



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 4,a– March 6, 2018 meeting minutes

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL
ADVISORY BOARD MINUTES OF THE MARCH 6, 2018 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:03 p.m. at the CRA Office, 3750 Bayshore Drive, Unit 102, Naples, FL 34112

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Mike Sherman, Steve Main, Ron Kezeske, and Peter Dvorak. Excused Absence: Larry Ingram. Absent: Shane Shadis. Peter Dvorak left at 9:00p.m. meeting ran until 9:15p.m.
CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; and Debrah Forester, CRA Director; Naomi Hutcheson, Administrative Assistant; Tim Durham, Executive Director of Corp Business Ops.
- II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez
- III. **Adoption of Agenda:** Debrah Forester requested an amendment to the agenda that was originally sent out on Friday, March 1st, 2018 to add 5a and 7d. Debrah Forester also noted that Jennifer Belpedio, Assistant County Attorney will not be attending the meeting as noted on 6a. Motion to adopt amended Agenda by Chairman Maurice Gutierrez. Second by Steve Main. Passed Unanimously.
- IV. **Adoption of Minutes:**
 - A. **February 6, 2018:** Motion to approve minutes as is by Peter Dvorak. Second by Steve Main. Passed Unanimously.
 - B. **February 12, 2018 Special Meeting:** Motion to approve minutes as is by Peter Dvorak. Second by Steve Main. Passed Unanimously.
- V. **Community/ Business Presentations:**
 - A. **Dr. Robert March, Veterinary Clinic Davis Blvd.:** Tami Scott, Senior Project Manager, introduced Dr. Robert March who gave a brief history of his practice and its current facility. It was built in 1971 and his business has outgrown it. The new building on Davis Blvd. will be significantly larger, moving from 3000 sqft to 9000 sqft, to accommodate more staff and patients. Biggest issue with finalizing construction plans thus far is stormwater and a few minor things with Transportation Department. The exterior will be in the old Florida Style.



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VI. Old Business:

A. Vacant Lots-Staff Update—Debrah Forester stated, in Jennifer’s absence, that they had received a letter from Mr. Rose (the representative of the Lend Equity company) is negotiating with Cal Montenegro, owner of Love and Legacy. Mr. Rose would like to buy out Cal, and negotiate with the CRA to handle all the lots with the offer to pay \$5000 upfront to CRA and \$5000 at closing for each lot. It is an ongoing conversation and Mr. Rose will be here next month to answer questions. Ron Kezeske wanted to go on record that “if we accept \$10k, we are getting robbed.” Ron Kezeske also presented information he had compiled over the month while researching the issue. All documents appear to be signed by the same closing manager Peter Starling. Maurice Gutierrez stated he had looked back at previous meeting minutes and what decisions had and hadn’t been made regarding this situation. Ron Kezeske had a copy of the filed deed and stated that the restrictions were clearly stated and easily found on the deeds. Debrah Forester will take all the information from the various Board members and pass it on to Ms. Belpedio for her investigation.

B. 17 Acres- Staff Update:

Debrah Forester provided an update on the February 13th CRA Board (CRAB) presentation noting that Banroc Inc. withdrew their proposal the morning of the presentation. The CRAB approved moving forward on the 30-day approval process. Any alternate proposals are due by March 19th. The current proposal by Arno can be viewed in the CRA office. Maurice Gutierrez asked for clarification on the RFP process and Debrah and Tim attempted to clarify things with FL statutes. Peter Dvorak expressed that the CRA has not wavered from their original vision and has actively supported both potential developers. There was general discussion about both Arno and Banroc and the process up to the current point. Staff will continue to work with Arno Inc. and conduct additional due diligence to bring back Arno’s proposal and any alternative proposals to the April 10 CRAB meeting.

C. Redevelopment Plan: The meeting dates proposed by Debrah Forester were April 12th and 13th, with a format to include both small stakeholder focal group meetings and a general community meeting. The goal is to come up with an updated redevelopment plan and vision to cover the next 20 years. Maurice Gutierrez will be out of town April 12th through 20th. Pickle Ball Tournament begins April 22nd through 29th. Easter is April 1st. April 3rd is already a workshop day with the BCC and regular monthly meeting in evening. Alternative possible dates for the April Workshop were discussed. Debrah Forester will check with the consultants for alternate dates and asked the Board members to email her any other time restrictions. She will let them know the new dates for the meetings as soon as possible.

