



REGULAR MEETING OF THE BOARD OF COMMISSIONERS
NARANJA LAKES COMMUNITY CENTER
27555 SW 140th Avenue, Naranja, FL 33132
Thursday August 21, 2025
7:00 PM – 8:30 PM

- I. Meeting Call to Order, Roll Call, Chairman Remarks** Chairman Shiver
- II. Reasonable Opportunity for the Public to be Heard** Chairman Shiver
- III. Approval of August Agenda**
- IV. Approval of Minutes**
 - June 12, 2025, Regular Meeting
- V. Presentations:**
 - a. Miami Dade Sheriff Community Update
 - b. Proposed Luxe Grove Apartments
 - c. Greater Miami Service Corp
 - d. Miami Dade County Department of Regulatory and Economic Resources; Division of Environmental Resources Management; Water & Wastewater Division
- VI. Action Items:**
 - 1. BOARD ACTION OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY DIRECTING AND AUTHORIZING THE EXECUTIVE DIRECTOR AND AGENCY ATTORNEY TO CREATE A GRANT PROGRAM FOR EMERGENCY SEPTIC TO SEWER PUBLIC CONNECTIONS PURSUANT TO SECTION 24.43.1(7) OF CHAPTER 24 OF THE MIAMI DADE COUNTY CODE IN AN AMOUNT NOT TO EXCEED \$500,000.00.
 - 2. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE GOALS AND OBJECTIVES – PERFORMANCE MEASURES AND STANDARDS PROGRAM FOR THE AGENCY IN ACCORDANCE WITH SECTION 189.0694.
 - 3. RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2025-2026 BUDGET
- VII. Discussion Items:**
 - a. Community Center Additional Parking
- VIII. Proposed Next Meeting Date & Adjournment**
 - October 23, 2025, at 7:00pm



Regular Board Meeting Minutes – June 12, 2025 – 6:00 P.M.

South Dade Government Center
10710 SW 211th Street., Cutler Bay, FL

Meeting Call to Order, Roll Call, Chairman Remarks

Chairman Shiver called the meeting to order at 6:00 P.M. Roll Call was as follows:

- Present: Rev. Dr. Alphonso Jackson, Sr., Derrick Lordeus, James E. McDonald, Danny Olgetree, Robert K. Parson, Cornelius Shiver, and Derek Sippio
- Absent: Erick Caceres and Ryan Mosely
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director, Office of Management and Budget (OMB); Jason E. Rodriguez, Business Analyst Manager; and Chester Rodriguez, Clerk of the Board
- CRA Staff Present: Krystal Patterson, Executive Director and Steve Zelkowitz - CRA Attorney, Taylor English Duma LLP

Open Forum for Public Comments

Chairman Shiver opened the forum for the public to have a reasonable opportunity to be heard. He recognized Miami-Dade County Commissioner Kionne McGhee, District 9.

Commissioner McGhee praised the work of the CRA and encourage them to keep focusing on addressing the area's poverty, slum and blight. He advocated on behalf of non-profit organizations to receive grant funding to help people in the community. He asked Chairman Shiver to make Naranja the nucleus of change for the entire South Dade. Commissioner McGhee expressed concern with overdevelopment, traffic and a 15% crime rate increase throughout the South. He stated that what Naranja has to offer is the Homestead Air Reserve Base, the largest regional park; 200 acres sitting outside the Homestead Air Reserve Base and opportunity to develop Naranja where it can become a small business hub. He noted that properties between US-1 and the Florida Turnpike are particularly prime to partner with organizations and companies to bring tech companies to revitalize the entire community. He stated that the CRA sits inside the County unincorporated area. He explained that since Naranja is divided in two areas; one area inside the CRA and the other in the unincorporated area, the dollars that are outside of the CRA become part of the County's general fund and are being taken out of Naranja; explaining the presence of slum and blight. Commissioner McGhee encouraged the CRA Board to create opportunities to make the area look like Doral, Overtown, Miami Gardens. He stated that the Board could not depend on the County to deliver services to the area since nothing has happened in Naranja for the last thirty years. He stated that non-profit organizations and small businesses need grant dollars and that developers need help, and they should entice them to come to the area.

Mr. Stuart Archer, 7340 SW 132nd Street, Miami, Florida; the CRA is for the community and the people in the community. He noted that meetings are being held in different locations. He stated that the CRA has a community building where meetings can be held but that needs adequate parking, a situation that he has brought to the Board on numerous occasions. Mr. Archer noted that

he attends the CAC (Community Advisory Committees) meetings and attested that crime in the area is the lowest it has been in years. He expressed concern for young people with nothing to do during summertime and advocated for getting help from the Optimist Club to provide sport opportunities such as starting with a basketball court. He stated that housing opportunities can be built in the land that currently is own by Larkin Hospital. He expressed concern with the properties recently purchased by the Board and the monies spent on a number of issues without knowledge of what is the plan for them.

Approval of Agenda

Ms. Patterson stated a revision to the Agenda; the presentation is going to be the proposed Magnolia Point Affordable Housing instead of the Luxe Grove Residential Project.

Mr. McDonald moved to approve the meeting Agenda as amended. The motion was seconded by Rev. Dr. Jackson. Motion passed unanimously.

Approval of Minutes

Mr. Parson moved to approve the Naranja Lakes CRA February 13, 2025, Regular Meeting Minutes. The motion was seconded by Chairman Shiver. Mr. McDonald indicated that since he was not yet on the Board, he would vote no on the motion to approve the minutes. Motion passed 6-1.

Discussion Items:

a. Miami-Dade Sheriff Community Update

There was no one present from the Sherriff's Office to provide a community update.

b. Chairman Overview

Chairman Shiver expressed his appreciation to Commissioner McGhee for attending the meeting and indicated that a CRA is a powerful redevelopment tool for which good location and good leadership is needed.

c. Board Member Introductions

Chairman Shiver welcomed new Board members, indicating that Mr. McDonald has been appointed as the CRA Vice Chair.

Mr. McDonald stated he has been a Miami-Dade County resident for nearly fifty years, he is an attorney and served as Vice Mayor for two terms in Pinecrest City Council, for eight years. He also served as Chairman of the Transportation Committee for the Miami-Dade League of Cities.

Mr. Lordeus, has been an educator for twenty-two years in the Miami-Dade County Public School system. He is a sports official and was raised in the Richmond Heights area.

Mr. Sippio lives South of the Coral Reef area (Palmetto Bay) and attends church in Naranja Lakes. He works for a global medical device manufacturer.

Rev. Dr. Jackson, Sr., pastored in Coconut Grove for fifteen years and has been pastor of the Second Baptist Church in Richmond Heights for the past twenty-five years.

Mr. Olgetree, a graduate student from Florida State University and a federal police officer.

Mr. Parson, fifty-five-year resident and a twenty-eight-year public servant in Miami-Dade County, currently serving as Assistant Director for Career Source South Florida.

Chairman Shiver, has been the Executive Director of two Community Redevelopment Agencies, negotiated and worked on contracts with All Aboard Florida, known now as Brightline, Miami World Center and born and raised in Coconut Grove. He explained that he was very instrumental to the transformation taking place in Overtown and that Overtown is being transformed while Coconut Grove is being gentrified, noting that the distinction is leadership and CRAs.

Mr. Zelkowitz, an attorney in the State of Florida has been the Naranja Lakes CRA Board since its inception in 2002. His practice area includes redevelopment work, representing three other CRAs as general counselor, North Miami, North Miami Beach and Hallandale Beach. He is also a formal elected official of Miami Shores Village where he served as Vice Mayor.

Ms. Patterson, principal and lead consultant for H.E.R.S Consulting providing operational support for the Naranja Lakes and the West Perrine CRAs. She is also an elected official in Broward County, serving as a City Commissioner in the City of Tamarac.

d. Redevelopment Plan

Chairman Shiver stated that there was not going to be a discussion regarding the redevelopment plan.

Presentations:

a. Magnolia Point Affordable Housing

Mr. Luis Murillo and Mr. Jose Guillen, developers of Magnolia Point Affordable Housing, representing Legacy Five II, a family-owned, local, affordable housing firm presented an overview of the project.

The seven acres site consists of a mixed used project with 409 units during Phase I -100% affordable housing, with a 60% AMI average (area medium income). It is a transit-oriented project across the street from the South Dade Transportation hub, consisting of amenities, 7,500 square

feet retail space, and a 500 sq. ft. set aside for a South District police substation as a community benefit.

The project has a funding gap of \$7.8 million due to the current cost of construction and the credit market. Without closing the funding gap, the project is not feasible. The developers requested a TIF grant from the CRA and the funds are to be disbursed based on verifiable developer milestones. The request represents 7% of the total project cost, within the 15% guidelines of the CRA. The developers propose a 935 sq ft of commercial space at no cost to the CRA that can be used as an office or for a non-profit organization that meets the CRA mission.

In response to a question from Mr. Sippio, Mr. Guillen stated that they asked their general contractor to source through their subs unskilled labor and skilled labor from the local community first.

In response to a question from Rev. Dr. Jackson, it is the prerogative of their general contractor whether they can hire ex-offenders. Mr. Guillen noted that there were two plumbers who were ex-offenders in the Madison Point project.

In response to a question from Mr. Parson, Mr. Guillen stated that local participation will be encouraged and that most of the time they can outsource locally.

Mr. Zelkowitz stated that should the Board decide to move forward with providing a financial incentive to this project, the CRA has a form grant agreement, which includes a section of community benefits, which include the provisions of affordable housing. He stated that the agreement will include a declaration of restrictions on the property maintaining the level of affordability. With respect to job creation, a provision will be included in the agreement to create and retain jobs and periodically provide reports to the CRA of those workers from the area to verify the job creation requirement. Other community benefits can be negotiated as well, such as playground equipment. Mr. Zelkowitz emphasized that \$7.8 million is a substantial amount and it will require a substantial agreement. He noted that the statute requires the funds be earmarked for specific things, such as infrastructure improvements.

