



Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 4 b. —October 11, 2018 Special Meeting Minutes
Bayshore Gateway Triangle Community Redevelopment Agency
AGENDA

Naples Botanical Garden, FGCU Buehler Auditorium,

4940 Bayshore Dr, Naples, FL 34112

Special Meeting October 11, 2018

6:04 PM

Chairman Maurice Gutierrez

Karen Beatty, Peter Dvorak, Larry Ingram,
Steve Main, Shane Shadis, Michael Sherman,
Dwight Oakley, Steve Rigsbee

1. **Call to order and Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Steve Main (arrive 6:50), Larry Ingram (arrived 6:45), Steve Rigsbee, Peter Dvorak and Dwight Oakley. Excused Absence: Mike Sherman. Unexcused Absence: Shane Shadis

CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; and Megi Roko, Executive Secretary

2. **Pledge of Allegiance** Led by Chairman Maurice Gutierrez
3. **Adoption of Agenda** Peter Dvorak made a motion to adopt the Agenda as written. Second by Karen Beatty. Passed Unanimously.
4. **Old Business**
 - a. **Draft Redevelopment Plan Update- Review & Discussion-** Copies of The Draft Redevelopment Plan were distributed previously. The final Redevelopment Plan will be discussed at the November 14th meeting. Tindale Oliver's Evan Johnson presented a visual synopsis of The Draft Redevelopment Plan. Detailed strategies will be discussed in the future to provide pro-active solutions. All changes made to the plan will be provided at the upcoming meeting. Any additional comments should be provided to staff or to Evan Johnson by October 19th. The catalyst project site updates are being prepared for the Mini-Triangle and 17 acres and will be brought forward to the board at the December meeting.

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5. **Public Comment:** Al Schantzen, a community member, requested that nuisance properties in the community be considered a priority for redevelopment as a health and safety issue. It was also requested to develop a program that removes blight within the community. Anna Weaver, Senior Land Use Planner of Davidson Engineering, would like to see expanding and defining the transition areas in the LDC, and constructing a community plan of working with FDOT. Donna McGinnis, CEO of the Naples Botanical Garden, mentioned interest in collaborating with the CRA to improve landscape and the entrance sign and supports cultural plan and developing off-season events for the area. Other comments include access issues along US41 and the need to coordinate with FDOT.
6. **Staff Comments:** Tindale Oliver's: Evan Johnson mentioned that although capital planning is not feasible past 10 years, a 5-year plan is most suitable to have the ability to revisit projects and update revenue. Senior Project Manager; Tami Scott emphasized the importance of clarifying transition areas in LDC and providing a comprehensive list of codes that should be subject to changes.
7. **Advisory Board Comments:** Vice Chair, Peter Dvorak asked to include better communication to commercial and residential residents in the community regarding incentives and benefits given to current and potential investors. It was also mentioned by board member Karen Beatty that property owners would benefit from having the knowledge of perceived changes as far as property value. Board member, Dwight Oakley requested to condense The Plan to a closer time frame rather than having such a long-term projection to have quicker results. Steve Rigsbee asked if it would be appropriate to use the CRA as a catalyst to acquire properties that do not meet the community's vision and to limit the quantity of halfway and safe houses. Chairman Maurice Gutierrez adds that he would prefer to add property acquisition of problematic areas to the budget as a capital improvement project. Vice Chair, Peter Dvorak mentions that it would be very beneficial for the CRA boundaries to include Sugden Park and surrounding properties and to strengthen the connection to Sugden Park. Larry Ingram raised concerns regarding the current code and setback requirements. Commissioner Taylor asked

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what will spur commercial development in the community that would not cost an excessive amount of funds from the CRA from a short-term perspective. Evan Johnson mentions that capacity of critical infrastructure issues should always be a top priority and simplifying the codes would also assist in speeding the process up at a low cost.

8. **Next meeting date:** November 14, 2018
9. **Meeting Adjourned:** 8:07 PM

Chairman Maurice Gutierrez