

Community Redevelopment Agency Annual Report



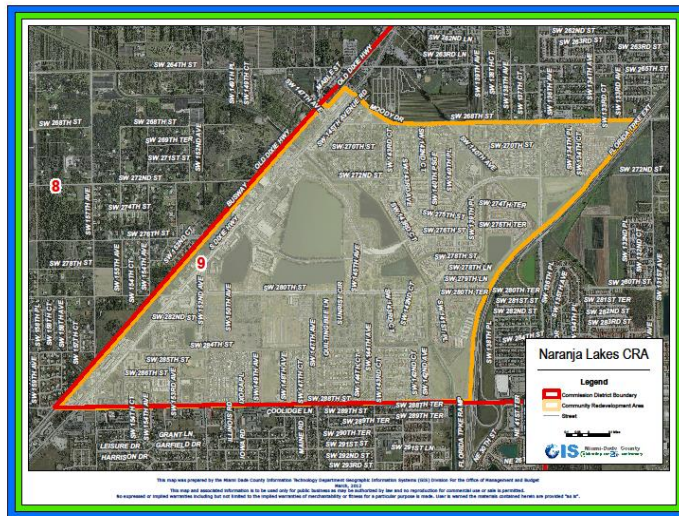
Fiscal Year 2014-2015

OVERVIEW

The Naranja Lakes Community Redevelopment Agency (CRA) was created by the Board of County Commissioners (BCC) pursuant to Ordinance No. 02-216 adopted on October 22, 2002, appointing its board members and delegating the power to prepare a Redevelopment Plan (Plan), subject to BCC approval, to address slum and blight in the redevelopment area. The interlocal agreement granting the CRA certain redevelopment powers was approved by Resolution R-855-03 on July 22, 2003. The Redevelopment Plan was adopted pursuant to Resolution R-418-03 on May 6, 2003. The Plan's Primary Redevelopment Project (Project) was the development of approximately 210 acres, known as the Mandarin Lakes development. The Trust Fund was created by Ordinance 03-106 on May 6, 2003. Fiscal Year 2014-15 was the CRA's 13th year of operation.

CRA Boundaries

The CRA is located in the southern area of Miami-Dade County and is described generally as bounded by S.W. 288th Street on the south, S.W. 268th Street and 1st Road on the North, S.W. 137th Avenue and Florida Turnpike on the east, and Old Dixie Highway on the west, encompassing approximately 1,260 acres. The CRA lies within County Commission District 9, represented by Commissioner Dennis C. Moss.



CRA Board and Staffing

The Naranja Lakes CRA Board may have up to nine Board members. Five seats were filled as of September 30, 2015. The Board Members were:

Kenneth Forbes, Chairperson
Stuart Archer, Vice-Chair
Moe Hakksa
Rene Infante
Daniel Lipe

Miami-Dade County professional staff from the Office of Management and Budget (OMB) provides support to the Naranja Lakes CRA. The effort is led by Mr. Jorge M. Fernandez Jr., Coordinator of the Community Redevelopment and Municipal Services Unit. Mr. Steve W. Zelkowitz of the law firm Gray Robinson, P.A. provides the Board with legal counseling.

Administrative Procedures

The Agency's by-laws establish the composition, purpose and powers, meetings and notice requirements, and administrative procedures. No modifications to the by-laws were adopted during the reporting fiscal year.

CRA Plan Implementation

The goals of the CRA continue to be the expansion of the property values within the redevelopment area, to provide enhanced safety to the area residents in the form of Community Policing, and to find opportunities to improve the physical quality of life for the businesses and residents of the Area in accordance to the Plan. To this end, the CRA completed the following initiatives during this reporting year.

Community Policing

In 2005, the South District experienced an increase in crime throughout the Naranja Lakes Community Redevelopment Area (NLCRA). An area which has a boundary comprised of the following subdivided communities: Mandarin Lakes, Modello, Moody Gardens, Villages of

Naranja, River Side Villas, Hidden Grove, Sea Pines, Water Side, Heritage Squares, and assorted Leisure City residential neighborhoods. The CRA boundaries also contain commercial businesses along US1 and along Southwest 137th Avenue. The most noted crimes within the boundaries included robberies, burglaries, prostitution, auto thefts, and other crimes of opportunity. In an effort to address these crime trends with minimal impact on limited daily police patrols, Miami-Dade Police's South District partnered with the CRA Board and established an agreement facilitating the development of an enhanced community policing enforcement initiative.

