



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 JUNE 3, 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, Chuck Gunther and Karen Beatty, Larry Ingram and Shane Shadis. The following was excused absent: Peter Dvorak.

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

- II. **Adoption of Agenda:** The agenda was amended to move item VI. A. Haldeman Extension after the adoption of the minutes. Motion to approve the agenda as amended made by: Karen Beatty 2<sup>nd</sup> by: Maurice Gutierrez. Approved: 7-0.

- III. **Adoption of Minutes:** Mr. Main asked for a motion to approve the May 6, 2014 meeting minutes. Motion by: Mike Sherman. 2<sup>nd</sup> by: Karen Beatty. Approved 7-0.

**A. Haldeman Creek Boat Dock Extension:** Representatives of the applicant were present and gave a presentation in regards to the boat dock extension. Some facts mentioned were as follows:

- The extension is for 12' extra from the 20' giving a total of 32'
- Boat slips will be sold to the new residents
- There will be dredging of up to 20' in some areas
- The slips will be sold as fee simple

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 was approved by the BCC on January 14<sup>th</sup> and the executed Agreement was forwarded to the realtor January 27<sup>th</sup>.

2. **Gateway Triangle Properties:** An appraisal on the property has been completed and the estimate of market value was determined to be \$5,212,808.00. An Executive Summary will be heard by the CRA Board on June 24, 2014 to obtain Board direction. "Recommendation that the Community Redevelopment Agency (CRA) review an offer to purchase CRA owned property in the Gateway mini-triangle by Fortino Construction & Development, LLC and Assignee and provide staff direction."

3. Residential Lot Development: NIAN Financing will begin construction on the five Van Buren lots in September. Also, they purchased and plan to renovate the old motel next to Sawyers on Haldeman Creek.
4. Calusa Breeze: Twenty four homes are proposed for construction within the Gateway area on Calusa Ave.
5. CRA Residential Lots Advertisement: The CRA Board approved the sale of the 18 lots to Love Legacy on May 13<sup>th</sup> by a vote of 3 to 2. Commissioner's Hiller and Nance voted against the transaction.
6. Solstice n/k/a Cirrus Point: At the February 11, 2014 BCC meeting the BCC continued the item. The BCC is requiring the Developer to pay the grant received to build affordable housing component in full prior to receiving approval to build market rate housing. The Developer intends to move forward with construction of condos based on the approved plans that will include an affordable housing component of the development.
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 has submitted an application to permit the Community Garden and is waiting for approval.
8. Grant Application (Fire Suppression Upgrades): Staff has been informed that they will recommend the CRA receive the grant. We will be recommended to receive the grant of about \$344,000 to start designs.
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. The CCPC voted to forward the amendment to the BCC June 24<sup>th</sup> meeting. The amendment will permit buildings within the redevelopment area that the colors are in violation to become compliant with the LDC..
10. The Garden School: **Kathy Khatib**: "The final permit from the County is almost ready...but there always seems to be one more thing to do before we can pick it up. We are following through on these as they come up. The SBA loan should be closing sometime in June. Hopefully, in my next report, I can be inviting all of you to the Groundbreaking Ceremony!".
11. DRI Grants Application (APPROVED): Both Pineland Avenue and Karen Drive were approved by the BCC at the 5/27/14 meeting. The Housing department will now send the grants to the Department of Economic Opportunity. Funding should begin in June construction and CEI work for the Karen Drive Stormwater Improvement Project in the amount of \$154,120. An additional grant application for Pineland Avenue was submitted at the same time and has also been funded.

12. Becca Avenue Lot Sale: The Purchase Agreement has been forwarded to the County Attorney's Office for review. Once approved the document will be forwarded to the Shelter for Abused Women for signature and then to the CRA Board for consideration.

**B. MSTU Project Updates:**

1. Bayview & Lunar Update: Construction is well under-way on Bayview Drive. The sidewalks are in place, as well as driveway aprons. Additionally, the minor stormwater improvements are completed and a surprise concrete slab in front of the marina has been removed in order to grade the new swale. Previously, there was some pooling during rainy season in this area, and removal of the impervious surface (concrete slab below grade that was not known of) and installation on the swale should eliminate the pooling. Staff has had bi-weekly meetings with the construction team and the residents seem to be happy with the progress. As a side note, the City is going to upgrade the water line from a 2" pipe to an 8" pipe and will install two fire hydrants. This will be done at zero cost to the MSTU. Final completion is September 28, 2014.

2. Application APPROVED for Karen Drive Stormwater Grant: Funding to begin for two. A DRI application was re-submitted to the Collier County Housing Department for the construction and CEI work for the Karen Drive Stormwater Improvement Project in the amount of \$154,120. The funds should be available in June, 2014 and the project must be completed within 6 months. An additional grant application for Pineland Avenue (\$56,570) was submitted at the same time and has also been funded.

3. Thomasson Drive / Hamilton Avenue: Staff is working with the Purchasing Department to finalize the contract to be approved by the BCC.

4. Landscape Update: Affordable Landscaping has been maintaining the area and has been working with County Irrigation maintenance expert Roger Dick to make some repairs to the system. Al Benarroch will be present at the MTSU meeting to provide an update in person. The system has been repaired enough to move forward without any major updates to the controller system. The County will be updating the entire system within a year or so. The existing equipment the MSTU uses will need to be upgraded eventually, as the parts that we have are no longer being manufactured.

5. Verbal/preliminary approval given for \$375,000 Fire Hydrant Infrastructure Upgrade project! Staff was notified the HHVS is recommending approval.

Requests for Payments

**V. Old Business**

**VI. New Business:**

B. Advisory Board Appointments:

The following are applicants for the CRA Advisory Committee.

- Shane Shadis
- Larry Ingram
- Steve Main

Motion to recommend Shane Shadis made by: Karen Beatty. 2<sup>nd</sup> by: Steve Main.  
Approved: 7-0.

Motion to recommend Steve Main made by: Karen Beatty. 2<sup>nd</sup> by: Shane Shadis.  
Approved: 7-0.

Motion to recommend Larry Ingram made by: Steve Main. 2<sup>nd</sup> by: Maurice Gutierrez.  
Approved: 7-0.

C. Part-Time Employee: Motion to recommend we hire a part-time employee to help once a week made by: Steve Main. 2<sup>nd</sup> by: Maurice Gutierrez. Approved: 7-0.

D. Advisory Board Summer Recess: Motion to break for July and August. Next meeting date will be September 9, 2014 made by: Mike Sherman. 2<sup>nd</sup> by: Shane Shadis.  
Approved: 7-0.

V. Advisory Board General Communications: None

VI. Citizen Comments: A resident of Fredricks Street spoke on his and for neighbors of his in regards to the Race Trac development which is proposed to be built on 41. They are concerned about the lighting, noise, crime, traffic and size of the development. After much discussion the advisory board made a motion to recommend a letter be written to the editor of Naples Daily News made by: Chuck Gunther. 2<sup>nd</sup> by: Michael Sherman. Approved: 7-0.

Another motion was made to have staff send notification to all residents within the Bayshore Gateway Redevelopment Area in regards to the meetings for the development of the RaceTrac made by: Steve Main. 2<sup>nd</sup> by: Karen Beatty. Approved: 7-0.

There was a motion to let it be known that the CRA Advisory Board is against the RaceTrac project made by: Chuck Gunther. 2<sup>nd</sup> by: Mike Sherman. Approved: 7-0.

VII. Adjournment: Meeting adjourned at 7:45pm

  
Approved by Steve Main, CRA-AB Chairman.