# 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:**

May 15, 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)
# MAY 15, 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., May 15, 2006, there being present upon roll call Mr. Rene Infante, Mr. Stuart Archer, Mr. Kenneth Forbes and Mr. Parsuram Ramkissoon; (Mr. Daniel Lipe and Chairperson Nina Betancourt were absent); Assistant County Attorney Glenn Saks, Community Redevelopment Office (CRO) Executive Director Tony Crapp; Mr. Alberto Gonzalez, CRO Analyst; and Deputy Clerk Jill Thornton.

## I. Call to Order

Mr. Forbes called the CRA Board meeting to order at 7:11 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

Mr. Forbes noted a scrivener's error existing in the April 17th Meeting minutes on page 1, paragraph 2, under Agenda Item III, that should be corrected to reflect NLCRA, in lieu of NRCA.

It was moved by Mr. Ramkissoon that the April 17, 2006 NLCRA Meeting minutes be approved, with a correction to reflect NLCRA, in lieu of NRCA on page 1, paragraph 2 of Agenda Item III. 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 the agenda for tonight's meeting (5/15) be approved as presented. This motion was seconded by Mr. Ramkissoon, 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. Ronald McClure Jr., 27101 SW 145 Avenue Roadway, Naranja, appeared before the CRA and expressed concern that trash piles on SW 272 Street had not been removed for six months and that traffic signs had not been replaced since the last hurricane. He noted he filed a grievance with Team Metro but had not received any further information regarding the status of this grievance.

Mr. Albert Gonzalez asked that he be provided detailed information, including exact addresses, which he would forward to Team Metro for processing.

Mr. Ed Dixon, 465 SE 21 Lane, Homestead, Florida, Global Integration Services, appeared before the CRA to provide information on the products of his company and noted his company dealt with various aspects of the fiber optics industry. He expressed his desire to increase the public's awareness of the advancements of fiber optics and to make his products available.

Mr. Luis Puig, 14850 Naranja Lakes Blvd, Apt #B4D, Naranja, Florida, appeared before the CRA and expressed concern with the trash piles and illegal dumping on the east side of US1 between SW 145th and 152nd Avenues and with the dumping of materials in the surrounding lakes. He also expressed concern with speeding vehicles and motor cycle racing on SW 280th Street east bound of US1 and that speed limit signs were not posted nor police officers present to patrol this roadway. Mr. Puig suggested police patrol on bicycles for the Naranja Lakes Boulevard.

Mr. Forbes asked Mr. Dixon to provide some product information to Mr. Gonzalez and that all speakers leave their pertinent information with Mr. Gonzalez for submittal to the CRA members for further review.

## V. New Business

Mr. Forbes suggested that "Security Updates" be placed on future NLCRA Agendas as the first item under "New Business," to accommodate on-duty law enforcement officers.

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

### Security Updates

Sergeant Ozzie Hernandez, Miami Dade Police Department, Cutler Ridge District, provided an update on Security in the Naranja area. He noted there were a few arrests made in the Naranja area and that they had identified a back route between Princeton and Naranja Lakes that was now being observed.

Mr. Gonzalez noted the statistics presented at the last meeting were mailed to the CRA members along with a map, and that staff should arrange another meeting with the police department to develop more details concerning the map.

Mr. Archer expressed concern for the police department not responding in a timely manner to a gang incident reported in the vicinity of SW 142 and SW 280 Streets. He noted an additional concern for a two-bedroom home shared by many people at 14218 SW 283 Street, with alleged prostitution, illegal drug use, and truancy activities, which had been reported to the police, but to his knowledge, nothing had transpired. Mr. Archer further noted people living in Mandarin Lakes were extremely upset with the activity in the surrounding neighborhoods and that several people living in Section 8 housing were sharing one apartment.

Mr. Forbes reminded members of the CRA of their responsibility to develop a Community Policing Initiative that would address the issues of the area as a whole.

Mr. Ramkissoon question the prostitution numbers reported in the crime statistics report for the Cutler Ridge District. He noted prostitution activity was on-going in the area surrounding his business and needed to be addressed.

Sergeant Hernandez advised that the police department was aware of the situation and had conducted sweeps in the past, but needed to follow up with decoy operations using undercover officers to target individual prostitution solicitation. He pointed out that after three arrests for soliciting prostitution, the arrests become a felony.

**Update on Mandarin Lakes**

Mr. Paul Herman, Development Project Manager, D.R. Horton Builders, provided an update on the sales of the Mandarin Lakes Homes. He noted that as of to date, a total of 373 units had been sold as follows: 181 town homes, 113 forty-foot single family homes and 79 fifty-foot single family homes. Of those sold, he noted 55 town homes, 34 forty-foot single family homes and 13 fifty-foot single family homes had closed. He further noted a total of 773 permits had been approved, and 78 permits were pending in the County's permitting process.

Mr. Archer noted sales appeared to be very slow, and that homeowners of Mandarin Lakes were upset with the activity in the area.

