



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

Board of County Commissioners

South Dade Government Center

Room 203

10710 S.W. 211 Street

Miami, Florida

August 27, 2007

As Advertised

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Board of County Commissioners

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**CLERK'S SUMMARY AND FINAL OFFICAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
AUGUST 27, 2007**

The Naranja Lakes Community Redevelopment Agency (CRA) Board met in the South Dade Government Center, Room 203, 10710 S.W. 211 Street, Miami, Florida, at 6:00 p.m., August 27, 2007; there being present upon roll call: Mr. Stuart Archer, Mr. Kenneth Forbes, Mr. Rene Infante, and Mr. Daniel P. Lipe (Mr. Parsuram Ramkissoon, Ms. Marleen Volkert, and Chairperson Nina Betancourt were late); (Mr. Moe Hakssa was absent); Mr. Mike Iturrey, CRA Coordinator, Office of Strategic Business Management (OSBM); Mr. Jason E. Rodriguez, CRA Analyst, Office of Strategic Business Management (OSBM); Assistant County Attorney Mandana M. Dashtaki; Mr. Steve Zelkowitz, Legal Counsel for the CRA; and Deputy Clerk Akira Spann.

I. Start of Regular Meeting Call to Order

Mr. Forbes called the CRA Board meeting to order at 6:13 p.m. Mr. Forbes noted as a quorum was not yet present, informational items would be heard first.

There being no objection, the following agenda items were considered out of order.

V. Open Forum for Public Comments

Ms. Joyce Wood, 28611 S.W. 144th Avenue, appeared before the CRA and questioned whom to contact with regards to trash surrounding the Sunrise Trailer Park, located at S.W. 280th Street and 144th Avenue.

Mr. Forbes noted the Cornerstone Group came before the Community Council and received approval to build a multi-family development on this site. He requested that Mr. Iturrey follow-up on the status of this development; and contact Team Metro to survey whether the site remained an open lot.

Ms. Wood expressed appreciation to Sergeant Ozzie Hernandez for providing police patrol units to the Leisure City area.

There being no other persons to appear before the CRA, the public hearing was closed.

VI. Old Business

Community Policing

Sergeant Ozzie Hernandez, Miami-Dade Police Department (MDPD), Cutler Ridge District, provided an overview of the monthly community policing report entitled "Naranja Lakes CRA Initiative Monthly Progress Report," dated August 20, 2007.

Responding to Mr. Archer's question regarding whether Sergeant Hernandez could oversee the implementation of patrol units to assist the Mandarin Lakes area, Sergeant Hernandez noted he asked his officers to address issues of concern in that area; however, he stated that overseeing that area would overwhelm him. He stated that he could provide the Chief Officer with intelligence highlighting crime hotspots of that area.

Chairperson Betancourt assumed the chair upon her arrival.

II. Roll Call

Upon roll call and a quorum being present, the CRA Board proceeded to consider the balance of the agenda.

III. Approval of the Minutes

It was moved by Mr. Forbes that the July 12, 2007 NLCRA Workshop minutes be approved as amended to reflect the following revision: line 3 of Page 4, paragraph 1 should read "businesses would lose interest." This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 7-0 (Mr. Hakssa was absent).

It was moved by Mr. Forbes that the July 23, 2007 NLCRA Regular Board minutes be approved as presented. This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 7-0 (Mr. Hakssa was absent).

IV. Approval of the Agenda

It was moved by Mr. Forbes that tonight's agenda be approved. This motion was seconded by Mr. Archer, and upon being put to a vote passed by a vote of 7-0 (Mr. Hakssa was absent).

Heritage Village

Mr. Forbes informed the CRA that each member received the foregoing Heritage Village report via e-mail in advance of tonight's meeting, and had the opportunity to review it.

Hearing no discussion regarding the foregoing report, it was moved by Mr. Forbes that the Heritage Village Report be approved. This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 7-0 (Mr. Hakssa was absent).

Mr. Forbes requested the next Heritage Village Report be a detailed report that includes an update on the progress of this development, a breakdown on the unit's completed and

available for occupancy, and what efforts were being made to market these units and promote public interest.

Update on General Old Business

Current re-zoning applications in CRA

Mr. Iturrey advised that no re-zoning applications had been submitted recently for properties located within the NLCRA district.

Mandarin Lakes

Mr. Karl Albertson, representing D.R. Horton, provided an update on the sales of the Mandarin Lakes Homes. He noted to date, a total of 541 units had sold, of which included 271 Single-Family homes and 270 Town homes; and that 207 Single-Family homes and 229 Town Homes had closed. He noted the Mandarin Lakes Recreation Center was currently under construction and should be completed within the next 4 or 5 months.

Responding to Mr. Archer's concern regarding efforts to coordinate D.R. Horton's private security with Miami-Dade's community policing in the Mandarin Lakes area, Mr. Albertson noted that security was based on the availability of officers, and was not consistent.

It was moved by Mr. Forbes that staff prepare and send a letter to D.R. Horton Builders representatives, advising them of the extent to which the CRA has committed to the security of the Mandarin Lakes area, and the CRA's strong desire to coordinate efforts with them to meet this goal, including an invitation to the September 4, 2007 Workshop. This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 7-0 (Mr. Hakssa was absent).

Responding to Mr. Lipe's question regarding the progress of home sales per month for the past 60 days, Mr. Albertson noted the sales fluctuates on a weekly basis due to cancellations, but they have been producing four to six sales per month.

Infrastructure Construction

Mr. Ignacio Serralta, SRS Engineering, appeared before the CRA Board and provided an update report on the Infrastructure Construction. He noted the developer has worked on the pending items for the past month, which were now in a substantial completion phase, and were pending an inspection from the County for approval. He further noted that Irrigation was underway, but not completed, pending some minor issues.

VII. New Business

Lighting Issues

Mr. Iturrey noted that while in the process of determining the actual cost to install lighting along S.W. 144th Avenue from S.W. 280th Street South and S.W. 288th Street, staff discovered there were several different funding mechanisms for lighting in this area; and as a result, he invited individuals of expertise in this field to identify these mechanisms to the CRA.

Chairperson Betancourt reiterated the comments of Mr. Forbes from the July 23, 2007 NLCRA meeting regarding the CRA's inability to progress with issues as a Board. She expressed disappointment towards the lack of progression with respect to the items in question, which had already been identified at a previous meeting.

Sergeant Hernandez noted he coordinated with Mr. Leonardo Velosa, Florida Light & Power (FPL), to conduct a preliminary survey of the CRA district to determine what existing street lights were in need of repair. After completing the survey of the areas, he noted they discovered damaged lights existing along S.W. 284th Street that were damaged during some hurricane; and that no lighting existed in the community along S.W. 144th Avenue from S.W. 280th Street and S.W. 288th Street, and in the community on SW 284th Street/144th Avenue, which was a closed trailer park.

Mr. Don Tock Jr., Public Works Department (PWD) Special Taxing Districts Division Chief, noted that Special Taxing Districts (STD) only applied to public right-of-ways on public property. He stated that only one STD in the area in question at S.W. 144th Avenue and S.W. 280th Street, that if there lights will repaired by FPL, while the remaining area has not been designated as an STD and can not place/maintain lighting in the public right-of-ways without a funding source. Mr. Tock noted that Sea Pines Community was not designated a STD, and the owners/residents were responsible for the lighting in a private road community.

Mr. Forbes noted the CRA was delegated a power to arrange or contract with public or private agency for the furnishing, or repair, or for assistance to a community redevelopment, and all the CRA was asking for was an evaluation of the situation, and what it would entail to assist these communities, in order to make an informed decision on how the CRA would like to proceed.

Chairperson Betancourt noted the information provided by Mr. Tock had little to no value because the CRA could not impose a special taxing district on a group of citizenry for the public right-of-way. She noted the CRA's charge as a Board was to eliminate slum and blight, as reiterated by Mr. Forbes and this Board could not fulfill its charge unless they were provided with concrete, valuable information that allowed them to make informed decisions and resolutions for the improvements of these communities.

