



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE NOVEMBER 5, 2013 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.

1. Roll Call: Present: Advisory Board Members: Larry Ingram, Steve Main, Maurice Gutierrez, Mike Sherman, Shane Shadis, Chuck Gunther, Peter Dvorak, Karen Beatty.

CRA Staff Present: Jean Jourdan, Interim Director, Ashley Caserta, Project Manager.

2. Adoption of Agenda: Mr. Main asked if anyone had any changes. Hearing none, he asked for a motion to approve the agenda. Motion by: Peter Dvorak. 2nd: Mike Sherman. Approved 8-0.
3. Adoption of Minutes: Mr. Main asked for a motion to approve the October 2, 2013 meeting minutes with one change (typo of stromwater to stormwater). Motion by: Mike Sherman. 2nd Chuck Gunther. Approved 6-0 with Ms. Karen Beatty and Peter Dvorak abstaining.
4. CRA Project Reports:
 - a. CRA Project Updates.
 - 1- **CRA's 17+ Acre Property**: Staff has been in discussion with two potential investors interested in developing the site. Staff will move forward with an RFP to enlist the services of a real estate professional to market the site based on its highest and best use.
 - 2- **Residential Lot Development**: In addition to the six houses under construction on Linda Drive, there is one house under construction on Jeepers Drive, one on Barrett Avenue and three on Pine Street.
 - 3- **CRA Residential Lots Advertisement**: Legal Notice was published offering five CRA lots for sale. Sealed bids will be accepted for 30 days and opened at the December 3rd Advisory Board meeting.
 - 4- **1936 Davis Boulevard Lease**: The lease is scheduled for consideration by the CRA Board at the November 12, 2013 public hearing.
 - 5- **CRA 2013 Project Update**: Presentation will be made by CRA staff at the November 12th BCC public meeting.
 - 6- **Gateway Triangle Stormwater Improvements Construction Update**: Swales along three lots on the east side of the Pineland Avenue did not drain properly during the rainy season. The problem was assessed and

identified. Ms. Caserta is working on potential funding opportunities to correct the problem.

- 7- **Andrew Drive (FP&L lights):** Pending provision of Agreement from FP&L.
- 8- **Cirrus Point:** Mr. Fields is working the PUD amendment and Growth Management Plan Amendment through the zoning process. The amendment is scheduled for the December 19, 2013 Collier County Planning Commission meeting and the February 11, 2014 BCC. Construction should begin in 2014.
- 9- **Community Garden:** CRA staff met with Botanical Gardens, University of Florida Agricultural Extension and the Church on October 2nd. The next step is to find a landscape architect willing to donate time to the project.
- 10- **Grant Application (Fire Suppression Upgrades):** Ms. Penny Taylor, former City Council member paved the way for CRA staff to meet with City staff to discuss filing a joint application for the next grant cycle. The City is amendable.

b. MSTU Project Updates:

- 1- **Landscape Update:** Our maintenance vendor, Ground Zero, has been checking our irrigation and preparing for the winter. They will be replacing the plants outside our office and throughout Bayshore Drive as needed.
- 2- **Bayview and Lunar Update:** Estimated Construction to begin January 2104.
- 3- **Thomasson Drive Update:** Atkins was selected as the Engineering firm to design the Thomasson/Hamilton Drive project. Negotiations will begin to determine cost of service and agreement will go the BCC for approval.

Requests for Payments: None

5. New Business:

- a. **LDC Amendment:** The advisory board members reviewed proposed language for the upcoming LDC amendment cycle to: 1) allow for more vivid exterior building color within the Cultural District boundary and 2) provide a deviation process for exterior buildings colors within the Overlay District was not effectively executed. 3) allow institutional and civic uses, which are generally exempt from the architectural design standards subject to review by County staff following the review and recommendation by the CRA Advisory Board at a publicly advertised meeting. The AB members voiced concerns regarding County staff's reviews sometime lack flexibility. Ms. Jourdan explained that as the language currently reads it could have some unfavorable consequences. In example, a new civic or institutional operation could move into and operate out of an old warehouse without being subject to the design standards and not consistent with the CRA's goals and objectives. Ms. Jourdan said it is her understanding that as the language is proposed the CRA-AB would review and provide their recommendation to County staff. This will provide a means to ensure all buildings still meet the intent and character of the Overlay. A motion to approve the proposed LDC amendment language for submission into the LDC amendment cycle was made by: Maurice Gutierrez. 2nd by Karen Beatty. Approved 8-0

- b. A video presentation was given by Chick Heithaus highlighting Bayshore Cultural and Performing Arts Center. The Advisory Board members and the audience participated in a question and answer session. Mr. Heithaus said they have until December 16th to raise \$8 million dollars to secure the 37.25 acre site, but they have some promising donor prospects. If they acquire the land, CAPA hopes to open the doors in 3 to 4 years.
- c. **The Garden School:** Ms. Kathy Khatib made a presentation regarding a planned Montessori preschool to be located on the corner of Bayshore Drive and Colonial Drive. Ms. Khatib requested the CRA-AB to provide a letter of support to the County Zoning Department. The school would serve 55 children and the tuition would be kept as low as possible, in order to be affordable for middle to low income family. Motion to provide a letter of support was made by: Peter Dvorak. 2nd by: Karen Beatty. Approved 8-0

6. Advisory Board General Communications. None

7. Citizen Comments. Mr. Robert Weissenborn, owner of the Greyhound station on Davis Boulevard requested the CRA-AB consider providing him a grant to assist with the cost of the installation of a fence and lighting around a newly constructed long term parking area. The CRA-AB recommended he contact CRA staff and make a formal application for their consideration.

8. Adjournment: 7:30 With no other public comments Mr. Main adjourned the meeting.

Approved and forwarded by Steve Main, CRA-AB Chairman.