



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

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

January 22, 2007
As Advertised

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Judy Marsh, Commission Reporter
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**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
JANUARY 22, 2007**

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 6:00 p.m., January 22, 2007, there being present upon roll call Mr. Stuart Archer, Mr. Kenneth Forbes, Mr. Moe Hakssa, Mr. Rene Infante, Mr. Daniel Lipe, Mr. Parsuram Ramkissoon, Ms. Marleen Volkert and Chairperson Nina Betancourt; Assistant County Attorney Mandana Dashtaki; Mr. Mike Iturrey, CRA Coordinator, Office of Strategic Business Management; Mr. Alberto Gonzalez, CRA Analyst, Office of Strategic Business Management; and Deputy Clerk Judy Marsh.

I. Call to Order

Mr. Forbes called the CRA Board meeting to order at 6:13 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 NLCRA meeting minutes for November 27, 2006 and December 18, 2006 be approved as amended to reflect the following revisions: Paragraph six on page 7 of the November 27, 2006 minutes be revised to reflect "Mr. Archer"; and paragraph four, next to the last sentence on page 8 of the December 18, 2007 minutes be revised to reflect "recent and existing home values." This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

Mr. Forbes noted introduction of the new county attorney would be added to tonight's agenda as Item IV(a).

IV. Approval of Agenda

It was moved by Mr. Archer that tonight's agenda (1/22) be approved as amended to reflect the addition of Item IV(a). This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed unanimously by those members present.

Chairperson Betancourt assumed the chair upon her arrival.

IVa. Introduction of New County Attorney

Mr. Iturrey introduced Assistant County Attorney Mandana Dashtaki, whom he noted would now be attending the CRA Board's meetings. He noted Ms. Dashtaki replaced former Assistant County Attorney Glenn Saks who was now in private practice.

V. Open Forum for Public Comments

Chairperson Betancourt opened the meeting for public input and the following persons appeared before the CRA Board:

Ms. Jessica Poitevin, 13978 SW 278 Street, Mandarin Lakes homeowner, expressed concerns regarding the high crime rate in the area and the lack of security. She questioned whether funds were allocated by the CRA Board for security and if so, whether D. R. Horton Builders were utilizing these funds to provide security for the community. Ms. Poitevin noted she was not made aware that this would be a community redevelopment project prior to purchasing her home and homeowners were promised that this would be a gated community and there were no gates. She also expressed concern that many residents were unable to attend the Home Owners' Association meetings which were held in Deerfield Beach at 6:00 p.m.

Ms. Mary Wagner, 27020 SW 142 Avenue, Naranja Park resident, concurred that security was needed for the Mandarin Lakes development. She commended the policing initiative efforts in the area.

Ms. Lilian Delgado, 27864 SW 139 Avenue, appeared before the Board. She noted she was aware that Mandarin Lakes was a community redevelopment area; however, she expressed concern regarding the lack of security and homeowners renting their homes without conducting appropriate checks. Ms. Delgado commended the Miami-Dade Police officers for their presence in the neighborhood.

Mr. Phillip Murray, 13248 SW 256 Terrace, said he resided outside the community redevelopment area district, but was a member of the Naranja community. He noted this was one of the biggest police districts and the Miami-Dade Police Department was stretched thin in the amount of personnel available to patrol the district. Mr. Murray said crime occurred in all areas of the community and some areas would be neglected if the Board paid for additional police services in a specific area.

The Board members and staff responded to concerns expressed by members of the public.

Chairperson Betancourt said the Board had worked directly with the Miami-Dade Police Department contractually to address security issues. She noted the Board was charged with spending funds within the redevelopment area district and the monies generated to fund the area, were generated from taxes that were paid within the district. Chairperson Betancourt said funds

allocated by the Board were independent of any funds allocated through the Mandarin Lakes Home Owners' Association.

Mr. Iturrey noted approximately \$250,000 was set aside for this fiscal year for the Police Department to conduct special patrols within the redevelopment area. He reminded the Board that the budget for the community policing initiative was based on overtime and was not supplanting services in the area.

Mr. Ramkissoon noted Mandarin Lakes was never intended be a gated community and the security proposed for the redevelopment area was not confined to Mandarin Lakes.

Mr. Archer noted the Police Department had their regular standard patrols and coordinated their activities according to the crimes committed; however, the funds allocated by the Board were over and above the normal Police Department activities.

Mr. Infante noted the Board had allocated \$250,000 and contracted with the Police Department to conduct patrols for the entire redevelopment area; however, the patrols could not be dedicated only to Mandarin Lakes. He agreed that the owners of the development had to assist with the security and noted he would try to pursue this issue.

Mr. Forbes said while the Board was responsible for developing an overall community policing initiative from funds generated from tax increment dollars based on new housing or businesses in the community, it was important for homeowners to be supportive of policing activity and to discuss development strategies with the Board.

Chairperson Betancourt noted there were other initiatives that the police could assist homeowners with, such as crime watch.

Mr. Ramkissoon noted ninety-five percent of the new taxes generated were in the CRA district and the new tax increment of five percent remained in the County's General Fund.

VI. Old Business

Community Policing

Major Victor Ramirez, Police Major, Cutler Ridge Station, provided an overview of the community policing activities being undertaken by the Police Department within the community redevelopment area, including a crime watch which was established in Riverside Villas and a Community Safety Awareness Fair that was held last Thursday evening (1/18) in the Naranja area. Major Ramirez said this Saturday (1/27) the Community Policing Unit (CPU) would be going door-to-door to meet with Mandarin Lakes residents. He noted these activities were not being done with CRA funds. Major Ramirez said the CPU advised officers to make contact with citizens when patrolling in the redevelopment area.

In response to Mr. Archer's inquiry regarding assistance from the CRA Board, Major Ramirez said the district was adequately staffed and recently received two Public Service Aides; however, Cutler Ridge was unique because of its size.

Major Ramirez responded to Mr. Archer's inquiries regarding potential crime activity due to school truancy and the concern expressed regarding housing violation. He said truancy sweeps were performed weekly and was coordinated with the School Board. Major Ramirez noted the Department had a fund that was specifically used for truancy sweeps. Major Ramirez said he would forward the information regarding the housing violation to the Miami-Dade Housing Agency.

Mr. Ramkissoon suggested Major Ramirez explore the feasibility of seeking funds from the Children's Trust to address truancy.

Mr. Hakssa noted the community needed to be more involved with police initiatives such as the Safety Awareness Fair.

Mr. Forbes noted many Board members had attended the Safety Awareness Fair.

Sergeant Oswaldo Hernandez, Miami-Dade Police Department, Cutler Ridge Station, presented the Naranja Lakes CRA Initiative's monthly progress report for December 15, 2006 to January 16, 2007. He noted 33 four-hour roving patrols and nine four-hour sweep operations were conducted for January; a total of 15 arrests were initiated, from which 9 were warrant arrests, 2 felony arrests, 1 misdemeanor arrest and 3 PTA arrests conducted through stopping and running record checks on individuals; a total of 68 traffic citations were issued; nine message recoveries were affected; 295 Field Interview Reports; 12 career criminals were stopped and documented; and a total of 339 citizen contacts and 56 business contacts. Sergeant Hernandez noted the importance of a collaborative effort between citizens, businesses and the police to address issues affecting the community. He indicated more initiatives were planned.

Sergeant Hernandez noted the Department had designed awareness cards which would be placed on residents' doors and cars to educate the public on safety awareness.

Sergeant Robert Faris (phonetic), Miami-Dade Police Department, Criminal Dumping Investigation Unit, discussed the activities being undertaken by individuals in the Community Service Program to remove debris from sites being utilized for illegal dumping. He noted staff was limited as to what could be done in the Naranja Lakes area as funding for this activity was countywide.

Update on General Old Business

Re-zoning Applications in CRA

Mr. Iturrey noted there were no re-zoning applications within the CRA this month. Pursuant to the Board's request at its last meeting, Mr. Iturrey said seven municipalities had CRAs of which five employed city employees and one of the five also hired consultants. He noted the City of Miami and the City of North Miami had their own employees. Mr. Iturrey said a detailed report on the CRAs would be provided to the Board members.

Executive Director – CRA's Staff Structure

Update on Construction Consultant RFP

Mr. Iturrey said a pre-submittal conference was held, submissions of proposals were due by January 29, 2007 and once the proposals were received they would be forwarded to the Selection Committee members. He noted a meeting with the Selection Committee was tentatively scheduled for February 12, 2007. Mr. Iturrey recommended this meeting be held during the day downtown or on February 14th.

Mr. Forbes suggested the meeting to select a consultant be held in South Dade.

Mr. Iturrey requested the Board's concurrence that the Selection Committee be held during the day. He noted staff would ensure the meeting was publicly noticed.

Mr. Steve Zelkowitz, Legal Counsel for the CRA, reminded the Board that the solicitation was subject to a Cone of Silence, and he advised the Board members not to speak to any proposers.

Update on Mandarin Lakes

Prior to presenting the update on Mandarin Lakes, Mr. Paul Herman, Development Project Manager, D. R. Horton Builders, addressed the concerns raised earlier in the meeting by Mandarin Lakes homeowners regarding security, rental of units and the lack of gates in the community. He noted additional CRA funds were allocated for extra patrols within the entire CRA area and D. R. Horton would be applying for off-duty police officers for Mandarin Lakes community from Sunset to Sunrise. However, Mr. Herman said it was not guaranteed that officers would be available for patrol.

Referring to the rental of units, Mr. Herman noted the original restrictive covenant for the Mandarin Lakes units included a financial penalty for a one year period in the initial home sales. In connection with the gates, Mr. Herman said pursuant to the Traditional Neighborhood Development (TND) code, gates were not permitted within the TND.

Mr. Forbes suggested Mr. Herman convey information to the Mandarin Lakes homeowners and improve communication with them.

Chairperson Betancourt asked Mr. Herman to ensure that Castle Management had correct information to provide to the homeowners. She also asked Mr. Herman to determine the number of applications received by Castle Management regarding rentals for the next Board meeting.

Subsequent to the foregoing discussion, Mr. Herman provided an overview of the current sales/closings for Mandarin Lakes. He noted a total of 440 units were sold consisting of 224 town homes, 132 forty-foot single-family homes and 84 fifty-foot single-family homes which was 21 more units than reported at the last Board meeting. Mr. Herman said a total of 208 homes closed to date consisting of 107 town homes, 62 forty-foot single-family homes and 39 fifty-foot single-family homes which was 30 homes more than reported at the last Board meeting.

VII. New Business

a. Leisure City/Naranja Lakes Zoning District Ordinance

Mr. Tom Spehar, and Mr. Jess Linn, Department of Planning and Zoning, discussed the Leisure City zoning overlay. Mr. Spehar noted the draft ordinance pertaining to this zoning overlay received legal sufficiency and the first reading of the ordinance would be held in March 2007, public hearing would be held in April 2007 and the second reading was scheduled for May 2007. He stated the re-zoning application would be filed in June. Mr. Spehar noted the district boundary change was expected to occur in October 2007.

Mr. Spehar noted the groundbreaking for the library on Colonial Park was scheduled for March 2007.

In response to Mr. Archer's concerns regarding proposed enhancements for Colonial Park, Mr. Spehar noted he would ask representatives of the Parks Department to provide a report at the next Board meeting.

Ms. Volkert asked Mr. Spehar to provide the Board with a report on the Leisure City/Naranja Lakes charette.

Chairperson Betancourt asked Mr. Iturrey to ensure that the CRA Board meetings and agendas were available on the County's website.

b. Board Member Rene Infante's Requested Information

Pursuant to Mr. Infante's requests, Mr. Iturrey summarized the "FY 2006-07 1st Quarter Actuals Operating October - December 2006.

Mr. Forbes asked Mr. Iturrey to provide the Board with the name of the audit firm that performed independent audits for the County.

Mr. Infante asked the CRA's Legal Counsel Steve Zelkowitz to prepare a legal memorandum regarding a separate insurance policy for the CRA Board members. Mr. Iturrey noted staff would follow up with the Risk Management Department on the issue.

Responding to Mr. Infante's previous requests, Mr. Iturrey said he would provide a detailed report indicating table of organizations for CRAs. With regard to cost overruns linked to the first phase of the Project, Mr. Iturrey noted the CRA Board was not responsible for cost overruns. He noted the construction consultant agreement would be listed as an action item on the CRA Board's February 26th agenda.

In response to the Board members' concerns regarding Heritage Village, Mr. Iturrey said he would discuss this issue with the Director of the Miami-Dade Housing Agency.

Chairperson Betancourt noted former CRA Board member Norm Kramer passed away on January 6, 2007.

VIII. Setting of next Meeting Date

It was moved by Mr. Forbes that the CRA Board monthly meetings be time certain and conducted within a timeframe of one hour and a half; and that items before the Board be completed within a 10-20 minute timeframe, if not a subcommittee would be created to further address those items and come back with a recommendation. This motion was seconded by Mr. Infante for discussion.

Mr. Forbes accepted Ms. Volkert's amendment that there should be a consensus to extend the meeting(s) after one hour and a half if further discussion was necessary.

Upon being put to a vote, the foregoing motion passed unanimously.

Chairperson Betancourt noted the next Board meeting would be scheduled for February 26, 2007 at 6:00 p.m.

IX. Adjournment

There being no further business to come before the CRA Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 8:51 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency