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## BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE MARCH 3, 2015 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Steve Main 6:00 p.m. at the CRA Office Meeting Room 3570 Bayshore Drive, Unit 102.

- I. **Roll Call:** Present: Advisory Board Members: Steve Main, Maurice Gutierrez, Mike Sherman, Karen Beatty, Peter Dvorak, Larry Ingram and Shane Shadis. Absent: Chuck Gunther.

**CRA Staff Present:** Jean Jourdan, CRA Operations Manager, Ashley Caserta, Project Manager, and Ekna Hue, Operations Coordinator.

- II. **Adoption of Agenda:** Motion to approve the agenda, as amended, which was a request that the advisory board allow a Real Estate Planner Developer, Charlie Thomas to speak on the April meeting, on behalf of Commissioner Penny Taylor, made by: Peter Dvorak 2nd by: Karen Beatty. Approved: 7-0.

- III. **Adoption of Minutes:** Mr. Main asked for a motion to approve the February 3, 2015 meeting minutes. Motion to approve minutes made by: Mike Sherman 2<sup>nd</sup>: Shane Shadis. Approved: 7-0.

IV. **Public Speaker (Commissioner Taylor)**

**A. Solstice:** Mark Strain gave a presentation on the history of Cirrus Pointe, nka Solstice. The following are currently approved details of the project:

- Currently Zoned as a: Residential Planned Unit Development (RPUD)
- Height is at 50feet OR 3 habitable floors over parking not to exceed 50feet
- Front Setback is 15feet multi-family; 20feet group housing
- Side Setback is 7.5 – 11.25 feet
- Property Setback is 20feet/30feet from north of the property line
- Current owner is Cirrus Pointe Partners, LLC
- 200 units for 55 and older OR 108 residential units
- 100% of units will be market rate
- 1. Multi-family units, townhomes & condos, no rental 2. Group housing for 55 older including assisted living, continued care and independent living
- 51% of units shall be 1,200 feet or more
- No sidewalk or streetscape commitment (this was included in the original request)
- Have been awarded \$320,000 in 2005 for affordable housing
- Current amount owed to county (this includes interest) is \$480,301
- Peter mentioned that market rate units are preferable than the affordable or workforce housing.

**B. Redevelopment Plan Update:** The County is hiring an employee which will work on updating the CRA redevelopment plan within the next 12 to 18 months.

V. **Project Updates**

A. **CRA Project Updates**

1. **17+ Acre Property:** The Estimated Value is \$3,000,000. Premiere Plus Realty Company was selected to market and sale the CRA's 17+ acres. CRA staff has been communicating with Province Group and provided the company with information about the site. John Burton will be providing a market study for this property at a later date. Maurice suggested we create this property into an extension of Sugden Park. It was recommended we wait for any decisions on this after our loan gets reduced from a possible sale of the triangle property.
2. **Gateway Triangle Properties:** The Board approved the Purchase Agreement at the November 11<sup>th</sup> meeting. The vote was 3/2 with Commissioner Hiller and Taylor voting against. The Agreement provides for a 150 day inspection period and closing on or before 180 days. The Buyer is in the due diligence phase. Due diligence is 150 days or April 17, 2015 and closing on or before May 18, 2015. Staff spoke to Mr. Fortino to let them know the due diligence is moving in a positive direction. He also mentioned they are due to close on 2 other properties in the triangle (Union Motors & Burger King bldgs) by the beginning of April.
3. **Residential Lot Development (Van Buren).** According to the Agreement NIAN must commencement construction by March 26, 2015. Staff has attempted to contact NIAN Financing, but have not received a response. The County Attorney's Office and staff will prepare and send out a notification letters with a copy of the Agreement advising NIAN of the approaching deadline. Staff sent out certified letters on 2/17/15 to the owners of record notifying them of the deed restriction requiring construction to commence within 24 months of the closing date (March 26, 2015).
4. **Breeze of Calusa:** Twenty four homes are proposed for construction within the Gateway area on Calusa Ave. Unanimous approval by the Planning Commission, with the unit count reflecting the NIM graphic that CRA saw. The site has been cleared and under construction.
5. **CRA Residential Lots: Love Legacy** The CRA Board approved the sale of the 18 lots to Love Legacy on May 13<sup>th</sup> by a vote of 3 to 2. Building permits are going through their fourth review with the County. Architectural renderings provided. He will also be working with Christine Carlton to provide an easement for the connecting bridge to and from Sugden Park.
6. **Solstice f/k/a Cirrus Point:** Staff spoke with Jim Fields on 2/26/15 and he is still moving forwarding to obtain approval from the County Commission. An affiliate of Jim Field brought in a Senior Living Facility Development team to the office. They were seeking information on current projects within the area.
7. **The Garden School:** Kathy Khatib "Still working on the school redesign, finding ways to bring down the costs. Want to make sure the school will work at all levels, including financially (10/2/14).
8. **DRI Grants:** In-office work for the Karen Drive Stormwater Improvement Project (grant funded in the amount of \$154,120) and the Pineland Avenue Stormwater Improvement Project (grant funded in the amount of \$56,570) has begun. The funds have been received and the first step is to obtain an environmental review that is a requirement of the grant. The project must be completed within 6 months. The project is in the environmental review process. Once approved staff will go to bid for construction. An updated preliminary cost estimate was completed for both projects. Due to rising

