



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## **AGENDA**

Bayshore Gateway Triangle Community Redevelopment Agency  
Advisory Board Meeting  
January 9, 2018  
5:00 PM

Chairman Maurice Gutierrez  
Karen Beatty, Peter Dvorak, Larry Ingram, Ron Kezeske,  
Steve Main, Shane Shadis, Michael Sherman

### **1. Call to Order Roll Call**

### **2. Pledge of Allegiance**

### **3. Adoption of Agenda**

### **4. Approval of Minutes**

- a. December 5, 2017 (attachment)

### **5. Community / Business – Presentations**

- a. Blue Zones Project- Recap of Bayshore walking tour, Dan Burden (attachment )
- b. Mattamay Homes- Matt Hermanson, P.E. Q. Grady Minor, Project update

### **6. Old Business**

- a. Vacant lots-deed restrictions- Staff update
- b. 17 Acres- Staff update
- c. Mini Triangle - Staff update
- d. Public Art Sub Committee – Laura Burns United Arts Council

### **7. New Business**

- a. 2017 Annual report and accomplishments, Joint workshop needed with CRA and MSTU, workshop (April 3, 2018)
- b. 2018 Work Plan

### **8. Project Manager Report**

- a. Project list update by BGTCRA staff (attachment)

### **9. Correspondence and Communications**

- a. Updated 2018 Calendar (attachment)
- b. US 41 Corridor Study – public meeting schedule (attachment)
- c. Affordable housing article- Naples Daily News December 29, 2017 ( attachment )

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112

Phone: 239-643-1115

Online: [www.bayshorecra.com](http://www.bayshorecra.com)



*Creativity in Bloom*

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

d. Call to Artists- February 17, 2018, Green Door Nursery ( attachment)

**10. Other agency Reports**

**11. Public Comment**

**12. Staff Comments**

**13. Advisory Board Comments**

**14. Next meeting date:** February 6, 2018

**15. Adjournment**



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## **Agenda item 4a– December 5, 2017 meeting minutes**

### **BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE DECEMBER 5, 2017 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:00 p.m. at the CRA Office, 3570 Bayshore Dr, Unit 102.

- I. Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Mike Sherman Steve Main, Ron Kezeske, Shane Shadis and Larry Ingram. Peter Dvorak has an excused absence.

**CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr., Tim Durham, County Managers Office and Debrah Forester, CRA Director.

- II. Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez.

- III. Adoption of Agenda:** A motion to approve the agenda was made by Steve Main second by Ron Kezeske. Passed Unanimously.

- IV. Adoption of Minutes:** A motion to approve October 3<sup>rd</sup>, 2017 was made Steve Main second by Ron Kezeske passed unanimously. A motion to approve October 5<sup>th</sup>, 2017 was made Ron Kezeske second by Steve Main passed unanimously. Ron Kezeske noted that he was not present at the October 19<sup>th</sup> meeting and asked that the minutes be corrected, a motion to approve amended minutes for October 19<sup>th</sup>, 2017 was made Steve Main, second by Shane Shadis one abstained passed 6-0. A motion to approve November 7<sup>th</sup>, 2017 was made by Ron Kezeske, second by Steve Main passed unanimously.

- V. Community/ Business Presentations:**

- a. Meredith L. Mclean from the Richard M. Shulze Family Foundation: Collier County Community Assessment Survey;** Ms. McLean explained that the survey is being conducted throughout the County to determine the needs and services in the community. The goal is to reach all the county commission districts to get a good representation. Ms. Mclean distributed the survey and time was provided to complete the survey at the meeting. Anyone who did not finish during the meeting was invited to leave them at the CRA office and Ms. Mclean will pick up later. Once the all the surveys are completed a report will be given to the community on the results.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