In response to a question from Chairman Shiver, Mr. Guillen stated that Florida Housing Finance Corp. dictates the rent that can be charged at 60% AMI and to qualify a person cannot make more than 60% of the average medium income of Miami-Dade County.

Chairman Shiver expressed concern with affordability since the medium income in the redevelopment area is less than the County's medium income. He stated that Naranja Lakes residents cannot afford 80-120% AMI, but it could afford some at 60% AMI and perhaps more families at 50% AMI.

Chairman Shiver requested that the developer's formal proposal include TIF projections detailing the impact the project will have on the property tax dollars that is going to be rebated back to them.

Action Items:

1. Resolution of the Board Authorizing the Demolition of 27501 S. Dixie Highway Under Emergency Procurement Guidelines

Mr. Zelkowitz read the title of the resolution.

RESOLUTION NO. CRA-08- 2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE DEMOLITION OF THE IMPROVEMENTS ON THE REAL PROPERTY OWNED BY THE NLCRA LOCATED AT 27501 S. DIXIE HIGHWAY, NARANJA LAKES, FLORIDA 33032 UNDER THE EMERGENCY PROCUREMENT GUIDELINES OF MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR AND NLCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE DEMOLITION OF THE IMPROVEMENTS ON THE REAL PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Patterson stated that the agenda packet distributed, includes several liens and violation notices that were inherited from the prior owner when the property was purchased. The packet also includes invoices to show some of the relating maintenance costs due to illegal dumping and squatting at the property. Additionally, she stated that the site is due for its forty-year recertification and that the Sheriff's Office has been engaged. Ms. Patterson is certain that this is a matter of life, health and safety and that it falls under the County's emergency procurement guidelines.

Chairman Shiver explained that the CRA purchased two commercial properties in US-1 to develop those properties into viable community development properties. He stated that in addition to creating jobs and affordable housing, the CRA is tasked with bringing more revenue and these properties could potentially provide opportunities that create good paying jobs. He encouraged Board members to visit the properties. Chairman Shiver shared his experience with working and negotiating for Block Fifty-Five in Overtown, in partnership with a developer that built 550 affordable housing units, created a huge employment center with a Target and created revenue for the County, the city and tax increment revenue for the CRA. He stated that in the past, the CRA was not thinking outside of the box in the context of redeveloping Naranja Lakes.

Chairman Shiver moved to adopt the resolution. The motion was seconded by Mr. Olgetree. The motion passed 6-1. Mr. McDonald voted no.

Mr. McDonald expressed concerns about the CRA purchasing a building with existing violations. He wanted to know why the building must be demolished, if the building is not crumbling. He expressed concerns with spending over \$6 million in hopes that someone will purchase the land to develop it.

Chairman Shiver stated that the CRA has the obligation to eradicate slum and blight in the area. He stated this building is slum and blight. He noted that additionally, the CRA has an obligation to improve the quality of life in the redevelopment area and its residents. He stated that the CRA is powerful because it will do things that the public sector will not do.

2. Resolution of the Board Authorizing Staff to Enter Into an Agreement for Demolition Services with JMP Group for an Amount not to Exceed \$250,000.

Mr. Zelkowitz read the title of the resolution.

RESOLUTION NO. CRA-09- 2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE DIRECTOR AND NLCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH JMP GROUP LLC IN AN AMOUNT NOT TO EXCEED \$250,000 TO DEMOLISH THE IMPROVEMENTS ON THE REAL PROPERTY OWNED BY THE NLCRA LOCATED AT 27501 S. DIXIE HIGHWAY, NARANJA LAKES, FLORIDA 33032 UNDER THE EMERGENCY PROCUREMENT GUIDELINES OF MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH JMP GROUP LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

In response to a question from Mr. McDonald, Ms. Patterson explained that JMP Group was selected after soliciting three quotes, which were included in the agenda packet. She stated that JMP Group was the lowest quote and that the item was brought to the Board under the County's emergency procurement guidelines.

Chairman Shiver stated that when he visited the building, he encountered homeless people living there, which is a dangerous situation that exposes the CRA to liability.

Mr. McDonald stated that he googled JMP Group and noted that the company did not seem to have the qualifications to do demolition. He noted that the principal is a licensed contractor. He questioned whether the CRA needs to rush ahead with demolishing this building. He also noted that to his knowledge there are no developers trying to develop this site.

Rev. Dr. Jackson, Sr. expressed concerns about Mr. McDonald assessment regarding JMP Group qualifications after they have been vetted.

Mr. McDonald stated that staff owes the Board more information about JMP Group. He explained that there is no urgency to move forward tonight before hearing from staff about the building and about how the company was vetted.

Chairman Shiver stated that the CRA is a public Agency formed under State law and its procurement policies are those of Miami-Dade County. He indicated that a process was followed and emphasized his knowledge about CRAs and what needs to be done for Naranja Lakes.

Rev. Dr. Jackson, Sr. moved to adopt the resolution. The motion was seconded by Mr. Parson. The motion passed 6-1. Mr. McDonald voted no.

3. Resolution of the Board Authoring Staff to Enter into an Agreement for Property Management Services for Property Address 27525 S. Dixie Highway and the Naranja

Lakes Community Center Located at 27555 SW 1140th Avenue with WLS, L.C., D/B/A NAI Miami for One Year in an Amount Not to Exceed \$50k with the Option to Renew

Mr. Zelkowitz read the title of the resolution.

RESOLUTION NO. CRA-10- 2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE DIRECTOR AND NLCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH WLS, L.C. D/B/A NAI MIAMI / FORT LAUDERDALE AND NAI PROPERTY MANAGEMENT, LLC FOR A ONE-YEAR TERM IN AN AMOUNT NOT TO EXCEED \$50,000 WITH THE OPTION TO RENEW TO PROVIDE PROPERTY MANAGEMENT SERVICES FOR THE REAL PROPERTY OWNED BY THE NLCRA LOCATED AT 27525 S. DIXIE HIGHWAY, NARANJA LAKES, FLORIDA 33032 AND THE NARANJA LAKES COMMUNITY CENTER LOCATED AT 27555 S.W. 140TH AVENUE, NARANJA LAKES, FLORIDA 33032 UNDER THE ACCESSING CONTRACTS FROM OTHER GOVERNMENT ENTITIES PROCUREMENT GUIDELINES OF MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH WLS, L.C. D/B/A NAI MIAMI FORT LAUDERDALE AND NAI PROPERTY MANAGEMENT, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Ms. Patterson stated that the request is to enter into a property management agreement for the site recently acquired by the CRA, adjacent to the site previously discussed. She stated that the building is approximately sixty percent occupied by small businesses and that the property management will assist in managing the rental income and the property. The firm will also assist with establishing a separate bookkeeping account since the revenues are not TIF dollars.

Chairman Shiver stated that he had done business with the property management company in Overtown. He noted that some of the businesses occupying the building are struggling, but other businesses are doing very well.

Mr. McDonald stated that he looked up the business into the Division of Incorporation but couldn't find it.

Mr. Jeremy Larkin, Co-Chairman and CEO of WLS, L.C., D/B/A NAI Miami, stated that the company is in Sunbiz under WLS, Inc. and that WLS, L.C., D/B/A NAI Miami is right below it.

In response to a question from Mr. McDonald, Chairman Shiver stated that staff is not going to be managing the building and that the CRA owe it to the businesses to be responsive to their needs and manage it properly.

Ms. Patterson stated that her company is not licensed in property management.

In response to a question from Mr. McDonald, Chairman Shiver stated that he could share a vision for the building and the area, but did not want to give the impression that everything is in place. He stated the importance to hold a workshop so everyone can understand the purpose of the CRA,

what the Act authorizes and the Plan for the area. He stated that his vision is to do a whole economic redevelopment center, which Phase One could incorporate commercial, and housing of a magnitude not seen in South Dade.

Mr. McDonald stated that he is fiscally conservative. He expressed concern with spending public money. He wants to spend money on returns and not on a vision.

Mr. Sippio moved to adopt the resolution. The motion was seconded by Mr. Lordeus. The motion passed 6-1. Mr. McDonald voted no.

Proposed Next Meeting Date & Adjournment

Ms. Patterson announced that the reason the next meeting is proposed for August 28th is for new Board members to complete their ethics training in July and then reconvene in August.

Chairman Shiver stated the need to have a workshop in an informal setting, where everyone's goals and vision can be shared. He suggested that other executive directors from local CRAs can participate in the workshop.

Ms. Patterson stated the need to coordinate with the County for available dates to conduct the ethics training.

Mr. Sippio stated that he will be traveling on August 28th and will not be able to attend the meeting.

Ms. Patterson proposed August 21st as an alternate meeting date. Chairman Shiver stated that the next meeting will then be on August 21st.

The meeting was adjourned at 7:18 P.M.



Luxe Grove Apartments

Proposed 300 Unit Residential Housing Development
SW 236th Street and SW 132nd Avenue

Prepared For Naranja Lakes CRA Board – May 1st 2025

Introduction

- Acosta Farms History – Third Generation Farming Family based in South Dade
- The site is a 10-acre former avocado grove that became unviable due to Laure Wilt.
- For the past several years, the site has unfortunately fallen victim to illegal dumping of the swale and entire site, which the Acosta family continuously has to clean up, pay for and address with County code enforcement.
- The pattern of development surrounding the property has been transformed into housing by way of single-family homes and townhomes.

Our Vision – Luxe Grove Apartments

- To make the highest and best use of this land, we intend to develop a workforce housing project with 300 units by way of Florida's Live Local Act.
- The development will consist of 5 buildings that are 3 stories each, consisting of 1-bedroom (111), 2-bedroom (153) and 3-bedroom (36) apartments with an average of 900 SF.
- The community will be gated with security, well lit and beautifully landscaped.
- There is a tremendous need for affordable rental apartments in Miami-Dade County.
- This project represents the transformation of a defunct avocado grove into a beautiful, new, safe and affordable residential housing community.
- The Acosta Family will be making a significant investment in the project and surrounding neighborhood, creating almost 1,000 jobs during the construction phase of the project and additional job creation when the project is completed.

The Vision – Before and After



Vision - Continued



CRA Involvement

- An investment from the CRA would address slum and blight and assist in transforming a failed avocado grove into a dignified, high-quality multi-family residence that better matches the overall pattern of development nearby and adds vibrancy to the neighborhood.
- Unlike other projects, this is a family-funded undertaking with greater flexibility to empower Naranja Lakes residents to avail themselves of some of the units (unlike projects using federal funding and subject to federal Fair Housing Act restrictions).
- CRA funding would provide greater opportunity for local residents to access these new units at a more affordable rate than is possible under the current law (Live Local Act) and attainable rent levels.

Economic Benefits

- During the 24-to-36-month period in which the proposed mixed-use project is being developed, approximately 1,000 full-time and part-time jobs will be created. Employees are projected to earn more than \$50.0 million in wages and salaries throughout the period in which the project is being designed and constructed.
- The most significant recurring economic benefit will be derived from the expenditures of the households occupying the 300 rental apartments. Assuming households spend 25 percent of their income on retail goods and in eating and drinking establishments, their annual expenditure would approximately \$4.2 million, the majority of which would be spent in the South Miami-Dade area and the remainder elsewhere in Miami-Dade County.

Project Team

- **Ownership** – LALI II LLC (c/o Acosta Farms)
- **Architect** – Design Tech International
- **Owners Representative** – Global One Investment Group LLC – Jonathan Karlik
- **Civil Engineer** – Edwin Ibarra
- **Legal** – LSN Law

Questions and Contact Us

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Jonathan Karlik

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305 318 0989



August 14, 2025

Krystal Patterson
Executive Director
West Naranja Lakes Community
Redevelopment Agency
111 NW 1st Street,
22nd Floor
Miami, FL 33128

Dear Ms. Patterson:

On behalf of the Greater Miami Service Corps (GMSC), I am pleased to submit a proposal for a Public Sanitary Sewer Connects Program, a project that we believe can only be successful with the support and partnership of the West Naranja Lakes Community Redevelopment Agency (Naranja Lakes CRA).

GMSC requests \$500,000 to improve public health, protect the environment, and enhance the quality of life for residents by eliminating outdated and failing septic tank systems. This project will connect participating properties to the Miami-Dade County Water and Sewer Department's (WASD) public water and sewer system. This initiative aligns with the CRA's commitment to revitalizing historic neighborhoods, preserving cultural identity, and promoting economic reinvestment.

The proposal outlines a comprehensive approach to delivering these improvements while equipping youth with industry-relevant skills and certifications. Our goal is to create visible change that will not only enhance the aesthetic appeal of the community but also generate long-term opportunity for the young people who call this community home, instilling a sense of hope and optimism.

We deeply appreciate the opportunity to collaborate with the West Naranja Lakes CRA on this important initiative. We look forward to the possibility of implementing a program that uplifts both young people and residents in the CRA community, and we thank you for considering our proposal. Should you have any questions, please do not hesitate to contact me at 305-638-4672.

Sincerely,

Lonnie Lawrence

Lonnie Lawrence
Board Chairman

cc: Debbie Dorsett, Greater Miami Service Corps

Young People...Serving Their Community

810 Northwest 28th Street • Miami, Florida 33127 • Office: (305) 638-4672 • Fax: (305) 633-5319
15355 Harding Lane • Leisure City, Florida 33030 • Office: (305) 242-7935 • Fax: (305) 242-7967
www.gmscmiami.org



Greater Miami Service Corps

West Naranja Lakes Community Redevelopment Agency

Public Sanitary Sewer Connection Program





I. Introduction

Greater Miami Service Corps (GMSC) is pleased to submit this proposal for the Public Sanitary Sewer Connects Program in partnership with the **West Naranja Lakes Community Redevelopment Agency (Naranja Lakes CRA)**.

The proposed West Naranja Lakes Public Sanitary Sewer Connects Program aims to improve public health, protect the environment, and enhance the quality of life for residents by eliminating outdated and failing septic tank systems. This project will connect participating properties to the Miami-Dade County Water and Sewer Department's (WASD) public water and sewer system.

II. Program Objectives

1. **Eliminate aging septic tank systems** in the West Naranja Lakes area within the project period.
2. **Connect 100% of participating properties** to the Miami-Dade WASD public sewer system in compliance with the capacity letter and instruction requirements.
3. **Improve public health outcomes** by reducing the risk of groundwater and surface water contamination.
4. **Enhance environmental quality** through reduced nutrient discharge into sensitive ecosystems, including Biscayne Bay.
5. **Support economic growth** by modernizing infrastructure and improving property values in the targeted CRA area.

These sewer connection projects will also:

- Upskill local workforce (18–24) by offering supervised projects training
- Promote resident's collaboration with local government and all community stakeholders.

III. Scope of Services

The program will follow the technical guidance and requirements of the **Miami-Dade WASD Department**, which may include but are not limited to:

1. **Site Assessments & Planning** – Conduct assessments for each property to determine connection feasibility and required infrastructure improvements.
2. **Properly Decommission Septic Tanks** – Properly pump out, crush, and fill existing septic tanks in compliance with county and state regulations.
3. **Connection to Public Sewer System** – Install new sewer laterals, cleanouts, and service connections from each property to the public sewer main.
4. **Public Water Connection (as applicable)** – For properties not yet connected, install new potable water service lines and meters.
5. **Restoration of Property** – Restore any disturbed landscaping, driveways, or sidewalks to pre-construction condition.



6. **Permitting and Compliance** – Secure necessary permits and ensure compliance with all Miami-Dade County and State of Florida regulations.
7. **Resident Outreach & Education** – Provide property owners with connection schedules, instructions, and long-term maintenance guidance.

IV. Organization Capacity

GMSC has **35** years of experience delivering community revitalization projects and hands-on training opportunities to underserved youth. Our teams have successfully completed work involving graffiti removal, painting, landscaping, and home energy improvements across Miami-Dade County.

We are trusted partners to government and nonprofit agencies and are well-positioned to manage this project with efficiency, accountability, and compassion.



V. Relevant Capacity (Oversight and Skills)

The Greater Miami Service Corps (GMSC) has been contracted by Miami-Dade County, the City of Miami, the City of Opa Locka, the City of West Perrine and the City of North Miami to do community development and community revitalization projects across 25 zip codes. GMSC was awarded CBDG Water and Sewer Connection grants worth **\$350,000** for targeted communities through Miami-Dade County Public Housing and Community Development (PHCD). These grants are designed to perform septic abandonments and connection to municipal lines to homes in Miami-Dade County that are mapped in flood-prone areas.



Oversight:

All community development projects are overseen by team supervisors and projects manager to ensure timely, safe, and code-compliant work. Our senior project manager has over 30 years of experience supervising projects (Resume attached).

Skills:

GMSC has and will additionally hire a Certified State of Florida Licensed Plumber who will come with extensive experience in Title 64E-6, Florida Administrative Code for Onsite Sewage Treatment and Disposal Systems (OSTDS), Florida Department of Environmental Protection (DEP) rules for septic systems, and Miami-Dade County Code Section 32-79 (Water and Sewer Connection Ordinance) to test sewer capacity as per the Regulatory & Economic Resources (RER) guidelines.

Licensed Plumber Qualifications

GMSC's Licensed Plumber will have:

- Valid **Florida Plumbing License** required
- Minimum **5 years of experience** in sewer line installation and decommissioning
- Familiarity with **Miami-Dade County permitting and inspection processes**
- Ability to operate **excavation** and **backfilling** equipment
- Strong understanding of **local plumbing codes and environmental standards**
- Excellent team and time management, problem-solving and communication skills

VI. Project Oversight and Quality Assurance

- All work will be completed by trained Corpsmembers under the supervision of a licensed plumber.
- Homeowners will sign completion forms and participate in satisfaction surveys.

Youth participants will also:

- Receive educational scholarships
- Receive stipends during participation
- Complete industry credentials in desired field
- Receive monthly bus passes to get to program office
- Complete community service projects that they can take pride in
- Receive case management, job coaching, and career planning assistance
- Be trained in job safety and plumbing through a State Pre-Apprenticeship Program.
- Complete secondary credentials as applicable (high school diploma or GED)



VII. Project Timeline

- Month 1: Outreach, homeowner intake, staff/crew preparation
- Months 2–11: Home improvements completed weekly
- Months 2-11: Weekly maintenance of CRA designated areas
- Month 12: Final assessments, documentation, and program close-out

VIII. Estimated Budget Summary

Total Funding Requested: \$500,000

- **Planning & Design: \$75,000**
- **Septic Tank Abandonment: \$100,000**
- **Sewer & Water Connections: \$275,000**
- **Permitting & Compliance Costs: \$25,000**
- **Community Outreach & Education: \$10,000**
- **Contingency (5%): \$15,000**

IX. Conclusion

The Public Sanitary Sewer Connects Program aligns closely with the goals of Naranja Lakes CRA and reflects GMSC's commitment to youth development and community transformation. We respectfully request your partnership and support to bring this vision to life for the benefit of the community.

GREATER MIAMI SERVICE CORPS TABLE OF ORGANIZATION AND RESUME

PUBLIC SANITARY SEWER CONNECTION PROGRAM

TABLE OF ORGANIZATION

Position	Role Description
ELIGIBILITY/OUTREACH COORDINATOR	Conducts outreach, screens applicants, and verifies eligibility for program participation.
WATER AND SEWER PRE-APPRENTICES	Assists licensed plumbers and construction team in basic plumbing and sewer connection tasks.
CONSTRUCTION MANAGER	Oversees daily operations, ensures work meets safety and code standards, coordinates schedules.
CERTIFIED LICENSED PLUMBER	Performs skilled plumbing work, connects properties to public sewer system, ensures compliance with regulations.

