
BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE MAY 7, 2013 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Mr. Steve Main at 6:00 p.m. at the CRA Office Meeting Room 4069 Bayshore Drive.

1. Roll Call: Present: Advisory Board Members: Larry Ingram, Steve Main, Maurice Gutierrez, Karen Beatty, Peter Dvorak, Chuck Gunther and Mike Sherman.

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

2. Adoption of Agenda: Mr. Main asked if there were any additions or corrections to the published agenda. Hearing none, he asked for a motion to approve the agenda. Motion: Larry Ingram. 2nd: Mike Sherman. Approved 7-0.
3. Adoption of Minutes: Mr. Main asked for a motion to approve the April 2, 2013 meeting minutes. Motion: Maurice Gutierrez. 2nd: Karen Beatty. Approved 7-0.

4. Executive Director's Report:

- a. CRA Project Updates.

1- CAPA 17 acre: Staff reported that on March 12, 2013 the BCC reviewed CAPA's offer letter and CRA staff was directed not to proceed with obtaining professional real estate services and work with CAPA on an offer. The purchase requisition was approved by the Purchasing department and a Notice to Proceed was provided on April 9th to obtain an appraisal for the property. Completion to be on or before May 9th.

2- Growth Management Plan Amendment: Staff reported that 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 24th. 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/ and the next step is for adoption. Mark Strain of the Collier County Planning Commission requested language changes to the amendment regarding the density bonus units being utilized within residential only PUDs to be limited to redevelopment and bring back May 2 which was approved at that meeting.

3- Residential Lots: Closed on April 5th.

4- 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. Staff is working with the

consultants to address the corrections and repairs. Commissioner Fiala suggested we invite Stormwater Management to do a presentation for us.

5- Mini Triangle RFP: On hold until further notice.

6- Andrew Drive (FP&L Lights): 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. Ms. Ekna Guevara will be assigned to this project.

7- Cirrus Point n/k/a/ Solstice: Mr. Jim & 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 the 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. Staff explained the details entailed with the project.

Commissioner Fiala spoke regarding concerns she has for this project and how it will impact our redevelopment area.

Maurice explained that the project was presented as high end housing. Discussion among members led to conclude that they withdraw their support for Cirrus Point pending more information regards the project. Motion by: Chuck Gunther. 2nd: Larry Ingram. Approved: 7-0.

b. MSTU Project Updates:

1- Staff gave a brief report regarding the Bayview and Lunar Street projects. Bayview will go forward but Lunar has unresolved issues which we are working on.

5. Requests for Payments: None

6. New Business:

a. **Welcome employee** Ekna Guevara

b. **CRA Loan Update:** The Finance Department has successfully negotiated to refinance the CRA's loan with Fifth Third Bank. The loan agreement is scheduled for approval by the CRA Board on May 14th.

c. **CRA Office Space:** Staff conducted a study of available office space within the redevelopment area and rental rates. Three office spaces were identified that are visible from Bayshore Drive. A fourth office space was identified on Shadowlawn Drive and is made up of two separate offices. One space could accommodate CRA offices and the other could serve as the CRA's meeting space. CAPA has expressed an interest in relocating with the CRA if there is space. Staff also mentioned that per the MSTU board they agreed to pay up to \$10,000 toward our move so long as we stay within Bayshore. Jim Torrey who is the owner of one of the possible rental spaces attended and added to say that he is willing to give us 3months free of rent. Motion to approve by Maurice Gutierrez. 2nd Larry Ingram. Approved: 7-0

d. **Linda Drive (Presentation Paul Rosen):** Mr. Paul Rosen owns lots on Linda Drive and has requested to gain approval from the Advisory Board for the provision of a gate at the entrance of Linda Drive that would open when any vehicle approaches. There was a motion to support the concept. Motion: Peter Dvorak. 2nd: Maurice Gutierrez. Approved: 6-1 (Larry Ingram dissenting).

e. **Logo and Branding:** Staff proposed the CRA adopt and utilize the MSTU's slogan "Creativity in Bloom" and their logo for utilization by all our agencies (the MSTU has authorized the CRA use of the same). Mike Sherman mentioned we

should hold a discussion forum and have a full marketing plan although the direction we are going is right. Motion to work w/the other two agencies to agree on a common logo and slogan and that we use the initial work done by the MSTU. Motion by: Mike Sherman. 2nd: Maurice Gutierrez. Approved: 7-0.

f. **Summer Break:** Members discussed our summer schedule and agreed on the following meeting dates: June 4, 2013 & September 10, 2013.

g. **CRA Advisory Board Applicant-Interviews:**

The Local CRA Advisory Board positions were advertised and there were five (6) applications received.

1- Karen Beatty reapplied as a Bayshore Resident. Motion to reappoint Karen Beatty. Motion by: Steve Main. 2nd: Maurice Gutierrez. Approved: 7-0.

2- Peter Dvorak reapplied as a Member At Large. Motion to reappoint Peter Dvorak. Motion by: Steve Main. 2nd: Maurice Gutierrez. Approved: 7-0.

3- Chuck Gunther reapplied as a Gateway Resident. Motion to reappoint Chuck Gunther. Motion by: Steve Main. 2nd: Maurice Gutierrez. Approved: 7-0.

4- Michael Corradi applied as a Davis Blvd Business Owner. Michael spoke on his behalf and mentioned his desire to join the CRA. Motion to approve Michael Corradi as a new member of the CRA made by: Karen Beatty. 2nd: Steve Main. Approve: 7-0

5- John Flathers applied as an At-Large member but was not present to introduce himself.

Shane Shadis applied as an At-Large member and spoke on behalf of himself explaining his desire to be more involved in the community within the Bayshore Area.

Members voted 5 for Shane Shadis and 2 votes for John Flathers. Motion to recommend to the BCC the elected applicants made by: Maurice Gutierrez. 2nd: Karen Beatty. Approve: 7-0.

7. Advisory Board General Communications

8. Citizen Comments. None.

9. Adjournment: Mr. Main adjourned the meeting.


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