**VI. Old Business:**

- a. Vacant Lots deed restrictions:** There was much discussion from the Advisory Board as well as the public attending, that the CRA should require some monetary compensation back to the CRA for the developer not complying with the terms of the deed restrictions if the CRA does not take the properties back. The Advisory Board discussed the increase in value of the properties since the sale and discussed some additional compensation because if it were sold today the value would be much higher than when they were sold originally. If the developer continued with the property, they would like to see a more reasonable timeframe to complete the construction and a mechanism in place to assure proper notification is given to the developer if the timelines are not being met. Ms. Forester requested the Advisory Board's consensus of support to negotiate with the developer and bring the item back at the January meeting. The consensus of the Advisory Board was to support negotiating and bringing it back in January. Mike Sherman opposes negotiating. Tami Scott noted that she had reviewed the Advisory Board's meeting minutes since the properties were sold including the time frame when the deadline to complete the construction was reached and no discussion on the topic was included in the meeting minutes.
- b. 17 Acre update:** Debrah Forester, updated the advisory board that there was a conservation easement at Sugden Park and the Nature Conservancy would not support any development in the easement. Ms. Forester provided an attachment showing the conservation easement and after further discussion with County staff, development in the area would require mitigation which would also be expensive. The pedestrian pathway connection to Sugden Park is allowed in the conservation easement, so the other two options are still viable. Staff will be meeting with each developer and clarify the terms of the purchase agreement. Staff will update the Board at the next meeting.
- c. Sugden Park Pathway:** Tami Scott noted that the executive summary to return the CDBG funds to the County will be presented to the CRA Board at the January 9 meeting. As discussed previously, the timing and approved location of the pathway may change once the developer of the 17 acres is selected. Using the CDBG funds to build the pathway at this time was not recommended.
- d. Redevelopment Act-Legislative update:** Tim Durham provided an update on House Bill 17 and Senate Bill 432 which will impact both existing CRAs and the ability for local governments to create new CRAs. Staff is closely monitoring the bills and will continue to provide updates. Ms. Forester noted that Florida Redevelopment Associate is also monitoring and providing input on these bills. The Board members may be interested in tracking the bills



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

themselves, which can be done by registering online with the Florida House and Senate legislative tracking system.

- e. **Redevelopment Plan Update:** Debrah Forester stated the item is scheduled for the January 9<sup>th</sup> BCC/CRA agenda for approval to move forward with the contract as negotiated.
- f. **Public Art/Murals:** Staff updated the Board about the discussion with the murals that were changed since the Advisory Board approved them. The Arts subcommittee will be reviewing the process and application to consider additional language and criteria that will be brought back to the Advisory Board.

**VII. New Business:**

- a. **Safe Routes to School support letter:** Staff requested the Chairman sign the letter of support to add sidewalks on Linwood Ave. Ron Kezeske made the motion to approve the letter as written, Steve Main second the motion. Passed unanimously.
- b. **CBIG application Real Macaw:** Jeanne Harvey the owner of the Real Macaw submitted her commercial improvement grant with 2 quotes for her sign, and roof improvements for a total reimbursement of \$5,286.45. Ron Kezeske made the motion to approve the CBIG application, Karen Beatty second the motion. Passed unanimously.
- c. **Future meeting location:** Ms. Forester requested the Board discuss the future location of the CRA meetings to the 5<sup>th</sup> Floor training room at the County Administration complex, noting the limited resources available at the CRA office. The Chairman asked the community members in attendance what their preference was and they unanimously chose to have the meetings at the CRA office and not the County complex. Future meetings will be held at the CRA office unless under special circumstances where there is the need to have a larger meeting area or better technology.
- d. **2018 Meeting Calendar** Staff provided the 2018 calendar with meeting dates and asked when they wanted to take their summer break. Ron Kezeske will not be able to attend July meeting. Karen Beatty preferred August and September off. Karen Beatty made a motion to recess August and September, Ron Kezeske second the motion. Passed unanimously.

**VIII. Project Updates: Project Manager's Report:** Tami Scott referenced the report included in the meeting packet and asked if there were any specific questions. She highlighted the Thomasson Drive project and the outcome of the Hearing Examiner on the Micro Brewery decision.

