



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 NOVEMBER 4, 2014 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, Chuck Gunther (late), Karen Beatty, Shane Shadis, Peter Dvorak, and Larry Ingram.

**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: 7-0.

- III. **Adoption of Minutes:** Mr. Main asked for a motion to approve the October 7, 2014 meeting minutes. The following are requested amendments; IV.B.1. remove everything after the first sentence. And IV.B.2. Should read "Construction is complete on both Bayview Drive and Lunar Street. Final completion was September 28, 2014. A final completion walk-through was done with MSTU staff, the contractor, CEI and designer on October 2, 2014." Motion to approve minutes as amended made by: Maurice Gutierrez. 2<sup>nd</sup>: Peter Dvorak. Larry Ingram abstained. Approved: 6-0.

#### IV.

##### A. CRA Project Updates.

**17+ Acre Property:** The Estimated Value is \$3,000,000. Premiere Plus Realty Company was selected to market and sale the CRA's 17+ acres. Staff has a scheduled meeting to discuss the property and what can be built.

**2. Gateway Triangle Properties:** Fortino Construction presented their conceptual design for this property. The following list includes the development features:

- (7) seven story hotel
- 15,000 to 20,000 sq.ft. of retail space
- Rooftop restaurant
- A residential building that will have a pool and tiki bar on the roof with about 190 units
- Event space in the hotel

On October 28, 2014, the BCC voted on the sale of this project and denied it due to the language in the agreement. Staff is working on the agreement and will be presenting this to the BCC on November 18, 2014.

**3. Residential Lot Development.** The builder has applied for permits and is waiting on those to break ground.

**4. Calusa Breeze:** The permits for this project have been approved. Construction will begin in 3 weeks.

**5. CRA Residential Lots Advertisement:** Love Legacy will begin construction for the residential houses on Lunar once permits are approved.

**6. Solstice f/k/a Cirrus Point:** The project will be moving forward per the developer. They will resubmit and go through a comprehensive plan amendment to request a density bonus. These will be market rate housing.

**7. Community Garden:** Mr. Jeff S. Curl, ASLA CLARB, President of Emerge Design LLC provided conceptual architectural renderings for the garden 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. Want to make sure the school will work at all levels, including financially (10/2/14).

**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 of the project at this time. Actual trucks and boots on the ground will take maybe 2 months.

**10. Becca Avenue Lot Sale:** The Purchase Agreement has been forwarded to the County Attorney’s Office for review. Staff is working with the County Attorney’s Office.

**11. Lakeview Speed Hump:** Staff has been communicating with a resident who is working on obtaining the signatures for the petition.

**B. MSTU Project Updates:**

**1. Landscape Update:** Affordable Landscaping has been maintaining the area and correcting all the irrigation issues throughout Bayshore Drive.

**2. Bayview & Lunar Update:** The streetscaping for these streets has been completed.

**3. Thomasson Drive / Hamilton Avenue:** RWA presented a conceptual design for this project in the MSTU meeting. There is an exhibit in the office for viewing. RWA will be presenting again next month which will present more options.

**4. Karen Drive & Pineland Stormwater Improvements:** We are currently working on the design phase of the project at this time.

**Requests for Payments:** Motion to pay all bills made by: Steve Main. 2<sup>nd</sup> by: Karen Beatty. Approved: 8-0.

**V. Old Business:** None

**VI. New Business:**


**A. Becca & Francis Ave Lots:**

Staff met with stormwater staff which announced they will be focusing in our area. The Francis property was purchased for stormwater issues originally therefore that will be the use for it. Members were requested to create a list of priorities be e-mailed to staff to present to the stormwater department in consideration for the exchange of the Becca lot. Keeping in mind Lindwood and Lakeview speed hump requests. Staff will collect and present the requests at the next meeting.

**VII. Advisory Board General Communications:** Mike Sherman requested we include the, now named, Regatta Landing project which includes the building of 64 homes as part of the CRA Updates

**VIII. Citizen Comments:** Mike Nelson from the Sheriff's office presented the Bayshore area crime statistics which showed a lower number from last year, over 1,000 less in one year. Vern a resident of Fredrick's Street, which is near the RaceTrac project, gave an update on the project and was looking for a confirmation that the CRA was still in support of funding the mail out. The developer has to apply for a waiver approval which will go before the BCC.

**V. Adjournment:** Meeting adjourned at 7:20pm



Approved by Steve Main, CRA-AB Chairman.