Ms. Marlen Oria, FPL account manager to the County, noted FPL could not recommend a design for a lighting system, or the amount of lights, but could provide the cost once a Homeowners Association or a government had provided that information.

Responding to Chairperson Betancourt's question as to who had the authority to conduct a survey of the area to determine what was needed to reduce the crime and enhance the lighting; Mr. Tock noted Ms. Ester Calas, PWD Director, should be contacted. He stated that PWD has a roadway lighting division, funded by ad valorem taxes. Mr. Tock noted the area in question would have to be declared as a collector arterial road system before PWD would handle the maintenance and operations of the lighting installation, and the CRA would fund the project.

Ms. Oria suggested the CRA Board hire a consultant to design a lighting system for the area in question.

Chairperson Betancourt noted the Miami-Dade Police Department (MDPD) had provided a report regarding hotspots within the areas in question, and the Board may want to prioritize those areas based on that information, to reduce crime.

Mr. Tock explained the CRA's options for getting streetlights installed in the area in question, included: 1) designating the roadway as arterial by PWD and 2) creating a Special Taxing District through a grassroots petition.

It was moved by Mr. Forbes that the CRA coordinate with the Public Works Department to designate S.W. 144th Avenue from S.W. 280th Street and S.W. 284th Street as a collector arterial road system, and to determine the cost assessment. This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 7-0 (Mr. Hakssa was absent).

Phase I and II Schedule of Values

Mr. Ignacio Serralta, SRS Engineering, appeared before the CRA and noted the following issues existed with regard to the First Amendment to the Naranja Lakes Redevelopment Agreement:

- The Live Oak trees did not meet the spread requirement; the Developer agreed to either remove the trees or provide a credit for small trees.
- The square footage under Air Conditioning (A/C) or the open space of the proposed 5,300 Civic Building was not indicated; however, the revised design proposed a construction of 5,413 sq. ft. with 4,084 under A/C and 1,329 for open space.
- The Developer provided one less bike rack, ten less benches, and 4 less trash receptacles. SRS recommended this deficiency be approved since the actual plaza layout did not accommodate the original capacity of the proposed items.
- The Sub-Item for Pathways were excluded and the cost was reallocated to enhance the entrance structure and landscape.

Mr. Iturrey noted the Redevelopment Agreement referred to plans and specifications that were approved by the Building Department and any ambiguities between the original agreement and the redevelopment agreement were explained in detail by Mr. Ignacio in

his letter. He noted the Schedule of Values provided in Mr. Hedges' memorandum would be attached to a resolution drafted by Counsel for the CRA, for consideration and approval. Mr. Iturrey clarified that reallocated funds pertained only to items within the same phase of the project, except for a payment advance approved to continue a particular infrastructure project that crossed boundaries of Phase I to phase II. Regarding trees that did not meet the canopy spread requirement, Mr. Iturrey clarified the contractor had not been reimbursed yet for the trees planted, and after discussions with the developer, staff believed the best solution would be to ask the landscaper to remove those trees and replant them further apart.

Mr. Scott Hedge, Vice President of Architecture and Planning, DeGuardiola Properties, noted they balanced the Schedule of Values against the budget, and provided the CRA with a final Schedule of Values that would allow the project to move forward. He noted any modifications would be presented to the construction consultants and Mr. Iturrey, and then brought before the CRA Board for approval.

It was moved by Mr. Forbes to extend tonight's meeting to no time certain in order to complete the agenda. This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 7-0 (Mr. Hakssa was absent).

Mr. Archer asked if Mr. Zelkowitz reviewed the Schedule of Values and could provide a legal opinion/recommendation.

Mr. Zelkowitz noted he reviewed the Schedule of Values but would refer to the Construction Consultant, Mr. Serralta, regarding comments on the line items. He noted his recommendation was to approve the Schedule of Values based on whether they provided a Schedule of Values that addressed both Phases (I and II) of the project, which was provided.

Assistant County Attorney Mandana M. Dashtaki noted the County was satisfied that NL Construction had provided a Schedule of Values that covered both phases I and II, but in terms of the line items, would also rely on the Construction Consultants' review and approval.

Responding to Mr. Forbes question regarding reimbursement and contractors request for payments, Mr. Iturrey noted staff was informed that approximately \$400,000 to \$600,000 worth of work had been completed, and the payout should begin immediately pursuant to conditions of the contract.

Mr. Hedge clarified they were trying to establish a baseline schedule of values in order to submit the proper paperwork for reimbursements.

Chairperson Betancourt clarified that the adoption of the Schedule of Values would mean the CRA was approving the reallocations.

It was moved by Mr. Archer that the Schedule of Values pursuant to the Resolution provided by the CRA's legal council, be approved as presented. This motion was seconded by Ms. Volkert, and upon being put to a vote, passed by a vote of 7-0 (Mr. Hakssa was absent).

2007-08 Draft Budget Presentation

Mr. Iturrey presented the CRA with two draft versions of the Naranja Lakes CRA Proposed FY 2007-08 Operating Budget; one of which included a prorated cost of the Executive Director's position.

Mr. Iturrey referred to page 4 of the NLCRA Proposed Budget entitled "Construction Payment Schedule," and noted that the CRA would have a funding gap of \$4.114 million by the end of the FY 2007-08, and a \$5.282 million funding gap by the end of the project. He explained that the CRA had the option to obtain a Sunshine State Loan to satisfy the funding gap; but would require a hearing before the Sunshine State Commission.

Mr. Forbes noted that Assistant County Attorney Gerald Heffernan explained a different process with regards to the Sunshine State Loan; and that the CRA would save money by proceeding with a \$5 million draw down.

Discussion ensued among the CRA members regarding procedural process for a drawdown on a Sunshine State Loan.

Following a discussion, it was moved by Mr. Forbes that the CRA pursue a \$5 million drawdown from the BCC approved Stated Sunshine Loan, and that it be placed before the Board of County Commission for consideration as soon as possible. This motion was seconded by Mr. Archer, and upon being put to a vote, the motion failed to carry by a vote of 3-4 (Mr. Archer, Mr. Lipe, Ms. Volkert, and Chairperson Betancourt voted No); (Mr. Hakssa was absent).

Mr. Iturrey addressed the concerns of CRA members and noted the approval of a sunshine state loan was an involved, lengthy process, and he did not see a need to expedite this process, when the intent was to present tonight a proposed budget for information purposes to show the CRA the differences and allow the CRA to analyze and discuss. He noted a month still remained to adjust the numbers before the approval of the final budget.

Mr. Iturrey continued with the budget presentation. He noted the amount of the funding was dependant upon the amount of transfers from the operating budget to the construction budget; and that the amount drawn down by the CRA was dependent upon what passed through the operating budget.

Chairperson Betancourt pointed out that the CRA budget could be modified at any point, and expressed concern regarding the simultaneous drawing down of the money with increased Administration costs.

Discussion ensued among CRA members regarding the status of the Executive Director position and the feasibility of hiring an Economic Development Director.

The CRA Board recommended that the following items be considered at the next NLCRA Budget Committee:

- Examine the feasibility of increasing funds for Community Policing by 5%.
- Review an interim situation that was below-the-line, and operative rather than administrative.
- Consider increasing the amount for Economic Development Programs (OCED) by \$30,000 to be equivalent with the amount for Redevelopment Grants.
- Consider reducing Debt payments.

It was moved by Mr. Lipe that the Executive Director Selection Committee broaden its mission to consider an Economic Development Director, as well as an Executive Director. This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 6-0 (Mr. Hakssa and Mr. Ramkissoon were absent).

Mr. Forbes requested that Mr. Iturrey coordinate a timeframe to conduct interviews of those individuals who submitted letters of interest for the Executive Director position within ten days from tonight (8/27). He also asked that the Executive Director Selection Committee schedule their first meeting once the interviews were completed.

VII. Next Meeting Dates

Chairperson Betancourt announced that the next NLCRA meeting would be held on September 24, 2007 at 6:00 p.m. at the South Dade Government Center, and the next Special Workshop would be held on September 4, 2007 at 6:00 p.m. at the South Dade Government Center to discuss Community Policing.

IX. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 9:09 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency