



**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

October 08, 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)
OCTOBER 8, 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., October 8, 2003, there being present upon roll call Chairperson Nina Betancourt and members Mr. Stuart Archer, Ms. Joan Carter, Mr. Kenneth Forbes, Mr. Rene Infante, Mr. Norm Kramer and Mr. Parsuram Ramkissoon; (Ms. Kathleen Richardson was absent); Assistant County Manager Tony Crapp; Assistant County Attorney Gerald Heffernan; Mr. Gary Hartfield, County Manager's Office; Mr. Jurgen Teintze, Office of Management and Budget; 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 (September 29, 2003 Meeting)

It was moved by Mr. Archer that the minutes of the September 29, 2003 CRA Board meeting be approved. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

IV. Approval of Agenda

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

Chairperson Betancourt noted Mr. Steven Zelkowitz, the CRA's legal counsel, would not be attending tonight's meeting due to a family emergency.

V. Old Business – FY 2003-04 Budget Discussions

Mr. Jurgen Teintze, Budget Analyst, Office of Management and Budget, provided an overview of the proposed FY 2003-04 budget for the Naranja Lakes Community Redevelopment Agency (NLCRA). He discussed the line items included in the operating budget as follows:

Administration Expenses

Contractual, legal and marketing services	\$20,000.00
Audit/Accounting Services – prepare annual report	\$ 2,500.00
Clerk of the Board – minutes	\$ 1,500.00
Advertising of Meetings and Notices	\$ 2,000.00
County Extraordinary Support Costs	<u>\$ 5,000.00</u>
Subtotal	\$31,000.00

Mr. Teintze stated representatives of the Communications Department were willing to attend the CRA Board meeting to provide marketing options for the Primary Redevelopment Project. He noted the Department had provided cost estimates for advertising the CRA Board’s meetings and designing pamphlets. Mr. Teintze stated the Communications Department would bill the CRA Board an hourly rate for the designs. He noted Mr. Sean McCrackine, Commissioner Sorenson’s Aide and Ms. Karen Naya, Communications Department, agreed to address the CRA Board’s needs.

Mr. Teintze advised that a cost estimate for a grand opening ribbon-cutting ceremony was not included in the proposed budget. He recommended the CRA Board share this cost with other parties, as it could be very expensive.

Assistant County Attorney Heffernan advised that the CRA Board should not have any legal expenses under the first line item.

In response to Mr. Forbes’ inquiry regarding an administrator for the CRA Board, Assistant County Manager Crapp stated that pursuant to the Development Agreement, the County would identify a project manager. He noted the County Administration would recommend whether to engage an outside consulting firm or identify in house staff to act as a project manager. Mr. Crapp pointed out that the CRA Board had designated Mr. Norm Kramer to serve as the Board’s project liaison.

Mr. George De Guardiola, developer, stated the Public Works Department and the Planning and Zoning Department were not in agreement regarding construction of the roads for the proposed Redevelopment Project. However, if this issue was not resolved he would bring it to the attention of the County Manager’s Office, and inform the CRA Board of the status.

Mr. Forbes noted the CRA Board needed to address the remaining 1000 acres of the Redevelopment Project.

In response to Mr. Infante’s inquiry, Mr. De Guardiola stated that ninety percent of the plans for the Redevelopment Project should be completed within a week, and subsequently advertised for bids.

It was moved by Mr. Archer that the CRA Board accept the Naranja Lakes CRA budget as presented in the amount of \$175,579.00. This motion was seconded by Mr. Infante.

Ms. Carter requested staff provide the Board with a sample of other CRA marketing brochures.

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

VI. Resolution Adopting FY 2003-04 Budget

Mr. Teintze read the title of the foregoing proposed resolution into the record.

It was moved by Mr. Archer that the CRA Board approve the foregoing resolution. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

VII. Other Business

Assistant County Manager Crapp advised that staff would be preparing an ordinance relating to appointments and re-appointments to the CRA Board in November 2003. He noted it would be in order for the Board to consider reappointments, and staff would act on some of the vacancies created by Mr. Carpenter's inability to serve and by the resignation of Ms. Kathleen Richardson.

Chairperson Betancourt noted she had forwarded Mr. Danny Lipe's resume to Commissioners Sorenson and Moss' office for nomination to the CRA Board.

Assistant County Manager Crapp noted Commissioner Moss had previously expressed that Mr. Joseph Parker be recommended for appointment to the CRA Board.

Mr. Forbes noted Mr. Parker had suffered a stroke and would not be considered as a candidate.

The Board discussed Mr. Infante's suggestion that representatives from Lennar Homes be invited to make a presentation before the Board on the Manuel Diaz zoning application.

In response to Chairperson Betancourt's inquiry, Assistant County Attorney Heffernan advised that it would not be a conflict to invite the Lennar representatives for a presentation as the CRA Board would only be providing a public forum.

It was moved by Mr. Infante that the CRA Board invite Lennar representatives to make a presentation on the Manuel Diaz application. This motion was seconded by Mr. Forbes.

Discussion ensued among members of the Board on the foregoing motion.

Mr. Archer noted the CRA Board needed to remain focused on the Primary Redevelopment Project.

Ms. Carter suggested the Lennar presentation be made when the CRA Board was ready to develop the remaining 1,000 acres within the redevelopment area.

Mr. Kramer asked that the County Administration provide an aerial map of the undeveloped areas.

It was moved by Mr. Archer that the foregoing motion be tabled. This motion was seconded by Ms. Carter.

The CRA Board then voted on the motion to invite Lennar representatives to make a presentation on the Manuel Diaz application, and upon being put to a vote, failed to carry by a vote of 2-5, (Mr. Archer, Ms. Carter, Mr. Kramer, Mr. Ramkissoon and Chairperson Betancourt voted “no”).

The CRA Board discussed Mr. Len Anthony’s comment at the September 29, 2003 Board meeting regarding proposed zoning projects within the remaining acreage of the Redevelopment Area.

Chairperson Betancourt requested the County Administration provide each CRA Board member with the public hearing notice on zoning applications within the CRA boundaries. She also requested that the Board be provided with a list of property owners within the CRA boundaries who owned 10 acres of land or more.

Assistant County Manager Crapp noted Mr. Teintze and the Office of Community and Economic Development would provide resources to address the CRA Board’s requests.

Mr. De Guardiola commented on planned improvements for property located opposite the Primary Redevelopment Project, which included development of an apartment complex (the Cornerstone Project), and development by County departments.

Following discussion among the CRA Board members, it was moved by Ms. Carter that the CRA Board invite representatives of the Cornerstone project and representatives of the County’s General Services Administration (GSA), the Parks and Recreation Department and the Library Department for a presentation on their respective proposals for the subject property. This motion was seconded by Mr. Archer.

Mr. Infante asked that the motion be amended to include representatives of the Skill Center.

Ms. Carter accepted Mr. Infante’s amendment to include representatives of the Skill Center, and upon being put to a vote, the motion passed unanimously by those members present.

The CRA Board discussed the proposed incorporation of the Naranja area and the impact on the CRA area.

VIII. Open Forum for Public Comments

None presented.

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 8:25 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency