



# Naranja Lakes Community Redevelopment Agency

May 7, 2007

Prepared by: Akira Spann

## EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	05/07/2007	--	Meeting Agenda
2	05/07/2007	--	Roll Call Sheet
3	05/07/2007	--	Hidden Grove Apartments Fact Sheet
4	05/07/2007	IV-1	Speaker Cards
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# NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

## WORKSHOP MEETING

LOCATION: NARANJA NEIGHBORHOOD CENTER  
13955 S.W. 264<sup>TH</sup> STREET, MIAMI, FL  
Workshop Meeting 6:00PM  
May 7, 2007

### WORKSHOP MEETING AGENDA

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- |      |   |                     |
|------|---|---------------------|
| I.   | Start of Special Workshop Meeting Call to Order | Chair               |
| II.  | Roll Call                                       | Chair               |
| III. | Introductions                                   | Board / Count Staff |
| IV.  | Open Forum for Public Comments                  | Public              |
| V.   | Setting of Next Workshop Date                   |                     |
| VI.  | Adjournment                                     |                     |

If you would like to speak tonight please fill out a speaker card, and hand them to the secretary, and you are limited to 2-minutes. The Chair will call out the names in the order that they have signed in.

No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the auditorium. Persons exiting the auditorium shall do so quietly.

Thank you.

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Item \_\_\_\_\_  
Exhibit   i    
Meeting   NLCRA

**NARANJA LAKES  
COMMUNITY REDEVELOPMENT AGENCY**

Roll Call Sheet for 05/7/07

<b>MEMBER</b>	<b>PRESENT</b>	<b>LATE</b>	<b>ABSENT</b>
Archer, Stuart	✓		
Betancourt, Nina, Chairperson	✓		
Forbes, Kenneth	✓		
Hakssa, Moe	✓		
Infante, Rene			✓
Lipe, Daniel P.			✓
Ramkissoo, Parsuram		✓	
Volkert, Marleen			✓
<b>(One Vacant Seat)</b>			
<b>COMMISSION REPORTER</b>			
<b>START TIME</b>			
<b>END TIME</b>			

**NOTE: Five (5) members constitute a quorum**

*Revised on 6/14/2006*

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Item \_\_\_\_\_  
Exhibit 2  
Meeting NLCRA

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**HIDDEN GROVE APARTMENTS  
FACT SHEET**

MAY 07 2007

Item \_\_\_\_\_  
Exhibit 3  
Meeting NLCRA

- **Location:** SW 137<sup>th</sup> Avenue and SW 272<sup>nd</sup> Street, Naranja, Florida
- **Development Plan:** 222 residential units on approximately 22 acres of land or 10 units per acre
- **Development Scheme:** Detached Two-story Quad-plexes on minimum 75 by 150 foot lots with private courtyards and private parking for each Quad.
- **Development Concept:** 222 residential units with a 2,500 square foot Child Care facility operated by the YWCA, Pool, Clubhouse, Laundry facility, Tot lots, Perimeter wall, Active and Passive recreational areas.
- **Residential Configuration:** Two bedroom/two bath with balcony (862 square feet) and Three bedroom/two bath with balcony (1,043 square feet).
- **Residential Unit Amenities:** Washer/Dryer hook-ups in each unit. Ceiling fans in each room, mini blinds for all windows. Cable TV, Dishwasher, Garbage Disposal, Refrigerator Range and Hood.
- **Community Services:** Full range of tenant services, including childcare, computer lab, exercise room, vocational counseling, credit repair, health screening, swimming lessons and organized recreation.
- **Financing:** Tax Exempt Bonds issued by the Miami-Dade County Housing Finance Authority, State of Florida 4% tax credits and private financing. The multi-family bond program is distinguished from other housing programs due to the reduction in equity that the development receives. Consequently, more expensive financing must be used to fill the gap i.e. Bond or Debt, which in turn, requires rents to be higher and therefore, targets higher income wage earners.

The project revenue collateralizes the bonds, however, the bonds are ultimately 100% personally guaranteed by the Developers. These personal guarantees serve as "incentives" for the Developer to get the highest rents possible and also maintain and keep the development in excellent condition.

- **Tenant Profile:** Through the multi-family bond program, the target population is 60% of an area's median income. In Miami-Dade County, the median income is approximately \$44,000. This translates into a household income of \$26,400. per year and depending upon family size, income of almost \$35,000. per year. This equates to an hourly rate of over \$12 per hour. Prospective

tenant will be entry-level firefighters, police officers, teachers, and assistant managers in retail establishments.

