



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

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

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

CRA Staff Present: Shirley Garcia, Operations Coordinator, Michelle Arnold, PTNE Director, Tim Durham, County Manager's Office and Elly McKuen, Project Manager.

- II. **Pledge of Allegiance**

- III. **Adoption of Agenda:** A motion to approve the agenda was made by Peter Dvorak, seconded by Karen Beatty. The motion passed unanimously.

- IV. **Adoption of Minutes:** A motion to approve December 6th 2016 and January 3, 2017 was made by Ron Kezeske, seconded by Karen Beatty. The motion passed unanimously.

- V. **Presenters:**

Wood Springs Suites Extended Stay Hotel:

The developer was introduced by Patrick Vanasse with RWA Engineering. Mr. Vanasse introduced Mr. Rob O'Leary, Vice President with Wood springs Suites. The hotel will be located at the southeast corner of Pine Street and U.S. 41. Mr. O'Leary provided the committee with an overview of the company and that the organization is in the process of upgrading the new hotels and that there was a new Woodsprings Hotel currently under construction at Collier Boulevard (CR951) and Interstate 75. Woodsprings Hotel's are franchised and the hotel currently under construction at the interstate and this new hotel would be owned and operated by Raul Garcia and his daughter, Veronica Garcia. Mr. Garcia presented the rendering of the hotel and that it would be four stories with a new exterior and central lobby to provide a secure entry to the facilities. The site will include attractive landscaping to soften its impact in the area. Mr. Garcia informed the committee that the hotel will be an affordable option for business travelers. He said that his facilities operate at 80% occupancy. They anticipate the hotel will be built in 8-10 months.

Parking Study:

Norm Trebilcock with Trebilcock Consultants Solutions presented the draft parking study commissioned by the CRA. The study confirmed a parking deficiency in the Bayshore area. An option identified in the study to resolve the parking issues evaluated the on-street parking with bike lanes and sidewalks. In order to accommodate the on-street parking, the roadway would need to be reduced to 2 lanes. Further study indicated that by reducing the 4 lanes to 2 lanes, the 2-lane roadway will still be sufficient to accommodate the existing traffic flows Mr. Trebilcock showed examples of how the parking spaces with the bikeways and sidewalks could be constructed. The lanes would be widened to accommodate emergency vehicles, the bike path could either be on the outside or the inside of the parking area with a possibility to widen the sidewalks as well. There were many questions from those in attendance including from the Committee members. Mr. Ingram asked whether the reduction of the lanes would impact the agreement executed many years ago with the developer of Windstar. Mr. Trebilcock was unaware of the issue and indicated he would research the issue. Mr. Ingram indicated that Mr. Lloyd Sheehan paid for the engineering to construct Bayshore Drive with 4 lanes as part of the development of Windstar. The majority of the public and CRA Committee members were not in favor of reducing Bayshore Drive to 2 lanes and felt there may be other alternatives to accommodate the parking storage.

VI. Project Updates:

- 1. Gateway Triangle Properties:** The first application submittal was received and comments were submitted by County staff on January 27, 2017. Reviews were completed and there were some items that were identified by County Growth Management staff and is being addressed by the applicant, which is typical in a complex rezoning application.
The FAA approved the height limit of 150 feet. This approval will facilitate the relocation of the cell tower currently located on the property. A meeting with the buyer and the cell tower representatives is expected in a few weeks.
- 2. Solstice f/k/a Cirrus Point:** The property owner is considering to petition the BCC to request a density increase from 104 units to 140 units for market rate housing. A similar request was continued indefinitely by the previous BCC. The loan approved for the property is still outstanding.
- 3. The Garden School:** The Garden School is continuing with Construction. Gulf Coast Construction will replace all the beautification landscaping that was removed out of the right of way.
- 4. Microbrewery:** The brew garden has a new name, Ankrolab Brewing. The property owner hopes to have construction completed and open for business by December 2017.
- 5. Sugden Park Pathway:** The Executive Summary has been prepared but it is pending due to the CRA loan refinance. There were many community members who support this and

attended the CRA meeting to express their support and to ask who they could talk to and have this project continue. Elly McKuen mentioned that there was an opportunity to apply for CDBG money to fund half of the construction costs.

