MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Naranja Lakes Community Redevelopment Agency (NLCRA)

South Dade Government Center
Room 203
10710 S.W. 211 Street
Miami, Florida

July 17, 2006
As Advertised

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Jill Thornton, Commission Reporter
(305) 375-2505

CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
JULY 17, 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., July 17, 2006; there being present upon roll call: Mr. Rene Infante, Mr. Stuart Archer, Mr. Moe Hakssa, Ms. Marlene Volkert, Mr. Kenneth Forbes and Chairperson Nina Betancourt; (Mr. Daniel Lipe and Mr. Parsuram Ramkissoon were late); Mr. Alphonso Brewster, Executive Director, Community Redevelopment and Economic Policy Analysis (CREPA) Division, Office of Strategic Business Management; Mr. Alberto Gonzalez, CRA Analyst; and Deputy Clerk Jill Thornton.

I. Call to Order

Chairperson Betancourt called the CRA Board meeting to order at 7:07 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 June 19, 2006 NLCRA Meeting minutes 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 the agenda for tonight's meeting (7/17) be approved as presented. 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

Chairperson Betancourt opened the meeting for public comments and after hearing no one wishing to speak, the CRA Board proceeded to discuss the following Agenda Items:

V. New Business

Security Updates

Sergeant Ozzie Hernandez, Miami Dade Police Department, Cutler Ridge District, provided an update on security in the Naranja area. He noted a budget for the security plan discussed at the last CRA meeting was drafted, along with a Memorandum of Understanding that needed to be approved through the department's chain of command. He further noted his department had begun enforcement procedures to deal with prostitution solicitation along the US 1 Corridor and had

identified the "Mystik" gas station at SW 269 Street and US 1, next to the International House of Pancakes (IHOP), as a hotspot for prostitution. Sergeant Hernandez pointed out that this gas station once posted "We Care" signs which empowered police officers to ask trespassers to leave the property or be arrested without the owner or business representative's permission. He stated he would notify the current owner of the "Mystik" gas station, as well as owners of other businesses considered hotspots within the CRA District and seek their cooperation in posting "We Care" signs.

Sergeant Hernandez responded to questions from the CRA Board regarding "We Care" signs.

In response to Chairperson Betancourt's inquiry as to whether this agreement was between the property owner and the Police Department and whether small business owners were aware of it, Sergeant Hernandez noted a business owner would provide a signed, notarized document authorizing the County to enforce the "We Care" signs, which essentially allowed the police to become the agent for businesses, and cite violators without the owner's permission.

Mr. Ramkissoon noted many business owners were aware of the signs but chose not to post them because they feared it might impact their business. He suggested the CRA launch an outreach program to encourage business owners to purchase the signs, which cost about $35.

In response to Mr. Hakssa's inquiry whether a list of the names and telephone numbers existed that could be used to contact business owners and inform them of "We Care" signs, Sergeant Hernandez noted the police department had developed informational packages for distribution and could contract the owners of major businesses known to have problems.

Sergeant Hernandez noted a campsite located in a field behind the International House of Pancakes (IHOP) where one female prostitute had resided. He suggested it would be beneficial for the CRA to have this field, as well as some businesses in the area, cleaned up. He stated he would explore the possibility of an intergovernmental organization to assist in the clean up of this camp site and the strip mall.

Responding to Chairperson Betancourt's question regarding the condition of the Sea Pines Community, Sergeant Hernandez noted Sea Pines Community appeared shabby with junk cars, debris and dirty mattresses in yards and houses sharing electrical cords that needed to be cleaned up to improve the investment of the development. He noted the neighbors needed to be in the right frame of mind to improve the quality of life for that area.

Ms. Volkert advised she was informed by a friend living in the Mandarin Lakes Development that the windows were broken out of many homes on the south side of SW 280th Street.

Chairperson Betancourt stated she had heard that people living in Mandarin Lakes were fearful after dark, once the construction crews had left for the day.

Mr. Archer noted arrangements were made with FPL to install street lighting, but the lights were continuously shot out by kids.

Sergeant Hernandez advised that FPL had a contract with the Police Department to provide grid protection for the street lights and that he would survey the area and contact FPL regarding any specific areas with lights that needed to be protected. He suggested roving patrol be used to secure

the affected area(s) at night, and land be designated for park use to provide constructive programs and activities for youths.

Mr. Forbes noted the Royal Caribbean Development planned to develop a park and the Sea Pines Community had land within its development that could be used for a park.

Mr. Archer stated he believed the Waterside area was the worst area surrounding the NLCRA District and the security issues needed to be addressed.

Responding to Chairperson Betancourt's inquiry regarding a timeframe for completing the security plan budget, Sergeant Hernandez stated they were waiting for verification as to whether the plan must be approved by the Director or the District Chief and that officers were ready to begin the work.

Mr. Alphonso Brewster advised that Mr. Jurgen Teintze was no longer working for the Office of Strategic Business Management or the CRA and that this position would be filled as quickly as possible. He noted that in the interim, Mr. Alberto Gonzalez would be the County's contact person for the CRA.

Chairperson Betancourt noted for the record that Mr. Steven Zelkowitz, Counsel for the CRA and Assistant County Attorney Glenn Saks were unable to attend tonight's meeting.

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 to date, 415 units had been sold which included 86 fifty-foot single family homes, 205 town homes and 124 forty-foot single family homes; and 129 homes had closed, which included 17 fifty-foot single family homes, 76 town homes, and 36 forty-foot single family homes.

Responding to Ms. Volkert's inquiry regarding the sales pace, Mr. Herman noted the sales pace had remained consistent until a recent slowdown, which he attributed to the incompletion of the Mandarin Lakes beautification project and the roadway improvements on SW 140th Avenue.

Responding to comments made by Ms. Volkert concerning security problems along SW 280th Street, Mr. Herman noted kids had broken windows and vandalized some of the homes facing SW 140th Avenue. He concurred that lighting was an issue, but noted that FPL had lagged in efforts to install proper lighting.

Mr. Joe Gaudi, D.R. Horton Builders, noted the homeowners understood there were some problems concerning lighting, but their primary concern was the lack of security in the area.

Discussion ensued regarding the security issues within the Mandarin Lakes Development.

In response to Mr. Archer's inquiry as to whether large scale maps of the Mandarin Lakes area could be provided to the Police Department, the Fire Department and other agencies, Mr. Herman stated he could meet with Sergeant Hernandez to develop a site plan depicting the streets that were completed versus those still under construction.

Chairperson Betancourt asked that those maps be updated to denote what was completed as development progressed.

Mr. Forbes expressed concern that the CRA members did not develop a policing initiative plan for the entire area when security was discussed almost two years ago and that they were now attempting to develop a piece meal plan for the primary development.

Chairperson Betancourt pointed out that CRA members did not seize the opportunity to develop a broad based plan.

Mr. Brewster noted a broad based proposal was discussed and recommended at the last CRA Meeting, and that staff needed to evaluate the plan they had just received from the Police Department. He noted that businesses had the ability to contract directly with the Police Department for off-duty officers to provide security, which may be the appropriate method in the short term. He also advised that it may be more practical from an accounting standpoint to keep the CRA funds separate from the funds of the partners (developers).

Mr. Infante noted he and the developers spoke with Police Captain Scott Andress, Cutler Ridge District, sometime ago regarding a security plan and the developers were always willing to hire off-duty officers to secure the area.

Mr. Luis Carbonelle, Naranja Lakes, LLC, stated his company was willing to make a monetary contribution toward a security plan.

Following further discussion regarding the reason(s) CRA members had not developed a security plan, Chairperson Betancourt questioned whether there were any sale cancellations in light of the market shift.

Mr. Herman responded, noting the number of cancellations were just the seasonal amount anticipated for.

Mr. Tony Palumbo, Vice-President of Land Acquisition and Development, D.R. Horton Builders, noted that at the management level, the numbers were extremely high and they were dealing with reselling houses at closing due to advertisement/incentives offered by competitors. He also noted other counties in Florida which had an oversupply on new and used construction.

Chairperson Betancourt stated that trends could sometimes take a few months to reflect in the reports.

Mr. Hakssa referenced a news report comparing the sales of townhomes in the last six months with last year's sales. He noted that according to this article, only 3,000 newly constructed townhomes sold in South Florida compared to 20,000 last year.

Chairperson Betancourt pointed out that CRA members approved $75,000 for a security plan at the last meeting, which included incidental expenses and that a draft of the plan needed to be reviewed.

Mr. Herman noted the CRA Financial analysis had been completed and a revised copy was available for distribution tonight. He noted he had met with Mr. Zelkowitz and Mr. Ritsema, but needed to meet with Mr. Brewster concerning the analysis.

Mr. Archer asked that the CRA be made aware of any concerns in a timely manner.

Update on Infrastructure Project / Legal Issues

Mr. Luis Carbonelle, Naranja Lakes Construction, LLC, provided an update on the infrastructure project. He noted the first layer of asphalt was completed on SW 140th Avenue and SW 272 Street, and the second layer was pending the issuance of a permit to install the landscape/irrigation system. Mr. Carbonelle noted he and Mr. Ritsema were working together to obtain this permit, and that representatives from Solo Construction were working with the Department of Public Works to resolve issues regarding the culverts and bridge. He explained that the primary concern was the completion of roadways surrounding the Chapman Elementary School before school opens.

Mr. Carbonelle noted that underground utilities had been installed along SW 275th Street to SW 143rd Avenue and that this roadway had been tagged, but needed to be conveyed for water and Sewer. Additionally, he noted the roadway along SW 276th Street (Canal Street) AKA Naranja Lakes Blvd Extension had been tagged and was being prepared for conveyance.

In response to Chairperson Betancourt's inquiry regarding the timeframe for completion, Mr. Carbonelle stated that once the permit was in hand, it should take approximately two months to prepare and finish the installation of irrigation on SW 140th street. He also stated the SW 275th St (Canal Street) roadway needed to be conveyed before undergoing landscaping/irrigation in that area but an issue existed with conveying the utility lines.

VI. Old Business

Mr. Ramkissoon referred to a presentation made at a prior CRA Meeting by the owner of Denny's Restaurant in Naranja Lakes whom he noted requested the CRA's approval for funding to remodel his restaurant, which had subsequently closed. Mr. Ramkissoon noted his business (IHOP) was facing the same situation as the Denny's Restaurant and asked if he was eligible to submit a funding request to the CRA for the remodeling of his restaurant.

Mr. Brewster noted there were some funds within the CRA's budget that could be allocated for improvement of businesses within the CRA District, however, Mr. Zelkowitz, the CRA's Council, was not present and needed to answer questions concerning Conflicts of Interest with a CRA member owning a business in the CRA District, who wished to submit a funding request. Additionally, Mr. Brewster pointed out that the subject funding was appropriate for programs/projects approved and implemented in FY2005-06.

Chairperson Betancourt noted the issue with the Denny's restaurant was that a formal program had not been implemented for applications to be made for improvement. One problem, she noted, was the CRA did not meet frequently and other issues came up for discussion that had priority, so this program got set aside. She noted continuity was critical for the CRA and suggested that staff communicate with CRA members through e-mail.

Mr. Gonzalez noted a resolution approving the grant program was drafted, but it was postponed after questions were raised concerning how it should be structured and concerning the ethical implication.

Mr. Forbes pointed out that the drafted resolution Mr. Gonzalez mentioned was limited to a specific community. He noted staff indicated that another resolution would be drafted that included the entire district but it was never presented.

Chairperson Betancourt explained that the resolution drafted for the Sea Pines Community to receive grant funds needed to be revisited to consider the possibility of broadening it to include the entire district and to include certain criteria for health, safety and welfare.

In response to comments by Mr. Archer that the CRA members had never received the informational packages that were to be submitted by Mr. Tony Crapp and Mr. Jurgen Teintze, Mr. Brewster stated he would investigate to determine the status of the packages and report back to CRA members.

Mr. Gonzalez stated he would e-mail to all CRA members for review and comments, information regarding the two proposed programs for residential and business improvements prior to the next meeting.

Chairperson Betancourt asked staff to provide CRA members with continuous feedback on the status and progress of efforts over the last month rather than discussing at length this information at the CRA meetings. She cautioned the CRA members that the bylaws limited who and what could be addressed outside a meeting, but noted some things could be done internally, between meetings, to move the agenda along.

Mr. Archer inquired about the Heritage Community development located south of SW 268th Street and SW 142nd Avenue that consisted of a number of vacant, unsightly government homes that could be cleaned up and utilized for affordable housing.

Mr. Brewster noted a contract was awarded to a not-for-profit developer to rehab those units but the work stopped and the project went into litigation for several years. He noted there was a recent settlement to finish the work and he would have a staff member from the Miami-Dade Housing Agency (MDHA) available at the next CRA meeting to provide an update.

VII. Setting of next Meeting Date

Mr. Brewster noted the next CRA meeting was scheduled for August 21, 2006, however, the CRA Board discussed at its last meeting, a 60-day time frame to allow staff to review the proposed security plan.

Ms. Volkert asked whether the CRA Board would consider changing its schedule of meetings to the second or fourth Monday of the month, since she had a conflict with a council meeting if the CRA meetings were scheduled on the third Monday of the month.

Mr. Forbes noted another conflict existed if CRA meetings were scheduled on the second Monday of the month.

Mr. Infante asked that the August 21, 2006 CRA meeting be rescheduled since Mr. Lipe, Ms. Volkert and Chairperson Betancourt could not attend that meeting.

It was moved by Mr. Infante that all future CRA meetings be scheduled on the fourth Monday of every month in lieu of the third Monday. This motion was seconded by Mr. Hakssa and upon being put to a vote, passed unanimously by those members present.

Mr. Gonzalez suggested the Budget Committee meet before the next CRA meeting. He also suggested more time be allowed for the next CRA meeting to discuss budget issues.

Mr. Archer suggested a budget workshop be conducted before budget issues were considered by the CRA.

Chairperson Betancourt noted a special meeting for a budget workshop could tentatively be scheduled for the second Monday of September provided the Budget Committee had met first.

Following discussion, the CRA Board agreed to schedule a special budget workshop tentatively for September 11, 2006 at 2:00 p.m. and to schedule the next CRA meeting for August 28, 2006 at 6:00 pm.

Chairperson Betancourt asked that in the future, the order of agenda item "old business" be reversed with "new business."

Mr. Gurdy noted the 60-day extension granted on the default deadline would expire after August 19, 2006, but the next CRA meeting was now scheduled for August 28, 2006.

Mr. Forbes noted the extension of the cure period for the default granted at the last CRA meeting was contingent upon information being presented by July 10, 2006.

Mr. Brewster clarified that at the end of that discussion, the Board voted to extend the cure period with optimism of getting information by July 10, 2006, but it was not a condition of the motion.

It was moved by Ms. Volkert that the default deadline date be extended to August 28, 2006. This motion was seconded by Mr. Infante and upon being put to a vote, passed unanimously by those members present.

VIII. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 9:29 p.m.

Chairperson Nina Betancourt
Naranja Lakes Community Redevelopment Agency

NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

July 17, 2006

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	7/17/2006		Meeting Agenda
2	7/17/2006		Naranja Lakes CRA Primary Redevelopment Project
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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
July 17, 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	
	Security updates	Miami-Dade Police Dept.
	Update on Mandarin Lakes	Paul Herman, D.R. Horton
	Update on Infrastructure Project	Luis Carbonell, NL LLC
VI.	Old Business	
VII.	Setting of next Meeting Date	
VIII.	Adjournment	

NLCRA 07/17/06
EXHIBIT

Naranja Lakes CRA Primary Redevelopment Project

Actual Capital Expenditures	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-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	10,000,000
Cumulative Expenditures to date	(4,125,931)	(4,237,425)	(4,253,979)	(4,381,982)	(4,381,982)	(5,200,826)	(5,200,826)	(5,400,986)	(5,549,583)	(5,781,230)
Available Balance	874,069	762,575	746,021	618,018	618,018	(200,826)	(200,826)	(400,986)	(549,583)	4,218,770
Current month Expenditures	(238,890)	(111,494)	(16,553)	(128,004)	-	(818,844)	-	(200,160)	(148,597)	(231,648)

Benchmarks II. per development agreement	6/30/2006 **Near Term Outlook**	**Benchmarks I.** per development agreement	**Outcome**
Completion of all items set forth under Benchmarks I.	**Benchmark Met**	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**
The issuance of at least 150 certificates of occupancy (CO's) for residential units within the Primary Redevelopment Project **How many sales have closed?**	Closings - 115 totals TH's 64, SF 40' - 37, SF 50' - 14 (Pending June update)	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 and 4 - 40' single family homes **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.	There are currently 773 permits 475 - TH's; 185 - SF 40'; 113 - SF 50' (pending June update) **Benhcmark Met**	Engagement in an aggressive marketing campaign for the Primary Redevelopment Project	Advertising from print ads in both the New Home Guide. The billboards are still in place sales center open. Full ads are running in the Miami Herald. **Benchmark Met**
Within 36-months following the commencement of construction of Phase I of the CRA Project at least (800) certificates of occupancy for residential units in the Primary Redevelopment Area	Pending	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**	As of 2/28/06 292 homes sold **Benchmark Met** Closings - 66 totals (TH's 34, SF - 32
		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**	As of 2/28/06 There are currently 817 permits applied for, with 417 received and 400 pending **Benhcmark Met**

Mark Wyche EXHIBIT I