



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

**Board of County Commissioners**

South Dade Government Center  
Library Conference Room  
10710 S.W. 211 Street  
Miami, Florida

July 14, 2003  
As Advertised

Harvey Ruvlin, Clerk  
Board of County Commissioners

Kay Madry Sullivan, Director  
Clerk of the Board Division

Judy Marsh, Commission Reporter  
(305) 375-1967



**CLERK'S SUMMARY AND OFFICIAL MINUTES  
NARANJA LAKES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
JULY 14, 2003**

The Naranja Lakes Community Redevelopment Agency (CRA) Board met in the South Dade Government Center Library Meeting Room, 10710 S.W. 211 Street, Miami, Florida at 7:06 p.m., July 14, 2003, there being present upon roll call Chairperson Nina Betancourt and members Mr. Stuart Archer, Mr. Kenneth Forbes, Mr. Norm Kramer and Mr. Parsuram Ramkissoon, (Ms. Joan Carter, Mr. Rene Infante and Ms. Kathleen Richardson were absent); Assistant County Manager Tony Crapp; Assistant County Attorney Gerald Heffernan; Mr. Jurgen Teintze, Office of Management and Budget, Mr. Steven Zelkowitz, Legal Counsel for the CRA; and Deputy Clerk Judy Marsh.

**I. Call to Order**

Chairperson Nina Betancourt called the CRA Board meeting to order at 7:06 p.m.

**II. Roll Call**

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

**III. Approval of the Minutes (June 30 meeting)**

It was moved by Mr. Archer that the minutes of the June 30, 2003 CRA Board meeting be approved. This motion was seconded by Mr. Forbes, and upon being put to a vote, passed unanimously by those members present.

Mr. Ramkissoon requested clarification of the timeframe for repayment of the Sunshine State Loan referenced in page 2, paragraph six, and page 3 paragraph 2 listed under "Old Business" in the June 30<sup>th</sup> minutes.

Assistant County Manager Crapp noted the minutes accurately reflected the discussion that occurred, and repayment of the loan could be deferred between two to three years.

**IV. Approval of Agenda**

It was moved by Mr. Archer that today's agenda be approved as presented. This motion was seconded by Mr. Ramkissoon, and upon being put to a vote, passed unanimously by those members present.

## **V. New Business**

Mr. George De Guardiola, developer, presented a preliminary schematic of the concepts being proposed for the redevelopment of the Colonial Park lands. He noted pursuant to discussions with Miami-Dade County Commissioner Dennis Moss and area residents, the properties owned by the County and the developer respectively would be merged. Mr. De Guardiola stated that planned improvements would be created for the subject property in conjunction with the CRA Board. He noted these improvements would consist of community initiatives including a community center, library and charter school.

Mr. De Guardiola stated that subsequent to discussions with the County's Park and Recreation Department, a zoning overlay relating to the density distribution would be prepared and submitted to the County Administration for approval. He noted it was anticipated that this process would be completed within six months. Mr. De Guardiola indicated that planned improvements for the subject property would be similar to those prepared for the Naranja Lakes Redevelopment Project. He noted the proposed redevelopment would create a substantial increment. Mr. De Guardiola stated that he would provide the CRA Board with updates on redevelopment of the subject property.

Upon conclusion of the foregoing presentation, members of the CRA Board directed questions to Mr. De Guardiola regarding the proposed redevelopment project.

Chairperson Betancourt noted it was important to bring projects on line as quickly as possible, as extensive development was taking place on other vacant parcels.

In response to Mr. Forbes' inquiry regarding completion of the proposed project, Mr. De Guardiola noted there would be sufficient time for completion of the redevelopment project to coincide with the opening of the community library in 2006.

## **VI. Old Business**

- a. Development Agreement discussions
- b. Agenda items before Board of County Commissioners

Assistant County Manager Crapp advised that the Economic Development and Human Services Committee (EDHSC) would consider the proposed Interlocal Agreement and the Development Agreement on July 16, 2003 at 10:00 a.m. in the County Commission Chambers. He noted the Interlocal Agreement would be forwarded to the July 22, 2003 County Commission meeting for consideration, and the Development Agreement would be considered by the Commission on September 9, 2003. Mr. Crapp stated that a meeting would be scheduled between the County Administration, the CRA Board's legal counsel and Mr. De Guardiola's attorney to continue working on the Development Agreement.

Assistant County Attorney Heffernan advised that the Design/Build Agreement would be incorporated into the Development Agreement and a proposed substitute Development Agreement would be presented to the County Commission in September. He noted

pursuant to approval of the Interlocal Agreement by the County Commission, the CRA Board would be authorized to approve the Development Agreement. Mr. Heffernan suggested that the CRA Board meet in late August to approve the Development Agreement, which would include the Design/Build Agreement.

Assistant County Manager Crapp suggested the CRA Board meeting be scheduled for August 18, 2003.

Chairperson Betancourt thanked Mr. Forbes for participating in meetings on behalf of the CRA Board, during her absence.

Mr. Steven Zelkowitz, CRA legal counsel, suggested that the CRA Board meeting be scheduled in late August to accommodate vacation schedules. He advised that the business terms and the major portions of the Development Agreement were approved in principle at the June 30, 2003 CRA Board meeting, and a draft copy of this Agreement would be forwarded to the CRA members as the Design/Build component was being prepared.

It was moved by Mr. Forbes that the next CRA Board meeting be scheduled for August 25, 2003 at 7:00 p.m. This motion was seconded by Mr. Ramkissoon, and upon being put to a vote, passed by a unanimous vote of those members present.

Mr. Zelkowitz advised that subsequent to the County Commission's approval of the Interlocal Agreement, he would present resolutions to the CRA Board ratifying the Interlocal Agreement and any related actions. He suggested that a member of the CRA Board attend the Economic Development and Human Services Committee (EDHSC) meeting on July 16<sup>th</sup> to respond to any questions relating to the Interlocal Agreement and the Development Agreement. Mr. Zelkowitz indicated that he would also attend the Committee meeting, as the CRA Board's legal counsel.

Mr. Forbes volunteered to attend the EDHSC meeting on behalf of the CRA Board.

## **VII. Update on Projected TIF revenue and Area Tax Roll**

Mr. Jurgen Teintze, Office of Management and Budget, advised that the preliminary 2003 tax roll for the Naranja Lakes Community Redevelopment Area was \$153,481,000. He noted this represented a 16.7% increase over the preliminary 2002 tax roll, and reflected the increase in construction in the area. Mr. Teintze stated that the countywide millage, together with the UMSA millage projected the Tax Increment Financing (TIF) payment in December at \$176,000. He noted these were preliminary figures as the County Commission had not set the millage rate, and the final millage rate would be set in September. Mr. Teintze advised that there would be more money available in the first year to reimburse some of the CRA's advanced cost, and there would be more backing from TIF revenue.

Mr. Archer commended the County Administration on preparation of the County documents.

Mr. Teintze noted the County Manager had signed off on the memorandums.

### **VIII. Open Forum for Public Comments**

In response to an unidentified member of the audience regarding property for sale, Chairperson Betancourt stated that she knew of no available land for sale in Naranja Lakes.

Evangelist Riley, representing the Community Economic Development Improvement Association, asked that area residents be included in jobs that would be generated from the proposed redevelopment project.

Mr. De Guardiola noted he was bound by the County's hiring practices, and the criterion was in place to hire and to award contracts.

Mr. Kramer noted the CRA Board was prepared to stand by the County's hiring practices.

Assistant County Attorney Heffernan noted Mr. De Guardiola was subject to the County's Community Small Business Enterprises (CSBE) requirements.

Evangelist Riley asked to meet with Mr. De Guardiola.

### **IX. Adjournment**

There being no further business to come before them, by motion duly made, seconded and carried, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 7:52 p.m.

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Nina Betancourt, Chairperson  
Naranja Lakes Community Redevelopment Agency