



**MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Naranja Lakes Community Redevelopment
Agency (CRA)**

Board of County Commissioners

South Dade Library
2nd Floor Auditorium
10710 S.W. 211 Street
Miami, Florida

Meeting Date:

July 18, 2005
7:00 p.m.

Prepared by:

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Reporter:

Jill Thornton, Commission Reporter
(305) 375-2505



**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
JULY 18, 2005**

The Naranja Lakes Community Redevelopment Agency (CRA) Board met in the South Dade Library – 2nd Floor Auditorium, 10710 S.W. 211 Street, Miami, Florida at 7:24 p.m., July 18, 2005, there being present upon roll call Mr. Rene Infante, Mr. Daniel Lipe, Mr. Stuart Archer, Mr. Kenneth Forbes, Mr. Parsuram Ramkissoon, and Chairperson Nina Betancourt, (Ms. Joan Carter arrived late); Mr. Jurgen Teintze, Tax Increment Financing (TIF) Coordinator, Office of Strategic Business Management and Deputy Clerk Jill Thornton.

I. Call to Order

Chairperson Betancourt called the CRA Board meeting to order at 7:24 p.m.

II. Roll Call

Upon roll call, and a quorum being present, the Board proceeded to consider tonight's agenda.

III. Approval of the Minutes

It was moved by Mr. Archer that the minutes of the May 09, 2005 meeting be approved. This motion was seconded by Mr. Forbes, and upon being put to a vote, passed unanimously by those members present.

It was moved by Mr. Forbes that the approval of the June 27, 2005 meeting minutes be deferred to the next CRA meeting. This motion was seconded by Mr. Lipe, and upon being put to a vote, passed unanimously by those members present.

IV. Open Forum for Public Comments/Introductions

Chairwoman Betancourt opened the floor for public input.

Ms. Monica Zapata appeared before the CRA Board and expressed an interest in serving on the CRA Board when a vacancy became available. She distributed a copy of her resume' to each Board member.

Mr. Teintze expressed appreciation to Ms. Zapata for her interest in serving on the Board. He asked her to forward her resume' to Commissioners Moss and Sorenson whom he noted would submit nominees for appointment by the Board of County Commissioners (BCC). He also suggested that Ms. Zapata forward a copy of her resume' to Board Members who might be familiar with her background.

Following discussion between Chairwoman Betancourt and staff regarding deadlines for placing nominees on the BCC's Agenda, Chairwoman Betancourt stated it would be helpful to the CRA Board members to know the names of individuals interested in serving on this Board so they could forward their recommendations to the BCC.

Mr. Teintze noted that Ms. Monica Zapata, Mr. Rocky Gordia, Mr. Moe Haksaa had expressed an interest in serving on the CRA Board, and that he was uncertain whether Mr. Haksaa would pursue it. He pointed out that the membership of the Board was comprised of nine members and a total of three vacancies would exist soon.

V. Approval of Agenda

It was moved by Mr. Archer that the agenda for tonight's meeting (7/18) be approved. This motion was seconded by Mr. Forbes, and upon being put to a vote, passed unanimously by those members present.

VI. New Business

a) Naranja Lakes/Leisure City Charrette Report

Mr. Alberto Gonzalez, Principal Planner-Community Planning Section, Department of Planning and Zoning, made a power point presentation on the document entitled "The Leisure City/Naranja Lakes Charrette Area Plan Report." He distributed copies of the report to each CRA Board member.

Following the Presentation, Mr. Ramkisoorn asked if there would be any height restrictions on buildings within the foregoing proposed plan for this area.

Responding to Mr. Ramkisoorn's inquiry, Mr. Gonzalez noted that height restrictions would be addressed in the proposed zoning ordinance.

Chairwoman Betancourt noted the Naranja Community Urban Center (CUC) already had overlays that permitted some buildings of greater height. She noted some major obstacles that interfered with the implementation of a Citizen's Vision Plan and caused frustration for community residents trying to envision it. Referring to the major shopping center around the lake, she stated she felt the existing development there was a waste of that Lake and suggested it may have been more feasible to put entrances on both sides of the shopping center or perhaps refurbish the strip between the Winn Dixie store and the other large building.

Mr. Infante stated he felt the studies actually focused on zoning overlays that provided opportunities to the owner or investor to enhance the area.

Mr. Forbes noted the CRA Board members were in a position to improve blighted areas within the district and that authority and resources available to them could encourage local business owners to assist in efforts for implementing the plan and to improve the appearance of store fronts within the area.

Mr. Archer noted that since the study included areas of the CRA, the CRA Board members needed to coordinate more with the Leisure City/Naranja Charrette plan in order to utilize and implement the concepts in the plan that affect the CRA.

Mr. Ramkisson stated the CRA Board had focused primarily on the Mandarin Lakes Project and not on the US 1 Corridor. He referred to a billboard featuring an advertisement of a shopping center to be developed within the Charrette area and the CRA District and asked if this shopping center was part of the Leisure City/Naranja Lakes citizen's vision plan, noting development was taking place within the CRA district that CRA members were unaware of.

Mr. Gonzalez noted the community vision plan was just a conceptual design until the proposed zoning ordinance was approved.

Mr. Infante suggested that it was the County's process that was not moving fast enough to implement the vision.

Chairwoman Betancourt noted that until the vision was translated into zoning, anyone owning property within the CRA District could develop their property without permission of the CRA, provided they complied with the current zoning.

Mr. Forbes noted the Florida State statues delegated CRA Board members the power and authority to implement improvement plans.

Mr. Zelkowitz, attorney for the CRA, noted the State Statutes were applicable to CRA's in existing Counties with Home Rule Charters through interlocal agreements. He noted that pursuant to the State Statutes, CRA's did not have the authority to rezone properties.

Following discussion regarding Mr. Zelkowitz's comments, Chairwoman Betancourt noted this Board had requested repeatedly that investors be advised of the opportunities available to partner with the CRA to develop the area.

Mr. Gonzalez noted the redevelopment plan was in the preliminary phase and the County had not determined what type of affordable housing would be included in the plan, but there were a number of things that could be done.

Mr. Joe Goudie, D.R. Horton Builders, suggested the CRA Board explore ways to forestall development not in alignment with the Citizen's Vision Plan. He also suggested the plan define affordable housing and include more density in areas near the bus lanes.

Mr. Forbes suggested the Board consider implementing workforce housing, rather than affordable housing to make investment more attractive to the developers.

Chairwoman Betancourt noted some financial constraints existed that had prevented this board from moving forward and being more proactive. She suggested Board members move forward by submitting funding recommendations for inclusion in the budget.

Mr. Forbes suggested the CRA Board members urge County officials to help implement the vision plan.

Mr. Ramkisson suggested Board members asked County officials to provide more staff support.

Chairwoman Betancourt noted that the CRA had not had sufficient funds to hire an individual to work exclusively for the agency, which was a budget issue that needed to be forwarded as a part of the budget recommendations.

Hearing no other questions or comments, it was moved by Mr. Infante that a recommendation be forwarded urging the BCC and the County Manager to instruct the Planning and Zoning Department Director to aggressively accelerate the approval process and implementation of zoning changes for the Leisure City, Goulds and Princeton areas and to accelerate implementation of the CUC zoning overlays in the remaining areas. The motion was seconded by Mr. Archer and upon being put to a vote, passed unanimously by those members present.

Mr. Teintze pointed out that the BCC was currently discussing efforts to develop Inclusionary Zoning which involved a proposal to impose inclusionary requirements for mandatory or voluntary affordable housing and workforce housing when increasing density and height.

b) Mandarin Lakes Benchmark and Progress Update

It was moved by Mr. Forbes that the foregoing report be accepted in written format without further review or discussion. This motion was seconded by Mr. Ramkisoon.

In response to Mr. Infante's inquiry whether any new information had been added to the report that the Board members should be aware of, Chairwoman Betancourt noted a revised handout with modifications was distributed to the Board at tonight's (7/18) meeting.

Mr. Teintze noted he had no further reports on the Benchmarks but there were builders/developers in the audience that could address the rate of absorption.

Mr. Archer stated he would like to hear the comments from the builders.

Following further discussion, the Board proceeded to vote on the motion on the floor and upon being put to a vote, the motion passed by a vote of 4-3. (Mr. Archer, Mr. Lipe, Mr. Forbes and Mr. Ramkisoon voted Yes.), (Ms. Carter, Mr. Infante and Chairwoman Betancourt voted No.)

Mr. Teintze distributed to the Board members printed copies of an email from Major Grace O. Donnell, MDPD-Cutler Ridge District that answered questions directed to her at the last CRA meeting of June 27, 2005.

In response to Mr. Archer's request to hear comments from the developer, Chairwoman Betancourt noted the Board had just passed a motion not to have any discussion on the matter.

Mr. Archer clarified that the motion was to have no discussion with county staff but the builders/developers could state their comments concerning the progress update.

Noting this was an open forum, Mr. Infante stated the Board needed to be transparent and allow everyone an opportunity to make comments.

Notwithstanding the motion, Chairman Betancourt opened the floor to developers wishing to give input on the construction of Mandarin Lakes.

Mr. Paul Herman, D.R. Horton Builders, noted all benchmarks had been met with the exception of Sales. He noted the benchmark fell short of 35 sales, but as of today, 115 sales were made and he felt that sales would improve once road improvements to 140th Avenue neared completion.

Mr. Eric Valderama, Naranja Lakes Construction, LLC, noted a few milestones that were still in progress for the Mandarin Lakes project but the pace to complete them had increased. He advised that his company had received a letter from Florida Power and Light (FPL)'s attorney demanding that road construction cease at the south end of 140th Avenue in order to investigate an accident involving a fatality some time ago and to emulate the conditions of the accident as it occurred. Mr. Valderama stated this would impact efforts to complete the construction of 140th Avenue, and that he was seeking guidance from the Board today on how to proceed.

Following a discussion regarding the letter, Mr. Zelkowitz, attorney for the CRA, noted this was a legal issue and should be addressed by the Naranja Construction, LLC's attorney(s) and FPL's attorney(s).

Mr. Valderama stated he was asking for the Board's assistance since the matter affected the development of a public road and the use of public funds.

Chairwoman Betancourt suggested the County Attorney(s) respond to this letter.

Following further discussion, it was moved by Mr. Infante that the County Attorney and the CRA's attorney assist the partnership in any way possible to address the letter from FPL's attorney. This motion was seconded by Mr. Archer for discussion.

Following comments by Mr. Ramkisoorn and Mr. Ritzma regarding the date of FPL's letter, Mr. Randy Pearson, Solo Construction, appeared before the Board and noted the conditions of the construction site in question had changed dramatically since the accident occurred and it would be impossible for investigators to recreate those conditions.

Hearing no other questions or comments, the Board proceeded to vote on the foregoing motion, and upon being put to a vote, the motion passed unanimously by those members present.

It was moved by Mr. Ramkisoorn that the Board members be notified immediately of any events that occur that might affect the NLCRA District. This motion was seconded by Ms. Carter, and upon being put to a vote, passed unanimously by those members present.

c) Additional Staff Report (work load costs)

Mr. Teintze summarized a report entitled “Work performed by County Staff on behalf of Naranja Lakes,” noting staff anticipated and budgeted for a new staff person who would spend 40% of his time on the NLCRA, but in reality, that person was spending about 80% of his time on the CRA. He further noted that actual costs had exceeded budgeted costs for FY2004-05, but the CRA was not required to pay the additional costs and this issue could be revisited in the next budgeting cycle.

Mr. Teintze stated he was recruiting an individual to fill the vacant Tax Increment Financing (TIF) Coordinator position in the Office of Strategic Business Management (OSBM).

d) Review of Calendar balance of year

Mr. Teintze presented a document entitled “NLCRA Board Future Meeting Calendar” that listed the proposed meeting dates for the balance of year 2005.

Chairwoman Betancourt inquired whether the CRA Board needed to conclude their budget workshop at the meeting of September 19, 2005.

Mr. Teintze noted the date of September 19 was a suggestion and not a requirement but pointed out that the budget should be approved before October 1, 2005.

Mr. Forbes suggested the NLCRA Board schedule two meetings during the month of October 2005 and no meetings in November and December.

Following the discussion, it was moved by Mr. Ramkissoon and seconded by Mr. Infante that the Board approve the following 2005 NLCRA Board Meeting schedule:

July 18, 2005	
August 15, 2005	begin budget review
September 19, 2005	budget workshop/approval
October 17, 2005	
November 21, 2005	
December 19, 2005	

Upon being put to a vote, the motion passed unanimously by those members present.

Responding to Mr. Lipe’s inquiry whether input should be provided at the August meeting concerning expenditures in order to finalize the budget in September; Mr. Teintze suggested the Board provide statements of budget priorities at tonight’s meeting so the CRA budget committee could discuss them and report back at the August meeting on kinds of revenue that were available.

Discussion ensued among members of the CRA board regarding budget priority recommendations for FY2005-06 and the following recommendations were made:

1. that security be given top priority in the budget;
2. that shade trees or canopy be provided for Naranja Lakes Park, 272nd St and 144 Ct;
3. that a feasible study be conducted to improve the aesthetics of US 1 Corridor from 268 to 280th street;
4. that resources be invested for an implementation plan and coordination of economic development of US 1 Corridor;
5. that some reserved resources be dedicated to support South Dade Skills Center-Technical School;
6. that there be discretionary amounts for future allocation; and
7. that a plan be developed to tap into grants and other funding sources outside the CRA Tax Increment Dollars.

Mr. Teintze suggested that any further recommendations made by CRA Board members be forwarded to him and he would present them to the CRA Board at the committee level.

VII. Old Business – not considered

VIII. Setting of Next Meeting Date

See Agenda Item VI. (d)

IX. Adjournment

There being no further business to come before the Board, by motion duly made, seconded and carried, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 9:05 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency