

NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY
MEETING OF THE BOARD OF COMMISSIONERS
LOCATION: SOUTH DADE GOVERNMENT CENTER – ROOM 203
10710 S.W. 211TH STREET, MIAMI, FL
Regular Meeting 6:00PM – 7:30PM

September 29, 2008

MEETING AGENDA

- | | | |
|--------------|---|---|
| I. | Meeting Call to Order and Roll Call | Chair |
| II. | Approval of the Minutes

July 28, 2008 – Regular Meeting
August 25, 2008 – Regular Meeting | Board |
| III. | Approval of Agenda | Board |
| IV. | Open Forum for Public Comments (15-min) | |
| V. | Old Business

Community Policing
Update on General Old Business
1. Heritage Village

2. Current re-zoning applications in CRA
3. Mandarin Lakes
4. Infrastructure Construction | MDPD Reports

Alex Ballina, Director
MDC Public Housing
Staff
Karl Albertson, D.R. Horton
Ignacio Serralta, SRS |
| VI. | New Business

1. Update on Florida Supreme Court decision regarding
Strand vs. Escambia
2. Progress report regarding Economic Development
3. Budget Committee and General FY 08-09 Budget Discussion | Steven Zelkowitz
Rachel Bach
Staff |
| VII. | Next Meeting Dates:

October 27, 2008, Regular Board Meeting | |
| VIII. | Adjournment | |

**NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY**

Roll Call Sheet for 09/29/2008

MEMBER	PRESENT	LATE	ABSENT
Archer, Stuart	✓		
Betancourt, Nina, Chairperson			✓
Forbes, Kenneth	✓		
Hakssa, Moe	✓		
Infante, Rene			✓
Lipe, Daniel P.	✓		
Ramkissoo, Parsuram			✓
Volkert, Marleen			✓
(One Vacant Seat)			
COMMISSION REPORTER			
START TIME			
END TIME			

NOTE: Five (5) members constitute a quorum

Revised on 6/14/2006

Others:

Wage Fernandez - OSBM Coordinator
 Jason Rodriguez - OSBM CRA Analyst
 Rachael Baum - CRA-EDC
 Sgt. Ozzie Hernandez
 S. Hedge - NLCUC - DR Horton

Alex Rodriguez - Prez Ex. Direct
 Boys & Girls Clubs
 Fred Rebozo - Board Member
 Len Anthony
 Phillip Murrey

Naranja Lakes CRA Initiative
Monthly Progress Report

Reported by: Sgt. Ozzie Hernandez

Date of report: September 19, 2008

The following is a synopsis of the police enforcement and community policing actions provided to the Naranja Lakes CRA boundaries from Monday, August 18, 2008 to Thursday, September 18, 2008:

- At the onset of the initiative, an up to date analysis was conducted of the areas of concern to determine the most active days and hours of the week to provide the most efficient coverage.
- A total of 39 four-hour roving patrol details along with 10 enforcement sweeps and 2 RENEW operations were conducted during this monthly period. As a result, the efforts produced the following totals:
 1. 38 arrests were initiated of which 5 were felonies, 4 misdemeanor, 14 warrants, 4 traffic, and 11 PTAs, to include a fugitive Civil Writ Warrant from Brailsford County.
 2. A total of 110 traffic citations and 19 verbal warnings.
 3. A total of 14 message recoveries were apprehended.
 4. A total of 391 Field Interview Reports were written by officers who conducted a stop of an individual who warranted concerns to document their information for future reference.
 5. A total of 1 gram of marijuana and 1.5 grams of cocaine were seized.
 6. A total of 53 career criminals were stopped and documented.
 7. A total of 746 citizen contacts were initiated and 105 business contacts.

Highlights:

On 9/3/08 a RENEW operation was conducted in the Mandarin Lakes Community. A total of 183 citizens were contacted thru house to house personal notification. They were all provided with crime prevention brochures and information. Several citizens provided information on activity in their neighborhood and advised they see a decrease in criminal activity.

On 9/17/08 a RENEW operation was conducted in the Palm Gardens Trailer Park due to address a rising trend of criminal activity. A total of 210 citizens were contacted trailer to trailer and along the streets. They were all provided with crime prevention brochures and information in hopes of developing a Crime Watch Program within their community. Several citizens provided information on criminal activity within their neighborhood. Units will continue to monitor and assist this community.

COMMUNITY RESPONSE TEAM
Naranja Lakes CRA Initiative
Monthly Productivity Report

Month Of: 8/18/08 to 09/18/08

Date: 09/19/08

Hours: Various
Start-Finish

Areas of Concern: SW 268St to 288 St Old Dixie Hwy to the Fl. Turnpike (CRA Boundaries)

Submitted By: Sergeant Oswaldo Hernandez

Weekly Totals

CASES

1. Assigned 41
 2. No Reported 0

CLASS I ARREST (Adults) (Juveniles)

1. Homicide		
2. Sexual Assault		
3. Robbery		
4. Assault		
5. Burglary		
6. Larceny		
7. Auto Theft		

ARRESTS (Adults) (Juveniles)

1. Felony	5	
2. Misdemeanor	4	
3. Traffic	4	
4. Warrant	14	
5. PTA	11	
6. DUI		

SUBJECT CONTACTS

1. FI Cards 391
 2. Career Criminals 53
 3. Curfew Violations 0
 4. Truants 2

COMMUNITY ACTIVITIES

1. Citizen Contact 746
 2. Business Contact 105

RECOVERIES

1. Persons 14
 2. Apprehensions 0
 3. Other Property 0
 4. Vehicles 0
 5. Recovery Value \$ \$0.00

PROPERTY/NARCOTICS SEIZED

1. Type residue
 2. Value \$ 150.00
 3. Marijuana (grams) 1 gram
 4. Hashish (grams) _____
 5. Cocaine (grams) 1.5 grams
 6. Heroin (grams) _____
 7. Pills (# & type) _____
 8. Currency Seized \$ _____

WEAPONS SEIZED

1. Firearms _____
 2. Knives _____
 3. Other _____

TRAFFIC ACTIVITIES

1. HMV 56
 2. NHMV 54
 3. Parking 0
 4. Verbal warnings 19
 5. Vehicles Impounded 1

Comments: See Monthly Progress Report.

ARAZOZA & FERNANDEZ-FRAGA, P.A.

ATTORNEYS AT LAW

CARLOS F. ARAZOZA
ADELAIDA FERNANDEZ-FRAGA
SILVIA RODRIGUEZ
KRISTIA BARED

2100 SALZEDO ST. STE. 300
CORAL GABLES, FL 33134
PHONE (305) 444-6226
FAX (305) 442-4829

August 4, 2008

Miami-Dade County Department of
Planning and Zoning
111 NW 1st Street
(11th Floor)
Miami, Fl 33128

Re: US-1 Shopping Center Removal Covenants
SW 281 Street and South Dixie Highway

To whom it may concern,

The applicant is seeking releases of several covenants and restrictions recorded in the Public Records of Miami-Dade County, Florida, over 20 years ago. The property was never developed and has remained vacant.

The county has, through its new Urban Center Ordinance, modified the zoning/uses for the property but failed to provide for the automatic release or termination of those covenants/restrictions which are not consistent with the new Ordinances.

We are asking for release and/ or termination of those instruments recorded in the Public Records recorded in Official Records Book 13685 at Page 1255, Official Records Book 13551 at Page 1731, of the Public Records of Miami-Dade County Florida, attached hereto for your reference.

Sincerely,



Adelaïda Fernandez-Fraga

AFF/cdm

enc.

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4 57S 39E

Sec. Twp. Range

ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING

30-7904-002-0130, -0060, 0080, -0100, -0130, -0070,

LIST ALL FOLIO #S: -0090, -0125, -0140

Date Received

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

USI Shopping Center, Inc.

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 12314 SW 132 Street

City: Miami State: FL Zip: 33186 Phone#:

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): USI Shopping Center, Inc

Mailing Address: 12314 SW 132 Court

City: Miami State: FL Zip: 33186 Phone#:

4. CONTACT PERSON'S INFORMATION:

Name: Aya Fernandez-Fraga Company: Arazoza & Fernandez-Fraga, P.A.

Mailing Address: 2100 Salzedo Street, Suite 300

City: Miami State: FL Zip: 33134

Phone# 305-444-6126 Fax# 305-442-4829 E-mail: aya@arazoza.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

See Attached Legal Description

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

SW 281 Street & South Dixie Highway

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Handwritten signature or initials

7. SIZE OF PROPERTY Irregular Lot 74,083 Sq. Ft. ft x _____ ft (in acres): 1.70 Acres
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 3/2003 (month & year)

9. Lease term: _____ years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes no
If yes, provide complete legal description of said contiguous property.

