



Bayshore Beautification MSTU  
4069 Bayshore Drive, Naples, FL 34112

**BAYSHORE BEAUTIFICATION MSTU ADVISORY COMMITTEE MINUTES  
OF THE MARCH 6, 2013 MEETING**

The meeting of the Bayshore Beautification MSTU Advisory Committee was called to order by Chairman Maurice Gutierrez at 5:00p.m. at the MSTU Office 4069 Bayshore Drive.

1. Roll Call: Present: Advisory Committee Members: Maurice Gutierrez (Chairman), Sheila Dugan, Sandra Arafet, Robert Messmer, Victoria Nicklos, Carolyn Cochrane and Gerry Buck.

MSTU Staff Present: Ashley Caserta (MSTU Project Manager) and Jean Jourdan (Interim Director).

2. Adoption of Agenda: Mr. Gutierrez asked for adoption of the agenda. Motion: Arafet. Second: Nicklos. Approved: 7-0.
3. Approval of Minutes: Mr. Gutierrez asked for approval of the minutes from the February 2013 meeting. Motion: Buck. Second: Messmer. Approved: 7-0.
4. Projects Report:

**MSTU Report**

- a. **Landscape Maintenance Update**. Ground Zero performed regularly scheduled landscape maintenance in the MSTU. Repairs were performed as needed. Aaron Gross attended the meeting and noted that the Palmetto Palm that was blocking sight for drivers had been removed per the request at the previous meeting.
- b. **Bayview Drive and Lunar Street Update**. Ashley updated the committee on the project, noting that CEI services have been arranged with Atkins, and that their constructability review should begin in March. Ashley also stated that she planned to meet with the Engineer for the project in order to become up to speed on all aspects of the project.
- c. **Thomasson Drive Engineering**. The Purchasing Department continues to process the RFP package. This item was also discussed later in the meeting under *new business*.



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## CRA Update

- a. **Request for Proposal Mixed Use Planned Unit Development (MPUD) for CRA's 17+ Acre Project:** CAPA was the only respondent to the RFP. On October 24, 2012 the Selection Committee met and agreed that the proposal did not meet the intent of the RFP, however their response had merit and warranted being heard by the Board as a discussion item. The County Attorney determined that the sole response did not meet the intent of the RFP and there it must be taken to the BCC with a recommendation to reject. The item was CRA Board on December 11, 201. The CRA Board rejected the sole response from CAPA because it did not meet the intent of the RFP to develop a mixed use development. Additionally, the CRA Board authorized staff to work with the Collier County Purchasing Department to procure the professional services of a real estate firm to market and sell the land for development of the approved MPUD. The request has been forwarded to the Purchasing Department to list the property with a realtor. Pending Purchasing Department.
- b. **Growth Management Plan Amendment.** The first sufficiency review has been completed by County staff and comments were received on August 21, 2012. CRA staff responded to the insufficiencies on August 24<sup>th</sup>. The application was found sufficient by County staff and was heard at the Planning Commission on November 1, 2012. The Planning Commission voted unanimously to forward the amendment to the BCC with a recommendation to approve and transmit to Tallahassee. On January 8, 2013 the BCC voted unanimously to forward to amendment to Tallahassee for transmittal, once approved by Tallahassee the amendment will go back to the Board for adoption (amendment permits mixed use north of Davis Boulevard and the density bonus pool units to be utilized in PUDs. No objections from Tallahassee received 2/13/. Scheduled for adoption by the BCC on May 28<sup>th</sup>.
- c. **CRA Owned Residential Lots.** The CRA-AB approved soliciting interest to sell 5 of the CRA's residential lots (mobile homes). Legal notice was posted in the Naples Daily news in accordance with F.S. 163.380. The statute permits individuals and developers to submit sealed bids. Notice was provided in the Naples Daily News, Purchasing Department and e-mail blast and on the CRA's website. Sealed bids will be taken for 30 days from date of notice (December 5, 2012). On January 22, 2013 the CRA Board voted unanimously to accept NIAN Financing Corporations offer and bring back the contract for approval. The contract is being reviewed by the County Attorney's Office. Documents were approved by CAO and signed by Purchaser. Will go back for BCC signature on March 26<sup>th</sup> and closing in scheduled for March 29<sup>th</sup>.
- d. **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. Construction is in full swing and work is in progress on. Final Completion was reached February 13, 2013. There is a general warranty period to address corrections and repairs.



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- e. **Mini-Triangle Acreage RFP.** Staff presented a request to the CRA Board to RFP the CRA land. The CRA Board approved the scope to be more of an RFP with a negotiation portion at the end to determine the take-down of the property. A letter of Interest was received on January 11, 2013 to purchase the property for appraised value. Attorney for Auto Pride discussion to inform him that the letter was presented to BCC and Advisory Board and no vote could be obtained by the Board unless a formal offer is made. The Attorney will talk with client to see if he wants to make a formal offer, however they are interested in a lease extension. Their lease is scheduled to expire January 31, 2014.
  - f. **One Vacancy on CRA Advisory Board.** Lindsey Thomas' seat for Davis Blvd Business Owner was re-advertised and there were no responses. The position continues to be re-advertised.
  - g. **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. Two individuals have responded, Mr. Steve Rigsby and Ms. Shaw. Staff will assign new personnel to this matter.
5. **Old Business**
- a. Request payment of services. Motion: Cochrane. Second: Buck. Approved: 7-0.
6. **New Business**
- a. **Advisory Committee member applications.** There were two committee members whose terms expired in March. The two seats were advertised and the same two members were the only applicants. Motion to approve the applications to accept Sheila Dugan and Robert Messmer's applications: Buck. Second: Nicklos. Approved: 7-0.
  - b. **Danford Streetscape Project.** A letter was sent to all property owners on Danford Street asking them to attend the meeting. Nathan West with Atkins was also present. Staff met with Atkins and Transportation staff in March to discuss possible streetscape improvements to Danford Street. They had no objection and recommended speaking to the Planning and Regulation Department staff to find out more about the current improvements to Bayview Park. CRA staff obtained the plans for improvements to the park. At the public meeting, several Danford Street residents attended and spoke both in favor and against the project. Some concerns included drainage, sidewalk locations, bike path, lighting intensity and traffic calming. Ashley noted that all of these issues would be addressed once the project began the conceptual design phase. The next step is to obtain 50% +1 signatures from property owners either for or against the project prior to moving forward.



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7. Committee Communications.

a. None.

8. Public Comments:

a. At a previous meeting, Esther Spink commented that she would like the FPL light to be removed from near her property. Gutierrez requested that she obtain 50% +1 consent from property owners and bring to the advisory board for further consideration. At the March meeting, she brought a folder with signed affidavits for staff to review.

9. Adjournment. The meeting adjourned at 5:47 PM.

A handwritten signature in blue ink, appearing to read "Maurice Gutierrez", is written over a horizontal line.

Approved and forwarded by Maurice Gutierrez, MSTU Advisory Committee Chairman.

March 6, 2013