REGULAR MEETING OF THE NARANJA LAKES BOARD OF COMMISSIONERS
NARANJA LAKES CRA COMMUNITY CENTER
27555 SW 140th Avenue Naranja, FL 33032
Tuesday, July 21st, 2026
6:00 PM – 7:30 PM

PRELIMINARY AGENDA

I. **Meeting Call to Order**

II. **Roll Call**

III. **Invocation or Pledge of Allegiance**

IV. **Reasonable Opportunity for the Public to be Heard**

V. **Approval and Changes to Agenda**

VI. **Approval of Minutes**

1. February 12, 2026

VII. **Resolutions for Board Approval**

1. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING AND ADOPTING BYLAWS AND RULES OF PROCEDURE FOR THE GOVERNANCE AND OPERATION OF THE AGENCY; AND PROVIDING FOR IMPLEMENTATION

2. 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

3. RESOLUTION APPROVING THE FISCAL YEAR 2026-27 BUDGET FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND THE NARANJA LAKES COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF $50,860,061.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR’S DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

VIII. **Discussion Items**

1. Naranja Lakes CRA Board Meeting Cadence and Locations
2. Hiring of Outside Counsel
3. Disposition of Property 27501 & 27525 South Dixie Hwy

IX. **Proposed Next Meeting Date & Adjournment**

Regular Board Meeting Minutes – February 12, 2026 – 7:00 P.M.
Naranja Lakes Community Center
27555 SW 140th Avenue, Naranja, FL

Meeting Call to Order, Roll Call, Chairman Remarks

Chairman Shiver called the meeting to order at **7:00 P.M**. Roll Call was as follows:

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

Approval of Agenda

Chairman Shiver moved to amend the agenda by adding a discussion item to provide an update relating to the Board of County Commissioners (BCC) recent meeting where they discussed an item with possible impact to the Naranja Lakes CRA. Additionally, he moved to remove Item 2 listed under the Action Items.

Mr. Parson moved to approve the meeting Agenda, as amended. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Discussion Items

Chairman Shiver stated that the BCC discussed legislation to repeal the Naranja Lakes CRA Board. Chairman Shiver stated that in his opinion there appears to be a desire to repeal the CRA and the CRA Board. He stated that the BCC seems to be willing to give them an opportunity to resolve outstanding issues. He expressed uncertainty as to how to resolve the issues.

Vice Chairman McDonald stated that it is not up to the CRA Board to resolve the issues, but rather the two County Commissioners in the area.

Chairman Shiver stated that District 8 Commissioner is concerned with a Board made of citizens overseeing a $40 million dollar budget. He stated that he intends to reach out to Commissioner Cohen Higgins to see if the CRA Board can satisfy her concerns.

Ms. Patterson stated that the legislative item will be considered by the full BCC on March 3rd.

Open Forum for Public Comments

Chairman Shiver opened the forum for public participation. No one participated.

Approval of Minutes

Mr. Parson moved to approve the minutes for the January 15, 2026, Regular Board Meeting. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Consent Agenda

Mr. Zelkowitz stated that the item in the Consent Agenda is a resolution accepting the Agency's annual report for Fiscal Year 2024-2025, which is a statutory requirement that must be submitted to the State by March 31st.

> RESOLUTION OF THE BOARD APPROVING THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT FOR FISCAL YEAR 2024-2025 IN ACCORDANCE WITH F.S. 163.371

Mr. Parson moved to approve the Consent Agenda. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Action Items

1. Mr. Zelkowitz read the title of the resolution.

Resolution No. CRA-12-2026

> A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING A $3,500,000 GRANT AND $3,500,000 TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT TO HOUSING TRUST GROUP, LLC FOR FUNDING ASSISTANCE FOR ARTISAN POINT AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED AT 26115 S. DIXIE HIGHWAY, IN SOUTH DADE; AUTHORIZING THE EXECUTIVE DIRECTOR AND NLCRA ATTORNEY TO NEGOTIATE AND FINALIZE A GRANT AND TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT WITH HOUSING TRUST GROUP, LLC TO PROVIDE FUNDING FOR THE DEVELOPMENT OF ARTISAN POINT AFFORDABLE MULTI-FAMILY RENTAL HOUSING IN SOUTH DADE; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AND TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AND TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Chairman Shiver stated that people within the redevelopment area should take advantage of these housing opportunities.

Mr. Mauricio Duran, Vice President of Housing Trust Group, stated that an outreach had been conducted through the area churches.

Mr. Duran made a presentation in support to the request for $3.5 million grant and $3.5 million tax increment incentive.

In response to a question from Chairman Shiver, Mr. Duran stated that construction will take approximately fourteen months.

In response to a question from Vice Chairman McDonald, Mr. Duran stated that the initial consideration for commercial spaces is going to be converted into community spaces for the residents, such as large multi-purpose club room, media center, fitness center, library, and a business center.

Chairman Shiver commended the project proposal as a truly affordable housing project.

Vice Chairman McDonald expressed support for the project but requested that in the future a presentation be made first to allow the Board to review and analyze before hearing from the first time and having to make a decision the same day.

Mr. Parson moved to approve the resolution as presented. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Proposed Next Meeting Date & Adjournment

Ms. Patterson stated that the next regular Boad meeting will be on Thursday, March 26th.

The meeting was adjourned at 7:40 P.M.

Approved ______________________ Mayor
Veto __________
Override __________

Item No. VII-1
July 21, 2026

RESOLUTION NO. ________________________

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING AND ADOPTING BYLAWS AND RULES OF PROCEDURE FOR THE GOVERNANCE AND OPERATION OF THE AGENCY; AND PROVIDING FOR IMPLEMENTATION

WHEREAS, the Miami-Dade County Board of County Commissioners ("County Commission") created the Naranja Lakes Community Redevelopment Agency ("Agency") pursuant to part III, chapter 163, Florida Statutes ("Act"), to eliminate conditions of slum and blight and promote redevelopment within the Naranja Lakes Community Redevelopment Area ("Redevelopment Area"); and

WHEREAS, specifically, the Agency was created pursuant to section 163.356, Florida Statutes, and its membership was appointed by the County Commission and included residents and business owners; and

WHEREAS, on March 3, 2026, the County Commission adopted Ordinance No. 26-28, in accordance with section 189.071, Florida Statutes, which dissolved the Agency and repealed Ordinance No. 02-216, which was codified in Article C, Sections 2-1461 through 2-1470 of the Code of Miami-Dade County, Florida; and

WHEREAS, on March 3, 2026, the County Commission also adopted Resolution No. R-145-26, which, in part, appointed itself as the board of commissioners of the Agency ("Board") in accordance with section 163.357, Florida Statutes; and

WHEREAS, the Agency's prior board of commissioners adopted bylaws, which cannot be utilized in light of the present structure of this Board; and

EXHIBIT A

BYLAWS

OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

Adopted pursuant to Part III, Chapter 163, Florida Statutes

ARTICLE I

NAME, AUTHORITY, PURPOSE, AND OFFICES

Section 1.01. Name.

The name of this public body corporate and politic shall be the "Naranja Lakes Community Redevelopment Agency" (the "Agency").

Section 1.02. Authority.

The Agency is created and organized pursuant to Part III of Chapter 163, Florida Statutes, commonly known as the "Community Redevelopment Act of 1969," as amended from time to time, and pursuant to the applicable resolution(s), ordinance(s), and interlocal agreement(s) adopted by Miami-Dade County, Florida ("County"), by and through, the Miami-Dade Board of County Commissioners ("County Commission").