D. Mini Triangle- Debrah Forester reported that the rezoning petition will be continued until April Planning Commission hearing. There were several questions and much discussion about the mix of uses allowed and other details during the March Planning Commission meeting. Ms. Forester asked the committee if they would like to see the revisions before or after the Planning Commission meeting. The consensus



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of the committee was to request that the applicant attend the April Advisory Board meeting.

E. Murals-ad hoc committee- Laura Burns – Mural v Sign (attachment): Laura Burns gave a brief report on the current standings of the Public Arts Committee. They have reached out to St. Petersburg and Lakeland for assistance on how they have their programs set up. Paul Arsenault, member of the ad hoc committee, requested that if someone comes in wanting a mural, to have staff temporarily put them on hold until there is a firmly established system in place. The Ad Hoc Art Committee wants to uphold the current protocol, work towards a transparent process, and hopes to have an established direction to proceed. After discussion, Laura Burns suggested that the committee would provide recommendations in the next 6 weeks. Amanda Jaron also brought up that there will be a PBS special on her mural and that her Glitter Foundation will be having a food truck/dumpster painting event in tandem with Waste Management on the Keep Collier Beautiful (KCB) day. Mike Sherman asked about the Bayshore logo and Debrah Forester suggested to wait until the redevelopment plan stakeholders meetings to see what input was received and what direction the community would be developing in regard to the marketing, branding, and guidelines for the CRA logo. Paul Arsenault also mentioned that he has an ancient pot found in Bayshore with the old native patterns and that they should look at working history of the area into the theme.

F. RaceTrac-Staff Update: Tami Scott spoke about the progress on the RaceTrac site. The developers had done a presentation to the Committee in November 2017. Tami Scott has asked them to return for the April meeting with an update. The RaceTrac site plan was reviewed during the February 26th, 2018 HEX meeting but no formal decisions have been made. The primary point of concern for both the Committee and Transportation is the exit onto Shadowlawn. The Board discussed traffic, business, and economic impacts of impending site. Ms. Scott reported that the number of pumps has been brought down from 12 to 9. A community member recommended having a 3d model brought in instead of Elevations to assist in visualization. Tami Scott strongly urged the board to consider looking at the terms for future interactions with developers that require them to meet with Committee as part of the approval process.

G. 2017 Annual Report-final: Debrah Forester highlighted portions of the Annual Report and asked that the Board review it and email her with any comments prior to 3:00 pm Friday, March 9th, 2018. The report will be submitted to the BCC at the March 27, 2018 Board meeting.

H. 2018 Work Plan-final: Debrah Forester presented the work plan/priority list for 2018, including closing on CRA owned properties, completing the redevelopment plan update, grants, public art, marketing and branding, finding a suitable office facility, and website revisions.

I. Budget: Debrah passed out a Budget update to the Board showing current expenses so they could see where they were at fiscally prior to making decisions about C-Big



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Grants. The C-BIG Line item in 2017 was \$50k. They approved \$30k. She explained that currently all monies not spent go into a reserve. She noted she is discussing with the Budget office on how to carry them forward each year. A general discussion about the specifics of 2017 Budget and clarification about C-Big payments ensued. Peter Dvorak requested that a Balance Sheet including the assets of the CRA be provided. Ms. Forester will work with staff to have one at the next meeting.

VII. New Business:

- A. C-BIG Grant (Exterior) Community Dental Health, Davis Blvd Shirley Garcia** presented the information for the Community Dental Health requesting both an interior and exterior C-Big Grant. Dr. Makayla Kunstler gave a brief background on her business. She is looking to do pro-bono work to those in need in the area through the church across the street from her property. Peter Dvorak asked if Shirley Garcia had already verified that all paperwork was in order. She confirmed that all the paperwork was completed and she provided a recap of the process: once recommended by the Advisory Board it goes to the CRAB for approval. This application is requesting \$30k for an Exterior Grant. Motion to approve by Peter Dvorak. Second by Steve Main. Passed Unanimously.
- B. C-BIG Grant (Interior) Community Dental Health, Davis Blvd:** Dr. Kunstler is requesting a \$20K for an Interior C-BIG Grant. Motion to approve by Peter Dvorak. Second by Steve Main. Passed Unanimously.
- C. CDBG Grant submittal, Fire Suppression Phase 2:** Tami Scott provided an overview of the CDBG Grant submitted by staff for the Fire Suppression Phase 2 project. The CRA would be working in conjunction with the City of Naples. The City will provide the engineering as well as \$190k. The next suggested streets are Becca and Pine because these improvements will benefit the entire system. The application has already been submitted, but due to the time restraint between the announcement of the grant and the due date there was not enough time to obtain the CRA Advisory Board or CRAB approval prior to submission. The CRA staff has submitted an After the Fact (ATF) application approval request to the CRAB on March 27th, 2018 meeting agenda for approval. Debrah Forester requested the Board vote to support the CDBG Application and Shirley Garcia requested that the motion include allocating \$25k from the CRA funds as match for the project, as stated on the application. A motion was put forth by Steve Main. Second by Ron Kezeske. Passed Unanimously. Commissioner Taylor interjected that the CRA should be utilizing all available funds and resources towards the Fire Suppression Project, as there are many citizens in the Bayshore area without access to fire hydrants.
- D. C-BIG Grant, (Landscaping) Food Truck Court, Becca Ave:** Ken Smith was at the meeting on behalf of the owner to request support of the C-Big Grant for landscaping for Celebration Park -the food truck park. It will be a five to six month project set to start in 48 hours. They are asking for \$30k. Ron Kezeske made a



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motion to recommend approval of the application and award the \$30k. Second by Steve Main. Passed Unanimously

VIII. Staff Report

- A. Project Update:** Tami Scott gave a brief update on the multiple projects going on at the CRA. Several Sites have been cleared and construction is underway, which is evident just by driving through the neighborhood. Peter Dvorak asked for an update on Courthouse Shadows property, Ms. Scott noted she was unaware of any further action but would reach out to again to Growth Management for an update. Mike Sherman asked about the Thomasson Drive project, Tami Scott briefly mentioned the boundary issue and informed him there would be more details provided tomorrow night, March 7th, 2018, at the MSTU meeting. General conversation points of interest: more strings need to be added to the Bonus Density program; the Blue Zone program and its impact on developments in the area, specifically with Mattamay Homes and Sabal Bay developments, and possible alterations to zoning that restrict walls.
- B. Financials:** Debrah Forester handed out a spreadsheet of the CRA Financials. to date, the 2018 Budget has \$951,900. Total Encumbrance to date is \$108k, with actuals at \$14k. The balance, excluding salaries, is \$352K. The board had several questions and requested that a monthly Balance Sheet be provided indicating all assets, grants, TIFs, Renter incomes, and revenues. Mike Sherman also requested a TIF projection for the next 4-5 years. Ms. Forester noted that part of the redevelopment plan update, the consultants will provide TIF projections

IX. Correspondence and Communications:

- A. 17 Acres-Naples Daily News:** An article was included in the Agenda Packet that highlighted the February 13th, 2018 BCC meeting and their decisions on the 17-acres.
- B. Keep Collier Beautiful:** Shirley Garcia announced the Keep Collier Beautiful (KCB) work day on Saturday, April 14th, 2018 for Haldeman Creek. Individuals may sign up at the CRA office. Shirt Sizes are needed as well as a Land or Boat designation. On this same day, Amanda Jaron will be distributing treasure maps for her Glitter Foundation's "Trash to Treasure" event. There will be 5 locations, each with an artist painting a dumpster, a live musician, and a food truck.
- C. Immokalee Culinary Connection Day:** There was also a flyer included about the opening of the Florida Culinary Accelerator.

X. Public Comments:

- A. Cattle Drive:** Commissioner Taylor informed everyone about the annual Cattle Drive in Immokalee at the Roberts Ranch Museum.



