



REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
NARANJA LAKES COMMUNITY CENTER  
27555 SW 140TH AVENUE NARANJA, FL  
Thursday January 16, 2025  
7:00 PM – 8:30 PM

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- |      |   |                  |
|------|---|------------------|
| I.   | Meeting Call to Order, Roll Call, Chairman Remarks  | Chairman Lordeus |
| II.  | Reasonable Opportunity for the Public to be Heard   | Chairman Lordeus |
| III. | Approval of Agenda  |                  |
| IV.  | Approval of Minutes <ul style="list-style-type: none"><li>• November 21, 2024, Regular Meeting</li></ul>  |                  |
| V.   | Action Items: <ul style="list-style-type: none"><li>a. Resolution of the Board to amend the existing contract with Business Flare to include a Finding of Necessity to expand the redevelopment area as well as to expand the life of the redevelopment area to 2039.</li><li>b. Land acquisition for property address 27525 S Dixie Highway – Board Action requested.</li><li>c. Resolution of the Board to authorize administrative approval on items in an amount not to exceed \$25k.</li></ul> |                  |
| VI.  | Discussion Items:   |                  |
| VII. | Proposed Next Meeting Date & Adjournment <ul style="list-style-type: none"><li>a. February 13, 2025 at 7:00pm</li></ul>   |                  |

<http://www.miamidade.gov/global/government/boards/naranja-lakes-cra.page>



**Regular Board Meeting Minutes – November 21<sup>st</sup>, 2024 – 7:00 P.M.**  
Naranja Branch Library  
14850 SW 280<sup>th</sup> St., Naranja, FL

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**Meeting Call to Order, Roll Call, Chairman Remarks**

Board Member Lordeus called the meeting to order at 7:12 P.M. Roll Call was as follows:

- Present: Derek Sippio, Cornelius Shiver, Derrick Lordeus, and Danny Olgetree
- Absent: Chairman Ken Forbes, Vice-Chairman Stuart Archer, and Erick Caceres
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director, Office of Management and Budget (OMB)
- CRA Staff Present: Steve Zelkowitz - CRA Attorney, Taylor English Duma LLP
- Krystal Patterson, Executive Director

**Open Forum for Public Comments**

Mr. Lordeus opened the forum for the public to have a reasonable opportunity to be heard. Ms. Pamela Green inquired with the Board about a community benefit agreement for her organization.

**Approval of Agenda**

Mr. Shiver added to the agenda a new discussion item regarding new officers for the Naranja Lakes CRA Board. Mr. Shiver moved to approve the agenda. The motion was seconded by Mr. Sippio. Motion passed unanimously.

**Approval of Minutes**

Mr. Shiver moved to approve the Naranja Lakes CRA August 29<sup>th</sup>, 2024 meeting minutes. The motion was seconded by Mr. Olgetree. Motion passed unanimously.

Mr. Shiver moved to approve the Naranja Lakes CRA September 28<sup>th</sup>, 2024, meeting minutes. The motion was seconded by Mr. Sippio. Motion passed unanimously.

**Action Items**

**A. Progress Report Regarding Red Market Village Development – Board Action to be Taken.**

Ms. Krystal Patterson stated she conducted background research regarding a previous agreement from 2023 and stated that her and the CRA attorney met with the developer of the project, and he had mentioned there was a funding issue. The developer has agreed to come to a future CRA meeting with a project update, stating that at this point, they may not be able to move forward with the project. Mr. Rene Infante from Red Market Village confirmed they will not be moving forward with the project at this time. Mr. Zelkowitz recommended the Board made a motion to terminate the agreement.

Mr. Shiver made a motion to terminate the agreement and have the money added back into the budget. The motion was seconded by Mr. Lordeus. Motion passed unanimously.

**B. Resolution to Ratify the Brokerage Agreement with South Florida Real Estate Group Inc Through April 30, 2025, In An Amount Not to Exceed 2%**

Mr. Zelkowitz read the resolution into the record:

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, RATIFYING THE EXCLUSIVE BUYER BROKERAGE AGREEMENT BETWEEN THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND SOUTH FLORIDA REAL ESTATE GROUP INC. REGARDING THE PURCHASE OF REAL PROPERTY LOCATED AT 27501 S. DIXIE HIGHWAY, NARANJA LAKES, FLORIDA 33032; AUTHORIZING THE EXECUTIVE DIRECTOR AND NLCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE EXCLUSIVE BUYER BROKERAGE AGREEMENT INCLUDING PAYMENT OF THE COMPENSATION TO BROKER; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Mionsha Gay provided some materials that show comparable properties in the area and how they contributed to the Board's purchase price of the property. Ms. Gay stated the Board is paying \$54/ square foot.

Mr. Shiver moved to approve the brokerage agreement. The motion was seconded by Mr. Sippio. Motion passed unanimously.

**C. Resolution to Approve the Negotiated Terms as Presented for Purchase of Property Address 27501 S. Dixie Highway in The Amount Of \$6.2M Contingent on Appraisal and Other Due Diligence Inspections.**

Mr. Zelkowitz read the resolution into the record:

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 27501 S. DIXIE HIGHWAY, NARANJA LAKES, FLORIDA 33032 FROM DE PAZ HOLDINGS LLC FOR A PURCHASE PRICE NOT TO EXCEED \$6,200,000; RATIFYING THE COMMERCIAL CONTRACT AND ADDENDUM WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2024 FOR THE PURCHASE OF THE PROPERTY PREVIOUSLY EXECUTED BY THE EXECUTIVE DIRECTOR; AUTHORIZING THE EXECUTIVE DIRECTOR AND NLCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY INCLUDING PAYMENT OF THE PURCHASE PRICE AND CLOSING COSTS, AS**

**WELL AS THE EXECUTION AND DELIVERY OF ALL CLOSING DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Patterson stated she had previously brought to the Board during the September meeting a discussion item for the purchase of a commercial property located at 27501 S. Dixie Highway, Naranja Lakes, Florida 33032. Ms. Patterson stated they were able to negotiate a price of \$6.2 million with an anticipated closing date of February 10<sup>th</sup>, 2025. She also mentioned there was an appraisal contingency along with \$300,000 worth of deposits through the contingency period. After a question from Mr. Shiver regarding the deposits, Mr. Zelkowitz clarified that if the Board decides not to move forward, the money is recuperated. Mr. Shiver also inquired about how that purchase price was reached, and Ms. Patterson cited they had made an offer for \$5.5 million, and the seller counter offered for \$6.2 million despite their appraisal coming back at \$6.45 million.

Mr. Zelkowitz stated that during the Board's due diligence period, there will be another appraisal, and the appraisal price has to match the purchase price, and the Board has the option to renegotiate the contract, waive the contingency, or terminate the contract. Ms. Mionsha Gay stated there is a 60-day period where the CRA can back out of the sale and keep the deposit. After a question from Mr. Shiver regarding the property, Ms. Patterson clarified that the property is being purchased as is and after purchasing it, the Board can decide to demolish it. Mr. Shiver also inquired how the purchase is being funded and Ms. Patterson stated that there is enough money in the budget to cover the purchase. Mr. Shiver suggested the Board look into paying the purchase amount over a certain number of months so that there is money to help the community.

Mr. Shiver made a motion to approve the purchase of the property. The motion was seconded by Mr. Sippio. Motion passed unanimously.

**D. Resolution To Approve the Fiscal Year 2024-2025 Budget in the Amount of \$38,096,723.**

Mr. Zelkowitz read the resolution into the record:

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2024-2025 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2024- 2025 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2024- 2025 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Patterson gave an overview of the budget and stated there were some reallocations to support other projects. Ms. Patterson stated they added some additional costs for marketing in the budget and a \$1 million reserve.

Mr. Lordeus made a motion to approve the budget. The motion was seconded by Mr. Shiver. Motion passed unanimously.



**E. Motion to cancel the RFP posted to fill the Economic Development position posted by the Office of Management and Budget.**

Ms. Patterson stated there was a request for proposal (RFP) that the Board approved for an economic development position and the RFP was posted by the Office of Management and Budget. Ms. Patterson stated that once HERS Consulting was hired, an economic development position would be hired through the firm. In this case, the RFP could be cancelled. After some feedback from Mr. Shiver regarding the economic development coordinator position, Ms. Cao clarified that the RFP position was approved though the Board and applications were received, and since none of those applicants were selected or presented, the RFP needs to be cancelled.

Mr. Lordeus moved to cancel the RFP for the economic development position. The motion was seconded by Mr. Shiver. Motion passed unanimously.

Mr. Tre’vant Richardson introduced himself to the Board and gave a background overview of his previous and educational experience as well as his experience in project management and economic development.

**Discussion Items**

**Electing New Officers**

Mr. Shiver explained that given the new Board members and new direction that the Board needs to create their own policies. Mr. Shiver stated there needs to be a new Chair and Vice-Chair. Mr. Shiver recommended Mr. Lordeus become the new Chair of the Board. Mr. Zelkowitz recommended that they made this item effective for the next meeting.

Mr. Shiver made a motion to appoint Mr. Lordeus as Chair. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Mr. Lordeus made a motion to appoint Mr. Shiver as the Vice-Chair. The motion was seconded by Mr. Olgetree. Motion passed unanimously.

**Proposed Next Meeting Date & Adjournment**

The next meeting will be held on January 16<sup>th</sup>, 2025. The meeting was adjourned at 7:55 P.M.

# NARANJA LAKES COMMUNITY

27525 SOUTH DIXIE HWY  
MIAMI, FL 33032

MLS# 2023

## FOR SALE

Asking: \$6,500,000

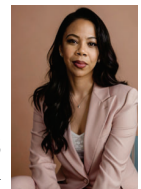


8961 SW 212th Terrace, Cutler Bay, FL 33189 | 305-254-4545 |

PREPARED BY:

*Mionsha Gay, Realtor*

M: 305-879-4563 | F: 305-258-6635  
mionshagay@gmail.com





# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

South Florida Real Estate Group is pleased to present this excellent value-add opportunity for this Naranja Lakes neighborhood retail center, located directly on US-1 / S Dixie Hwy retail corridor of South Miami-Dade County. This ±2.41 AC site offers an opportunity to redevelop a fresh thriving mixed-use concept for small businesses and residential lease holders. The retail space was built in 1988 and consists of 3 buildings situated along US-1, with high daily traffic counts that top more than 56,000 vehicles (AADT) and is considered prime location. The 22k+ Sq. Ft. is currently leased to a dentistry practice, medical center, sports bar & grill, occupational therapy center and several other tenants. This property presents an opportunity for a covered land play and redevelopment. The US-1/S Dixie corridor has seen extensive multifamily development with no slowdown in sight. The parcel is located in the Core Sub-District of the Leisure City Community Urban Center and is designated as "MC-Mixed Use Corridor." Under the MC designation, the property may be developed with up to one hundred twenty-five (125) units per acre. Height would be limited to a minimum of 2 stories and a maximum of 6 stories by right. Development design may allow for approximately 300 units with a very efficient and cost-effective layout. This site is near a new Walmart Neighborhood Center that was constructed a few blocks to the north. The site is also proximate to several high-density housing developments by major developers including Lennar, DR Horton, and others continuing to deliver new construction homes to meet the high demand of the skyrocketing population growth in Miami-Dade County.



For more information, please contact one of the following individuals:

**Mionsha Gay** of South Florida Real Estate Group Inc

Mionsha Gay, Realtor  
305-879-4563  
mionshagay@gmail.com

## PROPERTY HIGHLIGHTS

- Retail Shopping Center in High Growth Area of South Miami-Dade Count
- Existing income with value-add opportunity in the potential land redevelopment
- 104,993 SF on ±2.41 AC with 125 unit per acre zoning
- South Miami-Dade Waterfront Site
- 300+ ft Frontage on US-1 with over 56,000 AADT
- E-commerce Resistant Tenant Roster with
- Medical, Food Service and Recreation
- Near Walmart and several major Multifamily and
- Townhome Housing Developments



**Value-Add Retail Shopping Center:**  
104,993 SF on ±2.41 AC with Multiple Tenant Spaces



**Prime Location:**  
300+' Fronting US-1 | 56,000 AADT



**High-Growth Market:**  
Surrounded by new developments by Lennar, DR Horton, and more!

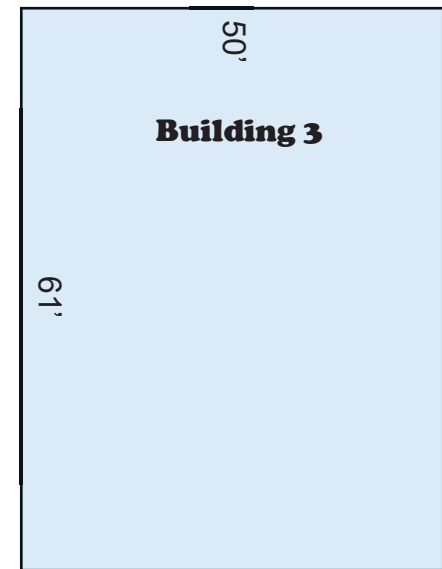
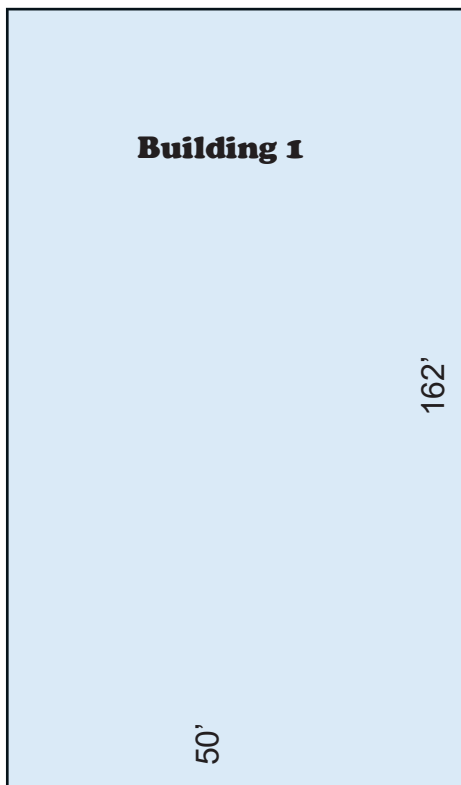
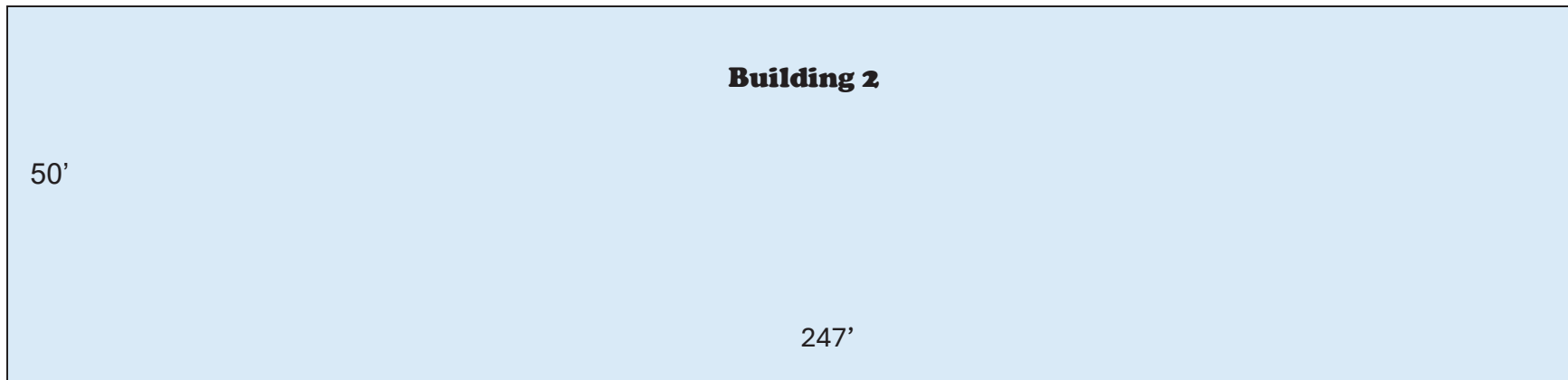


# ADDITIONAL PHOTOS





# SITE PLAN

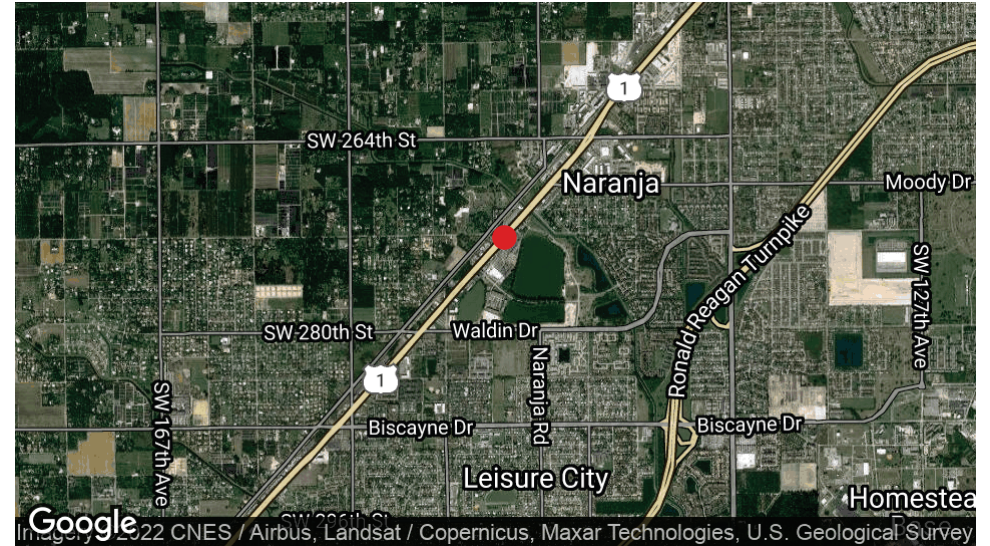
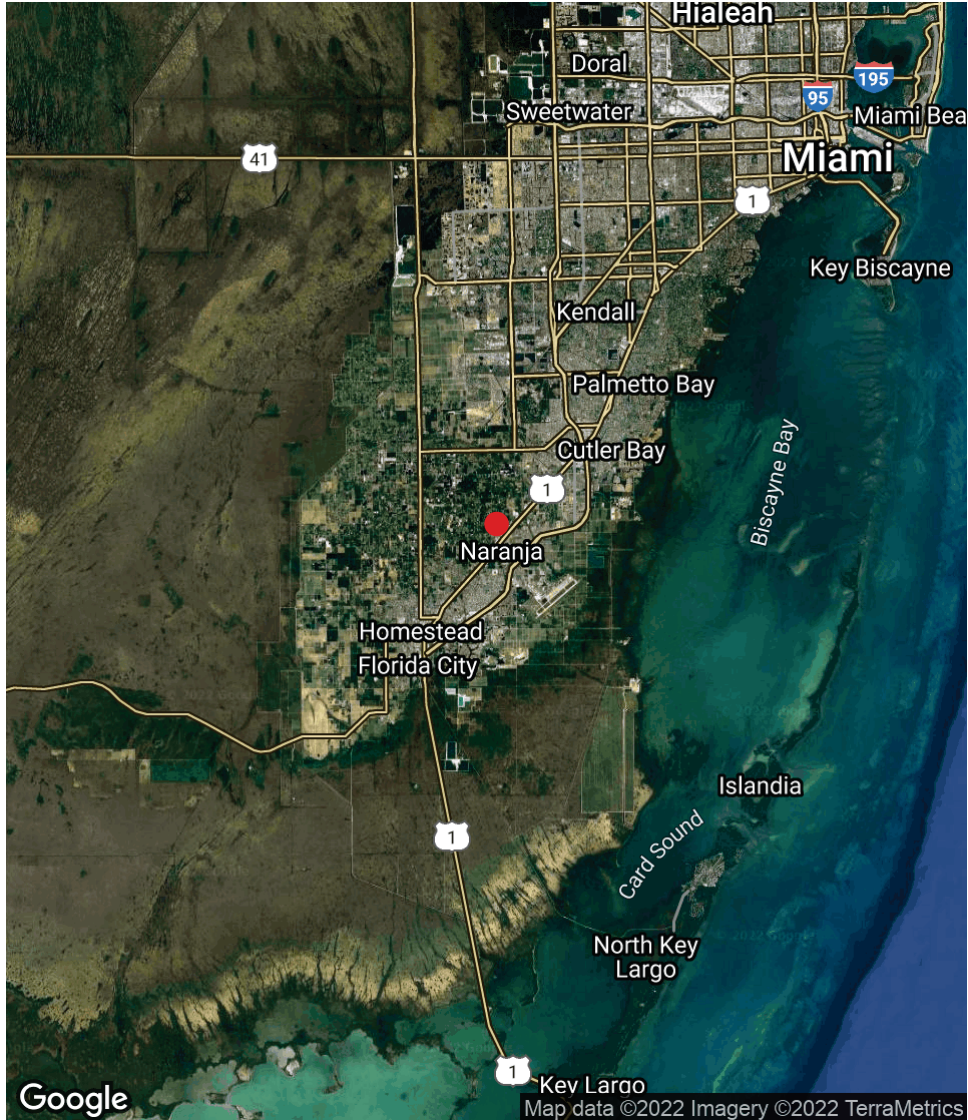


FOLIO: 30-6933-015-0030  
ADDRESS: 27525 S DIXIE HWY MIAMI, FL 33032  
ACTUAL AREA: 27,260 Sq. Ft.

# RENT ROLL

Unit #	Tenant Name	Base Rent (Pre-tax/mo)	TAXES (3.0%)	Total Monthly Rent	Total Annual Base	SF	PSF	Exp Date	Adjustment Date	New Base amount	Total Motnhtly
27569	Allied Therapy Professional Inc Office 1	1,350.00	40.50	1,390.50	16,200.00	710	22.82	7/31/2025	11/1/2024	\$ 1,437.50	\$ 1,480.63
27571	Allied Therapy Professional Inc Office 2	1,350.00	40.50	1,390.50	16,200.00	710	22.82	7/31/2025	11/1/2024	\$ 1,437.50	\$ 1,480.63
27577	JP Jovic Corporation	485.00	14.55	499.55	5,820.00	710	8.20	M-T-M		\$ 485.00	\$ 499.55
27579		1,350.00	40.50	1,390.50	16,200.00	710	22.82	7/31/2025	8/1/2024	\$ 1,417.50	\$ 1,460.03
27581	vacant	-	-	-	-	710	-				\$ -
25573	Connys Alfajor LLC	1,350.00	40.50	1,390.50	16,200.00	710	22.82	7/31/2025	9/1/2024	\$ 1,417.50	\$ 1,460.03
27575	CR Fitzstudio, LLC	1,300.00	39.00	1,339.00	15,600.00	710	21.97	7/31/2025	11/1/2024	\$ 1,365.00	\$ 1,405.95
27555	Free Smoke 305, LLC	1,690.15	50.70	1,740.85	20,281.80	710	28.57	2/28/2024	2/1/2025	\$ 1,740.85	\$ 1,793.08
27539-41-43-45	vacant	-	-	-	-	2800	-				\$ -
27561	Iglesia el Rey Todopoderoso Inc.	1,350.00	40.50	1,390.50	16,200.00	710	22.82	7/31/2025	11/1/2024	\$ 1,417.50	\$ 1,460.03
27525-27-29		3,964.23	118.93	4,083.16	47,570.76	2157	22.05	7/6/2025	7/7/2024	\$ 4,162.44	\$ 4,287.31
27557	JP Jovic Corporation	1,200.00	36.00	1,236.00	14,400.00	710	20.28	7/31/2025	11/1/2024	\$ 1,417.50	\$ 1,460.03
27551	Luscious Features Inc.	1,600.00	48.00	1,648.00	19,200.00	710	27.04	8/14/2025	8/15/2024	\$ 1,680.00	\$ 1,730.40
27531-33-35-37		3,500.00	105.00	3,605.00	42,000.00	2840	14.79	7/31/2025	1/1/2025	\$ 3,675.00	\$ 3,785.25
27559	RCA Video World	1,200.00	36.00	1,236.00	14,400.00	710	20.28	7/31/2025	11/1/2024	\$ 1,260.00	\$ 1,297.80
27565	Rene Carlos Ortiz	1,350.00	40.50	1,390.50	16,200.00	710	22.82	7/31/2025	10/1/2024	\$ 1,417.50	\$ 1,460.03
27567	Reyna's Alterations Corp	1,350.00	40.50	1,390.50	16,200.00	710	22.82	7/31/2025	11/1/2024	\$ 1,417.50	\$ 1,460.03
27563	S Styles Luxury Boutique Inc.	1,600.00	48.00	1,648.00	19,200.00	710	27.04	7/31/2025	8/1/2024	\$ 1,680.00	\$ 1,730.40
27583/91-93	The Irish Enterprises Trust	5,452.26	163.57	5,615.83	65,427.12	3675	17.80	6/19/2025	6/19/2025	\$ 5,452.26	\$ 5,615.83
27553	We help you, LLC	1,350.00	40.50	1,390.50	16,200.00	710	22.82	7/31/2025	11/1/2024	\$ 1,417.50	\$ 1,460.03
		32,791.64	983.75	33,775.39	393,499.68	22,832.00	19.53			\$ 34,298.05	

# REGIONAL MAP



## LOCATION OVERVIEW

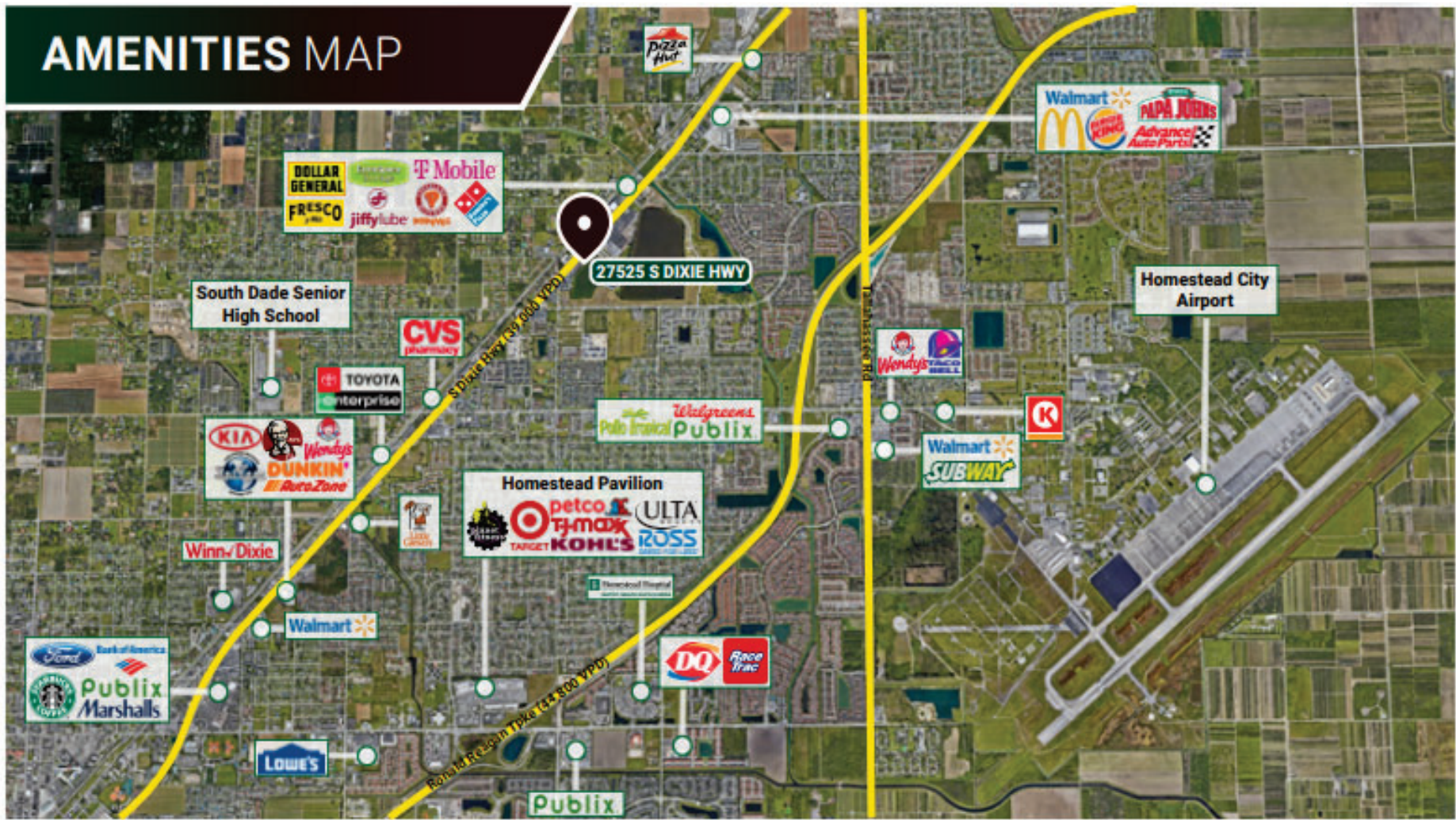
300+ feet of frontage on US-1 and traffic counts of 56,000 AADT. Property is 5 minutes away from the 137th Ave Turnpike Exit and surrounded by high density single family, townhome and multifamily developments. Located within 10 blocks of Walmart, Truist Bank, Fresco y Mas (Winn Dixie), Family Dollar, AutoZone and several other accessible services.

## CITY INFORMATION

MARKET:	South Florida
TRAFFIC COUNT:	56,000
CROSS STREETS:	US 1 S Dixie Highway & SW 274 Street (Naranja Lakes Blvd.)



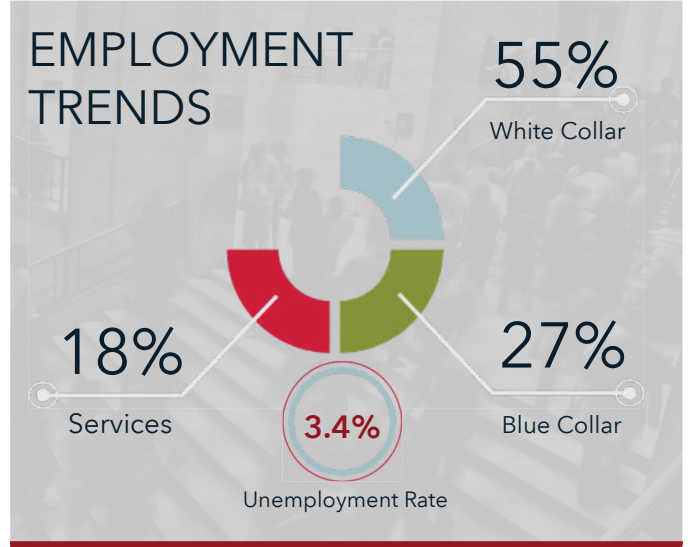
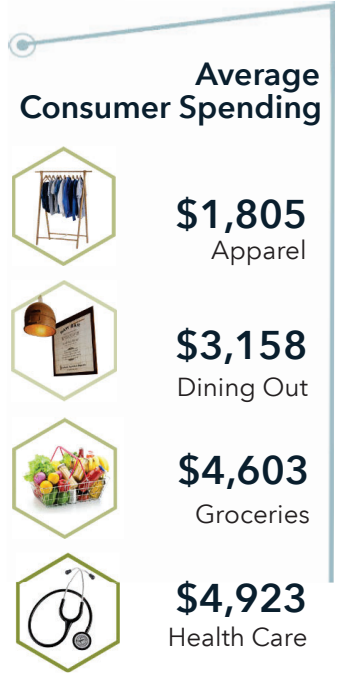
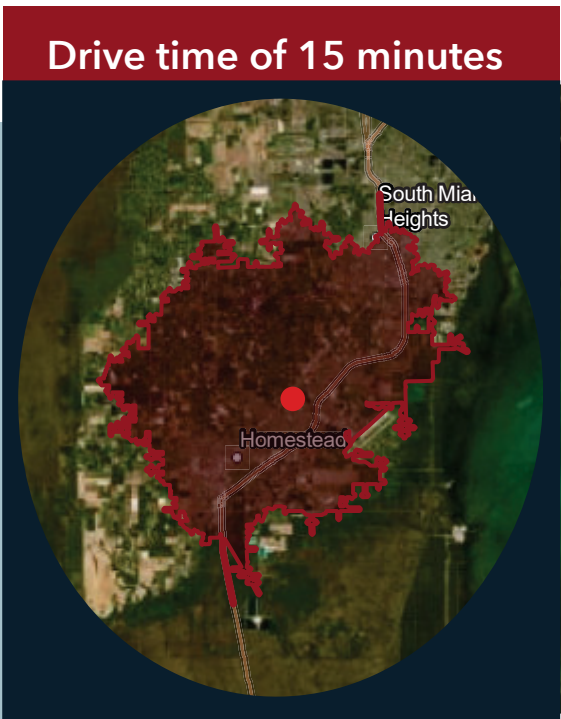
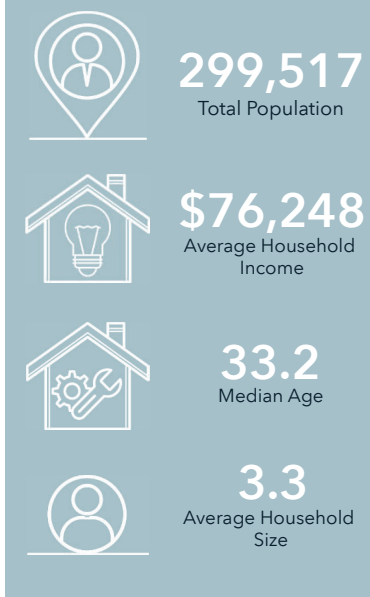
# AMENITIES MAP



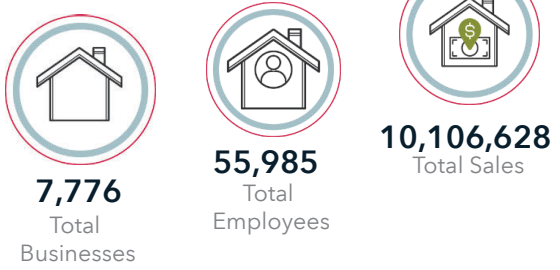


# DEMOGRAPHIC 15 MINUTE DRIVE-TIME PROFILE

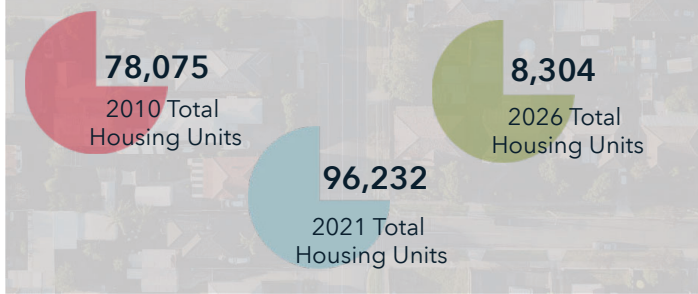
## KEY FACTS



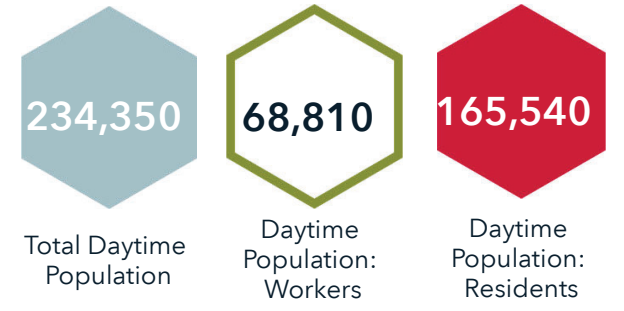
## BUSINESS



## HOUSING UNITS



## DAYTIME POPULATION



# Exclusive Buyer Brokerage Agreement



1. **PARTIES:** NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY ("**Consumer**") grants  
SOUTH FLORIDA REAL ESTATE GROUP INC ("**Broker**")

the exclusive right to work with and assist **Consumer** in locating and negotiating the acquisition of suitable real property as described below. The term "acquire" or "acquisition" includes any purchase, option, exchange, lease or other acquisition of an ownership or equity interest in real property.

2. **TERM:** This Agreement will begin on the 9 day of January, 2025 and will terminate at 11:59 p.m. on the 31 day of August, 2025 ("**Termination Date**"). However, if **Consumer** enters into an agreement to acquire property that is pending on the Termination Date, this Agreement will continue in effect until that transaction has closed or otherwise terminated.

3. **PROPERTY:** **Consumer** is interested in acquiring real property as follows or as otherwise acceptable to **Consumer** ("**Property**"):

(a) **Type of property:** COMMERCIAL REAL ESTATE

(b) **Location:** 27525 S DIXIE HWY MIAMI, FL 33032

#### 4. **BROKER'S OBLIGATIONS:**

(a) **Broker Assistance.** **Broker** will

- \* use **Broker's** professional knowledge and skills;
- \* discuss property requirements and assist **Consumer** in locating and viewing suitable properties;
- \* assist **Consumer** in negotiating and closing any resulting transaction;
- \* cooperate with real estate licensees working with the seller, if any, to complete a transaction.

(b) **Other Consumers.** **Consumer** understands that **Broker** may work with other prospective consumers who want to acquire the same property as **Consumer**. If **Broker** submits offers by competing consumers, **Broker** will notify **Consumer** that a competing offer has been made, but will not disclose any of the offer's material terms or conditions. **Consumer** agrees that **Broker** may make competing consumers aware of the existence of any offer **Consumer** makes, so long as **Broker** does not reveal any material terms or conditions of the offer without **Consumer's** prior written consent.

(c) **Fair Housing.** **Broker** adheres to the principles expressed in the Fair Housing Act and will not participate in any act that unlawfully discriminates on the basis of race, color, religion, sex, handicap, familial status, country of national origin or any other category protected under federal, state or local law.

(d) **Service Providers.** **Broker** does not warrant or guarantee products or services provided by any third party whom **Broker**, at **Consumer's** request, refers or recommends to **Consumer** in connection with property acquisition.

5. **CONSUMER'S OBLIGATIONS:** **Consumer** agrees to cooperate with **Broker** in accomplishing the objectives of this Agreement, including:

(a) Conducting all negotiations and efforts to locate suitable property only through **Broker** and referring to **Broker** all inquiries of any kind from real estate licensees, property owners or any other source. If **Consumer** contacts or is contacted by an owner or a real estate licensee who is working with an owner, or views a property unaccompanied by **Broker**, **Consumer**, will, at first opportunity, advise the owner or real estate licensee that **Consumer** is working with and represented exclusively by **Broker**.

(b) Providing **Broker** and necessary third parties (i.e., any lender, closing agent, etc. ) with accurate information requested by **Broker** or third parties in connection with ensuring **Consumer's** ability to acquire property. **Consumer** authorizes **Broker** to run a credit check to verify **Consumer's** credit information.

(c) Being available to meet with **Broker** at reasonable times for consultations and to view properties.

(d) Indemnifying and holding **Broker** harmless from and against all losses, damages, costs and expenses of any kind, including attorney's fees, and from liability to any person, that **Broker** incurs because of acting on **Consumer's** behalf.

(e) Not asking or expecting to restrict the acquisition of a property according to race, color, religion, sex, handicap, familial status, country of national origin or any other category protected under federal, state or local law.

(f) Consulting an appropriate professional for legal, tax, environmental, engineering, foreign reporting requirements and other specialized advice.

(g) Making a diligent good faith effort to perform the contract terms of any purchase agreement or contract to lease and close on the sale of any property **Consumer** contracts to acquire.

**Consumer** (\_\_\_\_) (\_\_\_\_) and **Broker/Sales Associate** (\_\_\_\_) (MG) acknowledge receipt of a copy of this page, which is Page 1 of 3.

EBBA-7sa Rev 7/24

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Serial#: 013139-900173-6466923



6. **RETAINER:** A non-refundable retainer fee of \$0.00 \_\_\_\_\_ for **Broker's** services provided for **Consumer** ("Retainer") is earned and payable upon execution of this Agreement. This Retainer is in addition to any compensation earned by **Broker**. **Broker** and **Consumer** agree the Retainer is for the real estate services described herein and does not constitute a fee paid for a rental information list as described in section 475.453, Florida Statutes.

7. **COMPENSATION:** **Broker's** compensation is earned when, during the term of this Agreement or any renewal or extension, **Consumer** or any person acting for or on behalf of **Consumer** contracts to acquire real property as specified in this Agreement or defaults on any contract to acquire property. Compensation received by **Broker**, if any, from an owner or owner's broker for services rendered to **Consumer** will reduce any amount owed by **Consumer** per this paragraph.

(a) **Purchase or exchange:** \$ \_\_\_\_\_ or \_\_\_\_\_ 2% (select only one); or \$ \_\_\_\_\_ or \_\_\_\_\_ % plus \$ \_\_\_\_\_ (select only one) of the total purchase price or other consideration for the acquired property, payable no later than the date of closing specified in the sales contract; however, closing is not a prerequisite for **Broker's** fee being earned.

(b) **Lease:** \$ \_\_\_\_\_ or \_\_\_\_\_ % of \_\_\_\_\_ month's rent (select only one); or \$ \_\_\_\_\_ or \_\_\_\_\_ % plus \$ \_\_\_\_\_ (select only one) of the gross lease value, payable when **Consumer** enters into a lease with the owner. If **Consumer** enters into a lease-purchase agreement, the amount of the leasing fee which **Broker** receives will be credited toward the amount due **Broker** for the purchase.

(c) **Option:** **Broker** will be paid \$ \_\_\_\_\_ or \_\_\_\_\_ % of the option amount (select only one), to be paid when **Consumer** enters into the option agreement. If **Consumer** enters into a lease with option to purchase, **Broker** will be compensated for both the lease and the option.

(d) **Other:** **Broker** will be compensated for all other types of acquisitions as if such acquisition were a purchase or exchange.

(e) **Additional Fees:** NONE

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8. **PROTECTION PERIOD:** **Consumer** will pay **Broker's** compensation if, within \_\_\_\_\_ (if left blank, 30) days after Termination Date, **Consumer** contracts to acquire any property which was called to **Consumer's** attention by **Broker** or any other person or found by **Consumer** during the term of this Agreement. **Consumer's** obligation to pay **Broker's** fee ceases upon **Consumer** entering into a good faith exclusive buyer brokerage agreement with another broker after Termination Date.

9. **CONDITIONAL TERMINATION:** At **Consumer's** request, **Broker** may agree to conditionally terminate this Agreement. If **Broker** agrees to conditional termination of this Agreement, **Consumer** must enter a written agreement to this effect and pay a cancellation fee of \$0.00 \_\_\_\_\_. **Broker** may void the conditional termination and **Consumer** will pay the fee stated in the **COMPENSATION** Paragraph less the cancellation fee if, from the early termination date to Termination Date plus Protection Period, if applicable, **Consumer** contracts to acquire any property which, prior to the early termination date, was found by **Consumer** or called to **Consumer's** attention by **Broker** or any other person.

10. **DISPUTE RESOLUTION:** This Agreement will be construed under Florida law. All controversies, claims, and other matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be settled by first attempting mediation under the rules of the American Arbitration Association or other mediator agreed upon by the parties. If litigation arises out of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs, unless the parties agree that disputes will be settled by arbitration as follows: **Arbitration:** By initialing in the space provided, **Consumer** (\_\_\_\_) (\_\_\_\_), and **Broker** or **Authorized Associate** (MG) agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the American Arbitration Association or other arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision of this Agreement or an arbitration award) will pay its own fees, costs, and expenses, including attorney's fees, and will equally split the arbitrator's fees and administrative fees of arbitration.

11. **ASSIGNMENT; PERSONS BOUND:** **Broker** may assign this Agreement to another broker. This Agreement will bind and inure to **Broker's** and **Consumer's** heirs, personal representatives, successors and assigns.

**Consumer** (\_\_\_\_) (\_\_\_\_) and **Broker/Sales Associate** (\_\_\_\_) (MG) acknowledge receipt of a copy of this page, which is Page 2 of 3.

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Form  
Simplicity

12. BROKERAGE RELATIONSHIP:

SINGLE AGENT NOTICE

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS SINGLE AGENTS DISCLOSE TO BUYERS AND SELLERS THEIR DUTIES.

As a single agent, SOUTH FLORIDA REAL ESTATE GROUP INC and its associates owe to you the following duties:

- 1. Dealing honestly and fairly;
2. Loyalty;
3. Confidentiality;
4. Obedience;
5. Full Disclosure;
6. Accounting for all funds;
7. Skill, care, and diligence in the transaction;
8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing; and
9. Disclosing all known facts that materially affect the value of the residential real property and are not readily observable.

Signature

Date

Signature

Date

13. OTHER TERMS:

14. ACKNOWLEDGMENT; MODIFICATIONS: Consumer has read this Agreement and understands its contents. This Agreement cannot be changed except by written agreement signed by both parties. Electronic signatures will be acceptable and binding. Brokerage commissions are not set by law and are fully negotiable. Broker may not receive compensation from any source that exceeds the amount or rate agreed to with Consumer. However, Consumer agrees that Broker may receive separate compensation from owner of the property for services rendered to owner by Broker, for which Consumer will not be responsible.

Date: Consumer Name: Naranja Lakes Community Redevelopment Agency
Consumer Signature:
Address: 111 NW 1st Street, 22nd Floor Miami, FL
Zip: 33128 Telephone: 305-375-5143 Email:

Date: Consumer Name:
Consumer Signature:
Address:
Zip: Telephone: Email:

Date: 01/09/2025 Real Estate Associate: Mionsha Gay
Date: Real Estate Broker:

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®.

Consumer ( ) ( ) and Broker/Sales Associate ( ) (MG) acknowledge receipt of a copy of this page, which is Page 3 of 3.