



Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE JANUARY 5, 2016 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Maurice Gutierrez at 6:03 p.m. at the CRA Office Meeting Room 3570 Bayshore Drive, Unit 102.

- I. **Roll Call:** Present: Advisory Board Members: Steve Main, Maurice Gutierrez, Karen Beatty, Shane Shadis (arrived at 6:10pm), Mike Sherman, Peter Dvorak, and Larry Ingram. Chuck Günther was excused.

CRA Staff Present: Jean Jourdan, CRA Operations Manager and Elly McKuen, Project Manager
- II. **Adoption of Agenda:** Motion to approve the agenda, as amended, made by: Steve Main, 2nd by: Peter Dvorak. Approved unanimously.
- III. **Adoption of Minutes:** Mr. Gutierrez asked for a motion to approve the December 1, 2015 meeting minutes made by: Peter Dvorak, 2nd: Karen Beatty. Approved unanimously.
- IV. **Project Updates**
 - A. **CRA Project Updates**
 1. **17+ Acre Property:** An updated appraisal, by the County's Real Property Department was completed on December 10, 2015. The land value is estimated at \$4,150,000. An agreement to list the property with CRE Consultants will be reviewed by the CRA Board on January 12, 2016.
 2. **Proposed Sugden Park Pathway:** NTP issued on November 16th to Q. Grady Minor. The study is on schedule to be complete no later than January 15th.
 3. **Gateway Triangle Properties:** Staff was notified by the County's Procurement Office that 3 proposals were received. More information on the submittals is under New Business.
 4. **Residential Lot Development (Van Buren).** To date, no building permits have been submitted for the lots. The County Attorney's Office has notified the Building Department to not allow any permits to be issued. This is a precaution to ensure no mobile homes are moved onto the lots as set-forth in the sales agreement. There was a discussion regarding the deed restrictions not being followed for construction to occur within 24 months after purchase. A motion was made by Peter Dvorak, seconded by Steve Main to contact the County Attorney's Office to investigate the possibility of filing a claim against Stewart Title for not filing the deed restrictions in a timely manner.
 5. **Breeze of Calusa:** The model home is constructed and open.
 6. **CRA Residential Lots: Love Legacy** Construction continues to move forward.

7. **Solstice f/k/a Cirrus Point:** No new information on this parcel is available. The property was recently listed for sale for 2.5 million. The Growth Management Plan Amendment for this item has still not been heard by the Board of Commissioners. An easement is required along the property in order to move forward with the Thomasson Drive pedestrian pathway. The CRA is working with County staff to identify ownership of the 50 foot ROW required for the Thomasson project.
8. **The Garden School:** Kathy Khatib and her project team provided an update at the October 6th CRA-AB meeting. She plans to continue moving forward.
9. **Pineland Avenue:** Community and Human Services (CHS) notified CRA staff in late June that the project had to be constructed and completed by August 31, 2015 in order to utilize the DRI funds. Based on the project status and timeline, it was determined that staff would not be able to meet the CHS deadline. Staff worked with CHS staff to move funding sources from Disaster Recovery Initiative funding to Community Development Block Grant (CDBG) funds. However, based on limited CDBG funds, CHS was only able to partially fund Pineland Avenue for \$98,050. Karen Drive will not be funded. There is a \$3,560 anticipated shortfall for Pineland Avenue improvements that will need to be absorbed by the CRA.
10. **Karen Drive:** Staff is still working with CHS to find funding. We have been informed on three occasions funds are available, but later informed there was not adequate funding. Staff will continue to seek funding.
11. **Haldeman n/k/a Regatta:** 64 units currently under construction.
12. **Haldeman Landings Boat Docks:** The resident's appeal was heard at the December 8 BCC meeting. The Commissioners negotiated with the residents and the developer to allow 26 boat slips parallel to the shoreline instead of protruding into the creek.
13. **RaceTrac:** Race Trac had a pre-application meeting on October 21st with County staff. The application was revised to reduce the number of fueling positions from 24 to 16 and pushing the station closer to Frederick St. A hearing date has not been scheduled yet.
14. **Naples Auto Donation (NADC):** The lease is scheduled for Board approval on January 12th.

