
**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY
BOARD MINUTES OF THE DECEMBER 3, 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.

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

CRA Staff Present: Jean Jourdan, Interim Executive Director, Ashley Caserta, Project Manager, and Ekna Guevara, Operations Coordinator.

- II. Adoption of Agenda: Mr. Main asked if anyone had any changes. Jean Jourdan requested to move the "Community Garden" to #7. Motion to approve the agenda as amended made by: Peter Dvorak. 2nd by: Karen Beatty. Approved 7-0.

- III. Adoption of Minutes: Mr. Main asked for a motion to approve the November 5, 2013 meeting minutes. Motion by: Peter Dvorak. 2nd: Maurice Gutierrez. Approved 6-0.

- IV. CRA Project Reports:

a. CRA Project Updates.

1- CRA's 17+ Acre Property: The estimated value is \$3,000,000. An RFP to obtain realtor services was done by the County Purchasing Department. Premier Plus Realty Company was selected.

2- Residential Lot Development. There are currently ten (10) new houses under construction within the Bayshore area. Four new houses are proposed to start construction on Van Buren in December. Twenty four homes are proposed for construction within the Gateway area on Calusa Ave.

3- CRA Residential Lots Advertisement: The deadline for sealed bid is December 2nd. Bids will be opened at the December 3rd meeting.

4- 1936 Davis Boulevard Lease: The Lease was approved between Greenway Nursery and the CRA with an effective date of November 18, 2013.

5- Gateway Triangle Stormwater Improvements Construction Update. Construction of the Tertiary Stormwater System Improvements in the residential section of the Gateway Triangle began in late June. Swales along three lots on the east side of street are not draining properly. The problem has been identified and Ashley has been working on some potential funding opportunities to correct the problem.

6- FPL Lights on Andrew Drive: Staff conducted a site visit and identified properties with existing power poles where lights may be suitable. Letters were sent to survey whether the property owners were in favor of having

FP&L install a light at their locations. The agreement was received on 11/19 and has been forwarded for the Purchasing Department for execution.

- 7- **Cirrus Point n/k/a Solstice:** Mr. Jim Fields and attorney Rich Yovanovich attended the December 4, 2012 CRA Advisory Board meeting. Mr. Fields requested the CRA-AB support a Growth Management Plan Amendment that would permit his development to seek up to 114 units from the density bonus pool to develop 14.4 residential units per acre. The CRA has a GMPA going to BCC for adoption on May 28th that limits residential development utilizing the bonus density pool to a maximum of 8 units an acre and no project could receive more than 97 units. Presently there is no means to acquire units from the density bonus pool for residential only projects. The amendment is scheduled for the December 19, 2013 CCPC meeting and the February 11, 2014 BCC meeting. Construction should be able to commence thereafter.
- 8- **Community Garden:** Mr. Jeff S. Curl, ASLA CLARB, President of Emerge Design LLC has volunteered to do the site planning for the community gardens. A site visit by the Architect was conducted on 11/21/13. Motion to the expenditure of \$700 for the permit to allow the Community Garden made by: Shane Shadis. 2nd by: Maurice Gutierrez. Approved: 7-0. Peter Dvorak would like to put on record that he believes it is unnecessary that the CRA pay Collier County Government for a permit for a public use on public land.
- 9- **Grant Application (Fire Suppression Upgrades):** The CRA and City of Naples will submit a joint grant application in January.
- 10- **LDC Amendment:** Amendments to the Overlay are in process to support more vivid colors and a change to the current Overlay map to expand the GTMXD to north side of Davis Blvd (change color from white to pink).

b. MSTU Project Updates:

1- **Bayview and Lunar Update:** The contractor, Quality Enterprises, was approved by the CRA Board on November 12, 2013. **Next step:** Staff will hold a pre-construction meeting with the contractor, engineer, CEI and County inspectors in early January. Currently, the contractor is setting up their bonds and insurances with the County Purchasing Department. Construction is penciled in to begin late January as discussed with QE.

2- **Thomasson Drive Update:** Staff met with Atkins representatives on October 25th to discuss the project. **Next step:** MSTU/Purchasing will receive the proposed price from Atkins and will negotiate with them and forward for Advisory Committee approval. The BCC will review before final acceptance.

3- **Danford Street Streetscape Improvement:** The MSTU Beautification Advisory Committee held a kick-off meeting today.

Requests for Payments: Motion to authorize payments made by: Maurice Gutierrez. 2nd by: Shane Shadis. Approved 7-0.

V. New Business:

- a. **William Bullock (Isles at Collier's Preserve):** Mr. William Bullock, Vice President of Minto Communities gave an update on the development of Isles of Collier Preserve. The Isles will offer more than 1,600 unique coastal-themed

residences, with stunning water and nature views, including single-family and coach homes that will be unveiled in January 2014. Reservations for purchase will begin Friday, December 5, 2013.

- b. Realtor Services:** The services of a real estate professional were solicited by the County's Purchasing Department through the Request for Proposal process and Premier Plus Realty Company was awarded the contract. Realtor, John Burton, Broker Associate gave a brief presentation of himself and the company. Motion to approve Premier Plus Realty to list the property in the MLS within three (3) days of the executed agreement, made by: Peter Dvorak. 2nd by: Michael Sherman. Approved 6-1, one dissenting vote by: Larry Ingram.
- c. Residential Lot Sealed Bids:** Staff received only one (1) sealed bid on the CRA properties for sale. Bidder was Dana Richter who bid \$35,000 for the property located on 2605 Van Buren. Motion to accept the bid made by: Karen Beatty. 2nd by: Peter Dvorak. Approved 7-0.
- d. BCC Annual Workshop:** The County Manager's Office informed staff that the majority of the Board of County Commissioners has opted not to hold a workshop to review the CRA/MSTU annual report in January. However, staff will make a brief presentation at the regularly scheduled BCC meeting in March. Advisory Board members may attend and are invited to sign up and speak.

- VI. Advisory Board General Communications. Maurice mentioned that the new tenant, Green Door Nursery, has done a wonderful job on the property.
- VII. Citizen Comments. There was a citizen who voiced concern regarding the stormwater project and its affect on Linwood. She explained that she has lived in that house for our 25 years and had never had what happened this year to her happen before.
- VIII. Adjournment: at 7:45pm.

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