



Item No. VII-2
July 21, 2026

Date: July 21, 2026

To: Naranja Lakes CRA Board of Directors

From: Krystal Patterson, Executive Director
Naranja Lakes Community Redevelopment Agency (NLCRA)

Subject: Recommendation to Approve a One-Year Contract Extension of the Exclusive Leasing and Management Agreement with WLS, L.C., a Florida Limited Liability Company d/b/a NAI Miami | Fort Lauderdale and NAI Miami Property Management, LLC a Florida Limited Liability Company

Item Summary

The Naranja Lakes Community Redevelopment Agency (“Agency”) has entered into the Exclusive Leasing and Management Agreement (“Agreement”), dated July 11, 2025, with WLS, L.C., a Florida limited liability company d/b/a NAI Miami | Fort Lauderdale and NAI Miami Property Management, LLC a Florida limited liability company (collective “Property Manager”), to provide the following services:

- Leasing and property management services
- Tenant coordination and relations
- Rent collection and financial reporting
- Property maintenance oversight
- Vendor coordination
- Operational management support
- Marketing and leasing of Agency-owned commercial properties
- Administration and management of the Agency's non-TIF Trust Fund associated with Agency-owned properties

On December 10, 2025, the Agreement was amended to include an additional vacant property that the Property Manager will manage. Currently, there are three vacant properties, a commercial property that has a shopping center constructed upon it, and another property where the Naranja Lakes Community Center is located. Through these services, the Property Manager has supported the effective operation, maintenance, and occupancy of the Agency's commercial property portfolio while assisting the Agency in protecting and maximizing its real estate assets.

The Agreement was scheduled to expire on July 11, 2026. Since the Board was not able to meet until July 21, 2026, and to ensure that an entity continued to provide property management services, the Executive Director executed a second amendment to the Agreement (Second

Amendment”) to extend the term of the Agreement for an additional one-year term. The Second Amendment also allows the Board, in its sole direction, to terminate the Agreement prior its expiration. The total amount that would be paid to the Property Manager is \$42,000.00.

Recommendation

It is recommended that the NLCRA Board retroactively authorize the Executive Director’s action in executing a second amendment to extend the Agreement for one-year in an amount not to exceed \$42,000.00, to allow the Property Manager to continue providing comprehensive property management and brokerage services for the Agency.

Attachments

- Proposed NAI Miami Property Management Agreement
- Property Management Services portfolio summary

Attachment 1



Property Management & Leasing Updates



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PROPERTY MANAGEMENT



JEFF BUELL

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DANIELA RODRIGUEZ

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FRANCHESKA CASTANO

Property Management Assistant
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RUDY GUTIERREZ

Maintenance Technician
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SOUTH FLORIDA PROPERTIES

2.2M Sq. Ft. of Commercial & Residential Properties in South Florida



SOUTH DADE PROPERTIES

OTHER PROPERTIES

Property Management Experience with Municipal Entities



	1. Miami Parking Authority • Landlord Representation • Tenant Representation • Property Management • Construction Management • Consulting • Valuation Services	Since 2006
	2. City of Miami DREAM • Tenant Representation • Emergency Real Estate Procurement • Shops of Marlins Park • Leasing	Since 2013
	3. Southeast Overtown/Park West Community Redevelopment • Redevelopment Services • Overtown Plaza • Landlord Representation • Property Management • Consulting Services • Eminent Domain Consulting	Since 2013 2019 – 2020
	4. Village of Pinecrest, Florida • Landlord Representation • Pinecrest Gardens	2008
	5. City of Miami Gardens, Florida • Successful RFP proposal for first city hall • Landlord for first City Hall	2009 - 2014
	6. City of Miami (Historic Negro) Black Police Museum • Facility Management	Since 2024

SOUTH MIAMI-DADE PROPERTIES



\$482.2M Leasing Transaction Volume in the Since 2020

EXECUTIVE SUMMARY

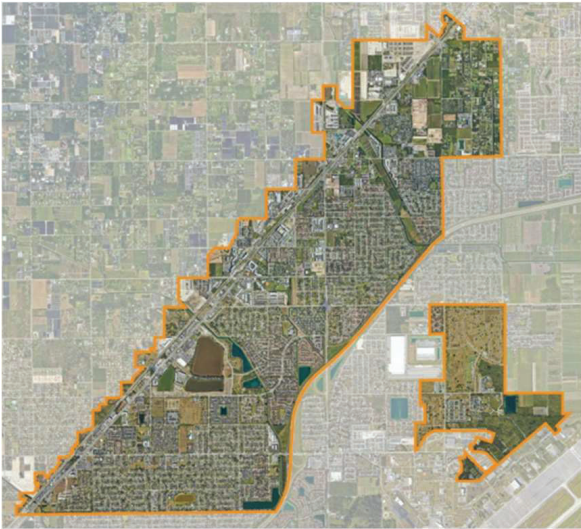
Properties Managed

- 27501 S. Dixie Highway (Office Building – DEMO)
- 27525 S. Dixie Highway (Shopping Center)
- 27555 SW 140 Ave (Community Center)
- Two (2) Out Parcels (Folio 30-6934-021-8771)

Financial Performance

(Oct. 1, 2025 – Apr.30, 2026)

Gross Revenues	\$193,415
Operating Expenses	\$119,310
Net Operating Income	\$74,105
Cash in the Bank	\$170,328
Security Deposits Held	\$21,980
Outstanding Accounts Receivable (June 8, 2026)	\$12,202.77
Delinquent Accounts (June 8, 2026)	1



PORTFOLIO OVERVIEW

Key Performance Indicators

Total Shopping Center Units: 32 Individual Units

Occupancy Rate: 50%

Vacancy Rate: 50%

Active Lease Negotiations (LOIs): 8

- Three (3) Prospective Tenants for Vacant Spaces
- Five (5) Existing Tenant Lease Negotiations (including Keg South)

Online Payment Adoption: 80%



Property Management Overview & Experience

NAI Miami | Fort Lauderdale will provide the following property management services:

- **Tenant Relations** Maintain professional communication; promptly address service requests.
- **Rent Collection** Multiple payment options through online system ensures timely rent collection.
- **Maintenance** Oversee all building, equipment, and landscaping upkeep.
- **Accounts Payable** Implemented online, automated, transparent bill payment system .
- **Major Issues:** Notify ownership of significant repairs, replacements, or legal/regulatory requirements.
- **Service Contracts** Negotiate/manage contracts seeking quality vendors as lowest pricing.
- **Insurance** Assist ownership with placement of property insurance as requested.
- **Financial Reports** Maintain complete books/records; deliver monthly reports.
- **Inspections** Provide quarterly condition reports with recommendations.
- **Budgeting** Prepare and implement annual operating budget after board approval.



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Property Management Services

Physical Plan

- Identify deferred maintenance, capital projects, and urgent repairs.
- Estimate costs and assign priority (immediate → long term).
- Develop a long-term plan for repairs, replacements, and capital projects.
- Review historical records and reports.
- Review financial statements and agreements for compliance.

Budgeting & Financial Operations

- Prepare operating budget (or review if already completed).
- Provide monthly financial statements with budget-to-actual comparisons.
- Ensure fair allocation of shared expenses using approved formulas.

Construction Management Overview

- Oversee bidding to secure best pricing from architects, engineers, and contractors.
- Manage construction of interior, exterior, and capital improvements to ensure quality and timely completion.
- Charge construction management fees only for projects over \$10,000.



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NLCRA Updates

Shopping Center

- Contracted janitorial services
- Completed drain cleaning
- Removed two (2) dead palms
- Pressure cleaned sidewalks
- Removed dead palm fronds and seeds
- Work order reporting system active. Building announcements and certificate of liability insurance update notifications are sent through portal.
- Online payment platform live
 - ~80% of tenants pay online
- Generated monthly financial statement
- Repaired roof leaks inside 27531

Community Center

- Performed maintenance and repairs on all three (3) A/C units
- Started quarterly maintenance schedule for all A/C units
- Removed dead palm fronds and seeds
- Set up reservation system for building usage
- Removed dead palm fronds and seeds
- Removal of garbage found on grounds
- Set up reservation system for building usage and updated reservation set up/breakdown fee to \$100.00 payable to person responsible.

Out Parcels & Demo Building

- 27501 S Dixie Hwy - Trespassing individuals removed from the vacant lot.
- 27501 S Dixie Hwy - Fence for vacant lot was replaced, and new "no trespassing" signage was installed.
- 27501 S Dixie Hwy - Landscaping is being cleared out to avoid illegal dumping and trespassing.



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Leasing Updates

Leasing

- Abstract leases and review for accuracy.
- Create a merchant contact list to discuss lease renewals.
- Determine market rents for each product type i.e. dry retail, medical, restaurants, frontage, etc.
- Meet with CRA executives to determine leasing strategy for renewals and new leases focusing on the opportunity to redevelop in the future.
- Engage with current merchants to discuss and implement lease renewals approved by the CRA.
- Present new lease proposals to discuss and enter into leases approved by the CRA.



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Before



After



Landscaping Community Center

Before



After



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Landscaping Shopping Center

Before



After



Before



After





Before



After



Before



After



Landscaping Shopping Center

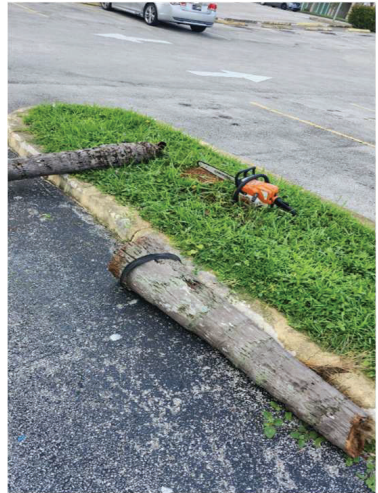


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Landscaping Shopping Center

During



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Pressure Cleaning Shopping Center

Before



After



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Pressure Cleaning Shopping Center

During



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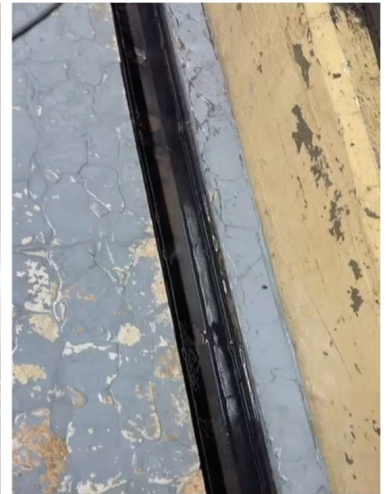


Drain Cleaning Shopping Center

Before



After



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Before



After



Before



After



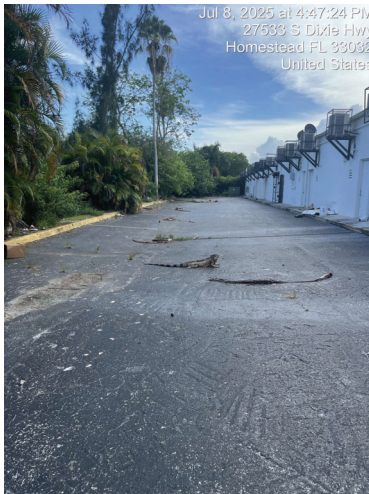
Cleaning Shopping Center



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Before

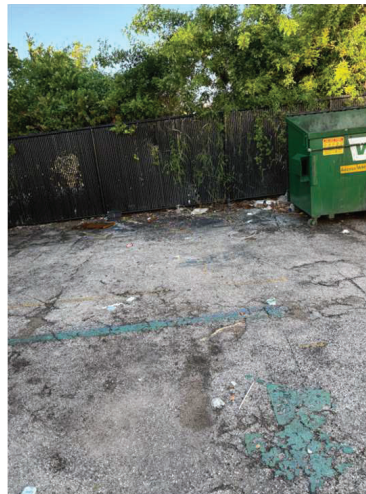


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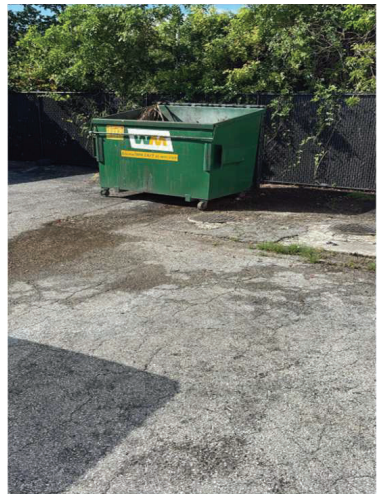


Cleaning Shopping Center

Before



After



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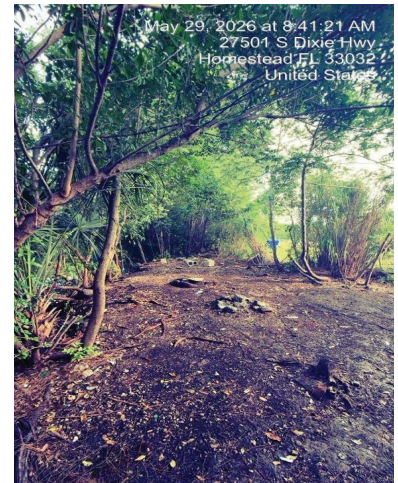
Trespassing & Removal of Items

27501 S Dixie Hwy

Before



After

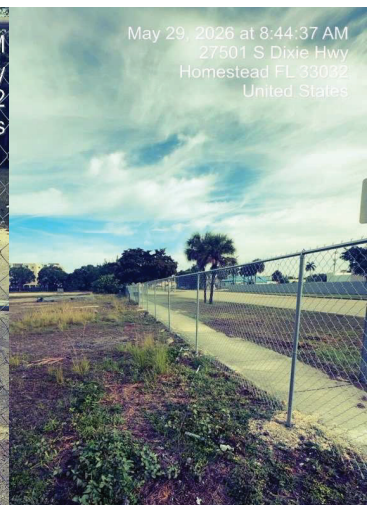
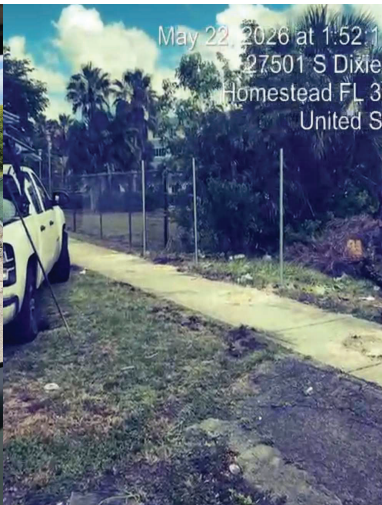




Fence Replacement 27501 S Dixie Hwy

Before

After



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Before



Landscaping

27501 S Dixie Hwy

After



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Approved _____ Mayor

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY RETROACTIVELY APPROVING THE SECOND AMENDMENT TO THE EXCLUSIVE LEASING AND MANAGEMENT AGREEMENT BETWEEN THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND WLS, L.C., A FLORIDA LIMITED LIABILITY COMPANY D/B/A NAI MIAMI | FORT LAUDERDALE AND NAI MIAMI PROPERTY MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (SECOND AMENDMENT) IN THE TOTAL AMOUNT OF \$42,000.00 FOR THE PURPOSE OF EXTENDING SUCH AGREEMENT FOR AN ADDITIONAL ONE YEAR TERM AND TO ALLOW THE PROPERTY MANAGER TO CONTINUE PROVIDING COMPREHENSIVE PROPERTY MANAGEMENT AND BROKERAGE SERVICES; RETROACTIVELY AUTHORIZING THE EXECUTIVE DIRECTOR'S ACTION IN EXECUTING THE SECOND AMENDMENT; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE SECOND AMENDMENT

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, that:

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

Section 2. This Board hereby retroactively approves the Second amendment to the authorizes the Executive Director's execution of the second amendment to the Exclusive Leasing and Management Agreement between the Naranja Lakes Community Redevelopment Agency and

WLS, L.C., a Florida limited liability company d/b/a NAI Miami | Fort Lauderdale and NAI Miami Property Management, LLC, a Florida limited liability company (“Second Amendment”) in the total amount of \$42,000.00, in substantially the form attached hereto as Exhibit “A” and incorporated herein by reference, for the purpose of extending such agreement for an additional one year term and to allow the property manager to continue providing comprehensive property management and brokerage services.

Section 3. This Board retroactively authorizes the Executive Director’s action in executing the Second Amendment, and further authorizes the Executive Director to take all steps necessary and appropriate to implement the terms and conditions of the Second Amendment.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

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

The Chairman thereupon declared the resolution duly passed and adopted this _____ day of _____, 2026

NARANJA LAKES COMMUNITY
REDEVELOPMENT AGENCY BY ITS BOARD
OF COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in blue ink, appearing to be "A. Smith", written over a horizontal line.

Terrence A. Smith
Richard Appleton

**SECOND AMENDMENT TO
EXCLUSIVE LEASING AND MANAGEMENT AGREEMENT (“Agreement”)**

THIS SECOND AMENDMENT TO THE AGREEMENT (the “Second Amendment”) is effective as of the 11th day of July, 2026 by and between the NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic (hereafter called “Owner”), WLS, L.C., a Florida limited liability company d/b/a NAI Miami | Fort Lauderdale (hereafter called “Broker”) and NAI MIAMI PROPERTY MANAGEMENT, LLC (hereinafter called “Manager”).

R E C I T A L S

1. The Owner, Broker and Manager entered into the Agreement as of July 11, 2025 (the “Agreement”), as amended by that certain First Amendment dated as of December 10, 2025, with respect to the provision of certain services generally consisting of leasing and property management services.
2. The Owner, Broker and Manager desire to amend the Agreement as set forth in this Second Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties do hereby agree as follows:

1. **Recitals; Defined Terms.** The Recitals set forth above are true and correct and are incorporated in this Second Amendment by reference. Any defined terms not defined in this Second Amendment shall have the meanings ascribed to them in the Agreement.
2. **Ratification; Conflicts.** Except as expressly modified herein by this Second Amendment, the provisions of the Agreement remain unmodified and in full force and effect and are hereby ratified by the parties. In the event of any conflict between the terms and provisions of this Second Amendment and the terms and provisions of the Agreement, the terms and provisions of this Second Amendment shall control.
3. **Renewal Term.** Pursuant to Section E.5 of the Agreement, and subject to approval by the NLCRA Board, the parties hereby agree to extend the current term of the Agreement through July 31, 2026, and thereafter renew the Agreement for an additional twelve (12) months commencing August 1, 2026, and expiring July 31, 2027. Notwithstanding the foregoing, this Agreement shall automatically terminate, without the necessity of further action by any party, upon the **earlier** of:

- (a) the expiration of such one (1) year extension; or
- (b) the termination of the Agreement by the NLCRA, in its sole discretion.

Any additional extensions of the Agreement shall be subject to further approval of the NLCRA Board, in its sole direction.

4. **Management Fees.** The first paragraph of Schedule 3 to the Agreement is hereby amended as follows:

Agent shall be paid by Owner for management services performed under this Agreement, a minimum fee payable monthly of:

From the Effective Date through July 31, 2026: \$3,500.00

From August 1, 2026 through July 31, 2027: \$3,600.00

applied towards a fee equal to five percent (5.00%) of the monthly Gross Receipts of the Property, net of sales tax, if any, based on the prior month's receipts.

5. **Counterparts; Electronic Delivery.** This Second Amendment may be executed in counterparts, each of which, when executed, shall be deemed an original, and all of which shall be deemed one and the same instrument. Electronic transmission of signatures of the parties shall be deemed legally binding and enforceable against the parties.
6. **Continuing Effect.** Except as expressly modified by this Amendment, all terms, covenants, and conditions of the Agreement shall remain unchanged and shall continue in full force and effect.
7. **Conflict.** Except as expressly modified in this Amendment, all of the terms, covenants and conditions of the Agreement, shall remain in full force and effect and are ratified as confirmed; provided that in the event of a conflict between the terms, covenants and conditions of the Agreement and this Amendment, the terms of this Amendment shall govern.
8. **Governing Law and Venue.** This Amendment and the Agreement shall be construed in accordance with and is governed by the laws of the State of Florida. Any claim, dispute, proceeding, or cause of action arising out of or in any way relating to this Amendment or the Agreement, or the parties' relationship, shall be decided by the laws of the State of Florida. The parties agree that venue for any of the foregoing shall lie exclusively in the courts located in Miami-Dade County, Florida.
9. **Construction.** If any provisions of this Amendment or the application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, the remainder of this Amendment, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue valid and be enforced to the fullest extent permitted by law.
10. **Entire Agreement; Amendment Control.** This Amendment and the Agreement set forth all of the covenants, promises, agreements, conditions and understandings between the parties, and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than those set forth in the Agreement, as modified by this Amendment.

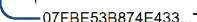
11. **Incorporation into Agreement.** This Amendment shall constitute a part of the Agreement and references to the Agreement hereafter shall automatically include a reference to this Amendment.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

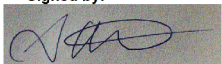
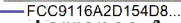
IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first written above.

OWNER:

NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY,
a public body corporate and politic

Signed by: 
By: 
Name: Krystal Patterson
Its: Executive Director
Date Signed: 7/10/2026

Approved as to form and legal sufficiency:

Signed by: 
By: 
Terrence A. Smith, Esq.
Assistant County Attorney
Date Signed: 7/10/2026

BROKER:

WLS, L.C., a Florida limited liability company

By: 
DocuSigned by:
01EEC3A7DF70407...
Jeremy S. Larkin, CEO

Date Signed: 7/10/2026

MANAGER:

NAI MIAMI PROPERTY MANAGEMENT, LLC, a Florida limited liability company

By: 
DocuSigned by:
01EEC3A7DF70407...
Jeremy S. Larkin, Managing Member

Date Signed: 7/10/2026