

MINUTES

Meeting of the Joint Community Redevelopment Agency Advisory Committee, and the Immokalee Lighting and Beautification MSTU Advisory Committee on March 16, 2016.

Pepper Ranch Preserve
6315 Pepper Road, Immokalee, FL
(239) 657-1999

A. Call to Order.

The meeting was called to order by Frank Nappo, CRA Chair and Cherryle Thomas MSTU Chair at 8:48 AM.

B. Roll Call and Announcement of a Quorum.

Advisory Committee/EZDA Members Present:

Estil Null, Ski Olesky, Jim Wall, Cindy Lozano, Andrea Halman, and Frank Nappo.

Advisory Committee Members Absent/Excused:

Joseph Mucha, Mike Facundo, Martha Williams, and Julio Estremera.

MSTU Advisory Committee Members Present:

Cherryle Thomas, Lucy Ortiz, Bill Deyo, Norma Garcia, and Andrea Halman.

MSTU Advisory Committee Members Absent/Excused:

All present.

Others Present: Randy Cash, Marshal Goodman, Richard Tindell, Patti Calderon, Silvia Puente, Vanessa Bielema, Mariela Romero, Danny Gonzalez, Steven Lopez, Juan Serna Herrera, Asha Greenidge, Armando Yzaguirre, Paul Anderson, Pam Brown, Carrie Williams, Elizabeth Lazarra, Michael Choate, Annie Alvarez, Aaron Hopkins, Richard Henderlog, and Caroline Cilek.

Staff: Christie Betancourt and James Sainvilus.

C. Introductions. Chairman Frank Nappo introduced himself and welcomed all to the meeting. All other board members present and members of the public introduced themselves.

D. Announcements.

1. Meetings and Public Comment speaker slips

CRA staff reiterated the public 3 minute speaker slip policy. The board will give more time if they feel it necessary.

2. CRA Annual Workshop April 5, 2016 at 1:00 pm @BCC Chambers

Dr. Frank Nappo reminded all about the CRA Annual Workshop and how important it is for boards and Immokalee public to attend.

3. Beth Brainard from Naples Pathways Coalition will be here in April to discuss the coalition. This will be a Time Certain item for 10:00 AM

4. Amanda Townsend from Collier County Public Services Division will be here in April to discuss the Immokalee Branch Library.

5. Pepper Ranch Preserve – Aaron Hopkins (Enclosure 1a,1b,1c, & 1d)

Staff provided board with Enclosure 1a – 1d and other handouts of Pepper Ranch Preserve for review. Mr. Aaron Hopkins introduced himself as the supervisor of the Immokalee Community Park and the supervisor of the camp grounds and the open space area as well as the land. Mr. Hopkins provided board, staff, and public a brief overview of all the ranch has to offer.

6. Dr. Goodman – Immokalee Accelerator
Staff introduced Dr. Marshall Goodman with the Immokalee Accelerator. Dr. Goodman said he is with the Naples Accelerator and he is a private nonprofit and their mission is to work with startup companies and start up entrepreneurs. He said if you have an idea we want to build it. We started this process several years ago. We asked the state for 2.5 Million dollars we wanted to build two one in Naples and one in Immokalee. The governor unfortunately vetoed the Immokalee center so it never got funded. The one in Immokalee is the Culinary Agribusiness Incubator. You will see the engineering of that plan at the next CRA meeting. As of yesterday the governor corrected that error. To get the rest of the money we have been working with the federal government we are submitting on March 31, 2015 a USDA grant for this facility. We are asking for 5 letters of support from potential businesses. CRA Staff is helping us get those letters. If we build it they will come that is our motto Dr. Goodman said. He will be back in April to provide the board with more details on the Immokalee Culinary Agribusiness Incubator. Dr. Goodman also said that a number of the partners are in the room today which is the Careersource of Southwest Florida, the University of Florida, and Florida Gulfcoast University through there entrepreneurial center.

E. Adoption of Agenda.

Staff presented agenda to the board for approval. Agenda was approved with one announcement addition D.6. Dr. Goodman – Immokalee Accelerator.

Action: *Mr. Jim Wall made a motion for the CRA to adopt the Agenda with addition to D.6. Dr. Goodman – Immokalee Accelerator. Mr. Ski Olesky seconded the motion and it passed by unanimous vote. 6-0.*

Action: *Mr. Bill Deyo made a motion for the MSTU to adopt the Agenda. Ms. Lucy Ortiz seconded the motion and it passed by unanimous vote. 5-0.*

F. Communications.

1. Public Meeting Notice
2. Community Events
3. Articles
4. Promise Zone Application – complete
5. Façade Grant Application – complete
6. Sidewalk & Drainage Application – complete

CRA staff reviewed the communications folder with the boards. Staff passed around the folder for all public to review. Board would like for staff to coordinate with the Chamber or the library to put together a community calendar of all community events.

G. Approval of Minutes.

1. Approval of Minutes for the Joint February 17, 2016 CRA & MSTU Advisory Committee Meeting. (Enclosure 2)

Action: *Mr. Ski Olesky made a motion to approve the minutes for the Joint February 17, 2016 CRA & MSTU Advisory Committee Meeting. The motion was seconded by Mr. Jim Wall and the minutes were approved by unanimous vote. 6-0.*

Action: *Ms. Andrea Halman made a motion to approve the minutes for the Joint February 17, 2016 CRA & MSTU Advisory Committee Meeting. The motion was seconded by Ms. Lucy Ortiz and the minutes were approved by unanimous vote. 5-0.*

H. BCC Agenda Items approved February 2016

1. Rural Area Opportunity – FHREDI (Enclosure 3)

Staff provided board with Enclosure 3 which is the executive summary and the approved resolution with backup documentation expressing support for the continuation of the designation of the Community of Immokalee as a Rural Area of Opportunity (RAO) within the Florida Heartland Regional Economic Development Initiative, Inc. (FHREDI) South Central Florid Regional for the Collier County Community Redevelopment Agency supporting the Rural Promise Zone Application for Southwest Florida.

I. BCC Agenda Item for March 2016

1. 2015 Annual Report

Staff provided board with Enclosure 4 which is the 2015 Annual Report.

Action: *Mr. Jim Wall made a motion to approve the 2015 Annual Report as presented. The motion was seconded by Ms. Andrea Halman and the motion was approved by unanimous vote. 6-0.*

Action: *Ms. Lucy Ortiz made a motion to approve the 2015 Annual Report as presented. The motion was seconded by Ms. Andrea Halman and the motion was approved by unanimous vote. 5-0.*

2. Collier County Community and Human Service Division FY 2016 - 2017.

Staff provided board with Enclosure 5 which is a recommendation that the Collier County Board of County Commissioner (BCC) acting as the Community Redevelopment Agency (CRA) approve, after-the-fact, submittal of the attached Community Development Block Grant (CDBG) applications to fund two programs within the Immokalee Community Redevelopment Area, totaling \$1,210,000.

Action: *Mr. Estil Null made a motion to approve the after the fact submittal of the Community Development Block Grant (CDBG) applications to fund two programs within the Immokalee Community Redevelopment Area totaling 1,210,000. The motion was seconded by Mr. Ski Olesky and the motion was approved by unanimous vote. 6-0.*

J. Red Flag Items.

K. MSTU New Business

L. CRA New Business

1. LDC Amendment – (Enclosure 6a & 6b)

Staff provided board with Enclosure 6a & 6b for review. Staff introduced Caroline Cilek and Richard Henderlong who are here today to present to the board. Ms. Cilek introduced herself and said that they will be presenting the draft land development code amendment to you today. Ms. Cilek and Mr. Henderlong reviewed the proposed changes for uses in the Main Street Overlay Subdistrict.

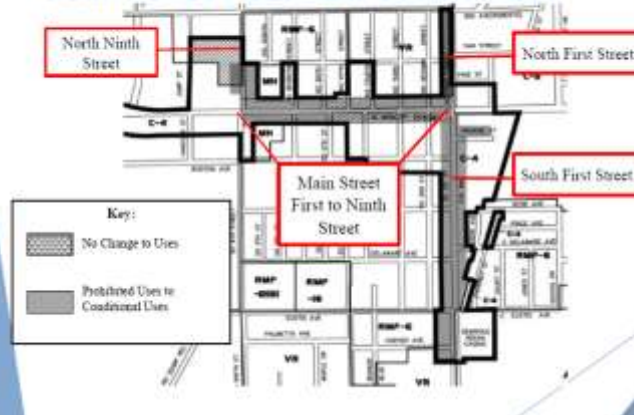
Land Development Code Amendment

- ▶ Maintain the current prohibited commercial uses in the Main Street Overlay Sub-district for properties fronting Main Street in between First Street and Ninth Street.
- ▶ Allow current prohibited uses in Main Street Overlay Sub-district to become conditional uses for properties with frontage on North First Street, South First Street, and North Ninth Street.
- ▶ Frontage concept

