



**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

Meeting Date:

March 20, 2006
7:00 p.m.

Prepared by:

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Reporter:

Jill Thornton, Commission Reporter
(305) 375-2505



**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
MARCH 20, 2006**

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 7:00 p.m., March 20, 2006, there being present upon roll call Mr. Rene Infante, Mr. Daniel Lipe, Mr. Stuart Archer and Mr. Kenneth Forbes, (Chairperson Nina Betancourt and Mr. Parsuram Ramkissoon were late); Community Redevelopment Office (CRO) Executive Director Tony Crapp, Assistant County Attorney Glenn Saks, Mr. Jurgen Teintze, CRO Coordinator; Mr. Alberto Gonzalez, CRO Analyst; and Deputy Clerk Jill Thornton.

I. Call to Order

Mr. Forbes called the CRA Board meeting to order at 7:19 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

It was moved by Mr. Archer that the minutes of the February 13, 2006 meeting be approved. This motion was seconded by Mr. Lipe, and upon being put to a vote, passed unanimously by those members present.

IV. Approval of Agenda

It was moved by Mr. Lipe that the agenda for tonight's meeting (3/20) be approved. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

Open Forum for Public Comments

Mr. Forbes opened the floor for public comments.

Mr. Dennis Whitaker, Secretary, Sea Pines Homeowners Association, appeared before the CRA Board and presented a map depicting the ratio of homeowners versus renters within the Sea Pines Community. He described the map, noting the areas shaded pink represented homes occupied by owners; the yellow represented homes under new construction; the yellow with black slashes represented homes damaged from previous hurricanes; and white represented rental properties. Mr. Whitaker also presented a draft of Sea Pines Homeowners Association's FY 2005 budget, which he noted reflected a \$10,000 deficit. He stated the Association members' primary concern was to obtain funds to repair damaged roadways and to clean the drainage system in Sea Pines, and they would appreciate any support from the CRA.

In response to Mr. Lipe's inquiry regarding the percentage of owner occupied homes, Mr. Whitaker noted approximately 42% of homes in the Sea Pines Community were owner occupied and that amount was increasing with new construction. He further noted areas on the map shaded in pink with yellow highlights represented newly constructed buildings that would be primarily owner occupied.

In response to Mr. Lipe's inquiry regarding the balance of the Sea Pines Homeowners Association's budget last year, Mr. Johnson, member of Sea Pines Homeowners Association, noted an \$870 deficit existed in last year's budget but the Association was able to cover most of the expenses. He noted the major reason was uncollected maintenance fees on homes in arrears and most of those homes were investor owned.

Mr. Whitaker indicated the Homeowner's Association had initiated legal proceedings for foreclosing or placing liens on homes in arrears for unpaid maintenance fees. He noted many homeowners had entered into settlement agreements or payment plans to pay the fees.

Mr. Johnson noted OCED funds were once designated to repair owner occupied homes damaged by storms, but many of the homes under repair were investment homes, and that some of investors had attempted to access this funding by using fictitious names.

Responding to questions by CRO Executive Director Tony Crapp regarding the funding amount granted by OCED, the number of units within the Sea Pines community and the estimated cost to repair drainage, Mr. Johnson noted the OCED funding was \$263,000 and the total number of units in Sea Pines was 273. He further noted the Homeowners Association attempted to access those funds for the benefit of the whole community, but OCED denied that request.

Mr. John Ritsema, Project Coordinator, indicated that the contractor could probably clean the drains for \$400 each, provided he was given a sufficient amount of work.

Mr. Forbes expressed concern with Sea Pines inability to access OCED funding that was eventually recaptured. He questioned the options available to the CRA to qualify using public dollars that would benefit the CRA and suggested the CRA consider entering into public/private partnerships.

In response to a question by Mr. Crapp regarding whether OCED funds were designated for HOME funds or a Community Development Block Grant (CDBG), Mr. Johnson noted the funds were designated as HOME funds with specific criteria attached and would take three years for the Sea Pines Community to re-establish them.

Following further discussion regarding this matter, Mr. Infante noted it was his understanding at the last CRA meeting, that staff was directed to identify a funding proposal with criteria to be made available to all neighborhoods within the CRA District and to submit their findings and recommendations for the Agency's consideration.

Mr. Forbes stated the CRA members should be prudent when using public dollars and they should know why the Sea Pines Community could not access public dollars. He stated he would like to review OCED's background information on the Sea Pines Community before tailoring a funding program.

Mr. Crapp noted a big difference existed between OCED public dollars and CRA public dollars, primarily that OCED dollars were restricted and CRA dollars were not restricted.

Chairperson Betancourt noted the Board needed to understand what the impact would be on the CRA regarding assistance to Sea Pines. She also questioned whether criminal background checks were required for tenants renting Section 8 housing units who may be less concerned regarding the maintenance and upkeep of the units.

Mr. Whitaker responded, noting the Association had initiated an application approval process requiring that criminal background checks be conducted on all new tenants.

Mr. Johnson pointed out that often the homeowners association failed to update their records because the deeds were not recorded or the names were not changed on the tax rolls, which created further problems.

Mr. Forbes suggested staff be directed to determine the type of assistance the Sea Pines Community was seeking from the CRA and to submit their recommendations for the CRA's review.

Chairperson Betancourt pointed out that at last month's CRA meeting, it was decided that the CRA supported an open-ended application process, structured with criteria for health and safety issues to be made available to other communities within the CRA district.

Mr. Archer pointed out that the Sea Pines Community drainage system was not connected to the main system on SW 280th Street, and suggested staff explore the possibility of connecting the two systems.

Mr. Ritsema noted he prepared a memorandum outlining the issues involving drainage systems and private versus public roadways, and that in this memorandum he indicated he felt it was not practical for contractors to improve private roads to the County's standards and then turn them over to the County. He also noted D.H. Horton Builders had built private roads with inverted crowns for drainage that worked well; however, these roadways must be maintained by the homeowners.

Mr. Forbes stated the CRA would need to enter into an agreement with the Sea Pines Community for future maintenance.

Mr. Ritsema suggested funding be identified to improve existing drains to standard working condition. Concerning Mr. Archer's suggestion that staff explore the possibility of connecting the Sea Pines Community drainage systems to the main drainage system, Mr. Ritsema pointed out that no mechanism existed to convey water from a subdivision to an arterial road.

Hearing no objection, the CRA Board received the report of Mr. John Ritsema and asked staff to bring back for the CRA's consideration at its next meeting, recommendations for a structured program with criteria to disburse funds to any community within the CRA district that had critical health and safety issues.

Mr. Forbes asked staff to obtain from OCED's Management section, a copy of the report regarding the funds allocated to Sea Pines Community.

Mr. Crapp stated he would research whether a contract ever existed between OCED and the Sea Pines Home Owners Association and he would provide the requested report.

V. New Business

FRA Conference

Mr. Frank Rollason, Executive Director of the City of Miami South East Overtown Park West and Omni CRAs, appeared before the Board and noted the City of Miami would host the Florida Redevelopment Association (FRA) convention in October, 2006. He noted that since this year's conference would be held in South Florida, he felt it would be a good opportunity to allow neighboring CRA's to participate in the process. He stated he would like to extend a hand for the other CRA's to participate at whatever levels they deemed appropriate and that he thought the NLCRA would have something to contribute. He suggested the NLCRA Board designate a member as liaison to the City of Miami CRA to participate in the planning of this conference.

Mr. Tony Crapp inquired whether a local host committee had been established.

Mr. Rollason noted a meeting was scheduled in April with FRA to discuss the coordination of this conference. He noted they were looking to expand the conference by inviting family members of the attending delegates to participate in events that showcase other areas of Dade County.

Chairperson Betancourt suggested the NLCRA could provide the host committee with prepared packages containing brochures used for attracting perspective movers to South Florida.

Mr. Infante thanked Mr. Rollason for the invitation and volunteered to serve as the liaison representing NLCRA to participate in the planning of the FRA convention.

Update on Mandarin Lakes

Mr. Paul Herman, Development Project Manager, D.R. Horton Builders, provided an update on the sales of Mandarin Lakes Homes. He noted that as of today's date, 70 fifty-foot single family homes, 133 town homes and 89 forty-foot single family homes were sold. Of those sold, he noted 7 fifty-foot single family homes, 34 town homes and 25 forty-foot single family homes had closed. He further noted permits had been approved for 417 units, which was approximately half of the first phase. He also noted that approximately 400 permits were still being processed through Miami-Dade County's Building Department.

Mr. Archer noted he received comments from several realtors who were impressed with the work of D.R. Horton Builders.

Mr. Forbes noted the open house "Street Fair" presented by D.R. Horton received tremendous reviews from the community who were pleased with the area.

Update on Infrastructure Project / Legal Issues

Mr. John Ritsema, Project Coordinator, provided an update on the infrastructure project. He noted FPL had installed most of the street lighting on SW 140 Avenue and that Public Works Department provided the crosswalk for Chapman Elementary School. He also noted another layer of asphalt needed to be laid before installing the curbs near the school.

Legal Report

Assistant County Attorney Glenn Saks advised that the County had agreed to allow the developer to post a letter of credit in lieu of posting the performance bond for the next change order, and that the cure period would be extended for one week to allow this to take place. He noted the letter of credit would serve to extend the cure period but would not cure the contract breach.

Mr. Forbes requested clarification regarding the bond requirements and whether the developer was seeking to amend the redevelopment agreement to provide a letter of credit in lieu of the bond.

Assistant County Attorney Saks noted this was an attempt by the County to accommodate the developer to move the project forward. He noted the statutes allowed for a letter of credit as an alternative, but the County had not agreed to amend the original agreement.

In response to Mr. Archer's inquiry regarding the CRA's Legal Counsel's ability to prevent similar situations in the future, Assistant County Attorney Saks noted this situation involved change order No. 3, but the developer verbally agreed to provide the performance bond in the future.

Mr. Tony Crapp explained that it was made clear to the developer that the County would not wait until the work under change order No. 3 was completed; that once the temporary solution was in place, the County would pursue the acquisition of the bond for the balance of the work. He noted if the developer was unable to obtain a bond, then the County would seek another contract, and noted the County and the CRA wished to abide strictly by this tri-party agreement.

Security Updates

Mr. Teintze noted a meeting was scheduled with Major Ramirez and himself to address purchase options for a security package, but that meeting did not occur. He introduced Sergeant Ozzie Hernandez, whom he noted would present tonight's update report on security within the CRA district.

Sergeant Ozzie Hernandez, Miami Dade Police Department, Cutler Ridge District, apologized for Major Ramirez' absence from tonight's meeting (3/20) and noted the Major assured him that he would attend the next CRA meeting. Sergeant Hernandez stated he was assigned as the new Sergeant to the Community Response Team, an enforcement team that performs quality of life and criminal details in the Cutler Ridge District. He stated he had worked in the CRA District from 1985 to 1993, and was very familiar with the area. He noted his squad was currently serving two communities—Hartford Place and Country Star, but they could assist the CRA District and provide recommendations for improving the area.

Sergeant Hernandez noted Major Ramirez realized he needed to develop a Task Force to address the robberies, and his first goal was to reduce the crime rate in the Cutler Ridge District. He noted Captain Thomas P. Hanlon and Lieutenant Raul Martinez were assigned to lead the Robbery Task

force that was successful so far, and most of the robberies had occurred in the area of SW 288 Street to 268 Street and 147 Avenue. He noted a lot of resources were needed for doubling manpower and developing strategies to reduce these robberies. He stated as of today, most robberies were occurring at the north end of the Cutler Ridge District, outside the CRA boundaries, which would allow for police assistance to enforce "quality of life" in the CRA District and improve the area.

In response to Mr. Archer's comments regarding repeated offenders and the outcomes of the court system, Sergeant Hernandez noted a significant arrest was made involving two defendants who were subsequently identified in 15 different armed robberies within the CRA District. He noted other robberies were committed by different individuals. He further noted the penalty imposed for most armed robberies involved minimum mandatory sentences.

Mr. Archer questioned whether the police department was working with juvenile sport programs and with the School Board to gather intelligence.

Sergeant Hernandez noted the Police Department had various units that supervised sport programs but his unit strictly worked enforcement details and reconditioning of neighborhoods. He further noted the School Board had its own enforcement department but Miami-Dade Police provided assistance to the School Board for controlling truancy.

CRA Grants Program

Mr. Teintze noted a report was e-mailed earlier this week to the CRA members regarding various CRA's and their programs. He suggested the Board provide feedback on developing a proposal to provide assistance to the Sea Pines Community and to develop a program with criteria for other communities to participate in.

Mr. Albert Gonzalez, Budget Analyst/CRA Coordinator, summarized the report. He noted that after researching various CRA's within South Florida, he found that each had different programs customized to the particular needs of their area, noting for example that Hollywood Beach had a property improvement program opened to both residential and commercial. He stated that he was hopeful to receive feedback from the Board as to which one of these programs might conform to the needs of NLCRA.

Mr. Archer stated he would like clarification from staff as to what limits the CRA had before making any decisions or recommendations.

Mr. Crapp noted that within the context of a CRA, a program could be offered for public healthcare and safety to address emergency issues very quickly and then could offer a long term program to address residential and commercial improvements.

Chairperson Betancourt stated that during discussion of last month's meeting, the CRA Board wanted to ensure that an organization had a legal entity before entering into a contract agreement. She noted the CRA's original plan dealt with economic development in an effort to enhance the transit concepts and encourage retrofitting of existing commercial businesses to channel their redevelopment.

Mr. Archer stated it might be profitable for the CRA to invest in the improvement of surrounding communities because the CRA could recover the investment quickly through increased tax increment revenues as the result of an increased tax base.

Mr. Forbes noted his interest in reviewing programs implemented by CRA's in Kissimmee and Port Charlotte, used to improve their communities. He noted the CRA needed to determine any public benefits derived from providing assistance with public dollars.

Mr. Ramkissoon stated that with increased revenues, it was time for the CRA Board to re-considering hiring an Executive Director to deal with these issues.

Chairperson Betancourt noted the Executive Director position was discussed at the CRA's budget meeting and that discussion was tabled to possibly be reconsidered in the coming year. She suggested the Board might consider improving a community that was 65% investor owned since investors are not entitled to a homestead exemption, and this would allow larger tax increment revenues to the CRA. She asked if the CRA Board provided assistance to benefit a specific community, could the accrued TIF generated from that investment be separated out from the general fund and be used to supplement affordable housing within that community.

Mr. Forbes suggested there be trade-offs for a community to provide affordable or workforce housing available if assistance was received from the CRA.

Mr. Infante suggested the CRA endorse the Commission's proposal for a mandatory affordable housing percentage.

Mr. Crapp noted a lot was available for the CRA. With regards to TIF revenues, he noted that taking a portion of it to further enhance the ability of renters to become homeowners in the CRA was entirely possible.

VI. Old Business

Mr. Ramkissoon asked if funds existed to hire an Executive Director.

Chairperson Betancourt noted the CRA would begin its discussions soon to develop next year's budget. She noted the current budget included funds of \$45,000 for a residential program and \$60,000 for a Commercial Improvement Program to be used by October and she was not interested in reallocating that money to hire an Executive Director at this time.

Mr. Archer expressed appreciation to Mr. John Ritsema, Mr. Tony Crapp and Mr. Teintze for their efforts in resolving the Sea Pines Community issue. He also expressed appreciation to Assistant County Attorney Glenn Saks and Steve Zelkowitz, Legal Counsel for the CRA, for finding a solution to the developer's performance bond issue.

VII. Setting of next Meeting Date

Chairperson Betancourt announced that the next NLCRA meeting would be held on April 17, 2006.

Mr. Archer advised he would not be present at that meeting (04/17) due to a prior commitment.

VIII. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 9:19 p.m.



Chairperson Nina Betancourt
Naranja Lakes Community Redevelopment Agency



NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

March 20, 2006

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	3/20/2006		Meeting Agenda
2	3/20/2006		Letter from John J. Ritsema
3	3/20/2006		Memorandum from Tony E. Crapp, Sr.-Community Redevelopment Officer Re: Information regarding CRA Commercial/Residential Revitalization Programs
4	3/20/2006		Letter from John J. Ritsema Re: Naranja Lakes Redevelopments Project
5	3/20/2006		Naranja Lakes CRA Primary Redevelopments Project
6	3/20/2006		Letter from Paul Romanowski Re: Naranja Lakes Development Milestones
7	3/20/2006		Resolution No. 2006-02 of the Naranja Lakes Community Revitalization Agency
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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 7:00PM
March 20, 2006

MEETING AGENDA

- | | | |
|--------------|--|--------------------------------|
| I. | Start of Regular Meeting Call to Order | Chair |
| II. | Roll Call | Chair |
| III. | Approval of the Minutes | Committee |
| IV. | Approval of Agenda
Open Forum for Public Comments | |
| V. | New Business | |
| | FRA Conference | Frank Rollason, City of Miami |
| | Update on Mandarin Lakes | Paul Herman |
| | Update on Infrastructure Project / Legal Issues | John Ritsema / Steve Zelcowitz |
| | Security updates | Staff |
| | CRA Grants Program | Staff |
| VI. | Old Business | |
| VII. | Setting of next Meeting Date | |
| VIII. | Adjournment | |

NCLRA - 03/20/06
EXHIBIT

Subj: **CRA Report to CRA**
Date: 3/20/2006 8:05:51 A.M. Eastern Standard Time
From: Jjritsema
To: JTEINTZ@miamidade.gov, ALGONZ@miamidade.gov

At the last CRA meeting we discussed the flooding problems in Sea Pines, the development adjacent to Mandarin Lakes on the south side of SW 280 St. I was asked to more fully investigate the feasibility of reconstructing the paving and drainage to current County standards, so that the Public Works Department (PWD) could then assume maintenance responsibilities.

Currently the roads are privately owned and must be maintained by the homeowners' association. The roads and drainage were construction in the 1970's based on a set of plans approved by the County, subject to private maintenance. The roads have an inverted crown with drainage inlets in the center of the pavement. This configuration is very typical for private roads. Rainwater is directed from the townhouse lots in Sea Pines to the swale areas that slope towards the pavement that in turn slopes to the inlets. The inlets are connected to slab-covered trenches below the roads that enable the water to be absorbed into the existing, naturally porous rock. If the drains and trenches were cleaned, most of the system should work. For those inlets not working, french drains could be constructed and connected to increase the exfiltration capacity. Generally, the areas adjacent to the pavement are sodded, which reduces the amount of soil that will erode and subsequently clog the drains. Thirty years of negligence is probably the reason some of the drains are clogged. Currently, developers are still constructing inverted crowns for private roads, including D. R. Horton in Mandarin Lakes. With proper design, construction and maintenance they should serve the community well.

In order for the roads to be reconstructed and accepted by the County for maintenance, several obstacles would have to be overcome. First, a 50-foot wide right-of-way would have to be acquired from the property owners. The main loop through Sea Pines consists of SW 142 Ct, SW 283 St and SW 143 Ct. These three roads form a u-shaped artery connected to SW 280 St at two locations. This loop road is located on a privately owned strip of land 24 feet wide called Tract A on the plat. The adjacent swale area, as previously described, is at higher elevation than the road. Re-grading this swale area to a lower elevation in order for rain water to run off the road is not feasible, due to insufficient width and also the existence of trees, fences, and other structures that would be considered encroachments if right-of-way were acquired. In addition, drainage facilities would have to be installed in the swale areas. Add to this, the cost to abandon the existing drainage facilities below the road and reconstructing the road to a higher elevation with a normal crown, would make this option not feasible.

