City of North Miami Beach, Florida

Community Redevelopment Agency (CRA)

Board of Commissioners Meeting
City Council Chambers, 2nd Floor
City Hall, 17011 NE 19th Avenue
North Miami Beach, FL 33162

Thursday, September 29th 2016
6:00 P.M.

CRA Board of Commissioners:
Chairman George Vallejo
Commissioner Anthony DeFillipo
Commissioner Barbara Kramer
Commissioner Marlen Martell
Commissioner Frantz Pierre
Commissioner Phyllis S. Smith
Commissioner Beth E. Spiegel

Staff:
Executive Director Ana M. Garcia
CRA Attorney Jose Smith
Deputy City Manager Candido Sosa-Cruz
CRA Administrator Patrick Brett

SPECIAL MEETING AGENDA

---

1. **Call to Order / Roll Call:**
2. **Public Comment:**
3. **Approval of Minutes:** Regular CRA Meeting: August 25th, 2016
4. **Action Item:**
   Resolution 2016-05: TIF Reservation for Canopies Development located at 1640 NE 164th Street.
   RAB Recommendation: Voted 6 – 0 for approval with the condition that the developer include on their construction signage that the project is receiving CRA incentives.
5. **Action Item**:
   $25,000 Commercial Property Improvement Grant Award for 163rd Street Plaza
   RAB Recommendation: Voted 6 – 0 for approval with the condition that the City have a code officer inspect the property. Mr. Remond inspected the property on September 16th and found no violations.
6. **Action Item**:
   $2,289 Façade Beautification Program Award for signage at 1911 NE 164th Street.
   RAB Recommendation: The RAB voted 6 – 0 for approval. The applicant is removing the self-storage signage and adding lit, channel lettering signage for the law offices.

7. **Action Item:**
   $25,000 Commercial Property Improvement Grant Award for Vicky's Bakery to be located at 1973 NE 163rd Street
   RAB Recommendation: Voted 6 – 0 on September 15th, 2016 for approval for the canopy, lighting, and decking improvements to the property. The RAB recommended denial of the funding request for signage.
8. **Action Item:**
   RAB Recommendation: The RAB recommends that the CRA Board remove signage as an eligible improvement in the Commercial Property Improvement Grant Program because signage does not improve the property's value and is a routine and expected cost for operating a business.
9. **Discussion Items:** Executive Director's Report
   - CRA staff is preparing RFQs and RFPs for the FY17 projects to include marketing, wayfinding signage, street crossing templates, and economic development services.
   - CRA staff to attend the Florida Redevelopment Association Annual Conference in Orlando.
10. **Next CRA Board Meeting:** October 27th, 2016
11. **Adjournment:**

CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY
AUGUST 25, 2016 MEETING MINUTES

NAME OF BOARD/COUNCIL: COMMUNITY REDEVELOPMENT AGENCY, BOARD OF COMMISSIONERS
NAME OF PERSON PREPARING SUMMARY: M. MOORE, PROTOTYPE
NAMES OF STAFF, AND INVITED GUESTS PRESENT: CRA ADMINISTRATOR PATRICK BRETT, EXECUTIVE DIRECTOR ANA M. GARCIA, CITY ATTORNEY JOSE SMITH, DEPUTY CITY MANAGER CANDIDO SOSA-CRUZ, ASSISTANT CITY ATTORNEY SARAH JOHNSTON; RECORDING SECRETARY LISA EDMONDSON, PROTOTYPE.
BOARD MEMBERS: CHAIR GEORGE VALLEJO, COMMISSIONER PHYLLIS SMITH, COMMISSIONER FRANTZ PIERRE, COMMISSIONER BARBARA KRAMER, COMMISSIONER MARLEN MARTELL
TYPE OF MEETING: REGULAR MEETING **DATE:** AUGUST 25, 2016

MINUTES

AGENDA ITEM 1 – Call to Order / Roll Call. Chair Vallejo called the meeting to order at 6:05 p.m. Roll was called and it was noted a quorum was present.

AGENDA ITEM 2 – Public Comment. Chair Vallejo opened public comment. As there were no individuals wishing to speak, the Chair closed public comment and brought the discussion back to the Board.

AGENDA ITEM 3 – Approval of Minutes: Regular Meeting, April 28, 2016
Motion made by Commissioner Kramer, seconded by Commissioner Martel, to approve the minutes of the April 28, 2016 meeting. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 4 – Action Item

- Resolution 2016-03: CRA Board By-Laws

Motion made by Commissioner Martel, seconded by Commissioner Kramer, to introduce the item for consideration.

Mr. Brett read the resolution into the record. "Resolution of the Chairman and Board Members of the North Miami Beach Community Redevelopment Agency approving amendments to the Agency's By-Laws adopting the Miami-Dade County Conflict of Interest and Code of Ethics and Adopting the City of North Miami Beach Cost Recovery Procedures; and authorizing the Executive Director to implement the By-Laws."

Mr. Brett explained the Resolution as an addition to the By-Laws Section 2.5, Code of Conduct, implemented by the Miami-Dade County Board of County Commissioners, and

is a requirement of all CRAs. Additionally, the CRA would like to include a Cost Recovery Procedure that mirrors the City's existing ordinance. The resolution would be an addition to the CRA procurement practice. Currently the CRA does not have any application fees and pays for all consultants directly out of the budget. This would allow the CRA to actually use its consultants with applicants before the application process, and that cost would be recovered through the applicant. Commissioner Smith wanted to confirm that this would be implemented immediately; Mr. Brett said it would.

Motion made by Commissioner Martel, seconded by Commissioner Kramer, to approve Resolution 2016-03. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 5 – Action Item

- Resolution 2016-04: Adopting the CRA FY2016-2017 Budget

Mr. Brett read the resolution into the record. "Resolution of the Chairman and Board Members of the North Miami Beach Community Redevelopment Agency approving the Fiscal Year 2016-2017 Budget; authorizing the CRA Executive Director to take all action necessary to complete the approval process for the Fiscal Year 2016-2017 Budget with the City of North Miami Beach and Miami-Dade County; authorizing appropriation of carry-forward revenues and interest from Fiscal Year 2015-16 Budget.

Mr. Brett reminded the Chair that there is a public hearing requirement for this item.

Motion made by Commissioner Martel, seconded by Commissioner Kramer, to approve Resolution 2016-04. Chair Vallejo opened the item for Public Hearing, seeing none, the Public Hearing portion was closed.

Mr. Brett gave a PowerPoint presentation.

- The CRA Budget has increased from approximately $1.4 million to $1.9 million for FY2016-17.
- There was a 46% increase in tax increment finance revenue.
- The presentation addressed the CRA's Proposed Grants and Capital Projects.
- The CRA would like to continue the funding for the West Dixie Highway Implementation Strategy and increase by $25,000 to $225,000 gross.
- The Wastewater Project on NE 20th Avenue is fully encumbered.

Commissioner Smith asked if the wastewater tie-in project was a matched grant. Mr. Brett said a percentage rebate for impact fees is being considered. Commissioner Smith wanted to make sure that all items to be voted on are acceptable to Dade County, so asked if it has been verified that the CRA can buy art for the Art in Public Places, as well as identify historic sites. Mr. Brett said all these projects and programs have already been empowered in the Redevelopment Plan as approved by Board of County Commissioners. The funding in the CRA budget is an appropriation of the approved projects and programs.

Commissioner Smith asked if the $10,000 currently invested is losing almost 8% a year. Mr. Brett explained that is actually the return on the investment.

Chair Vallejo wanted to know the timeline on the sun-setting of the Façade project; Mr. Brett said that would be on September 30, 2016.

Chair Vallejo asked what is anticipated for this coming fiscal year regarding the West Dixie Highway. Mr. Brett explained that the project was being led by Miami-Dade County Roads, and the City is waiting on the County's consultant selection.

Mr. Brett had one addendum to the budget. There was a slight reduction in the proposed City *ad valorems* affecting the CRA's revenue by $362. Mr. Brett asked that the Board consider amending the travel expenditure with a reduction of $362 to $4384.

Motion made by Commissioner Martell, seconded by Commissioner Kramer, to approve the Budget for FY2016-2017 of the CRA, as amended by the travel line item of $362 to a total of $4384. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 6 – Discussion Items: Executive Director's Report

- CRA Fiscal Year 2015-2016 Budget

Ms. Garcia reported the Miami-Dade County Commissioners approved the CRA FY2015-2016 budget in May through County Resolution R-385-16.

- Continued CRA Website Improvements

The Staff is very excited about the website improvements. The website provides a single-stop location for an increasing number of informational items for the public, in particular the redevelopment projects. Also, CRA documents are continuously added to promote transparency and provide information.

- CRA Staff Involvement with Local Businesses
- CRA Business Attraction

Ms. Garcia added that the Executive Director and the entire City Team are canvassing opportunities throughout Miami-Dade County and Broward County, which has led to new businesses coming to North Miami Beach, such as Vicky Bakery and the possibility of a micro brewery. Ms. Garcia commended Mr. Brett for identifying the local brewery owners wishing to come back to North Miami Beach. Also, Mr. Brett attended the International Conference of Shopping Centers in Orlando, allowing additional contacts to be made for the CRA.

Chair Vallejo opened the floor for additional comments. Commissioner Smith asked if there are any projects on the table for the West Dixie Highway. Mr. Brett answered no; however Vicky Bakery has submitted for a commercial improvement application and that will be brought to the September meeting. Ms. Garcia added that Vicky Bakery is planning

a grand opening/ribbon cutting ceremony October 1st to piggyback with the 90th Anniversary celebration. Commissioner Smith said the CRA has $5,000 for advertising, notifications, etc., and wondered if, when there is a new business, some of that money could be used to promote the business from the CRA's standpoint, perhaps put it on the website and put up a sign advertising what the CRA does.

Mr. Sosa-Cruz stated that part of expanding the CRA website is to include ribbon cuttings, grand openings, and renovations. The CRA partners with the Chamber of Commerce to make sure new businesses participate and join in. A new initiative has Mr. Brett working with the Code and Building Departments to identify businesses with new permits and post them on the website; he then visits the business owners to see if the CRA can help to support the business's expansions and improvements. Commissioner Smith suggested that for those who don't visit the website, perhaps "new businesses" can be featured in the newsletter. Ms. Garcia related how Vicky Bakery was persuaded to come to North Miami Beach, and agreed that the website, social media, and the newsletter should all be used to reach the entire community.

Chair Vallejo related a recent drive through Hallandale where he noticed signs advertising everything their CRA is doing. While that may not be appropriate everywhere, certainly the biggest projects could be featured. As an aside, Chair Vallejo asked if the hotel demolition is progressing. Mr. Brett said all the tenants have vacated the premises, so demolition permits are anticipated. Also a preconstruction meeting was held the previous week on the 350 units to be built behind the Post Office. A brief discussion followed regarding CRA signs and how to use them at different sites.

Mr. Brett informed the Board of a TIF application that has been received for the development on 164th Street across from the Library. This project will soon be brought forward. The development is mixed use, approximately 60 residential units with two retail units on the first floor.

Ms. Garcia alerted the Board to the release of the design of the way-finding signs, leading the public to the park, the library, and certain businesses.

AGENDA ITEM 7 – Next CRA Board Meeting: September 22, 2016, at 6:00 p.m.

AGENDA ITEM 8 – Adjournment. As there was no further business to come before the Commission at this time, the meeting was adjourned at 6:30 p.m.

AGENDA ITEM 4

Resolution 2016-5
Canopies Tax Increment Finance Incentive

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

Property Information	
Folio:	07-2217-003-0720
Property Address:	1640 NE 164 ST North Miami Beach, FL 33162-4017
Owner	SEVEN PAR 002 LLC
Mailing Address	2901 STIRLING RD STE 202 FORT LAUDERDALE, FL 33312 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	8,722 Sq.Ft
Lot Size	21,000 Sq.Ft
Year Built	1972

Assessment Information			
Year	2016	2015	2014
Land Value	$336,000	$294,000	$294,000
Building Value	$336,547	$308,026	$301,561
XF Value	$41,044	$41,409	$42,043
Market Value	$713,591	$643,435	$637,604
Assessed Value	$713,591	$643,435	$637,604

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	$0	$0	$0
Taxable Value	$713,591	$643,435	$637,604
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$713,591	$643,435	$637,604
City			
Exemption Value	$0	$0	$0
Taxable Value	$713,591	$643,435	$637,604
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$713,591	$643,435	$637,604

Benefits Information				
Benefit	Type	2016	2015	2014

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
FULFORD BY THE SEA SEC G PB 14-39 LOTS 5-6-7 BLK 81 LOT SIZE 150.000 X 140 OR 17797-0660 0997 4 (5)

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/30/2015	$1,150,000	29913-0464	Qual by exam of deed
06/12/2013	$615,000	28691-3499	Qual by exam of deed
09/01/1997	$0	17797-0660	Sales which are disqualified as a result of examination of the deed
11/01/1991	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

8

CRA POLICY RESOLUTION NO. 2016-5

A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE RESERVATION OF A TAX INCREMENT RECAPTURE INCENTIVE FOR SEVEN PAR 002, LLC AND TO DIRECT STAFF TO NEGOTIATE A TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT WITH SEVEN PAR 002, LLC FOR REVIEW AND APPROVAL BY THE CHAIRMAN AND BOARD MEMBERS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SEVEN PAR 002, LLC (the "Developer") submitted to the North Miami Beach Community Redevelopment Agency ("CRA") a Tax Increment Recapture Incentive Application (the "Application") for redevelopment of the property located at 1640 NE 164th Street, North Miami Beach, Florida; and

WHEREAS, the Developer has an approved project through Resolution R2016-37 for an eight (8) story mixed-use development with fifty-two (52) residential units and two thousand twenty (2,020) square feet of commercial space and a parking garage with seventy-seven (77) parking spaces (attached hereto as Exhibit "A"); and

WHEREAS, the Application was reviewed and determined complete by CRA staff (attached hereto as Exhibit "B"); and

WHEREAS, the CRA Board desires to approve a reservation of a Tax Increment Recapture Incentive for the Developer based upon the Application and to direct CRA staff to negotiate a Tax Increment Recapture Incentive Agreement with the Developer for review and approval by the CRA Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval of Tax Increment Recapture Incentive Reservation. The reservation of the Tax Increment Recapture Incentive for the Developer of the 50%

base TIF incentive plus the 25% bonus TIF incentive is hereby approved, provided that such reservation is subject to and contingent upon the approval of a Tax Increment Recapture Incentive Agreement with the Developer by the CRA Board.

Section 3. Negotiation of Tax Increment Recapture Incentive Agreement. CRA staff is hereby directed to negotiate a Tax Increment Recapture Incentive Agreement with the Developer for review and approval by the CRA Board, which Tax Increment Recapture Incentive Agreement shall be in a form and substance acceptable to the CRA Executive Director and approved as to form and legality by the CRA Attorney.

Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a _____ vote of the Board of the North Miami Beach Community Redevelopment Agency, this 3rd day of November, 2015.

ATTEST:

NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY

_____
CITY CLERK

_____
GEORGE VALLEJO, CHAIRMAN

APPROVED AS TO FORM:

9/19/16
_____
JOSE SMITH
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chairman George Vallejo	_____ (Yes)	_____ (No)
Board Member Anthony F. DeFillipo	_____ (Yes)	_____ (No)
Board Member Barbara Kramer	_____ (Yes)	_____ (No)
Board Member Marlen Martell	_____ (Yes)	_____ (No)
Board Member Frantz Pierre	_____ (Yes)	_____ (No)
Board Member Phyllis S. Smith	_____ (Yes)	_____ (No)
Board Member Beth E. Spiegel	_____ (Yes)	_____ (No)

EXHIBIT "A"

RESOLUTION NO. R2016-37

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 64,319 SQUARE FOOT, EIGHT-STORY MIXED-USE DEVELOPMENT PROJECT ON 21,000 SQUARE FOOT LOT, INCLUDING 52 RESIDENTIAL UNITS AND 2,020 SQUARE FEET OF COMMERCIAL SPACE, AS PROPOSED; AND WITHIN THE CRA BOUNDARY, ON PROPERTY LOCATED AT 1640 NE 164 STREET.

WHEREAS, the property described herein is zoned FULFORD MIXED-USE TOWN CENTER DISTRICT, TRANSITIONAL SUB-AREA; and

WHEREAS, the Applicant requests site plan approval to construct a 64,319 square foot, eight-story mixed-use development project on a 21,000 square foot lot, consisting of 52 residential units and 2,020 square feet of commercial space located at 1640 NE 164 Street in the Fulford Mixed-Use Town Center District, within the CRA boundary; and

WHEREAS, after a public hearing on May 9, 2016, the Planning and Zoning Board, by a 6 to 0 vote, recommended approval of the site plan, subject to the conditions set forth and included herein below in Section 1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Miami Beach, Florida.

Section 1. Site plan approval to construct a 64,319 square foot, eight-story mixed-use development on a 21,000 square foot lot, on property legally described as:

LOTS 5, 6, AND 7, BLOCK 81 OF "FULFORD BY THE SEA SECTION G" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA

A/K/A
1640 NE 164th Street
North Miami Beach, Florida

is HEREBY **GRANTED,** SUBJECT TO THE FOLLOWING CONDITIONS:

1. Unless otherwise provided, all of the below conditions shall be completed/complied with prior to the issuance of the building permit.
2. The conditions of approval for this site plan are binding on the Applicant, the property owners, operators, and all successors in interest and assigns.
3. Construction of the proposed project shall be in conformance with the following:
    a. Sketch of Survey prepared by Cousins Surveyors & Associates, Inc.
    b. Plans prepared by Joseph B. Kaller & Associates PA including the following:
        - Sheet T-1, Title Page
        - Sheet SP-1, Site Plan and Data
        - Sheet SP-2, Building Data
        - Sheet C-1, Engineering Plan
        - Sheet LE-1, Existing Landscape Plan
        - Sheet LP-1, Landscape Plan-Ground Floor
        - Sheet LP-Landscape Plan-3rd Floor
        - Sheet A-1, First Floor Plan
        - Sheet A-2, Upper First Floor Plan
        - Sheet A-3, Second Floor Plan
        - Sheet A-4. Third Floor Plan
        - Sheet A-5, Fourth Floor Plan
        - Sheet A-6, Fifth-Seventh Floor Plan
        - Sheet A7, Eighth Floor Plan
        - Sheet A-8, Roof Plan
        - Sheet A-9, North Elevation
        - Sheet A-10, East Elevation
        - Sheet A-11, South Elevation
        - Sheet A-12, West Elevation
4. All representations proffered by the Applicant's representatives as a part of the site plan application review at the Planning and Zoning Board and City Council public hearings.
5. Prior to issuance of any Master Building Permit, Applicant shall provide the City Manager or designee with a draft schedule for the construction of the Project, (the "Construction Schedule").
6. Prior to issuance of any Master Building Permit, Applicant shall execute a covenant running with the land, binding upon its heirs, successors and assigns, subject to the approval of the City Attorney, which shall be recorded in the public records of Miami-Dade County, Florida at Applicant's sole expense, containing all of the conditions and provisions required by this Resolution. This recorded covenant may be amended from time to time and shall be re-recorded after each amendment at the Applicant's sole expense, subject to the approval of the City Attorney.
7. Construction workers are prohibited from parking on residential streets or public parking lots. Prior to application for the Master Building Permit, the Applicant shall submit a construction parking plan providing off-street parking for construction workers during the period of construction to the City Manager or designee for review and approval. The construction parking plan shall provide: (a) Applicant's general contractor shall direct all workers to park at off street sites; (b) no workers shall park their vehicles in residential

neighborhoods; and (c) Applicant shall provide reports as needed to the City Manager or designee detailing any problems and complaints regarding the parking.

8. Substantial modifications to the plans submitted and approved as part of the application may require the applicant to return to the Planning and Zoning Board and Mayor and City Council for approval. Insubstantial changes shall include proportionate reductions in residential units and parking spaces by less than 5% of the total proposed project, changes that do not alter the project more than 5% of lot coverage, setbacks, height, density and intensity calculations so long as the proposed amendment does not cause an increase in the number of average daily trips; does not alter the location of any points of ingress, egress, access and vehicular and pedestrian patterns to the site; and does not violate any condition placed upon the site plan as originally approved. Insubstantial changes may be administratively approved by the City Manager or designee. Any de minimis amendments to the plans or site plans which cannot be resolved administratively shall be returned to the Mayor and City Council for a formal review. However, under no circumstances, may any plans, site plans, building, structure, or project be administratively altered by more than 5% lot coverage, setbacks, height limitations, as well as density or intensity calculations set forth in a previously approved site plan.
9. Prior to the issuance of a Master Building Permit, the City Manager or designee and the City Attorney, may refer any application for review by engineering, planning, legal, technical, environmental, or professional consultant(s) as deemed necessary. The City shall be reimbursed by Applicant for reasonable fees and charges made by such consultant(s) or professional(s) within thirty (30) days of submission of a City voucher. These fees and charges are in addition to any and all other fees required by the City.
10. The Applicant shall submit an MOT (Maintenance of Traffic) to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
11. The master building permit from the City must be applied for within one (1) year of site plan approval. Extension requests may be extended administratively for good cause for one six (6) month period by the City Manager or designee upon the payment of the appropriate fee, otherwise reapplication is necessary. Such extension must be administratively documented and filed with the appropriate department. This period may be extended by the Mayor and City Council for good cause.
12. The Applicant shall comply with all applicable conditions and permit requirements of the Miami-Dade County Fire Department, the Water and Sewer Department, Department of Regulatory and Economic Resources, Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation (FDOT) and any other applicable regulatory agency.
13. Prior to sign off of the final inspection & Certificate of Occupancy, Applicant must submit Letter of Substantial Compliance from Engineer of Record and As-built (for work on public right-of-way only) drawing from certified Provide Erosion & Sediment Control Plan.
14. Prior to the issuance of the Master Building Permit, a bond or equivalent amount of cash shall be posted with the City to replace public property damaged during the construction of the Project pursuant to the terms of Sections 14-1.10 and 14-1.11 of the City's Code of Ordinances in the amount of $750.00. The final determination regarding property to be replaced shall be made by the City Manager or designee.

15. Applicant shall furnish payment and performance bonds, cash, or letter(s) of credit issued in a form and by a bank reasonably acceptable to the City to ensure Applicant's performance and/or payment of the public improvements; (the term "public improvements" does not include any voluntary proffers; however, if the City has completed the public improvements prior to issuance of the Temporary Certificate of Occupancy, the City shall be paid the sums due in cash immediately upon demand. The payment and performance bond(s) required by this Resolution shall be issued by a surety having a minimum rating of A-1 in the Best's Key Rating Guide, Property/Casualty edition, shall be subject to the approval of the City and shall include this legend: "This bond (these bonds) may not be cancelled or allowed to lapse until thirty (30) days after receipt by the City of North Miami Beach, by certified mail, returned receipt requested, addressed to: CITY MANAGER with a copy to: CITY ATTORNEY, both addressed to: 17011 NE 19 Avenue, 4th Floor, North Miami Beach, FL 33162-3111 of written notice from the issuer of the bond of its intent to cancel or to not renew." As improvements and payments are made in accordance with the terms of this Resolution, the City, in its sole discretion, may reduce or eliminate the bond amount. These rights reserved by the City with respect to any construction bond or other performance or payment bond established pursuant to this section are in addition to all other rights and remedies the City may have under this Resolution, in law or in equity.
16. No building permits shall be issued (except for signage, demolition, foundation, temporary power, construction trailers and sales center) unless the Applicant has submitted all documents required under this approval as of that date, in form and content subject to the approval of the City Attorney with the City Manager or designee, and shall have paid all professional reimbursements and other payments required by the Code of Ordinances of the City of North Miami Beach.
17. Prior to the issuance of the Master Building Permit, the Applicant shall submit plans for the construction of an appropriate barrier between the construction site and adjoining properties in order to minimize blowing of dust and construction debris. Applicant shall comply with the regulations of the Code of Ordinances the City of North Miami Beach relating to construction site operations, including but not limited to the installation of a chain link construction fence with a windscreen displaying a rendering of the Project. Applicant shall use its good faith efforts to minimize vibration and noise during construction of the Project.
18. The Applicant shall satisfy the requirements of Code Section 24-58.1(o)(1) for Public Infrastructure and Streetscape, for improvement to and maintenance of the public infrastructure and streets in the MU/TC zoning district, prior to or at the time of issuance of the Master Building Permit, as determined by the City Manager or designee.
19. Compliance with Chapter 24, Article XVII Park Impact Fee shall satisfy the requirements of Code Section 24-58.1(O)(2) Public Open Space Assessment and Fund.
20. The Applicant shall contribute a sum of money equivalent to 1.0% of the total Project cost to the City's Art in Public Places Fund or provide artwork on the site of the Project, of a quality and design acceptable to the City Manager or designee, to satisfy the requirements of Code Section 24-58.1(O)(3) Public Art Assessment and Fund.
21. Prior to the issuance of the Master Building Permit, the Applicant shall meet all requirements of the Department of Public Works Solid Waste Division for trash containers.
22. All City impact fees shall be paid prior to the issuance of a master building permit.

23. The Applicant shall post a sign on-site providing contact information in case of any complaint or concern during construction. The sign shall be removed upon the earlier of the City's issuance of a temporary or full certificate of occupancy.
24. All water service installations are the responsibility of the owner/developer must be permitted through the City's Engineering Dept.
25. Sewer connection charges will be calculated and be payable at time of permitting. Any credits for any previous allocation on site will be evaluated.
26. All Miami-Dade County sewer connection fees will be calculated by the County at time of permitting and are the responsibility of the Applicant.
27. Prior to issuance of the Temporary Certificate of Occupancy, the design of any public property litter receptacles shall be determined by the City Manager or designee. The Applicant shall fund the cost of litter receptacles along all street frontages in a quantity, design and location acceptable to the City Manager or designee.
28. The Applicant and its successors and assigns, including but not limited to the successor homeowners' association, if any, shall maintain all landscape and exterior hardscape features and materials on site and throughout all public improvements in good condition, replacing diseased, dying or dead plant material as necessary and repairing/cleaning/ painting all hardscape features so as to present a healthy and orderly appearance at all times.
29. The words "Aventura", "Miami Beach," and "Sunny Isles Beach" shall not be used by the applicant immediately preceding or following the Project name. The words "Aventura", "Miami Beach" and "Sunny Isles Beach" shall not be part of the website address for the Project. References in the marketing materials to nearby communities shall be limited to descriptions of entertainment, shopping or dining locations, or other landmarks; the Applicant shall identify the Project as being located in the City of North Miami Beach, Florida.
30. Dumpsters shall be serviced wholly within the building envelope and only by the City of North Miami Beach or its approved contractor. All dumpsters shall be delivered to the trash room no later than 7 a.m. on collection days. The servicing of the dumpsters and their locations shall not be visible from pedestrians or passing motorists on the sidewalks, abutting rights-of way, adjacent streets or public beach.
31. Upon issuance of a hurricane warning by the National Weather Service or similar agency, all removable items from pool decks, roof decks and other outdoor spaces shall be immediately removed and secured.
32. The Applicant shall obtain a certificate of occupancy and certificate of use from the City upon compliance with all terms and conditions. The certificate of use shall be subject to review upon violation of any of the conditions, in accordance with the law.
33. Live, amplified music shall be prohibited outdoors. Recorded music no greater than 75 decibels shall be allowed from 10:00 a.m. to 10:00pm.
34. Garbage collection service will be provided by the City of North Miami Beach or designee.
35. Applicant must provide the NMBPD with access to the property at all times.
36. Applicant provide the NMBPD with a safety plan.
37. Applicant must join the NMBPD ***Trespass After Warning*** Program.
38. If the Applicant proposes to develop this project in phases, each phase must stand alone with respect to amenities and infrastructure. Additionally, any public improvements, in addition to any project features to be open to the public must be constructed as part of the initial phase.

40. Within ninety (90) days of the effective date of this Resolution, Applicant shall execute an Easement Agreement, subject to the approval of the City Attorney, providing for the maintenance and landscaping improvements on a five (5) foot portion of rear alley, as reflected on the plans (see condition number 3). The Easement Agreement shall be recorded in the public records of Miami-Dade County at Applicant's sole expense and shall run with the land and be binding upon its heirs, successors and assigns, including but not limited to the successor homeowners' association, if any. This recorded covenant may be amended from time to time and shall be re-recorded after each amendment at the Applicant's sole expense, subject to the approval of the City Attorney.

Section 2. Pursuant to Section 24-172(I) of the Code of Ordinances of the City of North Miami Beach, the Applicant must apply for a master building permit from the City within one (1) year of the date of this Resolution or the site plan approval granted shall be deemed null and void and the applicant shall be required to reinstate the site plan review process unless the term is extended administratively or by the City Council prior to its expiration.

APPROVED AND ADOPTED by the City Council of the City of North Miami Beach, Florida at regular meeting assembled this **7th day of June, 2016**.

ATTEST:

PAMELA L. LATIMORE
CITY CLERK

GEORGE VALLEJO
MAYOR

(CITY SEAL)

APPROVED AS TO FORM &
LANGUAGE & FOR EXECUTION

6/8/16

JOSE SMITH
CITY ATTORNEY

SPONSORED BY: Mayor and City Council

COUNCILPERSON	YES	NO	ABSTAIN	ABSENT
Mayor George Vallejo	✓			
Vice-Mayor Anthony DeFillipo	✓			
Councilwoman Barbara Kramer	✓			
Councilwoman Marlen Martell	✓			
Councilman Frantz Pierre	✓			
Councilwoman Phyllis Smith	✓			
Councilwoman Beth Spiegel	✓			

the CANOPIES

TRAD MEETING - APRIL 14, 2016

MIAMI DADE COUNTY PRE-SUBMITTAL MEETING - MARCH 8, 2016 AT 2:00PM

PLANNING AND ZONING MEETING - MAY 9, 2016

PROJECT DATA

CODES:

FLORIDA BUILDING CODE, 5TH EDITION 2014
5TH EDITION FLORIDA FIRE PREVENTION CODE (5TH NFPA 1 AND 5TH 2012 REFERENCES
NFPA 10, 2007 EDITION NFPA 14, 2010 EDITION NFPA 24, 2010 EDITION NFPA 54, 2012 EDITION
BROWARD FIRE JURISDICTIONS 2012

JURISDICTION:

CITY OF NORTH MIAMI BEACH
MIAMI DADE COUNTY
STATE OF FLORIDA

PROJECT TEAM

ARCHITECT
JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2411 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 922-2744
FAX: (954) 926-3240
EMAIL: joseph@kallerassociates.com

OWNER
NORTH MIAMI BEACH, LLC
CONTACT: NOAM LANDSMAN
ADDRESS: 2500 STERLING ROAD #200
HOLLYWOOD, FL 33020
CELL: (954) 232-2000
EMAIL: noam@ntg.com

SURVEYOR
CONTINENTAL SURVEYING AND ASSOCIATES INC.
RICHARD GEORGE
ADDRESS: 2400 SW 27TH AVE.
MIAMI, FL 33145
PHONE: (954) 989-7766
FAX: (954) 989-7768
EMAIL: RGeorge@continental.com

LANDSCAPE ARCHITECT
TOWERS AND ASSOCIATES INC.
CONTACT: MR. WAYNE TOWERS
ADDRESS: 700 JEFFERY STREET
BOCA RATON, FL 33487
PHONE: (954) 941-8001
FAX: (954) 941-8771
EMAIL: towers@gmail.com

CIVIL ENGINEER
CHARLES R. SCHOLLER
CONTACT: CHARLES SCHOLLER
ADDRESS: 240 SOUTH DIXIE DRIVE
HOLLYWOOD, FL 33020
PHONE: (954) 927-2506
EMAIL: chuck1041@bellsouth.net

STRUCTURAL ENGINEER
STRUCTURAL ENGINEER
CONTACT: BRIAN KELLEY P.E.
ADDRESS: 2161 PETROCHEMICAL BLVD #201
SUITE 5
PORT RICHEY, FL 34667
PHONE: (954) 472-7240
FAX: (954) 472-7250
EMAIL: bkelley@structuralengineer.com

DRAWING INDEX

T-1 COVER SHEET
SURVEY
SP-1 SITE PLAN AND SITE DATA
SP-2 BUILDING DATA
SP-3 SITE AND TRASH ROOM DETAILS
C-1 CIVIL ENGINEERING PLANS
LS-1 TREE DISPOSITION PLAN
LP-1 FIRST FLOOR LANDSCAPE PLAN
LP-2 THIRD FLOOR LANDSCAPE PLAN
A-1 LOWER PARK FLOOR PLAN
A-2 UPPER PARK FLOOR PLAN
A-3 SECOND FLOOR PLAN
A-4 THIRD FLOOR PLAN
A-5 FOURTH FLOOR PLAN
A-6 FIFTH - EIGHTH
A-7 NINTH FLOOR PLAN
A-8 ROOF PLAN
A-9 BUILDING ELEVATION
A-10 BUILDING ELEVATION
A-11 BUILDING ELEVATION
A-12 BUILDING ELEVATION

LOCATION MAP

AERIAL

Kaller

JOSEPH B. KALLER & ASSOCIATES PA

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009797

PROJECT TITLE
MIXED USE DEVELOPMENT
1540 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

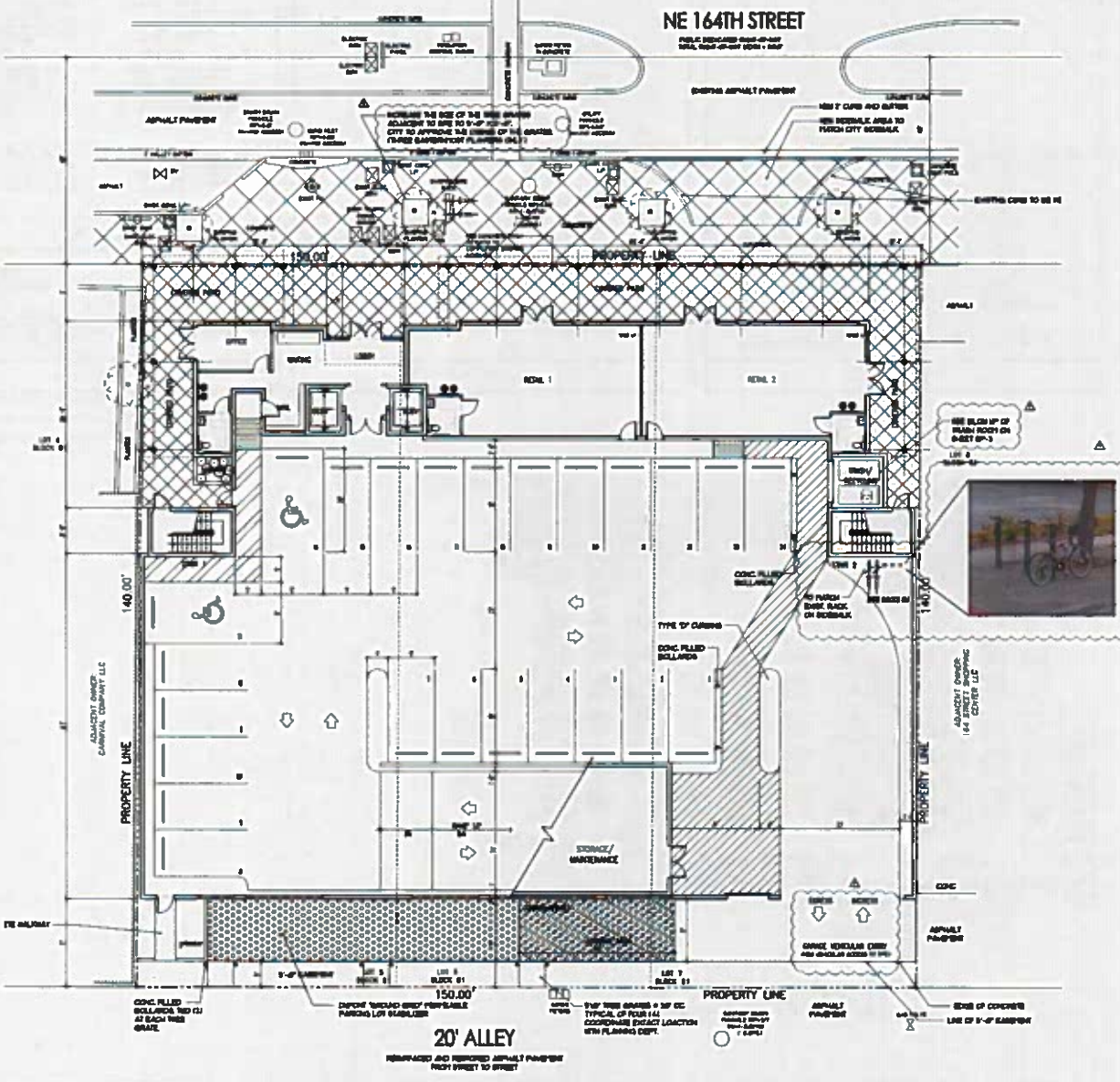
SHEET TITLE
TITLE PAGE

REVISIONS

No.	DATE	DESCRIPTION
1	11-03-16	PER COMMENTS

PROJECT NO.: 1408
DATE: 11-03-16
DRAWN BY: MB
CHECKED BY: JBK

SHEET
T-1
1 OF 1



1 SITE PLAN

LEGAL DESCRIPTION

LOTS 5, 6 AND 7, BLOCK 61 OF "EVELYN BY THE SEA" SECTION 6", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESSES

1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SITE INFORMATION

EXISTING ZONING:	MIXED USE TOWN CENTER (MXTC) TRANSITION SUB AREA
LAND USE DESIGNATION:	MIXED USE
NET LOT AREA:	21,000.0 SQUARE FEET (0.482 AC)
NUMBER OF UNITS:	77 UNITS
COMMERCIAL USE:	RETAIL/ RESTAURANT 3000 SF

PARKING:		REQUIRED	PROVIDED
UNITS	1 SPACE PER UNIT MIN.	62 SPACES	
	2 SPACES PER UNIT MAX.	154 SPACES	66 SPACES
GUESTS	1 SPACE PER 20 UNITS	3 SPACES	3 SPACES
COMMERCIAL	2 SPACES PER 1,000 SF. MIN	3000 SF/ 1000 SF = 4 SPACES	
	4 SPACES PER 1,000 SF. MAX.	3000 SF/ 1000 SF = 8 SPACES	8 SPACES
TOTAL		= 69 SPACES	77 SPACES
LOADING:		REQUIRED	PROVIDED
UNITS		1 SPACE	1 SPACE
COMMERCIAL		NOT REQUIRED	NOT PROVIDED
			1 SPACE

SETBACKS:	REQUIRED	PROVIDED
(a) FRONT (164TH ST)	0'-0" MIN/ 20'-0" MAX	11'-0"
(b) SIDE INTERIOR (WEST)	0'-0"	0'-0"
(c) SIDE INTERIOR (EAST)	0'-0"	0'-0"
(d) REAR (ALLEY)	0'-0"	12'-0"

	REQUIRED	PROVIDED
PERVIOUS AREA:	2100 SF (10%)	1210 SF (5.8%)
OPEN SPACE AREA:	REQUIRED	PROVIDED
	2100 SF (10%)	707 FT. 2,300 SF
		3912 FT. 4578 SF
		7265 SF (34.6%)

BUILDING SUMMARY

BUILDING HEIGHT:	ALLOWED	PROVIDED
	20 STORIES/ 225'-0"	6 STORIES/ 66'-0"

BUILDING AREAS:

GROSS FLOOR AREAS

FIRST FLOOR	2873 S.F.
UPPER FIRST FLOOR	1114 S.F.
SECOND FLOOR	3053 S.F.
THIRD FLOOR	5385 S.F.
FOURTH FLOOR	5333 S.F.
FIFTH FLOOR	5333 S.F.
SIXTH FLOOR	5333 S.F.
SEVENTH FLOOR	5333 S.F.
EIGHTH FLOOR	5333 S.F.
ROOF	393 S.F.
TOTAL	44,302 S.F.

UNIT TYPES

1 BEDROOM/ 1 BATHROOM	574 SF - 584 SF
1 BEDROOM/ 1 BATHROOM WITH DEN	654 SF - 817 SF
2 BEDROOMS/ 2 BATHROOMS	788 SF - 1055 SF
3 BEDROOMS/ 2 BATHROOMS	1147 SF

NORTH MIAMI BEACH POLICE DEPARTMENT
CRIME PREVENTION RECOMMENDATIONS

1. PROVIDE A BUILDING SECURITY PLAN (SECURITY, CCTV AND ENFORCEMENT PLAN)
2. [illegible]
PROVIDE THE POLICE DEPARTMENT AND THE FIRE DEPARTMENT WITH AN ACCESS CODE OR LOCK BOX IN CASE OF EMERGENCY.
4. ADHERE TO FBC 33M CHAPTER 26 STANDARDS FOR SECURITY AND FORCED ENTRY PREVENTION

Kaller

JOSEPH G. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SHEET TITLE
SITE PLAN AND DATA

REVISIONS

NO.	DATE	DESCRIPTION
1	4-05-10	TRAFFIC DEPARTMENT
2	9-03-10	P. ZONE 2 REVIEW

PROJECT NO.: 0935
DATE: 3-2-10
DRAWN BY: TMD
CHECKED BY: JGK

SHEET
SP-1
1 OF 2

20

AREA OF BUILDING

	SPACE	AREA		GROSS AREA		AREA
		AC	NON AC	AC	NON AC	NOT INCL
1ST FL	RETAIL	2020		2712	982	
	RESIDENTIAL LOBBY	692				
	TRASH ROOM		120			
	STAIRWELLS		312			
	ELEVATORS		160			
	GARAGE		12954			12954
UPPER 1ST FL	GYM/ LOBBY	788		796	472	
	STAIRWELLS		312			
	ELEVATORS		160			
	GARAGE		12712			12712
2ND FL	ELEV LOBBY/ CORR	969		3481	472	
	UNITS	2512				
	STAIRWELLS		312			
	ELEVATORS		160			
	GARAGE		12088			12088
3RD FL	ELEV LOBBY/ CORR	1120		8633	472	
	UNITS	7713				
	STAIRWELLS		312			
	ELEVATORS		160			
4TH FL	ELEV LOBBY/ CORR	968		8881	472	
	UNITS	7893				
	STAIRWELLS		312			
	ELEVATORS		160			
5TH FL	ELEV LOBBY/ CORR	968		8881	472	
	UNITS	7893				
	STAIRWELLS		312			
	ELEVATORS		160			
6TH FL	ELEV LOBBY/ CORR	968		8881	472	
	UNITS	7893				
	STAIRWELLS		312			
	ELEVATORS		160			
7TH FL	ELEV LOBBY/ CORR	968		8881	472	
	UNITS	7893				
	STAIRWELLS		312			
	ELEVATORS		160			
8TH FL	ELEV LOBBY/ CORR	968		8881	472	
	UNITS	7893				
	STAIRWELLS		312			
	ELEVATORS		160			
ROOF	ELEV MACH RM		237		393	
	STAIRWELLS		156			
				60128	4761	
TOTAL GROSS AREA				64890 SF		

AREA OF ROOMS

LOCATION	UNIT #	UNIT TYPE	AREA		NET AREA	
			AC	TERRACE/ BALCONY	AC	BALCONY
2ND FLOOR	201	1/1	584	--	2512	
	202	1/1	574	--		
	203	1/1	780	--		
	204	1/1	574	--		
3RD FLOOR	301	2/2	909	103	7713	897
	302	1/1/den	854	85		
	303	1/1/den	907	90		
	304	2/2	1136	100		
	305	2/2	1147	238		
	306	1/1/den	905	113		
	307	1/1/den	917	113		
	308	2/2	938	115		
4TH FLOOR	401	2/2	909	103	7893	570
	402	1/1/den	854	85		
	403	1/1/den	907	90		
	404	2/2	1136	100		
	405	2/2	1147	100		
	406	1/1/den	905	90		
	407	1/1/den	917	90		
	408	2/2	1118	90		
5TH FLOOR	501	2/2	909	103	7893	570
	502	1/1/den	854	85		
	503	1/1/den	907	90		
	504	2/2	1136	100		
	505	2/2	1147	100		
	506	1/1/den	905	90		
	507	1/1/den	917	90		
	508	2/2	1118	90		
6TH FLOOR	601	2/2	909	103	7893	570
	602	1/1/den	854	85		
	603	1/1/den	907	90		
	604	2/2	1136	100		
	605	2/2	1147	100		
	606	1/1/den	905	90		
	607	1/1/den	917	90		
	608	2/2	1118	90		
7TH FLOOR	701	2/2	909	103	7893	570
	702	1/1/den	854	85		
	703	1/1/den	907	90		
	704	2/2	1138	100		
	705	2/2	1147	100		
	706	1/1/den	905	90		
	707	1/1/den	917	90		
	708	2/2	1118	90		
8TH FLOOR	801	2/2	909	103	7893	570
	802	1/1/den	854	85		
	803	1/1/den	907	90		
	804	2/2	1138	100		
	805	2/2	1147	100		
	806	1/1/den	905	90		
	807	1/1/den	917	90		
	808	2/2	1118	90		
TOTAL NET AREA					49890	3767

BIRDS EYE VIEW LOOKING NORTH

BIRDS EYE VIEW LOOKING SOUTH

1 BUILDING DATA

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1540 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

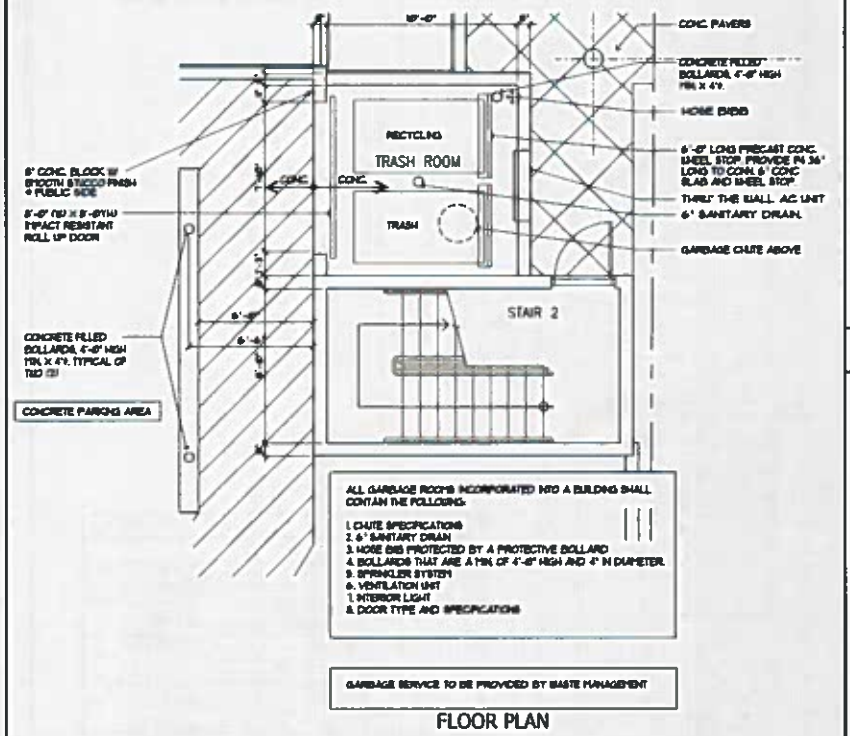
SHEET TITLE
BUILDING DATA

REVISIONS

No.	DATE	DESCRIPTION
1	1-10-13	PER COMMENTS

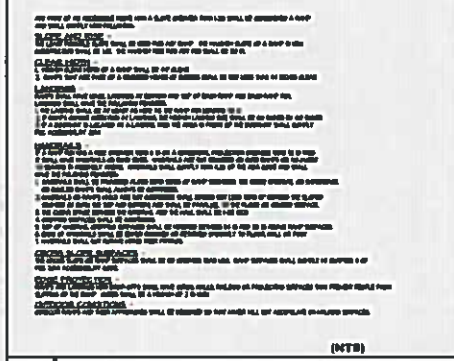
PROJECT No.: 1220
DATE: 2-8-13
DRAWN BY: MB
CHECKED BY: JBK

SHEET
SP-2
2 OF 2



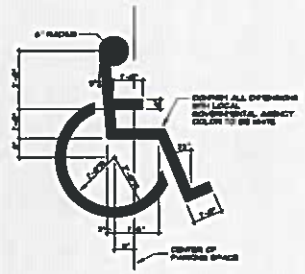
FLOOR PLAN

1 TRASH ENCLOSURE DETAIL

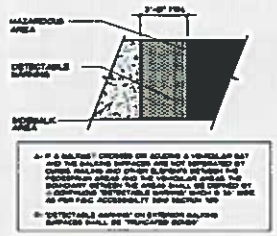


(NTS)

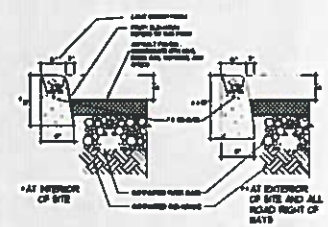
2 SITE ACCESSIBILITY NOTES



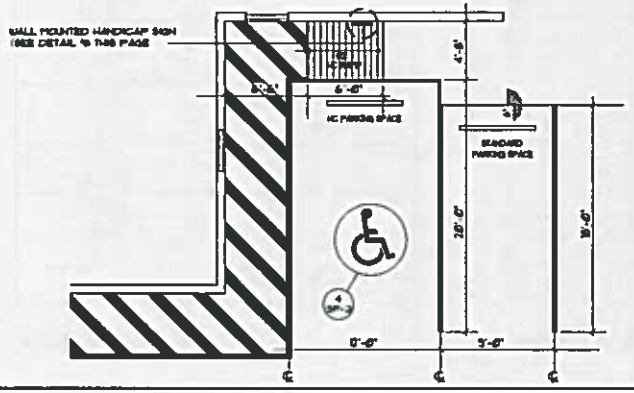
4 PAINTED H.C. SPACE SYMBOL



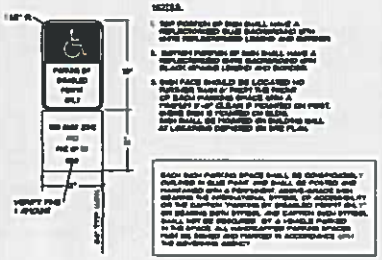
6 DETECTABLE WARNING (NTS)



7 TYP. TYPE D CONCRETE CURB

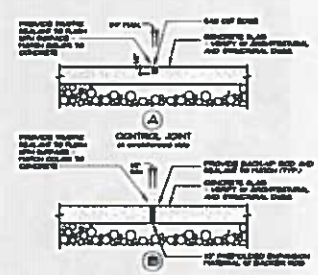


3 TYP. PARKING SPACE DETAILS (NTS) (NTS)



(NTS)

8 HANDICAPPED SIGNAGE DETAIL



(NTS)

9 TYP. CONC. SLAB JOINTS

Kaller

JOSEPH B. KALLER & ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

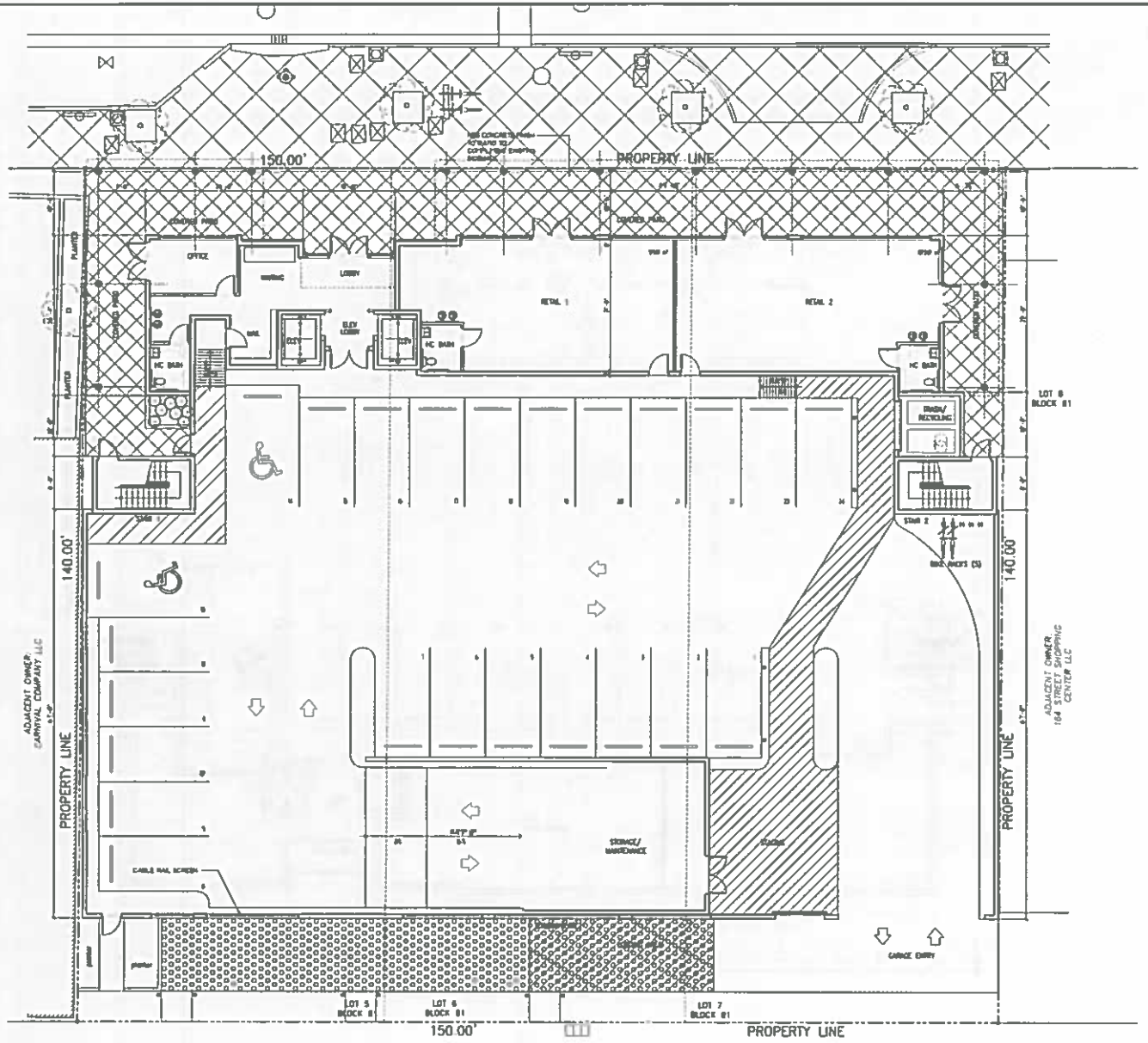
SHEET TITLE
SITE DETAILS

REVISIONS

No	DATE	DESCRIPTION
1	6-4-04	TRAD COMMENTS

PROJECT No.
DATE
DRAWN BY
CHECKED BY

SHEET
SP-3
3 OF 3



1 **FIRST FLOOR PLAN**

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1540 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SHEET TITLE
FLOOR PLAN

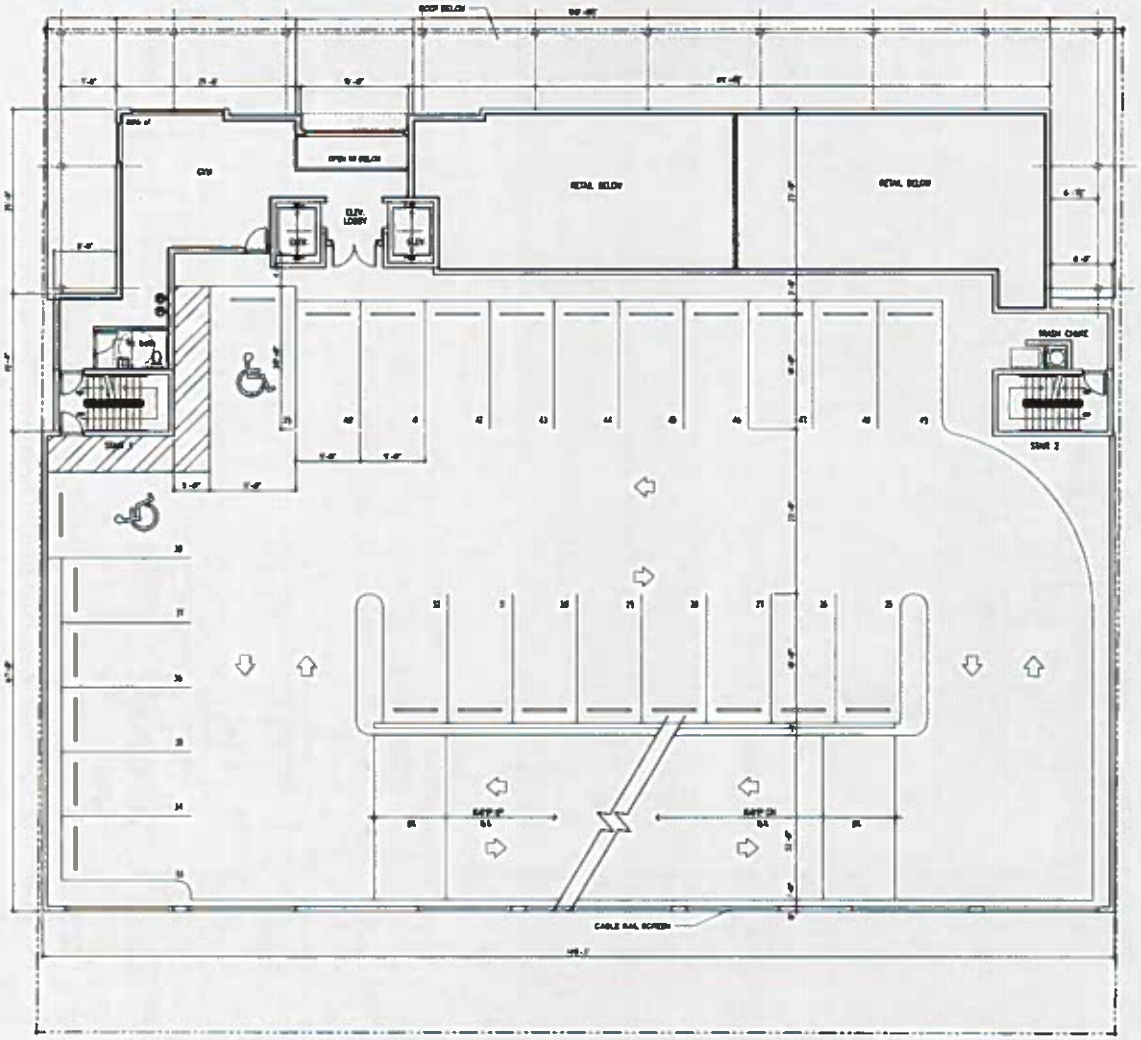
REVISIONS

No.	DATE	DESCRIPTION

PROJECT NO.
DATE
DRAWN BY
CHECKED BY

SHEET
A-1
1 OF 12

23



NORTH

1 **UPPER FIRST FLOOR PLAN**

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

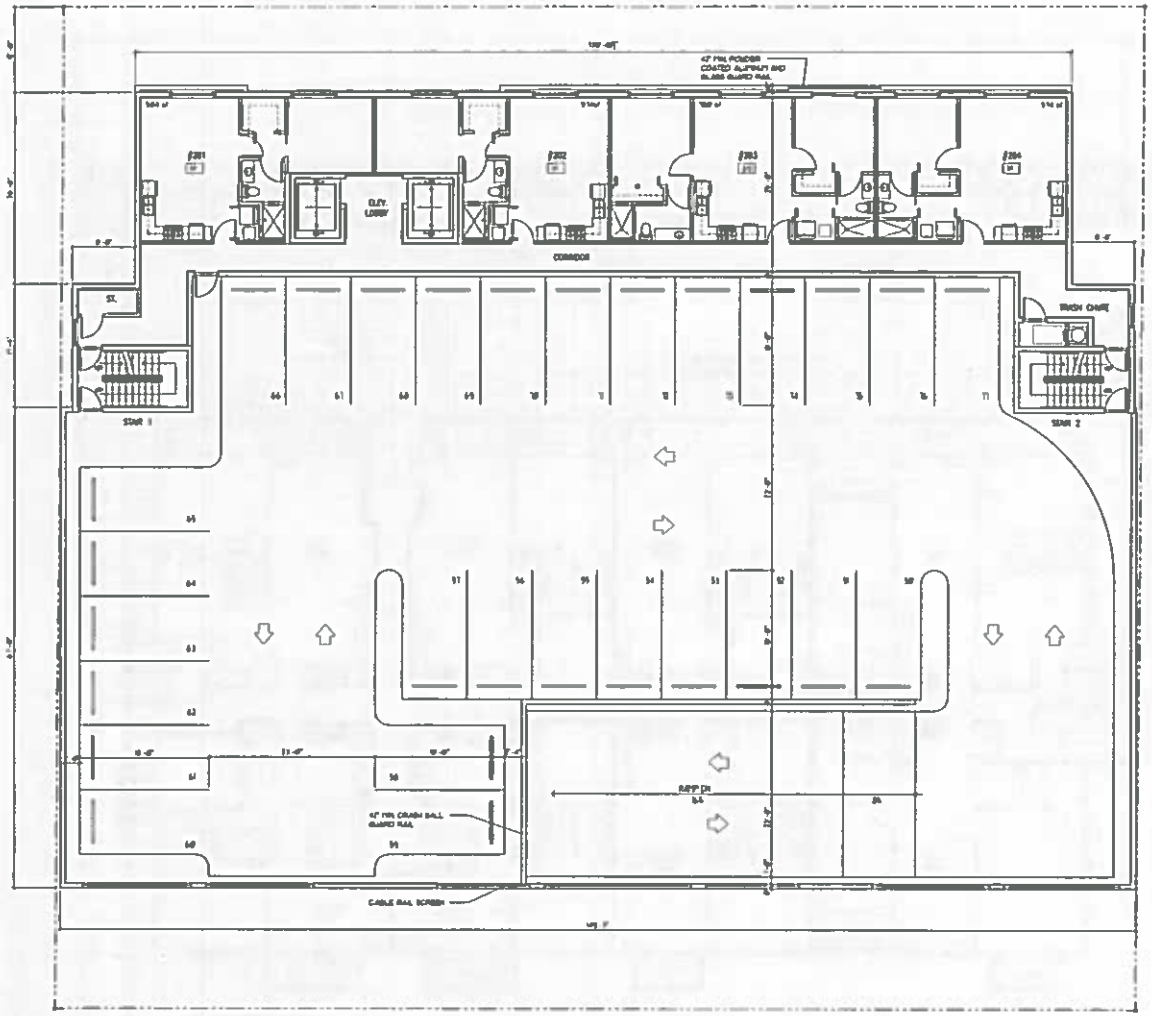
SHEET TITLE
FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	9-10-16	TRAD COMMENTS
2		

PROJECT No. 15201
DATE 2-2-16
DRAWN BY THS
CHECKED BY JBK

SHEET
A-2
2 OF 12



NORTH

1 **SECOND FLOOR PLAN**

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

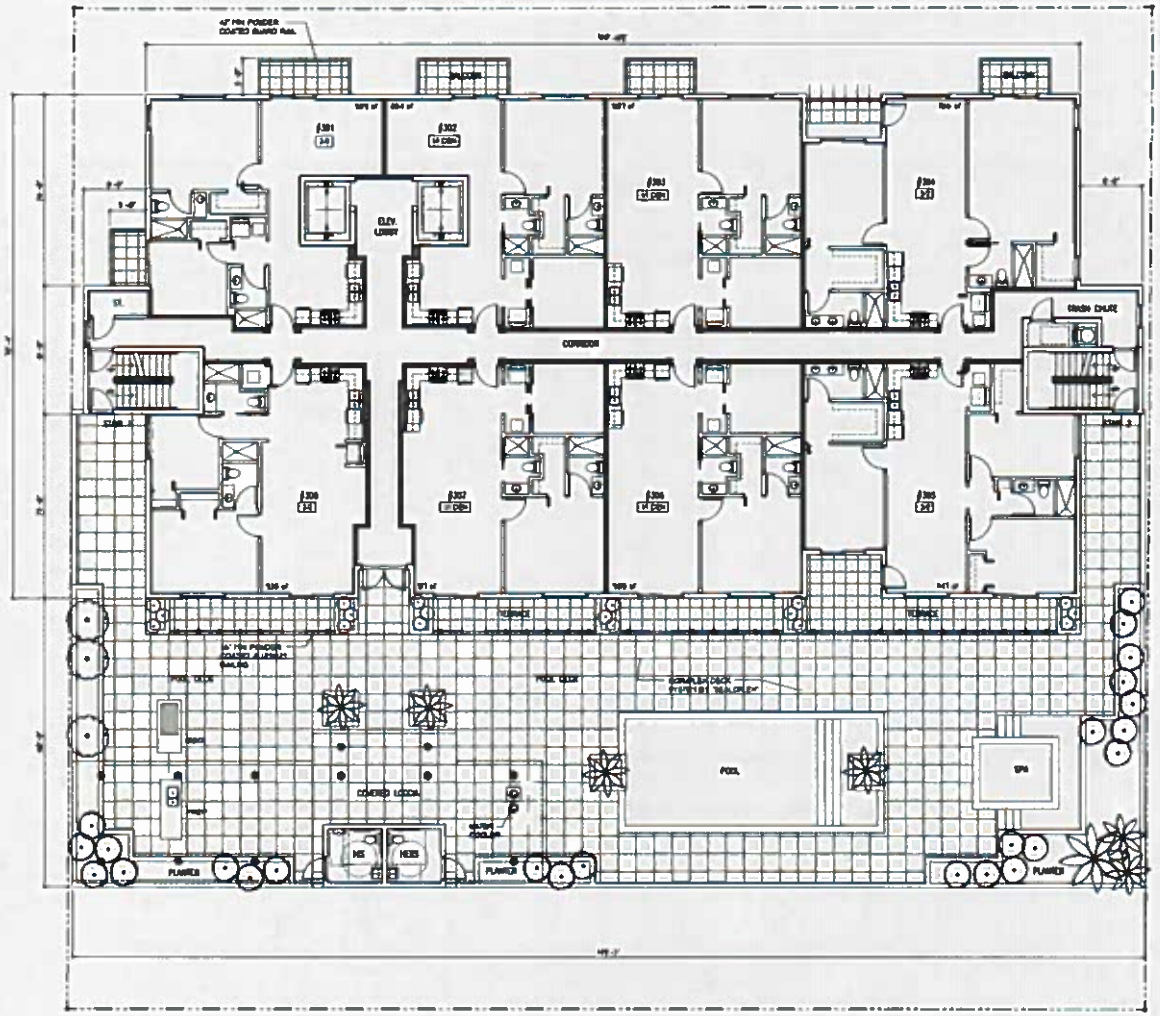
SHEET TITLE
FLOOR PLAN

REVISIONS

NO	DATE	DESCRIPTION
1	[illegible]	TRAD COMMENTS
2		

PROJECT No. [illegible]
DATE 2-2-[illegible]
DRAWN BY [illegible]
CHECKED BY [illegible]

SHEET
A-3
3 OF 12



NORTH

1 **THIRD FLOOR PLAN**

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE

MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SHEET TITLE

FLOOR PLAN

REVISIONS

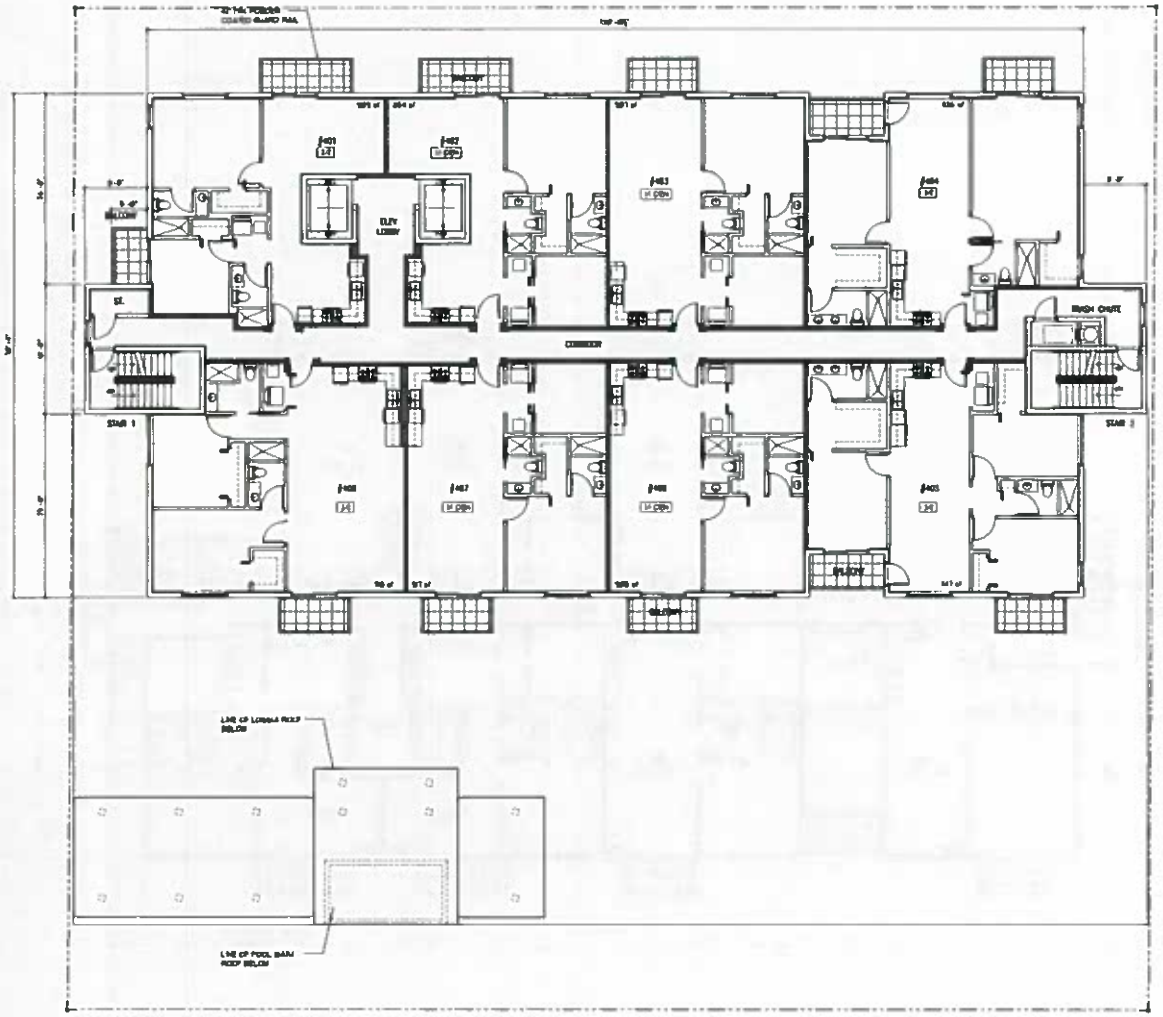
No	DATE	DESCRIPTION
1	[illegible]	TRAD COMMENTS

PROJECT No. [illegible]
DATE [illegible]
DRAWN BY [illegible]
CHECKED BY [illegible]

SHEET

A-4

4 OF 12



NORTH

1 **FOURTH FLOOR PLAN**

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE

MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SHEET TITLE

FLOOR PLAN

REVISIONS

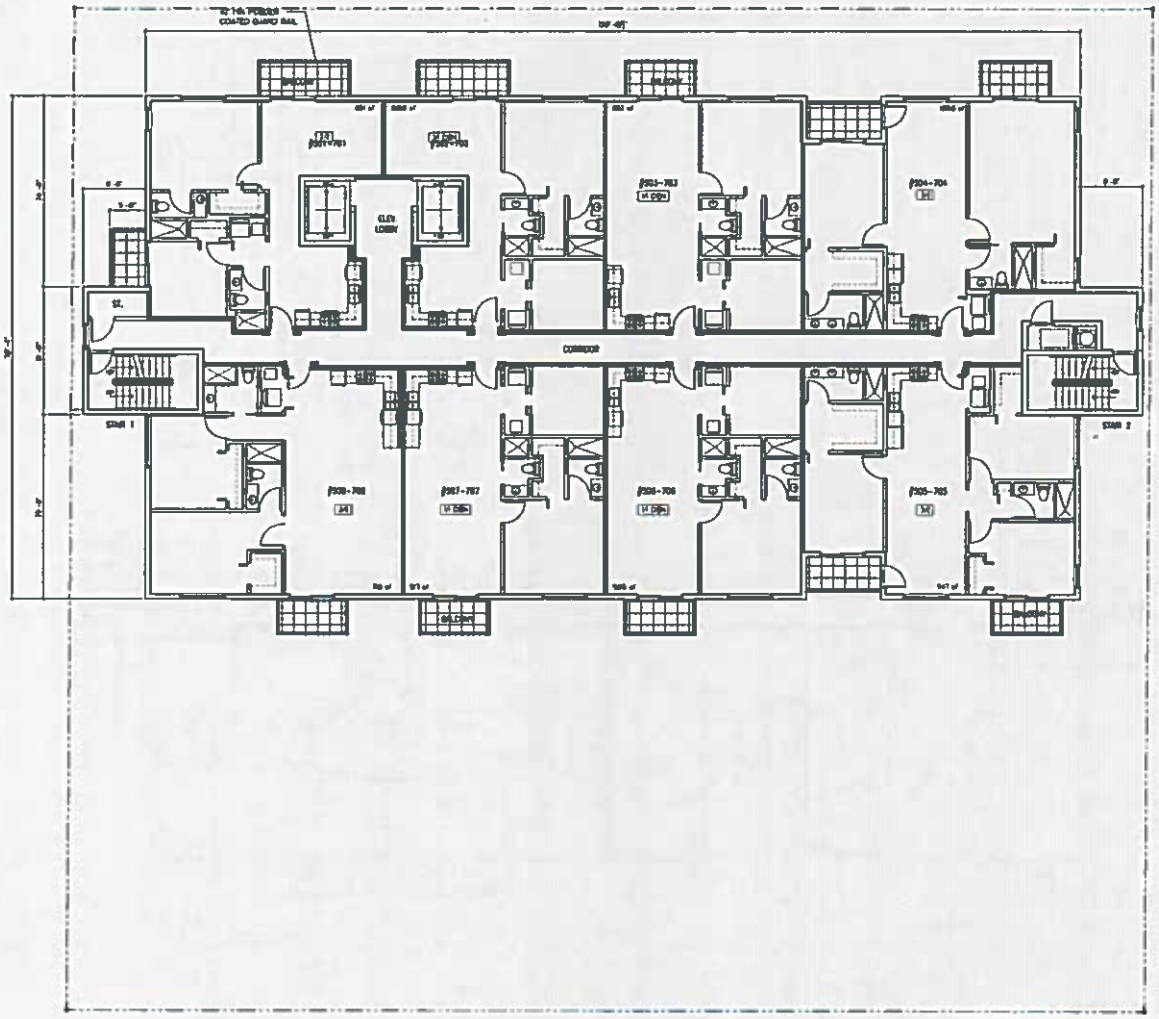
No	DATE	DESCRIPTION
1	[illegible]	TRAD COMMENTS
2		

PROJECT No. [illegible]
DATE [illegible]
DRAWN BY [illegible]
CHECKED BY

SHEET

A-5

5 OF 12



NORTH

1 **FIFTH- SEVENTH FLOOR PLAN**

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

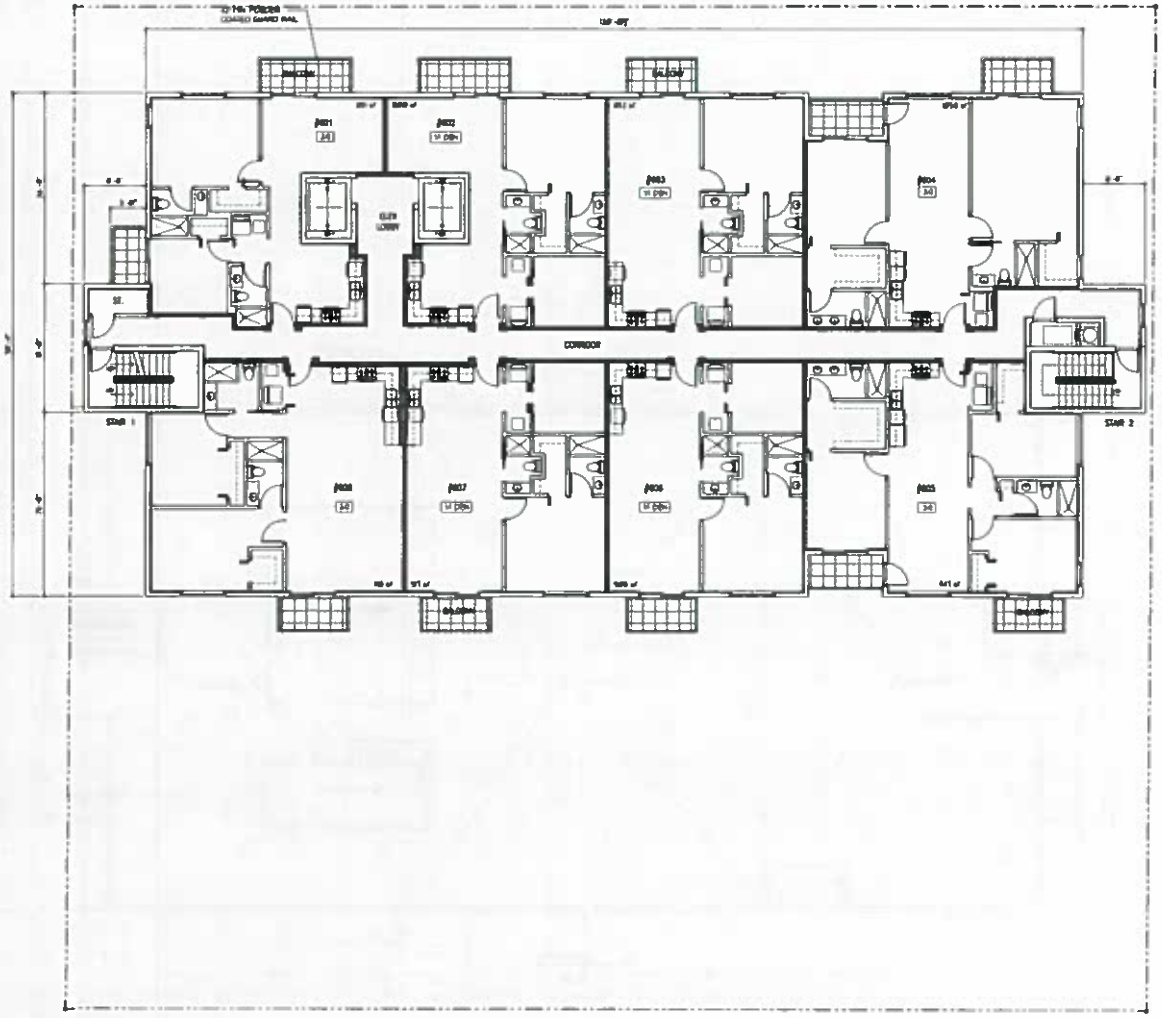
SHEET TITLE
FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	[illegible]	TRAD COMMENTS
2		

PROJECT No. [illegible]
DATE [illegible]
DRAWN BY [illegible]
CHECKED BY [illegible]

SHEET
A-6
6 OF 12



NORTH

1 **EIGHTH FLOOR PLAN**

Kaller

JOSEPH B. KALLER
+
ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

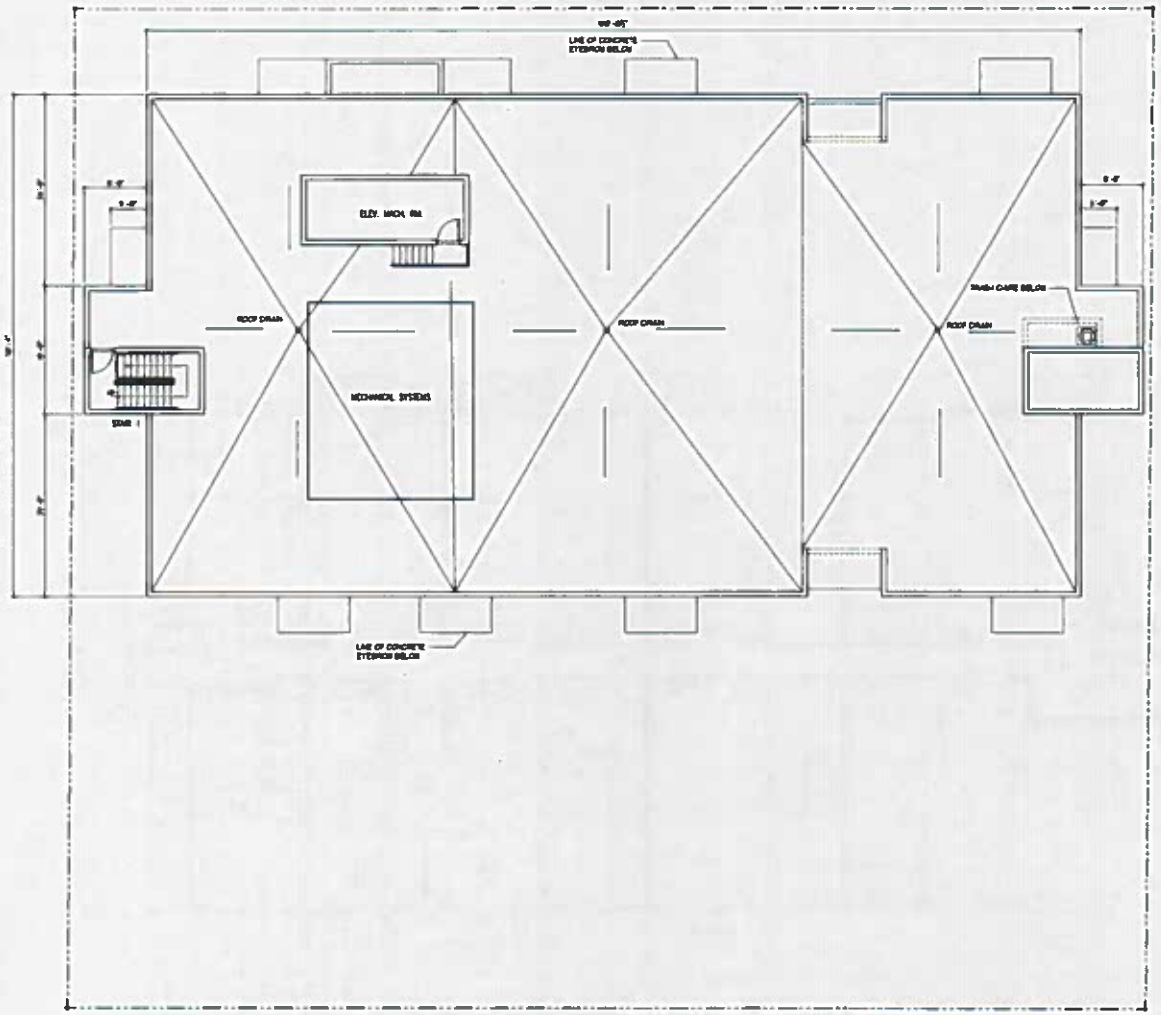
SHEET TITLE
FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	[illegible]	TRAD COMMENTS
2		

