



**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

January 12, 2004  
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)  
JANUARY 12, 2004**

The Naranja Lakes Community Redevelopment Agency (CRA) Board met in the South Dade Government Center Library Conference Room, 10710 S.W. 211 Street, Miami, Florida at 7:14 p.m., January 12, 2004, there being present upon roll call Mr. Stuart Archer, Ms. Joan Carter, Mr. Kenneth Forbes, Mr. Norm Kramer and Mr. Parsuram Ramkissoon, (Mr. Rene Infante and Chairperson Nina Betancourt were absent); Assistant County Attorney Gerald Heffernan; Mr. Jurgen Teintze, Office of Strategic Business Management; and Deputy Clerk Judy Marsh.

**I. Call to Order**

Ms. Carter called the CRA Board meeting to order at 7:14 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 (October 8, 2003 and November 24, 2003 Meetings)**

It was moved by Mr. Archer that the minutes of the October 8, 2003 and November 24, 2003 meetings be approved. This motion was seconded by Mr. Forbes, and upon being put to a vote, passed unanimously by those members present.

**IV. Approval of Agenda**

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

Assistant County Attorney Gerald Heffernan advised the CRA Board that he had to leave prior to 8:00 p.m. due to a previous commitment.

**V. New Business**

There being no objection, the following item was considered out of order.

**B. Sample Media Plan and Communication Needs**

Mr. Jurgen Teintze, Budget Analyst, Office of Strategic Business Management, presented a sample media plan intended to increase awareness and foster good public relations regarding the efforts of the Naranja Lakes Community Redevelopment Agency. He noted Ms. Karen Naya, Miami-Dade County Communications Department, prepared the sample media plan. Mr.

Teintze stated that Ms. Naya was unable to attend tonight's meeting, however, she would be available in February to discuss the CRA Board's needs. He noted Mr. Sean McCrackine, Commissioner Sorenson's aide, had experience in the public relations field.

Ms. Carter stated the CRA Board previously discussed the possibility of a brochure to introduce the CRA to the community and she suggested a billboard advertisement.

In response to Mr. Kramer's comment regarding the lack of a cost estimate for direct mail in the proposed media plan, Assistant County Attorney Gerald Heffernan suggested the CRA Board invite Ms. Naya to its next meeting to discuss the plan.

Mr. Kramer noted the South Dade Newsleader should be listed under community-oriented papers in the sample plan in lieu of the Hometown Tribune, which was defunct.

Ms. Carter suggested Ms. Naya be invited to attend the CRA Board's next meeting. She also suggested Chairperson Betancourt form an ad hoc committee to review marketing issues. Ms. Carter asked that the Board members prepare any questions they may have for Ms. Naya prior to that meeting.

#### **A. Cornerstone Group Development Activities**

Mr. Gerald Valent, Vice-President, Cornerstone Group, provided an overview of activities being undertaken within the CRA redevelopment area. He presented schematics of proposed project(s), and noted one of the projects would be comprised of 360 affordable apartment units and 116 for-sale town homes. Mr. Valent stated construction on this project would commence in approximately 11 months. He noted the project should be completed and generating tax increments prior to tax increments from the Naranja Lakes Redevelopment project. Mr. Valent stated the proposed apartments would be financed through bonds.

Mr. Valent noted the Cornerstone Group would be presenting an application before Community Zoning Appeals Board (CZAB) 15 next month.

Mr. John Cosgrove requested a motion from the CRA Board in support of the project being proposed by the Cornerstone Group.

In response to Mr. Kramer's inquiry whether density and the impact on essential services were considered, Mr. Cosgrove confirmed these issues were considered, and were approved by the appropriate County departments.

Mr. Cosgrove noted the School Board administration had recommended approval of the project.

It was moved by Mr. Kramer that the CRA Board welcome the Cornerstone Group to the community. This motion was seconded by Mr. Archer.

Mr. Forbes proffered an amendment to the motion to include a letter in support of the Cornerstone Group project from the CRA Board for presentation to the CZAB.

Mr. Kramer accepted the amendment proffered by Mr. Forbes, and upon being put to a vote, the motion passed unanimously by those members present.

Mr. Valent stated the Cornerstone Group was looking forward to working with the CRA Board in the future on larger projects within the CRA redevelopment area.

Mr. Cosgrove read a letter he drafted pursuant to the foregoing motion indicating the CRA Board's support for the Vista Trace project proposed by the Cornerstone Group. He submitted this letter to Mr. Teintze.

## **VI. Old Business**

### **A. Vacant and Developed Properties within CRA Area**

Mr. Teintze advised the CRA Board that he had not conducted any further analysis on the foregoing item as there were no questions from the members present at the November 24, 2003 CRA Board meeting.

Mr. Len Anthony, a resident of the Naranja Lakes area, stated Naranja Lakes Condominium No. 5 exceeded 10 acres but was not included in the list of properties submitted to the CRA Board.

### **B. Mandarin Lakes Status Update**

Mr. George De Guardiola, De Guardiola Development, Inc., reported on the status of the Mandarin Lakes project. He stated the property was being cleared and it was anticipated that bids for the Primary Redevelopment Project would be advertised by the end of this month. Mr. De Guardiola introduced Mr. Greg Mendez, Project Manager for the Mandarin Lakes project. He noted Mr. Mendez was an engineer by trade.

Mr. Teintze noted the County had named Mr. Robert Borgmann, a senior engineer with the Public Works Department, as Project Manager for the Redevelopment Project.

Mr. De Guardiola stated the engineering portion of the Mandarin Lakes project was almost completed, and the project would be awarded in \$5 million increments, in March/April 2004. He indicated that the tax increments from this project would be realized prior to tax increments from the Cornerstone project. Mr. De Guardiola stated there were pending issues with the Water and Sewer Department and the Public Works Department regarding existing infrastructure on the subject property.

In response to Mr. Kramer's inquiry regarding an entrance sign announcing the construction of the Mandarin Lakes project, Mr. De Guardiola stated he wanted to discuss the line items in his budget with the County Administration and then provide a comprehensive presentation to the CRA Board. He suggested that an entrance sign be installed when additional information regarding the housing types was available. With regard to a groundbreaking ceremony, Mr. De Guardiola suggested a ceremony be held with the selected contractor, Miami-Dade officials and

members of the CRA Board in attendance, when the contract for the initial \$5 million in improvements was awarded in March/April, 2004.

Mr. Ramkissoon suggested the sign read as follows: "Mandarin Lakes Coming Soon."

In response to Mr. Teintze's inquiry regarding Mr. De Guardiola's familiarity with the County's bid procedures, Mr. De Guardiola stated that Mr. Harold Johnson, a former county employee, was hired as a consultant. He noted he would apprise the CRA Board at its next meeting of the homebuilders associated with the project.

Mr. Teintze advised the CRA Board that the proposed resolution approving the FY 2003-2004 budget for the Naranja Lakes Community Redevelopment Agency would be considered by the County Commission on January 20, 2004.

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

Mr. Len Anthony, a resident of the Naranja Lakes area, distributed copies of the 2003 Annual Statement for Naranja Lakes Condominium No. 5, Inc. to members of the CRA Board. He requested that the community be apprised of the ongoing redevelopment project.

Mr. Forbes asked that Mr. Mark Bonaparte, a property investor whom he had invited to tonight's meeting, meet with Mr. Teintze regarding the CRA's activities.

Mr. Mark Bonaparte, property investor, requested an opportunity to make a presentation on the Waterside community at the next CRA Board meeting.

Ms. Carter requested that the agenda for the next CRA Board meeting include presentations by Mr. Bonaparte and Mr. De Guardiola, and discussion on the media plan.

## **VIII. Next Meeting Date**

The members of the Board agreed to schedule the next CRA Board meeting for February 23, 2004, at the South Dade Government Center, Library Conference Room, at 7:00 p.m.

## **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 8:35 p.m.

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Joan Carter, Acting Chairperson  
Naranja Lakes Community Redevelopment Agency