B. MSTU Beautification Project Updates: Shared at the 5pm meeting.

V. Request for Payments: None other than routine operational.

VI. New Business:

- A. **Operations Coordinator Interviews:** Tessie Sillery, Diana De Leon and Shirley Garcia were each interviewed separately. Ms. Jourdan asked the same questions of all candidates, while the committee members listened. After all candidates were interviewed and left, a general discussion occurred regarding a recommendation to hire the new Operations Coordinator. Mike Sherman made a motion, seconded by Maurice Gutierrez to offer the position to Shirley Garcia. The ranking would be Ms. Garcia, Ms. Sillery and then Ms. De Leon. Ms. Jourdan will coordinate with the County Human Resources Division to move the process along.
- B. **Review Gateway Triangle Proposals:** Tim Durham, County Managers Office, presented the 3 proposals submitted to the County's Procurement Office on December 15, 2015. Since the proposals have not been submitted to the Board of County Commissioners as yet, the

submitter's were not identified. Mr. Durham provided a spreadsheet to the committee that identified the highlights of each proposal.

Proposal A – Purchase Price: \$6,372,959; Mixed Use Project: 131 residential units in 18 stories, 60,000 sq ft office in 11 stories, 133 units hotel units in 10 stories, 34,767 sq ft retail/restaurant, 25,444 sq ft boutique cinema, 299, 547 sq ft parking structure; timeline to complete project – 48 to 60 months; needs comprehensive plan amendment/land development amendment for height and density

Proposal B – Purchase Price: \$5,000,000; Mixed Use Project: 250 Rental Units (10% of units marketed as income based) in 3 to 6 stories, 10,000 sq ft boutique retail, parking structure for 560 spaces in 4 stories, public plaza and resident space; timeline to complete project – 36 months; needs land development code amendment for additional density

Proposal C – Purchase Price: Option 1 - \$2,350,000 (2.33 acres – parcel# 77510240008) or Option 2 - \$3,850,000 (all parcels); 6,100 sq ft anchor gas station (WaWa), 29,000 sq ft supermarket, 11,000 sq ft gym, 11,000 sq ft restaurant, 169 parking spaces; timeline to complete project – 24 months; no land development code or comprehensive plan amendments needed

In addition to identifying the contents of the proposals, Mr. Durham presented conceptual designs from each proposal as well. After a question and answer period, Mr. Durham asked the committee to rank their selection of proposals. Proposal A was ranked number 1 (6 votes), followed by Proposal B (1 vote) and Proposal C (no votes).

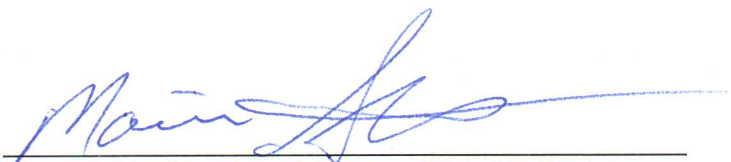
Mr. Durham explained that the advisory committee's recommendation will be included in the January 26 executive summary to the CRA Board. The CRA Board will make the final decision.

VIII. Advisory Board General Communications: Mike Sherman asked that the Sugden Park Pathway Study be submitted to the committee when it is completed. Larry Ingram suggested that staff consult with Attorney's Title to determine if they have additional information regarding the right of way issues identified along Thomasson Drive to supplement the findings from FDOT and County staff.

VIII. Citizen Comments:

Commissioner Fiala updated the committee about new projects coming to the area.

IX. Adjournment: 7:56 p.m.



Approved by Maurice Gutierrez, CRA-AB Chairman