



**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

Monday, February 26, 2007  
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)  
FEBRUARY 26, 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., February 26, 2007; there being present upon roll call: Mr. Rene Infante, Mr. Daniel Lipe, Mr. Moe Hakssa, Mr. Stuart Archer and Mr. Kenneth Forbes (Ms. Marlene Volkert, Mr. Parsuram Ramkissoon and Chairperson Nina Betancourt were late); Mr. Mike Iturrey, CRA Coordinator, Office of Strategic Business Management; Mr. Alberto Gonzalez, CRA Analyst, Office of Strategic Business Management; and Deputy Clerk Jill Thornton.

**I. Call to Order**

Mr. Forbes called the CRA Board meeting to order at 6:09 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 Agenda**

It was moved by Mr. Archer that the agenda for tonight's meeting (02/26) be approved. This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed unanimously by those members present.

**IV. Open Forum for Public Comments**

Mr. Forbes opened the floor for public comment:

Mr. John Gadway, 15300 SW 82<sup>nd</sup> Avenue, appeared before the CRA and provided a brief overview of Second Home Development, a project located on property he owned within the NLCRA District. He noted this project involved the conversion of a blighted hotel into condominiums and was marketed as vacation homes to second home buyers. Mr. Gadway said he had no problem with marketing the condominiums, which were modestly priced, and he was able to sell out the entire first phase in one weekend. He noted approximately \$2.5 million was invested into this project, which was close to completion but he lacked the funds to complete it. Mr. Gadway stated he could finish this project and provide Naranja with 105 taxpaying condominium owners if he could receive back some of the monies that were paid to Dade County towards the impact fees. He asked the CRA for whatever support they could provide.

Mr. Lipe noted, for the record, he was employed by the Community Bank of Florida, which held the outstanding mortgage for the subject property and that he may have a conflict of interest. He noted he would refrain from voting on any action taken on this project, if necessary.

Mr. Infante asked whether the subject property was part of the Community Empowerment Zone, for a possible abatement on impact fees or taxes.

Mr. Gadway noted that no fees were abated but he paid a \$148,000 surcharge above the normal impact fees for the first building, which he would like refunded in order to finish this project.

Chairperson Betancourt assumed the chair upon her arrival.

Ms. Lillian Delgado, 27864 SW 109<sup>th</sup> Avenue, appeared before the CRA Board on behalf of the Mandarin Lakes residents and addressed their concerns. She noted that since the last CRA meeting, DR Horton facilitated a meeting between the residents, the Mandarin Lakes Home Owners Association, Naranja Lakes, LLC and other involved parties; and after receiving some positive feedback, residents could now see some improvement. She said the developers agreed to meet again with the residents to address their concerns. Ms. Delgado noted residents still had concerns with construction on SW 140<sup>th</sup> Avenue roadway and they wanted more information on when this roadway would be completed. Ms. Delgado pointed out that criminal activity had decreased in the Mandarin Lakes area over the past few weeks, but residents wanted an update on when DR Horton would provide the private security that homeowners were paying for.

Chairperson Betancourt said she was glad to hear of the reported progress. She invited Ms. Delgado to stay the course of the meeting to hear the status report on security and the update report on Infrastructure Construction that would be presented later in tonight's (2/26) meeting.

In response to the concerns expressed by Ms. Delgado on behalf of the residents, Mr. Archer noted the CRA had requested on several occasions that both lanes of SW 140<sup>th</sup> Avenue roadway be opened for the residents.

## **V. Old Business**

### **Community Policing**

Sergeant Ozzie Hernandez, Miami Dade Police Department, Cutler Ridge District, provided an overview of the security report entitled "Naranja Lakes CRA Initiative Monthly Progress Report," dated February 13, 2007. He addressed the concerns expressed by Ms. Delgado on behalf of the Mandarin Lakes residents regarding security, and noted an off-duty police shift was scheduled to begin Monday, February 26, 2007 from 7:00 pm to 7:00 am, seven days a week, with two (2) six-hour shifts covering this time frame. He noted this would allow an officer to be stationed within the Mandarin Lakes area from sunset to sunrise and would supplement the midnight shift in the District. He further noted that coverage would still be provided through a route in the area during the daytime and afternoon shifts.

Mr. Forbes pointed out the intention of the CRA's contract was for enforcement. He stated he would like to see a more comprehensive policing plan developed between all concerned parties that would be inclusive of all communities rather than divide them.

Sergeant Hernandez noted the Naranja Safety Fair hosted by the Miami-Dade Police Department, was one concept the department was using to bring communities together. He noted the next event

would be held in the Sea Pines Community with the same intention and would continue with more events in other communities. He also noted these events could take nearly a month to organize.

Mr. Forbes stated a few CRA members participated in the last Safety Fair, which he felt was a success. He said he would like to see the CRA's participation in assisting with the cost of these events and suggested the contract be amended to include a budget for this.

Mr. Iturrey noted he believed the CRA had the authority to provide financial assistance for police events under their current Community Policing Initiative contract.

Following Sergeant Hernandez' comments that funding was allocated for most of the event except to purchase food for the community, and that private donation or funding could be used for this, Mr. Iturrey stated he would look into it.

Chairperson Betancourt asked Sergeant Hernandez to notify staff of the date of the next Safety Fair event, as soon as it was scheduled.

### **Heritage Village Update**

Mr. Iturrey noted it was the intention of Ms. Kris Warren, Director of Miami-Dade Housing Agency (MDHA) to be present tonight to address the Heritage Village Project with the CRA but due to circumstances at the MDHA, she could not be present and asked Mr. Brown to attend on her behalf. She also extended her apologies.

Mr. Patrick Brown, Acting Director, Public Housing Division, MDHA, appeared before the CRA and provided an update report on the Heritage Village. He informed the Board that since his last report, most of the legal hurdles had been cleared and much progress had been made on this project. Mr. Brown noted he now had the responsibility of the MDHA's Facilities Division, which involved construction and planning. He introduced the teams representing various activities being performed on the property and introduced Mr. Michael Smith as the Regional Coordinator and the leader of these teams. Mr. Brown also introduced Mr. Freddy Nay, Assistant Director, Public Housing Operations, MDHA; Mr. Fernando Urrutia, Chief of Construction, MDHA and Mr. Mario Novoa, Project Manager who would be overseeing the roofing contract.

Mr. Brown noted staff was currently in the process of obtaining permits through the Building Department for the remaining units. He noted two units had final inspections for a Certificate of Occupancy Use and the sales process was being paralleled with that. Mr. Brown reminded the CRA Board that Heritage Village was a home ownership development that must go through the homeownership contracts process. He noted they currently had six contracts and would market the remaining twenty-four units through the County's homeownership program. Mr. Brown provided the CRA Board with some visual presentations reflecting what the building would look like with respect to color schemes. He thanked Sergeant Hernandez for his assistance in removing some bulky object from this property. Mr. Brown further noted that since MDHA took possession of the project from the contractors, his staff was able to take the needed action and the CRA would see much progress in the next few weeks with the collective assistance of the parties introduced tonight.

Mr. Archer commented that the initial report indicated the repairs would be minor, but now he saw figures of \$32,000 per unit for repair. He questioned about a suggestion to use in-house resources to do the work.

Mr. Brown noted he was alarmed as well with General Services Administration's (GSA) initial assessment report but the subject site had been vandalized, with air conditioning units and electrical materials removed. He stated Mr. Fernando Urrutia could review GSA's initial report with the CRA Board but his staff also assessed the damages and determined their own cost estimates versus GSA's inspection, and narrowed the costs down to less than \$8,000 in damages for some units. He noted not one unit would cost \$32,000 to repair and their timelines were more realistic and achievable. Mr. Brown further noted there was a slight delay in awarding the roofing contract, and the name of the company awarded to do the flat portion of the roof was A1 Hermi Roofing, Inc, who should have the permits in hand within two weeks.

Mr. Brown stated he would be glad to come back before the CRA to present an update report on the Heritage Village Project, if needed, or he could provide them with a copy of his monthly progress reports.

Hearing no objection, the CRA Board agreed that Mr. Brown could submit a copy of his monthly progress reports on the Heritage Village Project to staff, who would forward it to the CRA members.

### **Update on Construction Consultant RFP**

Mr. Iturrey noted the CRA's Selection Committee met to select the top five candidates in the Construction Consultant RFP and then met again to hear presentations from these individuals. He noted he included in tonight's package, the actual selection made by the Committee and advised that CMF International Group, Inc was the top ranking firm. Mr. Iturrey noted this firm was contacted to obtain a cost proposal on which to base the contract negotiations. He recommended that once staff completed the negotiations, the CRA Board convene in a special meeting to consider a contract.

Mr. Infante stated he would like to proceed as fast as possible since there were pending payments that needed to be made. He noted he wanted to fast track whatever happens and would love to see the end results within 15 days.

Mr. Iturrey noted the Selection Committee just met last Friday to request the five selected candidates in the RFP provide their timelines for generating a comprehensive report. He noted CMF International Group represented that a report could be generated within 30 days once a contract was signed by the CRA, while the remaining firms represented a report could be generated within 45 days. Mr. Iturrey further noted the selection committee requested that CMF International Group provide a cost proposal, and once provided, staff would negotiate a contract and would bring it before the CRA Board for review and approval. He suggested the Board convene before the next CRA meeting for the purpose of reviewing this contract.

In response to Mr. Lipe's question regarding whether the CRA could set some parameters tonight for those fees, Mr. Iturrey noted staff provided the CRA with information on proposed fees and recommended a discussion be held on how to budget those costs. Mr. Iturrey pointed out that Mr. Flores, owner of CMF International Group, was just contacted last Friday by staff to request that he provide a cost projection and Mr. Flores was available tonight to respond to this issue.

Mr. Carlos Flores, Owner of CMF International Group, Inc, appeared before the CRA and stated he would like an opportunity to meet with staff to clarify the CRA's expectations concerning the scope of work before developing his cost proposal. Mr. Flores said he would be available for the next few days and as early as tomorrow (2/27) to discuss this matter with staff.

Mr. Forbes suggested a CRA member who participated on the Selection Committee be allowed to attend this meeting on behalf of the CRA as an observer of the negotiations.

Following a discussion, it was moved by Mr. Forbes that Mr. Moe Hakssa be designated as the CRA's representative to attend the meeting between Mr. Flores and staff, to observe the negotiations on behalf of the CRA. This motion was seconded by Mr. Ramkissoon, and upon being put to a vote, passed unanimously by those members present.

### **Update on Audit Report**

Mr. Iturrey noted in response to several requests made by CRA members regarding whether an independent audit was conducted of the CRA, he included in tonight's package, a copy of a letter addressed to the Auditor General's Office reflecting where the funds appropriated to NLCRA resided in the Comprehensive Annual Financial Report (CAFR). In addition, he noted, the revenues for Naranja Lakes were specifically stated on page 195 of the Miami-Dade County's Comprehensive Annual Financial Report (CAFR) for the fiscal year ending September 30<sup>th</sup>, 2005. He also noted the NLCRA had satisfied the States' requirements for reporting its financial statements. Mr. Iturrey advised that a disclosure note would be included in future CAFR's, disclosing specifically where the funds related to the NLCRA audit would be located in the County's Financial Accounting Management Information System (FAMIS).

### **Director and Officer Insurance**

Mr. Steven Zelkowitz, Legal Counsel for the CRA, noted tonight's package included a memorandum prepared by him, based upon the CRA's request concerning their exposure to potential personal liability as CRA Board members. Mr. Zelkowitz summarized the three basic questions and answers he addressed, as follows:

1. Are the CRA Board members subject to any civil/personal liability based upon their status as a Board member?
  - Mr. Zelkowitz advised that statutory authority existed that provides Board members with general immunity from Tort liability when conducting their businesses within the scope of the CRA's mission. He noted, however, that Board members are not immune from Tort liability when acting in bad faith, maliciously or in a manner exhibiting wanton and willful disregard to human rights, safety or property. Mr. Zelkowitz further noted this statute was interpreted in a number of cases throughout the years and upheld by the Courts to protect Board members from personal liability in tort actions and was understood in the context that the Board itself (the Agency), was also immune under Florida Law but that statutes waive the immunity in certain circumstances. He noted though the Board members, as individuals, do not have any liability in Tort actions unless acting in bad faith, the agency itself could have Tort liability up to \$100,000 per person and \$200,000 per occurrence.

2. Does the County purchase or provide Directors/Officers liability insurance for County Commissioners and/or the Board members?
  - Mr. Zelkowitz advised that he contacted the County's Risk Management Department, who responded that as a policy matter, they do not purchase Directors/Officers (D/O) Insurance for County Commission boards or CRAs. He noted insurance could be purchased and that most corporations' purchased the insurance for their boards, but they do not have the statutory immunity from Tort liabilities that the CRA enjoys. Mr. Zelkowitz suggested staff could perhaps investigate through the Florida League of Cities the types of policies available for D/O Insurance and whether any additional protection could be provided for the CRA.
3. Are the Board members subject to civil liability based upon a breach by the CRA of its Redevelopment Agreement?
  - Mr. Zelkowitz advised that the Redevelopment Agreement was a contract, which contained a specific provision that CRA Board members would not have any personal liabilities or be held liable for any claim of monetary damages in the event the Agency breached its agreement. He noted this was a common disclosure used in contract provisions when representing the government and this provision was written in the NLCRA's Redevelopment Agreement when drafted.

Mr. Iturrey asked whether the CRA Board desired staff to go forward with Mr. Zelkowitz' recommendation to contact the League of Cities regarding the feasibility of D/O insurance.

Mr. Infante stated since he initiated the inquiry, he was satisfied with the answers given and confident the CRA did not need insurance and that he thought it was unnecessary for staff to proceed with the recommendation.

### **Current re-zoning applications in CRA**

Mr. Iturrey advised that after researching the appropriate locations, he affirmed a total of eighteen applications were submitted for planning and zoning issues, but as of to date (2/26), there were no re-zoning applications submitted for properties located within the NLCRA district.

### **Update on Mandarin Lakes**

Prior to presenting an update on Mandarin Lakes Homes, Mr. Paul Herman, Development Project Manager, D.R. Horton Builders, addressed the concerns of Mandarin Lakes residents raised by Ms. Delgado earlier in tonight's meeting. He noted D.R. Horton hired off-duty police officers to provide security for the area from sunset to sunrise, effective today (2/26) through April 1, 2007. Following this date, Mr. Herman noted off-duty police officers would be hired through the Master Association, which comprised of DR Horton's Neighborhood Association and the Mandarin Lakes Home Owners Association (HOA). He noted the costs would be assessed through the Mandarin Lakes HOA and shared among the homeowners, DR Horton and Naranja Lakes Holdings at approximately \$10 per month, per lot. Regarding SW 140<sup>th</sup> Avenue Roadway, Mr. Herman agreed this project was behind schedule but he could not provide the exact date of completion and referred to the revised schedule adopted by the CRA Board that indicated the milestones.

Following discussion, Mr. Herman provided an update on sales/closings of the Mandarin Lakes Homes. He said to date, a total of 453 units had been sold, which included 234 town homes, 133 forty-foot single-family homes and 86 fifty-foot single-family homes; and 241 total units had closed, consisting of 126 town homes, 70 forty-foot single-family homes and 45 fifty-foot single-family homes. Mr. Herman noted there were 13 additional sales and 33 additional closings since the last CRA Board meeting.

In response to Ms. Volkert's question regarding whether Mr. Herman could obtain a copy of the document he referred to as the revised schedule of milestones adopted by the CRA and whether he could provide a copy to staff, Mr. Herman stated he believed he had a copy and would provide it to staff.

Mr. Hakssa questioned whether all concerned parties were in an agreement with the contract that followed the one due to expire on April 1, 2007.

Mr. Herman noted that contract was now in the pipeline and costs would be assessed through the HOA effective April 1, 2007 to avoid any time lapse. He added that he believed most of the area involving phase two of the project was fenced off and the overgrown bushes had been cleared away.

Chairperson Betancourt expressed appreciation to Mr. Herman for his participation in resolving the homeowners concerns.

### **Update on Infrastructure Construction**

Mr. Scott Hedge, Vice-President, Architecture and Planning, DeGuardiola Properties, appeared before the CRA on behalf of Naranja Lakes Construction, LLC, and provided an update on the infrastructure construction. He noted he was President of the Masters Association and had been involved in the Mandarin Lakes project since the beginning as in-house Planner for DeGuardiola Properties, Inc. Mr. Hedge also noted he participated with the County's Staff in writing the Traditional Neighborhood Development (TND) Code and in efforts to get it approved. Consequently, he noted he had stepped in on behalf of Naranja Holdings-Naranja Lakes Construction, LLC to complete the infrastructure construction that was initiated.

Mr. Hedge introduced Mr. Robert Murphy, a Civil Engineer hired to assist Naranja Lakes Construction, LLC in coordinating the completion of the work initiated in phase one, as well as coordinating the work for the next phase to ensure the problems that occurred in phase one would not be repeated. He noted Mr. Randy Pearson, representing Solo Construction, was also present tonight to answer any questions. Mr. Hedge noted the revised schedule of milestones referred to earlier by Mr. Herman, involved the completion of the initial phase, which they had fallen slightly behind on. He explained that all damaged curves and work in the rights-of-way needed to be completed before the final lift of asphalt was placed and this project should be completed by the end of this week. He noted he was double-checking everything to address any unresolved issues relating to the final lift of asphalt.

Mr. Hedge reviewed briefly the schedules for completing the concrete restoration, the final lift of asphalt for SW 275<sup>th</sup> Street and 140<sup>th</sup> Avenue and the striping, which he noted all should be completed by the end of March and the roads could be opened. Mr. Hedge explained part of the problem with completing the asphalt included the need to develop a Maintenance of Traffic (MOT)

plan on how to transition a two-lane road across the bridge. He noted his engineer firm worked with the County to obtain the final approved MOT plan, which included a four-way stop after the bridge and two lanes that transitioned into four. The reason the roadway was not opened immediately, he explained, was that it would need to be shut down again in order to put the last lift of asphalt down. Mr. Hedge advised that the MOT transition would probably be in place until the end of the year while the bridge was being constructed.

Mr. Hedge assured that he would continue to implement the issues relative to the landscaping and irrigation process while the roadway was being completed. He noted Mr. Iturrey was instrumental in helping them obtain the irrigation permits on behalf of the County's right-of-way, while a Public Works representative helped in providing the letter campaign needed for obtaining a Water Reuse Permit from the South Florida Water Management District. Mr. Hedge noted that permit should be in hand this week and they could begin the irrigation process.

Mr. Iturrey noted for the record, his participation with obtaining the irrigation permit was to put the proper people together and explain to the Department of Public Works staff what this project entailed. He explained this was a CRA/County Project, and ultimately these roads would be a County Asset. He noted with that explanation, the staff understood and moved forward.

Mr. Hedge advised that much of the landscaping had been installed along the main roadways. He noted the Landscape Architect, who designed the overall site, was working with the contracted landscapers to identify and replace trees that do not meet the specifications. He noted he spoke with the landscape contractors today to advise them to go forward with replacing all of the trees that do not meet the specifications. Mr. Hedge also noted he worked with the Landscape Architect to ensure all work on this project was certified by him and in accordance with the approved plans.

Mr. Archer questioned whether SW 140<sup>th</sup> Avenue roadway would be opened by the end of March. He noted the area south of SW 280<sup>th</sup> Street, west of the bridge, and near SW 142<sup>nd</sup> and 143<sup>rd</sup> Avenue lacked drainage, which caused severe flooding in that area

Mr. Hedge responded to Mr. Archer's questions, noting SW 140<sup>th</sup> Avenue would be opened by the end of March and drainage structures should be installed this week that would connect into the Master Drainage System. Responding to Mr. Archer's clarification that he was referring to the west side of the bridge when approaching it, Mr. Hedge stated he was not yet familiar with that issue but would look into it.

Mr. Archer questioned whether a solution was forthcoming regarding an issue with eastbound traffic unable to turn left into the school and forced to make a U-turn, which he noted, was not a practical solution.

Mr. Hedge stated he believed the School Board had studied the feasibility of implementing a left turn lane in the roadway and may have plans to go forward with it. Mr. Hedge requested that once the new construction consultant was selected, he be allowed an opportunity to meet with him and share the vast information he compiled regarding the status of this project.

Mr. Iturrey noted he planned to share the analysis prepared by Mr. Hedge with the new consultant, once the final contract was negotiated and approved.

In response to Mr. Archer's question regarding whether it would be a problem for Mr. Hedge and the new consultant to communicate outside of the CRA, Mr. Iturrey stated he believed that would not be a problem.

Mr. Hedge advised that Naranja Lakes Construction, LLC now had an office in the Naranja Lakes area at 27501 S. Dixie Highway, near Naranja Lakes Boulevard and US 1 Highway, if anyone was interested in meeting with them.

Following the discussion, Mr. Forbes indicated tonight's agenda did not include an agenda item for New Business.

Mr. Iturrey apologized, stating it was an oversight and he would include an item for New Business in all future NLCRA agendas.

There being no objection, the CRA Board proceeded to consider New Business.

## **VI. New Business**

Mr. Archer expressed appreciation to Mr. Alberto Gonzalez for his efforts in bringing the construction companies together. He also expressed appreciation to Mr. Ramkissoon and Mr. Hakssa for their participation in the CRA's Selection Committee. He noted the CRA was fortunate to have outstanding companies to participate in the RFP process for a construction consultant and CMF International Group to do the job. He noted it was important that the CRA participate in the negotiation process for the contract. He suggested Mr. John Ritsema, the former consultant, be introduced to Mr. Flores and Mr. Hedge and provide them with as much input as possible.

Mr. Infante noted the CRA was willing to call a special meeting to accelerate the process.

Mr. Archer suggested another person from the selection committee be designated as an alternate to observe the negotiations between staff and Mr. Flores, in the event Mr. Hakssa could not be present.

Following discussion, it was moved by Moe Hakssa that Mr. Archer be designated as an alternate to observe the negotiations between staff and Mr. Flores on behalf of the CRA, in the event Mr. Hakssa was unable to attend; and that staff should proceed with the negotiations without a CRA representative present, in the event Mr. Archer could not attend. This motion was seconded by Mr. Archer, and upon being put to a vote, passed unanimously by those members present.

Following Mr. Hakssa's comments regarding Mr. Gadway's project and request for support introduced earlier in tonight's agenda, it was moved by Mr. Archer that five additional minutes be allotted for Agenda Item-New Business to discuss further Mr. Gadway's project. This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed by a vote of 6-2. (Mr. Ramkissoon and Ms. Volkert voted "No")

Mr. Ramkissoon and Ms. Volkert noted they opposed the foregoing motion because they were not present at the time the presentation was made.

Mr. Forbes suggested staff be directed to move forward with advising the CRA on the status of the grant's program that would provide assistance to businesses within the CRA district.

Chairperson Betancourt noted staff had worked diligently on the Grants programs and had anticipated placing this item on tonight's agenda but needed a little more time to work on it.

Mr. Iturrey stated that when the special meeting was called, he would like to include at that meeting, an agenda item to discuss the Residential Grants program. He noted he considered Mr. Gadway's proposal an unsolicited proposal and recommended the CRA Board allow staff to reach out to Mr. Gadway and advise him of the appropriate documentations/information to submit for discussion. Mr. Iturrey noted staff was working on three types of grants programs that would address residential redevelopment, economic development and commercial rehabilitation for improving infrastructure.

Chairperson Betancourt asked for clarification regarding the special meeting to be called to approve the Construction Consultant Services contract and other agenda items added.

Mr. Iturrey noted, with the CRA Board's approval, he would like to finish the negotiations, then call a special meeting to approve and sign the contract. He noted he could add an agenda item to that meeting to discuss the Residential Grants program.

## **VII. Setting of Next Meeting Date**

Chairperson Betancourt announced that the next NLCRA meeting would be held on March 26, 2007 at 6:00 p.m.

## **IX. Adjournment**

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 7:33 p.m.

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Nina Betancourt, Chairperson  
Naranja Lakes Community Redevelopment Agency