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Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 5.b—September 5, 2017 meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE SEPTEMBER 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 Drive, Unit 102.

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

CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tim Durham, County Managers Office and Debra Forester, CRA Director.

II. Pledge of Allegiance: The Pledge of Allegiance was lead by Chairman Gutierrez.

III. Moment of Silence to pay respect to Chuck Gunther, Advisory Board Member.

IV. Adoption of Agenda: A motion to approve the amended agenda was made by Steve Main second by Karen Beatty.

V. Adoption of Minutes: A motion to approve the minutes for June 6th CRA meeting was made by Steve Main second by Karen Beatty. August minutes were informational only.

VI. Presentations:

a. Cirrus Pointe-Vestcor Companies, LLC – Brian Cougar and Kevin Troup from Vestcor attended to go over the amendments for the existing RPUD on the Cirrus Pointe property. County Staff was present Cormac Giblin and Nancy Gundlach. The two existing low rental income properties that Vestcor owns is Noah’s Landing and Tuscan Isles. They explained they try and do quarterly checks on those properties and they are 100 percent rented. They are proposing two alternatives, one option is to keep it as it is, and the other option is to change it to 40 percent below the low median income level. They want to reduce the square footage of the units to 650 sq. ft units. They want to change the parking to all open parking no covered parking as it is in the RPUD. They presented a conceptual site plan with more surface parking, an activity room, pool and other amenities for the tenants. Steve Main wanted to clarify that Vestcor would only want the option b which is essentially only low income rentals for this project.
There were many questions from the Community as well as concerns that all the low income rentals are being brought back to Bayshore and not being spread out through the County. The area has been changing to increase the values of the properties through home ownership and this would ultimately bring the area back to all low income rentals and not have a positive effect on the current changes being made in this Community. Mike Sherman made a motion for the County to deny the proposed amendments to the RPUD, Second by Shane Shadis. Approved unanimously.

VII. Old Business:
   a. Gateway Triangle properties are proceeding along with the Comp Plan Amendment, the owners will be ready to present the project to the CRA Advisory Board.
   b. US41 Street Name Change: item was deferred to the next meeting.
   c. 17 Acre update: Tim Durham updated the Board on the submittals and highlighted the amenities that were included in the proposed site plan and has given them a link to access all three proposals for their review. CRA Director recommended having a special meeting in October to go over the proposals and make a recommendation to the BCC.
   d. Parking lots: Sketch of proposed parking lot on Becca Ave was presented. Discussion about leasing the property on Areca since the current owner feels the appraised value was below what she felt the property was worth. Karen Beatty brought up an idea to put parking in the medians and keeping landscaping on both ends of the parking spots.
   e. Diane Sullivan requested approval by the CRA Board for a mural as presented. Staff created a form to fill out to track and the completed form was submitted to approve. Steve Main made the motion to approve the mural, second by Karen Beatty. Approved unanimously.
   f. Redevelopment Plan Update: CRA Director gave an update on the status expecting to bring the scope of work and contract to the next CRA meeting. The update is anticipated to be done in a year.

VIII. Project Updates: CRA Director reviewed the Project Manager’s Report as provided in the agenda packet.

IX. Request for Payments: None other than routine. All invoices were located in the book on the committee table for review.

X. New Business:
   a. Advisory Board vacancy has been posted for the Gateway Triangle resident or business owner.
b. Commercial Improvement Grant application submittal: 2248 Tamiami Trl E. Antone Mendez the owner of the property was present to highlight the improvements. Steve Main made the motion to approve second by Mike Sherman. Passed unanimously.

c. New projects coming into the area staff has been keeping track of and one of the projects will be coming to the CRA will be the Race Trac. The other project is a storage facility off of Tamiami Trl E. and Linwood Way and the Director was asking if the CRA wanted a subcommittee to go over the architectural design and bring the discussions back to the Board.

XI. **Advisory Board General Communications:** The Advisory Board discussed the issues that Ankrolab Microbrewery is having with the owner of 3570 Bayshore Dr. and there was a recommendation for staff to draft a letter to the owner as well as the BCC to approve the use and the business in the district. Maurice Gutierrez made a motion that the Advisory Board supports the use to the Community, second by Shane Shadis. Passed unanimously. Windstar letter to the Collier County Planning Commission was provided to the Advisory Board for their information.

XII. **Citizen Comments:**

XIII. **Next Meeting Date:** The next CRA advisory committee meeting is October 3rd, 2017 at 5p.m. at the East Naples Community Park located at 3500 Thomasson Dr.

XIV. **Adjournment** – The meeting adjourned at 8:30 p.m.