



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE MARCH 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, Peter Dvorak, Chuck Gunther, Karen Beatty and Larry Ingram (late). The following were excused absent: Shane Shadis.
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. Having heard none he asked for a motion. Motion to approve the agenda made by: Peter Dvorak. 2nd by: Maurice Gutierrez. Approved: 7 - 0.
- III. Adoption of Minutes: Mr. Main asked for a motion to approve the January 7, 2014 meeting minutes. Motion by: Maurice Gutierrez. 2nd by: Chuck Gunther. Approved 7 - 0.
- IV. A. CRA Project Updates.
 1. CRA's 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. The Exclusive Right of Sale and Listing Agreement were approved by the BCC on January 14th and the executed Agreement was forwarded to the realtor January 27th.
 - *In the next month the property will be placed on LoopNet*
 - *The listing has been activated in MLS*
 - *An updated appraisal has been ordered and should be received within 30 days*
 - *Realtor has talked with a numerous investment/development groups, but there has been no formal interest.*
 - *Realtor will provide bi-weekly updates.*
 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. Nian Financing will begin construction on the five Van Buren lots in June.
 3. Calusa Breeze: Twenty four homes are proposed for construction within the Gateway area on Calusa Avenue.
 4. CRA Residential Lots Advertisement: The BCC approved the sale of the property on January 14th and the property closed on January 24th.
 5. FPL Lights on Andrew Drive: Complete.

6. Cirrus Point n/k/a Solstice: At the February 11, 2014 BCC meeting the BCC continued the item. The Developer had agreed to pay back funds to the County through the sale of each property. The BCC is requiring the Developer to pay the amount in full prior to receiving approval.

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 will be making additions to their building that are not garden related and have decided to submit the community garden as part of the sited development plan amendment for their improvements.

8. Grant Application (Fire Suppression Upgrades): Staff has been working with the County Attorney's Office, Housing and Purchasing to comprise a Memorandum of Understanding between the County and the City of Naples, which is being required as part of the grant application.

9. 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). In process.

10. Annual Report and Newsletter: Staff will make a presentation to the BCC at the March 11th meeting. Notification as required by Florida law, specifically Subsection 163.356(3)(c), Florida Statutes will be advertised and the information forwarded to the Clerk of the Courts. The Annual Report newsletter will be mailed in Mid March.

11. The Garden School: The school is moving through the Site Development Plan process. The Site Plans are available in the CRA office for viewing.

12. CDBG Grant Application: Staff made application for funding of Karen Drive and Pine Street Drainage. Only two applications were received and the Housing Department re-advertised the grant again. They also met with CRA staff to inform us they support the projects and go over the additional information they want the application to contain.

B. MSTU Project Updates:

1. Bayview & Lunar Update: Construction is to begin March 3, 2014 on Bayview Drive. Lunar Street construction begins May 19, 2014. Final completion is September 28, 2014.

2. Thomasson Drive Update: Staff has met with RWA and has discussed the project faces and will continue to work with them to achieve a contract that is suitable for the MSTU and the consultant. The scope of work has been written based on the conceptual design. Fees have been discussed with staff and the Collier County Purchasing Department.

3. Karen Drive: Staff applied for the DRI grant in order to pay for the stormwater improvements on Karen Drive. The MSTU is currently under contract with Grady Minor to design the improvements and are finalizing the drawings. They have also agreed to facilitate the permitting process. Staff is currently making requested amended changes to the grant application. Additionally, staff has been in contact with the Growth Management Division to request we use their inspectors for the CEI services on the project in lieu of paying a consultant to do the work. The grant could pay for the GMD inspectors in full, but could only pay for a portion of the CEI services if they are provided by an outside consultant.

4. Monument Sign: It is due to be installed this week for our CRA/MSTU office.

Requests for Payments: none

V. New Business:

A. Review revisions FY14 Goals & Objectives: Tabled until our next month's meeting.

B. Offer to Purchase CRA MH lots: Cal Montenegro is a developer who has offered to purchase all the CRA's residential lots. The following is the planned construction.

- Phase One – Build on two lots within 30 days of close and settlement.
- Phase Two – Build on the next four lots within months of close and settlement.
- Phase Three – Build on six lots within one (1) year of close and settlement.
- Phase Four – Build on remaining four (4) lots within 18 months of close and settlement.

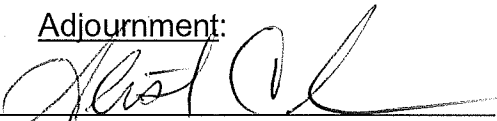
Motion to continue forward with the purchase and prepare the BCC contract but hold a special meeting once more information regarding the project is provided. Motion made by: Mike Sherman. 2nd by: Karen Beatty. Approved: 7 – 0.

C. Jamba Juice Request for funding: The applicant is requesting the total remaining balance of our commercial grant monies which are \$12,950. Motion to approve Jamba Juice for the grant funding made by: Chuck Gunter. 2nd by: Karen Beatty. Approved: 7 – 0.

VI. Advisory Board General Communications: Chuck Gunther voiced concern regards the half-way housing in the triangle area.

VII. Citizen Comments: Mike Nelson from the Sheriff's Office mentioned to everyone to please lock your car doors.

VIII. Adjournment:



Approved by Steve Main, CRA-AB Chairman.