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- B. **Lee Street:** Commissioner Taylor requested that the CRA look into working on Lee St. The CRA built a water retention pond and there are issues with screening between residential and commercial uses in the area. Staff will review and bring back a recommendation.
- C. **Moorehead Manner:** Mike Patch president of the homeowners association for Moorehead Manner announced that the Manner will be starting much needed upgrades to their facilities, one of which includes a privacy wall around their perimeters.
- D. **Bayshore Sign:** A community member inquired about the state of the Bayshore Logo sign and if the CRA had any plans for it. Maurice Gutierrez stated that it falls under the jurisdiction of the Bayshore Beautification MSTU and they are looking at replacement in 2018. Ms. Forester noted that the Bayshore logo and branding will be discussed at the April stakeholders meetings, after which plans for the sign will be further discussed.
- E. **Street Signs:** A community member inquired as to when new street signs would be installed. Tami Scott informed them that it is proving more difficult than originally anticipated due to the size and style of the street signs, but that work is in progress to replace the missing signage.

XI. Staff Communication:

- A. **Code Cases:** Eric Short from Code Enforcement provided information about the process a complaint takes from the time it is received until it reaches the magistrate. When a call is turned over to an officer, research is done to ensure that there is not already a case on file for the same offense at the same location. There is then a verification process to determine if it really is a code violation. The offender is served and given 1 week to 45 days to resolve the issue dependent on what needs to be done. Typically, from the time a code deviation is identified until it reaches the magistrate is 30 days. Code cases are dealt with on the first Friday or last Thursday of the month.
- B. **Tiger Grant:** Tim Durham shared that the city of Immokalee was just awarded a \$13 million infrastructure grant.

XII. Advisory Board General Communication

- A. **Mini Triangle:** Mike requested that the mini triangle be moved to Old Business for the next meeting and discussed in more detail as it will change everything and needs to be seriously considered when discussing the area's 20 year plan.
- B. **Code Enforcement:** Karen requested that Code Enforcement be more proactive instead of waiting for code complaints.
- C. **Joint Meeting:** The joint meeting between the CRA, Bayshore Beautification MSTU, Haldeman Creek MSTU, and the CRAB will be on April 3rd at 9am. They will be discussing term limits as well as any other pertinent issues the MSTUs and CRA may want to address with the CRAB.



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D. Affordable Housing: Commissioner Fiala brought up the overall issue with CRAs on a state level and requirements for affordable housing in the CRA Charter. Karen Beatty provided a list of affordable housing in the area, and Commissioner Fiala provided statistics that 45% of Collier County's Affordable Housing is in either South Naples or East Naples. The board on a whole agreed they do not want to accommodate more affordable housing in the area as they already have enough. Discussion on what CRA required in relationship to affordable housing and proposed legislative changes during continued. Tim Durham noted the 7 or 8 CRAs under investigation are municipal CRAs and not County CRAs. He added that he is tracking any proposed changes. He stated the most important thing was that CRAs must be in compliance with Chapter 163 and that while it is a state statute that CRAs have affordable housing, the core mission of a CRA is to eliminate bad environments. He asked: Does this board feel they have accomplished that goal? The most persuasive arguments are fact based with real time data to back them up.

Steve Main suggested a vote be taken to write a letter that the Bayshore CRA has a significant amount of affordable housing already and that they should not be required to build more until other areas share the responsibility. Ron Kezeske would like to go on the record for 3 points: 1. The vote should be put off until advertised to the community that it would be a topic of discussion. 2. A county attorney should be involved with the specifications and opinion in regard to the charter and where this CRA currently stands. 3. A clear delineation and definition of affordable housing should be established. He did not feel comfortable taking a vote on an issue he felt he did not have enough information on. He also asked if the affordable housing stipulations were an ongoing criteria to meet, or just in regards to the founding. Mike Sherman made a motion to write a letter to the BCC that until affordable housing is spread more evenly throughout the county, the Bayshore/Gateway Triangle Area should not be required to build more in their area. Mr. Kezeske stated for the record that he did not agree the vote should be taken, but per ordinances cannot abstain. The motion passed 4-1. Yeas: Karen Beatty, Mike Sherman, Maurice Gutierrez, and Steve Main. 1 Nay: Ron Kezeske. (Peter Dvorak left at 9:00 p.m.)

XII. Next Meeting Date: April 3, 2018 at 6:00 p.m.

XIII. Adjournment – The meeting adjourned at 9:15 p.m.



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Chairman Maurice Gutierrez