

MEMORANDUM

Agenda Item No. 5(B)

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

DATE: March 3, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring, in accordance with section 163.357, Florida Statutes ("Act"), the Miami-Dade County Board of County Commissioners, after a public hearing, to be the Naranja Lakes Community Redevelopment Agency ("Agency"); accepting the transfer of and assuming all of the rights, powers, duties, privileges, and immunities vested by the act in the agency in this Board, subject to all responsibilities and liabilities imposed or incurred by the agency; urging the County Mayor to appoint appropriate staff; designating the County Attorney's office as the legal counsel to the agency; and directing the County Mayor to provide a report

Resolution No. R-145-26

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



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM
(Revised)

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and Members, Board of County Commissioners

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Gen Bonzon-Keenan
County Attorney

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Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____)** to approve
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(B)
3-3-26

RESOLUTION NO. _____ R-145-26

RESOLUTION DECLARING, IN ACCORDANCE WITH SECTION 163.357, FLORIDA STATUTES (“ACT”), THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, AFTER A PUBLIC HEARING, TO BE THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”); ACCEPTING THE TRANSFER OF AND ASSUMING ALL OF THE RIGHTS, POWERS, DUTIES, PRIVILEGES, AND IMMUNITIES VESTED BY THE ACT IN THE AGENCY IN THIS BOARD, SUBJECT TO ALL RESPONSIBILITIES AND LIABILITIES IMPOSED OR INCURRED BY THE AGENCY; URGING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO APPOINT APPROPRIATE STAFF; DESIGNATING THE COUNTY ATTORNEY’S OFFICE AS THE LEGAL COUNSEL TO THE AGENCY; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO PROVIDE A REPORT

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

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

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

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

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

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

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

WHEREAS, pursuant to section 163.356, each board of commissioners shall reside or be engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged in the area of operation of the agency; and

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

WHEREAS, once the community redevelopment agency is created and the governing body approves its community redevelopment plan, the governing body may, pursuant to section 163.357 of the Act, establish a redevelopment trust fund for such agency; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, accordingly, based on the foregoing, this Board believes that it is in the residents of the redevelopment area and the County's best interest to transfer the powers of the Agency to this Board; and

WHEREAS, in furtherance of the purposes described herein, on March 3, 2026, this Board, in accordance with section 189.071, Florida Statutes, adopted Ordinance No. 26-8, which dissolved the Agency and repealed the Naranja Lakes Ordinance; and

WHEREAS, accordingly, to ensure that the work of the Agency continues, this Board, in accordance with section 163.357, desires to declare itself to be the Agency, and further desires to accept the transfer of and assume all of the rights, powers, duties, privileges, and immunities vested by the Act in the Agency, as delegated to the Agency by this Board pursuant to the interlocal agreement, subject to all responsibilities and liabilities imposed or incurred by the Agency,

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

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

Section 2. In accordance with section 163.357 of the Act, this Board hereby declares itself, after a public hearing, to be the Naranja Lakes Community Redevelopment Agency. This Board further accepts the transfer of and hereby assumes all of the rights, powers, duties, privileges, and immunities vested by the Act in the Agency, as delegated to the Agency by this Board pursuant to the interlocal agreement, subject to all responsibilities and liabilities imposed or incurred by the Agency.

Section 3. This Board urges the County Mayor to provide adequate staff and support services to the Agency to enable it to carry out its purposes. This Board further designates the County Attorney's Office to serve as legal counsel to the Agency.

Section 4. This Board directs the County Mayor or County Mayor's designee to determine all responsibilities and liabilities imposed or incurred by the Agency prior to the adoption of this resolution. This Board further directs the County Mayor or County Mayor's designee to provide a report to this Board within 60 days of the effective date of this resolution that includes all of the information necessary to determine the scope such responsibilities and liabilities, including the following information:

- a. a copy of all executed contracts and a determination of whether the original signed contracts can be transmitted to the County Mayor or County Mayor's designee in a timely manner;
 - b. organizational and operational information, including intellectual property, marketing, information pertaining to the Agency's assets and real estate holdings, and information regarding employment and human resources;
 - c. financial documents or other financial information that the County deems necessary;
- and

- d. legal and compliance information, including pending or threatened litigation, insurance policies, compliance policies, and material communications with parties with which the Agency is in privity of contract.

The report identified herein shall be placed on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board’s Rules of Procedure.

Section 5. This Board directs the Clerk of the Board to transmit a copy of this resolution to the Special District Accountability Program and the Agency within 30 days of the effective date of this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Danielle Cohen Higgins. It was offered by Commissioner **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of March, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "TAS", is written over a horizontal line.

Terrence A. Smith
Richard Appleton