11. Is there an option to purchase or lease the subject property or property contiguous thereto?
no yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION: Arterial Business

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary(zone) Changes [Zone(s) requested]: _____

(Provide a separate legal description for each zone requested)

Unusual Use: _____

Use Variance: _____

Non-Use Variance: _____

Alternative Site Development: Option: _____

Special Exception: _____

Modification of Previous Resolution/Plan: _____

Modification of Declaration or Covenant: Removal of Covenants

14. Has a public hearing been held on this property within the last year & a half? no yes.
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no yes. If yes, give name to whom the
violation notice was served: _____ and describe the violation:

16. Describe structures on the property: Vacant Land

17. Is there any existing use on the property? no yes. If yes, what use and when established?

Use: _____ Year: _____

18. Do you require a translator for the actual hearing? Yes No If yes: Spanish
 Haitian Creole Other (Please specify which language) _____

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APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature
Sworn to and subscribed to before me this _____ day of _____, _____
Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

(I)(WE), Jorge Lopez, being first duly sworn, depose and say that (I am)(we are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____
Authorized Signature
Office Held

(Corp Seal)
NOTARY PUBLIC
CHRISTINA MORGADO
MY COMMISSION # DD 743622
EXPIRES: February 3, 2012
Bonded thru Budget Notary Service

Sworn to and subscribed to before me this 20 day of September 2008
Notary Public: _____
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE): _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing, and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

(Name of Partnership)
By _____ %
By _____ %

Sworn to and subscribed to before me this _____ day of _____
Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing

Sworn to and subscribed to before me this _____ day of _____
Notary Public: _____
Commission Expires: _____
Signature

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JH

ACKNOWLEDGEMENT BY APPLICANT

- 1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

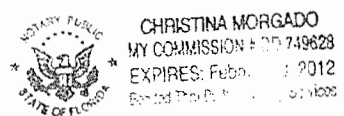
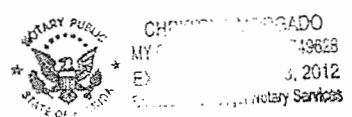
(Applicant's Signature)
JORGE LOPEZ
(Print Name of Applicant)

Sworn to and subscribed before me on the
3 Day of September, 2008.

Affiant is personally known to me or has produced
as identification.

(Notary Public's Signature)
Christina Morgado
(Print Name)

My commission expires
State of:



2081174
[Handwritten initials]

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Jorge Lopez
_____ hereinafter the Affiant(s), who being first duly
sworn by me, on oath, deposes and says:

- Affiant is the president, vice-president or CEO of the Corporation, with the following address:

- The Corporation owns the property which is the subject of the proposed hearing.
- The subject property is legally described as:
See Attached Legal Description

- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Print Name

Signature

Print Name

Signature

Print Name

Sworn to and subscribed before me on the 3 day of September 2008

Affiant is personally known to me or has produced _____ as identification

Notary

(Stamp/Seal)

Commission Expires:



CHRISTINA MORGADO
MY COMMISSION # DD 749623
EXPIRES: February 3, 2012
Bonded thru Budget Notary Services

208.174

JDA

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: US1 Shopping Center, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jorge Lopez</u>	<u>100%</u>
<u>12314 SW 132 Court</u>	<u></u>
<u>Miami, Florida 33186</u>	<u></u>
<u></u>	<u></u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 3 day of Sept, 2009 Affiant is personally know to me or has produced _____ as identification.

(Notary Public)



CHRISTINA MORGADO
MY COMMISSION # DD 749628
EXPIRES: February 3, 2012
Bonded Thru Budget Notary Services

My commission expires: _____

Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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JA

September 22, 2008

Naranja Lakes Community Redevelopment Agency
Miami-Dade County Community Redevelopment Division
Office of Strategic Business Management (OSBM)
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

Attn: Mr. Jorge M. Fernandez, Jr.
OSBM Coordinator

**Re: Naranja Lakes Community Redevelopment Agency
Construction Progress Report-September 2008**

The following is a progress report for the construction activities to date for the Naranja Lakes CRA in accordance with the Redevelopment Agreement.

Construction Activities

1- Canal Street Bridge (Anzac Construction, Inc.: Canal Street bridge contractor)

- a. The construction of all four piling caps, covering the piles in the canal and along the banks, has been completed.
- b. The slope protection revetment mat has been ordered and will be installed within the next weeks, which is the next step before the installation of the superstructure.
- c. Steel reinforcement has been delivered to the site for the forming of the superstructure that will begin very soon.

2- SW 140th Ave Plaza (Civic Building) and Entrance Features (ELCI Construction, Inc.)

- a. ELCI has begun vertical construction of the building located at SW 140th Ave Plaza. They have finished the foundation, as well as the pouring of the slab. All underground plumbing and electrical conduits have been installed. The perimeter block walls including the window locations, as well as the concrete columns and tie beams has been completed, including the necessary testing.
- b. ELCI has been coordinating with the Architects from Pascual, Perez, Kiliddjian & Associates, as well as the Engineers from Ford Engineering, Inc to make sure that they continue to conduct all the necessary

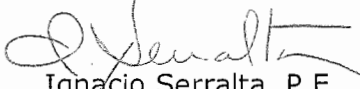
inspections in order to certify the completion of construction when the project is completed.

- c. The Entrance Feature at the corner of SW 140th Ave and SW 139th Place had received approvals for the Structural, Zoning & Planning. ELCI is working on obtaining the approval of Public Works and Fire Department, which they anticipate having next week.

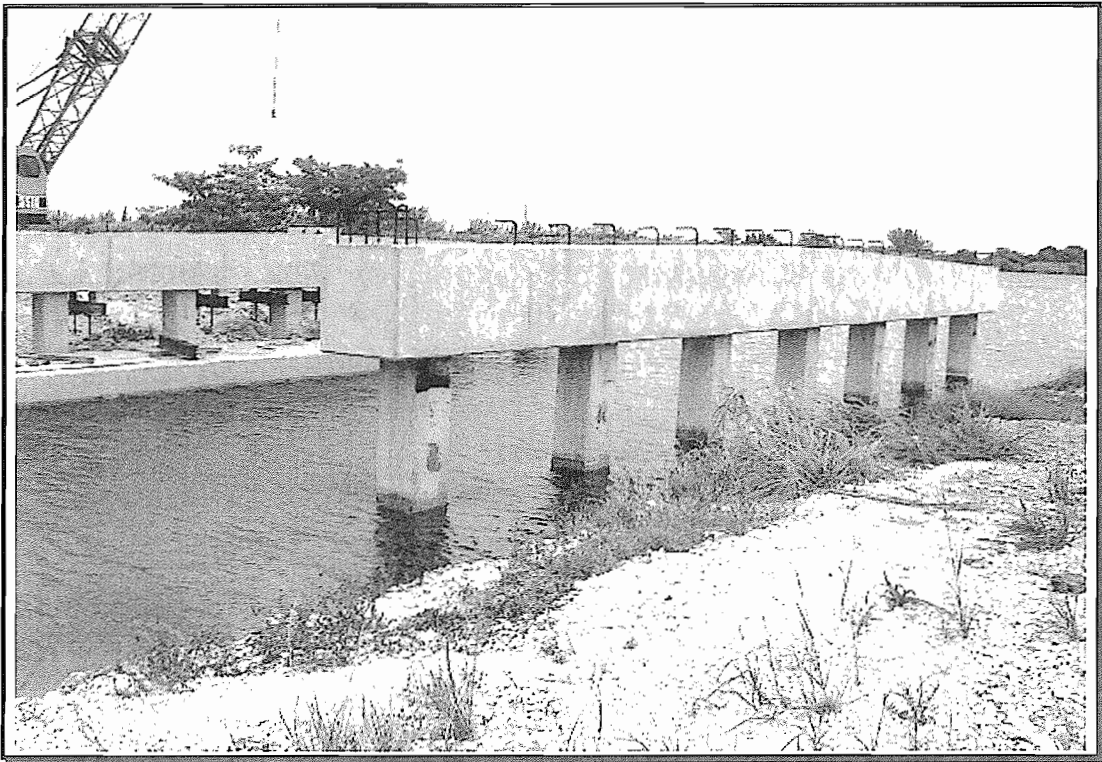
3- SW 140th Ave., SW 143rd Ave., and SW 272nd Street
(Dixie Landscape, Inc., landscape and Irrigation Contractor)

- a. Dixie has been concentrating on putting in the underground sleeves necessary to run the main irrigation lines. They have completed all necessary sleeves along the west side of SW 140th Avenue. Installation of all the remaining underground sleeves and rough and main irrigation lines along SW 140th Avenue to SW 272nd Street will be complete by the end of the month. The sprinkler lines and heads in all existing medians along SW 140th Avenue and SW 272nd Street have been installed.
- b. All underground sleeves along SW 275th Street have been completed.
- c. All underground sleeves along Canal Street (NLB extension) are currently being installed with estimated completion of two weeks.
- d. Dixie has ordered all the necessary pumps and materials for completion of the 3-HP pump in the North Park and the main 25-HP pump at the canal along SW 140th Avenue and the bridge.
- e. FPL has received the easement papers from the adjacent land owners to allow them to provide power to our pump.
- f. There is a meeting set up with Jeff Cohen from Public Works on September 25th to review the landscape plans and sight visibility issues.