Proposed Changes For Uses In MSOSD

Properties Fronting Street	Current Permitted 2.03.07G.5.a-b	Current Prohibited 2.03.07 G.5.e.1-11	Current Conditional 2.03.07 G.5.e
Main Street- From First Street to Ninth Street (Dotted Area)	No Change		
North First Street (Shaded Area)	No Change	To Become Conditional Uses	No Change
South First Street (Shaded Area)			
North Ninth Street (Shaded Area)			
Underlying Zoning District per 2.03.07 G. (Clear Area)	No Change		

MAIN STREET OVERLAY SUBDISTRICT

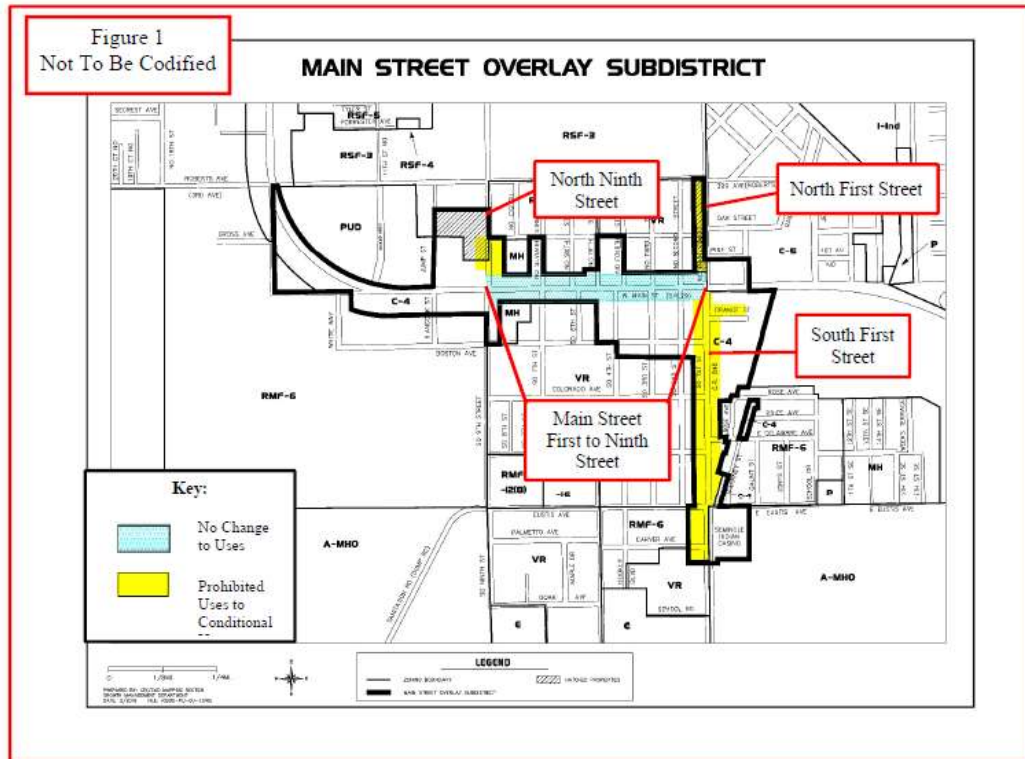


What is a Conditional Use and what is the process?

- ▶ A conditional use is a land use that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to neighborhood, would be considered compatible.
- ▶ Requires a public hearing process by the Hearing Examiner OR the Planning Commission and the Board of County Commissioners
- ▶ Decision must be supported by finding of facts:
 - ▶ Consistent with the Land Development Code and Growth Management Plan consistency
 - ▶ Effect on neighboring properties
 - ▶ Compatibility with adjacent properties and other properties in the area
- ▶ Notice provided to surrounding property owners
 - ▶ Neighborhood Information Meeting

After much discussion between the boards, staff, and public board made a recommendation to amend the conditional and prohibited uses within the Immokalee Main Street Overlay (MSOSD). First, to apply the current prohibited commercial uses identified in the MSOSD to only properties with frontage on Main Street in between First Street and Ninth Street (Light Blue- Dotted area on Figure 1). Secondly, to allow the current prohibited uses identified in the MSOSD to become conditional use for properties with frontage on North First Street, South First Street, and North Ninth Street (Yellow – Highlighted areas on Figure 1).

Text underlined is new text to be added.
~~Text strikethrough is current text to be deleted.~~
Bold text indicates a defined term



Action: *Mr. Estil Null made a motion to approve Enclosure 6b – Land Development Code Amendment: 2.03.07 G.5 Immokalee Main Street Overlay Sub-District (MSOSD) as presented. The motion was seconded by Mr. Ski Olesky and the motion was approved by unanimous vote.6-0.*

Pam Brown would also like for staff to look into fees for conditional use and Impact Fees. Pam Brown also wanted more information on the Mobile Home Park Initiative. Ms. Cilek is hoping to bring it to the board before the summer break.

