

# MEMORANDUM

PC  
Agenda Item No. 2(A)

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**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** February 2, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Ordinance related to the Naranja  
Lakes Community  
Redevelopment Agency;  
Repealing article C, sections 2-  
1461 through 2-1470 of the Code

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The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.



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Geri Bonzon-Keenan  
County Attorney

GBK/gh



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** January 21, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 4(A)

Please note any items checked.

- “3-Day Rule” for committees 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 social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) \_\_\_\_, CDMP 9 vote requirement per 2-116.1(4)(c) (2) \_\_\_\_ ) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 4(A)  
1-21-26

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATED TO THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY; REPEALING ARTICLE C, SECTIONS 2-1461 THROUGH 2-1470 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

**WHEREAS**, during the 1969 legislative session, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is presently codified in part III of chapter 163, Florida Statutes, as amended from time to time (the “Act”); and

**WHEREAS**, the Act empowers local governments with the authority to designate certain geographic areas as community redevelopment areas when certain slum or blighted conditions exist; and

**WHEREAS**, section 163.340 of the Act defines the term “governing body” to include the “commission, or other legislative body charged with governing the county...”; and

**WHEREAS**, for purposes of the Act, this Board is the governing body of all community redevelopment agencies within Miami-Dade County; and

**WHEREAS**, section 163.355 of the Act provides that “no county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria of [slum or blight]” as these terms are defined in the Act; and

**WHEREAS**, upon the adoption of such resolution, the governing body may, pursuant to section 163.356 of the Act, “create a public body corporate and politic to be known as a ‘community redevelopment agency’;” and

**WHEREAS**, the board of commissioners of a community redevelopment agency created pursuant to section 163.356 are appointed by the governing body; and

**WHEREAS**, pursuant to section 163.356, each board of commissioners shall reside or be 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 in the area of operation of the agency;” and

**WHEREAS**, alternatively, pursuant to section 163.357 of the Act, the governing body may upon the adoption of such resolution “or at any time thereafter by adoption of a resolution, declare itself to be an agency, in which case all the rights, powers, duties, privileges, and immunities vested by this part in an agency will be vested in the governing body of the county . . . subject to all responsibilities and liabilities imposed or incurred”; and

**WHEREAS**, once the community redevelopment agency is created and the governing body approves its community redevelopment plan, the governing body may, pursuant to section 163.387 of the Act, establish a redevelopment trust fund for such agency; and

**WHEREAS**, funds generated from tax increments are allocated to and deposited into such trust fund by each taxing authority for use by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan; and

**WHEREAS**, once the trust fund is created, each requisite taxing authority is obligated to make the necessary allocations and deposit their respective tax increments into the trust fund by January 1 of each year during the life of the agency; and

**WHEREAS**, community redevelopment agencies created pursuant to section 163.356 are dependent special districts as defined in section 189.012, Florida Statutes, because all members of these community redevelopment agencies are appointed by the governing body of a single county or a single municipality, the members during their unexpired term are subject to removal by the governing body of the county, and their budgets are subject to the approval of the governing body; and

**WHEREAS**, section 189.071, Florida Statutes, provides that the “dissolution of a dependent special district may be effectuated by an ordinance of the local general-purpose governmental entity wherein the geographical area of the district or districts is located;” and

**WHEREAS**, on July 21, 1998, this Board adopted Resolution No. R-847-98, declaring a certain geographical area described therein as a slum or blighted area; and

**WHEREAS**, on October 22, 2002, this Board, pursuant to section 163.356, created the Naranja Lakes Community Redevelopment Agency (“Agency”) and appointed the initial board of commissioners upon the adoption of Ordinance No. 02-216, which is codified in Article C, Sections 2-1461 through 2-1470 of the Code of Miami, Dade County, Florida (“Naranja Lakes Ordinance”); and

**WHEREAS**, on May 6, 2003, this Board adopted Resolution No. R-418-03, approving the redevelopment plan (“plan”) for the Agency and the original redevelopment area; and

**WHEREAS**, on May 6, 2003, this Board also adopted Ordinance No. 03-106, which created the trust fund for the Agency and the original redevelopment area; and

**WHEREAS**, on July 22, 2003, this Board adopted Resolution No. R-855-03, which approved the Interlocal Cooperation Agreement between the County and the Agency (“interlocal agreement”); and

**WHEREAS**, on March 8, 2016, this Board adopted Resolution No. R-187-16 accepting the finding of necessity study which declared an area of 3,060 acres as slum and blight; and

**WHEREAS**, on January 23, 2018, this Board adopted Resolution No. R-13-18, amending the plan, to include an expanded redevelopment area, and approved the first amendment to the interlocal agreement; and

**WHEREAS**, on April 9, 2019, this Board adopted Resolution No. R-350-19 correcting the boundary description of the original redevelopment area described in Resolutions Nos. R-187-16 and R-13-18, and the first amendment to the interlocal agreement; and

**WHEREAS**, on September 3, 2025, this Board adopted Resolution No. R-823-25, which made findings and declared a certain geographic area of Miami-Dade County, Florida, which is generally bounded as follows: commencing at SW 127<sup>th</sup> Avenue to the west, then to Bougainville Boulevard to the south, then St Lo Boulevard to the southeast, then to SW Florida Avenue/Pilsen Rd to the east, and then to SW 268<sup>th</sup> Street/Moody Drive to the north that slum or blighted conditions exist in this area (“new expansion area”); and

**WHEREAS**, the Agency and the redevelopment area will not sunset until 2033; and

**WHEREAS**, according to the Office of Management and Budget (“OMB”), it is projected that in the event this Board approves the expansion of the redevelopment area, the County will deposit a total of \$124,257,832.00 in Countywide tax increment financing (“TIF”) and \$51,860,123.00 in UMSA TIF between 2025 through 2033, when the Agency and redevelopment area will expire; and

**WHEREAS**, in the event this Board also approves an extension of the life of the Agency and redevelopment area until 2043, according to OMB, it is projected that the County will deposit additional dollars amounts into the trust fund totaling \$231,687,449.00 in Countywide TIF and \$96,696,839.00 in UMSA TIF payments; and

**WHEREAS**, according to OMB, to date, the total amount in the Agency's trust fund, is approximately \$23,000,000.00; and

**WHEREAS**, the County faces unprecedented financial constraints this year, and recently closed a \$402,000,000.00 budget gap in its General Fund; and

**WHEREAS**, it is anticipated that the County will continue to face budgetary challenges in the coming year; and

**WHEREAS**, during a discussion about community redevelopment agencies at the October 16, 2025 Appropriations Committee meeting, feelings of uneasiness were expressed about allowing unelected individuals to govern boards that control large amounts of tax dollars; and

**WHEREAS**, in accordance with section 163.410 of the Act, this Board, as a governing body of a county with a home rule charter, has delegated the power to create community redevelopment agencies to various municipalities, including the cities of Miami, North Miami, North Miami Beach, Miami Gardens, Opa-locka, Florida City, Homestead, and Miami Beach ("Municipal CRAs"); and

**WHEREAS**, each of the Municipal CRA's board of commissioners are comprised of entirely the elected officials of the legislative body of the municipality, or, in some instances, the elected officials and private citizens; and

**WHEREAS**, many of these Municipal CRAs have successfully undertaken redevelopment activities which has led to economic growth in many communities that were once designated slum or blighted areas; and

**WHEREAS**, this Board believes that along with the expertise of the members of this Board and the availability of County resources to assist the Agency, the Agency's goals will be met; and

**WHEREAS**, accordingly, based on the foregoing, this Board believes that it is in the residents of the redevelopment area and the County's best interest to dissolve the Agency in accordance with section 189.071, Florida Statutes, and transfer the powers of the Agency to this Board; and

**WHEREAS**, in furtherance of the purposes described herein, on \_\_\_\_\_, this Board, in accordance with section 163.357 of the Act, adopted Resolution No. R-\_\_\_\_-\_\_\_\_, whereby this Board declared itself to be the Agency, and assumed all the rights, powers, duties, privileges, and immunities vested by the Act in the Agency, as delegated to the Agency by this Board pursuant to the interlocal agreement, in this Board, subject to all responsibilities and liabilities imposed or incurred by the Agency; and

**WHEREAS**, in light of the adoption of Resolution No. R-\_\_\_\_-\_\_\_\_, this Board desires to repeal the Naranja Lakes Ordinance,

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

**Section 1.** The foregoing recitals are incorporated in this ordinance.

**Section 2.** Article C, sections 2-1461 through 2-1470 of the Code of Miami-Dade County are hereby repealed in their entirety and stricken from the Code as follows:<sup>1</sup>

~~[[ARTICLE C.—  
NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY~~

~~Sec. 2-1461.— 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.~~

~~Sec. 2-1462.— Purpose.~~

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

~~Sec. 2-1463.— 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~~

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<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

~~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.~~

~~Sec. 2-1464.— 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.~~

~~Sec. 2-1465.— 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.~~

~~Sec. 2-1466.— 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.~~

~~Sec. 2-1467. 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.~~

~~Sec. 2-1468. 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.~~

~~Sec. 2-1469. Report of Agency activities.~~

~~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.~~

~~Sec. 2-1470. Appointment.~~

~~The CRA Board shall consist of eight (8) members. All future appointments and reappointments to the CRA Board, as well as designation of Chair and Vice Chair, may be accomplished by Resolution.]]~~

**Section 3.** In accordance with section 189.071, Florida Statutes, this Board directs the Clerk of the Board to file a copy of this ordinance with the Special District Accountability Program within 30 days of the effective date of this ordinance. This Board further directs the Clerk of the Board to transmit a copy of this ordinance to the Agency.

**Section 4.** 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 5.** It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. 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 6.** 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.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

Prepared by:

Terrence A. Smith

Prime Sponsor: Commissioner Danielle Cohen Higgins