Mr. Herman responded, noting the sales were doing well according to the sales representatives and the town homes were selling fast. He further noted a recent meeting with the homeowners wherein a lot of concerns were addressed and crime did not appear to have a huge negative effect on the community.

Mr. Forbes expressed concern regarding advertisement of Mandarin Lakes Homes by the local media that advertised D.R. Horton selling single family homes in the upper $300,000 range. He asked Mr. Herman to check with the sales representatives to see if D.R. Horton was offering creative financing such as forty or fifty year mortgages.

Mr. Herman noted D.R. Horton had its own mortgage company, a subsidiary, and he was not familiar with their financing practices. He also noted that a lot of D.R. Horton's advertisements offered incentives to help ease the burdens of purchasing a new home.

**Update on Infrastructure Project / Legal Issues**

Mr. Luis Carbonelle, Naranja Lakes Construction, LLC, noted they were in the process of procuring an irrigation permit for Phase 1A, SW 140 Avenue and SW 272 Street, to begin irrigation and landscaping in the area. He noted a problem with obtaining this permit regarding a boundary address for the lift station that showed the property belonging to D.R. Horton, but actually belonged to Water and Sewer Department (WASD). He stated as soon as the permit was obtained, they would proceed with the irrigation and landscaping process.

Regarding Phase 1B at SW 275 Street and Naranja Lakes Boulevard, Mr. Carbonelle noted the road needed to be tagged, the utilities lines conveyed, the old utilities removed and the road paved, and once conveyed, the work on Naranja Lakes Boulevard would proceed. Regarding the vertical improvements in Phase 1 to the clubhouse and monument wall at SW 140 Avenue, he noted they were waiting for D.R. Horton to finalize the process of deeding the land to the County so the County could obtain the permit and then they could begin construction.

In response to Mr. Infante's inquiry regarding the time frame for completing Phase 1B, Mr. Carbonelle noted it would take approximately two to three months to finalize that area

Regarding the Infrastructure Project, Mr. Crapp advised that the May 15th deadline date for an extension of the cure period for the developer to post the proper performance bond was today. He noted he e-mailed all concerned parties earlier today regarding prior correspondence and that a Letter of Credit for the remaining balance of Change Order No. 3 and a Letter of Bond Ability from a bonding company defining the work that Solo Construction originally bid on needed to be presented by the developer today. He advised that earlier today, the County received the Letter of Credit in the proper amount indicated and that it appeared to be in proper form; however, he had some concerns regarding the Letter of Bond Ability, which he received tonight before this meeting. Mr. Crapp noted staff had not had a chance to review it, but it appeared to be insufficient in terms of the conditions.

Mr. Forbes noted Steve Zelkowitz, Legal Counsel for the CRA, was authorized to take necessary legal action on behalf of the CRA for the developer's non-compliance with the contract.

Mr. Zelkowitz clarified that tonight's deadline was for the developer to comply with the requirement under the agreement or be defaulted, and the CRA Board would need to formally extend the time period to allow time to review the documents since they were provided just before tonight's meeting.

Mr. Infante stated he felt the developers were making a good faith effort to move forward. He spoke in support of a motion to extend the deadline to allow all parties concerned to review the documents.

Mr. Archer expressed concern with the delay of the process. He asked what type of penalty the developer could receive for non-compliance and what ability did the CRA have to hold them accountable to the agreement in order to avoid multiple extensions.

Mr. Crapp noted the County reached an accommodation supported by a recommendation to the CRA in Mr. Zelkowitz' letter dated April 4, 2006 that extended the cure period to May 15, 2006 and that staff had not had the opportunity to discuss what actions to recommend.

In response to Mr. Archer's request for the CRA's Legal Counsel to provide a recommendation, Mr. Zelkowitz expressed appreciation for the authorization given him to negotiate on the CRA's behalf, but noted his authority was limited in that he did not have the legal ability to extend a default or terminate a contract without the CRA's approval. He explained that tonight was the first time he had heard about the document and that he would recommend more time to review it. He noted the penalty for non-compliance was severe for the developer, which could result in termination of the developer's rights under the agreement.

It was moved by Mr. Infante that the deadline be extended to review the documents for legal sufficiency. The motion was second by Mr. Archer for discussion.

Mr. Forbes offered a friendly amendment to allow Mr. Zelkowitz to act on behalf of the CRA in taking legal actions on this issue without further discussion.

Mr. Zelkowitz reiterated the limitations of a CRA Board when delegating an attorney to take legal actions.

Mr. Crapp suggested Legal Counsel for the CRA be given the flexibility to work with the County to extend the cure period for a time period not to exceed 30 days.

In response to Mr. Ramkissoon's suggestion to set a deadline in two weeks, Assistant County Attorney Glenn Saks noted that the requirement of up to 30 days should cover any shorter deadline given.

