



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 4,a– May 1, 2018 meeting minutes

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL
ADVISORY BOARD MINUTES OF THE MAY 1, 2018 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:03 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 (Left at 8:27), Mike Sherman, Steve Main (Arrived at 6:05), Shane Shadis (Arrived at 6:03pm, left at 7:30pm) and Peter Dvorak. Excused Absence: Larry Ingram. Absent: Ron Kezeske).

CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; and Debrah Forester, CRA Director; Naomi Hutcheson, Administrative Assistant; Tim Durham, Executive Director of Corp Business Ops.

- II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez
- III. **Adoption of Agenda:** Motion to adopt agenda as is by Peter Dvorak. Second by Karen Beatty. Pass Unanimously. (Was noted at end of meeting that there was a mistype in the Next Meeting Date. It should be June 5, 2018, not June 5, 2108)
- IV. **Adoption of Minutes:** Peter Dvorak requested the minutes from April 3rd, 2018—VII Old Business, A: Vacant Lots—be amended to clarify the motion presented by Steve Main. Instead of the current verbiage that indicates a willingness to accept additional monies per lot or reclaim the properties, the motion should only indicate that the Advisory Board voted to enact the reverter clause and reclaim the titles. Motion to accept minutes as amended by Peter Dvorak. Second by Karen Beatty. Passed Unanimously.
- V. **Community Presentation:**
- A. **Mattamay Homes-Mack**, from Mattamay Homes was introduced by Senior Project Manager Tami Scott. This was the 3rd time Mattamay presented to the CRA Advisory Board (CRA). Presentation included: layouts and images of the project site plan, number of units, and types of units. Pre-selling hopefully by end of the year, with the first block of units schedule for completion early to mid- 2019. Selling price from just above to just below \$300k range. There will be both Coach homes and 4-plex Townhomes. Demolition to begin next week. The entire project is expected to take 3-5 years. Negotiations still in progress with the post office



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

regarding placement of mailboxes. Each unit will have a one or two car garage with additional spaces for guest available throughout development. A 6ft concrete wall will surround the development. During construction Mattamay asks that the Sherriff's Department assist in making sure that kids stay safely out of the construction zone, especially coming into their summer break. They have already discussed with CRA staff a willingness to work in concert during construction of their property and the Thomasson Drive/Hamilton Drive MSTU project. They have also agreed to maintain landscaping on their wall on the Bayshore side. The wall will be staggered with inlets for benches, public art, etc. A general history of Mattamay Homes developments was given, and several questions were asked for clarification on units, irrigation, trees, floor plans, and the market.

VI.

Old Business:

- A. Vacant Lots:** Jennifer Belpedio, Assistant County Attorney and attorney J. Thomas Conroy III,—representative of the lending company—presented the progress of their negotiations regarding 15 vacant lots with questionable titles. The lots are on Karen, Lunar, Harvest, and Full Moon. Ms. Belpedio gave Commissioner Taylor a spreadsheet showing the history of the Love & Legacy Lots for the record and informed the Board that their current options were to accept \$15k per lot and transfer the titles to Mr. Conway's firm, or to take the matter to the Board of County Commissioners (BCC) for a Quiet Title Action, wherein the court will decide who owns the lots. Mr. Conway gave a brief history of the situation, how he and his firm came to be involved and their position on the subject. They may be willing to go as high as \$18k per lot, but since the original sale price was only \$15k per lot, in combination with the amount of money his firm has already lost and put into this project, he was unwilling to go higher or consider a profit share percentage. Mr. Conway noted that Cal Montenargo is no longer involved in the negotiations. The CRA in general highly disagreed with the amount presented and would still like to look into reverting the titles back to the CRA. Mr. Conway mentioned he could easily find developers on a reasonable timeline which would result in property taxes for the CRA, instead of time and money spent on a lawsuit. A suggestion that the 6 currently developed lots on Karen be given to Mr. Conway's company for \$15k each and the other 9 be taken back—or remain in limbo—until proof can be established that the parcels can be developed in a timely manner. Then re-negotiations would start on the remaining 9 parcels. Mr. Conway seemed willing to entertain this idea. Mr. Conway and Ms. Belpedio will continue their negotiations and report back to the CRA at next month's meeting. Mr. Conway mentioned he liked the idea of the 6 parcels now at \$15k each to develop on a timeline, and if they do not perform adequately they would forfeit the remaining 9 parcels. Ms. Belpedio reminded the CRA Advisory Board that they were not there to solve the problem that night, but to get a better feel for the CRA's thoughts and



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

opinions so that her and Mr. Conway could continue to work on the best solution for all parties involved.

- B. Code Enforcement:** Jamie French, Deputy Department Head of the Growth Management Department (GMD), spoke in conjunction with Mike Ossorio on Code Enforcements (Code) role in both Collier County in general and the Bayshore/Gateway Triangle District in specific. Presentation included: statistics, process for reported incidents, online options, staffing breakdown, and department core values and purpose. Code Enforcement Department has requested additional staff and have requested one new officer be assigned to Bayshore CRA. Points of interest: It is illegal for Code to site and enforce building code violations sans verification and coordination with the Building Officials. Code is allowed to be proactive on Health and Safety issues only. Primary focus is on educating the community and assisting in bringing it up to code standards. Enforcement must be done through the Sherriff's Department. All codes brought forward must be researched and have an acceptable case close solution that will not end in a lawsuit. Code is utilizing a new system that allows them to track reoccurring issues/offenders/complaint calls and time restraint issues. The Bayshore/Gateway Triangle district is down to approximately 500 calls for 2017 in comparison to 2600 in 2012. Code assists with neighborhood cleans and additional clean ups can be scheduled. Code Officers will come with dumpsters to assist in clean-up. (Shane Shadis left during presentation at 7:30). The board inquired about duplexes, backyards, docks, and other violations that can be viewed from the water, certain angles from the street, or one's property. It is illegal for Code to look into people's backyards. The offense must be obviously seen from the curb, otherwise it must go through the Sherriff's Department. Code will verify position on violations seen from waterways, as it would require a Code Official to be in a boat, which the department does not have. Commissioner Penny Taylor informed the community that they can request a ride along with Code Enforcement or the Sherriff's Department. These are generally twice a month and considered an educational experience in looking for appropriate and pertinent violations.
- C. Public Art:** Laura Burns was unable to attend and present the Ad-hoc Art Committee's progress. Debrah Forester, Director of the CRA, notified the CRA that they would be looking into hiring an Art Consultant to deal with the public art issue in Bayshore. Staff will continue working towards a long term Public Art plan of operation and implementation.
- D. 17 Acres-Staff Update:** Debrah gave an update on the 17-acre Cultural District project. She has sent a Memo to the BCC and an email to the CRA Board about the change in financial partners with Arno. While doing Due Dilligence on the previous financials, it was determined changing partners was the best solution for the project. A handout of the financier and developer was included in the Agenda Packet. The Cultural and Performing Arts (CAPA) group, along with others in the Naples' cultural arts community, met today to talk through the schedule of events



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

and progress of funding for the proposed Cultural Arts Center. The Purchase and Sales Agreement will hopefully be on the BCC June 26, 2018 Agenda.

- E. Redevelopment Plan:** Debrah updated the Board on the progress since the Redevelopment Workshops last week. Tindall Oliver is working on compiling the feedback received with additional information garnered through contacting attendees. If anyone has additional input, please email the CRA and staff will forward to the consultants. There was some discussion on requesting lowering the speed limit to 30mph on Bayshore Drive.
- F. CDBG Grant-Fire Suppression Phase 2:** A letter was included in the Agenda Packet stating that the CRA was not awarded the CDBG grant needed to fund the Fire Suppression project. Additional funds are being looked into. Tim Durham, Executive Director of Corporate Businesses mentioned the project continues to be on the County's State funding request list.
- G. Walking Audit Report:** The Blue Zone Walking Audit Report was included in the Agenda Packet for CRA members to review and come back next month with any questions or comments.
- H. Trio Project:** Mike Sherman asked for clarification on the Trio/Mini-Triangle projects. From his observations, the community response to the Trio pulling out is that no development will be happening. Debrah Forester clarified that CRA staff has no specifics on Trio yet, but the CRA Mini-Triangle project is still active and scheduled to go before the BCC on May 8, 2018 for the rezoning. Peter Dvorak said the community has nothing to worry about. Once the Mini-Triangle project breaks ground and gets a few stories built, developers will come. Ms. Forester also mentioned there would be a meeting on moving the cell tower this week.

VII. New Business:

- A. Advisory Board Application-Dwight Oakley (Action Item):** There are currently two openings on the CRA Advisory Board. Dwight Oakley has submitted an application for consideration (included in Agenda Packet). He is both a Bayshore Resident and Business Owner. Committee members had many positive things to say about Mr. Oakley. Steve Main made a motion to accept Dwight Oakley's Application for the CRA Advisory Board and to Recommend his Appointment by the BCC. Karen Beatty Second. Passed by all CRA members present. Debrah Forester stated the appointment would go before the BCC on May22, 2018.
- B. Budget Review:** Debrah Forester went over the CRA Budget, which was included in the Agenda Packet. Points of interest: A new car for the CRA office, a job bank full-time position, increased budgeting for contracted services—i.e. Art Consultant, and increased funding for grant program. The CRA was asked for a millage rate recommendation for staff to take to BCC. Steve Main made a motion to keep a millage neutral position. Peter Dvorak second. Passed by all Board members present.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

- C. Website Update/Community Outreach:** Debrah Forester has collected 3 quotes from vendors to clean up and update the website. Once it is brought up to date, the staff will have the website updated twice a month with updates on projects as well as Agenda Packets from meetings. Other social media options are being looked at as well in an effort to keep the community informed. (Karen Beatty left at 8:27)

VIII. Staff Report

- A. Project Manager Report:** Tami mentioned that the Project Manager Report was included in the packet. Points of interest: Thomasson Drive has its Procurement Package, and has gone out to bid on construction and CEI services. The Microbrewery has its Groundbreaking Ceremony Monday, May 7, 2018 at 3:30 pm and is scheduled for completion late November 2018.
- B. Financials:** A basic financial update was distributed to the Board. Debrah Forester recognized that it was not exactly what the Board was looking for, but once staff overcomes a few technical issues, they should have an easily updated, satisfactory product.

IX. Other Agency's

- A. Sherriff Department:** Office Mike Nelson brought in statistics for the Bayshore District garnered from the General Crimes Bureau Criminal Investigations Division, District 3. While he could not distribute copies of the report, the numbers indicated a significant decrease in criminal activity for the Bayshore District in the last 2 years. Permission was granted to publish the statistics in the Minutes. No open cases were included.

	CALLS	HOME BURGLARIES	CAR BREAK-IN	TRAFFIC
2016	331	11	5	90
2017	116	12	5	17
2018	10	4	0	--

- B. Code Enforcement:** John Johnson from Code Enforcement gave an update of a few outstanding code cases, and the community and board provided a few items for him to check on.

X. Correspondence and Communications:

- A. Advisory Board Vacancy—Gateway Triangle Resident/Business Owner:** Debrah Forester noted that if they received an application for a Board position and the individual did not completely fulfil the parameters of the position, the CRA Advisory Board could request the BCC to allow the applicant to take a seat. A community member from the Gateway Triangle was in attendance and requested an application. Shirley Garcia will speak with him after the meeting regarding the application process.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

XI. Public Comments:


- A. Water retention pond:** Commissioner Penny Taylor requested the CRA look into what can be done to modify the view around the retention pond. Debrah Forester informed her that staff is researching the history of the project.
- B. Wang Center Lighting:** A community member brought up the lighting going towards the Wang Center is not sufficient. Commissioner Donna Fiala said it was a safety issue and could potentially be covered through a CDBG grant. Debrah Forester informed everyone that this CDBG grants were closed for new applications, but that it could be looked at next year and that maybe in the interim they can find a feasible solution, like offering a special grant to a non-profit.
- C. Stormwater:** Community Member Steve Rigsby inquired as to the possibility of getting a grant to cover the culvert ditches that flood Andrew Drive. Commissioner Taylor said that the Commissioners had passed a Stormwater utility fee, that allows proactive stormwater and flooding maintenance and she will bring the issue of Andrew Drive up to the GMD. Another community member brought up that multiple homes on Linwood have been regularly destroyed by flooding. John Johnson from Code mentioned that the area in general is very low, resulting in higher flood insurance. However, FEMA has Mitigation Grants for long-term protection of homes from the elements, and that it is possible to receive a grant that could assist in lifting the home. Debrah Forester requested that anyone interested give their information to the CRA staff and further information on the process could be discussed.
- D. Sewage pumps:** A community member was distraught about the work being done on Harbor Lane because she was worried it was going to damage the homes. Shirley Garcia assured her that they are working on the pump lift stations to avoid future sewage issues and that the engineers have everything figured out so that no damage will be incurred to private property. She gave the community member the card of the project manager for her to contact with any further concerns.
- E. Halfway House:** Mr. Rigsby also mentioned that between St. Matthews, the Methadone Clinic, and multiple half way houses, it has overwhelmed the neighborhood and requested for someone to look into a way to more evenly distribute them throughout the area.
- F. Animals and Lighting:** Mr. Rigsby also mentioned that when he originally purchased in the Gateway Triangle the homes were surrounded by forest with a variety of animals. Now the only animals are rats and there is too much light pollution. John Johnson from Code said they are looking into possible solutions for the light pollution.
- G. Code/Zone Changes:** A community member who also works for GMD mentioned how contradictory the code and zoning is for the area and how restricted she is on what she can and cannot do with her property. Debrah Forester suggested she write up her thoughts and staff can forward on to the consultants working on the



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

redevelopment plan update. Tami Scott mentioned how encouraged she was by GMD and their willingness to jump start the district by altering Code and Land Development Code (LDC).

- XII. Staff Communication: None
- XIII. Advisory Board General Communication: None
- XII. Next Meeting Date: June 5, 2018 at 6:00 p.m.
- XIII. Adjournment – The meeting adjourned at 9:10pm


Chairman Maurice Gutierrez