Andre Miller

Work History:

Greater Miami Service Corps

Construction Instructor/Project Manager

Miami, FL

March 2010 - Present

Design the curriculum, grading rubric, and hands-on practicums for two Florida Department of Education-certified pre-apprenticeship programs. Instruct and train pre-apprentices on key technical, professional, and safety aspects relevant to the *Construction, Carpentry, Plumbing, and Weatherization* pre-apprenticeship programs. Train *YouthBuild* (YB) Corps members and other students on NCCER's *Core Curricula and Your Role in the Green Environment*. Conduct occupational and on-site training of Corps members. Systematically instruct and supervise young Corps members to enhance their construction-related skills, community service outputs, and employability outlooks. Train Corps members on how to safely and properly use tools and equipment needed to complete assigned projects. Provide training plans for members that integrate academics with benchmarks related to sidewalk construction (including forming, lime rock filling, concrete installation, and finishing), operating construction equipment (including forklifts, plate compactors, *Bobcats*, combinations, single lifts, boom lifts, and jackhammers), and understanding building construction techniques (including blueprint reading, demolition, rough framing, roofing, drywall, finish carpentry, painting, and use of energy-efficient material). Train young adults on the use of power tools; and landscape maintenance tools and techniques including riding SCAG lawnmowers, using blowers, pruners, chainsaws, weed eaters, and other maintenance equipment. Train young people in water systems and flow, measurement and layout, tools and equipment, and basic safety related to plumbing. Conduct OSHA 10 and 30 Safety Training. Assist the director in organizing the completion of construction projects with program partners. Conduct morning meetings and ensure journal entry participation by all members daily. Ensure Corps vehicles are kept clean and well-maintained and have first aid kits, fire extinguishers, and are loaded with the daily tools needed for the field projects. Optimize Corps members' time and work/learning skills. Safely and properly transport members to and from projects, community service sites, and events. Oversee the use, maintenance, and returns of tools and equipment daily. Ensure that Corps members maintain appropriate decorum and language and take appropriate and progressive disciplinary steps concerning members' behavior in coordination with the Project Manager.

Coscan Construction

Foreman

Sunny Isles, FL

March 2002-May 2008

Directed activities of workers regarding the construction of high-rise buildings, pipelines, and other construction projects. Assisted superiors in planning construction procedures, specifications, work schedules, and material needs. Inspected work in progress to ensure that work conformed to specifications and adherence to work schedules.

M & P Reynolds

Painter

Miami, FL

January 2001-March 2002

Prepared various surfaces for painting. Mixed, matched and blended various paints, enamels, lacquers, varnishes, stains and special protective coatings to achieve desired color, consistency and drying properties. Caulked, puttied, cemented and plastered holes and cracks. Painted buildings, structures, equipment and furniture. Determined quantities and requested supplies orally and in writing. Cleaned and stored tools and equipment and cleaned work sites. Assisted in performing preventative maintenance on buildings, equipment, plumbing and electrical fixtures and systems.

Harold Square

Building Maintenance

Fort Lauderdale, FL

Oct. 2000-Feb. 2000

Performed skilled work in the maintenance, repair, alteration and remodeling of apartment complex. Performed rough and finished carpentry; installed new and performed bench carpentry using shop equipment and power tools. Assembled, installed and repaired pipes, fittings and fixtures of water, heating and drainage systems. Installed pre-hung, slab, wood-framed and metal doors and window frames. Performed preventive maintenance and minor repairs on cooling and air distribution systems. Repaired doors, door checks, and locks. Repaired window frames, tables, chairs, and other wooden equipment. Mixed paint and painted a variety of surfaces, both inside and outside of buildings using brushes, spray guns, and rollers. Performed plaster work and patched plastering on old wall surfaces. Interacted with tenants to determine maintenance, repair, or remodeling requirements and preferences.

North Ridge Medical

Environmental Supervisor

Fort Lauderdale, FL

Sept. 1999 – Oct. 2000

Supervised and coordinated the activities of housekeeping, laundry, and floor tech personnel to ensure the center was maintained in a sanitary, attractive, and orderly condition - in good repair, free from hazards such as those caused by electrical, plumbing, ventilation, heating, and cooling systems in compliance with applicable safety and fire regulations and federal, state, and local building codes. Also responsible for the provision of quality laundry service.

Lee's Painting

Miami, FL

Painter

Sept. 1997 – Aug. 2000

Painted, stained, and varnished. Cleaned, scraped, and sandblasted surfaces. Repaired surfaces to be painted; also waterproofed surfaces. Mixed and matched paint. Requisitioned materials and supplies from the stockroom and assisted in estimating jobs.

Education:

Miami-Dade County Public Schools
Vocational Carpentry Instructor Certificate

National Center for Construction Education Research (NCCER)
Core Curricula and Your Role in the Green Environment

High School Diploma 1990
Miami Central Senior High

Certifications:

- Certified Forklift Operator
- Certified Renovator
- Certified Trainer Curriculum Performance Evaluator, Painting Level 1 –NCCER
- Certified Craft Instructor, Plumbing Level 1-NCCER
- Certified Craft Instructor, Basic Construction Skills –NCCER
- Certified Craft Instructor, Carpentry Level 1 –NCCER
- Certified Curriculum Proctor –NCCER
- Certified Trainer Construction, Safety, and Health –OSHA
- Certified GREEN Trainer
- Certified Toxic Substances Control Act Certification –EPA

References:

Available upon Request

Sec. 24-43.1. - Liquid waste disposal and potable water supply systems.

- (1) The intent and purpose of this section is to safeguard the public health, safety, and welfare by regulating liquid waste storage, disposal and treatment methods other than sanitary sewers and any source of potable water supply.
- (2) No person shall discharge or cause, allow, permit, let or suffer to be discharged any liquid waste or other substance of any kind whatsoever into an OSTDS other than domestic sewage.
- (3) *Residential land uses with potable water, OSTDS, or both.* Notwithstanding any provision of this code to the contrary, no County or municipal officer, agent, employee, or board shall approve, grant, or issue any building permit, certificate of use or occupancy (except for changes in ownership for facilities that do not require an operating permit pursuant to Section 24-18), municipal occupational license (except for changes in ownership for facilities that do not require an operating permit pursuant to Section 24-18), platting action (final plat, waiver of plat or equivalent municipal platting action), development agreement subject to the Florida Local Government Development Agreement Act, zoning action (district boundary change, unusual use, special exception, use variance, or equivalent municipal zoning action), or other development order or development permit for any residential land use served or to be served by an OSTDS or any source of potable water supply until the Director affirmatively determines that the residential land use will comply with Section 24-42.7 and one or more of the requirements as set forth in paragraphs (a), (b), (c), (d), (e), and (f) below and in Section 24-43.2(1), and, additionally, that the property is not within feasible distance for a public water main or public sanitary sewers.

Furthermore, notwithstanding any provision of this Code, no person shall construct, utilize, operate, occupy or cause, allow, let, permit or suffer to be constructed, utilized, operated or occupied any residential land use served or to be served by an OSTDS or any source of potable water supply until the Director has made the written, affirmative determination required by the foregoing provision.

In calculating the square footage of lots for any of the determinations below, abutting easements and rights-of-way shall be considered to the center lines thereof.

- (a) Where public water is used:
 - (i) The minimum lot size for a single-family residence shall be 15,000 square feet of unsubmerged land; or
 - (ii) The minimum lot size for a duplex residence shall be 20,000 square feet of unsubmerged land; or
 - (iii) The maximum sewage loading for all other residential uses shall be 1,500 gallons per day per unsubmerged acre;
or
- (b) Where public water is not used:
 - (i) The minimum lot size for a single-family residence shall be 20,328 square feet of unsubmerged land; or
 - (ii) The minimum lot size for a duplex residence shall be 29,040 square feet of unsubmerged land; or
 - (iii) The maximum sewage loading for all other residential uses shall be 750 gallons per day per unsubmerged acre; or
- (c) *Single-family or duplex residence below minimum lot size requirement.* For a single-family residence or duplex residence on a tract of land that fails to comply with the minimum lot size requirements of paragraph (a) above, and where a public right-of-way containing an available and operative public water main or easement containing an available and operative public water main abuts said tract of land, the Director shall issue written approval for use of an OSTDS for such residence if the Director determines that all of the following are met:
 - (i) said tract of land was created by deed prior to January 1, 1958, or was created by plat approved by the governmental authorities having jurisdiction prior to January 1, 1972; and

- (ii) said tract of land, as created by the originally recorded plat or originally recorded deed, has continuously remained in the same form as set forth in the originally recorded plat or deed; or
- (d) *Other residential land uses.* For any other residential land use served or to be served by a public water main and an OSTDS, the Director shall issue written approval for use of an OSTDS if the Director determines that all of the following are met:
 - (i) extension of public sanitary sewers to serve the property from the nearest available point of connection to an available public sanitary sewer is not within feasible distance for public sanitary sewer; and
 - (ii) more than 50 percent of an area, consisting of a minimum of one-quarter mile square extending a minimum of one-eighth of a mile radially from the perimeter of the property, contains land uses served by OSTDSs and a public water supply; and
 - (iii) the property complies with, or has obtained a variance from, the minimum lot size requirements and the maximum lot size requirements and the maximum daily domestic sewage flow (sewage loading) requirements of chapter 62-6 of the Florida Administrative Code as same may be amended from time to time; and
 - (iv) the property was part of a recorded subdivision that was created by plat or deed but that has not continuously remained as a legally recorded subdivision, and the size of each proposed lot is the same or larger than the lots set forth in the recorded subdivision; and
 - (v) if the property is located within the Northwest Wellfield protection area or within the West Wellfield Interim protection area or within the basic wellfield protection area of any public utility potable water supply well, the property complies with subsections 24-43(4)(a) and (d); and
 - (vi) that residential land uses other than a single-family residence or a duplex residence shall meet the maximum sewage loading set forth in subparagraph (3)(a)(iii) above; or
- (e) *Pre-existing subdivisions.* For a replat or other subsequent platting action (final plat, waiver of plat, or equivalent municipal platting action) for a residential subdivision that, when originally approved, was served or to be served by a public water main and septic tanks, the Director shall issue written approval for use of an OSTDS if the Director determines that all of the following are met:
 - (i) The extension of public sanitary sewers to serve the property from the nearest available point of connection to an available public sanitary sewer is not within feasible distance for public sanitary sewers; and
 - (ii) The original subdivision was created by deed prior to January 1, 1958, or was created by plat prior to January 1, 1972; and
 - (iii) The tract of land, as created by the originally recorded plat or deed, has continuously remained in the same form as set forth in the originally recorded plat or deed; and
 - (iv) The individual lots created by the platting action fail to comply with the minimum lot size requirements of paragraph (3)(a) above; and
 - (v) The proposed subdivision of the originally recorded plat or deed will result in a subdivision containing less than or equivalent number of lots as the original subdivision described in subparagraph (3)(e)(ii) above; and
 - (vi) That residential land uses other than a single-family residence or a duplex residence shall not exceed the maximum sewage loading set forth in subparagraph (3)(a)(iii) above; or
- (f) *Other subdivision.* For a replat or other subsequent platting action (final plat, waiver of plat, or equivalent municipal platting action) for a residential subdivision that does not meet the requirements of paragraph (e) above and that is served or to be served by a public water main and OSTDSs, the Director shall issue written approval for use of an

OSTDS if the Director determines that all of the following are met:

- (i) The extension of public sanitary sewers to serve the property from the nearest available point of connection to an available public sanitary sewer is not within feasible distance for public sanitary sewers; and
 - (ii) The number of lots in the subdivision created by the platting action is derived by dividing the gross area of the property by the minimum lot size for a single-family residence or duplex residence as set forth in paragraph (3)(a) above; and
 - (iii) At least one-fourth of the lots in the subdivision exceed the minimum lot size requirements set forth in paragraph (3)(a) above, and the remaining three-fourths of the lots are equal to or exceed 95 percent of the foregoing lot size requirement.
- (4) *Nonresidential land uses with potable water or OSTDS with only domestic sewage.* Notwithstanding any provision of this code to the contrary, no County or municipal officer, agent, employee, or board shall approve, grant or issue any building permit, certificate of use or occupancy (except for changes in ownership for facilities that do not require an operating permit pursuant to Section 24-18), municipal occupational license (except for changes in ownership for facilities that do not require an operating permit pursuant to Section 24-18), platting action (final plat, waiver of plat, or equivalent municipal platting action), development agreement subject to the Florida Local Government Development Agreement Act, zoning action (district boundary change, unusual use, special exception, use variance, or equivalent municipal zoning action), or other development order or development permit for any nonresidential land use served or to be served by any source of potable water supply or an OSTDS without obtaining the Director's prior written approval pursuant to this subsection.

Furthermore, notwithstanding any provision of this code, no person shall construct, utilize, operate, occupy, or cause, allow, let, permit, or suffer to be constructed, utilized, operated, or occupied, any nonresidential land use served or to be served by any source of potable water or an OSTDS without obtaining the Director's prior written approval. It is provided, however, that a farm stand or a mobile food service operation ancillary to a farm is not subject to this subsection where such use utilizes only self-contained utilities and complies with Section 33-279.

Written approval shall only be issued if it is demonstrated that the only liquid waste (excluding liquid wastes associated with the following: the processing of agricultural produce in agricultural packing houses; agricultural vehicles or agricultural equipment maintenance facilities; mobile food service operations with only self-contained utilities and ancillary to a farm or farm stands with only self-contained utilities, provided that such uses comply with Section 33-279; or stormwater and water used within a self-contained water recycling car wash facility, provided said facility does not backwash the recycling filters) that shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into an OSTDS that complies with Section 24-42.7, that the property is not within a feasible distance for public water mains and public sanitary sewers, and only:

- (a) After the owner of the property (excluding property upon which an agricultural vehicle or agricultural equipment maintenance facility operates) submits to the Director a covenant running with the land executed by the owner of the property in favor of Miami-Dade County that provides that the only liquid waste (except for those liquid wastes excluded by this subsection (4) above) which shall be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged into an OSTDS.
 - (i) Said covenants shall be in a form(s) prescribed by the Director.
 - (ii) The covenants shall be recorded by the Department at the expense of the owner of the property.
 - (iii) The Director is authorized to accept modifications of previously approved covenants to conform to this paragraph (4)(c); and

- (b) If the Director or the Director's designee determines that the proposed nonresidential land use is in accordance with the
 - (i) Where public water is used the maximum allowable sewage loading shall be one thousand five hundred (1,500) gallons per day per unsubmerged acre, or
 - (ii) Where public water is not used the maximum allowable sewage loading shall be seven hundred fifty (750) gallons per day per unsubmerged acre.

In calculating the square footage of lots in Sections 24-43.1(b)(i) and (ii) above, abutting easements and rights-of-way shall be considered to the center lines thereof; and

- (c) If the Director or the Director's designee determines that the existing nonresidential land use for the property or the nonresidential land use requested for the property is served or to be served by an onsite domestic well system and an OSTDS and is not one or more of the following nonresidential land uses:
 - (i) Establishments engaged in the handling of food and drink; it is provided, however, that the preparation, cooking, or table service of food or drink when ancillary to a farm to the extent permitted in Section 33-279 may be permitted.
 - (ii) Educational institutions,
 - (iii) Intermediate care facilities,
 - (iv) Health care facilities.

Notwithstanding the above, the Director or the Director's designee shall approve the issuance of a building permit for the repair or maintenance of existing facilities.

- (5) *Table to determine applicable sewage flow and sewage loading.* The Director shall utilize the table set forth in paragraph (c) below to determine sewage flows for sanitary sewers, the maximum allowable OSTDS sewage loading requirements, and the applicable sewage loading requirements within wellfield protection areas, as set forth in this chapter.
 - (a) If the Director receives competent factual data and information such as actual on-site measured sewage flows or actual metered water bills, or an engineering flow study which utilizes recognized standard practices of the engineering profession, is signed and sealed by an engineer licensed in the State of Florida, and approved by the Director, the Director may utilize this data and information to determine sewage flows for sanitary sewers and the maximum allowable OSTDS sewage loading requirements set forth in this chapter in lieu of the table set forth in this subsection below.
 - (b) This table shall not be utilized for the sizing of an OSTDS. Sizing of OSTDSs shall be in accordance with Section 24-42.7 and applicable Florida Statutes.
 - (c) The applicable table is as follows:

Type of Land Use/Gallons Per Day (GPD)

Residential Land Uses:

Single-Family Residence:

Less than 3001 sq. ft.: 210 gpd/unit

3001—5000 sq. ft.: 310 gpd/unit

More than 5000 sq. ft.: 510 gpd/unit

Townhouse Residence: 165 gpd/unit

Apartment: 135 gpd/unit

Mobile Home Residence/Park: 160 gpd/unit

Duplex or Twin Home Residence: 150 gpd/unit

Residential Facility/Institution:

(a) Congregate Living Facility (CLF): 75 gpd/bed

(b) Apartment Dormitory: 100 gpd/unit

(c) Fire Station: 10 gpd/100 sq. ft.

(d) Jail: 150 gpd/person

(e) Other: 100 gpd/person

Commercial Land Uses:

Airport:

(a) Common Area/Concourse/Retail: 10 gpd/100 sq. ft.

(b) Food Service: See Restaurant use for allocation

Bank: 10 gpd/100 sq. ft.

Banquet Hall with or without kitchen: 10 gpd/100 sq. ft.

Bar, Cocktail Lounge, Nightclub, or Adult Entertainment: 20 gpd/100 sq. ft.

Barber Shop: 10 gpd/100 sq.ft.

Beauty Shop: 25 gpd/100 sq. ft.

Big Box Retail: 2.5 gpd/100 sq. ft.

Bowling Alley: 100 gpd/lane

Car Wash:

(a) Manual Washing: 350 gpd/bay

(b) Automated Washing: 5500 gpd/bay

With recycle system: Based on system design and evaluation by the Department

Coin Laundry: 110 gpd/washer

Country Club with or without kitchen: 20 gpd/100 sq. ft.

Dentist's Office: 20 gpd/100 sq. ft.

Fitness Center or Gym: 10 gpd/100 sq. ft.

Funeral Home: 5 gpd/100 sq. ft.

Gas Station/Convenience store/Mini-Mart:

(a) Without car wash: 450 gpd/unit

(b) With single automated car wash: 1750 gpd/unit

Additional single automated car wash: 1300 gpd/unit

Hospital: 250 gpd/bed

Hotel or Motel: 115 gpd/room

House of Worship: 10 gpd/100 sq. ft.

Industrial use not discharging a process wastewater and not utilizing potable water for an industrial process (including but not limited to automotive repair, boat repair, carpentry, factory, machine shop, welding): 4 gpd/100 sq. ft.

Industrial use discharging a process wastewater or utilizing potable water for industrial use: Based on system design and evaluation by the Department

Kennel: 15 gpd/100 sq. ft.

Marina: 60 gpd/slip

Nail salon: 30 gpd/100 sq. ft.

Nursing/Convalescent Home: 125 gpd/bed

Office Building: 5 gpd/100 sq. ft.

Pet Grooming: 20 gpd/100 sq. ft.

Physician's Office: 20 gpd/100 sq. ft.

Public Park:

(a) With toilets only: 5 gpd/person

(b) With toilets and showers: 20 gpd/person

Public Swimming Pool Facility: 30 gpd/person

Recreational vehicle (RV) Park (seasonal use): 150 gpd/space

Restaurant:

(a) Fast Food: 65 gpd/100 sq. ft.

(b) Full Service: 100 gpd/100 sq. ft.

(c) Take Out: 100 gpd/100 sq. ft.

Retail: 10 gpd/100 sq. ft.

School:

(a) Day Care/Nursery (adults and children): 10 gpd/100 sq. ft.

(b) Regular school: 12 gpd/100 sq. ft.

Self-service storage units: 1.5 gpd/100 sq. ft.

Shopping Center/Mall:

Shell/Common Area: 10 gpd/100 sq. ft.

Spa: 20 gpd/100 sq. ft.

Sporting Facilities and Auditorium: 3 gpd/seat

Theater:

(a) Indoor: 1 gpd/seat

(b) Outdoor/Drive in: 5 gpd/space

Veterinarian Office: 20 gpd/100 sq. ft.

Warehouse/Speculation Bldg: 2 gpd/100 sq. ft.

Wholesale Food Preparation (including but not limited to meat markets and commissaries): 35 gpd/100 sq. ft.

- (6) *Other nonresidential land uses without public water, public sanitary sewer, or both.* Notwithstanding any provision of this code to the contrary, no County or municipal officer, agent, employee, or board shall approve, grant or issue any building permit, certificate of use, certificate of occupancy, municipal occupational license, platting action (final plat, waiver of plat or equivalent municipal platting action), development agreement subject to the Florida Local Government Development Agreement Act, zoning action (district boundary change, unusual use, special exception, use variance, or equivalent municipal zoning action), or other development order or development permit for any nonresidential land use served or to be served by any method for storage, disposal, or treatment of liquid waste (excluding liquid wastes associated with the following: the processing of agricultural produce in agricultural packing houses; agricultural vehicles or agricultural equipment maintenance facilities; or mobile food service operations with only self-contained utilities and ancillary to a farm or farm stands with only self-contained utilities, provided that such uses comply with [Section 33-279](#)) other than public sanitary sewers, or by any source of potable water supply other than a public water main, without obtaining the Director's prior written approval.

Furthermore, notwithstanding any provision of this code to the contrary, no person shall construct, utilize, operate, occupy, or cause, allow, let, permit, or suffer to be constructed, utilized, operated, or occupied, any nonresidential land use served by any method for storage, disposal, or treatment of liquid waste (except for those liquid wastes excluded by this subsection (6) above), other than public sanitary sewers or any source of potable water supply other than a public water main, without obtaining the Director's prior written approval. It is provided, however, that a farm stand or a mobile food service operation ancillary to a farm is not subject to this subsection where such use utilizes only self-contained utilities and complies with [Section 33-279](#).

Such written approval shall only be issued if one or more of the following is met:

- (a) *Public water available.* The Director determines that the existing or requested nonresidential land use for the property is served or to be served by a public water main and is not one or more of the nonresidential land uses permitted under the following Miami-Dade County zoning classifications:
 - (i) BU-1A (excluding those land uses permitted by BU-1),
 - (ii) BU-2 (excluding those land uses permitted by BU-1),
 - (iii) BU-3 (excluding those land uses permitted by BU-1),
 - (iv) IU-1 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
 - (v) IU-2 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
 - (vi) IU-3 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
 - (vii) IU-C (excluding commercial vehicle storage facilities with approved groundwater monitoring), or
- (b) *On-site domestic well system.* The Director determines that the existing or requested nonresidential land use for the property is served or to be served by an on site domestic well system and is not an establishment primarily engaged in the handling of food and drink (except factory prepackaged products and food preparation facilities on agricultural properties which serve prepared food and drink on site), educational institutions, intermediate care facilities, or health care facilities and is not one or more of the nonresidential land uses permitted under the following Miami-Dade County zoning classifications:
 - (i) BU-1A (excluding those land uses permitted by BU-1 except an establishment primarily engaged in the handling of food and drink (except factory prepackaged products), educational institutions, intermediate care facilities and health care facilities),
 - (ii) BU-2 (excluding those land uses permitted by BU-1 except an establishment primarily engaged in the handling of food and drink (except factory prepackaged products), educational institutions, intermediate care facilities and health care facilities),
 - (iii) BU-3 (excluding those land uses permitted by BU-1 except an establishment primarily engaged in the handling of food and drink (except factory prepackaged products), educational institutions, intermediate care facilities, and health care facilities),
 - (iv) IU-1 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
 - (v) IU-2 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
 - (vi) IU-3 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
 - (vii) IU-C (excluding commercial vehicle storage facilities with approved groundwater monitoring),
 - (viii) Unusual uses (excluding solar facility and floating solar system, as defined in [Section 33-1](#); lake excavation; concrete batching plant; concrete block plant; rock crushing and screening plant; filling of rock pits; rock quarries; radio and television towers and transmitting stations; trailers as watchman's quarters), or
- (c) *Covenant approved by Director.* The owner of the property submits to the Director a covenant running with the land executed by the owner of the property in favor of Miami-Dade County that provides that prior to the approval, granting, or issuance of any certificate of use or occupancy (except for changes in ownership), or certificate of completion, whichever is earlier, the property shall be connected to a public water main and a public sanitary sewer, and that provides that the building permit applications for the property shall show the required connections.
 - (i) Said covenants shall be in a form(s) prescribed by the Director.

- (ii) The covenant shall be recorded in the public records of Miami-Dade County, Florida, by the Department at the expense of the owner of the property.
- (iii) The Director is authorized to accept modifications of previously approved covenants to conform to this paragraph (6)(c); or
- (d) *Previously approved liquid waste method.* An application has been filed for certificate of use or occupancy or municipal occupational license for a land use served or to be served by:
 - (i) a public water main and any liquid waste storage, disposal, or treatment method approved prior to September 30, 1983; or
 - (ii) an on site domestic well system and any liquid waste storage, disposal, or treatment method other than public sanitary sewers approved prior to June 13, 1986; or
- (e) *Certain nonresidential land uses with public water available.* The Director determines that the property is served or to be served by a public water main and is served or to be served by any liquid waste storage, disposal, or treatment method other than public sanitary sewers and:
 - (i) is in compliance with paragraphs (4)(a) and (b) above; and
 - (ii) the existing or requested nonresidential land use for the property is one or more of the nonresidential land uses permitted under the Miami-Dade County zoning classifications set forth in subparagraphs (6)(a)(i), (ii), or (iii); and
 - (iii) the owner of the property has executed a covenant running with the land in favor of Miami-Dade County which provides that the property shall only be used for those nonresidential uses permitted under Miami-Dade County zoning classification BU-1 until such time as the property is connected to public sanitary sewers.
 - 1. Said covenants shall be in a form(s) prescribed by the Director.
 - 2. The covenants shall be recorded in the public records of Miami-Dade County, Florida by the Department at the expense of the owner of the property; or
- (f) *Certain nonresidential land uses with an on-site domestic well system.* The Director determines that the property is served or is to be served by an on site domestic well system and is served or to be served by any liquid waste storage, disposal, or treatment method other than public sanitary sewers and:
 - (i) the property complies with paragraphs (4)(a), (b), and (c) above; and
 - (ii) the existing or requested nonresidential land use for the property is one or more of the nonresidential land uses permitted under the Miami-Dade County zoning classifications set forth in subparagraphs (6)(b)(i), (ii), or (iii) above; and
 - (iii) the owner of the property has executed a covenant running with the land in favor of Miami-Dade County which provides that the property shall only be used for those nonresidential uses permitted under Miami-Dade County zoning classification BU-1 (excluding establishments primarily engaged in the handling of food and drink, except factory prepackaged products, educational institutions, intermediate care facilities and health care facilities) until such time as the property is connected to a public water main and a public sanitary sewer.
 - 1. Said covenants shall be in a form(s) prescribed by the Director.
 - 2. The covenants shall be recorded in the public records of Miami-Dade County, Florida, by the Department at the expense of the owner of the property; or
- (g) *Certain nonresidential land uses outside wellfield protection area and with no public sanitary sewer within feasible distance.* The Director determines that no portion of the property is located within the Northwest Wellfield protection area, West Interim Wellfield protection area, maximum day wellfield protection area of the Alexander Orr Wellfield,

Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield, or Hialeah Wellfield, outer wellfield protection zone of the South Miami Heights Wellfield Complex, or basic wellfield protection area of any utility potable water supply well, the owner of the property is applying for a land use permitted under the Miami-Dade County zoning classifications set forth in paragraph (6)(a) above, and:

- (i) extension of public sanitary sewers to serve the property from the nearest available point of connection to an available public sanitary sewer is not within feasible distance; and
- (ii) more than 50 percent of an area, consisting of a minimum of one-quarter mile square extending a minimum of one-eighth of a mile radially from the perimeter of the property, contains land uses served by OSTDSs and public water; and
- (iii) the property complies with paragraphs (4)(a) and (b) above; and
- (iv) if the nonresidential land use will handle, use, or store hazardous materials on the property, then the water pollution prevention and abatement measures and practices set forth in Section 24-43(5)(c)(i), (ii), (iii), (iv), and (v) shall be provided, subject to the approval of the Director; and
- (v) the owner of the property submits to the Director a covenant running with the land executed by the owner of the property in favor of Miami-Dade County which sets forth the nonresidential land uses to be allowed on the property served by an OSTDS.
 - 1. Said covenant shall only include the nonresidential land uses permitted by the existing Miami-Dade County or municipal zoning classification for the property or permitted by the Miami-Dade County or municipal zoning classification requested by the owner of the property and which are determined by the Director or the Director's designee to generate, dispose of, discharge, or store only domestic sewage discharged into a septic tank and not to generate, dispose of, discharge, or store any other liquid waste except storm water or water used within a self-contained water recycling car wash facility, provided said facility does not backwash the recycling filters.
 - 2. Said covenants shall be in a form(s) prescribed by the Director.
 - 3. The covenants shall be recorded by the Department at the expense of the owner of the property; and
- (vi) the property is served or is to be served by a public water supply; or
- (h) *Other nonresidential land uses outside wellfield protection area and with no public water and public sanitary sewer within feasible distance.* The Director determines that no portion of the property is located within the Northwest Wellfield protection area, West Interim Wellfield protection area, maximum day wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield, or Hialeah Wellfield, outer wellfield protection zone of the South Miami Heights Wellfield Complex, or basic wellfield protection area of any utility potable water supply well, the owner of the property is applying for a land use permitted under the Miami-Dade County zoning classifications set forth in subparagraphs (6)(b)(i), (ii), or (iii) above, and:
 - (i) extension of a public water main and public sanitary sewer(s) to serve the property from the nearest available point of connection to an available public water main and public sanitary sewers is not within feasible distance for public water mains and public sanitary sewers; and
 - (ii) the property complies with paragraphs (4)(a), (b), and (c) and subparagraph (6)(g)(v) above, and subsection 24-43.2 (1); and
 - (iii) the nonresidential land use will not use, generate, handle, dispose of, discharge or store hazardous materials on

the property; and

- (iv) the nonresidential land use(s) will not have an adverse environmental impact on groundwater quality within the property, as determined by the Director based on consideration of the following factors:
1. The land use will not be detrimental to the public health, welfare and safety and will not create a nuisance and will not materially increase the level of water pollution within the property;
 2. The use, generation, handling, disposal, discharge, or storage of hazardous materials will not occur on the property;
 3. The only liquid waste (excluding stormwater) that will be generated, disposed of, discharged, or stored on the property shall be domestic sewage discharged to a public sanitary sewer or OSTDS; and
 4. Stormwater runoff shall be retained on the property and disposed of through infiltration drainage systems supplemented with seepage drainage systems; or
 - (i) *Certain nonresidential land uses outside wellfield protection area, within a public sanitary sewer improvement district and with public water available.* The Director determines that no portion of the property is located within the Northwest Wellfield protection area, West Interim Wellfield protection area, maximum day wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield, or Hialeah Wellfield, outer wellfield protection zone of the South Miami Heights Wellfield Complex, or basic wellfield protection area of any utility potable water supply well, the property is located within the boundaries of a sanitary sewer improvement district approved by the Board of County Commissioners or a municipal governing body, the owner of the property is applying for a land use prohibited by subparagraph (6)(a) above, and:
 - (i) the property is served or will be served by a public water supply; and
 - (ii) the property complies with paragraph (4)(b) above; and
 - (iii) if the nonresidential land use will generate, handle, store, or use hazardous waste on the property, then the water pollution prevention and abatement measures and practices listed below shall be provided and shall be subject to the approval of the Director:
 1. Monitoring of groundwater; and
 2. Secondary containment of hazardous wastes stored on the property; and
 3. Disposal of hazardous wastes by a liquid waste transporter with a valid liquid waste transporters operating permit issued by the Director; and
 4. Inventory control and recordkeeping of hazardous wastes generated or stored on the property; and
 5. Stormwater management;
- (iv) if the nonresidential land use will generate, handle, use or store liquid wastes (excluding hazardous wastes and domestic sewage) on the property then the best management practices listed below shall be provided and shall be subject to the approval of the Director:
1. Disposal of liquid wastes, other than domestic sewage, by a liquid waste transporter with a valid liquid waste transporter operating permit issued by the Director; and
 2. Inventory control and record keeping of liquid wastes, other than domestic sewage, generated and stored on the property; or

(j) *Certain nonresidential land uses within wellfield protection area.* The Director determines that the property is located within the maximum day wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield, or Hialeah Wellfield, outer wellfield protection area of the South Miami Heights Wellfield Complex, or basic wellfield protection area of any utility potable water supply well, the property is located within the boundaries of a sanitary sewer improvement district approved by the Board of County Commissioners or municipal governing body, the owner of the property is applying for a land use permitted under the Miami-Dade County classifications set forth in subparagraph (6)(a) above, and:

- (i) the property is served or is to be served by a utility water supply; and
- (ii) the property complies with paragraph (4)(b) above; and
- (iii) the property complies with Section 24-43(5)(a), (b), (c), (d), (e), and (f); and
- (iv) if the nonresidential land use will handle, generate, store, or dispose of liquid wastes (excluding hazardous wastes), other than domestic sewage discharged to an OSTDS on the property, then the following best management practices shall be provided and shall be subject to the Director's approval:
 - 1. Monitoring of groundwater; and
 - 2. Secondary containment of liquid wastes stored on the property; and
 - 3. Disposal of liquid wastes by a liquid waste transporter with a valid liquid waste transporter operating permit issued by the Director; and
 - 4. Inventory control and recordkeeping of liquid wastes other than domestic sewage discharged to an OSTDS; and
 - 5. Stormwater management.

(7) Notwithstanding any provision of this code, when an approved public gravity sanitary sewer or approved sanitary sewer force main is available and operative in a public right-of-way or easement abutting the property, the use of any liquid waste storage, disposal or treatment methods shall cease within ninety (90) days of the date the Director or the Director's designee determines that the approved public sanitary sewer is available and operative. Thereafter, all liquid wastes that are generated, handled, disposed of, discharged or stored on the property shall be discharged to an approved and operative gravity sanitary sewer or approved sanitary sewer force main except those liquid wastes, other than domestic sewage, that are permitted by this chapter to be generated, handled, treated or stored on the property. Notwithstanding the foregoing, graywater may, at the option of the property owner, be discharged to a graywater disposal system approved by the Director or the Director's designee.

Available, when used in Section 24-43.1(7) shall mean the following:

- (a) Single Family Residence and Duplex: A public gravity sewer shall be considered available if it is located within any portion of any public right-of-way or easement abutting the property, but not on the opposite side of a roadway divided by a raised median or on the opposite side of a roadway which has four (4) lanes or more. A public force main is not considered available.
- (b) Residential, other than Single Family Residence or Duplex:
 - (i) For properties complying with the sewage loading provisions of Section 24-43.1(3) using the sewage flows set forth in Section 24-43.1(5) and with sewage flow less than or equal to 1,000 gallons per day (gpd) calculated using unit rates in Chapter 64E-6, Florida Administrative Code, as may be amended from time to time, a public gravity

sewer shall be considered available if it is located within any portion of any public right-of-way or easement abutting the property, but not on the opposite side of a roadway divided by a raised median or on the opposite side of a roadway which has four (4) lanes or more. A public force main shall not be considered available.

- (ii) For properties not complying with the sewage loading provisions of Section 24-43.1(3) using the sewage flows set forth in Section 24-43.1(5) or with a sewage flow greater than 1,000 gallons per day (gpd) calculated using unit rates in Chapter 64E-6, Florida Administrative Code, as may be amended from time to time, a public gravity sewer or a public force main shall be considered available if it is located within any portion of any public right-of-way or easement abutting the property.

- (c) Non-residential land uses that generate only domestic sewage: (including residential with mixed use):

- (i) For properties complying with the sewage loading provisions of Section 24-43.1(4)(b) using the sewage flows set forth in Section 24-43.1(5) and with sewage flow less than or equal to 1,000 gallons per day (gpd) calculated using unit rates in Chapter 64E-6, Florida Administrative Code, as may be amended from time to time, a public gravity sewer shall be considered available if it is located within any portion of any public right-of-way or easement abutting the property, but not on the opposite side of a roadway divided by a raised median or on the opposite side of a roadway which has four (4) lanes or more. A public force main shall not be considered available.
- (ii) For properties not complying with the sewage loading provisions of Section 24-43.1(4)(b) using the sewage flows set forth in Section 24-43.1(5) or with a sewage flow greater than 1,000 gallons per day (gpd) calculated using unit rates in Chapter 64E-6, Florida Administrative Code, as may be amended from time to time, a public gravity sewer or a public force main shall be considered available if it is located within any portion of any public right-of-way or easement abutting the property.

- (d) Any use that generates a liquid waste other than domestic sewage: A public gravity sewer or public force main sewer shall be considered available if it is located within any portion of any public right-of-way or easement abutting the property.

- (e) Any non-residential land use located within the basic wellfield protection area of any public utility potable water supply well: A public gravity sewer or public force main sewer shall be considered available if it is located within any portion of any public right-of-way or easement abutting the property.

- (8) Reserved.

- (9) Interim sewage treatment plants which serve any property within one-quarter ($\frac{1}{4}$) mile from a public sanitary sewer which ultimately discharges to a regional sewage treatment plant of the Miami-Dade Water and Sewer Department shall cease operation when the aforesaid public sanitary sewer is made operable and available. The sewage flowing to the aforesaid interim sewage treatment plants shall be diverted and transmitted to public sanitary sewers for ultimate discharge to a regional sewage treatment plant of the Miami-Dade Water and Sewer Department. Private interim sewage treatment plants shall cease to operate within six (6) months from the date the said public sanitary sewer is made operable and available. Public interim sewage treatment plants operated by a utility shall cease to operate within two (2) years from the date the said public sanitary sewer is made operable and available. The aforesaid one-quarter ($\frac{1}{4}$) mile distance shall be measured from the closest point of any of the properties served by the aforesaid interim sewage treatment plants and the nearest available point of connection within a public right of way or public easement to the aforesaid public sanitary sewer.

(Ord. No. 04-214, §§ 1, 5, 12-2-04; Ord. No. 06-125, § 4, 9-12-06; Ord. No. 08-55, § 2, 5-6-08; Ord. No. 11-47, § 1, 7-7-11; Ord. No. 14-47, § 1, 5-6-14; Ord. No. 14-48, § 1, 5-6-14; Ord. No. 15-25, § 3, 4-21-15; Ord. No. 18-50, § 1, 5-1-18; Ord. No. 21-42, § 6, 6-2-21; Ord. No. 22-83, § 6, 7-7-22; Ord. No. 22-137, § 3, 10-18-22; Ord. No. 24-14, § 7, 2-6-24; Ord. No. 24-27, § 6, 3-19-24)



Goals & Objectives
Performance Measures & Standards
Florida Statute 189.0694

Cornelius Shiver - Chairman
James E. McDonald - Vice Chairman
Robert K. Parson - Board Member
Rev. Dr. Alphonso Jackson - Board Member
Derrick Lordeus - Board Member
Derek J. Sippio - Board Member
Danny Olgetree - Board Member
Ryan Mosley - Board Member
Stuart H. Archer - Board Member

Krystal Patterson, MPA, FRA-RA – Executive Director, H.E.R.S. Consulting



Performance Measures Report – FY 2025

Introduction

The Naranja Lakes Community Redevelopment Agency (NLCRA) continues to focus on strategic redevelopment initiatives that align with its mission to eliminate blight, foster economic growth, increase safety, and enhance the quality of life within the Redevelopment Area. This Performance Measures Report outlines the key goals, objectives, and measurable outcomes that will guide the Agency's work during the fiscal year.

Goals & Objectives

I. Goal: Enhance Community Engagement

Objective: Rebrand the NLCRA website and social media platforms to increase awareness, accessibility, and stakeholder engagement.

Performance Measure: Establish and implement a marketing schedule to routinely promote NLCRA initiatives, programs, and redevelopment progress through coordinated digital and print outreach.

Expected Outcome:

- Increased public awareness of CRA projects and programs.
- Measurable growth in website traffic, social media engagement, and attendance at CRA-supported events.

II. Goal: Major Project Planning and Redevelopment

Objective: Encourage economic growth and expand affordable housing opportunities within the Redevelopment Area.

Performance Measure: Facilitate or incentivize the annual production of 1–3 new commercial or residential redevelopment projects, with a focus on mixed-use and affordable housing developments.

Expected Outcome:

- Expanded housing options for residents.
- Increased private investment within the CRA boundaries.
- Visible progress in reducing vacant or underutilized properties.

III. Goal: Youth Engagement and Development

Objective: Create opportunities for youth within the Naranja Lakes CRA to participate in educational, cultural, and leadership programs that promote community pride and personal growth.

Performance Measure: Implement at least 1–2 youth-focused initiatives annually, such as internships, community service projects, educational workshops, or recreational programs, in partnership with schools, nonprofits, and local businesses.

Expected Outcome:

- Increased youth participation in community-building activities.
- Development of leadership and workforce readiness skills.

Implementation & Accountability

The NLCRA will monitor progress toward these goals. Regular updates will be provided to the Board, ensuring transparency and enabling adjustments as needed to maximize impact.

Conclusion

The outlined performance measures reflect the NLCRA's commitment to strategic, measurable, and community-centered redevelopment. By focusing on enhanced community engagement, targeted redevelopment efforts, and youth development, the Agency will strengthen its role as a catalyst for sustainable growth in Naranja Lakes. Board approval of these goals and measures will allow staff to proceed with implementation, track outcomes, and ensure accountability in alignment with the adopted Redevelopment Plan.



**Naranja Lakes Redevelopment Agency
Fiscal Year 2025-26 Budget**

Cornelius Shiver - Chairman

James E. McDonald - Vice Chairman

Robert K. Parson - Board Member

Rev. Dr. Alphonso Jackson - Board Member

Derrick Lordeus - Board Member

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Krystal Patterson, MPA, FRA-RA – Executive Director, H.E.R.S. Consulting



Date: August 21, 2025

To: Chairman Cornelius Shiver and Members of the Naranja Lakes Board of Commissioners

From: Krystal Patterson, MPA, FRA-RA

Subject: Naranja Lakes Redevelopment Agency Fiscal Year 2025-26 Budget

It is recommended that the Board of Commissioners of the Naranja Lakes Community Redevelopment Agency adopt the proposed fiscal year (FY) 2025-26 budget for the Naranja Lakes Community Redevelopment Area. It is further recommended that the Board authorize the Office of Management and Budget to submit the budget to the Miami-Dade County Board of County Commissioners for its approval.

TAX ROLL

Area	2024 Roll	2025 Roll	Increase	Percent Increase
Original Area	816,229,961	886,124,991	69,895,030	8.57%
Expansion Area	2,053,134,960	2,436,813,436	383,678,476	18.69%
TOTAL	2,869,364,921	3,322,938,427	453,573,506	15.8%

REVENUES

For FY 2025-26 the estimated countywide tax increment payment into the trust fund in the “**Original Area**” is \$3,272,480, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$1,365,799. The countywide tax increment payment into the trust fund in the “**Expanded Area**” is \$9,135,131, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$3,812,629.

As of August 14, 2025, the Agency projected carryover funds in the amount of \$22,971,569 and is estimated to gain approximately \$900,000 in interest for total projected revenues of \$41,861,108. The total revenue also accounts for NON-TIF projected revenue in the amount of \$403,500 from real property



address 27525 S. Dixie Highway.

EXPENSES

The expenses outlined in the budget narrative below are based on the Agency's redevelopment activities, including funding for initiatives developed in consultation with H.E.R.S. Consulting. Administrative support projected total is \$367,148 and the administrative reimbursement to the County is \$263,791. The proposed operating expenses for the Agency total \$41,861,108. The Agency's proposed budget includes a contingency reserve of 1,000,000.

Proposed Budget for Fiscal Year 2024-2025

Administrative Expenses - \$367,148

1. Direct County Support (\$100,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including fiscal management, budgeting, and Board administration.

2. Advertising, Office Supplies, Printing, Postage (\$28,000)

Expenses relating to advertisement seeking proposals for CRA annual initiatives, informing residents and business owners of programs, printing and mail services.

3. Audit (\$16,500)

External audit to determine compliance with Sections 163.387(6) and (7), Florida Statutes, Redevelopment Trust Fund.

4. Contractual Services (\$200,000)

Cost to pay administrative staff to run the day-to-day operation. This includes an Executive Director and support staff.

5. Training, Membership Dues, Travel, Other Administrative Expenses (\$15500)

Travel to conferences and professional development classes and/or workshops with emphasis on economic development and access to investors and developers to market and develop the Naranja Lakes redevelopment area.

6. Information Technology (\$7,148)



Cost to purchase and implement grant management software, enhanced website, maintenance, security, and domain.

County Administrative Charge - \$263,791

1. County Administrative Charge (\$263,791)

The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of County's tax increment contribution.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$367,148 and represent less than 20 percent of total expenditures.

Operating Expenses - \$40,695,453

1. Membership and State Fee (\$2,670)

Required State of Florida Special District fee and annual membership dues to the Florida Redevelopment Association

2. Outreach and Business Development (\$6500)

Costs to educate the community about redevelopment programs and Agency offerings. This includes photography, graphic design and media.

3. Buildings/Grounds Maintenance (\$350,000)

This allocation includes lawn, janitorial services as well as utility payments to Florida Power & Light and Miami-Dade County for water and sewer, alarm services, and waste collection services for CRA owned properties to include the Community Center. Costs to cover right-of-way clean ups and Agency owned property maintenance.

4. Contractual Services (\$500,000)

For contracting professional services, technical advisors, and other experts to assist with prioritizing the Agency's economic and redevelopment mission, initiatives, and implementation of the Area's redevelopment plan; including conducting economic development and market analysis for the redevelopment area and proactively engaging with developers seeking Agency funding to ensure proposed project meet Agency's guidelines for potential funding and redevelopment partnership.

5. Legal Services (\$200,000)

The Agency receives legal representation from the law firm Taylor English Duma, LLP. The Agency Attorney reviews and/or prepares CRA documents, resolutions, contracts, and represents



the Agency in land acquisitions and meetings with vendors and staff.

6. Procurement Services (\$50,000)

The Agency's interlocal agreement requires that the Agency adopts procurement requirements established by Miami-Dade County. This allocation provides for the services of the County's Strategic Procurement Department to issue solicitation packets on behalf of the Agency.

7. Innovative Community Policing and Security (\$1,600,000)

Expenses to collaborate with the MDPD to bring off duty police details to the redevelopment area. Additionally, to fund programs and initiatives that will reduce slum and blight.

8. Commercial Improvement Grants (\$0)

The Agency's adopted Action Plan establishes the need to create business assistance grant programs. To that end, a Commercial Improvement Grant and a Technology & Equipment Grant has been established to support the improvement of the Area's business community.

9. Housing Projects (\$500,000)

Through an agreement, the Agency will partner with *Rebuilding Together* to provide home rehabilitation services to low-income, elderly, veterans and disabled homeowners. In partnership with the Naranja Lakes Community Action Committee, *Rebuilding Together* will identify homes within the CRA boundaries that need rehabilitation. The Agency contribution covers costs associated with project management, purchase and storage of materials, trash disposal, and volunteer support. Additionally, the Agency will explore partnering with Non-for-Profit entities to develop permanently affordable housing.

10. Major Development Project Planning (\$22,145,000)

Funds would be used to partner with developers or to develop within the redevelopment area as approved by the redevelopment plan and approved by the Board.

11. Land Acquisition (\$8,000,000)

Funds to assemble and purchase land/property within the redevelopment area to encourage development and reduce slum and blight.

12. Insurance (\$35,000)

Insurance payments include property, liability, and special events insurance for the Community Center and other Agency owned properties.

13. Debt Service Payments (\$379,000)



Financing of the Primary Redevelopment Project was possible by two \$5 million Sunshine State loans through Miami-Dade County. The original loans matured in 2016, and the County refinanced the remaining \$4.8 million balance with a 20-year loan.

14. Transportation, Infrastructure and Landscape Enhancement (\$1,500,000)

The Action Plan identified areas where redevelopment through beautification of public spaces can be enhanced to invigorate the area's appeal to attract businesses and developers. Enhanced gateway signs, landscape and lighting are priorities.

15. Site Work/Demolition & Environmental (\$200,000)

Funds used for site plans, demolition and relevant inspections or repairs necessary at sites owned by the Agency.

16. SMART Plan Projects Reserve (\$2,283,783)

The First Amendment to the Interlocal Cooperation Agreement with the County, which the Agency executed in 2018, requires that the Agency annually set aside twenty five percent reserve from the tax increment generated within the expansion area for projects related to the Strategic Miami Area Rapid Transit (SMART) Plan. This funding will be used for SMART Plan Projects within the Area.

17. Redevelopment Bond Reserve (\$2,000,000)

Bonding will allow the NLCRA to leverage tax increment revenues to access immediate capital, enabling the timely completion of high-impact redevelopment projects.

18. Tax Bill (\$78,000)

Budgeted property tax payment for the CRA-owned, revenue-generating property to ensure compliance and continued operations.

19. Miscellaneous (\$400,217)

Funds reserved for miscellaneous CRA-related expenses outside of TIF-specific programs or activities, providing flexibility for general operational needs.

Reserves - \$1,000,000

The CRA will maintain reserves to ensure financial stability, support unforeseen redevelopment needs, and safeguard the Agency's ability to meet long-term obligations.