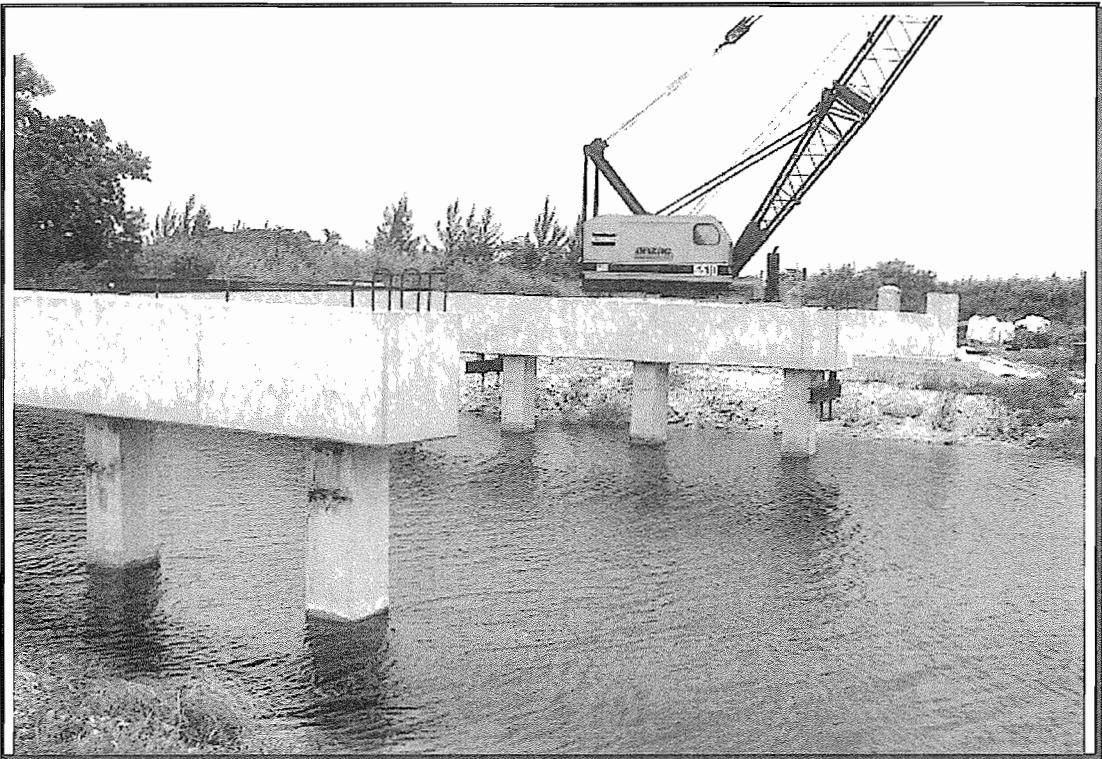
Sincerely,


Ignacio Serralta, P.E.
CRA Construction Consultant

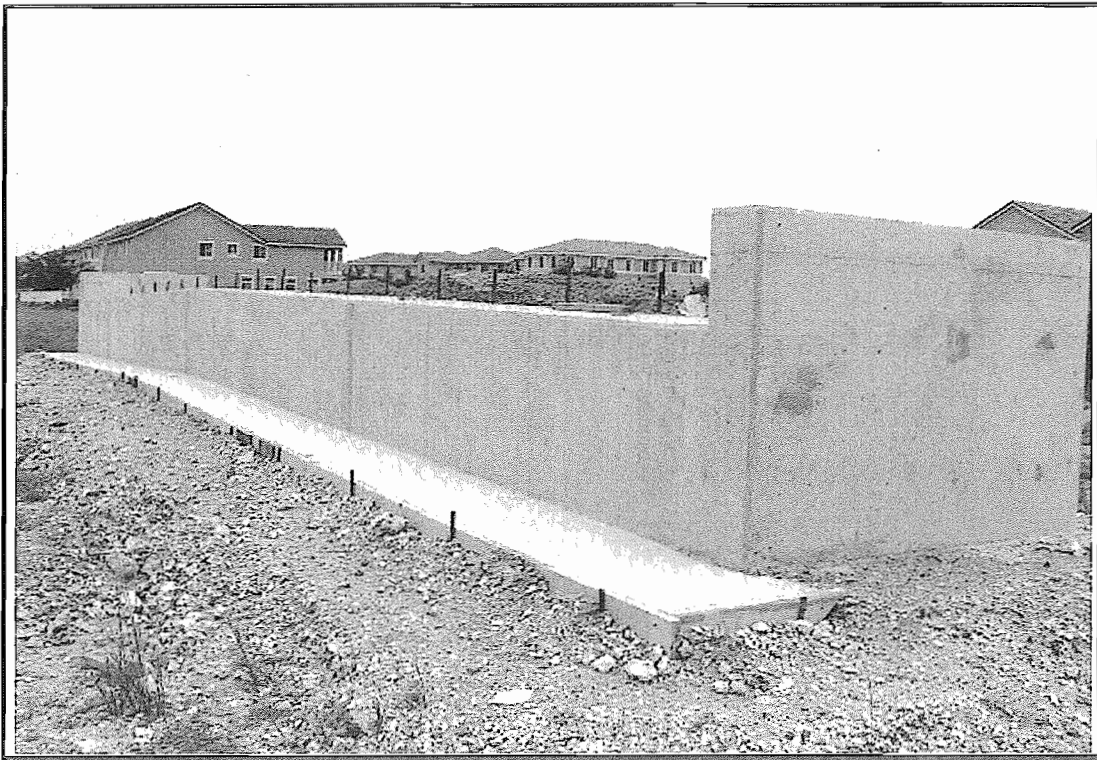




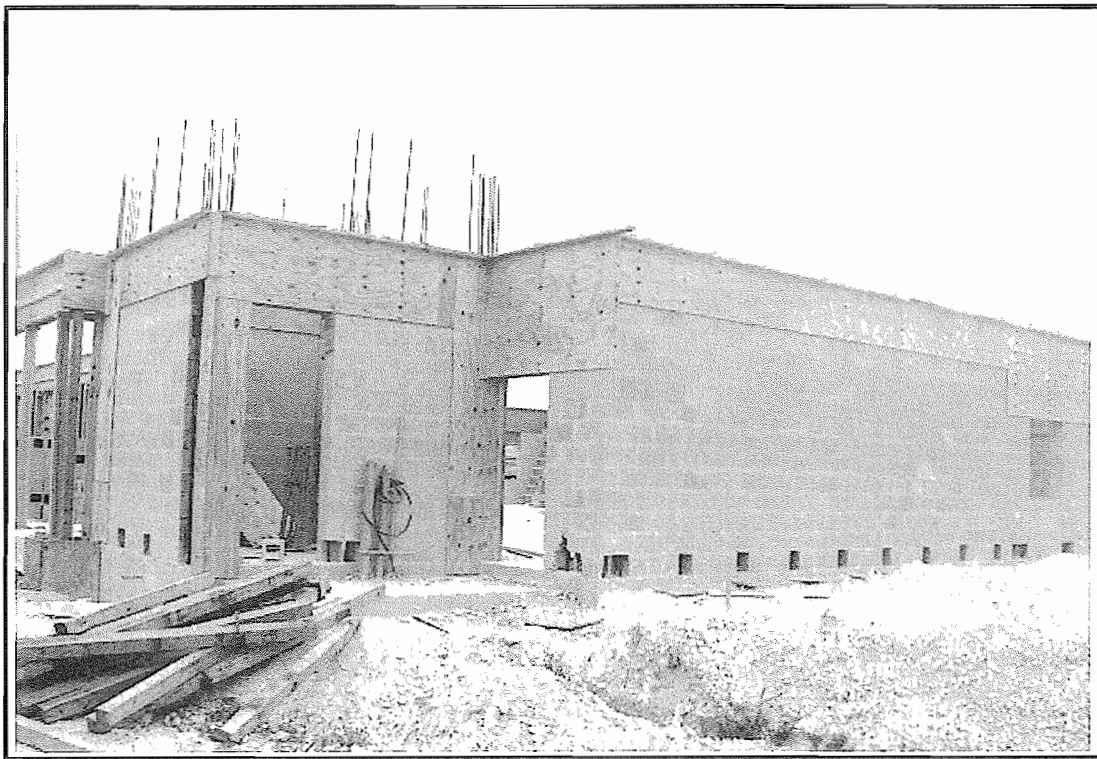
PHOTOGRAPH NO. 1 ■ Canal Street Bridge



PHOTOGRAPH NO. 2 ■ Canal Street Bridge



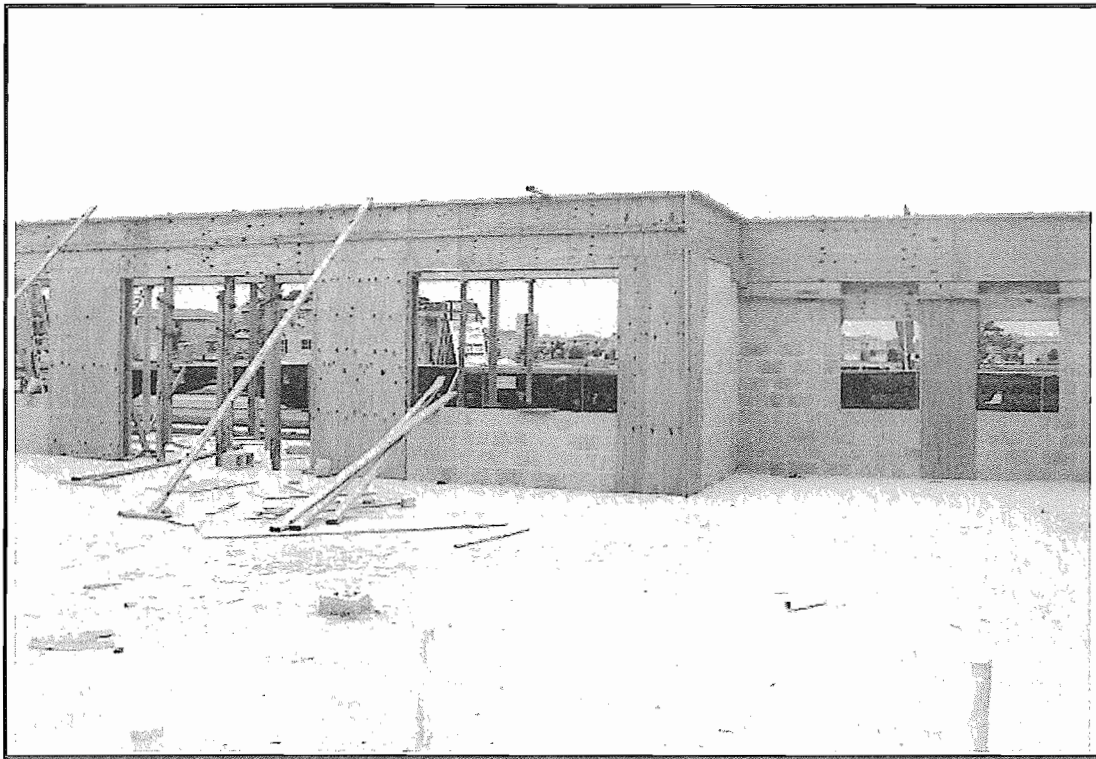
PHOTOGRAPH NO. 3 ■ Canal Street Bridge



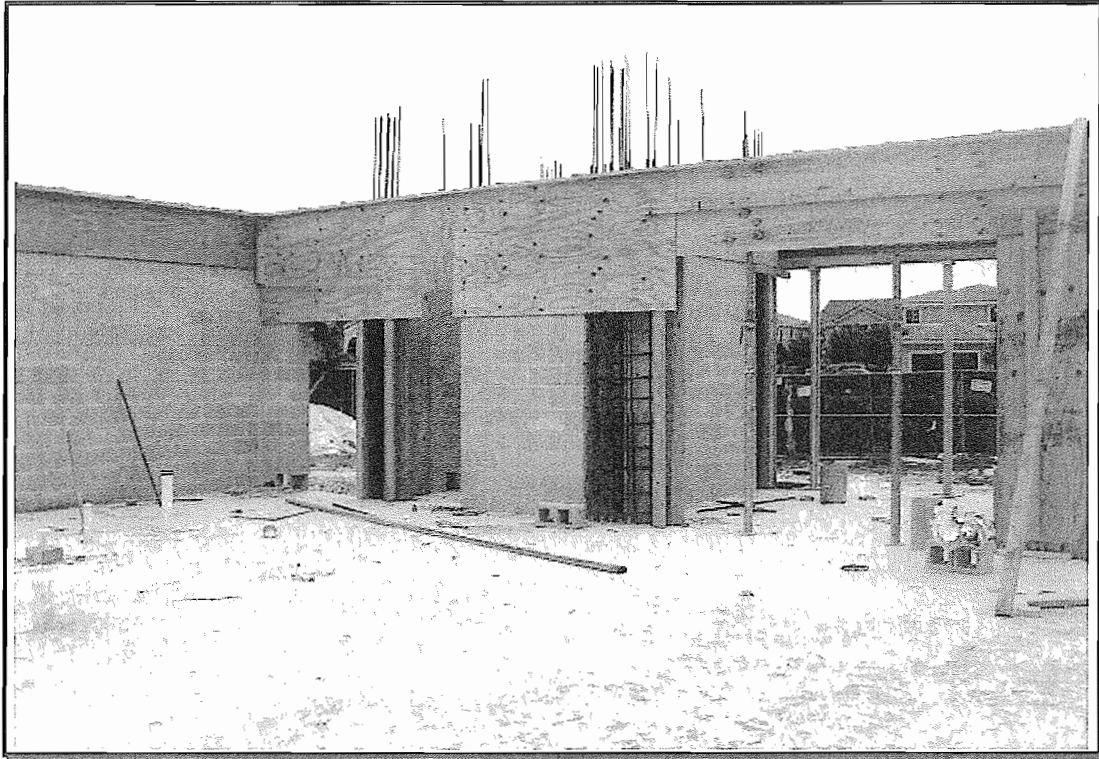
PHOTOGRAPH NO. 4 ■ Civic Building SW 140th Avenue



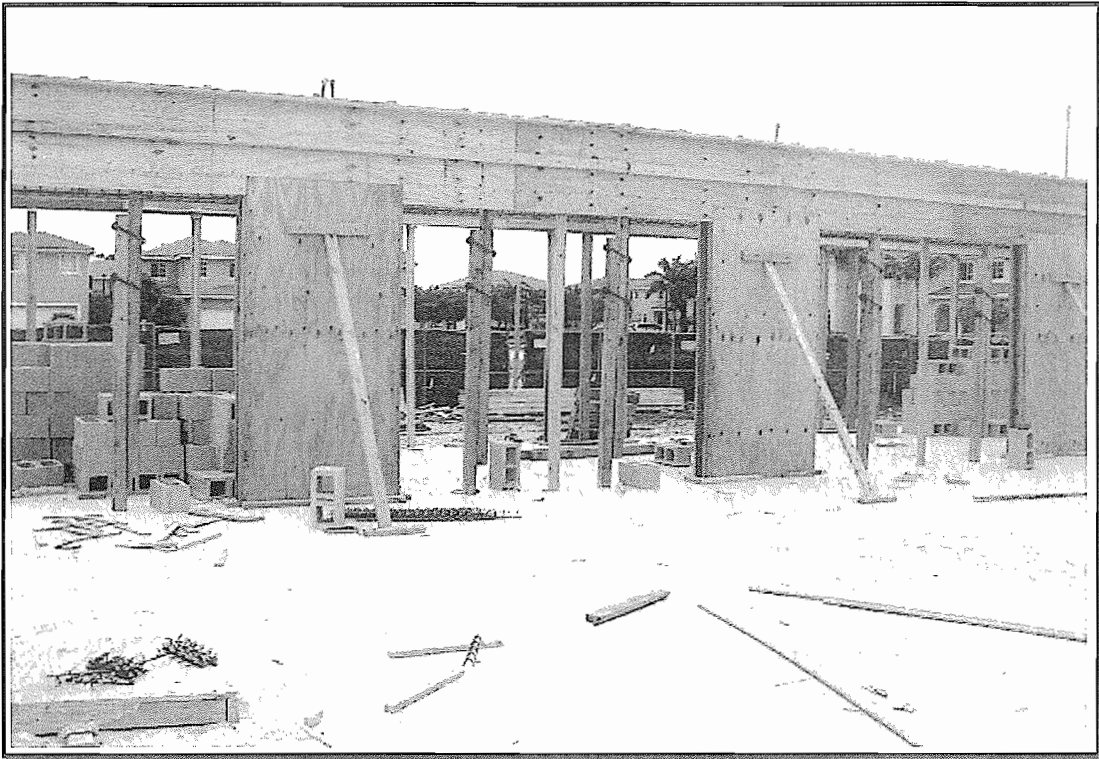
PHOTOGRAPH NO. 5 ■ Civic Building SW 140th Avenue



PHOTOGRAPH NO. 6 ■ Civic Building SW 140th Avenue



PHOTOGRAPH NO. 7 ■ Civic Building SW 140th Avenue



PHOTOGRAPH NO. 8 ■ Civic Building SW 140th Avenue

Memorandum



Date: August 25, 2008
To: Naranja Lakes Community Redevelopment Agency Board
From: Jorge M. Fernandez, Jr., Coordinator
Community Redevelopment and Economic Policy Analysis
Subject: Miami-Dade County's Projected Tax Increment Financing (TIF) Payment FY 2008-09

Each year the Community Redevelopment Agencies (CRA) must submit a budget to the Board of County Commissioners (BCC) for its consideration and adoption.

In an effort to assist you in adopting the **Naranja Lakes CRA** FY 2008-09 budget, we have calculated the projected 2008 TIF payment amount. In accordance with State law, the TIF payment is the product of 95 percent of the final tax roll for each Tax Increment District multiplied by the approved millage rate. On July 17, 2008, the BCC set the maximum countywide millage rate for FY 2008-09 at 4.8733 and the unincorporated municipal service area (UMSA) millage rate at 1.9785. While the BCC can not increase the millage rate set on July 17th it can adopt a lower millage rate at its budget hearings scheduled for September 4th and 18th.

The CRA Board should adopt a final FY 2008-09 budget by September 29, 2008. During the month of October the adopted budget will then be presented to the Tax Increment Financing (TIF) Committee for review and recommendations to the BCC. Following TIF Committee recommendations, a budget approval agenda item will be scheduled for BCC Committee and then full BCC consideration prior to the December 31st TIF payment date.

Miami-Dade County charges a 1.5 percent administrative fee related to Community Redevelopment Agencies. This amount is based on the total TIF revenue.

The TIF payment calculation below, uses the 2008 preliminary tax roll released by the Miami-Dade County Property Appraiser on July 1, and is adjusted for over/under payments made in previous years based on the final tax roll a, in this case 2006 (the tax roll is not finalized until the Value Adjustment Board has completed its work).

The estimated payment that will be made by December 31, 2008 in the amount of \$2,434,692 is determined as follows:

Based on the Proposed Countywide Millage of 4.8733

	- Preliminary 2008 assessed value of Tax Increment
\$518,466,281	District
<u>(\$131,292,949)</u>	- Taxable value in Base Year – 1998
\$387,173,332	- Value of increment
\$1,792,471	- Revenue
<u>(\$59,549)</u>	- Increase (reduced) for 2006 adjustment (detailed below)*
\$1,732,922	- Revenue payable to CRA by December 31, 2008

\$365,840,442 - Final 2006 Tax Roll
\$377,004,023 - Preliminary 2006 Tax Roll
(\$11,163,581) - Revision per Value Adjustment Board
5.615 - Actual 2006 Millage
(\$59,549) - Adjustment amount for December 2008 check

Information on County 1.5% Administrative Reimbursement Charge

\$1,732,922 - 2008 TIF Payment by County
\$25,994 - Amount of 1.5% charge to be budgeted

Based on the Proposed UMSA Millage of 1.9785

\$518,466,281 - Preliminary 2008 assessed value of Tax Increment District
(\$131,292,949) - Taxable value in Base Year – 1998
\$387,173,332 - Value of increment
\$727,721 - Revenue
- Increase (reduced) for 2006 adjustment (detailed below)*
(\$25,951)
\$701,770 - **Revenue payable to CRA by December 31, 2008**

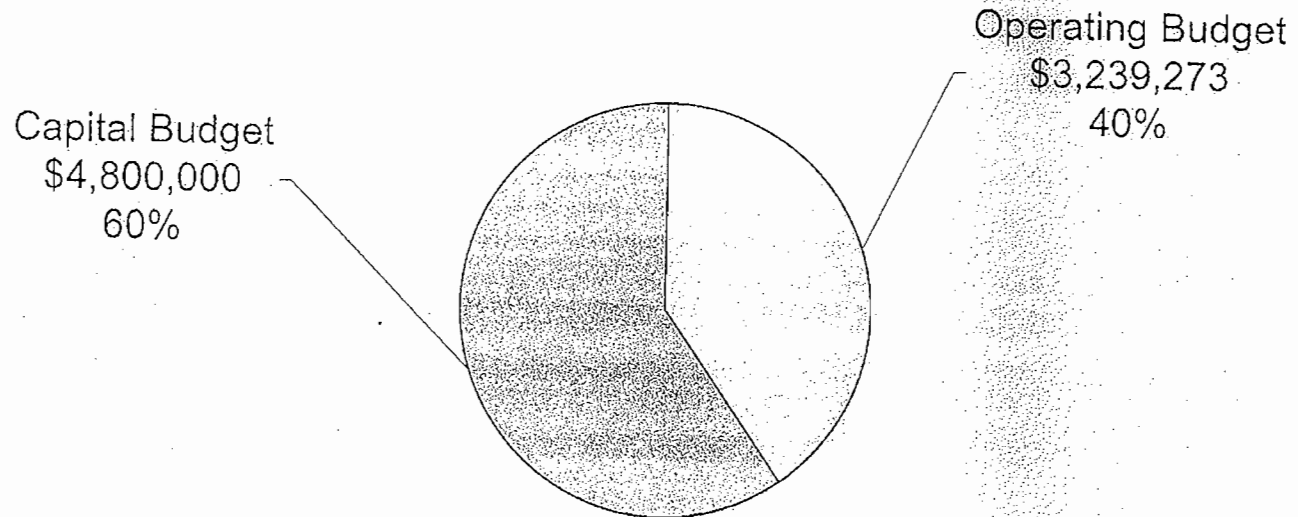
\$365,840,442 - Final 2006 Tax Roll
\$377,004,023 - Preliminary 2006 Tax Roll
(\$11,163,581) - Revision per Value Adjustment Board
2.447 - Actual 2006 Millage
(\$25,951) - Adjustment amount for December 2008 check

Information on County (UMSA) 1.5% Administrative Reimbursement Charge

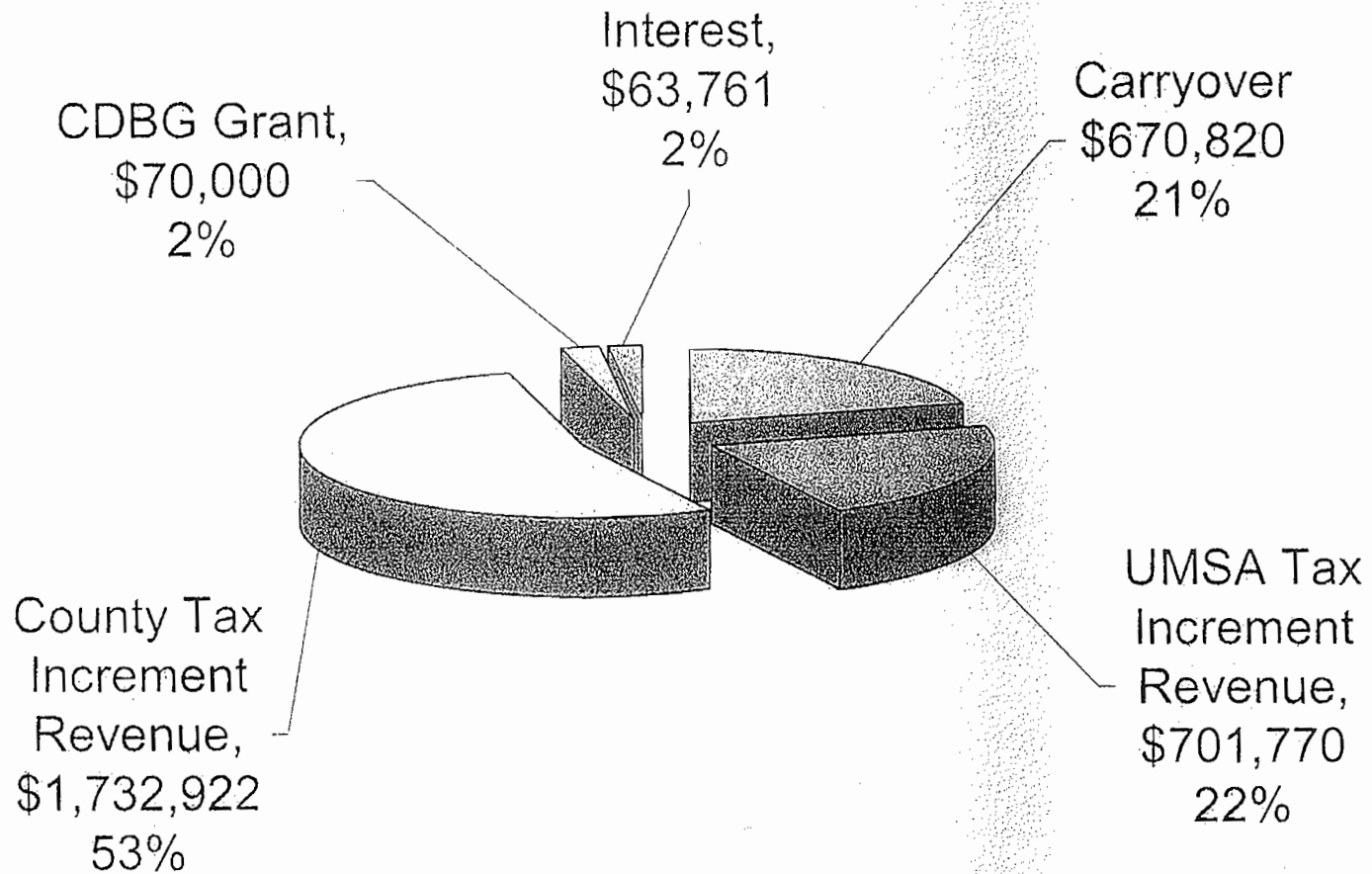
\$701,770 - 2008 TIF UMSA Payment by County
\$10,527 - Amount of 1.5% charge to be budgeted

After the September 18 BCC budget hearing meeting we will advise you by e-mail and provide you with updated information indicating the adopted millage rate and subsequent revenue due from the County.

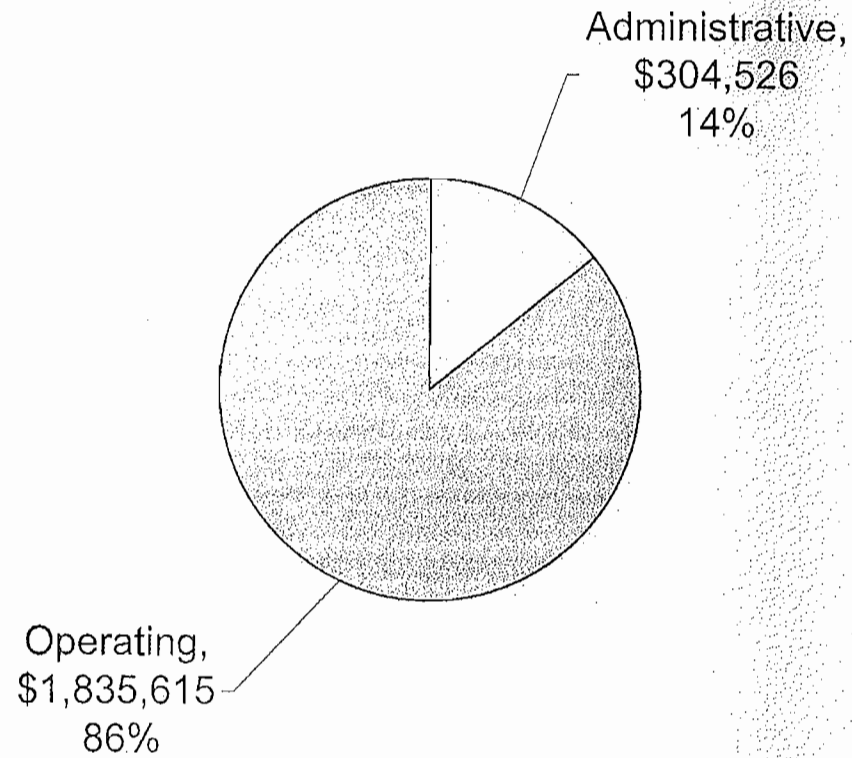
Naranja Lakes CRA Proposed
FY 2008-09 Operating and Capital Budget
\$8,039,273



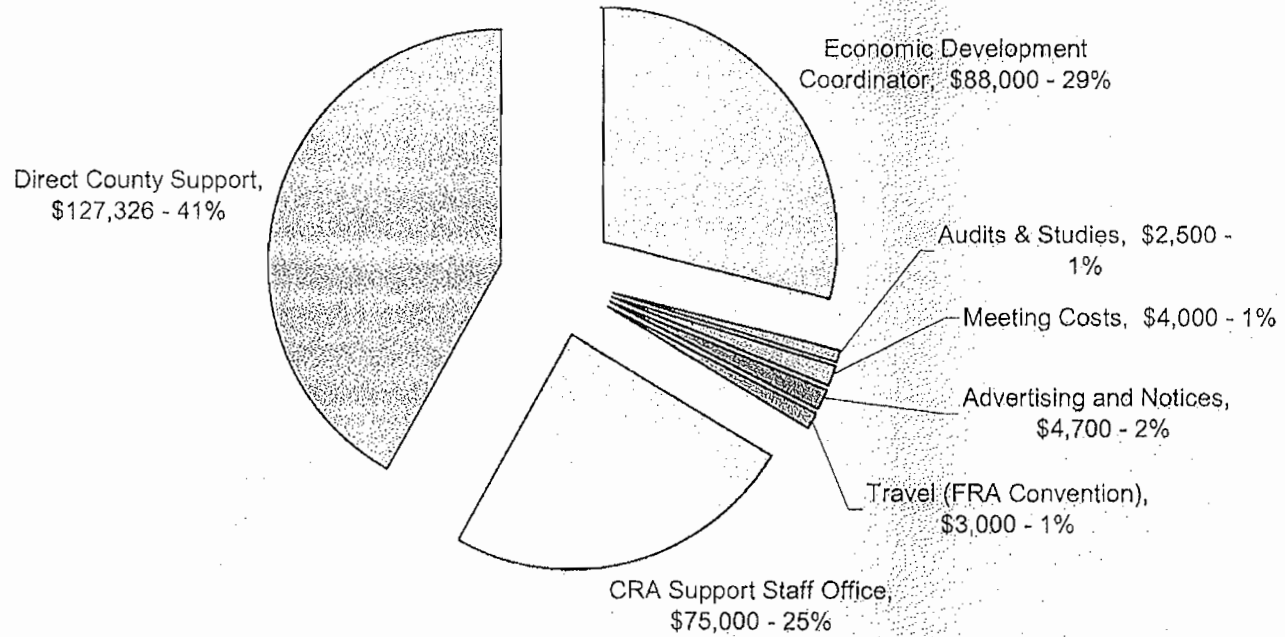
**Naranja Lakes CRA Proposed FY 2008-09
Operating Budget (Revenues)
\$3,239,273**



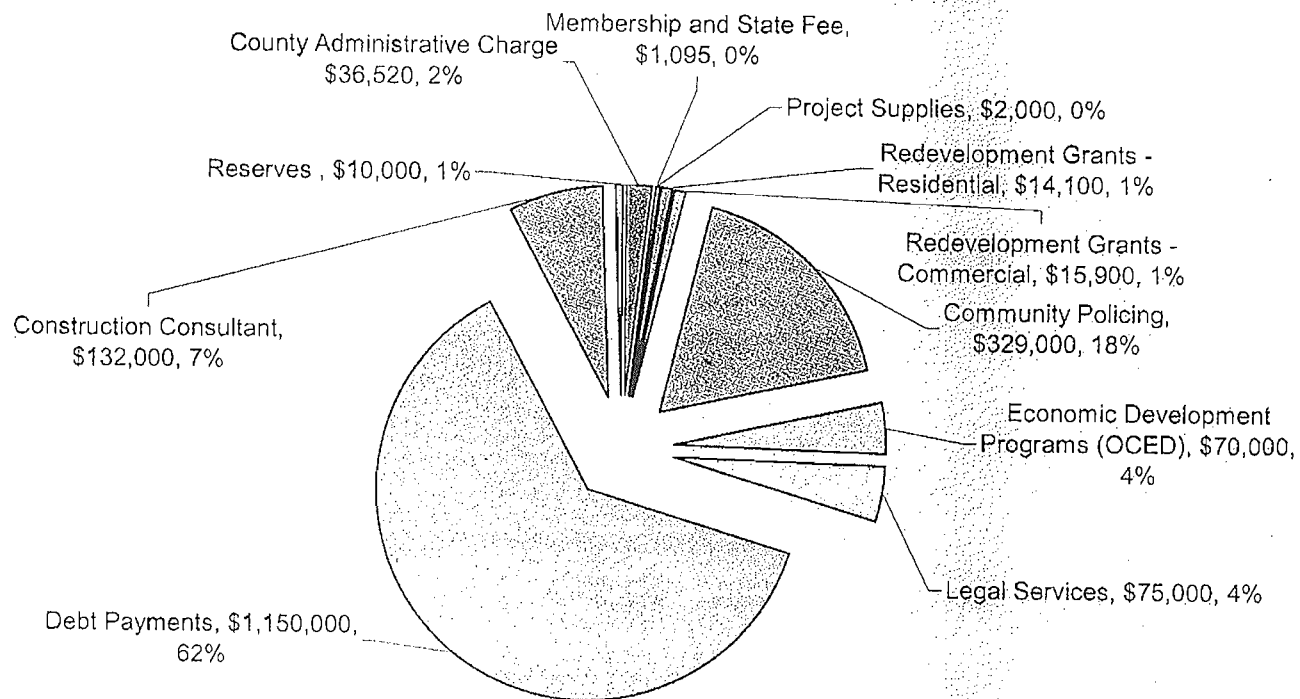
Naranja Lakes CRA Proposed FY 2008-09 Budget
Operating Expenditures
\$2,140,141



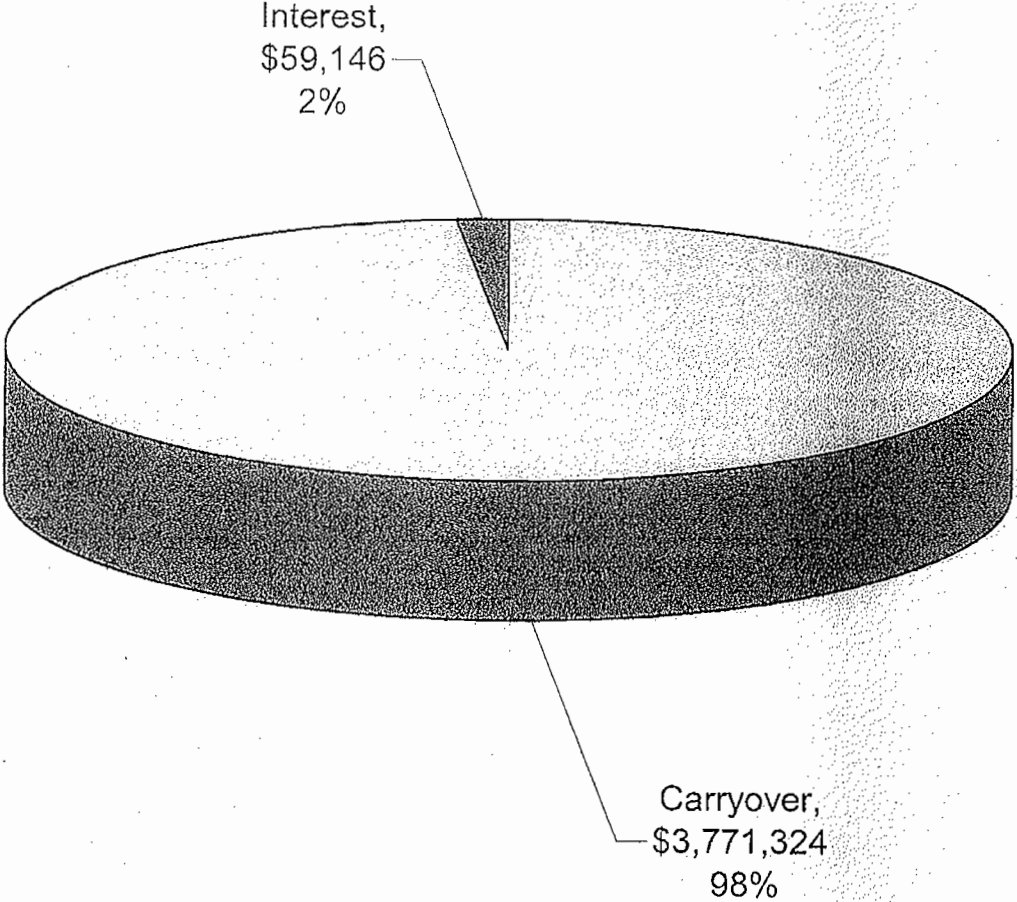
Naranja Lakes CRA Proposed FY 2008-09 Budget
Operating Budget Administrative Expenses
\$304,526



Naranja Lakes CRA Proposed FY 2008-09 Budget
Operating Budget Expenses
\$1,835,615



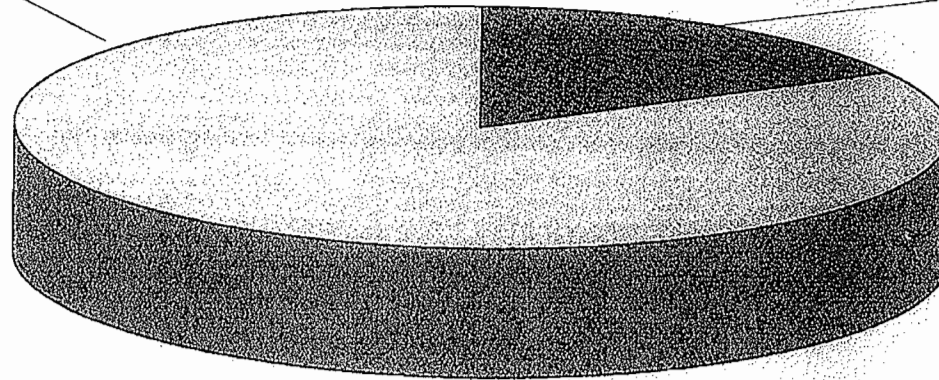
**Naranja Lakes CRA Proposed FY 2008-09 Budget
Capital Budget Revenues**



Naranja Lakes CRA Proposed FY 2008-09 Budget Capital Budget Expenditures

Construction
Payment,
\$4,800,000
83%

Funding Gap,
-\$969,530
17%



**NARANJA LAKES CRA PROPOSED FY 2008-09
OPERATING REVENUE LESS EXPENDITURES**

REVENUES	\$3,238,273
EXPENDITURES	\$2,140,141
REVENUE LESS EXPENDITURES	\$1,099,133

**NARANJA LAKES CRA PROPOSED FY 2008-09
TRANSFER TO COVER CAPITAL BUDGET FUNDING GAP**

CAPITAL REVENUE	\$3,830,470
EXPENDITURES	\$4,800,000
FUNDING GAP	\$969,530
TRANSFER FROM OPERATING BUDGET	\$1,099,133

CONSTRUCTION CASH FLOW
FY 08-09
WITHOUT TRANSFER FROM OPERATING BUDGET

	August 2008	September 2008	October 2008	November 2008	December 2008	January 2009	February 2009	March 2009	April 2009	May 2009	June 2009	July 2009	August 2009	September 2009
Revenues														
Cash in Fund	4,380,998.60	4,380,998.60	4,380,998.60	3,939,939.85	3,498,012.81	3,055,215.56	2,611,546.15	2,167,002.64	1,721,583.10	1,275,285.56	828,108.09	380,048.71	-68,804.63	-518,723.60
Interest			9,747.44	8,879.15	8,008.93	7,136.78	6,262.68	5,386.64	4,508.65	3,628.71	2,746.81	1,862.95	977.12	
Transfer from Op			0.00											
Total Revenues	4,380,998.60	4,380,998.60	4,390,746.04	3,948,819.00	3,506,021.74	3,062,352.33	2,617,808.83	2,172,389.28	1,726,091.75	1,278,914.27	830,854.90	381,911.66	-67,917.41	-518,723.60
Expenditures														
Payments	0.00	0.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00
Retainer			50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806
Total Expenditures	0.00	0.00	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19
Balance	4,380,998.60	4,380,998.60	3,939,939.85	3,498,012.81	3,055,215.56	2,611,546.15	2,167,002.64	1,721,583.10	1,275,285.56	828,108.09	380,048.71	-68,894.53	-518,723.60	-969,529.78

WITH TRANSFER FROM OPERATING BUDGET

	August 2008	September 2008	October 2008	November 2008	December 2008	January 2009	February 2009	March 2009	April 2009	May 2009	June 2009	July 2009	August 2009	September 2009
Revenues														
Cash in Fund	4,380,998.60	4,380,998.60	4,380,998.60	5,041,545.54	4,602,096.69	4,161,783.14	3,720,802.96	3,278,554.22	2,835,635.00	2,391,843.34	1,947,177.33	1,501,634.99	1,055,214.40	607,913.59
Interest			12,220.12	11,357.34	10,492.63	9,626.01	8,757.45	7,886.96	7,014.53	6,140.17	5,263.86	4,385.59	3,505.38	2,623.20
Transfer from Op			1,099,133.00											
Total Revenues	4,380,998.60	4,380,998.60	5,492,351.72	5,052,902.88	4,612,589.33	4,171,409.15	3,729,360.41	3,286,441.18	2,842,649.53	2,397,983.51	1,952,441.18	1,506,020.59	1,058,719.78	810,536.79
Expenditures														
Payments	0.00	0.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00
Retainer			50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806	50,806
Total Expenditures	0.00	0.00	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19	450,806.19
Balance	4,380,998.60	4,380,998.60	5,041,545.54	4,602,096.69	4,161,783.14	3,720,802.96	3,278,554.22	2,835,635.00	2,391,843.34	1,947,177.33	1,501,634.99	1,055,214.40	607,913.59	169,730.61

**NARANJA LAKES CRA
FY 2008-09 PROPOSED OPERATING BUDGET**

	FY 07-08 BUDGET	FY 07-08 ACTUAL AS OF 08-11-08	FY 07-08 PROJECTION	FY 08-09 PROPOSED
REVENUES				
Carryover	1,509,098	1,589,618	1,589,618	672,125
TIF Revenues				
UMSA Tax Increment Revenue	701,232	701,232	701,232	701,770
County Tax Increment Revenue	1,576,998	1,576,998	1,576,998	1,732,922
CDBG Grant	70,000	-	-	70,000
Interest	30,000	72,699	85,899	63,761
Revenue Total	3,887,328	3,940,547	3,953,747	3,240,578
EXPENDITURES				
Administrative Expense				
Contractual Services (Economic Dev. Coord.)	10,000	-	22,000	88,000
Audits and Studies	2,500	-	-	2,500
Printing & Publishing	-	-	-	-
Meeting Costs (Includes After Hours Security)	5,000	1,798	2,609	4,000
Advertising and Notices	3,900	4,181	4,433	4,700
Travel (Includes Educational Seminars)	6,500	980	980	3,000
CRA Support Staff Office	216,187	-	-	75,000
Direct County Support	96,021	-	98,505	127,326
(A) Subtotal Administrative Expense	340,108	6,959	128,527	304,526
Operating Expense				
County Administrative Charge (1.5%)	34,173	34,173	34,173	36,520
F.R.A. Membership and State Fee	-	1,095	1,095	1,095
Project Management Supplies	1,000	-	1,500	2,000
Marketing	-	-	-	-
Redevelopment Grants - Residential	14,100	-	-	14,100
Redevelopment Grants - Commercial	15,900	-	-	15,900
Community Policing and Security	325,000	231,216	306,216	329,000
Enhance Lighting and Lighting Survey	110,000	-	-	-
Economic Development Programs (OCED)	70,000	-	-	70,000
Legal Services	75,000	39,543	49,543	75,000
Debt Payments	1,015,000	372,169	956,646	1,150,000
Construction Consultant	104,400	55,274	71,274	132,000
Reserves	50,000	-	-	10,000
Transfer to Capital	1,732,647	1,732,647	1,732,647	
(B) Subtotal Operating Expenses & Reserves	3,547,220	2,466,117	3,153,095	1,835,615
Expenditures Total (A+B)	3,887,328	2,473,076	3,281,622	2,140,141
Revenues Less Expenditures Total	0	1,467,471	672,125	1,100,438

**NARANJA LAKES CRA
PROPOSED FY 2008-09 CAPITAL BUDGET**

	FY 07-08 ADOPTED BUDGET	FY 07-08 ACTUAL AS OF 08-13-08	FY 07-08 PROJECTION	FY 08-09 PROPOSED
REVENUES				
Carryover	3,813,202	3,770,922	3,770,922	3,771,324
Transfer from Operating Funds	1,732,647	1,732,647	1,732,647	-
New Loan (Projected Funding Gap)	4,679,601	-	-	-
Interest	45,534	121,623	145,948	59,146
Revenue Total	10,270,984	5,625,192	5,649,517	3,830,470
EXPENDITURES				
Issuance Costs	-	-	-	-
Payments to Construction Consultant	-	-	-	-
Payments Towards Construction	10,270,984	610,373	1,878,192	4,800,000
Debt Payments	-	-	-	-
Construction Reserve	-	-	-	-
Expenditure Total	10,270,984	610,373	1,878,192	4,800,000
Revenue Less Expenditures	0	5,014,819	3,771,324	-969,530

Naranja Lakes Community Redevelopment Agency (CRA) Initiative
Proposed Yearly Budget Report for 2008/2009

Reported by: Sgt. Oswaldo D. Hernandez

The anticipated CRA police budget for the next fiscal year is as follows:

Budget Breakdown:

- Last years CRA budget for MDPD Cutler Ridge Station: **\$306,762.00**
- 7% contractual increase for MDPD on July 2008: **+\$21,473.00**

*Providing an anticipated CRA police budget for 2008/2009 of: **\$328,235.00**

Projects & Calculations:

The project named the **Reside Empowering Neighborhood Enforcement Walk (RENEW)** is comprised of 1 Lieutenant, 2 sergeants and 8 Officers who will saturate a neighborhood and respond door to door to meet all the families. The mass presence is accomplished within a 4 hour detail and provides a high visibility police presence of community policing officers. The operation is calculated at a comprised total of **\$3,303 per detail**, times 6 details for the year that will be conducted every other month in different CRA communities totaling **\$19,818 a year**.

Operational Sweeps: Operational Sweeps consist of one (1) sergeant and four (4) police officers, targeting specific crime trends in the NLCRD utilizing proactive law enforcement operation techniques. Operational Sweeps will last four hours, at an estimated average cost of **\$ 1,307* per operation**.

Roving Patrol: Roving Patrols consist of one (1) uniformed police officer with a marked police vehicle providing high-visibility patrol. This officer will interact with members of the community to facilitate the building of a partnership between the community and law enforcement. Roving Patrols will last four hours, at an estimated average cost of **\$254* per operation**.

The **CRA Administrative Coordinator** position refers to the duties currently performed by Sergeant Oswaldo Hernandez, who oversees the daily/weekly analysis of crime trends along with the weekly scheduling of officers, collection, storage, and dissemination of all CRA files and paperwork to include the monthly, yearly, and periodic reporting of the program to the CRA Board and County staff. These tasks are currently provided for under the existing MOU and are vital to the success of the program. The request is for the allotment of 4 hours of administrative overtime at a current rate of **\$327.10 per 4 hours**, times 52 weeks, providing a **yearly cost total of \$17,009**.

NARANJA LAKES CRA CAPITAL FUND OVERVIEW

	Inception through September 2005	October 2005 - September 2006	October 2006 - September 2007	Inception - September 2007	FY 07-08			Inception - September 2008	FY 08-09 Proposed	All Years
					October 2007 - July 2008	Estimated Aug - Sept 2008	FY 07-08 Projection			
REVENUES										
Loan Proceeds	5,000,000	5,000,000	-	10,000,000	-	-	-	10,000,000	-	10,000,000
Interest	61,963	79,659	218,317	359,939	121,623	24,325	145,948	505,887	59,146	565,032
Transfer from Operating Fund	-	-	-	-	1,732,647	-	1,732,647	1,732,647	-	-
Revenue Total	5,061,963	5,079,659	218,317	10,359,939	1,854,270	24,325	1,878,595	12,238,534	59,146	10,565,032
EXPENDITURES										
Issuance Costs	10,585	15,000	-	25,585	-	-	-	25,585	-	25,585
Payments to Construction Consultant	29,400	20,175	53,248	102,823	-	-	-	102,823	-	102,823
Debt Service Payments	127,289	-	-	127,289	-	-	-	127,289	-	127,289
Payments towards Construction	4,125,931	1,655,300	127,621	5,908,852	610,373	1,080,000	1,690,373	7,599,225	4,800,000	12,399,225
Other Miscellaneous	2,613	-	-	2,613	-	-	-	2,613	-	2,613
Expenditures Total	4,295,818	1,690,475	180,869	6,167,162	610,373	1,080,000	1,690,373	7,857,535	4,800,000	12,657,535
Balance in fund	766,145	3,389,184	37,448	4,192,777	1,243,897	(1,055,675)	188,222	4,380,999	(4,740,854)	(2,092,503)
Retainer - held in fund until work is complete	390,279	18,814	12,762	421,855	67,819	120,000	187,819	609,674	-	609,674
Available Balance (Carry Over)	375,885	3,370,370	24,686	3,770,922	1,176,078	(1,175,675)	402	3,771,324	(4,740,854)	(2,702,177)
					489,674	1,200,000				
							Balance in fund	4,380,999		
							Interest	59,146		
							Construction	(4,800,000)		
							Retainer	(609,674)		
							Subtotal	(969,530)		
							Xfer from oper	-		
							Funding Gap	(969,530)		

**SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
SPECIAL MEETING
OCTOBER 6, 2008**

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 5:05 p.m., October 6, 2008, there being present upon roll call, Mr. Moe Hakssa, Mr. Rene Infante, Mr. Daniel Lipe, Ms. Marleen Volkert and Chairperson Nina Betancourt; (Mr. Kenneth Forbes was late) (Mr. Stuart Archer and Mr. Parsuram Ramkissoon were absent); Mr. Jorge Fernandez, CRA Coordinator, Office of Strategic Business Management; and Mr. Jason Rodriguez, CRA Analyst.

I. Meeting Call to Order and Roll Call

Chairperson Nina Betancourt called the CRA Board meeting to order at 5:05 p.m. A quorum was present upon roll call.

Mr. Fernandez noted, for the record, that Mr. Archer informed staff he would be out of town and unable to attend today's meeting, and that Mr. Ramkissoon informed staff he might not be able to attend today's meeting due to a scheduling conflict.

II. Open Forum for Public Comments (10-min)

Chairperson Betancourt opened the floor for public input and the following persons appeared:

Mr. Leonard (Len) Anthony, 14020 Naranja Lakes Boulevard, Apt PH, appeared before the CRA and expressed concern with insufficient notice posted for this meeting. He noted had he not incidentally looked in the newspaper, he would have not known about this meeting. Mr. Anthony discussed the Leisure City Charrette naming the urban center as the "Naranja Lakes--Leisure City Urban Center." He stated it was his impression that the CRA would provide input on such naming, but the CRA had not adopted a resolution to that effect. Mr. Anthony further noted he received, by mail, notification stating the area where he lived, Naranja Lakes, would be rezoned and renamed as Leisure City. He noted he was opposed to the renaming of Naranja Lakes, and questioned the CRA Board's feelings since this area was located in the CRA District.

Mr. Phillip Murray, 13248 SW 256th Terrace, Naranja, Florida, appeared before the CRA and noted the lack of discretionary funds within the proposed FY 2008-09 NLCRA Budget.

Chairperson Betancourt responded, noting the CRA did not have discretionary funds since all of its funding was allocated to the primary redevelopment project and the reserve funds were allocated to completing the capital project. She noted the recent ruling of the Strand case should open up new avenues for the CRA to restructure its loan repayment to the County and enable the CRA to free up some money to expend on projects that would benefit the entire CRA District.

Mr. Murray questioned the proposed seven percent increase in the budget for policing services, and requested clarification on whether the actions taken by the CRA today would nullify the actions taken by the CRA Board at its last meeting when Chairperson Betancourt voted by phone, to meet the quorum.

In response to Mr. Murray's questions, Mr. Fernandez noted he advised the CRA at the September 29, CRA meeting that he was unaware whether a CRA member not present, but voting by phone on a motion to approve the budget was proper, and that he would consult with the County Attorney's Office for guidance. He noted the County Attorney advised him that a Board member must be present in order to vote on a motion to adopt the budget, which was the reason for calling today's special meeting. Regarding a budget increase for policing services, Mr. Fernandez clarified the level of policing services in the proposed budget remained the same as in last year's budget, but the seven percent increase represented an increase in the cost of living and a salary adjustment.

III. Discussion of Proposed FY 2008-09 Budget

Chairperson Betancourt asked if there were any questions or discussions with regards to the proposed budget distributed to all CRA members prior to the last CRA meeting.

Mr. Ken Forbes moved to approve the FY2008-09 NLCRA Budget as presented. This motion was seconded by Mr. Rene Infante.

Mr. Forbes noted, at the last CRA meeting, the proposed FY 2008-09 NLCRA Budget was discussed and Mr. Stuart requested the Chairperson be contacted to vote via telephone in order to meet quorum and adopt the budget. Mr. Forbes noted most of the members present today recognized the proposed budget was necessary in order to move forward and that no additional discussions were required unless any members, who were not present at the September 29, CRA meeting, wanted to discuss any aspects of the budget.

Hearing no questions with regard to the budget, the CRA Board proceeded to vote on the foregoing motion to approve a resolution adopting the FY2008-09 NLCRA Budget, and upon being put to a vote, the motion passed unanimously by those members present.

IV. Adjournment

There being no further business to come before the CRA Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 5:28 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency