



REGULAR MEETING OF THE NARANJA LAKES BOARD OF COMMISSIONERS
NARANJA LAKES CRA COMMUNITY CENTER
27555 SW 140th Avenue Naranja, FL 33032
Thursday, August 27, 2026
10:00 AM – 11:30 AM
AGENDA

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- 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
 - 2. May 5, 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
 - 4. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY ACCEPTING THE EVALUATION COMMITTEE'S RECOMMENDATION FOR THE DISPOSITION AND REDEVELOPMENT OF CERTAIN NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY-OWNED PROPERTIES LOCATED AT 27501 SOUTH DIXIE HIGHWAY AND 27525 SOUTH DIXIE HIGHWAY; AUTHORIZING THE DISPOSITION OF SUCH PROPERTIES AND AWARD OF DEVELOPMENT RIGHTS TO HOUSING TRUST GROUP, LLC, OR ITS AFFILIATES, FOR A NOMINAL AMOUNT, PURSUANT TO SECTION 163.380, FLORIDA STATUTES; AWARDED UP TO \$7,000,000 IN TAX INCREMENT FINANCING, SUBJECT TO UNDERWRITING; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR DESIGNEE TO NEGOTIATE, EXECUTE, AND AMEND CERTAIN

AGREEMENTS AND DOCUMENTS NECESSARY TO EFFECTUATE THE DISPOSITION,
REDEVELOPMENT, AND FINANCING OF THE PROPERTIES

VIII. Discussion Items

1. Naranja Lakes CRA Board Meeting Cadence and Locations
2. Hiring of Outside Counsel
3. Expiring Agreements as of September 30, 2026:
 - a. H.E.R.S. Consulting, LLC -- Executive Director Services
 - b. Ambassador Consulting Group, LLC – Economic Administrator
 - c. Rebuilding Together Miami-Dade, Inc – Grant for residential rehabilitation

IX. Proposed Next Meeting Date & Adjournment