6. **Karen Dr Stormwater:** The bids were opened on February 7. The bids ranged from \$242,000 to \$399,000. The CDBG grant is for \$350,000 and it should be going before the BCC in the first meeting in March.
7. **Fire Suppression:** A partnership between the CRA and the City of Naples Public Utilities Department provides for the upgrade of the water lines and the installation of fire hydrants. Phase 1 will upgrade the lines along Peters Avenue, Gordon Street and Collee court at a cost of \$500,000.. Staff is requesting \$750,000 in Florida Legislative funds. The session begins on March 7. Staff is working diligently to keep the project moving since this is a 5 year project and will be requesting additional funding from through the CDBG funding application cycle currently underway.
8. **Food Truck Park:** The current owner expects to break ground in March or April for the culinary park, which will have spaces for 14 food trucks and a 62 x 62 ft. pavilion with a tiki bar and covered seating along the seawall at the water's edge.
9. **Thomasson Drive:** Per the BCC's request an open house was held on December 7, 2016. An executive summary and all supporting documents have been placed on the BCC consent agenda for February 14, 2017 but it has been continued to February 28th. If approved by the CRA Board, the project will be allowed to move forward to completion without going back to the BCC.
10. **Fortino Request:** Mr. Fortino met with the buyers of the CRA 5 acres located at US 41 and Davis Boulevard on January 26th to discuss both their projects at length. They are planning to meet with their engineering staff members to discuss further details about property interconnections, on and off site access, and design aspects. Mr. Fortino will keep Michael Dowling updated after the engineering meeting has been completed within the next 10 days.
11. **Parking Study:** Norm Trebilcock has completed the parking analysis and the study was presented earlier in the meeting.
12. **Race Trac:** The hearing of RaceTrac's distance waiver and vacating the road application will be rescheduled to Tuesday March 28th, 2017 at a time certain (1pm) with the Collier County Board of County Commissioners. Any members of the public who wishes to speak on this matter should come early to sign up. Vern Hemmett was present to ask for the public to attend and support the community members.
13. **Redevelopment Plan Update:** Michelle Arnold is currently working on the request for proposal to go out on the street sometime at the end of the month.
14. **Western Bike Shop:** The grant application was approved on January 24th at the BCC meeting. As soon as staff receives the signed agreement a notice to proceed will be issued to begin the improvements.

15. **CRA 17 Acres:** Michelle Arnold is currently working on a Request for Proposal to be advertised at the end of the month. Ms. Arnold suggested an opportunity be given for developers input and vision to be one of the options.

16. **CRA Loan Refinance:** On January 31, 2017, the County's Finance Committee voted to recommend that the BCC, acting as the CRA Board, accept the TD Bank Proposal. The refinance proposal will be discussed at the BCC on February 28, 2017.

MSTU Project Updates:

An update was provided to the committee members and Ms. Arnold advised that each member could read the updates and she would be available for questions.

VI. **Request for Payments:** None other than routine operational. All invoices are located in the book for review.

VII New Business:

a. **Election of Officers-Chairman and Vice Chairman:** Larry Ingram made a motion to nominate Maurice Gutierrez as Chairman, seconded by Ron Kezeske. The motion passed unanimous. Karen Beatty made a motion to nominate Peter Dvorak as Vice Chairman, seconded by Steve Main. The motion passed unanimous.

b. **BCC Annual Workshop on April 4th, 2017 @ 1p.m.**

VIII. Old Business:

None at this time

IX. **Advisory Board General Communications:** Maurice Gutierrez asked the board members what they thoughts about asking the Beautification MSTU for a loan to purchase vacant lots for parking for the local businesses that currently have parking issues. The board had a consensus of support to ask the MSTU for a loan.

X. **Citizen Comments:** The area Code Enforcement Supervisor Eric Short attended and was introduced to the committee along with our district investigator Chris Harmon who was also in attendance. They left business cards and information for the community if they needed information. Cpl Mike Nelson asked if he can leave a speed cart in the median since there were complaints about how fast cars were driving on Bayshore Drive. Teddy Plaistad gave information on the Developer in Windstar Lloyd Sheehan who paid for Bayshore Dr to be a 4 lane road which came with an agreement it would remain 4 lanes.

XI. **Adjournment:** The meeting was adjourned at 9:45 p.m.

NOTE: The Goals and Objectives were provided in the packets for the Advisory Board to take home, review, revise and return to staff with any changes.



Approved by Maurice Gutierrez, CRA-AB Chairman