kimley Horn final design)
- Adding people camera to test head counts
  - Cameras currently installed are for security
- Supporters see Rosemary park as a future neighborhood benefit and model
- Need to work on bringing in the outskirt areas such as Lemon and East of Lemon, also Orange, Rosemary & Thyme area, Ice House etc
- Need to be diverse in our programming, something for everyone
- Anand to share events / board / committee / community calendar
- Bringing PINC Fest back in December
  - Redo murals
  - Dinner and community gathering to reignite excitement

### **Treasurer's Report**

- Finance Report
  - \$19,532 (Gulfside)
  - \$7,700 dollars after we pay bills
  - \$2,000 = neighborhood events
- Membership Status Report

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- Membership is down 50% from last year
- Members: 30 residents | 10 businesses
- Community meeting in Jan did not result in membership increase

### News & General Updates

#### CCNA Recap

- CCNA monthly meeting (Jim & David attended)
  - Trying to find ways to get input with land development / developers
  - Bobby Jones Golf Course remains a priority focus
  - Traffic calming
    - Too early for stats / data as it relates to impact on the Rosemary
  - **April 1st** meeting CCNA about inclusionary density /housing / zoning
    - Kody Glazer (speaker) *Legal and Policy Director for the Florida Housing Coalition*

#### Central Coconut Meeting- Thursday, Feb 16th ( 6-8pm)

- David can't make it
- Anand to go in his place

#### Neighborhood Suggestions to benefit RDA

- David Suggestion - 10th street cityscape, need to get in front of Nik Patel to help with this before it becomes too difficult get involvement
- Bob - hands across 41 promoting the businesses on the bay in RDA Newsletter etc

#### Newsletter

- One in the works to go out in March
  - Dream large outlining the website / newsletter
- Maybe move to quarterly
  - Rollout to be determined

#### Board Building

- Raise the board size
  - John attending as potential board member
  - Activation of neighborhood will help us self correct with regards to membership growth and board interest
  - Cultivation of committees to be a goal to help support board and generate future board members

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### Roundtable Talks

- David - McCown Towers Structure
  - Discussions regarding housing / parking / involvement to be brought forth to the acting board
    - RDA can do some outreach to bridge discussions
      - Connect with their board members
        - Share the parking survey for discussion
        - Note: even with the Overton's closure parking is maxed out
- Ken - nothing
- Kinsey - nothing
- Jim - membership growth to be a big focus moving forward
- Bob - newsletters incorporate a "please join" so we can get more member support
- David - [One Park](#) matter is a controversial topic, there is a plan to build a condo 20% bigger than [The Vue](#), 270 ft tall, 160 ft long BoA and Tamiami
  - Will RDA take a position as a community?
    - Board consensus is to abstain, the property falls outside of our district

**Meeting Adjournment: 7:00pm**