M. MSTU Old Business

1. Contractors Report

i. Maintenance Reports – A&M

Armando Yzaguirre with A&M Property Maintenance provided board with a presentation of lawn maintenance for the beautification area. Mr. Yzaguirre recommends that staff remove a big dead tree on 9th Street property.

Action: *Mr. Bill Deyo made a motion to have Greenwork Studio investigate if tree on CRA 9th Street property is dead. Greenwork Studio will send staff a recommendation. The motion was seconded by Ms. Lucy Ortiz and the motion was approved by unanimous vote. 5-0.*

ii. Landscape Architect – GWS

Richard Tindell with Greenwork Studio provided board with a landscape architect field report. Staff will look into Image 11.



Image 11 – Timer and power connection for main street irrigation near 7th Street. Main Street irrigation is not controlled by County. Question 6 conduit stub-ups and communication cable from pole

2. MSTU Project Manager
MSTU Project Manager James Sainvilus provided board with an update of the Main Street area. Mr. Sainvilus said that FDOT will be here at the April meeting to discuss the design of Main Street traffic signals on Main Street.
Parks & Recreation staff wanted CRA staff to announce that Earth Day will be April 16, 2016 from 10:00 AM – 2:00 PM

N. CRA Old Business

1. Priority List for County Manager Leo Ochs (Enclosure 7)
 - i. Schedule workshop for priority list.
Staff provided board with Enclosure 7 which is the MSTU outcome priority, the CRA priority task list, Road Project list, and other community priority list.
After much discussion board would like for staff to highlight the top areas of priority. Staff will present the highlighted areas at the CRA Annual Workshop.
Ms. Pam Brown would like for CRA staff to attend the FHREDI meetings.
2. Immokalee Stormwater Master Plan – update
Michele Mosca from the Stormwater planning staff said that are continuing to update the Immokalee Stormwater Master Plan. Ms. Mosca would like for the boards and public to identify streets as well as yards that flood on a regular basis in the community. We would like to incorporate the areas into the Immokalee Stormwater Master plan.
Board listed a couple of areas that flood on a regular basis:
 - 1.New Market Road (Fortune Cookie)
 - 2.Clifton Road
 - 3.Delaware
 - 4.Westclox
 - 5.North 9th Street
 - 6.Immokalee Sports Complex
 - 7.Carson Road (back area across from Habitat community)Staff will send a list to Michelle Mosca.
3. Advisory Board Members
 - i. Orientation
 - ii. Advisory Board vacancies – update
4. CRA staff vacancy – update
 - i. Sub-Committee
Chairman Frank Nappo would like make a motion to communicate to Leo Ochs that the CRA board is recommending that Christie Betancourt be made the permanent Operations Manager not the Interim Operations Manager. We would like a letter drafted and sent to County Manager showing support for a local Christie a local community member. We would also recommend that she hire another staff person.

Action: *Mr. Estil Null made a motion to recommend that the Interim Operations Manager be made the permanent manager and have her hire support staff. The motion was seconded by Mr. Ski Olesky and the motion was approved by unanimous vote. 5-0.*

Action: *Ms. Andrea Halman made a motion to recommend that the Interim Operations Manager be made the permanent manager and have her hire support staff. The motion was seconded by Mr. Bill Deyo and the motion was approved by unanimous vote. 3-0.*

5. Commercial Façade Grant Applicants –update
 6. Sweat Equity Grant Applications
 7. Lake Trafford improvements – update
 8. Immokalee Pioneer Museum – update
 9. New Market Road – update
 10. Adopt - A – Road Program – update
 11. CRA Budget Report
 12. CRA Project Manager Report
 13. Code Enforcement – update
Mr. Steven Lopez gave an update on ongoing community efforts that code enforcement is providing to the community.
 - i. Flea Market
 - ii. Community Clean up
Mr. Steven Lopez provided board with a handout showing the waste collection at the community clean up held on March 5, 2016.
 14. Other Agencies
 - i. Immokalee Chamber of Commerce – update
Mr. Danny Gonzalez announced that the Harvest Festival will be held on April 23, 2016.
 - ii. SWFWDB – update
 - iii. Housing – update
 - iv. Law/Fire Enforcement – update
 - v. IFAS Extension
- O. Citizen Comments:
Mr. Ski Olesky wanted to know if there was something we could do about the high gas prices in Immokalee. We are about 30 cents higher than our surrounding areas.
- P. Next Meeting Date: CRA & the Immokalee Lighting and Beautification MSTU will meet on April 20, 2016 at 8:30 AM at the Immokalee Library
- Q. Adjournment: The meeting adjourned at 11:51 AM