The initial enforcement operation for this program commenced on September 26, 2006, providing daily roving patrols, weekly proactive enforcement sweeps/operations, Residential Empowerment Neighborhood Enforcement Walks (RENEW), community projects, and community police interactions. The overall goal of the project was to reduce crime through added proactive police enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through community policing concepts.

This report applies to the time period of September 1, 2014 to August 20, 2015. All of the initiatives goals were successfully achieved in the following three categories:

I. Enforcement:

- A total of 161 arrests were made including 24 felony arrests, 29 misdemeanor arrests, 38 warrants arrests, 20 traffic arrests, 49 PTA arrests, 1 DUI arrest, and 8 apprehensions (as compared to last year's total of 123 arrests. from September 1, 2013 to August 17, 2014).
- 25 Civil Citations were generated (as compared to last year's total of 0 civil citations)
- 2 curfew violators (as compared to last year's total of 0 curfew violators)
- 1 truant violator (as compared to 7 last year)
- 3 vehicles and 12 persons were recovered (as compared to last year's total of 1 vehicle)
- 1,121 Field Interview Reports were documented (as compared to 849 last year).
- 8 career criminals contacted (as compared to 3 last year).

- Narcotics seized totaled: 247.5 grams of marijuana, 26 grams of cocaine, 3 grams of heroin, and 14 MDMA pills (as compared to last year's amount of 32.5 grams of marijuana and 2 grams of cocaine).
- 967 traffic and 8 parking citations were generated (as compared to last year's 1,298 traffic citations).
- 1 vehicle was impounded (as compared to 1 vehicle last year)
- A total of 2,898 contacts including 2,004 citizens and 894 business contacts (as compared to last year's total of 1,120).
- A total of 145 Enforcement Sweeps were conducted.

II. Community/Enforcement Highlights:

- The NLCRA detail was enhanced during the summer months to accommodate the potential increase in criminal activity.
- Neighborhood Resources Unit (NRU) Officers conducted bicycle, foot, and vehicle patrols within the NLCRA to engage the community in a positive manner and actively seek criminal activity.
- NRU Officers hosted an Easter egg hunt, for children ranging from 2-14 years old, at the NLCRA Somohano building. This event was designed to strengthen the trust and relationships between the community and the Police.
- NRU Officers continue to recruit juveniles from the NLCRA area to the Police Explorer program, which is hosted out of the Miami-Dade Police Department (MDPD) South District (SD). The Explorer program is designed to develop leadership and teamwork skills, and mold young men and women into future law enforcement officers. Two juvenile males were successfully recruited into this program and they are doing exceptionally well.
- NRU Officers addressed several complaints regarding speeding motorists on 144 Avenue and SW 280-288 Street. Numerous details were conducted in this area utilizing speed measuring devices. There has been a noticeable reduction in speeding motorists due to these details.
- NRU Officers continue to conduct traffic enforcement details near schools within the NLCRA. These details are geared toward the education and enforcement of the laws regarding speeding within school zones and proper child safety restraints while riding in a motor vehicle.

- NRU Officers along with undercover detectives conducted several surveillance and enforcement details near the TNT Barber shop, located at 27389 S. Dixie Hwy, to specifically address numerous narcotics and nuisances complaints about the Barber Shop. NRU Officers generated over 10 narcotic arrests and recovered approximately 127 grams of marijuana and 2 grams of cocaine. As a result of boundless efforts by NRU officers and the Property Manager, TNT Barber shop closed and moved out of the area.
- NRU officers responded to a suspicious person call. When they arrived, they located a subject who attempted to conceal himself from the officers. The officers approached the subject, at which time, the subject reached into his clothing as if he was attempting to retrieve an item. The officers successfully restrained the subject before he could remove his hand and recovered a loaded .40 caliber handgun from the subject. The subject was arrested and the gun was seized.
- NRU Officers conduct continuous patrols through the NLCRA boundaries. While patrolling the Waterside Community, the officers were flagged down by a victim and advised that her vehicle had just been stolen. The officers conducted an area canvass, located the vehicle, and apprehended the subject. An auto theft detective was summoned and pursuant to their investigation, the subject was arrested and the vehicle was subsequently returned to the victim.
- NRU Officers have been receiving several complaints about individuals loitering and drinking alcoholic beverages in front of establishments that sell alcoholic beverages. These individuals disrupt the flow of business and create a nuisance for the patrons and business owners of the community. NRU Officers are proactively addressing this concern by issuing civil citations to the individuals who are consuming alcohol within 100 feet of an establishment that sells alcoholic beverages. NRU Officers have been educating the business owners on this County Ordinance and the steps to obtain “We Care” signs.
- NRU Officers conducted a RENEW in Naranja Lakes Condominium. The goal was to contact as many residents as possible to ascertain the community’s concerns. Crime prevention, crime stoppers, and crime watch pamphlets were disseminated to the residents. The pamphlets provide information and contact numbers that the residents can utilize to enhance their quality of life within the condominium. During the RENEW, NRU Officers discovered a strong smell of marijuana emitting from

one of the residents. The owner was not home; however the information was forwarded to the Narcotics Bureau for further investigation.

- NRU Officers continue to address prostitution concerns in the NLCRA boundaries. Officers located a female walking in the parking lot of an establishment and began to interact with her. The female was a minor who was reported missing from another state and resided with an older male at a nearby motel. Human Trafficking Detectives were notified and responded to the scene; they assumed the investigation. The adult male was arrested and the female was taken into protective custody. In addition, SD's Crime Suppression Team (CST) has conducted various surveillance and prostitution details, and has generated several prostitution arrests.
- NRU Officers received a complaint of several homeless individuals illegally residing in the foliage of Naranja Lake's located on 145th Ave and SW Naranja Lakes Boulevard. NRU Officers made contact with the homeless to inquire their situation and inform them of this complaint. NRU Officers also met with the head of security for Larkin Hospital, the owner of the lake's property, and conducted a walkthrough of the property. The homeless individuals who refused assistance were issued trespassing warnings and removed from the property. NRU Officers assisted in a clean-up detail of the property which entailed mowing the grass and reducing the shrubbery to discourage homeless individuals from setting illegal camps within the foliage. During this detail, several homeless individuals were safely removed from the property and issued trespass warnings. NRU Officers returned to the property several days later and did not observe any trespassers.

III. **Crime Analysis:**

At the onset of the initiative, an up to date crime analysis was conducted of the areas of the NLCRA boundaries to determine the most active days and hours of the week to provide the most efficient coverage. This was maintained on a weekly basis to establish weekly scheduling of police coverage. This formula of utilizing intelligence gathering through crime trend analysis and proper placement of police presence is one of the keys to this year's successful reduction in violent crimes such as residential burglaries and robberies. The

area experienced an overall reduction of -48.9% in Part I Crimes. This includes Homicide, Rape, Robbery, Burglary, Auto Theft, and Larceny.

MIAMI-DADE POLICE DEPARTMENT
Naranja Lakes Community Redevelopment Agency
Part I Crimes

	Total Cases 2013/14*	Total Cases 2014/15*	cases +/-	% +/-
Robbery	65	57	-8	-12.3%
Burglary (Residential)	189	71	-118	-62.4%
Burglary (Vehicle)	64	69	+4	+7.8%
Motor Vehicle Theft	34	44	+10	+29.4%
Homicide	0	0	0	0%
Theft	272	76	-196	-72%
Sex Offense	14	9	-5	-35.7%
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Total Part I Crimes	638	326	-312	-48.9%

* CRA Part I Crimes Report: 2013/14 Stats were obtained from 09/01/13 to 08/17/14 and 2014/15 Stats were from 09/01/14 to 08/20/15. The 2014/15 Stats were compiled on Thursday, August 20, 2015.

*This overall positive reduction was accomplished even though the NLCRA continues to experience considerable increase in population growth over the past year.

Future Goals and Operations for 2015 - 2016:

- Continue to improve on the same high quality of enforcement and community policing provided this past year.
- Establish more youth mentoring programs within the Jose Somohano Community Police Work Station.
- Provide education safety events to interact with local communities and to aid in crime prevention.
- Deployment of our Mobile Operations Center (MOC) to provide the citizens within the NLCRA with resources such as: fingerprinting, clearance letters, crime watch, and crime prevention information.

- Details utilizing Police bicycle units to assist in traffic concerns, crime prevention, and community contacts.
- Perform security surveys in businesses and homes to educate the communities on crime prevention through hands-on guidance on how they can better secure their locations.
- Educate and encourage citizens to join and participate in the Nextdoor.com program.

Chapman Elementary

To promote community awareness of resources, businesses, improvements, partnerships and safety, the CRA partnered with the Dr. William A. Chapman Elementary School to host the Naranja Lakes Community Resource Fair and Fun Zone. The event brought together residents, businesses, service providers in a fun and collegial environment which promoted neighborhood pride, while raising public awareness on steps that can be taken by families and youth to improve the area community health and wellness.

The CRA partnership consisted in a \$2,000 financial contribution for related operational set up costs, public awareness campaign and cost of printed materials to promote a positive image of Naranja Lakes as a fun and healthy neighborhood for the betterment of the area's youth, residents and businesses.

Commercial Grant Program

During fiscal year 2013-14 the Board adopted a Commercial Grant Program. This program aims to provide financial assistance to struggling businesses within the Area. The CRA partnered with Neighbors and Neighbors Association, Inc. (NANA) to coordinate the grant. To this end, NANA has conducted a door to door educational campaign through the CRA US-1 business corridor. Through this interaction, business owners are becoming aware about the grant programs and how to proceed with completing and submitting application that meets the program's requirements.

Eligible improvements include but are not limited to: exterior and/or interior painting; siding, masonry or stucco facing; sewer hookup; roof repairs; exterior lighting; signage; window and/or door replacement; awnings; canopies and shutters; historic storefront restoration; landscaping and irrigation; parking lot improvements; fences and gates; resolution of code violations; and

improvements required by the American Disabilities Act.

A total of \$50,000 was encumbered as initial funding available for the commercial grant program. Businesses will be able to apply for projects not to exceed funding for up to \$15,000.

Tax Base Growth and Tax Increment Financing Revenues

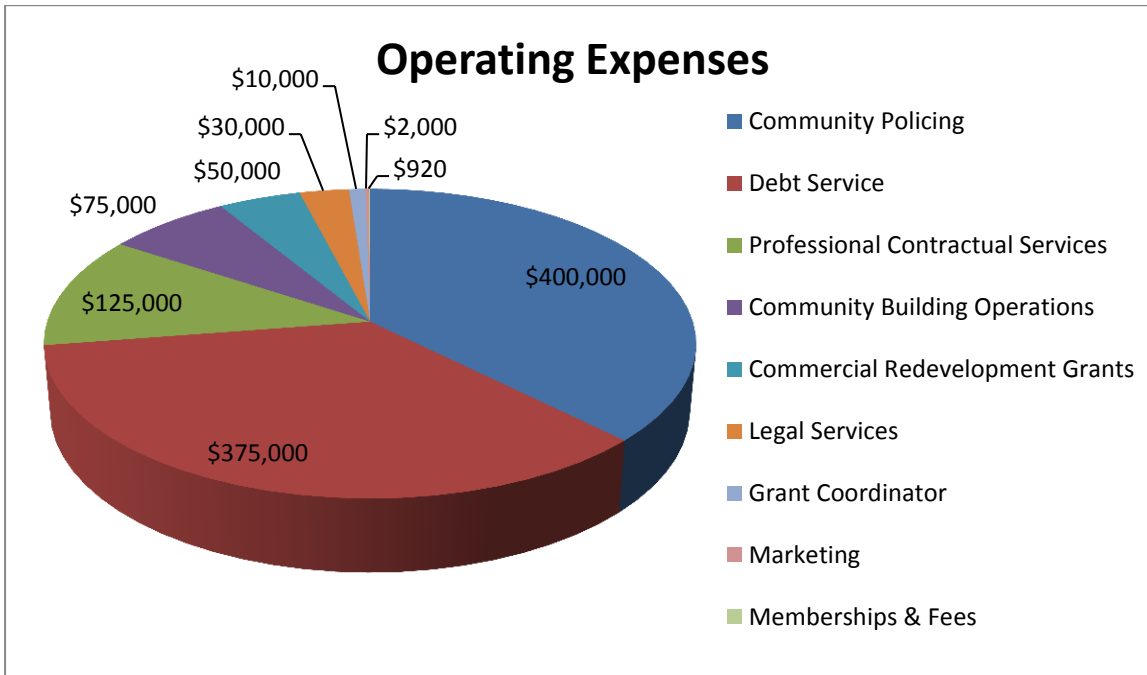
The 2014 taxable value of the CRA Area increased from the 2013 taxable value of \$269 million to \$282 million, which represent a five percent increase. Overall, values are up a cumulative 115 percent since the CRA's inception in 2002, when the values were \$131 million. Total revenues in FY 2014-15 were \$2,647,797. Of this amount, \$259,790 was the Unincorporated Municipal Service Area (UMSA) tax increment contribution, and \$628,411 was from Miami-Dade County countywide funds. There was also prior year cash carryover of \$1,756,755 and interest earnings of \$2,841.

Adopted Budget for Fiscal Year 2015 – 2016

On September 15, 2015 the Agency approved a budget for FY 2015-16 based on projections of cash balances at the end of FY 2014-15. The budget was adopted by the Board of County Commissioners on February 2, 2016 (Resolution R-112-16). The Agency's budget included revenues and expenditures of \$2,720,838 including Tax Increment Financing (TIF) payments in the amount of \$962,668, interest proceeds of \$3,500 and carryover funds totaling \$1,736,670.

Administrative Expenses in the budget total \$92,850 and represent nine percent of TIF revenues, excluding the 1.5% County administrative charge of \$14,710. Administrative expenses include direct County support staffing (\$90,000); and advertising, printing and mail services (\$2,850).

Operating Expenses total \$1,067,920 and include \$400,000 for community policing; \$375,000 for projected debt service payment; \$125,000 for professional contractual services for a boundary extension redevelopment plan and an economic development coordinator; \$75,000 for community building operations, maintenance and insurances; \$50,000 for commercial redevelopment grants; \$30,000 for legal services; \$10,000 for a commercial grant coordinator; \$2,000 for marketing; and \$920 for memberships and state fees. The budget also includes a \$1,545,358 in reserves until such time that a redevelopment opportunity is identified.



Following a five-year period, when the Area experienced a significant reduction in taxable values, the preliminary 2015 tax roll has increased nine (9) percent, indicating that the area has begun to recover from the recent economic downfall. As a result, the Area has benefited from a small growth in TIF revenues to address slum and blight in accordance with Agency's mission.

To better address slum and blight in the Area and to increase the Agency's revenue stream, the Agency adopted Resolution No. 2013-02 expressing the desire to study the feasibility of expanding the boundaries of the Area and instructing staff to undertake the necessary step to procure a Finding of Necessity Study for the area generally described as follows: to the West, the Urban Development Boundary (UDB), to the East, the Florida Turnpike following SW 288 Street to SW 127 Avenue to SW 248 Street to SW 122 Avenue; to the South from SW 288 Street; and to the North SW 232 Street from the Urban Development Boundary to SW 122 Avenue.

The study was completed and is expected to be considered by the Board of County Commissioners during fiscal year 2015 - 2016.

Financial ReportStatement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year Ended September 30, 2015*

Revenues

Taxes	\$889,150
Investment Income	<u>\$3,205</u>
Total Revenues	\$892,355

Expenditures

General Government	\$540,147
Debt Service	\$374,000
Capital Outlay	<u>\$0</u>
Total Expenditures	\$914,147

Excess/Deficiency of Revenues

Over Expenditures (\$21,792)

Other Financing Sources

Operating Transfer In	\$0
Operating Transfer Out	<u>\$0</u>
Total Other Financing Sources	\$0

Net Change in Fund Balance (\$21,792)

Fund Balance Beginning \$1,756,755

Fund Balance End \$1,734,963

*NOT AUDITED

Summary

The potential for future commercial and residential development throughout the Naranja Lakes CRA boundaries is palpable, as evidenced by various residential and commercial projects sprouting throughout the area. Emerging projects, such as private educational facilities and beautiful affordable housing complexes, are part of the CRA's realization of their vision to create a better neighborhood to live, work and play. Undoubtedly, these projects will also play a significant role in the CRA's goals to increase the property values within the Area and to find opportunities to improve the physical quality of life for the businesses and residents of the Area. The CRA Board continues to meet with private developers to listen to various projects in and around the CRA area in an effort to tackle one of the most important economic development initiatives in South Miami-Dade; the rebirth and renewal of an area still recovering from the devastation of Hurricane Andrew in 1992.

The CRA Annual Report has been filed and is available for review in the County Clerk's Office. The notice of publication is set for March 27, 2015 in the Miami Herald newspaper's Neighbors Section. The Annual Report and other information relating to the Naranja Lakes CRA can be reviewed in the Miami-Dade County's website <http://www.miamidade.gov/redevelopment/naranja-lakes.asp>



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