



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 5,a– January 9, 2018 meeting minutes

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL
ADVISORY BOARD MINUTES OF THE JANUARY 9, 2018 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:00 p.m at the CRA Office, 3750 Bayshore Drive, Unit 102, Naples, FL 34112

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Mike Sherman, Steve Main, and Larry Ingram. Excused Absence: Ron Kezeske, Shane Shadis, and Peter Dvorak. Mike Sherman departed at 7:50pm. Meeting ran until 8:55pm.
- II. **CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr., and Debrah Forester, CRA Director, Naomi Hutchinson, Administrative Assistant.
- III. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez.
- IV. **Adoption of Agenda:** A motion to amend agenda was made by Chairman Gutierrez to add in Wolcott Marines for presentation and discussion. Motion second by Karen Beatty. Passed Unanimously. Amendment made to the agenda by Director Debrah Forester to cancel presentation by Mattamay representative. Amendments to Agenda approve by Chairman Maurice Gutierrez second by Karen Beatty. Passed Unanimously.
- V. **Adoption of Minutes:** Motion to approve amended December 2017 Meeting Minutes by Mike Sherman, second by Steve Main.
- VI. **Community/ Business Presentations:**
 - a. **Blue Zone Project**—Introduced by Debrah Forester, who provided an overview of the walking tour held earlier in the day. Nick Butner presented general information on what Blue Zone Project is—a movement to make communities more people centered as opposed to vehicle centered. Jessica Crane, representative for Collier County Blue Zone Project, talked about the partnership with Naples Community Hospital and their commitment to the project. The project is funded for eight years. Dan Burden presented a PowerPoint presentation of the different communities they have successfully worked with and the Blue Zone Project overall goal for the Bayshore community. Advisory



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Board member Karen Beatty requested information on traffic recommendations and materials. Dan Burden stated he had reviewed the parking study recently completed for Bayshore and based on volume and capacity he felt there were some options to consider including adding smaller roundabouts, lowering speeds, and reducing the lane to add a buffer between the travel lane and the bike lanes. Several questions from community in regard to number of lanes and speed limit changes were addressed. Jessica Crane encouraged community to reach out to her at her local office in the Collier County and get involved in the project. Dan is reviewing all of East Naples and Golden Gate City and is looking for marquee projects to implement.

- b. **Mattamay Homes:** Tami Scott noted that a representative from Mattamay Homes was unable to attend but did provide a site plan of their development. Chairman Gutierrez asked Tami to present the information, in lieu of the presentation. Tami stated there have been a few issues holding up the site development plan, but the contractors plan to start mid-March on the project. It will be a gated community, with an exit onto Bayshore drive and a second emergency access on Pine St. No access via Thomasson Dr is scheduled. Developer plans on 244 Townhome units, with 4 and 6 unit blocks. A 5 foot sidewalk on Pine St. is scheduled. Townhomes will be priced between \$290k-\$390k. Several concerns brought up by both Advisory Board and Community that plans are in divergences to CRA vision for the community. Debrah Forester reminded the committee that the developer has received site plan approval and it is based on existing codes. If the community is interested in setting up different standards for future projects, they will have an opportunity during the redevelopment plan update. Tami will reach out to Mattamay again to present and answer questions at next meeting on February 6th, 2018. Member of the community suggested that the developer speak to Dan Burden and perhaps that is an opportunity to improve the site plan before they begin construction. Tami will reach out to them and see if they would be interested.
- c. **Wolcott Marines:** Debrah Forester introduced Mark of Wolcott Marines, a boat sales business. Mark is a small business owner for 25 years, looking to move his boat sales business to Davis Blvd. Second 2 None Auto Center sustain substantial damage during Hurricane Irma and is leasing their property. The property is currently a C4 zone, a Conditional Use permit is needed to allow for new boat sales at the site. His understanding is a conditional use is only allowed for up to 5 years. He is requesting a recommendation from the CRA Advisory Board to present to the BCC. He is interested in the location and is willing to enter into a 5 year lease with the understanding if the owner wanted to sell the property before the lease was up, he would move out. He understands the vision for the area. He will be selling new boats only, all used boats and boat repairs will be conducted on alternate properties. Property is privately owned by the same individual who owns adjoining lot. Chairman Maurice asked for



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clarification between traditional and conditional uses. Mark noted conditional would require the business owner to leave after 5 years unless the property has been rezoned by that time. Discussion continued between Advisory Board and staff on conditional use, and chance of property being upgraded or sold in other ways. Advisory Member Karen Beatty presents motion to approve conditional use with stipulation that a copy of the lease be provided to the CRA stating that Wolcott Marines will leave at the end of their 5 year lease. Steve motions to support Mark proposal to submit an application. Karen Beatty withdrew her motion but suggests stipulation of no chain link fence. Possibility discussed amongst Advisory Board. Maurice refer back to Steve motion. Steve motion to support Wolcott Marines application for a conditional use lease. Second by Advisory Board Member Michael Sherman. Pass unanimously.

VII. Old Business:

a. Vacant lots-deeds restrictions—Lots broken into 3 projects:

i. Lots already Developed: Love and Legacy proposal. Lots reverted back to CRA. CRA not ready to make recommendations at this time. A fiscal Economist has been hired to assess the lots. WSA proposed 20k/lot with commercial development. Maurice said in 2017 Henning & Coyle had concerns because 40-80k per lot with specific questions about reverting back to the CRA. Cal Montenegro stated he had control of the lots. Has invested time and money to reform the land into a higher standard of living. Houses built and sold on property and he was assured the lots would still be in his name. He will pay 200k out of pocket, and wants clarification from court that the lots are his. Larry stated he does not own the lots because of the reverter clause. Debrah cut off the conversation, stating it could not be continued without legal representation.

ii. Lots located on Lunar/Full Moon:

iii. Lots on Karen Dr.: No proposal for Karen Dr. 3 lots with homes work with county and deed restrictions.

b. 17 Acres—Staff Update: Debrah discussed meeting with Arney & CAPA group. Option 3 has been remove, to make it a cultural only zoning similar to mini triangle. 80-90 feet are needed to achieve goal. Community member inquiries about height of Opera house and that CAPA has new technology to lower the height of the building without changing the acoustics.

c. Mini Triangle—Staff Update: Debrah believes the plan in March is final prior to planning commissions. The board discussed finalizing the plan.

d. Public Art Sub Committee—Laura Burns United Arts Council: Ms. Burns was unable to attend. Will be rescheduled for next meeting February 6th, 2018.

VIII. New Business:



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- a. **2017 Annual report and accomplishments, Joint workshop needed with CRA and MSTU (April 3, 2018):** Debrah Forester gave an accounting of the projects from 2017, which had been received, completed, and/or reviewed.
- b. **2018 Work Plan:** Debrah Forester listed the items and projects the CRA hopes to address in 2018: Application for a CBDG funds, working with other departments, a study of demographics, finalizing the Bayshore/Gateway CRA office location, looking into Public Arts plans, and updating website as a marketing tool. Director Forester and Advisory Board discuss pros and cons of current location. A report will be compiled and presented to Board in April 2018.
- c. **Mike Sherman departed meeting at 7:50pm**

IX. Project Updates: Project Manager's Report: Tami Scott, Senior Project Manager, highlighted a few projects.

- a. Sudgen Pathway to return funds approved
- b. Real Maccaw Approved
- c. Two new projects-pre approval meeting—
 - i. Wendy's façade upgrade—part of the site development plan
 - ii. Not Submitted yet—residential project in Courthouse Shadows. Proposal includes some retail and restaurants to stay, built a larger building removed to make room for a 300+ multifamily homes. Karen asked who the developer was, but Tami was not sure.

X. Correspondence and Communications:

- a. **Update 2018 Calendar:** Debrah Forester presented revised 2018 meeting calendar.
- b. **US 41 Corridor Study:** Meeting to recap the US 41 Corridor Study will be conducted on January 16th, 2018. The final meeting for the study will be on February 21, 2018.
- c. **Affordable housing article—Naples Daily News:** Article from the December 29th, 2017 release of the Naples Daily News highlighting Affordable Housing in the area.
- d. **Call for Artist Flyer:** A flyer for a jury Art Show event on February 17, 2018 from 10am to 3pm, at 3700 Bayshore Drive.

XI. Advisory Board General Communications:

A. General discussion about the Blue Zone project and the pros and cons of widening the bike lane and going to only 1 lane in each direction for traffic. There were concerns about lowering the speed limit, and the suggestion of a roundabout and whether these changes would be in the best interest of the area with the Gardens and 17 Acre project.



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B. Karen brought forth the issue of litter and if there was any way to enforce litter removal on the business owners. Cited other cities where business owners are responsible for litter removal in their area. Larry pointed out the biggest problem with litter is the lack of trash cans. Shirley said there are only 4 provided by the county. The Transportation has them at each of the bus stops as well. Debrah suggested adopting a street program. The Marines are responsible for cleaning up Bayshore, but that is only once a month.

XII. Citizen Comments:

XIII. Next Meeting Date: March 6, 2018

XIV. Adjournment – The meeting adjourned at 8:55 pm by Chairman Gutierrez

Chairman Maurice Gutierrez