The possibility of connecting the existing drainage system to the new one proposed for SW 280 St. would not be approved by the County. Drainage to arterial roads from adjacent subdivisions, especially private roads, is not acceptable. The reasons are that exfiltration trenches are used when soil conditions permit, thereby eliminating the need to convey water out of a subdivision and also because Sea Pines' drainage consists of separate slab covered trenches that are not interconnected and therefore could not convey the water to SW 280 St.

Sincerely,

John J. Ritsema
Ritsema Consulting, Inc.

Monday, March 20, 2006 America Online: Jjritsema

NLC/IA 03/20/06
EXHIBIT

Memorandum



Date: March 10, 2006

To: Nina Betancourt, Chairperson and Members of the Naranja Lakes Community Redevelopment Agency

From: Tony E. Crapp, Sr., Executive Director
Community Redevelopment Office *TEC*

Subject: Information Regarding CRA Commercial / Residential Revitalization Programs

During the Board's meeting on February 13, 2006, Staff was asked to research criteria for creating a private community improvements program, that could be made available to a wide range of homeowners throughout the Naranja Lakes Community Redevelopment Area (CRA), and be limited to health and safety improvements. As a result, several different funding programs administered by other CRA's throughout South Florida were researched, for both residential and commercial property improvements that could be implemented within the Naranja Lakes CRA. These programs are intended for projects other than the primary redevelopment project of "Mandarin Lakes". The 2005-06 Naranja Lakes CRA approved Budget includes \$45,000 for a Residential Improvements Program and \$60,000 for a Commercial Improvements Program.

BACKGROUND RESEARCH

Below is a list and summary of different CRA and non-CRA grant programs administered by agency's similar to the Naranja Lakes CRA, throughout Miami-Dade, Broward and Palm Beach Counties:

Boynton Beach CRA

- CRA Grants and Incentives Program
 - Façade Grant Program (Commercial) – Is a 50/50 matching reimbursable grant program for a maximum amount per project of \$15,000 for commercial properties. The property owner must be the applicant. However, if the property is leased to a tenant then the Application and Agreement must be jointly executed by both the owner and the tenant.
 - Façade Grant Program (Residential) – The program mirrors the Commercial Façade Grant program but is limited to single-family owner occupied residential properties. The applicant must show proof of full-time residency in property.
 - Eligible exterior improvements for both commercial and residential include: painting, shutters, signage, awnings, canopies, doors, windows, landscaping, irrigation, parking lot re-paving, exterior lighting, patios or decks, exterior wall repairs, and ADA improvements, (roof repairs are not eligible under either commercial or residential).

Delray Beach CRA

- Site Development Assistance Program – Is a reimbursable grants program for commercial properties only, funds are available for different amounts for different specific areas within the CRA. In the West Atlantic Area of the CRA grants are available for up to 25% of the project costs up to a maximum of \$50,000 per project.

NLCRA - 03/20/06
EXHIBIT

In all other areas of the CRA grants are available for up to 10% of the project costs with a maximum of \$25,000 per project.

- Eligible Expenses include: Site design fees, engineering and permitting fees; landscaping design, material purchase, installation and irrigation; exterior painting, stucco and repair; roof repair and/or replacement; window upgrades; parking, driveways and sidewalks; exterior lighting and related electrical work; and exterior signage.
- Ineligible Expenses include all interior repairs and/or improvements, purchase of equipment, inventory, furnishings and decorations or supplies. Also ineligible are rent, lease or mortgage payments as well as repairs or replacement to security systems.

Hollywood Beach CRA

- Property Improvement Program (PIP) – provides either a grant or loan for general exterior / interior and on-site improvements to structures and/or to eliminate slum and blighting influences within the Hollywood Beach and Downtown Districts CRA's. The intent of the program is to encourage property and business owners to restore, renovate or improve their building and/or property, thereby improving the area's physical characteristics and enhancing the visual quality and attractiveness of the environment leading to increased occupancy and property values.
 - Grants – Eligible applicants can receive a one-time grant of up to \$50,000 for exterior and interior property improvements.
 - Loans – Eligible applicants may participate in an interest participation program on a loan that is no greater than \$250,000. The amount of interest participation contributed by the CRA as well as the amortization period on a given loan is subject to negotiation and CRA Board approval. The eligible loan must be made by either a qualified lender (traditional banking institution) or one of the two following community based micro-lending organizations: Metro Broward and ACCION USA.
 - Eligible Improvements include: Removal of elements which cover original architectural details and design; replacement of existing signs with new signage/lighting; addition and/or replacement of awnings / doors / windows; façade improvements; overall replacement of architectural elements; painting as part of comprehensive improvement project; repairs or alterations designed to enhance property; and paved areas including creation or improvement of off-street private parking facilities; dumpster enclosures; correction of code violations; electrical work exterior / interior related to installation of approved signage; fixed improvements (such as equipment); improvements which will facilitate increased occupancy and property values.

