



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 DECEMBER 2, 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, Karen Beatty, Shane Shadis, Peter Dvorak, and Larry Ingram. The following were absent: Chuck Gunther.

**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 November 4, 2014 meeting minutes. Motion to approve minutes as amended made by: Maurice Gutierrez 2<sup>nd</sup> : Shane Shadis. Approved: 7-0.

IV.

**A. CRA Project Updates.**

1. **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. We have not received any formal offers.

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 November 11, 2014, the BCC approved a sales contract with 150 days due diligence. Peter voiced his frustration with our county government and the way business is handled.

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

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

5. **CRA Residential Lots Advertisement:** Love Legacy will be submitting for the permits next week. He provided a proposed plan of the buildings. They will be 2 – story buildings. Average price will be \$240,000.00.

6. **Solstice f/k/a Cirrus Point:** The project will be moving forward per the developer. The consultant plans to attend our January 6, 2015 meeting for a presentation. They are looking to include a possible Adult Living Facility.

**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 is continuing to move forward.

**8. The Garden School:** Kathy Khatib is 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 take maybe 2 months.

**10. Regatta Landing:** The property has been cleared. The development will include 16 multi-family structures and 64 units on 20.51 acres.

**11. RaceTrac:** There was a community meeting on December 1, 2014. The BCC meeting will be held on December 9, 2014. Motion to recommend denial of the RaceTrac project as it is an inappropriate use for the CRA area made by: Mike Sherman. 2<sup>nd</sup>: Karen Beatty. Approved: 7 – 0.

**B. MSTU Project Updates:**

**1. 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.

**2. Haldeman's Creek:** The Haldeman Creek MSTU recommended denial of the Haldeman's Creek Boat Dock Extension.

**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: None**

**VII. Advisory Board General Communications:**

Peter inquired about our Becca and Pine property as it seems that it is being used for access to the adjacent property.

**VIII. Citizen Comments:** Deborah Chesna voiced her gratitude for the CRA's motion to recommend denial of the RaceTrac project as she sees a lot of hazards coming from this development.

**IX. Adjournment:**



Approved by Steve Main, CRA-AB Chairman.