

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(Y)  
7-21-98

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. R-847-98

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA KNOWN AS NARANJA LAKES AND BOUNDED BY S.W. 288TH STREET ON SOUTH, S.W. 137TH AVENUE AND FLORIDA'S TURNPIKE ON EAST, S.W. 268TH STREET AND 1ST ROAD ON NORTH AND OLD DIXIE HIGHWAY ON WEST TO BE A SLUM OR BLIGHTED AREA; DECLARING REHABILITATION, CONSERVATION OR REDEVELOPMENT, OR COMBINATION THEREOF, OF AREA TO BE NECESSARY IN INTEREST OF PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF RESIDENTS OF MIAMI-DADE COUNTY, FLORIDA; FINDING NEED FOR CREATION OF COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act of 1969 during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163, Sections 163.330 through 163.450 (the "Act"); and

WHEREAS, all powers arising through the Act are conferred upon counties with home rule charters; and

WHEREAS, on September 17, 1996 the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-1038-96 which resolution directed the County Manager to prepare a finding of necessity study for the Naranja Lakes area, such geographic area being more particularly described in the attached Exhibit A and incorporated herein by this reference (the "Naranja Lakes Community Redevelopment Area"); and

WHEREAS, Miami-Dade County, Florida (the "County") retained Joseph Middlebrooks and Associates, Inc. to prepare a finding of necessity study with respect to the Naranja Lakes Community Redevelopment Area, which finding of necessity study for the Naranja Lakes Community

corporation or other business entity so engaged, within the area of operation of the agency.

- by resolution, declare itself the community redevelopment agency. In this case the members of the Board shall be the members of the agency, but the members of the agency constitute the head of a legal entity, separate, distinct and independent from the Board.

The Tax Increment Financing Coordinating Committee has reviewed the Finding of Necessity Report and recommends its acceptance by the Board.

DIRECTIVES

Commissioner Sorenson requested that this item be placed on the Board's agenda.

Redevelopment Area, dated February, 1998, is attached as Exhibit B to this resolution and is incorporated herein by this reference (the "Finding of Necessity Report"); and

WHEREAS, the Board considered the Finding of Necessity Report concerning the existence of slum or blighted areas within the Naranja Lakes Community Redevelopment Area; and

WHEREAS, the Board hereby concurs with the Finding of Necessity Report and finds that one or more slum or blighted areas, as defined in Section 163.340, Florida Statutes, exist in the Naranja Lakes Community Redevelopment Area; and

WHEREAS, the Board hereby finds that the rehabilitation, conservation, or redevelopment, or a combination thereof, of said slum or blighted area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the Naranja Lakes Community Redevelopment Area and of the County; and

WHEREAS, the Board hereby finds that said slum or blighted area is appropriate for redevelopment; and

WHEREAS, the Board hereby finds that there is a need for a community redevelopment agency for the Naranja Lakes Community Redevelopment Area to carry out the community redevelopment purposes of the Act,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

Section 1. The foregoing recitations are deemed true and correct and are hereby incorporated as part of this resolution.

Section 2. As evidenced by the findings contained in Exhibit B, and as defined in Section 163.340, Florida Statutes, a blighted or slum area exists in the Naranja Lakes Community Redevelopment Area, which geographic area is described generally as bounded by S.W. 288th Street on the South, S.W. 137th Avenue and Florida's Turnpike on the East, S.W. 268th Street and 1st Road on the North and Old Dixie Highway on the West and is specifically described in Exhibit A attached hereto.

Section 3. The rehabilitation, conservation or redevelopment, or a combination thereof, of the Naranja Lakes Community Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the Naranja Lakes Community Redevelopment Area and of the County, said finding of necessity being made within the meaning of the Act.

Section 4. The Naranja Lakes Community Redevelopment Area is hereby found and declared to be a slum or blighted area as defined in Section 163.340, Florida Statutes.

Section 5. The Board hereby finds that there is a need for a community redevelopment agency to carry out the community redevelopment purposes of the Act in the Naranja Lakes Community Redevelopment Area.

The foregoing resolution was offered by Commissioner Katy Sorenson, who moved its adoption. The motion was seconded by Commissioner Miguel Diaz de la Portilla and upon being put to a vote, the vote was as follows:

Dr. Miriam Alonso	aye	Bruno A. Barreiro	aye
Dr. Barbara M. Carey	aye	Miguel Diaz de la Portilla	aye
Betty T. Ferguson	absent	Gwen Margolis	aye
Natacha Seijas Millán	absent	Jimmy L. Morales	aye
Dennis C. Moss	aye	Pedro Reboredo	absent
Dorrian D. Rolle	aye	Katy Sorenson	aye
Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of July, 1998. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

**KAY SULLIVAN**

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency. GBL



# MEMORANDUM

Agenda Item No. 5(Y)

TO: Honorable Chairperson and Members  
Board of County Commissioners

DATE: July 21, 1998

FROM: *M. R. Stienheim*  
County Manager

SUBJECT: Naranja Lakes Finding of Necessity  
and Finding Need for Creation of  
Redevelopment Agency

## RECOMMENDATION

It is recommended that the Board of County Commissioners make the necessary findings to declare Naranja Lakes a redevelopment area pursuant to Chapter 163, Part III, Florida Statutes. Such area is referred to as the Redevelopment Area and is generally bounded by S.W. 288th Street on the South, S.W. 137th Avenue and the Florida Turnpike on the East, S.W. 268 Street and 1st Road on the North and Old Dixie Highway on the West. (See Exhibit A).

It is also recommended that the Board find the need for the creation of a Community Redevelopment Agency whose members shall be appointed by the Board pursuant to an ordinance to be enacted at a subsequent meeting.

## BACKGROUND

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969 as is presently contained in Part III of Chapter 163, Florida Statutes, as amended (the "Act"). The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies and to prepare community redevelopment plans within which community redevelopment projects may be undertaken to eliminate and prevent the development and spread of slum or blighted areas through the use of creative financing mechanisms.

In order to implement the Act, the County must adopt a resolution finding that:

1. One or more slum or blighted areas exist within the proposed Redevelopment Area; and
2. That rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area is necessary in the interest of the public health, safety, morals or welfare of the residents of the County.

On September 17, 1996, the Board directed the County Manager (Resolution No. R-1038-96) to prepare a finding of necessity study for the Naranja Lakes area as required by the Community Redevelopment Act of 1969. On March 5, 1997, OCED issued a "work order" to Joseph Middlebrooks and Associates to prepare the aforementioned study. The study was submitted to

OCED in February 1998. OCED reviewed the study and requested certain revisions which were subsequently incorporated in the attached study and resubmitted to OCED.

A Report (see Exhibit B) prepared by Joseph Middlebrooks and Associates, Inc. examined conditions in the proposed Redevelopment Area and concluded that slum and blight, as defined in the Act, exist. Miami-Dade County staff has reviewed the report and supports its conclusion.

For the purpose of this finding, it has been demonstrated in the Redevelopment Area that there exists slum and blight in the form of the following factors:

Slum Factor

Substandard structural conditions - Maps 8, 8-A, and 8-B.

Blighted Factors

- (A) Predominance of defective or inadequate street layout - Map 3.
- (B) Faulty lot layout in relation to size, adequacy, accessibility or usefulness - Map 4.
- (C) Unsanitary or unsafe conditions - Map 5.
- (D) Deterioration of site or other improvements - Map 6 and Map 9-A.
- (E) Diversity of ownership or defective or unusual title conditions which prevent the assemblage of land within the deteriorated or hazardous area - Map 7.
- (F) A substantial number of deteriorated and dilapidated structures - Maps 8, 8-A and 8-B.
- (G) Conditions which endanger life or property - Charts 1 through 4.

The County cannot proceed with the redevelopment of the proposed Naranja Lakes Community Redevelopment Area until the Board declares the need for and creates a Community Redevelopment Agency.

The Board of County Commissioners has the following two options for the creation of the Community Redevelopment Agency:

- by ordinance, appoint a board of commissioners of the community redevelopment agency, which shall consist of not fewer than five or more than seven commissioners. Any person may be appointed a commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession or performing a service for compensation, or serving as an officer or director of a

## METHODOLOGY

### **Study Area**

The Miami-Dade County Commission has authorized a study to determine if the Naranja Lakes Study Area meets certain criteria as established by Florida statutes relative to creating a community redevelopment agency and tax increment financing trust. The boundaries of the study area have been defined by a resolution of the Miami-Dade County Board of Commissioners. The boundaries (generally described) are Southwest 288th Street on the south, Southwest 137th Avenue and Florida's Turnpike on the east, Southwest 268th Street and 1st Road on the north, and Old Dixie Highway on the west (See Map 2). In order to implement the community redevelopment agency and tax increment financing trust, the study area must meet certain conditions as described by Florida Statutes. The Finding of Necessity requirements and procedures are prescribed in Chapters 163.340 and 163.355, F.S., Florida Redevelopment Act.

### **Research**

Various documents have been reviewed to obtain data relative to the statutory requirements which must be met. The following documents have been reviewed and information from them has been used in the formulation of this document:

- The Moss Plan
- Duany, Plater-Zyberk, Naranja Lakes Neighborhood Study
- Dade County Property Appraiser's Office Data
- Dade County PDR Department, Comprehensive Development Master Plan
- FAU/FIU Joint Center, Transit Study
- Area Planning Report, Commission District 8
- Area Planning Report, Commission District 9
- A Profile of Community Council Area 15

### **Field Surveys and Data Collection**

Various field surveys were conducted; these surveys were conducted on different days. The intent

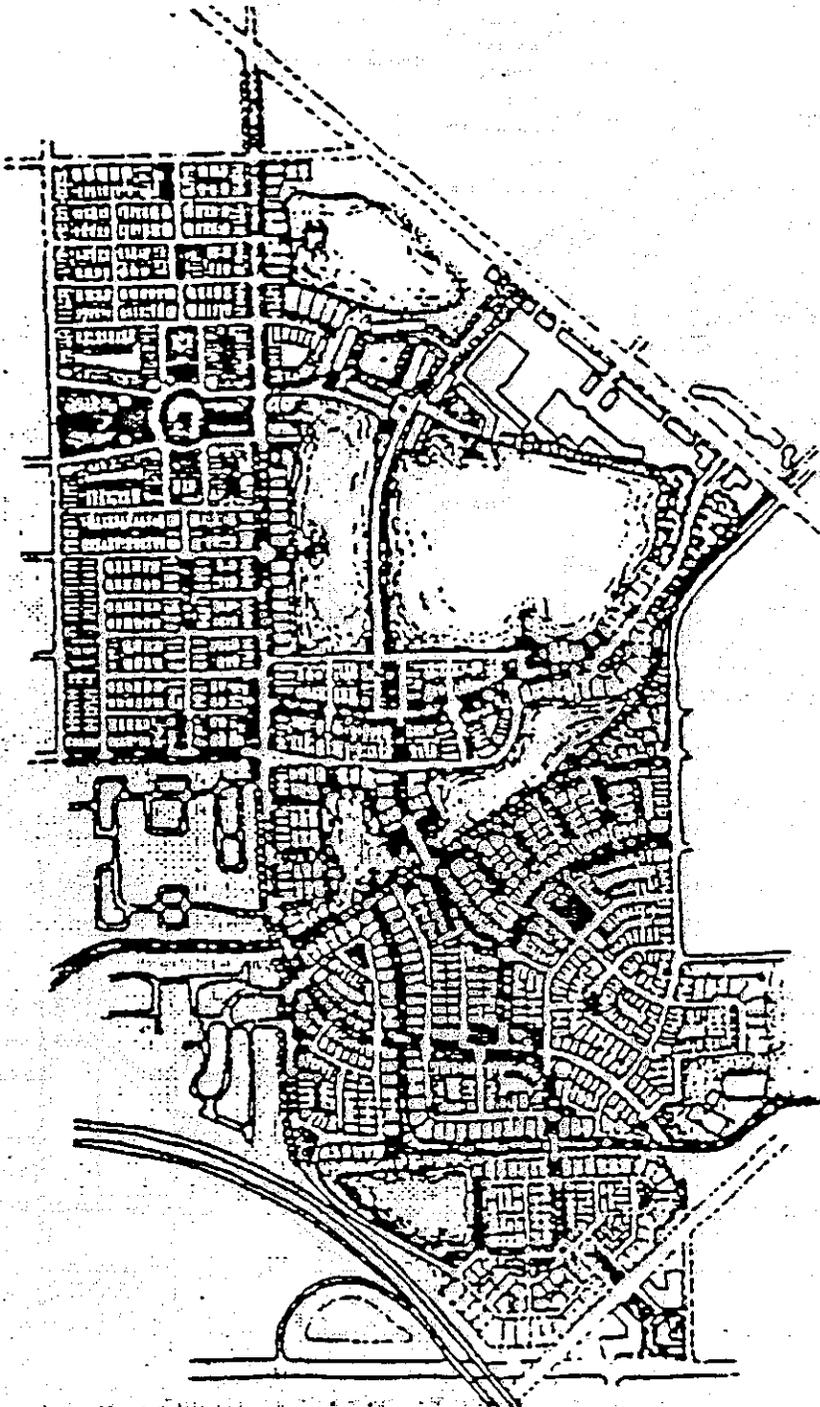
LEGAL DESCRIPTION

Legal Description to the proposed Naranja Lakes Tax Increment Financing District.

A portion of Sections 33, 34 and 35, Township 56 South, Range 39 East, and a portion of Sections 3, 4 and 5, Township 57 South, Range 39 East, all in Dade County, Florida as delineated and described in Board of County Commissioners resolution No. R-1038-96 adopted on September 17, 1996 and being more particularly described as follows: That portion of the above described Sections bounded on the South by S.W. 288<sup>th</sup> Street (Biscayne Drive); bounded on the East by S.W. 137<sup>th</sup> Avenue and its intersection with the Homestead Extension of Florida's Turnpike (State Road No. 821); bounded East, Northeasterly by said Homestead Extension of Florida's turnpike; bounded on the North by S.W. 268<sup>th</sup> Street (Moody Drive) to its intersection with S.W. 266<sup>th</sup> Street; bounded Northeasterly by S.W. 266<sup>th</sup> Street and its intersection with Old Dixie Highway; and bounded on the West by Old Dixie Highway..

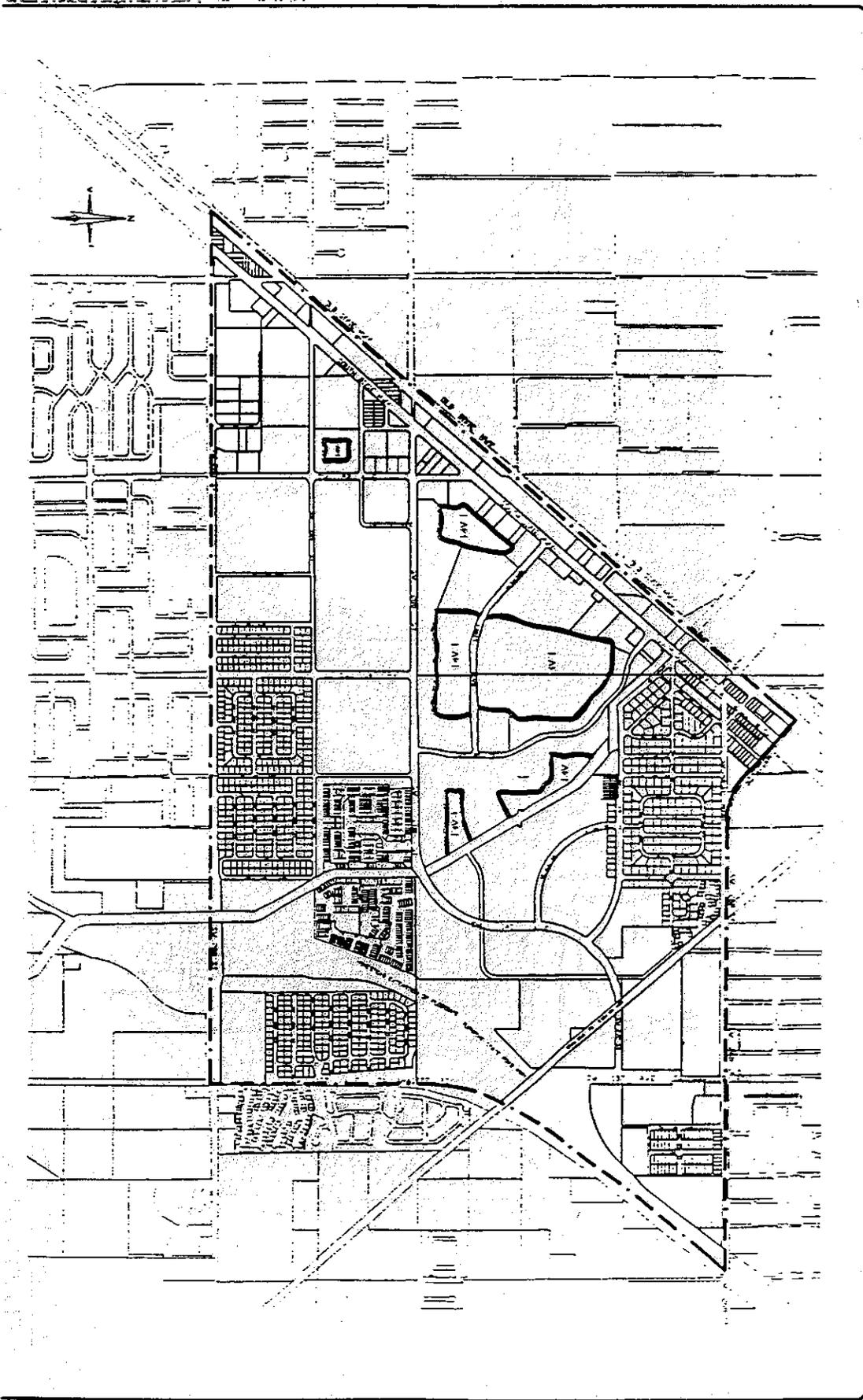
A portion of Sections 33, 34 and 35, Township 56 South, Range 39 East, and a portion of Sections 3, 4 and 5, Township 57 South, Range 39 East, all in Dade County, Florida as delineated and described in Board of County Commissioners resolution No. R-1038-96 adopted on September 17, 1996 and being more particularly described as follows: That portion of the above described Sections bounded on the South by S.W. 288<sup>th</sup> Street (Biscayne Drive); bounded on the East by S.W. 137<sup>th</sup> Avenue and its intersection with the Homestead Extension of Florida's Turnpike (State Road No. 821); bounded East, Northeasterly by said Homestead Extension of Florida's turnpike; bounded on the North by S.W. 268<sup>th</sup> Street (Moody Drive) to its intersection with S.W. 266<sup>th</sup> Street; bounded Northeasterly by S.W. 266<sup>th</sup> Street and its intersection with Old Dixie Highway; and bounded on the West by Old Dixie Highway.

8



MASTER PLAN  
NARANJA LAKES, FLORIDA

©1996 Crown Valle Verde Inc., Town Planners  
©1996 Andrew Dunay and Elizabeth Plater-Zyberk, Architects Inc.



MIAMI-DADE COUNTY  
 OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT  
 1000 N.W. 13th Street, Miami, FL 33136

NARANJA LAKES NEIGHBORHOOD  
 THE NEIGHBORHOOD FORMING STUDY  
 MAP 2 STUDY AREA BOUNDARY

**JM** JOSEPH ANDERSON EBERHART & ASSOCIATES, INC.  
 ARCHITECTS, COMMERCIAL ARCHITECTURE, INTERIOR, URBAN PLANNING  
 1000 N.W. 13th Street, Miami, FL 33136  
 TEL: 785-8800  
 FAX: 785-8801  
 WWW: WWW.JEA.COM

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

SS:

I, **HARVEY RUVIN**, Clerk of the Circuit and County Courts, in and for Miami-Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, **Do Hereby Certify**, that the above and foregoing is a true and correct copy of Resolution R-847-98, adopted by the Board of County Commissioners at its meeting of July 21, 1998, as appears of record.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this  
6th day    October A.D. 2006.

**HARVEY RUVIN**, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida



By: *[Signature]*  
Deputy Clerk

Board of County Commissioners  
Miami-Dade County, Florida