**IX. Correspondence and Communications:**



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

- a. **“Speaker Corcoran takes aim at CRA’s”:** Staff attached an article addressing the two bills going on the legislative ballot.
  - b. **17 acre site, NDN editorial and articles-** Articles were included about the 17 acre proposals and what the developers want to build on the site.
  - c. **Stormwater Public Workshops:** Staff attached meeting dates on the Stormwater Utility Study/Fee that the BCC is considering. Maurice Gutierrez brought up the MSTU districts and asked if any consideration is being given to areas that already are being taxed to provide stormwater improvements. Staff will bring forward that concern to the department working on the item.
- X. **Advisory Board General Communications:** Mike Sherman asked about Mattamy Homes sight plan if staff could bring back some plans on what they plan on building. Staff will bring back more information on the project as they submit to the County for approvals.
- XII. **Citizen Comments:** Kathi Kilburn wanted to introduce herself and her desire to do more in the Community and how excited she is to invest and live in the CRA district.
- XIII. **Next Meeting Date:** January 9, 2018 at 6pm.
- XIV. **Adjournment** – The meeting adjourned at 8:40 p.m.

---

Chairman Maurice Gutierrez



# BUILDING HEALTHY COMMUNITIES

[southwestflorida.bluezonesproject.com](http://southwestflorida.bluezonesproject.com)



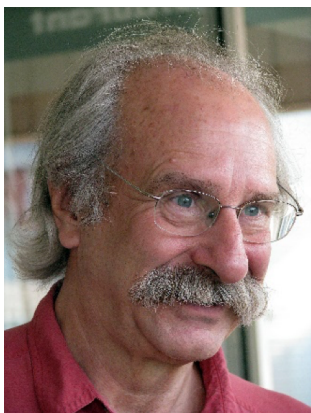
## WALKING TOUR OF BAYSHORE DR. AND BUILT ENVIRONMENT DISCUSSION WITH DAN BURDEN

Tuesday, Jan. 9

2 - 5:30 p.m.

3570 Bayshore Drive Unit 102 Naples, FL 34112

The Blue Zones Project is launching in East Naples and we would like your input! On Tuesday, January 9 before the Bayshore CRA Advisory Committee meeting, nationally recognized walkability expert, Dan Burden, will be leading a walking tour of Bayshore Drive followed by a roundtable discussion. All East Naples residents are encouraged to attend this free event and learn how you can help make your community a healthier, more active place to live.



Burden began his career in Florida with the Florida Department of Transportation where he served 16 years as the first State Bicycle and Pedestrian Coordinator. The program became a model for other statewide programs, and in 1991 launched one of the nation's first and most successful complete streets programs. Since then, Dan has helped over 3,700 communities 'get back on their feet' and achieve more walkable streets. In 2014, Dan was named a Champion of Change by the White House, US Department of Transportation. In addition, Dan was named by TIME Magazine as "one of the six most important civic innovators in the world." Currently, Burden leads the Blue Zones Walkability projects and the Built Environment teams for Blue Zones Projects across the country. The Blue Zones Project is an innovative well-being initiative that focuses on making healthy choices easier through permanent and semi-permanent changes. The community-led projects have successfully raised life expectancy and lowered health care costs, smoking rates, and obesity rates in communities across the nation.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## **Agenda item 8, a: PROJECT UPDATES**

To: CRA Advisory Committee  
From: Tami Scott Senior Project Manager  
Date: January 9, 2018

### **• CRA PROJECTS**

#### **Redevelopment Plan update:**

The contract and final scope of work between Tindel Oliver Design of Orlando Florida and Bayshore Gateway CRA is being reviewed by the County Attorney's office. This item is scheduled for the January 9, BC/CRA meeting.

#### **Invitation to Negotiate - 17 acres:**

Two developers presented their proposals to the Community Redevelopment Agency Board (CRAB) on November 14, 2017. Staff has been working with both developers to create a scope of work, detailed financing, phasing and critical milestones that will be presented to the Community Redevelopment Agency Board (CRAB) in January 2018.

#### **Karen Drive Storm water:**

Final Payment from the contractor submitted, staff anticipates this will be processed in the next month and the project will be complete and signed off.

#### **Fire Suppression System:**

Project is progressing; Quality Enterprise has approximately half the water lines installed and 3 fire hydrants. QE will be pressure testing half the system the second week of January.

