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Agenda item 4d – November 7, 2017 meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE NOVEMBER 7, 2017 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 5:00 p.m. at the Government Center, 3339 Tamiami Trl E, 5th Floor Training Room.

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

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 amended agenda was made by Peter Dvorak second by Ron Kezeske. Passed Unanimously.

IV. Adoption of Minutes: not available at this meeting.

V. Community/ Business Presentations:
   a. Gateway Triangle, Bob Mulhere, FAICP Hole Montes Engineering: Bob went over the zoning changes and the small scale comp plan amendment they will be seeking from the County. He noted that they are continuing to work with staff on some minor revisions. The property will be a mixed-use catalyst project to ignite the Triangle area and they are requesting a few changes on the allowable uses to be able to market the property and to allow flexibility for the businesses interested in that location. Jerry Starkey went over some of the allowable use changes they are requesting that would meet the demands of the current market while enhancing the project in an upscale setting. Bob Mulhere provided an overview of the code deviations being requested. After discussion, Ron Kezeske made a motion to recommend approval of the item to the Board was made by, seconded by Shane Shadis and passed unanimously.

   b. Storage Facility, Elizabeth Fountain, JR Evans Engineering: This project will be located on Tamiami Trl E, the abandoned Klumsky plaza next to Luigi’s Italian Restaurant. The storage facility is an approved use on the site, it will have a/c and carpeted floors with indoor storage units. The architectural
design will enhance the design of the building. Tami Scott noted that the project is approved under the current zoning and the developer is here for informational purposes only.

c. **Racetrac, Shadowlawn and US41, Sara McGowan, PM:** Ms. McGowan went over the history of Racetrac, they have 6 stores in Collier County. The project location will require a distance waiver due to the proximity of the existing Gas Station on the corner of Bayshore and US41. They spoke about their property on Palm and US41 and have decided to explore another site due to the neighboring residential owners opposing the station so close to their homes. They have stated they would abandon the idea of building their gas station on Palm if they are able to get the distance waiver on Shadowlawn and US41. The advisory board expressed concerns due to proximity of the elementary school as well as the amount of traffic that would increase on the street. The project manager is working with Collier County Transportation Department to ensure there will not have a negative impact on the street with traffic issues. They will submit to Hearing Examiner for Distance Waiver and site plan deviations in the first quarter of 2018. After discussion, the Committee requested that they come back to them once they finalize the traffic impacts before they make a recommendation on the development.

VI. **Old Business:**

a. **Modifications of deed restrictions:** Tami Scott introduced the item and explained the proposal before them is to consider modify the deed restriction to allow up to 96 months from the original purchase to get a certificate of occupancy for each home on the remaining vacant lots. Peter Starling, Esq. attended to provide information on the reasons for the extension to the restrictions on the deed. The Advisory Board members raised questions regarding ownership and questioned the additional time extension. Ron Kezeske recommended that the language on the deed be modified that was more detailed and descriptive to benefit the CRA and the Community. Maurice Gutierrez suggested assisting with the cost of the improved stormwater that was just completed on Karen or additional sidewalks and/or streetlighting. Peter Dvorak made the motion on getting a legal opinion on who owns the lot and once determined to bring it back to the advisory board, Ron Kezeske second the motion. Passed Unanimously.

b. **Redevelopment Plan Update:** CRA Director Debrah Forester went over the scope of services and the total costs of $142,730 for the redevelopment plan update and is recommending an approval to bring it back to the BCC(CRAB) at the December 12th meeting. Ron Kezeske made the motion to recommend approval to the BCC/CRAB of the fees and scope of work, Mike Sherman second the motion. Passed with one abstained.
c. 17 Acre update: Tim Durham updated the advisory board that Minker officially withdrew their proposal and the other two developers will go before the BCC/CRAB on November 14th, time certain has not been identified yet. The item will be to request direction from the BCC/CRAB to move forward on negotiating with one or two developers simultaneously.

d. Bayshore Drive Alternative Parking: Staff updated the Board with a design with 2 realistic parking areas that could be done in the middle of the street with removal of the median. The parallel parking would allow 10 spaces and angled parking would allow 19, with a 2 ft. landscape area on both ends. After much discussion the Board thanked staff for the research and will table this item to look at more options during the redevelopment plan update.

VII. New Business:

a. Grant extension request Western Bike Shop: The owner of the Western Bike shop attended to request an extension due to permitting and Hurricane delays in completing the renovations in the amount of time allowed under the grant terms. Ron Kezeske made a motion to approve the one year extension, Steve Main second. Passed Unanimously.

VIII. Project Updates: Project Manager’s Report: updates are in the agenda packets for informational purposes.

IX. Correspondence and Communications:

a. Letter of support to Mr. Turi: Staff did not hear back from the letter that was mailed.

b. SHIP Disaster relief program- Brochure to assist community members with some disaster assistance.

c. Art among the blossoms: Art event at Green Door Nursery Nov. 16th.

X. Advisory Board General Communications: Karen Beatty raised a concern regarding the mural approval and implementation process. The committee discussed items related to approval and how to enforce what was improved and how do you/can you regulate art. Questions raised include how do you enforcement completion date of a mural; should there be a “theme”; grant funding to assure quality. There have been some community comments made to the Advisory Board members that the murals are different than what was approved. The consensus of the board was to request that staff to review the process and to reach out to the businesses that have previously been approved and report back to the committee.

XII. Citizen Comments:
XIII. **Next Meeting Date:** December 5, 2017 at 6pm.

XIV. **Adjournment** – The meeting adjourned at 8:00 p.m.

Chairman Maurice Gutierrez