

MEMORANDUM

Amended
Agenda Item No. 5(A)

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

DATE: September 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution relating to the expansion of the Naranja Lakes Community Redevelopment Area (redevelopment area); finding and declaring, pursuant to section 163.355, Florida Statutes, and after a public hearing, a certain geographic area of Miami-Dade County, Florida, which is generally bounded as follows: commencing at SW 127th Avenue to the west, then to Bougainville Boulevard to the south, then to St Lo Boulevard to the southeast, then to SW Florida Avenue/Pilsen Rd to the east, and then to SW 268th Street/Moody Drive to the north ("reduced expansion area") to be a slum or blighted area and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such reduced expansion area, including the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of Miami-Dade County, Florida; and requesting the Naranja Lakes Community Redevelopment Agency competitively select a consultant to amend the community redevelopment plan to include the reduced expansion area, and to submit such amended plan to this Board for its approval

Resolution No. R-823-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee and Co-Sponsors Commissioner Marleine Bastien and Commissioner Roberto J. Gonzalez.



Geri Bonzon-Keenan
County Attorney

GBK/gh

MDC001



MEMORANDUM (Revised)

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

DATE: September 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Amended
Agenda Item No. 5(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 _____

Amended
Agenda Item No. 5(A)
9-3-25

RESOLUTION NO. R-823-25

RESOLUTION RELATING TO THE EXPANSION OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AREA (REDEVELOPMENT AREA); FINDING AND DECLARING, PURSUANT TO SECTION 163.355, FLORIDA STATUTES, AND AFTER A PUBLIC HEARING, A CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA, WHICH IS GENERALLY BOUNDED AS FOLLOWS: COMMENCING AT SW 127TH AVENUE TO THE WEST, THEN TO BOUGAINVILLE BOULEVARD TO THE SOUTH, THEN TO ST LO BOULEVARD TO THE SOUTHEAST, THEN TO SW FLORIDA AVENUE/PILSEN RD TO THE EAST, AND THEN TO SW 268TH STREET/MOODY DRIVE TO THE NORTH (“REDUCED EXPANSION AREA”) TO BE A SLUM OR BLIGHTED AREA AND THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH REDUCED EXPANSION AREA, INCLUDING THE DEVELOPMENT OF HOUSING WHICH RESIDENTS OF LOW OR MODERATE INCOME, INCLUDING THE ELDERLY, CAN AFFORD, IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE RESIDENTS OF MIAMI-DADE COUNTY, FLORIDA; AND REQUESTING THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY COMPETITIVELY SELECT A CONSULTANT TO AMEND THE COMMUNITY REDEVELOPMENT PLAN TO INCLUDE THE REDUCED EXPANSION AREA, AND TO SUBMIT SUCH AMENDED PLAN TO THIS BOARD FOR ITS APPROVAL

WHEREAS, the Florida Legislature during its 1969 Legislative Session enacted the Community Redevelopment Act of 1969, which is presently codified at part III, chapter 163, Florida Statutes, as amended (the “Act”); and

WHEREAS, section 163.355 of the Act, provides that no county or municipality shall exercise the community redevelopment authority conferred by [the Act] until after the governing

body has adopted a resolution, supported by data and analysis, which makes a legislative finding that slum or blighted conditions in the area exist; and

WHEREAS, section 163.355 of the Act requires that this Board, as the governing body, adopt a resolution that finds that: (1) one or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the redevelopment area; and (2) the rehabilitation, conservation, or redevelopment, or a combination thereof, of such redevelopment area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the county; and

WHEREAS, on February 13, 2025, the Naranja Lakes Community Redevelopment Agency (“Agency”) adopted Resolution No. CRA-03-2025, which is attached hereto as Attachment “A” and incorporated herein by reference, and which approved a finding of necessity study (the “study”), which is attached hereto as Attachment “B” and incorporated herein by reference, related to a certain geographic area of Miami-Dade County, Florida, which is generally bounded as follows: commencing at the intersection of SW 268th Street and SW 112th Avenue, the Agency expansion boundaries extend south to the canal right adjacent to the Air Base strip, then west to Flight Line Road/ Bikini Boulevard, then southwest to Coral Sea Boulevard, then north to SW 288th Street/ Biscayne Drive, then west to Florida’s Turnpike, then north to SW 268th Street, then east to commencing intersection (“expansion area”); and

WHEREAS, the study was conducted by the consulting firm BusinessFlare, LLC, a Florida limited liability company, which was procured by the Agency; and

WHEREAS, the Agency wishes to expand the existing geographical boundaries of the Naranja Lakes Community Redevelopment Area to include the expansion area; and

WHEREAS, however, the first step in the process as required by the Act is for this Board to make certain findings and declare the expansion area to be a slum or blighted area; and

WHEREAS, the Agency recommends that this Board adopt the findings in the study; and

WHEREAS, the study concludes that slum and blighted areas within the expansion area exists, and will continue to exist in one form or another if no improvements are done to correct the deficiencies within the redevelopment area; and

WHEREAS, this Board desires to reduce the proposed expansion area's boundaries to only include a certain geographic area of Miami-Dade County, Florida, which is generally bounded as follows: commencing at SW 127th Avenue to the west, then to Bougainville Boulevard to the south, then to St Lo Boulevard to the southeast, then to SW Florida Avenue/Pilsen Rd to the east, and then to SW 268th Street/Moody Drive to the north ("reduced expansion area"); and

WHEREAS, this Board concurs with the consultant's findings as set forth in the study, and believes that one or more slum or blighted areas, as defined in section 163.340(7) and (8), respectively, of the Act exist within the reduced expansion area; and

WHEREAS, this Board wishes to request the Agency, at its sole cost, to competitively select a consultant to amend the community redevelopment plan to include the expansion area, and to submit such amended plan to this Board for its approval,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. Pursuant to the Act, specifically, section 163.355, Florida Statutes, this Board finds and declares, after a public hearing, that based on findings of the finding of necessity study attached hereto as Attachment “B” and incorporated herein by reference, a slum or blighted area, as defined by section 163.340 (7) and (8), respectively, of the Act, exists in a certain geographic area of Miami-Dade County, Florida, which is generally bounded as follows: commencing at SW 127th Avenue to the west, then to Bougainville Boulevard to the south, then to St Lo Boulevard to the southeast, then to SW Florida Avenue/Pilsen Rd to the east, and then to SW 268th Street/Moody Drive to the north (“reduced expansion area”), which such area is depicted in Attachment “B”.

Section 3. This Board further finds and declares that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the reduced expansion area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of Miami-Dade County.

Section 4. This Board hereby requests the Agency, at its sole cost, to competitively select a consultant to amend the community redevelopment plan to include the reduced expansion area, and to submit such amended plan to this Board for its approval.

The Prime Sponsor of the foregoing resolution is Vice Chairman Kionne L. McGhee and the Co-Sponsors are Commissioner Marleine Bastien and Commissioner Roberto J. Gonzalez. It was offered by Commissioner **Kionne L. McGhee**, who moved its adoption. The motion was seconded by Commissioner **Roberto J. Gonzalez** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	nay		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	absent
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	nay	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of September, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "R Appleton", written over a horizontal line.

Richard Appleton
Terrence A. Smith