#### **Sugden Pathway Connection:**

CRA Advisory Board voted at the October 19, 2017 meeting to hold off on the project until a developer for the 17 acres has been selected. The Executive summary is scheduled for the January 9, 2018 Board of County Commissioners regarding the Board decision. Community Redevelopment Agency Board (CRAB)





Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

**Trio Property:**

The developer had submitted an amendment to the approved Site Development Plan, the changes include the number of hotel unit rooms, they have doubled from 24 – 48 the commercial footprint has grown from 12,000 square feet to 16,000 square feet. This project is being designed within the parameters of the GTMUD-MXD (C-4) zoning district. Approval of the project is through a standard Site Development Plan.

**Gateway Triangle purchase & development:**

Project is moving forward, Bob Mulhere of Hole Montes Tentative dates are the middle of February and the end of March the Planning Board and Board of County Commissioner.

**Cell Tower Relocation:**

The BGTCRA staff is working with the County Manager's office to finalize the project scope (schedule of values, legal agreement and the project schedule).

**Commercial Improvement Grants:**

The Real Macaw commercial improvement grant is scheduled to go before the Community Redevelopment Agency Board (CRAB) board at the January 9, 2018 meeting.

- **BAYSHORE MSTU PROJECTS**

**Thomasson Drive:**

100% final submittal package provided to staff on November 30, 2017, staff is reviewing and will forward to Growth Management second week in December.

CRA staff received on January 5<sup>th</sup> growth Management comments, staff will review and coordinate a meeting with the Engineer of Record.

**Street Banners:**

Holiday Banners installed at the entrance to Bayshore around the bridge.

- **HALDEMAN CREEK MSTU PROJECTS**

**Landscape project:**

Exotics removal and mangrove trimming complete.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

- **COMMERCIAL ACTIVITY**

**Food Truck Park:**

Project has been approved, Tami Has reached out for a second time to the Architect for a construction schedule. No word to date.

**Ankrolab Microbrewery:**

The project went before the hearing examiner on November 9, 2017, the appeal was official denied.

The property owner has applied for building permits and anticipates a construction start in January 2018, the build out is expected to take approximately 5-6 months.

**Wood Springs Suites:**

Project has received its approval letter from Growth Management Department, no word on a construction start. No Additional information.

**Veterinary Clinic:**

BGTCRA staff met with Collier County Storm water staff and owner of Harbor side Animal Clinic to discuss option for the projects storm water discharge. The BGTCRA staff discussed the possibility of contributing to the Storm water through a Commercial Improvement Grant. CRA staff is in communication with the owner and design professional; project is still in the schematic design phase.

**Wendy's:**

A pre-application meeting was held December 19, 2017 for a facade upgrade to Wendy's restaurant located at 2601 Tamiami Trail East. The project consists of facade upgrade, parking lot upgrades and landscaping upgrades. CRA Staff has not discussed the possibility of a commercial improvement grant.

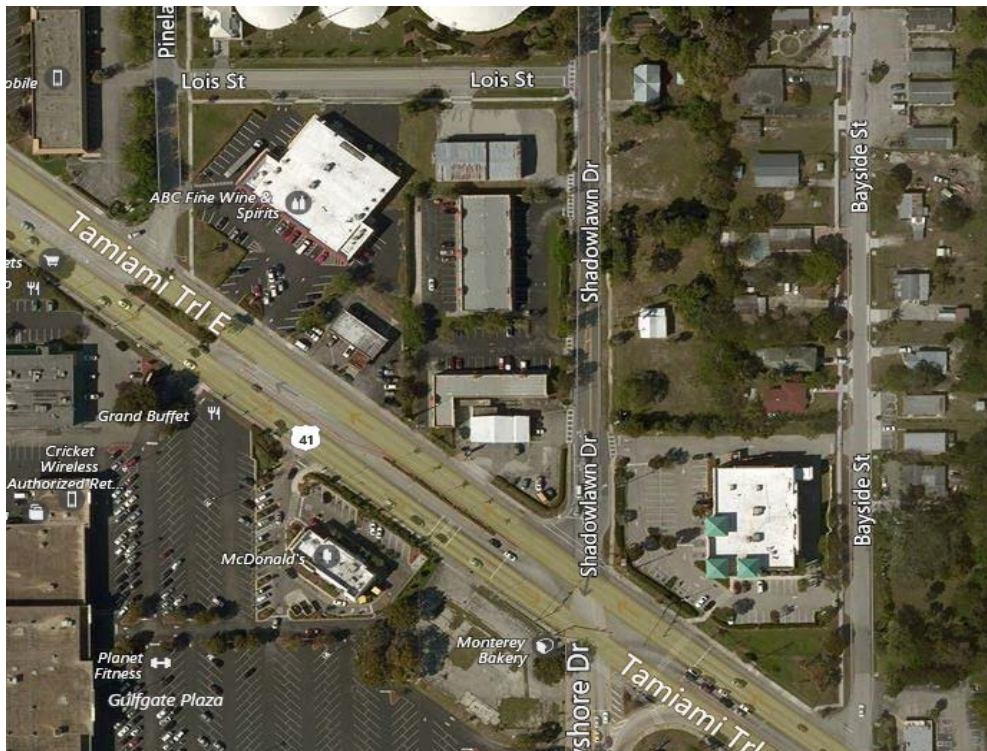


Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

### **RaceTrac:**

RaceTrac has submitted a Site Development Plan to the Growth Management Department; the proposed location is made up of several lots with road frontage on both Tamiami Trail and Shadowlawn Drive. The developer gave a presentation to the BGTCRA at the November 7, 2017 meeting, the Board made no recommendation and is waiting for more details plans and input from FDOT.

CRA staff would like to discuss obtaining an easement at the corner of Tamiami Trail and Shadowlawn, to install some type ground sign, monument or public art piece welcoming the community to public the Bayshore district.





Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## **RESIDENTIAL ACTIVITIES**

### **Compass Point:**

Phoenix Construction has submitted to GMD additional information for the compass point project located on Thomason Drive. (Next to Del's). The project is still awaiting DEP approval regarding the wetland area. The BGTCRA staff has reached out to the design professional to schedule a presentation.

### **Mattamy Homes:**

Engineering staff scheduled for the January 9, 2018 meeting to update the Community on the project.

### **Sabal Bay PUD:**

340 rental units Thomasson drive, CCPC hearing is scheduled for January 18, 2018 and the BCC is scheduled for February 27, 2018

### **KRG Courthouse Shadows:**

A Pre-application meeting was held on December 6, 2017 for proposed amendment to the Growth Management plan to allow 300+- Multi-family residential dwelling units, Parcel within Activity center.



*Creativity in Bloom*

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU



*Creativity in Bloom*

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

### CRA Advisory Board Meeting Calendar 2018

Meetings are held on the first Tuesday of each month at 6:00 PM unless otherwise notified

- January 9, 2018 - Second Tuesday of the month due to New Year's holiday.
- February 6, 2018
- March 6, 2018
- April 3, 2018
- May 1, 2016
- June 5, 2018
- July 10, 2018 - Summer Break – Second Tuesday of the month
- August - No Meeting Summer Break –
- September - No Meeting - Summer Break
- October 2, 2018
- November 6, 2018
- December 4, 2018

### BCC Holiday Schedule 2018

The Board of County Commissioners recognizes the following holidays in 2018, observed on the dates listed below:

- |                               |                                  |
|-------------------------------|----------------------------------|
| • New Year's Day              | Monday, January 1, 2018          |
| • Martin Luther King, Jr. Day | Monday, January 15, 2018         |
| • President's Day             | Monday, February 19, 2018        |
| • Memorial Day                | Monday, May 28, 2018             |
| • Independence Day            | Wednesday, July 4, 2018          |
| • Labor Day                   | Monday, September 3, 2018        |
| • <b>Veteran's Day</b>        | <b>Monday, November 12, 2018</b> |
| • Thanksgiving Day            | Thursday, November 22, 2018      |
| • Day After Thanksgiving      | Friday, November 23, 2018        |
| • Christmas Eve               | Monday, December 24, 2018        |
| • Christmas Day               | Tuesday, December 25, 2018       |

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112

Phone: 239-643-1115

Online: [www.bayshorecra.com](http://www.bayshorecra.com)



# U.S. 41 Corridor Study

## Purpose

The purpose of this Study is to determine the public's preferences for future development types and uses so that those types of development and uses can be facilitated and incentivized through Comprehensive Plan policies and Land Development Code.

## We want to hear from you!

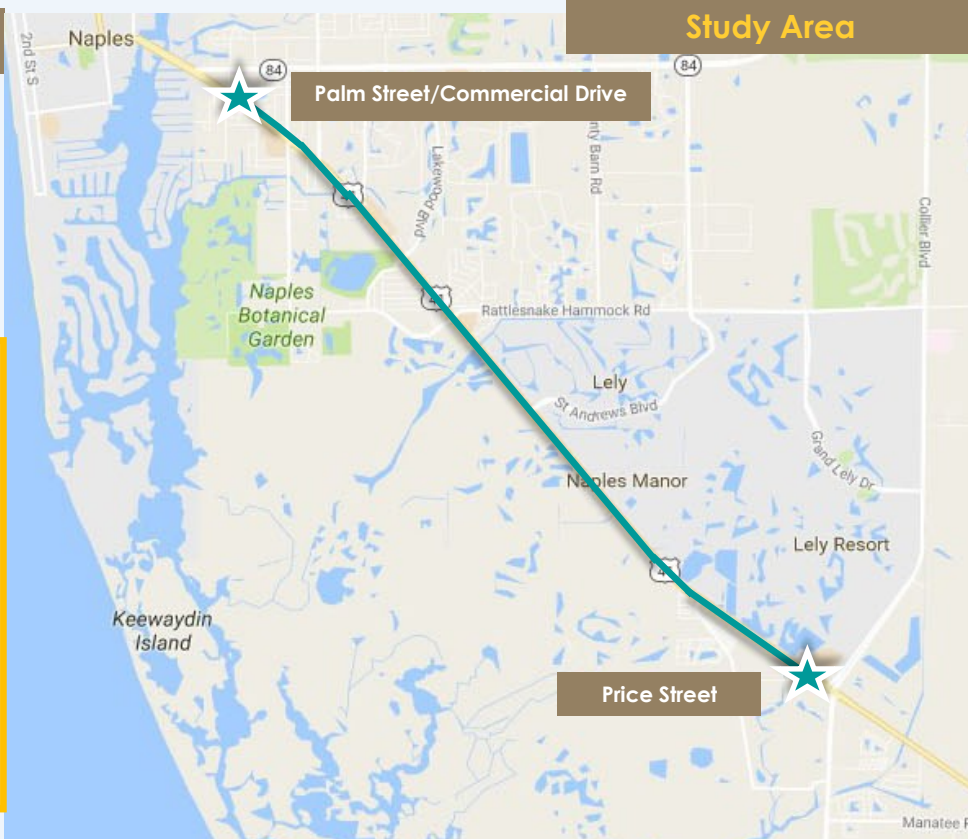
### Public Meeting 3 – January 16, 2018 (6:00-8:00 pm)

**Location:** Eagle Lakes Community Park - 11565 Tamiami Trail East, Naples, FL 34113  
**Goal:** Public preferences for uses/development type along corridor

### Final Public Meeting – February 21, 2018 (6:00-8:00 pm)

**Location:** South Regional Library - 8065 Lely Cultural Pkwy, Naples, FL 34113  
**Goal:** Present the findings and recommendations for options to incentivize preferred development or businesses along the corridor

## Study Area



Questions? Contact Michael Bosi, Collier County Planning and Zoning Director at:  
[michaelbosi@colliergov.net](mailto:michaelbosi@colliergov.net) or (239) 252-6819

**From:** ScottTami  
**Sent:** Friday, January 05, 2018 12:17 PM  
**To:** ScottTami  
**Subject:** Sent from Snipping Tool



size=2 width="100%" align=center>

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.