



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

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## BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE MAY 6, 2014 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, Peter Dvorak, Chuck Gunther and Karen Beatty. The following were absent: Larry Ingram and Shane Shadis.  
CRA Staff Present: Jean Jourdan, Interim Executive Director, Ashley Caserta, Project Manager, and Ekna Guevara, Operations Coordinator.
- II. Adoption of Agenda: Mr. Main asked if anyone had any changes. Having heard none he asked for a motion to approve the agenda, made by: Peter Dvorak. 2<sup>nd</sup> by: Mike Sherman. Approved: 6 - 0.
- III. Adoption of Minutes: Mr. Main asked for a motion to approve the April 1, 2014 meeting minutes. Motion by: Maurice Gutierrez. 2<sup>nd</sup> by: Karen Beatty. Approved 6 - 0.
- IV. **A. CRA Project Updates.**
  1. CRA's 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. The Exclusive Right of Sale and Listing Agreement were approved by the BCC on January 14<sup>th</sup> and the executed Agreement was forwarded to the realtor January 27<sup>th</sup>.
    - *The property is listed on LoopNet*
    - *The listing has been activated in MLS*
    - *An updated appraisal has been ordered and should be received within 30 days*
    - *The sign has been installed on the property.*
    - *Staff met with Realtor and Developer.*
    - *An offer has been made on the property and is provided in your packets.*
  2. Gateway Triangle Properties: An appraisal on the property has been completed and the estimate of market value was determined to be \$5,212,808.00.
  3. Residential Lot Development: There are currently ten (10) new houses under construction within the Bayshore area. Four new houses are proposed to start construction. Nian Financing will begin construction on the five Van Buren lots in September.
  4. Calusa Breeze: Twenty four homes are proposed for construction within the Gateway area on Calusa Ave.
  5. CRA Residential Lots Advertisement: The offer to purchase the CRA's 18 mobile home lots is scheduled to go to the Board on May 13<sup>th</sup>.

6. Solstice n/k/a Cirrus Point: The BCC is requiring the Developer pay the grant monies in full which were received to build affordable housing prior to approval of the market rate housing. The Developer intends to move forward with construction of condos based on the approved plans that will include an affordable housing component of the development.
7. Community Garden: Mr. Jeff S. Curl, ASLA CLARB, President of Emerge Design LLC provided conceptual architectural renderings for the garden for submittal of the application to the Zoning Department. The church has submitted an application to permit the Community Garden and is waiting for approval.
8. Grant Application (Fire Suppression Upgrades): Staff has resubmitted the application and is working diligently with the necessary departments.
9. LDC Amendment: Amendments to the Overlay are in process to support more vivid colors and a change to the current Overlay map to expand the GTMXD to north side of Davis Blvd (change color from white to pink). The LDC subcommittee met on April 30<sup>th</sup> and approved forwarding the amendment to the CCPC. The amendment will permit buildings within the redevelopment area whose colors are in violation to become compliant with the LDC..
10. Annual Report and Newsletter: The CRA and MSTU's annual workshop with the CRA Board was held on May 6<sup>th</sup>.
11. The Garden School: The school is moving through the Site Development Plan process. The Site Plans are available in the CRA office for viewing.
12. CDBG Grant Application (APPROVED): A DRI application was re-submitted to the Collier County Housing Department for the construction and CEI work for the Karen Drive Stormwater Improvement Project in the amount of \$154,120. The funds should be available in June, 2014 and the project must be completed within 6 months. An additional grant application for Pineland Avenue was submitted at the same time and has also been funded.

#### **B. MSTU Project Updates:**

1. Bayview & Lunar Update: Construction is well under-way on Bayview Drive. Some of the sidewalks are in place, as well as driveway aprons. Additionally, the minor stormwater improvements are completed and a surprise concrete slab in front of the marina has been removed in order to grade the new swale. Previously, there was some pooling during rainy season in this area, and removal of the impervious surface (concrete slab below grade that was not known of) and installation on the swale should eliminate the pooling. Staff has had bi-weekly meetings with the construction team and the residents seem to be happy with the progress. As a side note, the City is going to upgrade the water line from a 2" pipe to an 8" pipe and will install two fire hydrants. This will be done at zero cost to the MSTU. Construction began March 3, 2014 on Bayview Drive and will begin on May 8, 2014 on Lunar Street. Final completion is September 28, 2014.
2. Application APPROVED for Karen Drive Stormwater Grant: A DRI application was re-submitted to the Collier County Housing Department for the construction and CEI work of the

Karen Drive Stormwater Improvement Project in the amount of \$154,120. The funds should be available in June, 2014 and the project must be completed within 6 months. An additional grant application for Pineland Avenue was submitted at the same time and has also been funded.

3. Thomasson Drive / Hamilton Avenue: Staff is working with the Purchasing Department to finalize the contract to be approved by the BCC.

4. Landscape Update: Affordable Landscaping has been maintaining the area and has been working with County Irrigation maintenance expert Roger Dick to make some repairs to the system. The system has been repaired enough to move forward without any major updates to the controller system. The County will be updating the entire system within a year or so. The existing equipment will need to be upgraded eventually, as the parts that we have are no longer being manufactured.

5. Danford Street: A presentation regarding the conceptual design will be made under old business.

#### Requests for Payments

#### V. Old Business

#### VI. New Business:

**A. Gateway Triangle Presentation (Conceptual Rendering):** At the April 1<sup>st</sup> meeting the CRA-AB voted to start processing an offer to purchase the CRA's Gateway Triangle property from Fortino Construction & Development, LLC and requested they bring back conceptual renderings of their proposed plans for their review and consideration. The appraisal for the Gateway property was received and the market value was estimated for the land to be \$4,591,220.00 and estimated land and improvements market value was determined to be \$ 5,212,808.00. The Buyers representative (Fortino Construction & Development, LLC), Mr. Anthony Fortino made a presentation of the conceptual drawings. Some of the information provided was a roof top dining area, 8 stories in height, about 15,000sq.ft. of retail space on the first floor. The project also includes a water feature in the entrance to the building.

The CRA Advisory Board made a motion to support this project and directed staff to move forward with working with the appropriate County Departments to prepare a Purchase Agreement. Motion made by: Chuck Gunther. 2<sup>nd</sup> by: Steve Main Approved: 6 – 0.

**B. Becca Avenue Purchase:** The Shelter for Abused Women has built several cottage style houses within the redevelopment area. They desire to purchase and build a house on the property CRA owns at 2515 Becca Ave. The estimated market value of the site is 79,900+. The offer to purchase is \$100,000. Motion to accept the offer and move forward with working with the appropriate County Departments to prepare a Purchase Agreement made by: Karen Beatty. 2<sup>nd</sup> by: Maurice Gutierrez. Approved: 6 – 0.

**C. Lease Renewal Requests:** Auto Pride's lease expires on December 31, 2014 and Smith Plastering September 25, 2014. Both tenants have requested 3 year extensions. Motion to renew a 3 year lease that includes a clause stating they must vacate the

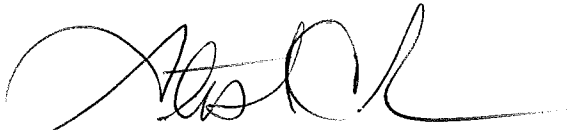
property if the property is sold made by: Steve Main. 2<sup>nd</sup> by: Karen Beatty. Approved: 6 – 0.

**D. Advisory Board Appointments:** Staff announced there are three (3) seats which will be available for our CRA Advisory Committee as of May 22, 2014.

**V. Advisory Board General Communications:**

**VI. Citizen Comments:** There was a resident of Lakeview Drive which requested Lakeview get prioritized in terms of streets improvement. She would like to see a sidewalk.

**VII. Adjournment:**

A handwritten signature in black ink, appearing to read 'Steve Main', written over a horizontal line.

Approved by Steve Main, CRA-AB Chairman.