- **Rental Structure:** For the two bedroom and three bedroom units the rent will be approximately \$600.00 and \$700.00 per month, respectively.
- **Comparative Rental Structure:** Comparing the Hidden Grove rents to other housing developments in the South Miami Dade area which receive more subsidy and consequently target lower wage earners is as follows (Name of Project, 2 bedroom and 3 bedroom rent):

Hidden Grove	\$600-700 per month
Riverside	\$527-610 per month
Garden Walk	\$528-611 per month
Cabana Club	\$528-609 per month
Hainlin Mills	\$528-609 per month
Villages of Naranja	\$443-535 per month

On average the rental structure at Hidden Grove will be 13% to 35% higher for the two bedroom and 15% and 31% higher for the three bedroom units.

- **Hidden Grove Summary:** Combined with the higher rental structure and the amenities available, Hidden Grove exceeds even market rate developments.



# NARANJA CAA/DHS COMMUNITY ADVISORY COMMITTEE

Naranja DHS CENTER  
13955 S.W. 264 Street  
Naranja, FL. 33032



July 31, 2003

South Dade Justice Center  
Judge Richard J. Suarez  
10710 S.W. 211 Street Room 2-4  
Miami, Florida 33189

Dear Judge Suarez:

Emma McKay, a former tenant of Hidden Grove Apartments in Naranja was an attendee at several Naranja CAA Advisory Committee meetings at the Naranja Department of Human Service Center (DHS). Ms. McKay came along with other tenants of the Hidden Grove complex to request assistance. According to the tenants they were having a host of problems amongst which were: backing up toilets, mold, mildew, unanswere complaints, erroneous electric and water bills. The tenants also described the facility staff as rude disrespectful and possibly the source of sever theft incidents. Several tenants complained of items missing when there was no evidence of forced entry. Several of the residents present brought pictures of the raw sewage and mildew.

Members of the Naranja CAA Advisory Committee took the tenants complaints to the office of District Nine Commissioner, Dennis Moss. The Commissioner instructed his staff to convene a meeting in which Carib Management was present along with two tenant representatives from Hidden Grove, Kenneth Forbes, Chairperson of the Naranja CAA Community Advisory Committee, members of the Commissioner's staff and others.

Carib Management staff acknowledged having problems with electrical wiring, plumbing and raw sewage. Please review copies of attached documents A and B. The Hidden Grove Apartment complex opened in May of 2002, please note the outrageous amount of the water bills on document A. The tenants had been in those apartments for a maximum of five months. A plumber was called in to check a leak according to document B in January of 2003.

Carib manages a number of apartment complexes throughout Miami Dade County. Reportedly an apartment management group known as Carib managed the South Point Apartments in

Florida City when theft problems at the complex were unvailed. Members of the Naranja CAA Advisory Committee are working to find whether the Carib that managed South Point in Florida City is the same Carib that is managing Hidden Grove in Naranja. See item C.

I sincerely hope this letter helps bring resolve to the legitimacy of Ms. McKay's complaint.

Respectfully yours,



Carolyn Edgecomb  
Secretary  
Naranja CAA Community  
Advisory Committee

# Y & T PLUMBING CORP.

"Since 1978"

B

January 7, 2003

Hidden Grove Apartments  
13701 SW 270 Street  
Miami, FL

Re: 27104 SW 138 Court  
Apt# A

License # CFC 057666

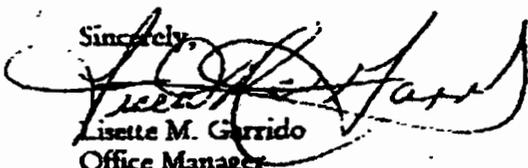
To Whom It May Concern:

Please be advised Y & T Plumbing Corp. was called for a service work order regarding a leak located at the above-mentioned address.

In addition, the plumber checked the interior and exterior lines and no leaks were found.

If you have any questions please contact the office at (305) 255-8919.

Sincerely,



Lisette M. Garrido  
Office Manager

Hidden Grove Apartments  
13800 S.W. 268 Street  
Naranja, Florida 33032  
(305) 258-7368  
(305) 258-3355

A

October 15, 2002

Miami Dade Water and Sewer Department  
P. O. Box 026055  
Miami, Florida 33102-6055

To Whom It May Concern:

Enclosed please find the executed attached underground/concealed leak adjustment request for the following apartments:

Address	Amount Billed	Meter #
✓ 13830 S.W. 270 Street #B -	\$7,906.12	#01426509
✓ 27045 S.W. 137 Court #B -	\$ 279.05	#01428031
✓ 27084 S.W. 138 Court #A -	\$ 510.00	#01425420
✓ 27104 S.W. 138 Court #A -	\$13,688.15	#01424152
✓ 27064 S.W. 138 Court #A -	\$ 327.10	#01425476
✓ 27021 S.W. 138 Avenue #D-	\$ 812.46	#01426407
✓ 13731 S.W. 270 Street #A-	\$ 682.38	#98200491
✓ 27024 S.W. 138 Court #A -	\$ 644.46	#01425484

We are not certain where these charge stem from in one case our staff oversees a meter running with no water running through it, it is also possible that in other cases there were leaks caused by construction activity that where subsequently repaired.

We respectfully request that each meter involved be replaced and tested.

Also, please keep in mind that this is an affordable rental community and as such should be given every consideration.

Any repairs that where required were undertaken by a license plumber and the job that was performed is still under warranty.

Sincerely,

  
Odalys Cabrales  
Multisite Manager



**DRAFT**

April 21, 2003

Miami-Dade Housing Agency  
Rene Rodriguez, Director  
1401 N.W. 7<sup>th</sup> Street  
Miami, Florida 33125

*Final draft went  
out on CAA letter  
head*

Dear Mr. Rodriguez:

I am writing you on behalf of the Naranja Community Action Agency (CAA) Community Advisory Committee membership. Recently an issue was brought before the advisory committee. A number of concerns were raised which will surely be raised again. In an effort to effectively serve our community, we are soliciting your support in our effort to comprehend the affordable housing process. Particularly, we would like to know the specifics of the process from the construction phase through to the apartment management phase.

I am extending an invitation to you to attend the committee's May 19<sup>th</sup>, meeting. It will be an opportunity for the group to meet you as a whole; additionally it will be an opportunity to share our concerns with you. The meeting will be held at:

Naranja DHS Center  
13955 S.W. 264<sup>th</sup> Street  
Naranja, Florida 33032

Thanks in advance for your support and interest in our Naranja community. Please contact Geneva Mobutu to confirm your intent to attend the meeting. Ms. Mobutu is CAA's staff representative. She can be reached at: (305) 258-5471 (w) or (305) 736-0470 (beep).

Again, I thank you for your interest and I do look forward to seeing you shortly.

Respectfully yours,

Kenneth Forbes  
Chairperson,  
Naranja CAA CAC

cc: Jean Robert Lafortune, Interim Director, CAA Citizen Participation

## MEMORANDUM

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To: Sarah Tompkins  
From: Geneva Mobutu *gm*  
Date: 11/20/02  
Subject: Housing Issue at Hidden Grove Apartment

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During Naranja's November 18th, meeting, residents, tenants and former tenants of Naranja's Hidden Grove Apartments were present to present the problems they are having with the new apartment complex. The problems are very serious, the tenants allege theft possibly by some of the staff. Recent sewage remained backed up into the apartment bath tubs and toilets for two weeks before manage did anything about the problem. According to the tenants, the only reason management moved is because on of the tenants called the health department. Tenants are charged out of their deposits for whatever goes wrong at the complex.

I called Team Metro to report some of the concerns, Ken Forbes has requested the support of Commissioner Moss Office. A meeting has been scheduled for Tuesday, November 26th. The group's spokes person, Gloria Sullivan has been invited to share the concerns, various department representatives have been invited to address the issues.

cc: Sarah Tompkins  
Naranja CAC

Property	Contact	Telephone	Fax	Address
Campbell Arms Apartments	Mery Ramirez	305-248-6828	305-248-4639	800 NE 12 <sup>th</sup> Avenue, Homestead, FL 33030 camp6828@bellsouth.net & Heffler@bellsouth.net
Cutler Glen & Cutler Meadows Apartments	Maria Navarro	305-233-6154 & 233-6155	305-256-6622	11100 SW 196 <sup>th</sup> Street Miami, Florida 33157 CG-CM@juno.com
Cutler Manor Apartments	Robert Spencer Nickole Bennett	305-233-4523	305-233-0244	10875 SW 216 St., Miami, FL 33170 cma4523@bellsouth.net
Harvard House	Lourdes Muro Victor Cordero	305-947-0402	305-947-6411	2020 NE 169 <sup>th</sup> St, N. Miami, Florida 33162 hha0402@bellsouth.net
Hidden Grove Apartments	Odalys Cabrales	305-258-1690	305-258-3355	13815 SW 271 Ter, Miami, FL 33032
Island Place Apartments	Lourdes Muro	305-947-6093	305-947-8262	1551 NE 167 St. North Miami, Florida 33162 inc1850@bellsouth.net
Landfair Apartments	Susan Pressley	1-352-867-7799	1-352-840-0699	7745 NE 22 Terr., Ocala, FL 34479 landfairhomes@earthlink.net
Leisure Villas	Odalys Cabrales	305-258-7368	305-258-3355	28701 SW 153 <sup>rd</sup> Ave, Miami, FL 33033
Park City Apts	Maire Crevecoeur	305-687-3326	305-687-5721	845 NW 155 <sup>th</sup> Lane, Miami, FL 33169 pca3326@bellsouth.net
Richmond Pine Apartments	Michelle Juan	305-234-6104	305-278-8050	14700 Booker T. Washington Blvd., Miami, FL 33176 rpa6104@bellsouth.net
Southpoint Crossing	Dora Pérez	305-245-2100	305-245-0660	897 NW Lucy Street, Florida City, FL 33034 spx2100@bellsouth.net
Tequesta Knoll Apartments	Dinora Avila	305-324-4571	305-324-7760	1629 NW 14 <sup>th</sup> St., Miami, FL 33125 tka45714@bellsouth.net
Villages of Naranja	Odalys Cabrales	305-258-7368	305-258-3355	13800 SW 268 <sup>th</sup> St. Miami, FL 33032 von7368@bellsouth.net

# Florida City: Apartment manager, brother arrested

BY JENNIFER MESSEMER  
Staff Writer

Police arrested the manager of an apartment complex and her brother last week for burglarizing one of the units.

According to Chief Marc Elliot, Ana Figueroa, 35, and her brother, Jose Diaz, 26, were arrested by Detective Elio Valdes on July 21st. Figueroa was charged with burglary, grand theft and tampering with evidence. Diaz faces similar charges even though he did not enter the residence, but acted as a look-out.

According to police, a resident at the South Point Crossing apartments borrowed the complex manager's car to run an errand. While the tenant was gone, police said \$975 in jewelry was stolen from her apartment.

When the victim returned the car to the complex office, she told officers she noticed the manager walking away from the area where her apartment is located. The manager's brother, a maintenance worker for the complex located in the 800 block of West Lucy Street, was standing near a dumpster.

Other burglaries in the complex were believed to have taken place, but police were waiting to hear the results of a resident board meeting last Friday.

"They had a master key," said Elias. "Maybe they took property a little at a time and because there were no signs of a forced entry, the residents probably didn't even realize they were being robbed."

All of the merchandise from the July 21st burglary was recovered, including some worn by Diaz, said Valdes.

Police are waiting to see if additional burglary reports from apartment tenants are filed.

"Some people had filed reports previously," said Valdes, "but most didn't."

Originally, said police, Figueroa placed all blame on her brother for committing the burglary.

The two suspects were still in custody as of Monday.

**INFORMATION**

**Speaker's Card**

By the Clerk for Lic. 8  
MAY 07 2007

Item IV  
Exhibit 4  
Meeting NEOLA

Today's Date 4/27/07 Mfg. Date \_\_\_\_\_ Agenda Item # \_\_\_\_\_

Subject: \_\_\_\_\_

Name: M. Marie Williams

Address: 13720 S.W. 268 St bld 9 Apt 105

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: \_\_\_\_\_ No: \_\_\_\_\_

If yes, please list name: \_\_\_\_\_ Firm \_\_\_\_\_ Client \_\_\_\_\_  
Organization \_\_\_\_\_

Have your registered with the Clerk of the Board? Yes: \_\_\_\_\_ No: \_\_\_\_\_

**INFORMATION**

By the Clerk for the record.

**Speaker's Card**

MAY 07 2007

Item IV  
Exhibit S  
Meeting NCCOA

Today's Date 05-07-07

Mtg. Date \_\_\_\_\_ Agenda Item # \_\_\_\_\_

Subject: ~~ATTENDING~~ VILLAGES OF NARANJA

Name: PAUL CIP MURRAY JR

Address: 13248 SW 256TH TER

**Lobbyist Information:** (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: \_\_\_\_\_ No:

If yes, please list name: \_\_\_\_\_ Organization \_\_\_\_\_ Firm \_\_\_\_\_ Client \_\_\_\_\_

Have your registered with the Clerk of the Board? Yes: \_\_\_\_\_ No: \_\_\_\_\_

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# Speaker's Card

MAY 07 2007

Today's Date 5/7/07

Mtg Date \_\_\_\_\_

Item IV

Exhibit 6

Meeting NLCRA

Agenda Item # \_\_\_\_\_

Subject: Maintenance repairs and pest control

Name: Steve Wise

Address: 13900 SW 118th St #108

**Lobbyist Information:** (According to Section 2-11(9) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as "all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: \_\_\_\_\_ No: \_\_\_\_\_

If yes, please list name \_\_\_\_\_

Organization \_\_\_\_\_

Firm \_\_\_\_\_

Have your registered with the Clerk of the Board? Yes: \_\_\_\_\_ No: \_\_\_\_\_

Client \_\_\_\_\_

**INFORMATION**

By the Clerk for the record.

**Speaker's Card**

MAY 07 2007  
Item IV  
Exhibit 7  
Meeting NLC/PA

Today's Date 5-7-07 Mig. Date \_\_\_\_\_ Agenda Item # \_\_\_\_\_

Subject: RATS on Property (Village of NARANJA)

Name: Carolyn Edgecomb

Address: 13745 S.W. 268 ST. NARANJA

**Lobbyist Information:** (According to Section 2-11(9) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: \_\_\_\_\_ No:

If yes, please list name: \_\_\_\_\_  
 Organization  Firm  Client

Have your registered with the Clerk of the Board? Yes: \_\_\_\_\_ No:

By the Clerk for the record

### Speaker's Card

MAY 07 2007

Item IN  
Exhibit 8  
Meeting NLCVA

Agenda Item # \_\_\_\_\_

Mtg. Date \_\_\_\_\_

Today's Date 5/7/07

Subject: About the Condition of Our Area

that I've been in

Name: Blenny Johnson

Address: 13830 W. 21st St Apt # 102 Bldg 13

Lobbyist Information: (According to Section 2-11(9) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes  No

If yes, please list name: \_\_\_\_\_  
Organization \_\_\_\_\_ Firm \_\_\_\_\_ Client \_\_\_\_\_

Have your registered with the Clerk on the Board? Yes \_\_\_\_\_ No

**INFORMATION**

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**Speaker's Card**

MAY 07 2007

Item 1V  
Exhibit 9  
Meeting NLCCA  
Agenda Item #

Today's Date \_\_\_\_\_ Mtg. Date \_\_\_\_\_

Subject: \_\_\_\_\_

Name: Shoreland Cobb  
Address: 13865 SW 26th St, Apt 1510  
MIAMI, FL 33155

**Lobbyist Information:** (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: \_\_\_\_\_ No: \_\_\_\_\_

If yes, please list name: \_\_\_\_\_  
Organization: \_\_\_\_\_ Firm: \_\_\_\_\_ Client: \_\_\_\_\_

Have you registered with the Clerk of the Board? Yes: \_\_\_\_\_ No: \_\_\_\_\_

MAY 07 2007

Speaker's Card

Item 14  
Exhibit 10  
Agenda Item Meeting NLCOA

Today's Date \_\_\_\_\_ Mtg. Date \_\_\_\_\_

Subject: \_\_\_\_\_

Name: Michael Alise

Address: 13920 SW 268th Apt 108 Bldg 9

Lobbyist Information: (According to Section 2-11(9) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: \_\_\_\_\_ No: \_\_\_\_\_

If yes, please list name \_\_\_\_\_  
Organization \_\_\_\_\_ Firm \_\_\_\_\_ Client \_\_\_\_\_

Have you registered with the Clerk of the Board? Yes: \_\_\_\_\_ No: \_\_\_\_\_

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MAY 07 2007

### Speaker's Card

Item IV  
Exhibit 11  
Meeting NLCKCA  
Agenda Item # \_\_\_\_\_

Today's Date \_\_\_\_\_  
Mtg. Date \_\_\_\_\_

Subject: \_\_\_\_\_

Name: Carley Johnson

Address: 4141 SW 62 St Miami

**Lobbyist Information:** (According to Section 2-11(e) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: \_\_\_\_\_ No: 11

If yes, please list name: \_\_\_\_\_  
Organization \_\_\_\_\_ Firm \_\_\_\_\_ Client \_\_\_\_\_

Have you registered with the Clerk of the Board? Yes: \_\_\_\_\_ No: \_\_\_\_\_