It was moved by Mr. Infante that Mr. Zelkowitz, Legal Counsel for the CRA, be given the authority to work with the County on extending the cure period for a time period up to but not to exceed 30 days from May 15, 2006, for the purpose of reviewing the Bond Ability Letter for legal sufficiency. This motion was seconded by Mr. Archer, and upon being put to a vote, passed unanimously by those members present.

**Ritsema Consulting, Inc. Contract renewal**

Mr. Gonzalez presented the following proposed resolution to renew the Contract of the Ritsema Consulting, Inc:

**Resolution No. 2006-03**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH RITSEMA CONSULTING, INC.**

It was moved by Mr. Archer that the CRA Board approve the foregoing proposed resolution as presented. This motion was seconded by Mr. Infante for discussion.

Mr. Forbes requested those individuals present, who had worked with Mr. Ritsema, to share comments regarding the merits and working relationship of Mr. Ritsema.

Mr. Gonzalez, spoke on behalf of the County, noting the working relationship with Mr. Ritsema had been a great one and that Mr. Ritsema was very knowledgeable of the construction trade and resourceful in providing input.

Mr. Crapp echoed the comments of Mr. Gonzalez, and noted that for this project and its time frames, Mr. Ritsema was the perfect person to fill this role and continued to be so, given his knowledge, integrity and professionalism.

Mr. Herman, spoke on behalf of D.R. Horton, Inc., noting that Mr. Ritsema had assisted them with various tasks on the project and that they had a good working relationship. He expressed appreciation for Mr. Ritsema's help in accomplishing some tasks throughout the project.

Mr. Carbonelle, Naranja Lakes Construction, LLC, noted he and Mr. Ritsema were often engaged in communication regarding the project issues and that due to his professionalism, they were able to work them out.

Mr. Zelkowitz noted that in the past, the CRA Board had asked for non-county employees to represent them, and that he and Mr. Ritsema were the only two independent professionals who represented the CRA. He noted Mr. Ritsema was essential to the redevelopment project as an independent construction gatekeeper to assist on the construction side and that he found Mr. Ritsema to be very valuable in helping to work through issues that surfaced.

Mr. Forbes noted that whenever he visited the project site, he always found Mr. Ritsema on–site, doing his job.

Hearing no further discussion or comments, the CRA Board proceeded to vote on the foregoing motion to approve the resolution, and upon being put to a vote, passed unanimously by those members present.

## VI. Old Business

Mr. Crapp presented an oral report on the actions taken by the Board of County Commissioners (BCC) at the May 9, 2006 BCC Meeting on an amendment to the original ordinance and announced the following appointments and reappointments made to the Naranja Lakes Community Redevelopment Agency Board (NLCRA):

| | |
|---|---|
| Stuart Archer | – term expires 10/22/2007 |
| Parsuram Ramkissoon | – term expires 10/22/2008 |
| Rene Infante | – term expires 10/22/2006 |
| Nina Betancourt | – term expires 10/22/~~3~~006 2006 |
| Daniel Lipe | – term expires 10/22/2006 |
| Kenneth Forbes | – term expires 10/22/2006 |
| Marleen Volkert | – term expires 10/22/2009 |
| Moe Hakssa | – term expires 10/22/2006 |

Mr. Crapp noted that both Ms. Volkert and Mr. Hakssa were appointed to fill vacancies for four-year terms, but that Mr. Hakssa was approved to serve the remainder of the existing term for the individual he replaced, which expired on 10/22/2006. He also noted that staff would work on a new item to make reappointments or adjustments to those terms that would expire on 10/22/2006. He further noted one vacancy remained and that at some point, the CRA Board would need to designate a Vice-Chairman of the Board.

Responding to Mr. Infante's question regarding Mr. Hakssa's term expiration date, Assistant County Attorney Glenn Saks explained the requirements of the ordinance when replacing members, and that Mr. Hakssa's term would expire in 2006, but could be re-validated. He also noted that pursuant to a resolution, rather than amending the ordinance, future appointments could be made by resolution.

Mr. Crapp advised that staff would keep the CRA current on the appointments as they moved through the process and that the effective date of the ordinance would be May 19, 2006, for which the new members would be on board to attend the next CRA meeting.

Regarding an unsightly trailer park in the vicinity of SW 280 Street and SW 145 Avenue area, Mr. Archer noted it needed to be addressed by Team Metro and the owners held responsible for cleaning up this mess.

Mr. Infante asked Mr. Gonzalez to provide a report regarding action that could be taken on this situation.

Mr. Forbes requested a representative from Team Metro be present at the next CRA meeting to address these concerns.

## VII. Setting of next Meeting Date

Mr. Forbes announced the next NLCRA meeting would be held on June 19, 2006 at 7:00 p.m.

Mr. Infante advised that he would be on vacation and would not be attending that meeting (06/19).

## VIII. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 8:29 p.m.

Acting Chairperson Kenneth Forbes
Naranja Lakes Community Redevelopment Agency