South Miami CRA

- The City/CRA bought a property and then the South Miami CRA issued a Request for Qualifications and Proposal (RFQ / RFP) for Providing Professional Services for the Renovation of the SMCRA Mobley Building.
- The SMCRA Redevelopment Plan lists the renovation of the Mobley Building as one of the projects identified for the CRA, to be used as a business incubator.
- The Mobley Building renovations was budgeted for \$300,000 in the 2005-06 proposed budget.

NON – CRA Programs

Metro Miami Action Plan Trust (MMAP) – Homeownership Assistance Program

- Program designed specifically for responding to damages caused by a tornado on March 27, 2003 in Liberty City. Property owners could apply for up to \$25,000 per project per applicant for repairs to exterior / interior of the buildings. The homeowners receive a deferred home improvement loan with zero interest and no monthly payments. Repayment of the loan is only required if the property is transferred and is due on transfer of ownership.

OCED – Economic Development Division “Commercial Revitalization Program”

- U.S. HUD Community Development Block Grants (CDBG) funded program administered by the Economic Development Division of Miami-Dade County Office of Community and Economic Development.
- The program is only for commercial, for-profit businesses within specially designated areas that are low and moderate-income and are eligible to receive CDBG funds. The program participants must also adhere to all other requirements and guidelines for CDBG funded projects.

ANALYSIS

The program that seems to best fit the potential need in the Naranja Lakes CRA for a proposed commercial / residential grants program, is a combination between the program administered by the Hollywood Beach CRA “*Property Improvement Program*”, and the program administered by the Delray Beach CRA “*Site Assistance Program*”. Both programs appear to offer enough flexibility to the property owner, without compromising accountability and could allow the property owners to use the funds for the needed improvements that could enhance their properties and in turn enhance the overall CRA.

The other programs administered by other CRA’s are designed to be more restrictive and appear to have a specific purpose in mind such as façade improvement programs, or a limitation on the funds to specific purposes only, which at this time would not appear to be suitable for the needs of the Naranja Lakes CRA, because it is not yet clear what those needs are specifically.

If you have any questions please contact Alberto Gonzalez of the Community Redevelopment Office at (305) 375-4705.

Attachment

cc: Jurgen Teintze, TIF Program Coordinator
Alberto Gonzalez, CRA Analyst

RITSEMA CONSULTING, INC.

Civil Engineering and Related Services

January 26, 2005

Mr. Jurgen Teintze
Miami-Dade County
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

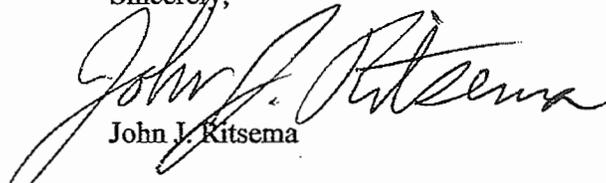
Re: Naranja Lakes Redevelopment Project

Dear Mr. Teintze:

As the County/CRA representative and as an independent consultant, I am hereby certifying that the following benchmarks have been met for Phase 1 of the referenced project:

1. Construction of a sales area on the property.
2. Construction of six models.
3. Execution of 150 purchase and sales contracts for the purchase of residential units.
4. Application for 150 building permits for residential units.

Sincerely,



John J. Ritsema
President

MLCRA 03/20/06
EXHIBIT

Naranja Lakes CRA Primary Redevelopment Project

Actual Capital Expenditures

	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06
Initial County Infrastructure Contribution	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Cumulative Expenditures to date	(3,312,767)	(3,351,632)	(3,887,041)	(3,887,041)	(4,125,931)	(4,237,425)	(4,253,979)	(4,381,982)	(4,381,982)	(5,200,826)
Available Balance	1,687,233	1,648,368	1,112,959	1,112,959	874,069	762,575	746,021	618,018	618,018	(200,826)
Current month Expenditures	(63,175)	(38,865)	(535,409)	-	(238,890)	(111,494)	(16,553)	(128,004)	-	(818,844)

Benchmarks I. per development agreement

2/28/2006

Benchmarks II. per development agreement

Near Term Outlook

Construction of a sales area on the Property for the Primary Redevelopment Project
Is trailer completed?/Using other means?

Constructed and fully operational. **Benchmark Met**

Completion of all items set forth under Benchmarks I.

n/a

Construction of at least (6) models representing the various residential units to be included in the Primary Redevelopment Project
How many models constructed?

Completed more than 6: 3 townhomes, 4-40' s. fam homes **(Benchmark met)**

The issuance of at least 150 certificates of occupancy (CO's) for residential units within the Primary Redevelopment Project
How many sales have closed?

n/a

Engagement in an aggressive marketing campaign for the Primary Redevelopment Project

Advertising from print ads in both the New Home Guide and the Florida Home Guide. The billboards are still in place sales center open. Full ads are running in the Miami Herald. **(Benchmark met)**

Application for at least 200 building permits for residential units within the Primary Redevelopment Project on top of the 150 permit applications that are part of the benchmarks for Phase I.

n/a

Execution and delivery of at least 150 purchase and sale contracts for the purchase of residential units in the Primary Redevelopment Area
Number of Purchase and Sale agreements

292 homes are sold as of 2/28/06 **(Benchmark met)**
Closings - 66 Total
(TH's - 34, SF - 32)

Within 36-months following the commencement of construction of Phase I of the CRA Project at least (800) certificates of units in the Primary Redevelopment Area

n/a

Application of at least 150 building permits for residential units in the Primary Redevelopment Project
When will D.R. Horton submit permit application?
Number of Permit applications submitted

There are currently 817 permits applied for, with 417 received and 400 pending **(Benchmark met)**

n/a

EXHIBIT
 NCLP - 03/20/06
 2/28/06



9/20/05

Mr. Tony E. Crapp, Sr.
Assistant County Manager
Stephen P. Clark Center
111 N.W. 1st Street, Suite 2910
Miami, Florida 33128

RE: NARANJA LAKES, DEVELOPMENT MILESTONES

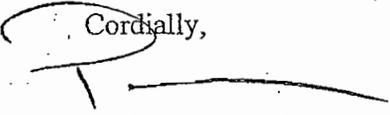
Dear Mr. Crapp,

I am pleased to inform you that per the Naranja Lakes Redevelopment Agreement, DR Horton, Inc. has completed the following CRA milestones in order for the remainder of the first phase of the Naranja Lakes CRA Project to be funded.

1. Construction of a sales area on the Property for the Primary Redevelopment Project (COMPLETE).
2. Construction of at least six (6) models representing the various residential units to be included in the Primary Redevelopment Project (COMPLETE).
3. Engagement in an aggressive marketing campaign for the Primary Redevelopment Project (COMPLETE).
4. Execution and delivery of at least one hundred fifty (150) purchase and sale contracts for the purchase of residential units in the Primary Redevelopment Project (COMPLETE - 165 SALES TO DATE).
5. Application for at least one hundred fifty (150) building permits for residential units in the Primary Redevelopment Project (COMPLETE - 161 PERMITS RECEIVED, 104 PERMIT APPLICATIONS IN MIAMI-DADE COUNTY).

Do not hesitate to contact Paul Herman, Development Project Manager (561 472 4920) should you have any questions.

Cordially,


Paul Romanowski
Vice President
DR Horton Inc

cc: Mr. Ray Castellanos, G.C. Homes
cc: Mr. Jurgen Teintze, Miami-Dade County TIF Coordinator
cc: Nina Betancourt, Chairperson Naranja Lakes CRA

1192 East Newport Center Drive • Suite 150 • Deerfield Beach, Florida 33442
(954) 428-4854 • Fax: (954) 428-7391
www.drhorton.com

NLCR A- 03/20/06
EXHIBIT

Resolution No. 2006-02

RESOLUTION OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY DECLARING THAT THE FIRST BENCHMARKS STIPULATED IN THE REDEVELOPMENT AGREEMENT WITH RESPECT TO THE NARANJA LAKES RESIDENTIAL DEVELOPMENT HAVE BEEN MET BY THE DEVELOPER; AFFIRMING CURRENT BUDGET ALLOWS THE USE OF TAX INCREMENT REVENUES FOR COST OF CONSTRUCTION; REQUESTING THAT THE COUNTY BORROW AN ADDITIONAL \$5,000,000 ON ITS BEHALF FROM THE SUNSHINE STATE GOVERNMENTAL FINANCING COMMISSION FOR THE COMPLETION OF PHASE 1; AGREEING TO REPAY THE COUNTY FROM TAX INCREMENT REVENUES; AND REAFFIRMING INTENT TO ISSUE TAX INCREMENT REVENUE BONDS TO RETIRE COUNTY LOANS

WHEREAS, Miami-Dade County ("County"), the Naranja Lakes Community Redevelopment Agency ("CRA"), and Naranja Lakes Construction LLC ("Developer") entered into a development agreement ("Development Agreement") with respect to the construction of certain infrastructure improvements ("Improvements") to be built in two phases as part of the Naranja Lakes residential development located within the Naranja Lakes Community Redevelopment District ("District"); and

WHEREAS, the County agreed to assist the CRA in financing the cost of the Improvements by pledging certain of its credit to secure loans on behalf of the CRA until the tax increment revenues generated within the District are sufficient to pay principal and interest on tax increment bonds to be issued by the CRA to refund the loans and finance the construction of the Improvements; and

WEREAS, the County previously enacted Ordinance 04-115 which authorized loans, from time to time, by the County from the Sunshine State Governmental Financing Sunshine Commission ("Sunshine Commission") in an aggregate amount not to exceed \$120,000,000 of which \$20,000,000 were for the purpose of paying the cost of, or reimbursing the Governmental Unit for the cost of, constructing certain capital infrastructure improvements for the Naranja Lakes Community Redevelopment Agency and subject to the adoption by the Board of a loan resolution for each loan which approves the loan, the project and related loan documents (the "Loan Resolution"); and