Section 1.03. Purpose.

The purpose of the Agency is to carry out community redevelopment activities and programs within the designated redevelopment area in accordance with the adopted Community Redevelopment Plan, applicable Florida law, Miami-Dade County ordinances and resolutions, the Interlocal Cooperation Agreement between the County and the Agency ("Interlocal Agreement"), as may be amended from time to time, and all other governing laws.

The Agency shall exercise all powers authorized by law to eliminate and prevent the development or spread of slum and blighted conditions; encourage rehabilitation, conservation, redevelopment, and revitalization; promote economic development; improve infrastructure and public facilities; foster affordable and workforce housing opportunities where authorized; and otherwise implement the adopted Community Redevelopment Plan, as such plan may be amended from time to time upon the approval of the County Commission.

Section 1.04. Principal Office.

The principal office of the Agency shall be located at:

Miami-Dade County
Stephen P. Clark Center
c/o Office of Management and Budget
111 NW 1st Street, 22nd Floor
Miami, Florida 33128.

Section 1.05. Seal.

The Agency may adopt and alter an official seal.

ARTICLE II

BOARD OF COMMISSIONERS

Section 2.01. Governing Body.

The powers of the Agency shall be exercised by a Board of Commissioners (the "Board") as established pursuant to Section 163.357, Florida Statutes, and the creating resolution, County Commission Resolution No. R-145-26.

Section 2.02. Number, Appointment, and Qualifications.

The Board shall consist of thirteen (13) Commissioners.

Each Commissioner shall:

1. Be eligible for so long as they hold office as member of the County Commission;
2. Comply with all applicable ethics, financial disclosure, and Sunshine Law requirements.

Section 2.03. Terms of Office.

Each Commissioner of the Agency shall serve for a term that is coterminous with such Commissioner's term of office as a member of the County Commission.

A Commissioner shall automatically cease serving on the Agency upon the expiration, resignation, removal, or termination of such Commissioner's service on the County Commission. Any successor appointed or elected to the County Commission shall, in the manner required by law, serve as a Commissioner of the Agency for the remainder of the applicable term or as otherwise provided by law.

Section 2.04. Vacancies.

A vacancy occurring during a Commissioner's term shall be filled in the manner set forth in Section 2.03.

Section 2.05. Compensation.

Commissioners shall serve without compensation but may receive reimbursement for authorized expenses incurred in the discharge of official duties, subject to Florida law, Agency policy, and budgetary appropriation.

Section 2.06. Duties and Responsibilities.

The Board shall:

1. Establish policy for the Agency;
2. Adopt and amend the Community Redevelopment Plan as authorized by law;

3. Approve annual budgets and amendments thereto;
4. Authorize contracts, grants, procurements, and expenditures;
5. Oversee Agency personnel, consultants, and legal counsel;
6. Ensure compliance with all reporting, auditing, procurement, ethics, public records, and Sunshine Law requirements; and
7. Exercise all powers granted under Chapter 163, Part III, Florida Statutes, and the Interlocal Agreement.

ARTICLE III

OFFICERS

Section 3.01. Officers.

The officers of the Agency shall consist of Co-Chairs, Secretary, Treasurer, and such other officers as the Board may establish. The Co-Chairs shall be the County Commissioners representing County Commission Districts 8 and 9, or such other County Commissioners designated or elected by the Board. The Board may elect a Chair and Vice Chair, in lieu of electing Co-Chairs, each of whom must be a member of the Board, in which case the responsibilities of the Co-Chairs set forth in this document shall vest in said Chair.

Section 3.02. Election and Term.

The Co-Chairs (or Chair and Vice Chair, if applicable) shall be elected annually by a majority vote of the Board members present at the first regular meeting, or at such other meeting designated by the Board.

The Secretary and Treasurer may be Commissioners, employees, or designated administrative officers of the Agency.

Section 3.03. Authority of the Chairperson(s).

The Co-Chairs shall possess the authority to (i) mutually-approve agendas, (ii) executing authorized documents, and (iii) performing ceremonial and administrative duties assigned by the Board. The Co-Chairs shall preside over meetings in the following manner: each Co-Chair shall alternate as the presiding officer of the meeting of the Board until such meeting adjourns, at which point the other Co-Chair becomes the chair and vice-versa. The Co-Chair who is not a meeting's presiding officer shall serve as vice-chair for that meeting.

In the event that a Chair and Vice Chairs are elected by the Board then the Chair shall possess the authority to preside over meetings, approve agendas, execute authorized documents, and perform ceremonial and administrative duties assigned by the Board.

If the Co-Chairs (or Chair and Vice Chair, if applicable) are absent from a meeting then a Board member may be temporarily elected, by a majority of Board members present, to preside over a meeting.

Each Co-Chairs (or Chair, if appliable) shall coordinate with Agency staff and the County Attorney's Office, or such other legal counsel and legal staff employed by the Agency, regarding meeting agendas, legislative matters, and Agency operations. Unless otherwise directed by the Board, either Co Chair (or Chair, if appliable) may execute documents approved by the Board.

Section 3.04. Secretary.

The Secretary shall:

1. Maintain official records of the Agency;
2. Ensure preparation and retention of minutes;
3. Oversee issuance of meeting notices; and
4. Maintain records in accordance with Florida public records laws.

Section 3.05. Treasurer.

The Treasurer shall:

1. Oversee financial records and reporting;
2. Monitor Agency revenues and expenditures;
3. Coordinate annual audits and financial reporting; and
4. Ensure financial controls and compliance with applicable law.

ARTICLE IV

MEETINGS

Section 4.01. Regular Meetings.

The Board shall hold regular meetings at such times and places established by resolution or annual meeting schedule adopted by the Board.

Section 4.02. Special Meetings.

Special meetings may be called by the Co-Chairs together (or Chair, if applicable) or by a majority of the Commissioners, upon written request to the Co-Chairs (or Chair, if applicable).

Section 4.03. Emergency Meetings.

Emergency meetings may be convened by the Co-Chairs together (or Chair, if applicable) when necessary to address matters affecting public health, safety, welfare. Reasonable notice shall be provided consistent with Florida law.

Section 4.04. Meeting Location

The meetings of the Agency shall be held at and alternate between the following locations, or such other location designated by the Co-Chairs together (or Chair, if applicable):

Naranja Lakes Community Center
27555 SW 140th Avenue
Naranja, Florida 33032

South Dade Government Center
10710 SW 211th Street
Cutler Bay, Florida 33189

Section 4.05. Public Notice.

Notice of meetings shall be provided in accordance with Chapter 286, Florida Statutes, and other applicable laws. Meeting notices and agendas shall be posted at the principal office of the Agency and on any official Agency website, if available.

Section 4.06. Open Meetings.

All meetings shall be conducted in accordance with Florida's Government in the Sunshine Law.

Section 4.07. Quorum and Voting.

A quorum of the Board shall consist of five (5) Commissioners. The act of a majority of the Commissioners of the Agency who are present at a meeting at which quorum is present shall be the act of the Agency.

Section 4.08. Minutes.

Minutes shall be prepared for all meetings and shall include the substance of all official actions taken.

ARTICLE V

COMMITTEES

Section 5.01. Standing and Special Committees.

The Board may establish standing or special committees, advisory boards, or task forces.

Section 5.02. Advisory Nature.

Unless specifically delegated authority by formal Board action and permitted by law, committees shall serve in an advisory capacity only.

Section 5.03. Compliance with Law.

Committees shall comply with all applicable public meeting and public records laws.

ARTICLE VI

ADMINISTRATION AND PERSONNEL

Section 6.01. Executive Director.

The Board shall appoint or retain an Executive Director to administer Agency operations.

Section 6.02. Staff and Consultants.

The Agency may employ or retain staff, attorneys, planners, engineers, financial advisors, auditors, grant administrators, and other professionals as authorized by law.

Section 6.03. Legal Counsel.

The Miami-Dade County Attorney's Office, or such other legal counsel and legal staff employed by the Agency, shall serve as legal counsel of the Agency unless the Agency, at its sole discretion, retains independent legal counsel to the extent permitted by law.

Section 6.04. Ethics and Conduct.

Commissioners, officers, employees, consultants, and contractors shall comply with:

1. Chapter 112, Florida Statutes (Code of Ethics for Public Officers and Employees);
2. Chapter 286, Florida Statutes (Government in the Sunshine Law);
3. Chapter 119, Florida Statutes (Public Records Law);
4. Miami-Dade County ethics ordinances and regulations; and
5. Any Agency ethics policies.

Section 6.05. Conflicts of Interest.

No Commissioner, officer, employee, or consultant shall participate in any matter where a prohibited conflict of interest exists under applicable law.

ARTICLE VII

FINANCIAL ADMINISTRATION

Section 7.01. Fiscal Year.

The fiscal year of the Agency shall coincide with the fiscal year of the creating governmental entity unless otherwise established by the Board.

Section 7.02. Budget.

The Board shall annually adopt a budget for Agency operations and redevelopment activities. The Executive Director shall prepare an annual budget and work program for the Agency's approval for each fiscal year, and such other budgets as the Commissioners may determine. The Agency may not expend any funds other than those in the adopted budget or otherwise authorized by the Board, provided that the Commissioners shall have the power to amend the Agency's budget from time to time as necessary.

Section 7.03. Redevelopment Trust Fund.

The Agency shall administer any redevelopment trust fund established pursuant to Section 163.387, Florida Statutes. All funds of the Agency shall be used only for purposes permitted by applicable law. Funds shall be distributed only at the direction or with the approval of the Board pursuant to an adopted budget and with appropriate requisitions approved by the Executive Director. Notwithstanding the foregoing, no single obligation requiring a disbursement in excess of $25,000.00 shall be made unless specifically approved by the Board.

Section 7.04. Depositories.

Agency funds shall be deposited in qualified public depositories in accordance with Florida law.

Section 7.05. Expenditures.

No expenditure shall be made except pursuant to an adopted budget, authorized procurement, or lawful Board action.

Section 7.06. Procurement.

Purchasing and procurement activities shall comply with applicable federal, state, and county procurement requirements.

Section 7.07. Annual Audit.

The Agency shall obtain annual independent audits as required by law. The Executive Director shall arrange for an independent financial audit of the Redevelopment Trust Fund each fiscal year and a report of such audit by an independent certified public accountant in accordance with the provisions of Section 163.387(8), Florida Statutes. The Agency shall provide a copy of such report to each taxing authority contributing to the Redevelopment Trust Fund. The auditors shall be selected by the Board. The auditor of the Agency may be the same auditor performing the annual audit of Miami-Dade County.

Section 7.08. Annual Report.

The Agency shall comply with all reporting requirements imposed by Chapter 163, Florida Statutes, and applicable local ordinances. The Agency shall file with Miami-Dade County and with the Auditor General, on or before March 1st of each year, a report of its activities for the preceding fiscal year. At the time of filing this report, the Agency shall publish in a newspaper of general circulation a notice to the effect that such report has been filed with Miami-Dade County and that the report is available for inspection during business hours in the office of the Clerk of the Court and Comptroller and in the Agency's office.

Section 7.09. Supervision of Accounts.

The Executive Director, subject to the direction of the Agency, shall have control and be responsible for the internal supervision and control of the accounts of the Agency.

ARTICLE VIII

CONTRACTS, PROPERTY, AND DEVELOPMENT AGREEMENTS

Section 8.01. Contracts.

The Board may authorize contracts and agreements necessary to carry out the Agency's powers and duties.

Section 8.02. Execution of Documents.

Contracts, deeds, agreements, checks, and other instruments shall be executed by either Co-Chair (or Chair, if applicable), or other officer of the Agency if directed by the Board, after review and approval for legal sufficiency by the Miami-Dade County Attorney's Office, or such other legal counsel and legal staff employed by the Agency, where applicable.

Section 8.03. Real Property.

The Agency may acquire, lease, manage, improve, convey, or dispose of property in accordance with Florida law and the redevelopment plan.

Section 8.04. Development Incentives.

The Agency may provide redevelopment incentives, grants, loans, and other assistance authorized by law and approved by the Board.

ARTICLE IX

PUBLIC RECORDS AND TRANSPARENCY

Section 9.01. Public Records.

All Agency records shall be maintained in accordance with Chapter 119, Florida Statutes, and applicable records retention schedules. Electronic communications concerning Agency business constitute public records unless one of the limited exceptions to the public records laws applies.

Section 9.02. Inspection of Records.

Public records shall be available for inspection and copying as required by law.

Section 9.03. Website Transparency.

The Agency shall maintain transparency measures required by law, including publication of budgets, audits, meeting notices, agendas, minutes, and annual reports, to the extent applicable.

Section 9.04. Record Custodian

The Agency's custodian of record shall be the Executive Director, or such other person designated by the Board.

ARTICLE X

INDEMNIFICATION

Section 10.01. Indemnification.

The Agency, its officers, commissioners or other employees may be indemnified or reimbursed by the Agency for reasonable expenses (including, but not limited to, attorney's fees, judgments and payments in settlement) actually incurred in connection with any action, suit or proceeding, civil or criminal, actual or threatened, to which he or they shall be made a party by reason of his being or having been, or by reason of any actual or alleged acts performed or omitted to be performed in connection with his being or having been an Agency member, officer or employee of the Agency; provided, however, that no person shall be so indemnified or reimbursed in relation to any matter in such action, suit or proceeding as to which he shall finally be adjudged to have been guilty of or liable for gross negligence or willful misconduct or criminal acts in the performance of his duties to the Agency; and provided further, that no person shall be so indemnified or reimbursed in relation to any matters in such action, suit or proceeding which has been made the subject of a compromise settlement except with the approval of a court of competent jurisdiction, or the Agency acting by vote of members not parties to the same or substantially the same action, suit or proceeding, constituting a majority of the remaining Commissioners. The foregoing right of indemnification or reimbursement shall not be exclusive of other rights to which such person, executors or administrators may be entitled as a matter of law.

Section 10.02. Insurance.

The Agency may purchase insurance for the purpose of indemnifying its members, officers and other employees to the extent that such indemnification is allowed in Article X, Section 10.01 herein. The Agency may purchase other insurance, including liability and hazard insurance as it deems necessary and appropriate.

Section 10.03. Sovereign Immunity.

Nothing herein shall be construed as a waiver of sovereign immunity or limits of liability under Section 768.28, Florida Statutes.

ARTICLE XI

PARLIAMENTARY AUTHORITY AND RULES OF PROCEDURE

Section 11.01. Governing Rules.

Meetings shall be governed by:

1. Applicable Florida law;
2. These Bylaws;
3. Any adopted Board policies or resolutions;
4. The Board’s Rules of Procedure; and

5. Roberts Rules of Order to the extent not inconsistent with law, the Board's Rules of Procedure, or these Bylaws.

Section 11.02. Agenda Order.

Unless modified by the Co-Chairs (or the Chairperson, if applicable) or the Board, regular meeting agendas shall generally follow this order:

1. Call to Order;
2. Roll Call;
3. Invocation or Pledge of Allegiance;
4. Reasonable Opportunity to Be Heard
5. Approval and Changes to Agenda;
6. Approval of Minutes;
7. Resolutions and Contracts;
8. Old Business;
9. New Business;
10. Staff Reports;
11. Adjournment.

ARTICLE XII

AMENDMENTS

Section 12.01. Amendment of Bylaws.

These Bylaws may be amended by affirmative vote of not less than a majority of the Commissioners then serving, provided the proposed amendment has been included on a duly noticed Board agenda.

Section 12.02. Consistency with Law.

Any provision of these Bylaws inconsistent with applicable law shall automatically be deemed amended to conform to controlling law.

ARTICLE XIII

SEVERABILITY

Section 13.01. Severability.

If any provision of these Bylaws is determined invalid or unenforceable, the remaining provisions shall continue in full force and effect.

ARTICLE XIV

EFFECTIVE DATE

Section 14.01. Effective Date.

These Bylaws shall become effective upon adoption by resolution of the Board of Commissioners of the Naranja Lakes Community Redevelopment Agency.

WHEREAS, this Board finds that the adoption of formal Bylaws and Rules of Procedure will promote efficient administration, transparency, consistency in governance, compliance with applicable law, and orderly conduct of Agency business; and

WHEREAS, this Board has reviewed the proposed Bylaws and Rules of Procedure attached hereto as Exhibits "A" and "B" and incorporated herein by reference; and

WHEREAS, this Board finds that adoption of the Bylaws and Rules of Procedure is in the best interests of the Agency and the residents and stakeholders of the Naranja Lakes Community Redevelopment Area,

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 approves and adopts the Bylaws and Rules of Procedure attached hereto as Exhibits "A" and "B" in substantially the form attached hereto and incorporated herein by reference. The Bylaws and Rules of Procedure shall govern the conduct of Agency meetings, officers, committees, voting procedures, agenda preparation, public participation, ethics compliance, and such other matters as may be set forth therein. All prior resolutions, policies, procedures, or practices of the Agency that conflict with the provisions of the Bylaws and Rules of Procedure adopted herein are hereby superseded to the extent of such conflict.

Section 3. This Board authorizes and directs the Co-Chairpersons, the Agency's staff, the County Attorney's Office, and such other Agency officials as may be designated to take all actions necessary and appropriate to implement the provisions of this resolution and the adopted Bylaws and Rules of Procedure.

The Prime Sponsor of the foregoing resolution is Commissioner Danielle Cohen Higgins. It 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. _______

Terrence A. Smith
Richard Appleton

EXHIBIT B

RULES OF PROCEDURE

OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

SECTION 1. PURPOSE

These Rules of Procedure are adopted to facilitate the orderly, efficient, transparent, and lawful conduct of the Board of Commissioners ("Board") of the Naranja Lakes Community Redevelopment Agency ("Agency") meetings and business.

SECTION 2. MEETING ADMINISTRATION

2.01. Meeting Schedule.

The Board shall hold regular meetings at such times and places established by resolution or annual meeting schedule adopted by the Board.

2.02. Meeting Notices.

Meeting notices shall be posted in accordance with Florida law and Agency policy.

2.03. Agenda Preparation.

The Executive Director or designated staff member shall prepare meeting agendas in consultation with the Co-Chairs (or Chair, if applicable), as such officers are described in the Agency's adopted Bylaws, and the Miami-Dade County Attorney's Office, or such other legal counsel and legal staff employed by the Agency. The agenda shall be mutually approved by the Co-Chairs (or Chair, if applicable). Co-chairs must approve the items to be placed on each Agency meeting agenda at a duly noticed Sunshine Meeting.

2.04. Submission of Agenda Items.

Prior to the deadline set forth herein, any Commissioner, the Executive Director or such other person designated by the County Mayor may submit an agenda item for the Board's consideration. In the event, a Commissioner wishes to sponsor an agenda item, such commissioner shall request the Miami-Dade County Attorney's Office, or such other legal counsel and legal staff employed by the Agency, to prepare such agenda item for such commissioner's approval. Notwithstanding the foregoing, each agenda item shall be reviewed and approved by the Miami-Dade County Attorney's Office, or such other legal counsel and legal staff employed by the Agency, for form and legal sufficiency prior to placement on the Board's agenda.

2.05. Agenda Deadlines.

All proposed agenda items, including supporting materials, shall be submitted to the Agency staff no later than **two (2) business days** before the scheduled Board meeting unless waived by the scheduled Board meeting's presiding officer, as defined below, for good cause.

2.06. Approval and Placement Deadline

Agenda items must be reviewed, approved, and finalized for inclusion on the agenda by the presiding officer, as defined below.

2.07. Late Items.

Items submitted after the deadline may only be added upon:

1. Approval of the presiding officer, as defined below; and
2. A written finding that the item is time-sensitive or in the public interest.

2.08. Publication of Agenda

The final agenda shall be publicly posted in accordance with Florida law and Agency policy.

2.09. Workshops.

The Board may conduct workshops, visioning sessions, or informational meetings. No formal action may be taken at these meetings

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SECTION 3. ORDER OF BUSINESS

The order of business shall generally follow the sequence established in the Bylaws unless modified by the presiding officer, as defined below.

SECTION 4. PUBLIC PARTICIPATION

4.01. Speakers.

Public speakers shall complete speaker forms if required by the Board.

4.02. Time Limits.

Public comment shall generally be limited to two (2) minutes per speaker unless modified by the presiding officer, as defined below.

4.03. Group Representation.

Groups are encouraged to designate spokespersons to avoid repetitive testimony.

4.04 Public Comment.

Members of the public shall be afforded a reasonable opportunity to be heard on any proposition before the Board, pursuant to section 286.0114, Florida Statutes, and subject to reasonable time, place, and manner restrictions. For purposes of this rule, "proposition" shall mean a general substantive policy issue or matter proposed or offered for consideration or adoption, and shall not include:

1. Procedural motions on propositions, or
2. Individual components, aspects or line items of a proposition.

While a single proposition may be considered multiple times before the Board as the same or different agenda items, there shall only be one reasonable opportunity to be heard on each proposition during the decision-making process as set forth herein.

The reasonable opportunity to be heard shall not apply to:

1. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the Board or a committee thereof to act;
2. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamation;
3. A meeting that is exempt from the Sunshine Law;
4. Procedural motions, including, but not limited to, motions to defer an item, recess or adjourn;
5. Propositions before the Board when there was a previous opportunity to be heard at a committee thereof;
6. A request or direction to Agency's staff or other officials that will be brought back before the Board when there will be a subsequent opportunity to be heard on the proposition; or
7. Any situation where there has been a previous public hearing or reasonable opportunity to be heard on a proposition, or where there will be a subsequent public hearing or reasonable opportunity to be heard on a proposition.

4.05. Decorum.

The presiding officer shall preserve order and decorum at meetings. The Board may adopt additional rules governing public participation and conduct. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the Board is granted by the majority vote of Board members present.

No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the commission chamber. Persons exiting the Board meeting shall do so quietly.

The use of cell phones in the Board meeting is not permitted. Ringers must be set to silent mode to avoid disruption of proceedings. Individuals, including those on the dais, must exit the meeting area to answer incoming cell phone calls.

4.06. Removal for Disruption.

The presiding officer, as defined below, may direct removal of disruptive individuals consistent with law.

SECTION 5. RULES OF DEBATE

5.01. Presiding Officer.

While the Agency maintains Co-Chairs, the Co-Chairs shall alternate as the presiding officer of each meeting of the Board, with the other non-presiding Co-Chair acting as vice-chair. Each Co-Chair will serve until the Agency's meeting adjourns, at which point the other Co-chair becomes the chair and vice-versa.

The presiding officer shall preside at all meetings of the Board and shall preserve order and decorum in debate. In the absence of the Co-Chair whose opportunity it is to be the presiding officer at a meeting, the other Co-Chair shall act as the presiding officer. In the absence of both Co-Chairs, another Commissioner shall act as the presiding officer, more particularly described in the Agency's Bylaws. The presiding officer may rule on all questions of procedure and order, subject to appeal by any Commissioner.

In the event that the Board elects a Chair and Vice Chair, then the Chair shall act as the presiding officer, and in the absence of the Chair, the Vice-Chair shall act as the presiding officer. In the absence of both Chair and Vice-Chair, another Commissioner shall act as the presiding officer.

5.02. Recognition to Speak

No Commissioner shall speak until recognized by the presiding officer. Upon recognition, the Commissioner shall confine remarks to the pending issue or motion under consideration.

5.03. Order of Business and Debate.

Debate shall proceed in an orderly manner and shall be directed to the merits of the matter pending before the Board. Commissioners shall avoid personal remarks and shall not interrupt another Commissioner except to raise a point of order or parliamentary inquiry.

5.04. Motions.

No action shall be taken by the Board except upon motion duly made and seconded. Following a motion and second, the presiding officer shall state the question before the Board prior to debate.

5.05. Debate.

A Commissioner may speak on a motion after being recognized by the presiding officer. The maker of a motion shall be entitled to speak first on the motion. No Commissioner shall speak more than twice on the same question until every other Commissioner wishing to speak has had an opportunity to do so, unless permitted by the presiding officer.

5.06. Voting Method.

Votes shall ordinarily be taken by voice vote unless a roll call vote is requested.

5.07. Roll Call Votes.

Roll call votes shall be conducted when requested by any Commissioner, or when established by Board policy.

5.08. Tie Votes.

Whenever action cannot be taken because the vote of the Commissioners has resulted in a tie, and no other available motion on an item is made and approved before the next item is called for consideration or before a recess or adjournment is called, whichever occurs first, the item shall be removed from the agenda.

5.09. Public Comment.

Members of the public shall be afforded a reasonable opportunity to be heard on propositions before the Board in accordance with applicable law and Agency policy. The presiding officer may establish reasonable time limits and rules governing public comment to ensure the orderly conduct of meetings.

5.10. Point of Order.

Any Commissioner may raise a point of order to call attention to a violation of these rules or other procedural irregularity. The presiding officer shall rule upon the point of order, subject to appeal by majority vote of the Board.

5.11. Parliamentary Authority.

Except as may be provided by these rules, questions of order, the methods of organization and the conduct of business of the Board shall be governed by Robert's Rules of Order.

5.12. Suspension of Rules.

These rules of debate may be suspended by an affirmative vote of two-thirds (2/3) of the Commissioners present.

5.13. Abstentions.

Commissioners shall disclose voting conflicts and abstain from voting when required by Florida law.

5.14. Reconsideration.

A motion to reconsider may only be made by a Commissioner who voted on the prevailing side, and only at the same meeting or the next regular meeting.

5.15. Consent Agenda.

Routine matters may be approved by consent agenda unless removed therefrom by a Commissioner.

SECTION 6. RESOLUTIONS AND CONTRACTS

6.01. Form.

Formal Board actions shall be memorialized by resolution.

6.02. Legal Review.

Resolutions shall be reviewed and signed for legal sufficiency by the Miami-Dade County Attorney's Office, or such other legal counsel and legal staff employed by the Agency, prior to placement on a meeting agenda.

SECTION 7. ADOPTION AND AMENDMENT

7.01. Adoption.

These Rules of Procedure shall become effective upon adoption by resolution of the Board approving same.

7.02. Amendment.

These Rules of Procedure may be amended by resolution.

CERTIFICATION

The foregoing Bylaws and Rules of Procedure were adopted by the Board of Commissioners of the Naranja Lakes Community Redevelopment Agency at a duly noticed public meeting held on _______________________, 2026.

Chair

Secretary

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

NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Property Management & Leasing Updates

Miami Fort Lauderdale

9655 South Dixie Highway, Suite 300 | Miami, Florida 33156 | 305 938 4000 | naimiami.com

PROPERTY MANAGEMENT

JEFF BUELL
Partner, Director of Property Management
jbuell@naimiami.com

JEREMY S. LARKIN
CEO, Partner, Co-Chairman
jlarkin@naimiami.com

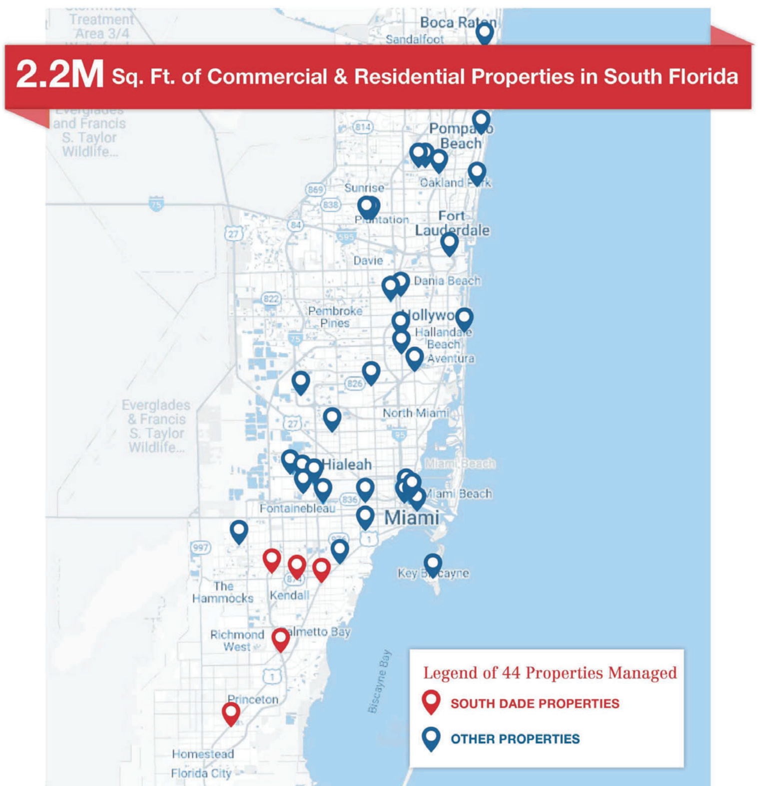
DANIELA RODRIGUEZ
Property Manager
drodriguez@naimiami.com

FRANCHESKA CASTANO
Property Management Assistant
fcastano@naimiami.com

RUDY GUTIERREZ
Maintenance Technician
rgutierrez@naimiami.com

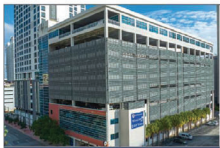
Property Management Experience Map

SOUTH FLORIDA PROPERTIES



NAI Miami Fort Lauderdale

Property Management Experience with Municipal Entities



1. Miami Parking Authority — Since 2006
- Landlord Representation
- Tenant Representation
- Property Management
- Construction Management
- Consulting
- Valuation Services

2. City of Miami DREAM — Since 2013
- Tenant Representation
- Emergency Real Estate Procurement
- Shops of Marlins Park
- Leasing

3. Southeast Overtown/Park West Community Redevelopment — Since 2013
- Redevelopment Services
- Overtown Plaza
- Landlord Representation
- Property Management
- Consulting Services
- Eminent Domain Consulting — 2019 – 2020

4. Village of Pinecrest, Florida — 2008
- Landlord Representation
  Pinecrest Gardens

5. City of Miami Gardens, Florida — 2009 - 2014
- Successful RFP proposal for first city hall
- Landlord for first City Hall

6. City of Miami (Historic Negro) Black Police Museum — Since 2024
- Facility Management

NAI Miami Fort Lauderdale

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Leasing Experience Map

SOUTH MIAMI-DADE PROPERTIES

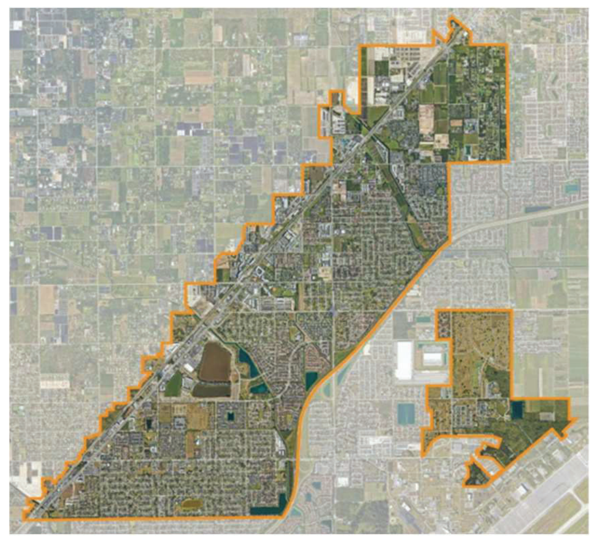
$482.2M Leasing Transaction Volume in the Since 2020

NAI Miami Fort Lauderdale

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.

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.

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.

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.

Landscaping

Community Center

Before

After

Before

After

9655 South Dixie Highway, Suite 300 | Miami, Florida 33156 | 305 938 4000 | naimiami.com

NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Landscaping

Shopping Center

Before

After

Before

After

Miami
Fort Lauderdale

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Landscaping

Shopping Center

Before

After

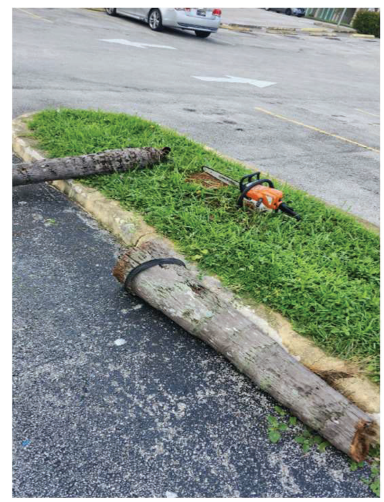
Before

After

Landscaping

Shopping Center

During



Miami Fort Lauderdale

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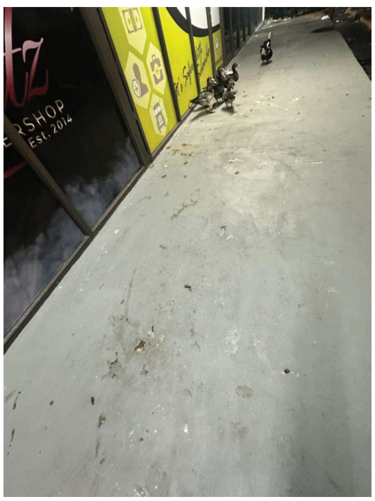
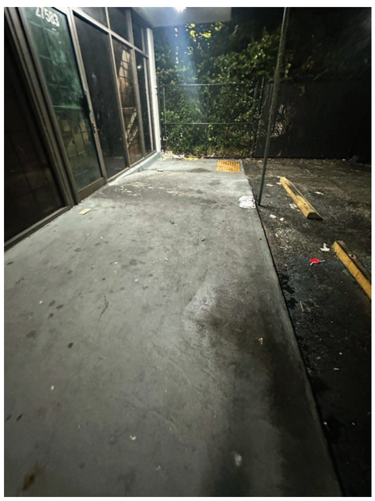
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Pressure Cleaning
Shopping Center

Before





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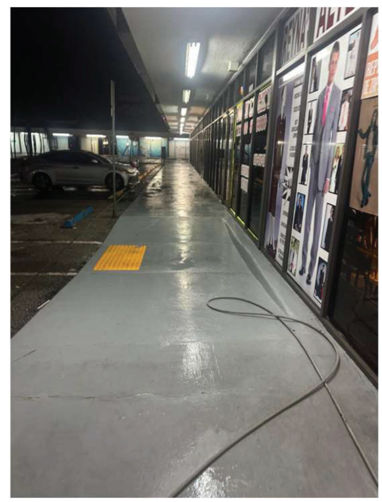

NAI Miami Fort Lauderdale

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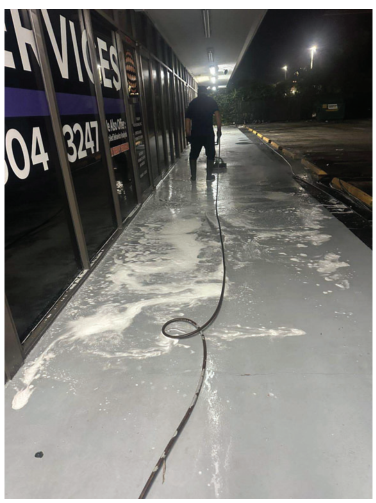
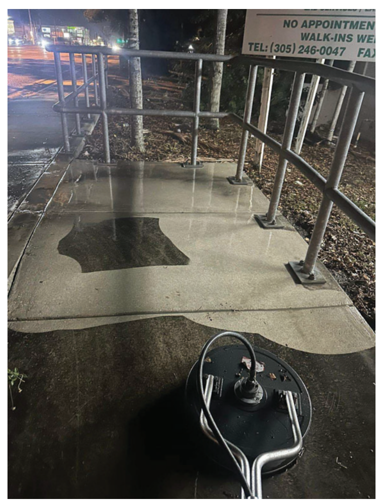
Pressure Cleaning

Shopping Center

During





NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Drain Cleaning

Shopping Center

Before

After

Miami
Fort Lauderdale

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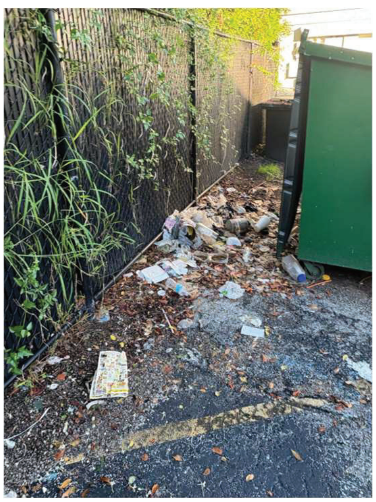
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Cleaning
Shopping Center

Before



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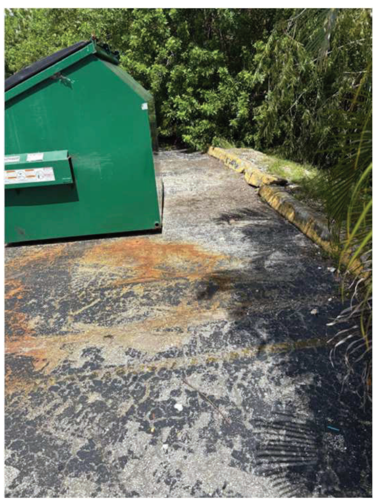


Before

After

Miami
Fort Lauderdale

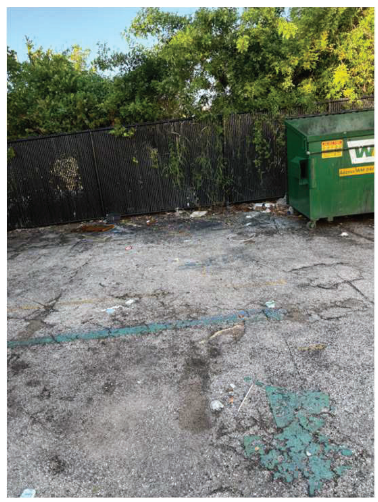
9655 South Dixie Highway, Suite 300 | Miami, Florida 33156 | 305 938 4000 | naimiami.com

Cleaning
Shopping Center

Before

After

Before



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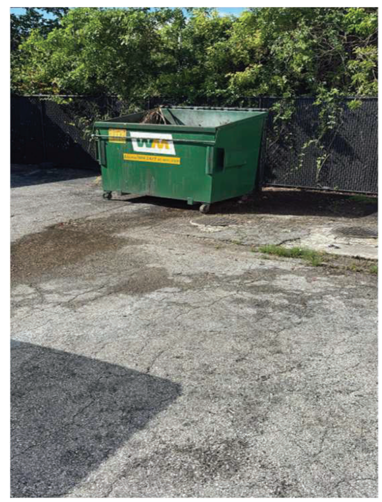

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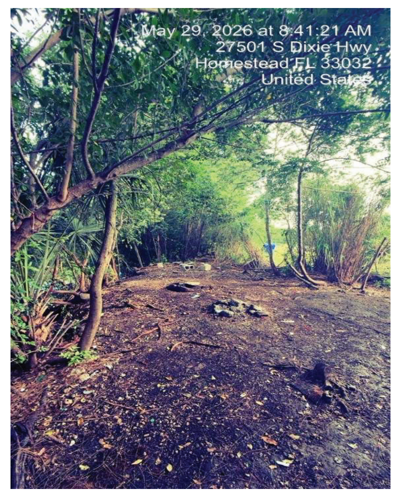
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Trespassing & Removal of Items

27501 S Dixie Hwy

Before

After

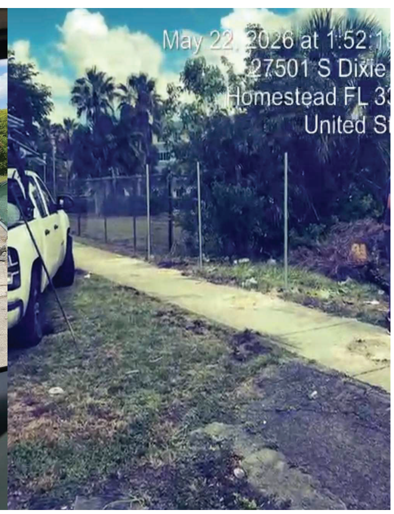


NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Fence Replacement

27501 S Dixie Hwy

Before



After

MDC024

Landscaping

27501 S Dixie Hwy

Before

After

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. ________

Terrence A. Smith
Richard Appleton

EXHIBIT A

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

By: Signed by: 07FBE53B874E433...
Name: Krystal Patterson
Its: Executive Director
Date Signed: 7/10/2026

Approved as to form and legal sufficiency:

By: Signed by: FCC9116A2D154D8...
Terrence A. Smith, Esq.
Assistant County Attorney

Date Signed: 7/10/2026

BROKER:

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

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

Date Signed: 7/10/2026

MANAGER:

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

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

Date Signed: 7/10/2026

NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Date: July 10, 2026

To: NLCRA Chairwoman Danielle Cohen Higgins, Chairman Kionne L. McGhee, and the Board of Commissioners

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

Subject: Naranja Lakes Community Redevelopment Agency (NLCRA) Fiscal Year 2026-2027 Budget

It is recommended that the Board of Commissioners of the Naranja Lakes Community Redevelopment Agency adopt the proposed Fiscal Year (FY) 2026-2027 Budget for the Naranja Lakes Community Redevelopment Area.

TAX ROLL

Area	2025 Roll	2026 Roll	Decrease	Percent Decrease
Original Area	886,124,991	884,600,110	-1,524,881	.017%
Expansion Area	2,436,813,436	2,355,831,655	-80,981,781	3.32%
TOTAL	3,322,938,427	3,240,431,765	-82,506,662	2.48%

REVENUES

The proposed FY 2026-2027 budget reflects continued investment in the redevelopment of the Naranja Lakes Community Redevelopment Area through tax increment financing, non-tax increment revenues, and accumulated fund balance.

The Agency projects beginning the fiscal year with approximately $34.27 million in carryover funds. Estimated revenues include tax increment financing (TIF) generated from both the Original and Expanded Areas, projected interest earnings of approximately $900,000, and $415,000 in non-TIF revenues generated from Agency-owned property.

The proposed FY 2026-2027 budget reflects total projected revenues of approximately $50.86 million, providing the Agency with the financial capacity to continue implementing its Redevelopment Plan while advancing strategic capital investments, redevelopment partnerships, housing initiatives, infrastructure improvements, and long-term economic development throughout the Community Redevelopment Area.

EXPENSES

The proposed expenditures support the Agency's ongoing commitment to eliminating slum and blight, stimulating economic development, expanding housing opportunities, and implementing catalytic redevelopment projects identified within the Redevelopment Plan.

Administrative support totals $490,000, with an additional County Administrative Charge of approximately $229,124 in accordance with the Interlocal Agreement. Total proposed expenditures, including operating expenses and reserves, equals approximately $50.86 million.

The FY 2026-2027 budget also includes a $1.2 million reserve to maintain financial stability and provide flexibility for unforeseen redevelopment opportunities and Agency obligations.

Proposed Budget for Fiscal Year 2026-2027

Administrative Expenses – $490,000

1. Direct County Support ($250,000)

Provides reimbursement to Miami-Dade County for fiscal management, budgeting, financial oversight, Board administration, and coordination of Agency operations.

2. Advertising and Notices, Office Supplies, Postage ($7,500)

Supports public advertisements, legal notices, procurement solicitations, community outreach, and public engagement activities. Provides mailing costs associated with Agency correspondence, public notices, and redevelopment initiatives. Supports office operations and administrative functions.

3. Contractual Services – Executive Director ($200,000)

Funds for professional management and administration of the Agency, including Executive Director and additional staff to assist with daily operational support necessary to implement the Agency's redevelopment initiatives.

4. Training, Workshops, Memberships and Travel ($15,500)

   Supports professional development, conference attendance, Florida Redevelopment Association participation, and educational opportunities related to redevelopment, economic development, and CRA administration.

5. Information Technology ($500)

   Provides funding for technology services, website maintenance, software, and related technology needs.

6. Audit ($16,500)

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

County Administrative Charge – $229,124

In accordance with the Interlocal Agreement, the Agency reimburses Miami-Dade County for 1.5 percent of the County's tax increment contribution for administrative services.

Operating Expenses – $50,140,937

1. Florida Redevelopment Association Membership and State Fee ($2,495)

   Required annual membership dues and State Special District fees.

2. Outreach and Business Development ($6,500)

   Supports public education, community engagement, marketing materials, photography, graphic design, and promotion of Agency programs.

3. Buildings and Grounds Maintenance ($200,000)

   Funds for maintenance, utilities, janitorial services, landscaping, security, and upkeep of Agency-owned properties.

4. Insurance ($18,000)

   Provides property, liability, and other required insurance coverage for Agency-owned facilities.

5. Legal Services ($200,000)

   Provides legal representation for Board meetings, redevelopment agreements, property acquisitions, procurement, and Agency operations.

6. Procurement Services ($80,000)

   Supports procurement services provided in accordance with Miami-Dade County purchasing requirements.

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

   Supports the Agency's investment in public safety initiatives, community policing, and programs designed to reduce crime, improve quality of life, and eliminate conditions of slum and blight.

8. Contractual Services – Redevelopment Planning ($500,000)

   Provides professional planning, technical assistance, redevelopment consulting, feasibility analysis, and implementation support for redevelopment initiatives.

9. Economic Development Coordinator ($100,000)

   Supports economic development activities, business recruitment, redevelopment partnerships, and implementation of strategic redevelopment priorities.

10. Transportation, Infrastructure and Landscape Enhancement ($5,000,000)

    Provides significant investment in roadway improvements, infrastructure upgrades, landscaping, streetscape enhancements, gateway features, and other public improvements that enhance redevelopment opportunities throughout the CRA.

11. Housing Projects ($500,000)

    Supports affordable housing initiatives, rehabilitation programs, and partnerships with nonprofit organizations to improve housing opportunities within the redevelopment area.

12. Land Acquisition ($5,000,000)

    Provides funding to strategically acquire property that supports future redevelopment and economic investment.

13. Major Development Project Planning ($20,000,000)

    Provides funding for redevelopment partnerships, catalytic projects, and major investments that advance implementation of the Redevelopment Plan.

14. Site Work, Demolition and Environmental ($200,000)

    Funds for demolition, environmental assessments, site preparation, and related redevelopment activities.

15. SMART Plan Projects Reserve ($1,910,624)

    Maintains the required reserve for future Strategic Miami Area Rapid Transit (SMART) Plan projects in accordance with the Interlocal Agreement.

16. Bauer Parc South Development ($1,729,099)

    Encumbered funding for the development activities associated with the Bauer Parc South project to encourage investment and neighborhood revitalization.

17. Luxe Grove Apartments Development ($3,500,000)

    Encumbered funding for the development of the Luxe Grove Apartments project to expand housing opportunities and stimulate redevelopment.

18. Magnolia Point Development ($3,500,000)

    Encumbered funding for the development of the Magnolia Point redevelopment initiative in support of community revitalization and economic growth.

19. Artisan Point Development ($3,500,000)

    Encumbered funding for the development of the Artisan Pointe project to promote mixed-use investment and long-term redevelopment.

20. Tax Bill ($0.00)

    Funds for property tax obligations associated with Agency-owned revenue-generating property.

21. Miscellaneous ($1,015,219)

    Expenses related to agency owned property covered by non-TIF revenues to include tax bill for revenue generating property. Additional funds to address unanticipated agency expenditures.

22. Debt Service Payments ($379,000)

    Continues repayment obligations associated with previously financed redevelopment projects.

23. Reserves – $1,200,000

NLCRA will maintain reserves to preserve financial stability, respond to unforeseen redevelopment opportunities, and ensure sufficient funding for future Agency obligations and strategic investments.

Approved ______________________ Mayor
Veto __________
Override __________

RESOLUTION NO. ________________________

RESOLUTION APPROVING THE FISCAL YEAR 2026-27 BUDGET FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND THE NARANJA LAKES COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF $50,860,061.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Board of Commissioners ("Board") of the Naranja Lakes Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2026-27 for the Agency and the Naranja Lakes Community Redevelopment Area ("area"); and

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 THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves the Agency's and the area's Fiscal Year 2026-27 budget in the total amount of $50,860,061.00, which is attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or the Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade Board of County Commissioners.

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

Danielle Cohen Higgins, Co-Chairperson
Kionne L. McGhee, Co-Chairperson

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 Chairperson 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. _______

Terrence A. Smith
Richard Appleton

Naranja Lakes Community Redevelopment Agency

FISCAL YEAR 2026-27 PROPOSED BUDGET

	FY 2025-26 ADOPTED BUDGET	FY 2025-26 PROJECTIONS	FY 2026-27 PROPOSED BUDGET
REVENUES			
Carryover	22,971,569	22,971,569	34,270,129
TIF Revenues - **Original Area**			
UMSA Tax Increment Revenue	1,365,799	1,365,799	1,308,230
County Tax Increment Revenue	3,272,480	3,272,480	3,134,543
TIF Revenues - **Expanded Area**			
UMSA Tax Increment Revenue	3,812,629	3,812,629	3,189,664
County Tax Increment Revenue	9,135,131	9,135,131	7,642,495
Interest	900,000	849,212	900,000
NON TIF Revenue	403,500	409,575	415,000
Revenue Total	**41,861,108**	**41,816,395**	**50,860,061**
EXPENDITURES			
Administrative Expenses			
Audit	16,500	16,500	16,500
Advertising and Notices	20,000		5,000
Postage	5,000		500
Office Supplies	3,000	1,806	2,000
Contractual Services (Executive Director)	200,000	200,000	200,000
Training /Workshop/Classes	5,000		5,000
Membership Dues	2,500		2,500
Travel	8,000	13,230	8,000
Information Technology	7,148		500
Direct County Support	125,000		250,000
Subtotal Administrative Expenses	**392,148**	**231,536**	**490,000**
County Administrative Charge (1.5%)	263,791	263,791	229,124
(A) Subtotal Admin and Admin Charge	**655,939**	**495,327**	**719,124**
Operating Expenses			
F.R.A. Membership and State Fee	2,670	2,495	2,495
Outreach & Business Development	6,500		6,500
Building / Grounds Maintenance	350,000	84,897	200,000
Insurance	35,000	13,534	18,000
Legal Services	200,000	142,323	200,000
Procurement Services	50,000		80,000
Community Policing and Security	1,600,000		1,600,000
Contractual Services (Redevelopment Plan, FON)	475,000	60,000	500,000
Contractual Services (Economic Dev. Coord.)		100,000	100,000
Transportation / Infrastructure / Landscape Enhancement	1,500,000	1,000	5,000,000
Housing Projects (Includes Rebuilding Together)	500,000	300,000	500,000
Land Acquisition	8,000,000	20,400	5,000,000
Major Development Project Planning	22,145,000		20,000,000
Site Work / Demolition & Environmental	200,000	125,337	200,000
Redevelopment Bond Reserve	2,000,000		-
Tax Bill	78,000	72,981	
Miscellaneous	400,217	233,288	1,015,219
Debt Payments	379,000	340,000	379,000
Smart Plan Projects Reserve *	2,283,783	2,283,783	1,910,624
Bauer Parc South Development		3,270,901	1,729,099
Luxe Grove Apartments Development			3,500,000
Magnolia Point Development			3,500,000
Artisan Point Development			3,500,000
Reserves	1,000,000		1,200,000
(B) Subtotal Operating Expenses & Reserves	**41,205,170**	**7,050,940**	**50,140,937**
Expenditures Total (A+B)	**41,861,108**	**7,546,266**	**50,860,061**
Revenues Less Expenditures Total	**(0)**	**34,270,129**	**(0)**