



**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

April 19, 2004
As Advertised

Harvey Ruvlin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

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**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
APRIL 19, 2004**

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 7:20 p.m., April 19, 2004, there being present upon roll call Mr. Kenneth Forbes, Mr. Rene Infante, Mr. Daniel Lipe and Chairperson Nina Betancourt, (Mr. Parsuram Ramkissoon was late); (Mr. Stuart Archer, Ms. Joan Carter and Mr. Norm Kramer were absent); Mr. Jurgen Teintze, Office of Strategic Business Management; Mr. Steven Zelkowitz, Legal Counsel for the CRA; and Deputy Clerk Judy Marsh.

I. Call to Order

Chairperson Betancourt called the CRA Board meeting to order at 7:20 p.m.

II. Roll Call

Chairperson Betancourt noted as a quorum was not yet present, informational items would be heard.

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

V. New Business

(c) Announcement of Upcoming Leisure City Charette

Mr. Alberto Gonzalez, Principal Planner, Department of Planning and Zoning, provided an overview of the proposed Leisure City Charette. He noted the Department was requesting the CRA Board's permission and input as a portion of the charette overlapped with the Community Redevelopment Agency's (CRA's) boundaries. Mr. Gonzalez stated the proposed charette was being done through the Office of Community and Economic Development (OCED) for the Leisure City focus area, and he discussed the charette process. He noted the subject area consisted of the focus area, the CRA and the designated Community Urban Center. Mr. Gonzalez indicated the charette was scheduled to be completed in June, and would facilitate development of a comprehensive plan for the South Dade area.

Mr. Infante spoke in support of extending the CRA's boundaries.

Following questions from the CRA Board members, Mr. Gonzalez stated he would discuss this issue further with the CRA Board. He offered to mail the map with the proposed boundaries to the CRA Board members, and to include the members on the Department's mailing list.

III. Approval of the Minutes (February 23, 2004)

Upon a quorum being present, it was moved by Mr. Forbes that the minutes of the February 23, 2004 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

Not Presented.

Mr. Infante requested that Agenda Item V (a) be considered out of order, as he had to leave early due to a previous engagement. There being no objection, the following item was considered out of order.

V. New Business

(a) Mandarin Lakes Status

Mr. Steven Zelkowitz, Legal Counsel for the CRA, advised that Assistant County Attorney Gerald Heffernan was unable to attend tonight's meeting and had requested that he discuss the outstanding modifications to the planned improvements for the Mandarin Lakes project. He noted these modifications, which were considered by the CRA Board at its February 23, 2004 meeting, related to the removal of existing utilities at the project site and additional clearing/grubbing to be done at the site. Mr. Zelkowitz advised that subsequent to meetings with Mr. George DeGuardiola, (developer); and representatives from the County Manager's and County Attorney's Office, it was determined that public funds could be used for removal of the utilities. He noted Mr. DeGuardiola had submitted an engineer's report related to clearing/grubbing which indicated that 74% of the proposed cost for clearing/grubbing was directly related to the utilities that were being removed, and therefore, public funds could be expended on that 74%. Mr. Zelkowitz stated Mr. DeGuardiola also provided a revised schedule in which item "R" reflected clearing/grubbing/utilities as one item. He advised that the Miami-Dade County Attorney's Office and himself opined that this would be a permissible expenditure of public funds.

Referring to item "V" of the developer's proposed modifications - reimbursement for architectural and engineering expenses incurred in connection with the design and engineering of the infrastructure - Mr. Zelkowitz advised that the County Attorney's Office and himself opined that it was permissible to expend public funds on the design/engineering plans, provided that the technical default under the Redevelopment Agreement was waived.

Mr. Zelkowitz noted one of the builders Mr. DeGuardiola had contracted with, was requesting that they be notified if the developer defaulted on the contract. He concurred with this request and noted this could be accomplished by a side letter. Mr. Zelkowitz advised that if the CRA Board approved the items relating to clearing/grubbing/utilities, the Development Agreement would be amended to attach a new schedule, and would be recorded in the public records.

Mr. George DeGuardiola, DeGuardiola Development, Inc. stated all the items were covered in the February presentation.

It was moved by Mr. Forbes that the CRA Board approve the amendments to the Master Plan of Improvements regarding removal of utilities, clearing and grubbing; and additionally adding the architectural engineering expense, waiving the technical default in this one particular instance. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

Mr. DeGuardiola discussed the status of the planned improvements for the Mandarin Lakes project. He noted a pre-bid conference was held and seven qualified bidders were identified to bid on the project. Additionally, all the required County goals were approved by the appropriate County agencies, and these goals would be considered by the County Commission at its April 27, 2004 meeting. Mr. DeGuardiola stated it was anticipated that bids would be opened the first week in May and subsequently, the first \$5 million in improvements to the Mandarin Lakes project would be awarded.

Mr. DeGuardiola introduced Messrs. Tony Columbo and Joe Galle, D. R. Horton Builders. He noted D. R. Horton had committed to building approximately 580 homes in Phase 1 of the Mandarin Lakes Project, and DeGuardiola Development was committed to building the apartments and condominiums associated with the project.

In response to Mr. Forbes' inquiry, Mr. DeGuardiola stated he felt the first benchmark for the project should be easily met.

In response to Mr. Teintze's inquiry, Mr. Columbo stated he estimated the building permits would be obtained in four months.

Mr. Zelkowitz recommended that Mr. DeGuardiola's attorney determine whether the benchmarks could be met as written.

Mr. Forbes noted CRA Board member Norm Kramer who was the liaison between the Board and Mr. DeGuardiola, suffered a stroke and was recuperating in New York. He suggested that in the interim, another member be designated as the Board's liaison.

Chairperson Betancourt noted the CRA Board had previously designated Mr. Forbes as Mr. Kramer's backup.

(b) Media Plan and Communications Needs

Mr. Teintze introduced Ms. Paula Musto, Principal Owner, Communicor Partners, Inc., and former Director, Miami-Dade County Communications Department. He requested the Board's consideration of whether Communicor Partners should be engaged on an hourly basis to represent the CRA's communications/marketing needs.

Ms. Paula Musto, Principal Owner, Communicor Partners, Inc., and former Director, Miami-Dade County Communications Department, appeared before the CRA Board in connection with its media plan and communications needs. She noted her experience and previous accomplishments in the area of communications, and stated that she was working part-time with Miami-Dade County to promote its General Obligation Bond program.

Ms. Musto stated she would like to prepare a plan based on the CRA Board's goals, and she suggested that a Board member be designated to work with her on the plan. She noted she would assist the Board with identifying its targets, and understanding their stakeholders and the relationships the Board wanted to create. Ms. Musto stated that public awareness of the CRA could be accomplished through public affairs television shows, direct mail, magazines, small community newspapers, and the Chambers of Commerces. She noted advertising was very expensive, and she suggested the Board try to obtain free media coverage.

Mr. Infante suggested including the urban centers and Miami-Dade Transit in the media plan.

Mr. DeGuardiola stressed the importance of including the Primary Redevelopment project in the media plan to create a fiscally, stable CRA.

It was moved by Mr. Forbes that the CRA Board engage the services of Communicor Partners, Inc. for a period of one year, as marketing and communications consultant, commencing April 19, 2004, to design strategies, create programs and fulfill tasks, as directed, for a compensation rate not to exceed Seventy-Five Dollars (\$75.00) per hour. This motion was seconded by Mr. Infante.

Mr. Teintze noted Mr. Zelkowitz suggested that the language "subject to the terms of a written agreement to be executed between the partners" be added after the hourly rate.

There being no objection, the CRA Board concurred with Mr. Infante's suggestion that Chairperson Betancourt be designated to work with Ms. Musto.

Chairperson Betancourt noted the importance of Ms. Musto meeting with each person who was impacted by the proposed redevelopment project.

Mr. Ramkissoon noted the media plan should reflect the Naranja Lakes CRA district.

In response to Mr. DeGuardiola's suggestion that a marketing workshop be held between the CRA Board, the developer and the builder, Mr. Forbes noted it was his understanding that a special marketing workshop would be held.

The CRA Board voted on the foregoing motion as amended, and upon being put to a vote, passed unanimously by those members present.

Mr. Forbes requested that Ms. Rose Coleman, past Executive Director, Homestead/Florida City Weed and Seed, be permitted to address the CRA Board on community policing initiatives. He

noted one of the components of the Redevelopment project was community policing initiative innovation.

Ms. Rose Evans-Coleman, Past Executive Director, Homestead/Florida City Weed and Seed, made a presentation on community policing initiatives. She stated the Homestead/Florida City Weed and Seed worked with the community and law enforcement to remove drug traffickers. Ms. Evans-Coleman noted the Weed and Seed program consisted of law enforcement, community policing, prevention intervention and treatment. She offered her assistance to the CRA Board.

Mr. Ramkissoon noted as a result of the efforts of the Homestead/Florida City Weed and Seed, the market value for homes in Florida City was now \$164,000.

Ms. Evans-Coleman noted the crime rate in Florida City had reduced significantly.

Mr. Ramkissoon stated once construction of the Primary Redevelopment Project began, there would be security issues to be addressed, and he suggested Ms. Coleman be invited to come back with a plan to address these issues.

The CRA Board requested that community policy initiatives be placed as an action item on a future agenda.

VI. Old Business

None Presented

VII. Open Forum for Public Comments

Mr. Len Anthony, a resident of the Naranja Lakes area, stated that Naranja Lakes Boulevard, which was designated as a major arterial, had become a dumping ground, which created safety and health hazards. He noted his efforts to have the area cleaned by the Public Works Department had been futile.

Chairperson Betancourt suggested the CRA Board monitor the situation Mr. Anthony described.

Mr. Teintze noted he would follow up with Team Metro on this issue.

VIII. 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 8:45 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency