

**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

March 23, 2009  
As Advertised

Harvey Ruvin, Clerk  
Board of County Commissioners

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Clerk of the Board Division

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**CLERK'S SUMMARY AND OFFICIAL MINUTES  
NARANJA LAKES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MARCH 23, 2009**

The Naranja Lakes Community Redevelopment Agency (CRA) Board convened in the South Dade Government Center, 10710 S.W. 211 Street, Room 203, Miami, Florida, at 6:00 p.m., on March 23, 2009; there being present upon roll call: Mr. Rene Infante, Mr. Moe Hakssa, Mr. Stuart Archer, Mr. Kenneth Forbes, and Ms. Marlene Volkert; (Mr. Daniel Lipe was absent); staff members present were: Mr. Jorge Fernandez, Office of Strategic Business Management (OSBM) Coordinator; Mr. Jason Rodriguez, CRA Analyst, OSBM; and Deputy Clerk Jill Thornton.

**I. Meeting Call to Order and Roll Call**

Mr. Forbes called the CRA Board meeting to order at 6:01 p.m. Upon roll call and a quorum being present, the Board proceeded to consider tonight's agenda.

For the record, Mr. Jason Rodriguez noted Mr. Daniel Lipe would not be attending tonight's meeting due to a previously scheduled engagement.

**II. Approval of the Minutes**

It was moved by Mr. Archer that the minutes of the February 23, 2009 NLCRA meeting be approved. This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed unanimously by those members present.

**III. Approval of Agenda**

It was moved by Mr. Infante that tonight's agenda be approved as amended to consider Agenda Item "New Business" before Agenda Item "Old Business" and add a discussion item to the agenda, under New Business, to discuss the selection of a new Chairperson and Vice-Chairperson for the NLCRA. This motion was seconded by Mr. Archer, 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 input and the following person(s) appeared:

Ms. Marjorie Murillo, 26604 SW 122 Place, Naranja, representing William A. Chapman Elementary School, appeared before the CRA and requested funding for reading and math incentives to help students improve FCAT scores and to encourage parent participation at the school. She noted most schools currently relied on the Parent Teacher Association (PTA) for additional funding, but 95% of the students at W. A. Chapman Elementary were from low

income families, which necessitates this school requesting additional funding from other community organizations.

Mr. Infante noted, although he had worked cooperatively with Ms. Murillo for many years on school issues, the CRA's existing redevelopment plan needed to be legally modified before any joint efforts could be considered.

Mr. Archer indicated he fully supported the program of W.A. Chapman Elementary, but the CRA needed to address proper financing methods in order to support this school with additional funding.

Mr. Hakssa indicated the school had his full support, but questioned why this school lacked a PTA.

Ms. Murillo explained that W.A. Chapman Elementary had a PTA, but it was not very strong in providing financial support to the school.

Mr. Forbes advised that tonight's agenda included a discussion item under Old Business, to discuss funding for W.A. Chapman Elementary, and invited Ms. Murillo to participate in that discussion later in the meeting.

Mr. Randy Pearson, 9156 Bay Drive, Miami Beach, appeared and indicated that at the last CRA meeting, he advised the CRA Board of an issue regarding payments owed to Solo Construction for work completed on the Naranja Lakes project. He noted since that meeting, he met on several occasions with County staff, Mr. George DeGuardiola the developer and Mr. Serralta the CRA's Construction Consultant, in an effort to gain an understanding of the status of this issue. Mr. Pearson noted approximately \$6 million worth of work was completed, of which \$400,000 represented change orders that were approved by De Guardiola Properties, Inc. Mr. Pearson stated he was trying to determine the amount of retainage owed to Solo Construction, and whether retainage held by the County could be released or reduced from 7.5% to about 1%. Another issue needing clarification, he noted, was a back charge to Solo Construction for irrigation sleeves, which may have been deducted from the retainage owed to Solo Construction. Mr. Pearson noted according to the contract initiated in June 2004, Solo Construction completed the scope of work, met all obligations, and has waited over a year to receive a final payment. He advised his objective tonight was to request the Retainage owed to Solo Construction be released or reduced, and to get clarification on the back charge to Solo Construction by De Guardiola Properties, Inc.

Seeing no one else wishing to speak, Mr. Forbes closed the public hearing, and requested clarification from the CRA's legal counsel on this matter.

Mr. Steve Zelkowitz, Legal Counsel for the CRA, noted a detailed explanation should be provided by the Construction Consultant; however, the CRA contracted with Naranja Lakes Construction (NLC), LLC, not with Solo Construction Company. He also noted the CRA paid NLC to date for payments requested and released some retainage. He indicated the contract

provided for a 10% retainage fee be withheld by the County until the job was completed, which would be owed to NLC, not Solo Construction. He noted, on two separate occasions, the CRA, in conjunction with the County, released additional retainage to NLC above the provisions stated in the contract due to a lengthy construction process and other factors. Mr. Zelkowitz noted NLC had a contractual obligation with Solo Construction and the issue referenced by Mr. Pearson was a private dispute between those two entities, not with the County.

In response to Mr. Forbes inquiry whether the CRA had paid NLC to date for payments requested, Mr. Zelkowitz advised that they had.

Mr. Ignacio Serralta, Construction Consultant, SRS Engineering, concurred with Mr. Zelkowitz's comments and agreed that the issue was a contractual dispute between De Guardiola Properties, Inc and Solo Construction. He noted he met with De Guardiola Properties and Solo Construction representatives to review the contracts and the information provided by Solo Construction. Mr. Serralta explained the agreement and schedule of values between De Guardiola and the CRA were different from the agreement and schedule of values between De Guardiola and Solo Construction, which was based on the actual plans. He noted Mr. De Guardiola felt that Solo Construction should have performed work that was done by other contractors subsequently hired to complete the project. Mr. Serralta stated it would be difficult to involve the CRA in sorting out these issues. He noted at the time he was hired by the CRA, he recalled Mr. De Guardiola requesting additional retainage be released due to a lengthy construction process, and the Public Works Department and the County Attorney negotiated and drafted an agreement to release some retainage on a one-time basis for work completed on roadway, water and sewer projects and some general items. Mr. Serralta noted the CRA paid DeGuardiola Properties for all the improvements constructed in the field and released retainage beyond the contract provisions that 10% be withheld.

Mr. Forbes advised Mr. Pearson that the CRA would follow the advice of its Legal Counsel in this matter, and hoped the parties could work out a solution.

Mr. Pearson emphasized the CRA and the County were the parties by which a resolution would be called upon. He noted NLC was a limited liability corporation that should have provided a performance bond to ensure issues were resolved properly. Mr. Pearson expressed concern with retainage released to DeGuardiola Properties Inc, or NLC without proper due diligence given to ensure the subcontractors were paid.

Mr. Forbes responded that each party needed to consult with their legal advisors, who would act in accordance with their clients' interest. He noted the CRA would continue to follow the advice of its Legal Counsel and would take no further action at this time concerning this matter.

Responding to Mr. Pearson's concern with Mr. Zelkowitz comments that retainage was released to DeGuardiola Properties in advance of what was originally scheduled, Mr. Forbes explained that the Redevelopment Agreement was between the CRA and NLC, not any subcontractors; and the developer, not the CRA, contracted with subcontractors for specific work, therefore, the CRA

was not in any position to negotiate a resolution of the issues between the subcontractors and the developer.

## **VI. New Business**

### **1. Resignation of Board Chairperson Nina Betancourt**

Mr. Jorge Fernandez announced the resignation of NLCRA Chairperson Nina Betancourt and noted, by County Ordinance, the Board of County Commissioners needed to appoint a new Chairperson and Vice-Chairperson to the Naranja Lakes Community Redevelopment Agency as both positions were currently vacant.

Mr. Steven Zelkowitz, Legal Counsel for the CRA, noted the Board of County Commissioners designated Ms. Nina Betancourt as Chairperson and Ms. Joan Carter as Vice Chairperson of the Naranja Lakes Community Redevelopment Agency when it was created. He also noted that Mr. Parsuram Ramkisson had resigned from the CRA Board as well, and the Board of County Commissioners needed to designate a new Chairperson and Vice-Chairperson, and appoint a seventh Board Member. He suggested the CRA elect an Interim Chairperson and Vice-Chairperson to conduct CRA meetings until these appointments were made by the Board of County Commissioners.

Mr. Forbes opened the floor for nominations.

Mr. Hakssa nominated Mr. Forbes for the position of Interim Chairperson and Mr. Archer seconded the nomination.

Mr. Infante nominated Mr. Archer for the position of Interim Vice-Chairperson and Mr. Hakssa seconded the nomination.

Hearing no objections and no other nominees presented, the CRA Board approved Mr. Forbes as Chairperson and Mr. Archer as Vice-Chairperson of the NLCRA in the interim.

### **2. Information regarding a Public meeting to discuss Public Works Projects at 137 Ave & SW 268 / 264 St.**

Mr. Fernandez indicated that informational packages were distributed to CRA members by email. He noted the Public Works Department (PWD) planned to conduct public meetings on Monday, March 30, 2009 and Tuesday, March 31, 2009 at the Naranja Neighborhood Service Center, 13955 SW 264 Street, Homestead, to obtain public input on the foregoing PWD project, and would provide the CRA with a status report of the outcome. He encouraged the participation of CRA members at these meetings.

### **3. Update on Amendment to the Redevelopment Agreement, Definition of Use and Management for Community Building**

Mr. Fernandez advised CRA members that the County Attorney made the necessary changes to amend and restate the CRA's Redevelopment Agreement, which was currently being reviewed by Mr. Zelkowitz, and he hoped to present the amended agreement to the CRA for approval soon. He advised the CRA needed to address the "Definition of Use" for the new Civic Building.

Mr. Zelkowitz indicated he reviewed the Amended Redevelopment Agreement draft and found the changes made by the County Attorney to be acceptable. He advised this document needed to be forwarded to Naranja Lakes Construction, LLC Holdings and other involved parties to review and accept the changes made, and to execute the agreement. Once executed, the agreement would be brought back before the CRA for approval, and then forwarded to the Board of County Commissioners for approval. He said he hoped the amended agreement would be accepted and executed by all parties, and forwarded to the CRA for approval by next month's CRA meeting.

Responding to Mr. Infante's inquiry whether the proposed amendments to the Redevelopment Agreement included a \$3,000 allocation to the William A. Chapmen Elementary School, Mr. Zelkowitz noted that issue was unrelated to the redevelopment agreement, and would be addressed in a separate agenda item, under Old Business.

Mr. Zelkowitz advised that the CRA needed to discuss and agree upon a "Definition of Use" for the Civic Building, which was a public facility to be used for various community events. He suggested the CRA review the County's rules and regulations and permitting process for events held in other county buildings as a guide to develop criteria for events/activities and to determine appropriate use of this facility.

Mr. Fernandez noted the "Definition of Use" needed to be established soon since it would impact the insurance policy requirements for this facility. He indicated the liability insurance coverage would be obtained by the property manager, and staff was currently in conversation with Castle Management for these services. He noted staff needed to know the Definition of Use in order to determine the appropriate liability insurance coverage for this facility.

Mr. Forbes inquired how Castle Management was recommended.

Mr. Archer noted he inquired about the current property manager of the Mandarin Lakes Clubhouse while he inspected the Civic Building facility, and was referred to Ms. Susana Hanson, whom he suggested contact Mr. Jason Rodriguez. He noted he had been involved in community activities in Naranja for some time and was familiar with the Mandarin Lakes Club House, and felt that Castle Management could manage the Civic Building facility economically and effectively. Additional, he noted the area was secured by the police department and Castle Management was quite familiar with the rules and regulations for managing clubhouses.

In response to Mr. Infante's request for a copy of the County's rules and regulations used for other county facilities, Mr. Fernandez indicated that some rules were specific to the facility and types of activity, and he would provide the CRA with some examples.

Mr. Hakssa expressed concern that he had heard only bad reports about Castle Management, and would hesitate supporting this company managing the Civic Building facility. He suggested the CRA conduct a workshop to discuss the "Definition of Use" for the Civic Building.

Mr. Forbes noted the CRA should focus on the intent of redevelopment and provide opportunities to local companies capable of providing the services the CRA was seeking.

Mr. Zelkowitz noted he believed that Castle Management submitted a bid to perform management services for the Civic Building facility, and advised that the CRA was bound by the County's procurement process when engaging third party services. He also advised that the CRA needed to ensure the correct process was followed based on the type of services requested and the projected costs. Mr. Zelkowitz noted, even if not required, the CRA could certainly develop an Request for Proposal (RFP) bid process for this service, with some local preference.

Mr. Forbes noted the CRA's Economic Development Coordinator was capable of promoting community awareness and opportunities to encourage local business participation in an RFP process.

Mr. Archer emphasized the immediate need to conduct a workshop to determine "Definition of Use" and insurance liabilities for the Civic Building, since the Certificate of Occupancy (CO) for this facility would be issued shortly.

In response to Mr. Forbes question regarding when the Civic Building would be completed, Mr. Scott Hedge, representing the developer, confirmed that this building would be completed and the CO would be issued within the next thirty days.

In response to Mr. Infante's inquiry whether Castle Management was being recommended to manage the Civic Building in the interim, Mr. Fernandez noted staff was directed by the CRA Board two meetings ago to explore the possibility of hiring Castle Management for the purposes of managing the facility in the interim.

Ms. Rachel Bach, Economic Development Coordinator, noted the importance of establishing a "Definition of Use" for this facility. She suggested she and County staff work together to review the resources or the lack of resources in the community and come back with some recommendations to be presented at the workshop.

Mr. Forbes emphasized the need to schedule a workshop within the next two weeks.

#### 4. Update on Business Grant Program

Ms. Rachel Bach, Economic Development Coordinator for the CRA, advised she provided a memorandum in tonight's agenda packet, which referenced the Community Development Block Grant (CDBG) program the CRA was pursuing. She noted she completed the grant application and submitted it to the County for processing; however, the County was currently considering recapturing the CDBG dollars. Ms. Bach noted efforts were underway to encourage the County to allow the CRA to retain those funds until July 31, 2009.

Mr. Jorge Fernandez noted the \$70,000 CDBG allocation to the CRA by the Office of Community Economic Development (OCED) was part of a \$2 million pool of funds that the OCED was trying to recapture because those funds had not been used in five years. He noted staff was trying to contract with OCED, on behalf of the CRA, to allow these funds to be used for their intended purpose.

Ms. Bach suggested the CRA proceed with the application process and take action on the required resolution prepared by Mr. Zelkowitz. Ms. Bach read the proposed resolution into the record, as follows:

#### **RESOLUTION NO. 2009-01**

**A RESOLUTION OF THE COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AGREEMENT BETWEEN MIAMI DADE COUNTY AND THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY FOR THE PROVISION OF ECONOMIC DEVELOPMENT GRANT FUNDS TO CREATE LOW AND MODERATE INCOME JOBS; AUTHORIZING THE CHAIRPERSON AND SECRETARY OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

It was moved by Mr. Archer that the foregoing proposed Resolution 2009-01 be accepted by the CRA. This motion was seconded by Ms. Volkert, and upon being put to a vote, passed unanimously by those members present.

Ms. Bach noted, included in tonight's agenda packet, was a status report on the Action Plan, which contained some recommended items that were not currently budgeted, specifically items concerning housing policy/programs for encouraging homeownership, residential grant funds and the Neighborhood Stabilization Grant Program. She recommended the CRA prepare a budget for these items or the Action Plan Subcommittee discuss them and bring back a recommendation to the CRA.

In response to a question directed to Ms. Bach by Mr. Forbes regarding her preference to work with Subcommittee members or conduct a workshop, Ms. Bach noted she had worked well with the Subcommittee members in the past, and felt they could discuss and develop a recommendation to bring back to the CRA for consideration.

Mr. Forbes stressed the importance of assisting low to moderate income families in qualifying for homeownership opportunities, when discussing any proposed program.

Ms. Bach assured the CRA that the intention of a proposed program would be to encourage renters to take advantage of homeownership opportunities. Additionally, Ms. Bach expressed the need for the CRA to establish a timeframe and budget for communication/outreach, to create a newsletter and to request funding to conduct some community events. She suggested the Great American Cleanup event scheduled April 19<sup>th</sup> 2009 through May 1<sup>st</sup> 2009, would be a good opportunity for outreach and encouraging neighborhood involvement. She also suggested the CRA identify and budget a few community events this year, as well.

#### **5. Approval of Rachel Bach's contract extension for Economic Development Coordinator services**

Mr. Zelkowitz advised that the initial term in the contractual agreement between the CRA and Ms. Rachel Bach for the services of Economic Development Coordinator was for six-months with a renewal option to extend an additional six months. He noted the initial six-month term had expired, and the CRA needed to make a finding that the services of Ms. Bach had been acceptable, and that the contract should be extended an additional six months, retroactively from the original expiration date.

Following discussion, it was moved by Mr. Archer that the contract between the CRA and Ms. Rachel Bach for the services of Economic Development Coordinator be extended until the end of fiscal year 2008-09. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present

#### **V. Old Business**

##### **Community Policing**

Mr. Forbes noted the monthly NLCRA Initiative Progress Report and the Community Policing Report were distributed to CRA members by e-mail. He inquired if CRA members had any concerns or questions regarding these reports.

Hearing no questions or comments, the CRA Board proceeded to consider the next agenda item.

Later in the meeting, Sergeant Ozzie Hernandez, Miami-Dade Police Department (MDPD), Cutler Ridge District, appeared and answered questions of CRA members regarding the status of gang activity in the CRA District. He noted the police were targeting minors buying alcohol from convenience stores and gas stations. He also noted a new youth gang had formed in the Waterside Community, known by the name of Waterside Savages, and competition had risen between them and some youth from the Villages of Naranja. Sergeant Hernandez further noted this month's policing activities involved much enforcement resulting in 35 arrests, and included conducting a Residential Empowerment Neighborhood Enforcement Walks (RENEW) operation

in the Waterside Community. He also noted the police were now concentrating on promoting summer programs for the youth in the community.

Responding to Mr. Archer's inquiry about utilizing park facilities to involve youth in sports activities, Sergeant Hernandez presented CRA members with some aerial pictures of the Sea Pines, Waterside, and Mandarin Lake Communities, taken by his unit from a helicopter, and pointed out a large field in the Sea Pines Community that could be designated as a soccer field. He noted land was also available in the Waterside Side Community, which could be used for this purpose as well, before the land was further developed.

Mr. Archer noted that field was currently used by the kids in the Sea Pines Community for playing soccer, and his concern was similar facilities also needed to be established in the Waterside and Naranja Communities for kids to play in.

Sergeant Hernandez noted the cost to make these fields available for use while awaiting the development of a bigger park was not expensive and the CRA could encourage community participation in this effort. Additionally, he noted the police were focusing on enforcement of night time curfews as summer approached, and would be conducting curfew and truancy sweeps. He also noted prostitution remained an issue as well.

In response to Mr. Archer's question whether the police coordinated with high school principals to address truancy issues, Sergeant Hernandez noted it would be nice to have a system in place where schools notified the police of a truancy issue; however, the School Board police were responsible for truancy in schools.

Mr. Archer noted the importance of the CRA continuing its support of policing efforts.

Sergeant Hernandez described the MDPD Mobile Storefront Vehicle, which had the capabilities of a District Police Station and could deliver services, such as fingerprinting, juvenile and criminal registry, and background checks, directly to a community.

Mr. Archer indicated he was not aware of any organized athletic activities in these areas and asked staff to pursue opportunities with the Parks and Recreation Department to address this need.

Mr. Fernandez noted he was unaware of any specific programs designated for the area, but would invite a representative from the Parks and Recreation Department to attend the next CRA meeting to discuss this topic.

Mr. Forbes pointed out that Mr. Fred Rebozo, CEO of the Rebozo Foundation, and Ms. Bach were working together on a partnership with the County to implement a Boys and Girls Club at Royal Colonial Park.

In response to Mr. Archer's comments that Royal Colonial Park needed to be opened for public use since the fields were being maintained by the County, Ms. Maria Levrant, District

Coordinator, Commission District 8 Office, noted if a sports program was identified at this park, it would indeed be opened for use.

Responding to Mr. Hakssa's inquiry whether any community safety fairs had been scheduled in the current fiscal year, Sergeant Hernandez noted, unfortunately, a significant amount of resources had been reduced due to budget restraints and the police could no longer attend community events on Saturdays. He suggested the CRA organize a community program during the summer or a weekday in the Waterside Community or at the field next to the new library.

## **Update on General Old Business**

### **1. Heritage Village**

Mr. Alex Ballina, Director, Public Housing Division, Miami-Dade Housing Agency (MDHA), indicated the Homeownership Program was progressing, and three of the four residents at the Heritage Village were issued a deed to their property. He noted he previously advised the CRA that part of this project was identified as a Turnkey III Program that needed to be converted to a Section 32 Homeownership Program in order to qualify for federal funding. That task was completed, he noted, and homeownership vouchers would be issued within the next two months. Mr. Ballina indicated that priority would be given to Heritage Village residents first, and then to current applicants of the Home Choice Voucher program under Section 8. Mr. Ballina advised he would be providing CRA members with a homeownership package as soon as it was finalized, which should be done within the next 15 days.

Responding to Mr. Forbes inquiry whether MDHA had proposed any community outreach programs designed to encourage homeownership; Mr. Ballina noted the Homeownership program was similar to a lottery in that applicants qualifying for the Home Choice Voucher Program or current residents of the Heritage Village would be chosen for homeownership vouchers. He noted the Home Choice Voucher would pay the mortgage issued by a local bank and OCED would be working with the banks in order to secure financing.

In response to Ms. Volkert's inquiry whether this was definitely a homeownership program in lieu of a rental program, Mr. Ballina affirmed that this was a homeownership program.

In response to Mr. Archer's questions regarding the number of vacant units proposed to be sold under this program, and whether Heritage Village was managed by a property manager or a Homeowners Association (HOA), Mr. Ballina responded that Heritage Village consisted of twenty-six (26) units in total, of which four units were currently occupied, and twenty-two units were available for sale. He said he anticipated an HOA would be established.

Mr. Archer asked if the County would manage this property until an HOA took over, Mr. Ballina noted the County would decide whether the Heritage Village Community Room would remain as such or be used as a storage facility; and would assist homeowners with HOA fees/dues by absorbing the cost of lawn maintenance, as the County owned and maintained a sister Heritage Village property next door.

## 2. Current re-zoning applications in CRA

Mr. Jorge Fernandez reported that no current re-zoning applications had been submitted this month for properties located within the NLCRA District boundaries.

Mr. Forbes inquired of the status of the Naranja Lakes-Leisure City Community Urban Center (CUC) that Mr. Hakssa spoke about at last month's CRA meeting.

Mr. Rodriguez noted information regarding this CUC was addressed and forwarded to CRA members by email in an Action Item List.

Mr. Hakssa indicated he received a letter expressing that zoning did not exist for the CUC area, and that this zoning status was indefinite.

Mr. Jason Rodriguez replied that staff met with the Planning and Zoning Department (P&ZD) to research and discuss the status of the zoning issue. He noted there were two items, an application for re-zoning the area, and the creation of a zoning district as the Naranja Lakes-Leisure City Community Urban Center, which was established and approved by the Board of County Commissioners (BCC) on November 6, 2007. Regarding the request for a zoning change, Mr. Rodriguez noted the P&ZD Director was directed to file an application with the County, on behalf of the CUC property owners, requesting the CUC area be re-zoned, which was deferred by the BCC on November 6, 2008 to no date certain. He said he did not know when this item would come before the BCC again. Mr. Rodriguez said he advised the Public Works Department (PWD) of Mr. Hakssa's complaint that many individuals were being turned away when seeking zoning in this area, and PWD requested some examples be provided, since zoning did exist for this area.

Responding to Mr. Hakssa's question whether the current zoning allowed for a six-story building as a result of the BCC's approval of the CUC District in November 2007, Mr. Rodriguez replied that the District was accepted, but the request for re-zoning of the area was deferred.

Mr. Hakssa expressed concern that the public was not notified that the re-zoning request had been deferred and not approved yet, and that many people spent substantial time and money developing plans for projects they could no longer proceed with.

Mr. Rodriguez noted staff would assist in clarifying this matter, but advised that zoning did exist for the CUC area as it existed prior to the filing of the request for re-zoning application.

Mr. Scott Hedge, representing DeGuardiola Properties and Naranja Lakes Construction, LLC, advised the CRA that the developers were following the status of the re-zoning of the CUC as well, and that they met with the County Department Directors, who were also caught off guard by the zoning deferment. Regarding Mr. Hakssa's concern with an indefinite deferment, Mr. Hedge noted the application was deferred to no date certain and referred back to the county departments to allow staff some time to reconcile the differences and issues; however, the zoning of this area remained the same as it existed prior to the filing of the re-zoning application.

### **3. Mandarin Lakes Sales/Closing Report**

Mr. Forbes advised this month's Mandarin Lakes Sales/Closing Report was submitted by D.R. Horton Builders, and provided in tonight's agenda package. Hearing no comments or questions, the CRA took no action on the foregoing report.

### **4. Infrastructure Construction**

Mr. Ignacio Serralta, Construction Consultant for the NLCRA, SRS Engineering, provided an overview of the document entitled "NLCRA Construction Progress Report - March 2009," and highlighted the following:

- Canal Street Bridge – Construction of the Canal Street Bridge was completed and accepted by the County's Public Works Department. A portion of the Retainage fee held for this project was released early for work completed.
- SW 140<sup>th</sup> Ave. Plaza (Civic Building) and Entrance Features – Construction of the Civic Building had progressed, but the projected March 18, 2009 completion deadline for this project was not met, and the project would be completed in approximately three weeks. Most of the interior work was completed, and the contractor was currently working on completing the landscaping and irrigation. Two issues which could delay the issuance of the final Certificate of Occupancy were: 1) power needed to run the irrigation system pump and 2) the perimeter sidewalks needed to be installed around the buildings, which had not been resolved yet. Sidewalks typically were installed by the roadway contractor after the buildings were completed to avoid being damaged by heavy equipment. D.R. Horton Builders agreed they were responsible for installing the sidewalks, but currently lacked the funds to construct them and their staff was not authorized to expend monies on this project. A request was submitted to Florida Power and Light Company for the installation of a power meter. Relocation of the entrance feature at SW 137<sup>th</sup> Avenue, where a Water and Sewer main line prevented placement of this fixture, was still pending approval by the Public Works Department (PWD), and alternative locations were being considered.
- SW 140<sup>th</sup> Avenue, SW 143<sup>rd</sup> Avenue, SW 272<sup>nd</sup> Street, and Canal Street – Installation of roadway irrigation was about 90% completed, and testing would soon begin once the FPL meter was installed to power the pump. The developer and the PWD negotiated an agreement over the issues with the landscaping plans and the visibility triangles.
- Request for Payment No. 32 – The developer submitted an application for Payment No. 32 in the amount of \$158,852.28, which was reviewed by SRS Engineering and found to be in compliance with the improvements described in the Redevelopment Agreement and in accordance with the approved Schedule of Values.

## **5. Mandarin Lakes Developer Update**

Mr. Scott Hedge, Vice-President, Architecture and Planning, DeGuardiola Properties, appeared on behalf of the Developer, Naranja Lakes Construction (NLC), LLC, and advised that with the assistance of Commissioner Sorenson's Office, NLC was able to come to a resolution on modifying the plans. He noted Ms. Esther Calas, PWD Director, and Mr. Jeff Cohen, Assistant Chief, PWD, visited the project site and were able to create a solution, which allowed for the acceptance of the plans and the issuance of permits for two sections of roadway on the east side of the canal. Mr. Hedge noted contracts with the Water & Sewer Department were being finalized to permit construction of the roadway that would connect the bridge with SW 145th Street. He also noted the contractor established an account with Florida Power & Light (FPL) to power the irrigation pump so that landscaping could be completed at the Civic Building site. Mr. Hedge advised that the responsibility of D.R. Horton to complete the sidewalks was not being disputed, but D.R. Horton could not install the sidewalks at this time due to limited resources, and was working on this issue. He noted the irrigation, landscaping and the columns in front of the Civic Building would be completed within the next thirty (30) days.

In response to Mr. Hakssa's inquiry regarding the cost to construct the sidewalks, Mr. Hedge noted the cost was approximately \$8,500. He also noted the local office of D.R. Horton Builders was not authorized to spend additional monies for this project, but needed to get approval from the Corporate Office in Texas.

Regarding the payment issue between DeGuardiola Properties, Inc and Solo Construction, Mr. Hedge indicated the relationship between this developer and contractor had been terminated in order for the developer to implement other improvements and finish the project. He noted Mr. DeGuardiola was meeting his obligations under the Redevelopment Agreement, and there was no reason for this issue to be brought before the CRA Board.

Regarding Mr. Archer's request that staff coordinate with the developer and the police department to assist the police in utilizing the Civic Building facility and obtaining access through the back door, Mr. Hedge stated he would communicate with Mr. Rodriguez to see what could be accomplished.

## **6. Discussion regarding funding for William Chapman Elementary School**

Mr. Zelkowitz noted he was asked to explore the possibility of the CRA providing funding to William A. Chapman Elementary School for a Student Rewards Incentive Program. He noted he previously advised the CRA that they needed statutory authority, redevelopment plan authority, and budgeted funds in order to allocate funds for these types of requests. In this case, he noted the CRA had statutory authority to allow the use of funds for economic development, and the CRA had budgeted funds to allocate for certain types of programs; however, the CRA's Redevelopment Plan did not specifically provide the CRA with the authority to fund schools, since the CRA's objective was to alleviate slum and blight. He noted W.A. Chapman Elementary School was mentioned in the Redevelopment Plan, but only stated that schools in the community, like W.A. Chapman Elementary, would play a critical role in developing community

identity and maintaining vitality, and would benefit from the success of redevelopment to bring homeownership opportunities to the area. He noted after reviewing the section in the Redevelopment plan that dealt with programs and strategies, he found that the CRA did not have the authority to support this school's program, but could develop a process for programs like this one in the future. Mr. Zelkowitz recommended the CRA revise its current Redevelopment Plan to include programs the CRA would like to support in the future.

Mr. Archer suggested staff communicate with the County Attorney, since the proposal the CRA was trying to accomplish met the CRA's objective to reduce slum and blight in the community. He also asked staff to explore whether the Offices of Commission Districts 8 and 9 could provide some funding to support this school.

Ms. Bach indicated she could assist the CRA in identifying several existing, non-profit foundations that provide small grants to community organizations and schools.

Mr. Forbes inquired if the CRA could partner with W.A. Chapman Elementary and other schools or the Skills Center to support specific activities that would promote and advertise the CRA at the same time.

Mr. Zelkowitz noted language in the Redevelopment Plan that stated advertising and promotion should be aimed at creating business volume, but could also allow the CRA the ability to assist in funding special events. He suggested the CRA underwrite a special fundraising event held by a school to assist schools in reaching their goals and be used as a marketing/promotional opportunity for the CRA at the same time, without having to amend the Redevelopment Plan.

Mr. Archer asked staff to coordinate a fundraising event with Ms. Murillo or a representative of William A. Chapman Elementary School.

Mr. Forbes suggested the CRA meet with the school first, in an effort to determine their needs and devise a plan for an appropriate event that combined the goals of both entities. He noted he would arrange a personal meeting with the school's Principal.

Mr. Fernandez reminded CRA members that a public meeting would need to be advertised, if more than one board member was present at a meeting with representatives of W.A. Chapman Elementary School.

Mr. Hakssa said he would like to be provided with more information concerning Naranja Elementary School, which he heard had closed and would re-open as a school for juvenile delinquents.

Mr. Forbes noted he understood the referenced school located at 13940 SW 264th Street, in Naranja, was not intended to be a boot camp, but would become an alternative school for boys behind in their studies, requiring special attention. He noted the program would only be for a ninety (90) day period, and the students would then be returned to their regular school upon completion.

Mr. Fernandez advised CRA members that he would contact Miami-Dade School Board to obtain additional information regarding the status of the subject school on SW 264<sup>th</sup> Street.

**VII. Next Meeting Dates:**

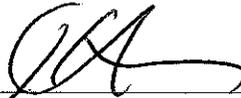
**April 27, 2009 Regular Board Meeting**

Mr. Forbes announced the next NLCRA Meeting would be held on April 27, 2009 at 6:00 p.m. He noted county staff would determine the availability of a facility for a special workshop to be held at 6:00 p.m. to discuss the "Definition of Use" of the Civic Building facility.

Mr. Fernandez advised that a General Services Administration (GSA) representative should be present at the next CRA meeting to provide a layout plan for furnishing this facility.

**VIII. Adjournment**

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 7:38 p.m.



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Kenneth Forbes, Interim Chairperson  
Naranja Lakes Community Redevelopment Agency



# Naranja Lakes Community Redevelopment Agency

March 23, 2009

Prepared by: Jill Thornton

## EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	3/23/2009		Meeting Agenda
2	3/23/2009		Roll Call Sheet
3	3/23/2009	V	NLCRA Initiative Monthly Progress Report - dated March 17, 2009
4	3/23/2009	V	Community Response Team – Monthly Productivity Report for month of 02/16/09 to 03/15/09
5	3/23/2009	V.2.	e-mail letter from staff re: zoning status of Leisure City Community Urban Center District
6	3/23/2009	V.3.	e-mail memo from staff re: Mandarin Lakes Sales/Closing Report by D.R. Horton
7	3/23/2009	V.4.	SRS Engineering, Inc. Construction Progress Report on NLCRA construction – March 2009
8	3/23/2009	VI.1.	Letter of Resignation - Nina Gail Betancourt-Morgan, Chair of NLCRA
9	3/23/2009	VI.2.	E-mail letter from staff and Fact Sheet re: public meetings to be held by Public Works Department to discuss Public Works Projects- SW 137 <sup>th</sup> Avenue and SW 268 <sup>th</sup> St/SW 264 <sup>th</sup> St Connector
10	03/23/2009	VI.3.	Resolution #2009-01 between Miami-Dade County and NLCRA for the provision of Economic Development Grant funds to create low and moderate income jobs
11	03/23/2009	VI.3	Letter to CRA from Rachel Bach, The Holistic Planning Group, re: Action Plan Implementation Update – March 23, 2009
12			
13			
14			

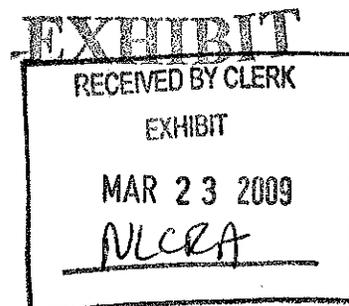
**NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY**  
**MEETING OF THE BOARD OF COMMISSIONERS**  
LOCATION: SOUTH DADE GOVERNMENT CENTER – ROOM 203  
10710 S.W. 211<sup>TH</sup> STREET, MIAMI, FL  
Regular Meeting 6:00PM – 7:30PM

March 23, 2009

**MEETING AGENDA**

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- |  |   |
|--|---|
| <b>I.</b> Meeting Call to Order and Roll Call  | Secretary   |
| <b>II.</b> Approval of the Minutes   | Board   |
| February 23, 2009 – Regular Meeting  |   |
| <b>III.</b> Approval of Agenda   | Board   |
| <b>IV.</b> Open Forum for Public Comments (15-min)   |   |
| <b>V.</b> Old Business   |   |
| Community Policing   | MDPD Monthly Reports                                  |
| Update on General Old Business   |   |
| 1. Heritage Village  | Alex Ballina, Director<br>MDC Public Housing<br>Staff |
| 2. Current re-zoning applications in CRA   | Karl Albertson, D.R. Horton                           |
| 3. Mandarin Lakes Sales / Closing Report   | Ignacio Serralta, SRS                                 |
| 4. Infrastructure Construction   | Scott Hedge   |
| 5. Mandarin Lakes Developer Update   |   |
| <b>VI.</b> New Business  |   |
| 1. Resignation of Board Chairperson Nina Betancourt  | Staff   |
| 2. Information regarding a Public Meeting to discuss<br>Public Works Projects at 137 Ave & SW 268 / 264 St.    | Staff   |
| 3. Update on Amendment to the Redevelopment Agreement,<br>Definition of Use and Management for Community Bldg. | Staff / Steve Zelkowitz                               |
| 4. Update on the Business Grant Program  | Rachel Bach   |
| <b>VII.</b> Next Meeting Dates:  |   |
| April 27, 2009, Regular Board Meeting  |   |
| <b>VIII.</b> Adjournment   |   |



**EXHIBIT**  
 RECEIVED BY CLERK  
 EXHIBIT  
 MAR 23 2009  
 NLCPA

**NARANJA LAKES  
 COMMUNITY REDEVELOPMENT AGENCY**

Roll Call Sheet for 03/23/2009

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

*Four (4)*  
**NOTE: Five (5) members constitute a quorum**

Revised on 6/14/2006

Others:

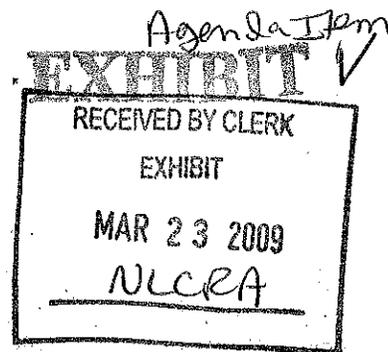
George Fernandez - OSBM ✓  
 Jason Rodriguez - OSBM ✓  
 Steven Zalkowitz - Legal Counsel

Alex Ballina - MOHA  
 Scott Hedge - NLCPA  
 Ignacio Senalta - SRS Engineering

**Naranja Lakes CRA Initiative**  
**Monthly Progress Report**

Reported by: Sgt. Ozzie Hernandez

Date of report: March 17, 2009



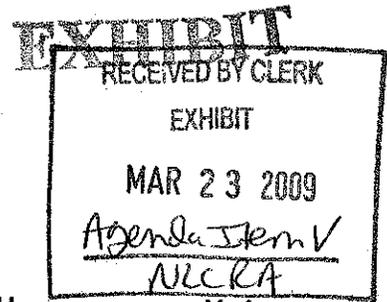
The following is a synopsis of the police enforcement and community policing actions provided to the Naranja Lakes CRA boundaries from Monday, February 16, 2009 to Sunday, March 15, 2009:

- At the onset of the initiative, an up to date analysis was conducted of the areas of concern to determine the most active days and hours of the week to provide the most efficient coverage.
- A total of 44 four-hour roving patrol details along with 8 enforcement sweeps and 1 RENEW operation were conducted during this monthly period. As a result, the initiative produced the following totals:
  1. A total of 35 arrests were initiated of which 4 felony, 6 misdemeanors, 11 warrants, 11 traffics, and 3 PTA arrests. Including two fugitive arrests from Seminal County and Monroe County.
  2. A total of 151 traffic citations (49 HVM, 84 NHMV, & 18 parking).
  3. A total of 11 person's message recoveries.
  4. Seizure of 1 grams of marijuana and 1 crack rock.
  5. A total of 325 Field Interview Reports were written by officers who conducted a stop of an individual who warranted concerns to document there information for future reference.
  6. A total of 44 career criminals were stopped and documented.
  7. A total of 329 citizen contacts were initiative and 105 business contacts.

**Highlights:**

On 3/02/09, the CRA sweep squad conducted a CRA wide operation to address businesses illegally selling alcoholic beverages to minors. Also recruit to assist was the Intergovernmental Bureau squad to conduct license checks of the businesses. The operation utilized an undercover minor to make purchase at stores located within the CRA area. At the conclusion of the detail 3 store employees from different store were arrested for illegally selling to the undercover minor and two store managers were arrested for failing to have the proper licenses. A total of eight stores and gas stations were targeted during the operation. The detail was a total success and definitely relayed the message to store employees of their responsibility to the safety of our local kids.

In addition, a RENEW operation was conducted at the Waterside community which has been experiencing some growing criminal youth activity. During the door to door notifications, a total of 150 citizen contacts were initiated and provided with brochures.



**COMMUNITY RESPONSE TEAM**  
**Naranja Lakes CRA Initiative**  
**Monthly Productivity Report**

Month Of: 2/16/09 to 3/15/09

Date: 03/17/09

Hours: Various  
Start-Finish

Areas of Concern: SW 268St to 288 St Old Dixie Hwy to the Fl. Turnpike (CRA Boundaries)

Submitted By: Sergeant Oswaldo Hernandez

Weekly Totals

**CASES**

1. Assigned 35  
 2. No Reported 0

**CLASS | ARREST (Adults) (Juveniles)**

1. Homicide		
2. Sexual Assault		
3. Robbery		
4. Assault		
5. Burglary		
6. Larceny		
7. Auto Theft		

**ARRESTS (Adults) (Juveniles)**

1. Felony	<u>4</u>	
2. Misdemeanor	<u>6</u>	
3. Traffic	<u>11</u>	
4. Warrant	<u>11</u>	
5. PTA	<u>3</u>	
6. DUI		

**SUBJECT CONTACTS**

1. FI Cards 325  
 2. Career Criminals 44  
 3. Curfew Violations 0  
 4. Truants 0

**COMMUNITY ACTIVITIES**

1. Citizen Contact 329  
 2. Business Contact 105

**RECOVERIES**

1. Persons 11  
 2. Apprehensions 0  
 3. Other Property 0  
 4. Vehicles 0  
 5. Recovery Value \$ \$0.00

**PROPERTY/NARCOTICS SEIZED**

1. Type \_\_\_\_\_  
 2. Value \$ 30.00  
 3. Marijuana (grams) 1 gram  
 4. Hashish (grams) \_\_\_\_\_  
 5. Cocaine (grams) 1 crack rock  
 6. Heroin (grams) \_\_\_\_\_  
 7. Pills (# & type) \_\_\_\_\_  
 8. Currency Seized \$ \_\_\_\_\_

**WEAPONS SEIZED**

1. Firearms \_\_\_\_\_  
 2. Knives \_\_\_\_\_  
 3. Other \_\_\_\_\_

**TRAFFIC ACTIVITIES**

1. H MV 49  
 2. N H MV 84  
 3. Parking 18  
 4. Verbal warnings 10  
 5. Vehicles Impounded 0

Comments: See Monthly Progress Report.

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**Thornton, Jill (COC)**

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**From:** Rodriguez, Jason E. (OSBM)  
**Sent:** Thursday, March 19, 2009 11:58 AM  
**To:** Daniel Lipe; Ken Forbes; Marlene Volkert; Moe Hakssa; Rene Infante; Stu Archer  
**Cc:** Fernandez, Jorge (OSBM); Thornton, Jill (COC); 'Steven W. Zelkowitz'; Levrant, Maria E. (DIST8)  
**Subject:** Zoning Issue

Board Members,

As requested during last meeting, staff has researched the issue regarding the creation of the Leisure City Community Urban Center District (LCUCD) and the rezoning of the area.

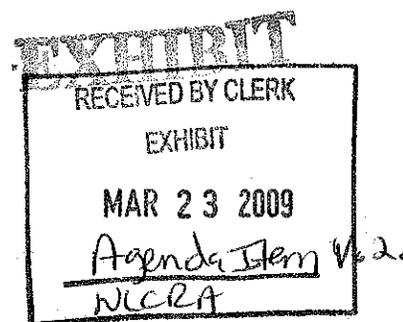
The zoning district was established by the Board of County Commissioners on Nov 6, 2007 by adopting Ordinance 07-169. Thus, the LCUCD is currently part of the County's Zoning Code. The LCUCD also directs the Director of the Department of Planning and Zoning to file a rezoning application on behalf of the property owners within the LCUCD. That application was subsequently filed and it followed the zoning hearing process. On November 6, 2008, upon consideration of the application, the BCC deferred the rezoning indefinitely.

As a result, only the current zoning regulations are applicable within and around the boundaries of the Leisure City Community Urban Center District. The LCUCD regulations would only come into effect upon the BCC approval of the LCUCD rezoning at a future date.

Staff also met with staff from the Department of Planning and Zoning to discuss the complaints that residents are being turned away when applying for zoning requests. The Department would like to assist research this matter in more detail and is requesting specific examples of zoning matters that have been turned down without further explanations. Please forward me any information that may be of assistance in this research, such as names, and phone numbers of applicants.

Thanks.

**Jason Emilio Rodriguez,**  
Business Analyst  
Office of Strategic Business Management  
305-375-2820  
[www.miamidade.gov](http://www.miamidade.gov)  
*"Delivering Excellence Every Day"*



**Thornton, Jill (COC)**

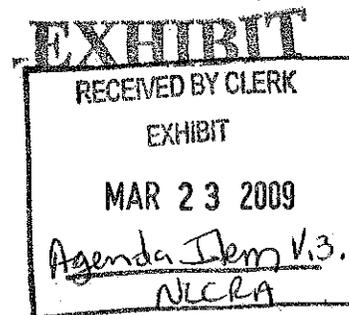
**From:** Rodriguez, Jason E. (OSBM)  
**Sent:** Thursday, March 19, 2009 6:43 PM  
**To:** Daniel Lipe; Ken Forbes; Marlene Volkert; Moe Hakssa; Rene Infante; Stu Archer  
**Cc:** Fernandez, Jorge (OSBM); 'Steven W. Zelkowitz'; Thornton, Jill (COC)  
**Subject:** Sales and Closings Report 2009

Board Members,

Below please find the sales and closing report information provided by DR Horton. Thanks.

	1/20/2009	2/17/2009	3/17/2009	Variance From 2/17/09
<b>Sales</b>				
TH	284	282	291	9
SF	305	307	309	2
<b>Total</b>	<b>589</b>	<b>589</b>	<b>600</b>	<b>11</b>
<b>Closings</b>				
TH	280	280	280	0
SF	285	293	300	7
<b>Total</b>	<b>565</b>	<b>573</b>	<b>580</b>	<b>7</b>

**Jason Emilio Rodriguez,**  
 Business Analyst  
 Office of Strategic Business Management  
 305-375-2820  
[www.miamidade.gov](http://www.miamidade.gov)  
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3/20/2009

March 19, 2009

Naranja Lakes Community Redevelopment Agency  
Miami-Dade County Community Redevelopment Division  
Office of Strategic Business Management (OSBM)  
111 NW 1<sup>st</sup> Street, 22<sup>nd</sup> Floor  
Miami, Florida 33128

Attn: Mr. Jorge M. Fernandez, Jr.  
OSBM Coordinator

Re: Naranja Lakes Community Redevelopment Agency  
Construction Progress Report - March 2009

The following is a progress report for the construction activities to date for the Naranja Lakes CRA in accordance with the Redevelopment Agreement.

**Construction Activities**

**1- Canal Street Bridge**

(Anzac Construction, Inc.: Canal Street bridge contractor)

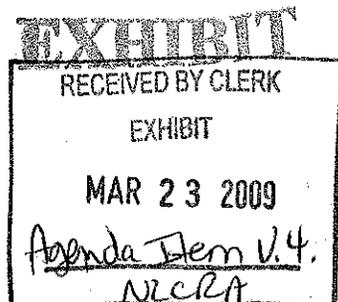
- a. The bridge has been completed and accepted by Miami-Dade County Public Works. In accordance with the letter dated August 4<sup>th</sup> 2008, governing release of retainage, 50% of the retainage for the bridge portion was approved for payment. The remaining amount will continue to be withheld until completion of the remaining elements of this item.

**2- SW 140<sup>th</sup> Ave Plaza (Civic Building) and Entrance Features**

(ELCI Construction, Inc.)

**Civic Building**

- a. 100% of the gypsum wall board and stucco have been completed.
- b. 90% of the Switch gear and power device have been completed.
- c. 83% of the floor tiles have been installed.
- d. Painting of the interior rooms has been completed.
- e. Kitchen cabinets have been installed.
- f. 90% of the toilets have been completed, missing the fixtures.
- g. 100% of concrete sidewalk within the property limit has been completed.
- h. The Contractor is working on completing the site grading and irrigation.
- i. The Contractor previously provided construction schedule indicated the final inspection will occur on or about March 18<sup>th</sup>, 2009. According to the Contractor, the work is behind scheduled and should be complete within 2 to 3 weeks.
- j. An outstanding issue which has risen that may impact the project is the completion of the perimeter sidewalks. These sidewalks have not been completed by D.R. Horton as part of their roadway work. The County's Inspector for the Civic Building has indicated he will not release a Certification of Occupancy until the sidewalks are completed.



**Entrance Features**

- a. No more work has been performed under this activity.
- b. The relocation of the other entrance feature is still pending Miami-Dade County Public Works approval.

**3- SW 140<sup>th</sup> Avenue, SW 143<sup>rd</sup> Avenue, SW 272<sup>nd</sup> Street, and Canal Street.**  
(Dixie Landscape, Inc., Landscape and Irrigation Contractor)

- a. Dixie is continuing with the installation of the irrigation lines along SW 272<sup>nd</sup> Street, SW 140<sup>th</sup> Avenue, SW 143<sup>rd</sup> Avenue and at the entrance feature located near SW 271<sup>st</sup> Terrace.
- b. The electrical pull box has been installed by FPL. The electrical contractor has started the installation of the power conduits (see attached photograph No. 12).
- c. A meeting was held with Public Works to determine what entity will be responsible for the payment of the FPL electrical payments and maintenance of the irrigation systems. No final decision was made. Public Works is considering the issue and will report back to the CRA.
- d. The Developer and Public Works finally came to an agreement over the street trees and the visibility triangles. The Developer's Landscape Architect is currently revising the drawings and will submit to Public Works for approval as soon as the drawings are completed.

**4- Request for Payment No. 32**

The Developer has submitted the Application for Payment No. 32 - Revision 1. SRS has reviewed the application and found it in compliance with the improvements described in the Redevelopment Agreement and in accordance with the approved Schedule of Values.

The quantities and amount submitted to us in Payment Requisition No. 32 – Revision 1 have been checked and were found to be fair and equitable. Therefore, we recommend the payment of \$158,852.28 which includes the following:

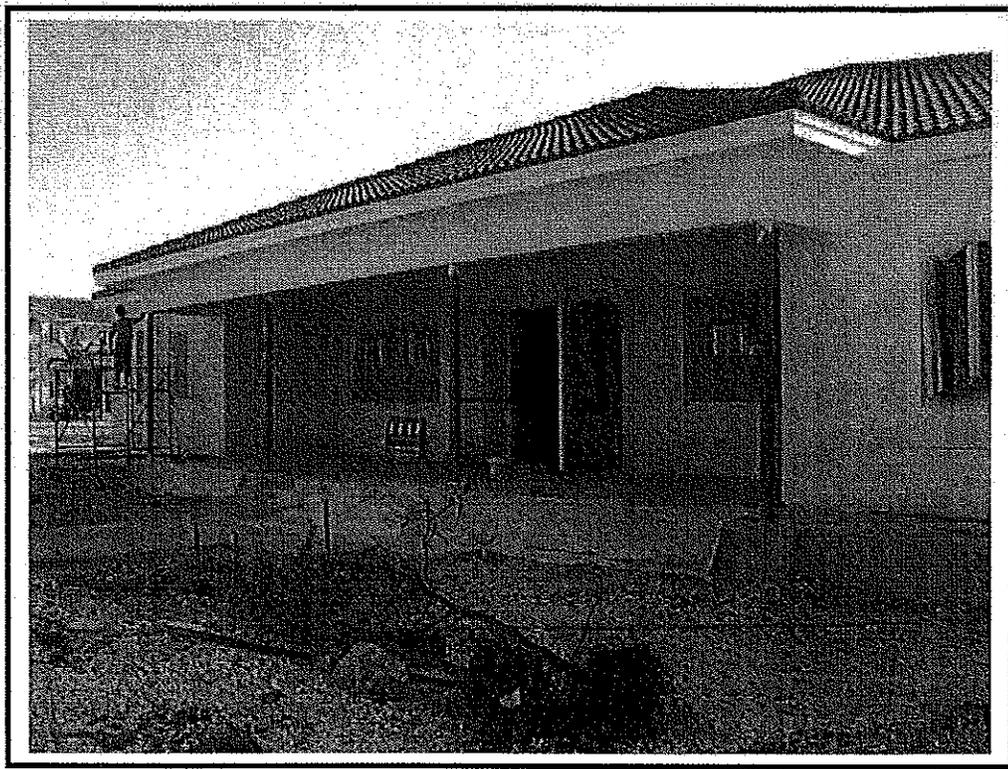
- \$ 73,062.08 for Part I – Contract NLC-001  
(A release of retainage of \$60,403.81 for the completion of the Bridge)
- \$ 82,314.20 for Part II – Contract NLC-002
- \$ 3,475.99 for Developer's Fee (3.66% of work completed)

A 10% retainage, as well as the 0.25% for the IPSIG has already been deducted from the gross amount invoiced.

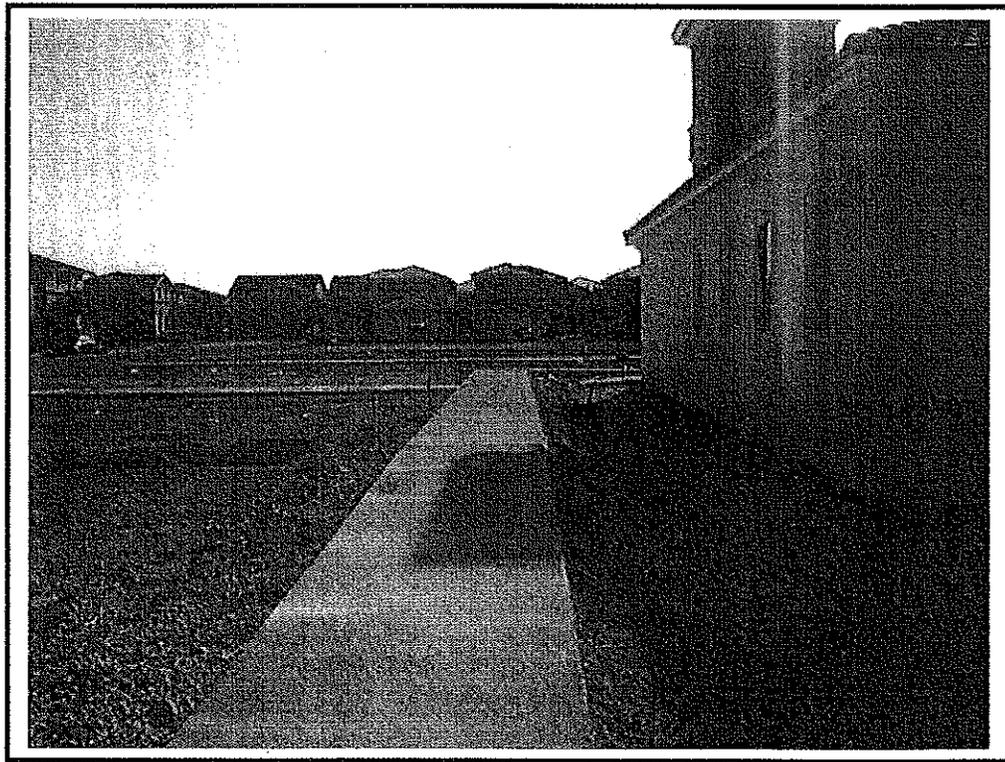
Sincerely,

  
Ignacio Serralta, P.E.  
CRA/Construction Consultant



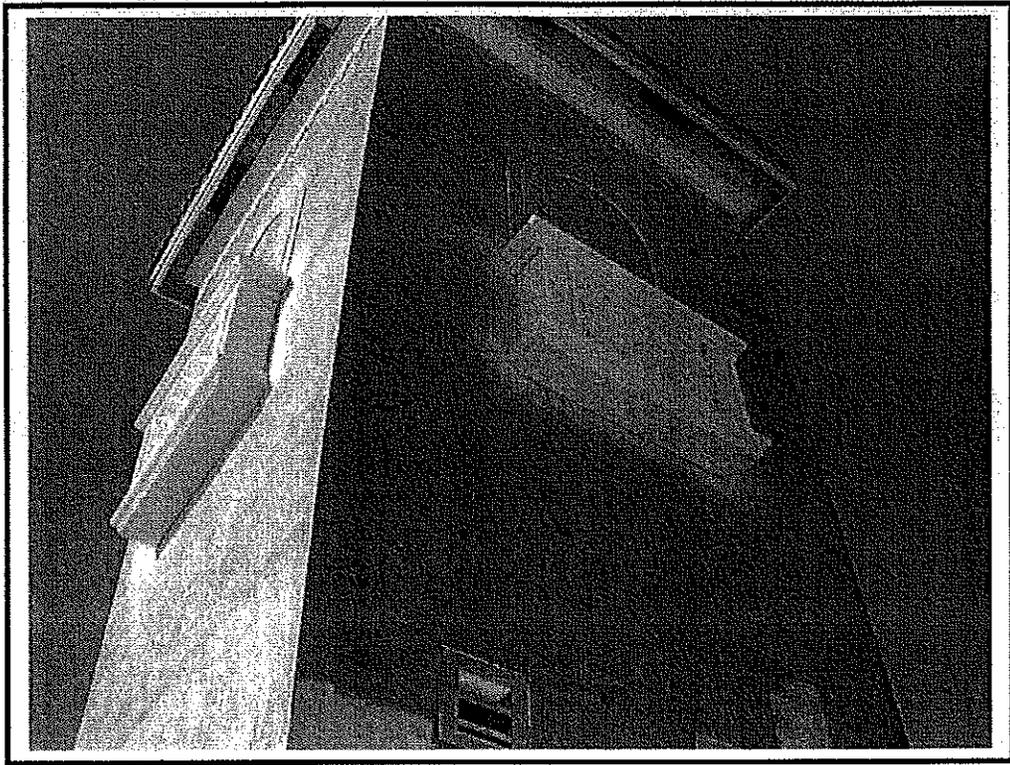


PHOTOGRAPH NO. 1 ■ Civic Building SW 140<sup>th</sup> Avenue

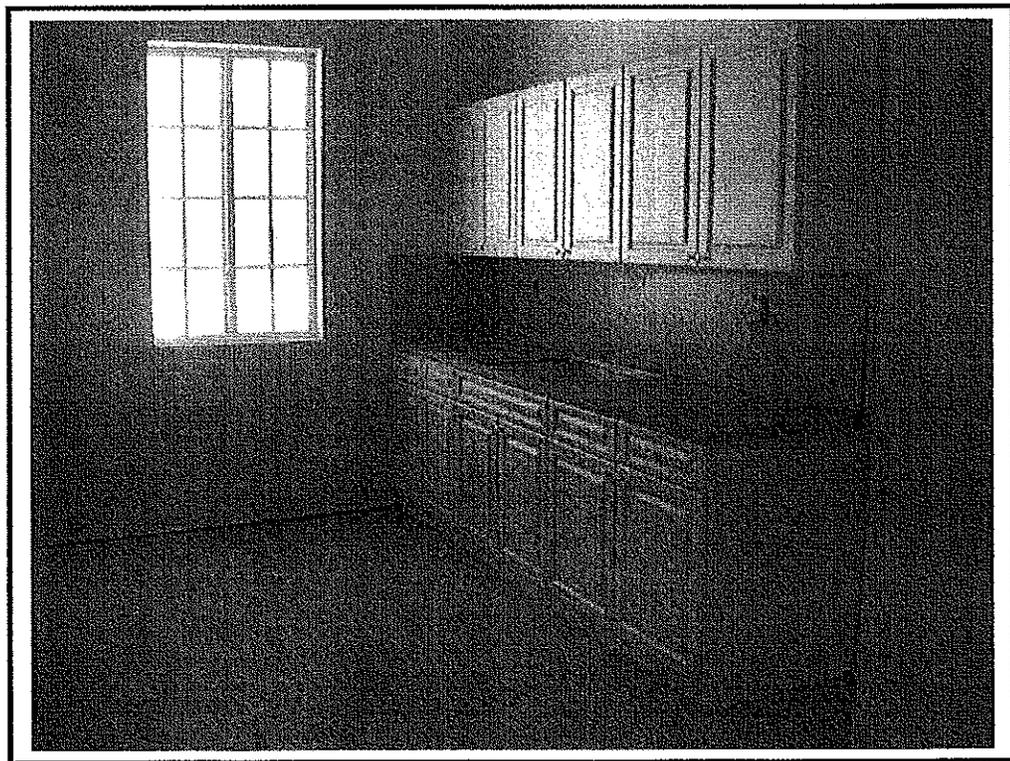


PHOTOGRAPH NO. 2 ■ Civic Building SW 140<sup>th</sup> Avenue





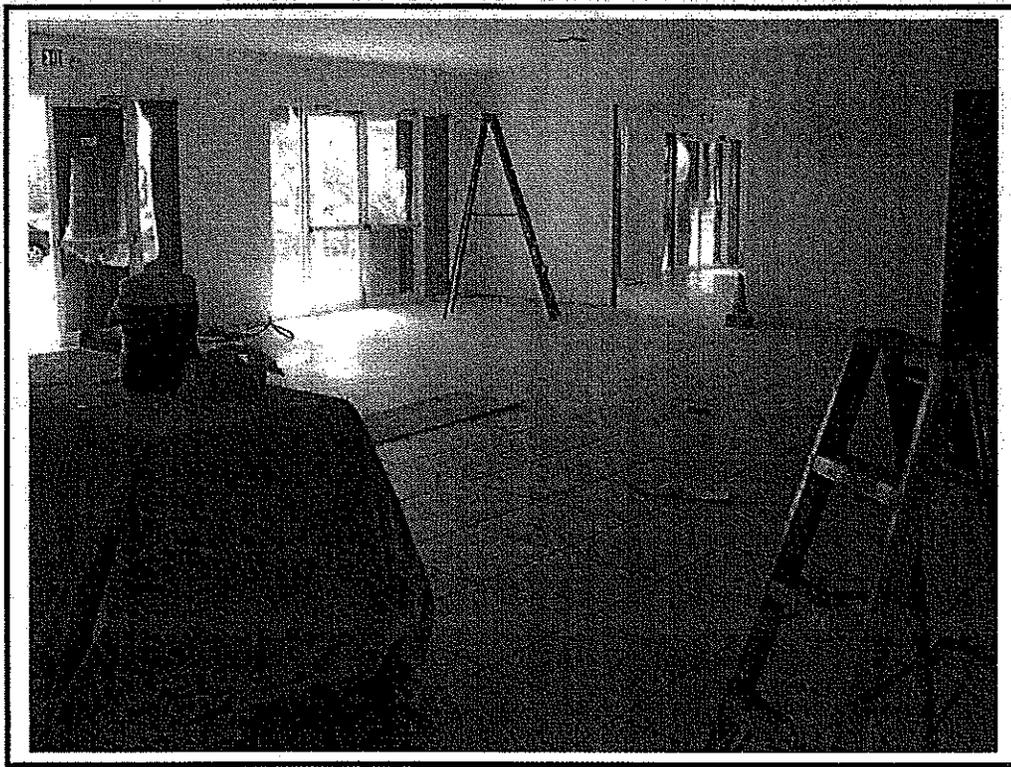
PHOTOGRAPH NO. 3 ■ Civic Building SW 140<sup>th</sup> Avenue



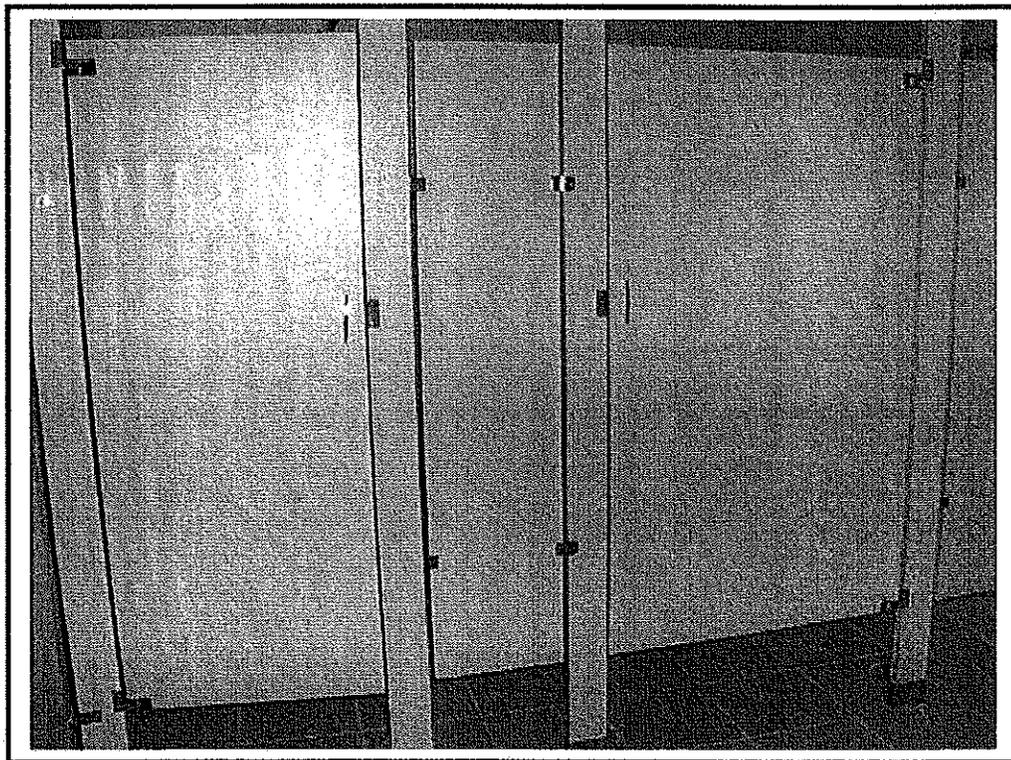
PHOTOGRAPH NO. 4 ■ Civic Building SW 140<sup>th</sup> Avenue



Naranja Lakes CRA  
Construction Pictures March 18, 2009



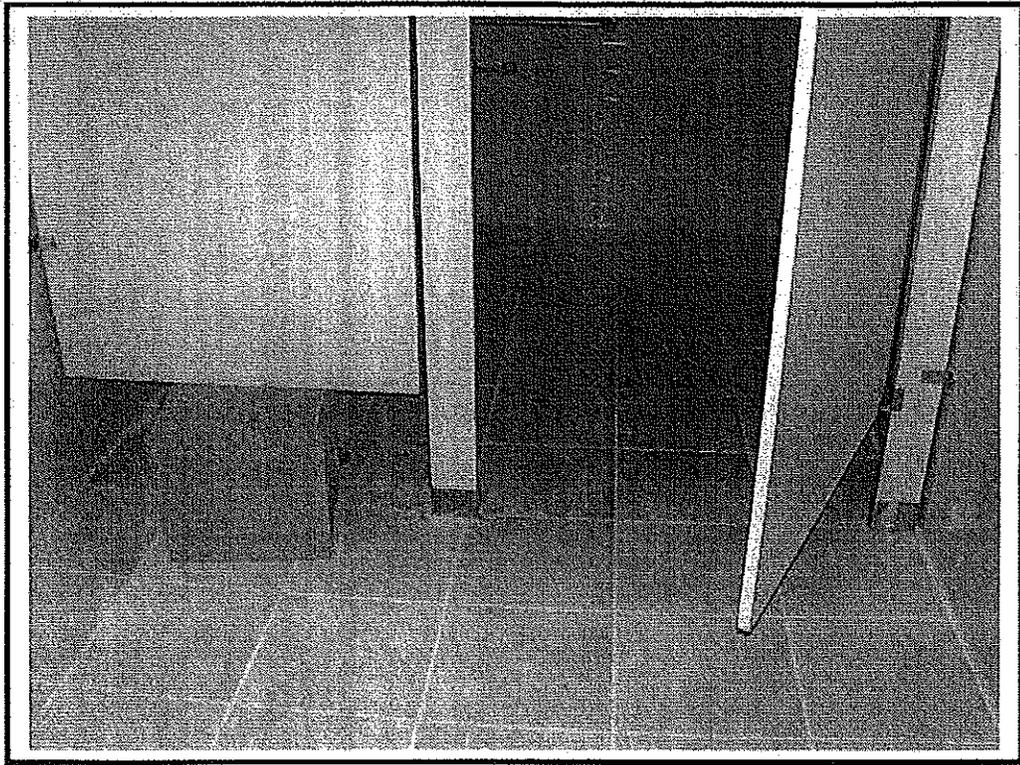
PHOTOGRAPH NO. 5 ■ Civic Building SW 140<sup>th</sup> Avenue



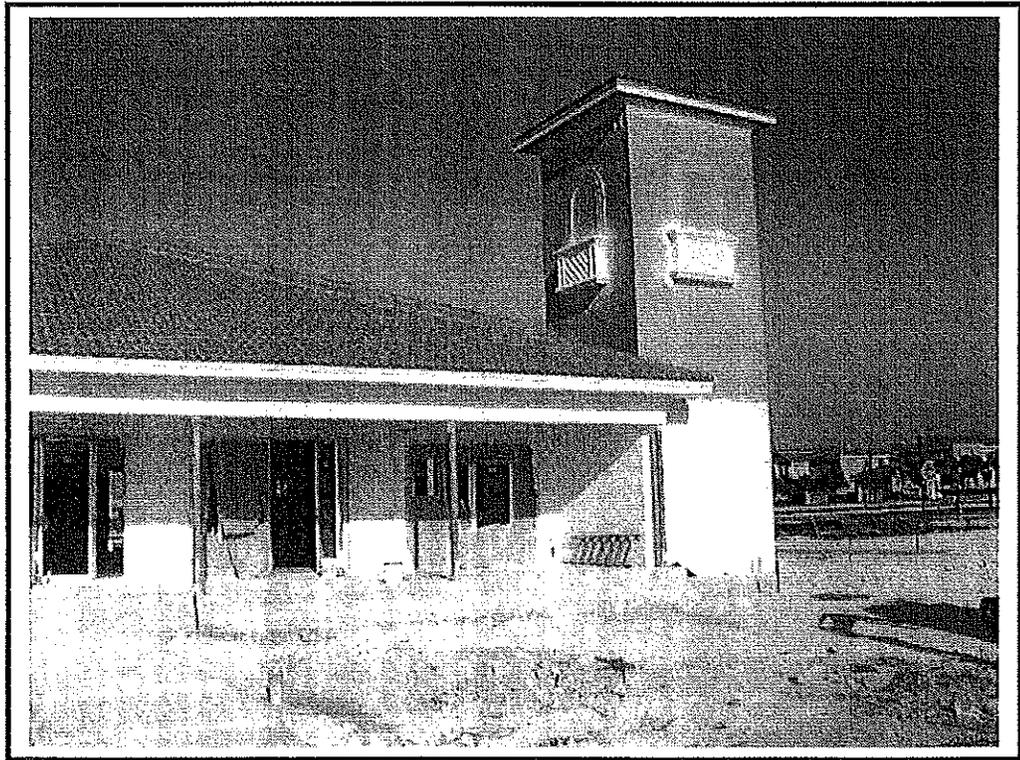
PHOTOGRAPH NO. 6 ■ Civic Building SW 140<sup>th</sup> Avenue



Naranja Lakes CRA  
Construction Pictures March 18, 2009



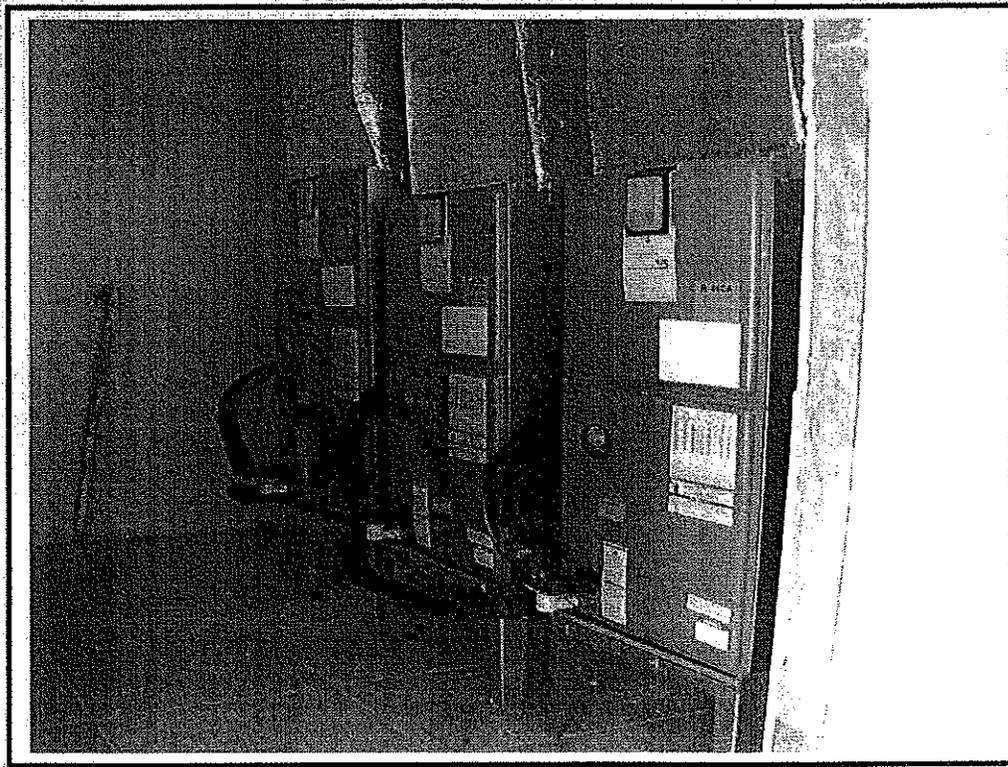
PHOTOGRAPH NO. 7 ■ Civic Building SW 140<sup>th</sup> Avenue



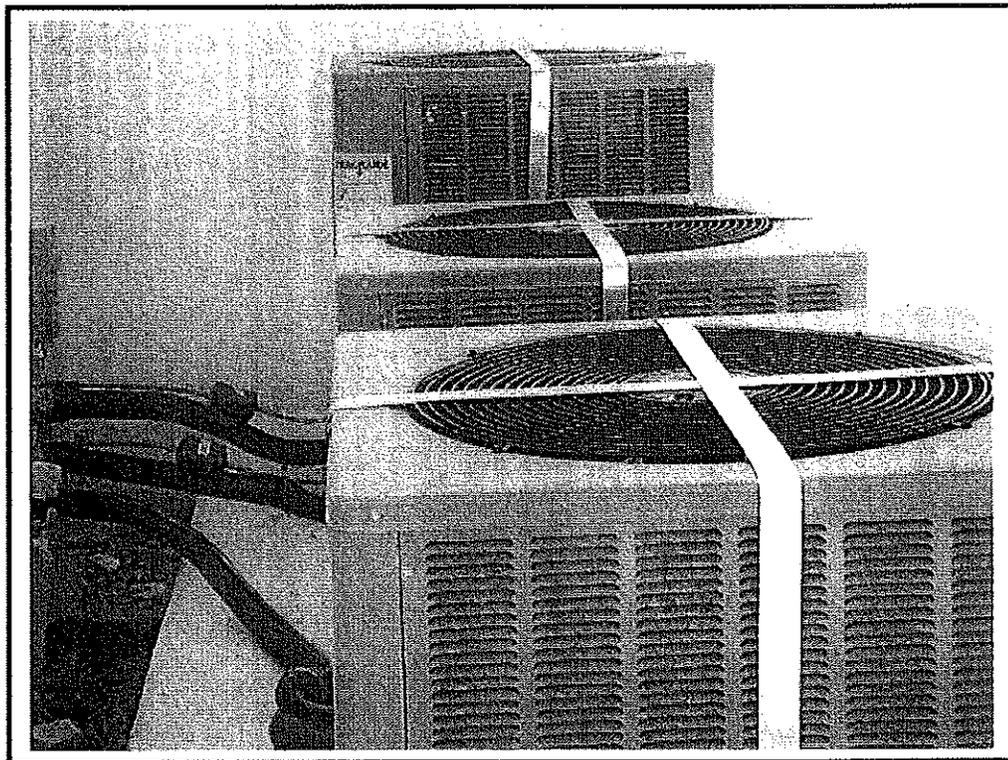
PHOTOGRAPH NO. 8 ■ Civic Building SW 140<sup>th</sup> Avenue



Naranja Lakes CRA  
Construction Pictures March 18, 2009

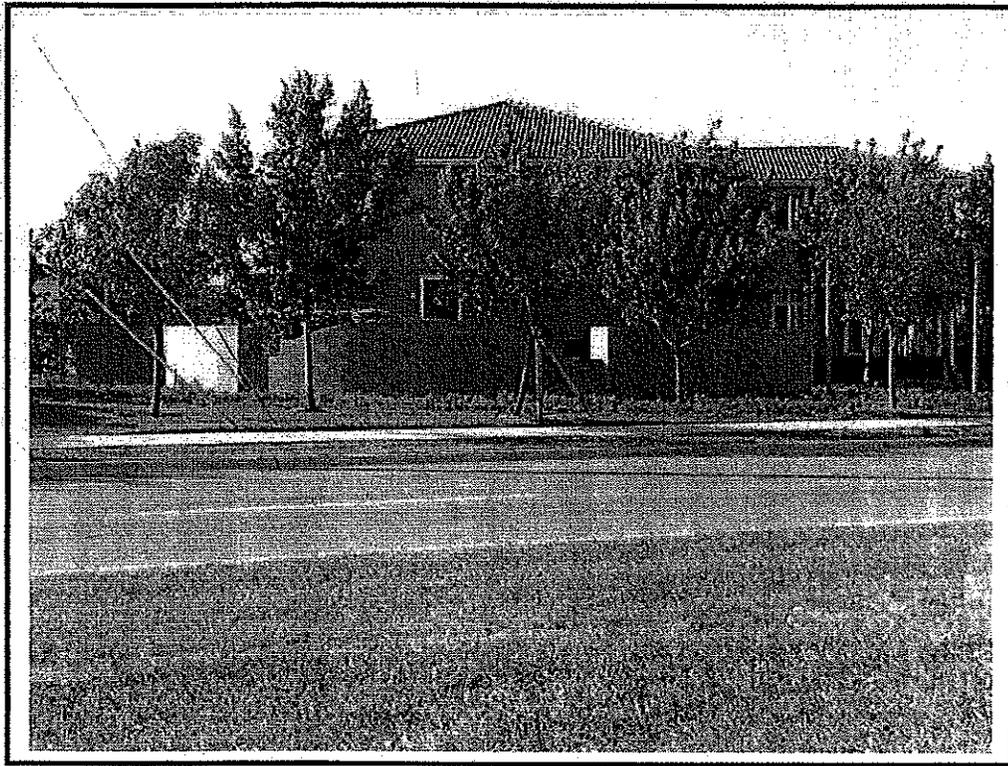


PHOTOGRAPH NO. 9 ■ Civic Building SW 140<sup>th</sup> Avenue

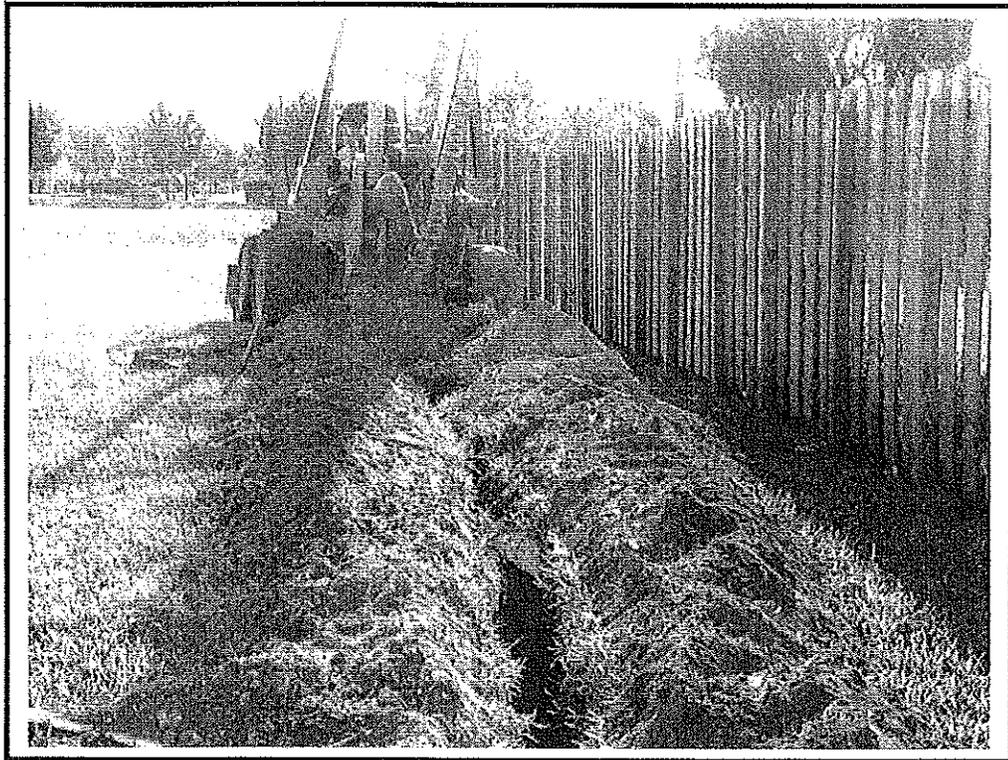


PHOTOGRAPH NO. 10 ■ Civic Building SW 140<sup>th</sup> Avenue





PHOTOGRAPH NO. 11 ■ Entrance Features SW 140<sup>th</sup> Avenue



PHOTOGRAPH NO. 12 ■ Irrigation Pump Station "B" SW 140<sup>th</sup> Avenue



Naranja Lakes CRA  
Construction Pictures March 18, 2009

NINA GAIL BETANCOURT-MORGAN  
24100 SW 123<sup>RD</sup> AVENUE  
PRINCETON, FL 33032  
(305) 258-6462

February 24, 2009

Jorge Fernandez  
Miami-Dade County  
**Office of Strategic Business Management**  
Stephen P. Clark Center  
111 N.W. 1st Street, 22th floor  
Miami, Florida 33128

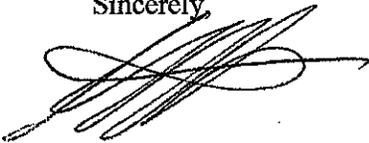
Dear Mr. Fernandez,

Please accept this letter as a formal resignation of my position as Chairperson of the Naranja Lakes Community Redevelopment Agency. My husband has recently accepted a position requiring our relocation to Westchester County, New York. Therefore, it is with mixed emotions that I am stepping down from my local commitments.

I would like to express my gratitude for your professionalism and assistance during the time I have served. I feel comfortable that, with the cooperation of your department, the agency will continue to grow and meet the needs of the community.

If in the future should you have any questions or concerns regarding the Naranja Lakes CRA which due to my tenure, I can address, I will be happy to provide any assistance you may need.

Sincerely,



Nina Gail Betancourt-Morgan

cc: Hon. Katy Sorenson  
Steve Zelkowitz, Esq.

**EXHIBIT**

RECEIVED BY CLERK
EXHIBIT
MAR 23 2009
<i>Agenda Item VI.I.</i>
<i>NLCRA</i>

**Thornton, Jill (COC)**

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**From:** Rodriguez, Jason E. (OSBM)  
**Sent:** Wednesday, March 18, 2009 5:17 PM  
**To:** Daniel Lipe; Ken Forbes; Marlene Volkert; Moe Hakssa; Rene Infante; Stu Archer  
**Cc:** Fernandez, Jorge (OSBM); Thornton, Jill (COC); Levrant, Maria E. (DIST8)  
**Subject:** Public Meeting to discuss Public Works Project

Board Members,

Please note that the Miami-Dade County Public Works Department will be holding two public meetings at the Naranja Neighborhood Center located at 13955 SW 264 Street. Both meetings will be from 6:00 p.m. to 7:45 p.m. The purpose of these meetings is to present and seek input from the community on two projects: the SW 137 Avenue (from HEFT to US1) and the SW 268 / 264 St. Connector project; which runs along the northern border of the CRA boundaries.

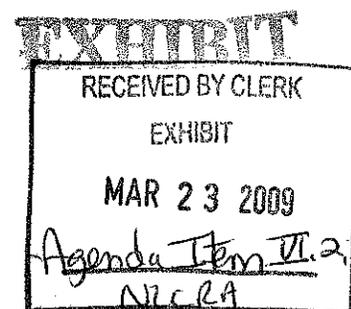
The first meeting will be on Monday, March 30 to discuss the SW 137<sup>th</sup> Avenue Project, which consists of widening the existing roadway from 2 to 4 lanes with a raised median, sidewalks, curb & gutter, bicycle facilities, continuous storm drainage system, signalization, pavement markings & signing, and lighting. The project is approximately 1.7 miles in length.

The meeting on Tuesday, March 31, 2009, is to discuss the SW 268 / 264 St. Connector project.

The project consists of constructing a new connector from the intersection of SW 264 Street and SW 147 Avenue to SW 268 Street (Moody Drive), and improvements along SW 268 Street to SW 119 Avenue. This project will implement elements of the SW 264 Street Master Plan Study (US-1 to SW 147 Avenue) and the Naranja Community Urban Center (NCUC) Zoning District Regulations. The improvements include widening and reconstruction to provide a continuous left turn lane along SW 268 Street, sidewalks, curb & gutter, continuous storm drainage system, signalization, pavement markings & signing, lighting and bicycle facilities. The project is approximately 4.0 miles in length.

Please encourage people in the community to attend this public meetings. Thanks.

**Jason Emilio Rodriguez,**  
Business Analyst  
Office of Strategic Business Management  
305-375-2820  
[www.miamidade.gov](http://www.miamidade.gov)  
"Delivering Excellence Every Day"



3/19/2009



# Fact Sheet

**Public Works Project Number: 2006-001**  
**SW 268/264 Street Connector from SW 147<sup>th</sup> Avenue to SW 119<sup>th</sup> Avenue**

## PROPOSED PROJECT DESCRIPTION:

The project consists of constructing a new connector from the intersection of SW 264 Street and SW 147 Avenue to SW 268 Street (Moody Drive), and improvements along SW 268 Street to SW 119 Avenue. This project will implement elements of the SW 264 Street Master Plan Study (US-1 to SW 147 Avenue) and the Naranja Community Urban Center (NCUC) Zoning District Regulations. The improvements include the following:

- Widening & Reconstruction to provide left turn lane along SW 268 Street
- Sidewalks with curb & gutter
- Continuous storm water drainage system
- Traffic signal improvements
- Pedestrian cross-walks
- Regulatory signs with pavement markings
- New street lighting system
- On-road bicycle facilities
- Planting/Landscaping

## PROPOSED PROJECT FUNDING:

- Proposed Project Funded For Design By Road Impact Fee (RIF)

## PROPOSED PROJECT ESTIMATED COSTS:

- Design, Engineering/Environmental Permitting - \$870,000.00
- Construction - \$13,000,000.00

## ANTICIPATED PROPOSED PROJECT SCHEDULE:

- Complete Design Engineering/Environmental Permitting: January 2010

**RESOLUTION NO. 2009-01**

**A RESOLUTION OF THE COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AGREEMENT BETWEEN MIAMI DADE COUNTY AND THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY FOR THE PROVISION OF ECONOMIC DEVELOPMENT GRANT FUNDS TO CREATE LOW AND MODERATE INCOME JOBS; AUTHORIZING THE CHAIRPERSON AND SECRETARY OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Naranja Lakes Community Redeveloped Agency ("CRA") desires to enter into an Agreement with Miami-Dade County ("County") for the provision of economic development grants to create low and moderate income jobs for the Fiscal Year 2008-09 in the maximum amount of Seventy Thousand and 00/100 Dollars (\$70,000.00) pursuant to the terms and provisions of the Agreement attached hereto as Exhibit "A" and by this reference made a part hereof.

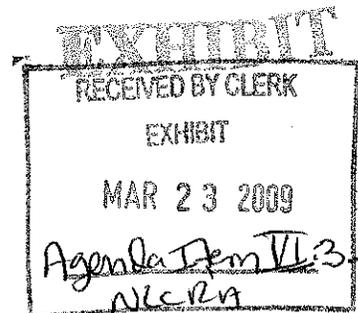
**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:**

**Section 1.** The recitals set forth above are true and correct and incorporated herein by this reference.

**Section 2.** The Agreement between the CRA and the County in the form attached hereto as Exhibit "A" for the provision of economic development grants to create low and moderate income jobs for the Fiscal Year 2008-09 in the maximum amount of Seventy Thousand and 00/100 Dollars (\$70,000.00) is hereby approved, together with such other non-material changes acceptable as to form and legality by the CRA Attorney.

**Section 3.** The Chairperson and Secretary of the CRA are authorized to execute and deliver the Agreement.

**Section 4.** This Resolution shall be effective immediately upon adoption.



PASSED and ADOPTED this 23<sup>rd</sup> day of March, 2009.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_, Secretary

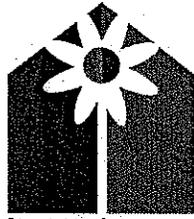
APPROVED AS TO LEGAL SUFFICIENCY

\_\_\_\_\_, CRA Attorney

Motion to adopt by \_\_\_\_\_, seconded by \_\_\_\_\_.

Final Vote at Adoption:

Commissioner Stuart Archer	_____
Commissioner Kenneth Forbes	_____
Commissioner Rene Infante	_____
Commissioner Daniel P. Lipe	_____
Commissioner Marleen Volkert	_____
Commissioner Moe M. Haksaa	_____



The Holistic Planning Group

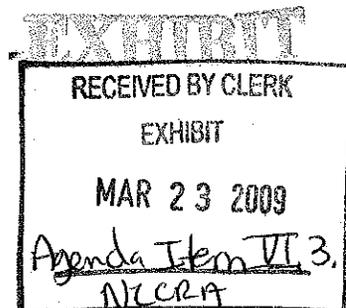
Rachel Bach, AICP – President      Kristin Mory - Vice President  
2630 NE 18<sup>th</sup> Terrace  
Lighthouse Point, FL 33064

FROM: Rachel Bach, AICP  
TO: Naranja Lakes CRA Board of Directors  
SUBJECT: Action Plan Implementation Update  
DATE: March 23, 2009

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The Naranja Lakes CRA Board of Directors approved the Action Plan at its February 23, 2009 meeting. Staff has already begun implementing several of the recommended strategies and priorities as part of work authorized under the Economic Development Grant Lump Sum contract and the regular Economic Development Coordinator activities contract. Per the Board's adoption of the Action Plan, Staff will continue to monitor all recommendations, short, mid and long term, to ensure that opportunities for implementation are not missed. However, as stated in the Action Plan, the primary goals for the remainder of this Fiscal Year are to improve communications with area residents and businesses and conduct the appropriate planning and programming to allocate existing funds and make budget requests to Miami Dade County next fiscal year.

Attached for your review is an update on Short Term Recommendations in the Action Plan as well some specific action steps recommended to implement some of these programs. Please note, some of these items will require additional budgeting for implementation therefore, Staff will be evaluating costs associated with these items and would like to convene the Action Plan Subcommittee next month, to bring an item forward on budget reallocation for this Fiscal Year at the Boards April meeting.



NARANJA LAKES CRA ACTION PLAN UPDATE – MARCH 2009

N/S = Not Started

CATEGORY SHORT TERM	RECOMMENDATION	IMPLEMENTING ACTIONS	BUDGET/FUNDING	STATUS
Economic Development	Develop a database to analyze existing businesses and create a mailing list of businesses within the CRA using Business Tax data		FY 08/09 budgeted Consulting Services	Staff is currently using this database to create a mailing list for the grant program.
	Create and implement an economic development grant program.	Contract with Miami Dade County Initiate Grant Program	FY 08/09 CDBG Economic Development set aside \$70,000.00	Staff has finalized the application and awaiting confirmation of use of MDC Federal ID # and whether OECD will recapture funds
	Inventory existing business assistance programs and providers and conduct a public awareness campaign and educational seminars.		FY 08/09 budgeted Consulting Services	N/S
Housing	Implement policies and programs to encourage homeownership and discourage further rental development.	Staff is recommending an NSP bonus program for contractors and home purchaser	FY 08/09 budgeted Consulting Services <b>Requires a reallocation of funds.</b>	Program concept in development for future consideration of the Board

CATEGORY SHORT TERM	RECOMMENDATION	IMPLEMENTING ACTIONS	BUDGET/FUNDING	STATUS
	Conduct a survey of dilapidated, vacant and nuisance residential properties and regularly monitor turnover.		FY 08/09 budgeted Consulting Services	N/S
	Conduct an analysis of housing affordability expirations for Public and LHTI housing and identify opportunities to transition to homeownership or other managed housing programs.		FY 08/09 budgeted Consulting Services	N/S Recommended FY 09/10
Infrastructure	Inventory proposed and maintenance related improvements planned for NLCRA/conduct a needs assessment.		FY 08/09 budgeted Consulting Services	Staff is currently conducting an analysis of the progress in implementing the Moss Plan
	Develop a NLCRA Capital Plan for infrastructure, communication facilities and enhancements.		FY 08/09 budgeted Consulting Services	Staff is proceeding with this inventory and has forwarded a list of known Capital Improvements to District Commissioners
	Conduct a lighting feasibility study		FY 08/09 budgeted Consulting Services	Staff is coordinating with Commissioner Sorenson's office, who has already started some of this analysis

CATEGORY SHORT TERM	RECOMMENDATION	IMPLEMENTING ACTIONS	BUDGET/FUNDING	STATUS
Environment	Identify funding strategies for development of Royal Colonial		FY 08/09 budgeted Consulting Services and Staff salaries.	N/S
	Identify potential sites that could benefit from the Florida Brownfields Program		FY 08/09 budgeted Consulting Services and Staff salaries.	N/S - Recommended FY 09/10
CRA Administration	Initiate annual program planning and benchmarking, inclusive of community input		FY 08/09 budgeted Consulting Services	Preparing Action Agenda and timeline.
	Project Advocacy and intergovernmental coordination		FY 08/09 budgeted Consulting Services	Ongoing
	Create communications and collateral pieces and disperse information to businesses and residents regarding other resources to meet goals	Coordinate with MDC to purchase a URL for CRA website Create and distribute a newsletter	FY 08/09 budgeted Consulting Services <b>Requires a reallocation of funds.</b>	Researching costs, recommended April Action Plan to further develop schedule, content, etc.
	Identify and conduct community events such as housing and job fairs, crime prevention awareness and neighborhood clean ups	Great American Clean Up - April 09	Ongoing, budgeted funds and donations. <b>Requires a reallocation of funds or pursuit of donations</b>	Staff is in contact with MDPD and Keep America Beautiful, Inc. to get specifics.

CATEGORY SHORT TERM	RECOMMENDATION	IMPLEMENTING ACTIONS	BUDGET/FUNDING	STATUS
	Tax Roll Analysis of land use, values and exemptions		FY 08/09 budgeted Consulting Services	Staff is in receipt of Tax Roll and evaluating for Economic Development Grant
	Create a grant program to assist existing public and not for profit organizations in programs that meet Redevelopment Goals		FY 08/09 budgeted Consulting Services	N/S