



*Creativity in Bloom*

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

**Agenda item 4.a– October 2, 2018 meeting minutes**

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL  
ADVISORY BOARD MINUTES OF THE OCTOBER 2, 2018 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:10 p.m. at the Naples Botanical Garden Buehler Auditorium, 4820 Bayshore Drive, Naples, FL 34112

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Peter Dvorak, Larry Ingram, Dwight Oakley, Steve Main, and Steve Rigsbee. Excused absence: Karen Beatty, Shane Shadis, Michael Sherman  
**CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; Megi Roko, Executive Secretary; Sean Callahan, Executive Director of Corporate Business Operations.
- II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez.
- III. **Adoption of Agenda:** Maurice Gutierrez made a motion to accept agenda as written. Second by Steve Main. Passed Unanimously.
- IV. **Adoption of Minutes:** Peter Dvorak, made a motion to accept July 10th minutes as drafted. Second by Steve Main. Passed Unanimously.
- V. **Community/Business- Presentations:**
  - A. **3091 Tamiami Tr Restaurant and Hookah Lounge Nicholas Matar:**  
Tami Scott, CRA Senior Project Manager introduced local business owner Nicholas Matar. Nick will be opening a 50-seat restaurant that will feature Mediterranean food, hookah and culture. The property has been vacant for 14 years and is expected to open by late December, if permitting is approved. Mr. Matar has hired Davidson Engineering to assist in the process and a pre-app meeting was held with the Growth Management Department. One issue is access to the site. At this time FDOT is not granting access from US41. Mr. Matar and his consultants are continuing the discussions with the CRA staff and FDOT to allow access from U.S. Route 41. There was discussion on traffic impacts on Andrew. The hours of operation will be 11a.m. to 1 a.m. Mr. Matar noted that no loud music will come from the business.

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**VI. Other Agency's:**

- A. Collier County Sheriff Department:** Debrah Forester introduced Mike Nelson for a community policing update. Deputy Nelson and his department successfully held a drown proof water safety event that helps children to swim. They also held a helmet fitting activity where they gave away helmets to community children and taught bike and pedestrian safety. Mike invited everyone to the "Celebrating Safe Communities" event held on October 8, 2018 from 6pm-8pm at Sugden Park. Deputy Nelson also revealed that the sheriff's department and code enforcement worked hand in hand to remove illicit activity and sell the 4411 Rose Ave property.
- B. Collier County Code Enforcement:** Debrah Forester introduced Michael Ossorio, Code Enforcement Director. Mr. Ossorio explained the new code enforcement activity report located online that states information of code violations in our division on a monthly basis. Mr. Ossorio presented a new policy that records history of reoccurring violations. There is also a new program that will work with the community to educate on zoning violations to stay in compliance.

**VII. Old Business:**

- A. Office Space:** The lease for Pineland was approved with the BCC, the contractor is working on the submittal for the build-out of the space. The existing office space is now on a month to month lease until the end of January. It can be extended until the end of March if necessary. The expected move in date is end January 2019.
- B. Land Purchase/Future Parking lot-3321 Bayshore Drive:** The CRA purchased a vacant lot and intends on developing as surface parking for the community. Staff solicited 5 quotes from engineering firms for a site development plan. The quotes include schematic design, design development, construction documents and submittal for the site developmental plan.
- C. Redevelopment Plan:** Tindale Oliver is drafting the Community Redevelopment Plan. Copies have been made available for the board to review and discuss the full plan on October 11<sup>th</sup> at the BGTCRA Advisory Board Special Meeting. Revisions were requested. This spurred the discussion of evaluating half way houses in the community and traffic concerns in the area. As the plan is reviewed, the vision for the community will be decided to then receive land development coaching. Subsequently involving the zoning department and FDOT to regulate the issues of half way houses and traffic issues in our area.
  - i. Community Forum Results:** The redevelopment plan community forum results were provided.

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ii. **Mini Triangle Charette Update:** A report will be made available from Tindale Oliver regarding the discussions had with the owners and FDOT.

iii. **17 Acres Survey:** The 17 Acres Survey is live and is accessible online and will shut down on October 13<sup>th</sup>.

D. **Linwood Street Lighting:** Opera Naples has requested from the CRA; funding to purchase and install security lighting on Linwood Street. The county recommended LED lighting for 6 street light fixtures that would be placed onto the poles FPNL owns and the expense would be \$500 annually in addition to a one-time transformer installation fee of \$1300. The estimate is based on a 10-year lease program. A motion was made by Steve Main; to support the CRA to enter into conversation with the Board of County Commissioners to allocate funds for the Linwood Street Lighting, Second by Peter Dvorak-passed unanimously.

VIII. **New Business:** N/A

IX. **Staff Report:**

A. **Project Manager Report:** Tami Scott, Senior Project Manager, highlighted several projects from the Project Managers Report a few of those noted included:

- i. The mini triangle property has been resold and re-named as “Gateway of Naples” and the new owner has submitted a change to their matrix of square footage. Debrah Forester, has been working on an agreement with Crown Castle Cell Tower to terminate the lease with the CRA. A permit was submitted for their SDP and plans have been made to relocate to Kirkwood by March 2019.
- ii. The Fire Suppression System Phase 2 project was approved by CHS and the Board of County Commissioners. The CRA has partnered with the City of Naples to upgrade the waterlines on Becca Ave all the way down to Pine St. The City of Naples has retained Johnson Engineering and plans are at 60% with a completion date of approximately October 2018.
- iii. Thomasson Drive RFP packages were sent to procurement for both the CEI services and the Contractor. A total of 4 bids were received on the second solicitation. A qualification meeting is scheduled on October 10<sup>th</sup> with the selection committee.
- iv. Racetrac has submitted for a SDP and has undergone the first review process to which the CRA staff provided comments but Racetrac has yet to reach out. Jaime French, Growth Management Division Department Head, mentioned that Racetrac has encountered some issues with FDOT and may lose a gas pump.

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- v. Pre-app was held but a SDP has not yet been submitted. Sara Bay Marina has proposed a new building and a pre-app was held but no SDP has been submitted. A pre-app meeting proposing a new building was held for Sunbelt Equipment rental although no SDP has been submitted.
- vi. The Food Truck park is developing a parking lot with 65 spaces.
- vii. Compass Point is back on the market and is listed at \$1.25 million for 20 potential units.

**B. Maintenance Report:** Shirley Garcia, Operations Coordinator, will now be recording maintenance issues in our area on a monthly basis.

**C. Financials:** The end of year report was provided, and Shirley Garcia is working on opening new purchase orders for the new fiscal year. Donna Lumbert was hired as a budget analyst for both Immokalee and Bayshore-Gateway Triangle CRA.

- X. **Correspondence and Communications:** The Celebrating Safe Communities event for East Naples-District 3 will be held Monday, October 8, 2018 from 6pm-8pm at Sugden Regional Park. National Walk to School Day is October 10<sup>th</sup>.
- XI. **Public Comments:** A community member requested to consider restricting the development of halfway houses in residential areas in the Master Plan. The CRA staff offered to reach out to state agency who issues the development permission of halfway houses.
- XII. **Staff Communication:** Debrah Forester, CRA Director, mentioned Naples Illustrated Magazine had an article featuring Bayshore Arts District. The 2019 January meeting will be scheduled on January 15<sup>th</sup> at the Naples Botanical Garden FGCU Buehler Auditorium.
- XIII. **Advisory Board General Communication:** N/A
- XIV. **Next Meeting Date:** October 11, 2018-CRA Advisory Board Special Meeting-Review of DRAFT Redevelopment Plan.
- XV. **Adjournment** – The meeting adjourned at 8:28 p.m.

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Chairman Maurice Gutierrez

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