construction costs, the cost estimates have increased significantly. Staff has met with the grantor and has submitted a request for increased funding.

- I. Karen Drive:
  - i. Original grant amount: \$154,120
  - ii. Additional funding requested: \$137,388
  - iii. Total grant amount should this request be approved: \$291,508
  
- II. Pineland Avenue:
  - i. Original grant amount: \$56,570
  - ii. Additional funding requested: \$45,040
  - iii. Total grant amount should this request be approved: \$101,610

**9. Haldeman n/k/a Regatta:** The property has been cleared for construction. SDP- The development on-site will include 16 multi-family structures with 64 units on 20.51 acres.

**10. Haldeman Landings Boat Docks:** Representatives for the developer will be making a presentation to seek public input with regards to their proposed resubmittal to the County at the CRA office on Thursday, March 5 at 6pm.

**11. RaceTrac:** According to County staff there is no updates at this time, but new submittals are imminent.

**12. Becca Avenue:** The County Manager's Office and the Stormwater Department have been in discussions with the Shelter. The Stormwater Department has determined they may only need an easement across the property. It appears a recommendation for the Shelter to purchase the property with the provision of an easement to the County for stormwater will be made by the County Manager's Office to the BCC.

**13. Annual Report:** Staff has received the draft of the Annual Report. The report will be made available on the March 10, 2015 BCC consent agenda. The CRA's joint workshop with the BCC will be held on April 7, 2015 at 1 pm in the BCC chambers. Save the date on your calendar if you wish to attend.

**B. Request for Payments:** Motion for payment made by: Steve Main 2<sup>nd</sup>: Mike Sherman  
Approved: 7-0.

**C. MSTU Beautification Project Updates:**

**1. Thomasson Drive / Hamilton Avenue:** This is still going forward. The ads have been printed, these of which we get reimbursed for.

**V. Old Business:**

**A. Smith Plastering:** Their lease has expired and they are currently on a month to month basis. They have submitted a letter to state they will be vacating the property on May 31, 2015.

**VI. New Business:**

**A. Greenway Nursery:** They have vacated the property without proper notification to us. They submitted a letter with a complaint about not being allowed signage although we offered our property for signage. Their plans are to pay up to March. We have spoken to Mr. Fortino and he said he had spoken to them and gave them the option to be given funds to relocate if they went forward with purchase. Staff will be forwarding this to the County Attorney's to see how the board would like to move forward on this lease.

**VII. Advisory Board General Communications:** Maurice mentioned to the board that a roundabout representative stopped by and gave a presentation on the possibility of having one at the corner of Bayshore Drive and Thomasson Drive. Members discussed among themselves the fact that this option has already been explored and the decision of it not being a good addition to this location had been decided and they stand with that decision now.

**VIII. Citizen Comments:** Citizen wanted to voice his lack of support for a roundabout on the corner of Bayshore and Thomasson. Mike Nelson communicated the crime rate is lower than previously thought by Chuck Gunther. Statistics were voiced to the members.

**IX. Adjournment:**

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Approved by Steve Main, CRA-AB Chairman.