

MEMORANDUM

Amended
Alternate
Agenda Item No. 4(F)

TO: Hon. Chairperson and Members
Board of County Commissioners

DATE: October 22, 2002

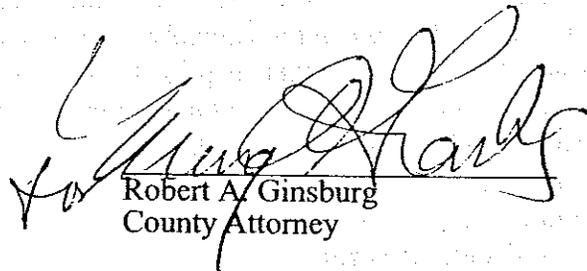
FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Creation of the Naranja Lakes
Community Redevelopment
Agency

O#02-216

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Katy Sorenson.

The alternate differs from the original proposal in that it identifies the members to be appointed.


Robert A. Ginsburg
County Attorney

RAG/bw



MEMORANDUM

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: October 22, 2002

SUBJECT: Ordinance creating the
Naranja Lakes Community
Redevelopment Agency

FROM: Steve Shiver 
County Manager

ECONOMIC IMPACT ANALYSIS

The Creation of the Agency

The action being considered by the Board, in this agenda item, solely relates to the creation of the Community Redevelopment Agency, therefore it does not, in itself, generate an economic impact. By creating the CRA, the Board has undertaken a step towards the adoption of a Redevelopment Plan and the establishment of a Tax Increment Financing mechanism to fund its implementation.

The CRA Plan

At a later date, staff and the County's CRA Consultant shall bring forward the completed Naranja Lakes CRA Plan for consideration and recommended adoption by the newly formed CRA Board. This Plan will then move forward to the Board for final consideration and adoption. The Plan covers a geographic area of 1200 acres. This newly formed redevelopment area was designated by Board action through their acceptance and adoption of the Finding of Necessity.

Within the overall redevelopment area, there exists the Primary Redevelopment Project. This project is located on approximately 210 acres at the vacant site where the Naranja Lakes multifamily community existed prior to its destruction by Hurricane Andrew in 1992. The site has been awarded by the Federal Courts to a redevelopment group which has been working closely with the County's CRA Consultant and expressed its intent to build the \$150,000,000 Primary Redevelopment Project. This project will contain approximately 1200 to 1500 residential units with price range from \$95,000 to \$150,000 per unit. In addition to the residential units a portion of the redevelopment project will be commercial. This will insure compliance with the redevelopment initiative the Board undertook in December 2001 by adopting a Traditional Neighborhood Development (TND) ordinance for this redevelopment area.

Estimated Total Taxable Value

The total taxable value of the Primary Redevelopment Project at build out is approximately \$150,000,000. This estimate is based on an 80/20 residential/commercial split for the redevelopment program.

Potential Tax Increment Revenue

A tax increment financing mechanism will be presented for future Board action after the Redevelopment Plan is adopted. Under Chapter 163 Part III, F.S., the County will have the option of sharing the public revenue benefits in an amount ranging from 50% to 95%. The Tax Increment Financing (TIF) mechanism has a statutory life of 30 years from the date Trust Fund is established. The total TIF revenue estimated to be created over its 30-year life from a successful project with a build-out completion date of 48 months after the creation of the agency will generate approximately \$28,000,000.

The County will also receive revenue from building permit and review fees and recreation impact fees generated by the Primary Redevelopment Project.

Utilizing the University of Florida's BEBR standards of econometric impact for construction projects, this redevelopment project will cause a \$375,000,000 expansion to the County's economy.



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FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4(F)

Please note any items checked.

- "4-Day Rule" (Applicable if raised)
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of private business sector impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- "Sunset" provision required
- Legislative findings necessary

Approved _____ Mayor

Veto _____

Override _____

Amended

Alternate

Agenda Item No. 4(F)

10-22-02

ORDINANCE NO. 02-216

ORDINANCE CREATING NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY; APPOINTING BOARD OF COMMISSIONERS OF SUCH AGENCY AND DESIGNATING THEIR RESPECTIVE TERMS OF OFFICE; DELEGATING CERTAIN REDEVELOPMENT POWERS TO SUCH AGENCY; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature 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, as amended from time to time (the "Act"); and

WHEREAS, all powers arising through the Act are conferred by the Act upon counties with Home Rule Charters, which counties in turn are authorized to delegate certain of such powers to a community redevelopment agency created pursuant to the Act; and

WHEREAS, on July 21, 1998 the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R.-847-98 which resolution declared a certain geographic area of the County known as Naranja Lakes and bounded by 288th Street on the south, S.W. 137th Avenue and Florida Turnpike on the east, S.W. 268th Street and 1st Road on North and Old Dixie Highway on west, such area being more particularly described in the attached Exhibit "A" and incorporated herein by this reference (the "Naranja Lakes Community Redevelopment Area"), to be a slum or blighted area, declared the rehabilitation, conservation or redevelopment, or combination thereof, to be necessary in the interest of public health, safety, morals or welfare of the residents of the County and found the need for the creation of a community redevelopment agency; and

WHEREAS, this Board desires to create a public body corporate and politic to be known as the Naranja Lakes Community Redevelopment Agency, to appoint the Board of Commissioners of such agency and to delegate certain community redevelopment powers to the agency,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. Community Redevelopment Agency created.

Pursuant to the provisions of Section 163.356, Florida Statutes, this Board hereby creates a public body corporate and politic to be known as the Naranja Lakes Community Redevelopment Agency (the "Agency"). The Agency shall be constituted as a public instrumentality and the exercise by the Agency of the powers conferred by the Act and delegated by the Board shall be deemed and held to be the performance of an essential public function.

Section 2. Purpose.

The purpose of the Agency is to carry out the community redevelopment purposes of the Act.

Section 3. Membership.

(a) The board of commissioners of the Agency shall consist of not fewer than five or more than nine commissioners. The terms of office of the commissioners shall be for four (4) years, except that three of the members first appointed shall be designated to serve terms of one (1), two (2) and three (3) years, respectively, from the date of their appointments, and all other members shall be designated to serve for terms of four (4) years from the date of their appointments. A vacancy occurring during a term shall be filled for the unexpired term. Any person may be appointed as 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 corporation or other business entity so engaged, within the

area of operation of the agency, which shall be coterminous with the area of operation of the County, and is otherwise eligible for such appointment under the Act. Each commissioner shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the Clerk of the Board, and such certificate shall be conclusive evidence of the due and proper appointment of such commissioner.

(b) A commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. (c) The Board may remove a commissioner for inefficiency, neglect of duty or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least ten (10) days prior to such hearing and has had an opportunity to be heard in person or by counsel.

Section 4. Procedure.

(a) *Chair.* The Board shall designate a chair and vice-chair from among the commissioners.

(b) *Meetings.* The powers of the Agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the Agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger number.

Section 5. Public officials, commissioners and employees subject to code of ethics.

(a) The officers, commissioners and employees of the Agency shall be subject to the provisions and requirements of Part III of Chapter 112, Florida Statutes, and Section 2-11.1 of the Code of Miami-Dade County, Florida.

(b) If any official, commissioner or employee presently owns or controls, or owned or controlled within the preceding two (2) years, any interest, direct or indirect, in any property which he or she knows is included or planned to be included in the Naranja Lakes Community Redevelopment Area, he or she shall immediately disclose this fact in the manner provided in Part III of Chapter 112, Florida Statutes. Any disclosure required to be made by this section shall be made prior to taking any official action.

(c) No commissioner or other officer of the Agency exercising powers pursuant to the Act shall hold any other public office under the County other than his or her commissionership or office with respect to such Agency.

Section 6. **Powers.**

(a) The Board hereby delegates the following community redevelopment powers to the Agency in accordance with the Act:

(i) Initiate, prepare and adopt a plan of redevelopment and any amendments thereto, which plan and amendments shall be subject to subsequent review and approval by the Board; and

(ii) All powers not specifically delegated to the Agency are reserved exclusively by the Board.

(b) The Agency cannot commit itself or the County to any expenditure of funds without the specific approval of the Board.

Section 7. **Staff.**

The County Manager and the Office of the County Attorney shall provide to the Agency adequate staff and support services to enable it to carry out its purposes.

Section 8. **Annual Report.**

No less than once per year, the Agency shall submit a written report to the Board detailing its activities during the past year and outlining its contemplated activities for the ensuing year.

Section 9. Appointment.

(a) The Board hereby appoints the following persons to the position of commissioner of the Agency and designates their initial terms to be as follows:

- (i) Stuart Archer - one (1) year ✓
- (ii) Parsuram Ramkissoon - two (2) years ✓
- (iii) Kathleen Richardson - three (3) years ✓
- (iv) Rene Infante - four (4) years ✓
- (v) Willy Carpenter - four (4) years ✓
- (vi) Nina Betancourt - four (4) years ✓
- (vii) Norm Kramer - four (4) years ✓
- (viii) Kenneth Forbes - four (4) years ✓
- (ix) Joan Carter - four (4) years ✓

(b) The Board hereby designates Nina Betancourt as Chair and Joan Carter as Vice Chair of the Agency.

Section 10. The Agency shall file with the Board and with the Auditor General, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the Agency shall publish in a newspaper of general circulation in the County a notice to the effect that such report has been filed with the County and that the report is available for inspection during business hours in the office of the Clerk of the Board and in the office of the Agency.

Section 11. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 12. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Miami-Dade County. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 13. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

Section 14. This ordinance does not contain a sunset provision.

PASSED AND ADOPTED: **OCT 22 2002**

Approved by County Attorney as
to form and legal sufficiency:

RAE

Prepared by:

GBK

Geri Bonzon-Keenan

Sponsored by Commissioner Katy Sorenson

EXHIBIT A

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. 288th Street (Biscayne Drive); bounded on the East by S.W. 137th Avenue and its intersection with Homestead Extension of Florida's Turnpike (State Road No. 821); bounded East, Northeasterly by Homestead Extension of Florida's turnpike; bounded on the North by S.W. 268th Street (Moody Drive) to its intersection with S.W. 266th Street; bounded Northeasterly by S.W. 266th Street and its intersection with Old Dixie Highway, and bounded West by Old Dixie Highway.

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