WHEREAS, the County has previously approved by Resolution 845-04, and borrowed \$5,000,000 ("First Loan") from the Sunshine Commission to fund a portion of Phase 1; and

WHEREAS, substantially all of the proceeds of the First Loan have been spent resulting in a need for additional financing in an amount of \$5,000,000 ("Second Loan") from the Sunshine Commission to complete Phase 1; and

NCLA TB/20/06
EXHIBIT

WHEREAS, the Development Agreement sets out certain benchmarks which have to be met before the County will secure additional financing; and

WHEREAS, the Board wishes to make a finding for the benefit of the County that the first benchmarks set forth in the Redevelopment Agreement have been met by the Developer and therefore, requests that the County proceed with securing the Second Loan; and

WHEREAS, since there are outstanding invoices at this time and the proceeds of the Second Loan will not be available for a few months, the Board desires to affirm that unallocated fund balances exist in its 2005-2006 approved budget, and desires to make such fund balances which are derived from tax increment revenues available to pay any outstanding costs with respect to the Improvements; and

WHEREAS, the Board desires to reaffirm its intentions to repay any and all loans secured by the County on its behalf from the proceeds of tax increment revenue bonds as soon as it is economically feasible to issue the bonds,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Board finds that the benchmarks set forth in Exhibit A have been met based on the letter from D.R. Horton attached as Exhibit "B" and letter from Engineer John Ritsema, project manager for the CRA, attached as Exhibit "C".

Section 2. The Board affirms the availability of unallocated fund balances in its approved budget for Fiscal Year 2005-2006, and authorizes the expenditure of un-appropriated fund balances to pay for construction invoices or repay the County for advances, pending the availability of the proceeds of the Second Loan (\$5,000,000).

Section 3. The Board requests that the County take all action to secure as soon as practicable the Second Loan from the Sunshine Commission to be used to complete Phase 1 of the Improvements and that the Second Loan be amortized with respect to principal and interest, commencing in Fiscal Year 2006-2007.

Section 4 The Board reaffirms its desire to issue tax increment revenue bonds as soon as it is economically feasible in order to retire the First and Second Loans and any other future loans or advances by the County.

Section 5. This Resolution shall be effective immediately upon adoption.

Resolution No. 2006-02
Page 3

Motion to adopt by Stuart Archer, seconded by Kenneth Forbes.

Final Vote at Adoption:

Chairperson, "Nina" Betancourt	<u>Yes</u>
Commissioner Stuart Archer	<u>Yes</u>
Commissioner Kenneth Forbes	<u>Yes</u>
Commissioner Rene Infante	<u>Yes</u>
Commissioner Daniel Lipe	<u>Yes</u>
Commissioner Parsuram Ramkisson	<u>Yes</u>

PASSED and ADOPTED this 13th day of February 2006.


GAIL "NINA" BETANCOURT
CHAIRPERSON

ATTEST:

_____, Board Member

APPROVED AS TO LEGAL SUFFICIENCY Glen Saks , Assistant County Attorney

EXHIBIT A

Redevelopment Agreement:

Section 2.02. Obligation of Owner.

(b): Without limiting the Owner's obligations set forth in Section 2.02(a) above, the Owner agrees as follows:

- (i) Upon the later to occur of six (6) months following the commencement of construction of Phase I of the CRA Project (as evidenced by the issuance of a building permit of any portion thereof) or the payment by the County or the CRA the Developer of an amount equal to Five Million and 00/100 Dollars (\$5,000,000) towards the development of Phase I of the CRA Project, the Owner shall have performed or caused the Developer or third party entities to have performed or caused the Developer or third party entities to have performed the following:
1. Construction of a sales area on the Property for the Primary Redevelopment Project.
 2. Construction of at least six (6) models representing the various residential units to be included in the Primary Redevelopment Project.
 3. Engagement in an aggressive marketing campaign for the Primary Redevelopment Project.
 4. Execution and delivery of at least one hundred fifty (150) purchase and sale contracts for the purchase of residential units in the Primary Redevelopment Project.
 5. Application for at least one hundred fifty (150) building permits for residential units in the Primary Redevelopment Project.

The foregoing shall be a condition precedent to the County or the CRA's obligation to fund the development of the remainder of Phase I of the CRA Project. Neither the County nor the CRA shall be obligated to for costs expended for Phase I of the CRA Project in excess of Five Million and 00/100 Dollars (\$5,000,000) until the foregoing conditions precedent are satisfied.

- (ii) Upon the later to occur of twelve (12) months following the commencement of construction of Phase I of the CRA Project (as evidenced by the issuance of a remainder of the GMP for Phase I of the CRA Project, the Owner shall have performed or caused the Developer or third party entities to have performed the following:
1. Completion of all items set forth in Section 2.02(b)(i) above.
 2. The issuance of at least one hundred fifty (150) certifies of occupancy for residential units in the Primary Redevelopment Project.
 3. Application for at least two hundred (200) building permits for residential units in the Primary Redevelopment Project. This requirement is in addition to the one hundred fifty (150) building permits required by Section 2.02(b)(i)(5) above.