



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 JANUARY 6, 2015 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, Karen Beatty, Peter Dvorak, Chuck Gunther. Larry Ingram was excused. The following were absent: Shane Shadis.

**CRA Staff Present:** Jean Jourdan, CRA Operations Manager, Ashley Caserta, Project Manager, and Ekna Hue, Operations Coordinator.

- II. **Adoption of Agenda:** Motion to approve the agenda made by: Peter Dvorak. 2<sup>nd</sup> by: Maurice Gutierrez. Approved: 6-0.
- III. **Adoption of Minutes:** Mr. Main asked for a motion to approve the December 2, 2014 meeting minutes. Motion to approve minutes as amended made by: Maurice Gutierrez. 2<sup>nd</sup> : Mike Sherman. Approved: 6-0.

#### IV.

##### A. Speakers / Presentations

###### 1. Commissioner Penny Taylor:

- As you are aware, the Redevelopment Plan is long overdue to be updated, but due to our financial constraints with the loan we have not had the funding to do so.
- Background and Summary of Project and tasks Completed (\$5,000)
- Report on existing conditions in the CRA (Est. \$25,000 for both Financial Feasibility and Market Analyses)
- Feasibility Study
- Estimates of future CRA Increment Revenue
- Availability of future CRA funds for identified projects and programs
- Market Analysis (What is the best range of uses for redevelopment both in Bayshore and the Triangle)
- Draft New Redevelopment Goals, Objectives, and Policies (\$12,000)
- Workshops (2 before Advisory Board and 1 before BCC: (\$6,500)
- Final Draft Report (\$6,500)
- Hearings (CCPC and BCC): (\$5,500)
- Estimated CRA Plan Update Cost Range: \$60,000 - \$80,000.
- Commissioner Taylor asked if this advisory board is open to have speakers, such as developers, come to our meetings throughout the year. Members agreed on this suggestion.
- The advisory board requested someone who may have figures such as the turtles or alligators to place down Bayshore Drive.

**2. Communication regarding Cirrus Point a/k/a Soltice:** We have re-submitted the PUD amendment and small scale plan amendment for Soltice to County staff. We amended the application that was previously moving through the process to add provisions for senior housing. We will need to hold another neighborhood information meeting due to the proposed revisions. Wayne Arnold made a presentation for Soltice. The information included: 10 acres project which will house either 200 senior housing Assisted Living units for ages 55+ at market rate or 108 residential multi-family house units with a minimum of 1,200sq. ft. for live in only, no rentals.

Motion to agree on this developers idea as presented for senior housing made by: Mike Sherman. 2<sup>nd</sup> by: Steve Main. Approved: 6-0.

## **B. CRA Project Updates**

**1. CRA's 17 Acres Property:** Continues to be advertised for sale.

**2. Gateway Triangle Properties:** Possible buyer is in 150 day inspection period.

**3. Residential Lot Development (NIAN):** These lots need to start the application process no later than March 26, 2015. Most of these lots have been conveyed to other entities. The county Attorney's office will be contacting the owners to advise of the deadline, otherwise, the county will be considering taking back these properties.

**4. Breeze of Calusa:** Construction will begin this month.

**5. CRA Residential Lots Advertisement:** Love Legacy has submitted permits for two (2) buildings which have been rejected and are currently working on corrections.

**6. Solstice f/k/a Cirrus Point:** Presentation on today's meeting.

**7. Community Garden:** Mr. Jeff S. Curl, President of Emerge Design LLC provided conceptual architectural renderings for submittal of the application to the Zoning Department. The church has hired an architect and engineer and continuing to move forward.

**8. The Garden School:** Kathy Khatib still working on the school redesign, finding ways to bring down the costs. Wants to make sure the school will work at all levels, including financially.

**9. DRI Grants Application (APPROVED): Karen Drive and Pineland Avenue stormwater improvement projects:** In-office work for the Karen Drive Stormwater Improvement Project (grant funded in the amount of \$154,120) and the Pineland Avenue Stormwater Improvement Project (grant funded in the amount of \$56,570) has begun. We are currently working on the design phase. Actual trucks and boots on the ground will be in next month.

**10. Regatta Landing:** Are currently being constructed.

**11. Haldeman's Boat Dock:** No new application yet.

**12. RaceTrac:** No new application has been submitted as of yet.

**13. Becca Ave:** The Stormwater Department is willing to match the offer we received from the Shelter for Abused Women for this property. Staff is preparing an Executive Summary to take this issue to the BCC on their next meeting.

**14. Annual Report:** This annual report is due to the BCC on March 3<sup>rd</sup> 2015. Staff is beginning to work on this task and requested input from the advisory board. The advisory board agreed to have the report printed and mail out to all residents as we have in the past. Motion to ask the MSTU Beautification Advisory Board to help pay for the annual report made by: Peter Dvorak. 2<sup>nd</sup> by: Maurice Gutierrez. Approved: 6-0.  
**Note:** The advisory boards join workshop is schedule for April 7, 2015.

**B. MSTU Project Updates:**

**1. Landscape:** Affordable Landscape has been maintaining everything and are currently trimming the tree's in the Right of Way down Bayshore Drive.

**2. Thomasson Drive / Hamilton Avenue:** The MSTU is in the design phase and looked at four different sections to consider which included different locations for the bike lanes. They voted to continue the look which is already in place down Bayshore to keep consistency. This includes the green bike lanes and a shared use path on both sides of the street. More details will be forthcoming in the next meetings.

**3. Side Streets:** This topic was just a discussion item as there is no money for the next few years.

**4. Capital Improvement Plan:** This will be looked at in the coming months and will include a possible boundary expansion towards the East of Thomasson Drive.

**Requests for Payments:** Motion to pay all bills including property taxes but hold back on payment of the mail out made by: Peter Dvorak. 2<sup>nd</sup> by: Karen Beatty. Approved: 7-0.

**V. Old Business: None**

**VI. New Business:** Naples Auto Donation Center has requested to utilize the CRA's property in the Triangle area as a car storage until we sell our property. Motion to allow Naples Auto Donation Center to store/park their donated vehicles on CRA property made by: Maurice Gutierrez. 2<sup>nd</sup> by: Karen Beatty. Approved: 6-0.

**VII. Advisory Board General Communications:**

**VIII. Citizen Comments:** Mike Nelson from the Sheriff's office announced that the Bayshore Area was the recipient of the Anthony Sutin Civic Imagination Award.

**IX. Adjournment:**

  
Approved by Steve Main, CRA-AB Chairman.