PROJECT No. [illegible]
DATE [illegible]
DRAWN BY [illegible]
CHECKED BY [illegible]

SHEET
A-7
7 OF 12



NORTH

1 **ROOF PLAN**

Kaller
JOSEPH B. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SHEET TITLE
ROOF PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	6-09-06	TRAD COMMENTS
2		

PROJECT No.: 15306
DATE: 3-3-06
DRAWN BY: YMS
CHECKED BY: BK

SHEET
A-8
8 OF 12

1. TINTED IMPACT RESISTANT STOREFRONT DOORS
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. 3D ARCHITECTURAL WALL PANELS
5. BACK LIT REVERSE CHANNEL LETTER SIGNAGE
6. SMOOTH STUCCO WALL FINISH
7. 1" NEW VERTICAL/ HORIZONTAL STUCCO SCORING
8. CONCRETE CANOPY
9. 42" MIN. HIGH POWDER COATED ALUMINUM TEMPERED GLASS GUARD RAILING
10. 42" MIN. HIGH HORIZONTAL PICKET GUARD RAILING
11. SEALED TEXTURED RAW CONCRETE FINISH
12. IMPACT RESISTANT ROLL-UP DOOR
13. IMPACT RESISTANT HOLLOW METAL DOOR
14. CYLINDRICAL CONCRETE COLUMN
15. CABLE RAIL SCREEN

1 **NORTH ELEVATION**

JOSEPH B. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE
MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SHEET TITLE
ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION
1	9-09-16	TRAD COMMENTS
2		

SHEET
A-9
9 OF 12

1. TINTED IMPACT RESISTANT STOREFRONT DOORS
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. 3D ARCHITECTURAL SALL PANELS
5. BACK LIT REVERSE CHANNEL LETTER SIGNAGE
6. SMOOTH STUCCO WALL FINISH
7. 7' WIDE VERTICAL/ HORIZONTAL STUCCO SCORING
8. CONCRETE CANOPY
9. 42" MIN HIGH POWDER COATED ALUMINUM TEMPERED GLASS GUARD RAILING
10. 42" MIN HIGH HORIZONTAL PICKET GUARD RAILING
11. SEALED TEXTURED RAB CONCRETE FINISH
12. IMPACT RESISTANT ROLL-UP DOOR
13. IMPACT RESISTANT HOLLOW METAL DOOR
14. CYLINDRICAL CONCRETE COLUMNS
15. CABLE RAIL SCREEN

1 **EAST ELEVATION**

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE

MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SHEET TITLE

ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION
1	[illegible]	TRAD COMMENTS
2		

PROJECT No. [illegible]
DATE [illegible]
DRAWN BY [illegible]
CHECKED BY [illegible]

SHEET

A-10

10 OF 12

1. TINTED IMPACT RESISTANT STOREFRONT DOORS
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. 3D ARCHITECTURAL WALL PANELS
5. BACK LIT REVERSE CHANNEL LETTER SIGNAGE
6. SMOOTH STUCCO WALL FINISH
7. FLUIDE VERTICAL/ HORIZONTAL STUCCO SCORING
8. CONCRETE CANOPY
9. 42" MIN. HIGH POWDER COATED ALUMINUM TEMPERED GLASS GUARD RAILING
10. 42" MIN. HIGH HORIZONTAL PICKET GUARD RAILING
11. SEALED TEXTURED RAW CONCRETE FINISH
12. IMPACT RESISTANT ROLL-UP DOOR
13. IMPACT RESISTANT HOLLOW METAL DOOR
14. CYLINDRICAL CONCRETE COLUMNS
15. CABLE RAIL SCREEN

1 **SOUTH ELEVATION**

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE

MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SHEET TITLE

ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION
1	[illegible]	TRAD COMMENTS
2		

PROJECT No. [illegible]
DATE [illegible]
DRAWN BY [illegible]
CHECKED BY [illegible]

SHEET

A-11

11 OF 12

1. TINTED IMPACT RESISTANT STOREFRONT DOORS
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. TINTED IMPACT RESISTANT WINDOWS
4. 3D ARCHITECTURAL WALL PANELS
5. BACK LIT REVERSE CHANNEL LETTER SIGNAGE
6. SMOOTH STUCCO WALL FINISH
7. 1" WIDE VERTICAL/ HORIZONTAL STUCCO SCORING
8. CONCRETE CANOPY
9. 42" MIN. HIGH POWDER COATED ALUMINUM/ TEMPERED GLASS GUARD RAILING
10. 42" MIN. HIGH HORIZONTAL PICKET GUARD RAILING
11. SEALED TEXTURED RAW CONCRETE FINISH
12. IMPACT RESISTANT ROLL-UP DOOR
13. IMPACT RESISTANT HOLLOW METAL DOOR
14. CYLINDRICAL CONCRETE COLUMNS
15. CABLE RAIL SCREEN

1 **WEST ELEVATION**

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

SEAL

PROJECT TITLE

MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SHEET TITLE

ELEVATIONS

REVISIONS

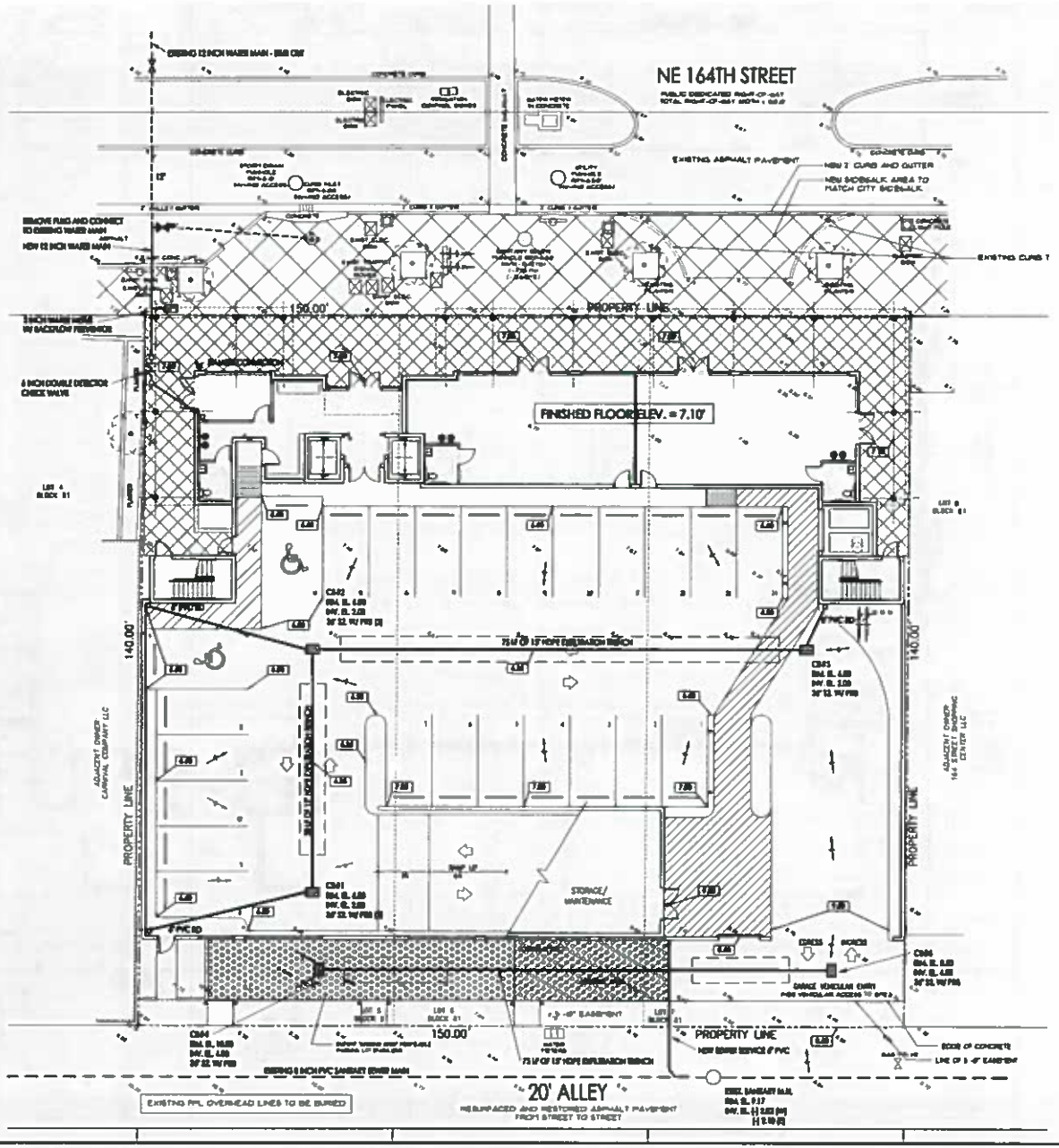
No.	DATE	DESCRIPTION
1	[illegible]	TRAD COMMENTS
2		

PROJECT No. [illegible]
DATE [illegible]
DRAWN BY [illegible]
CHECKED BY [illegible]

SHEET

A-12

12 OF 12



LEGAL DESCRIPTION

LOTS 5, 6 AND 7, BLOCK 61 OF "FULFORD BY THE SEA SECTION 6", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PROPERTY ADDRESSES

1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

SITE INFORMATION

EXISTING ZONING:	MIXED USE TOWN CENTER (MUTC) TRANSITION SUB AREA	
LAND USE DESIGNATION:	MIXED USE	
NET LOT AREA:	21,000.0 SQUARE FEET (0.482 AC)	
NUMBER OF UNITS:		10 UNITS
COMMERCIAL USE:	RETAIL/ RESTAURANT	[illegible] SF

PARKING:		REQUIRED	PROVIDED
UNITS	1 SPACE PER UNIT MIN.	52 SPACES	
	2 SPACE PER UNIT MAX.	104 SPACES	66 SPACES
GUESTS	1 SPACE PER 20 UNITS	3 SPACES	3 SPACES
COMMERCIAL	2 SPACES PER 1,000 SF. MIN.	2020 SF/ 1000 SF = 4 SPACES	
	4 SPACES PER 1,000 SF. MAX.	2020 SF/ 1000 SF = 8 SPACES	6 SPACES
TOTAL		= 66 SPACES	77 SPACES

LOADING:	REQUIRED	PROVIDED
UNITS	1 SPACE	1 SPACE
COMMERCIAL	NOT REQUIRED	NOT PROVIDED
		1 SPACE

SETBACKS:	REQUIRED	PROVIDED
(a) FRONT (164TH ST)	0'-0" MIN/ 20'-0" MAX	11'-0"
(b) SIDE INTERIOR (WEST)	0'-0"	0'-0"
(c) SIDE INTERIOR (EAST)	0'-0"	0'-0"
(d) REAR (ALLEY)	0'-0"	12'-0"

PERVIOUS AREA:	REQUIRED	PROVIDED
	2100 SF (10%)	1210 SF (5.8%)

OPEN SPACE AREA:	REQUIRED	PROVIDED
	2100 SF (10%)	1217 FL 3360 SF

NORTH

1 **ENGINEERING PLAN**

CHARLES G. BUCKALEW, P.E.
FLORIDA REG. NO. 24642

Kaller

JOSEPH B. KALLER + ASSOCIATES PA

SEAL

JOSEPH B. KALLER
FLORIDA R.A. & ENGINEER

PROJECT TITLE
MIXED USE DEVELOPMENT
1640 NE 164TH STREET
NORTH MIAMI BEACH, FL 33162

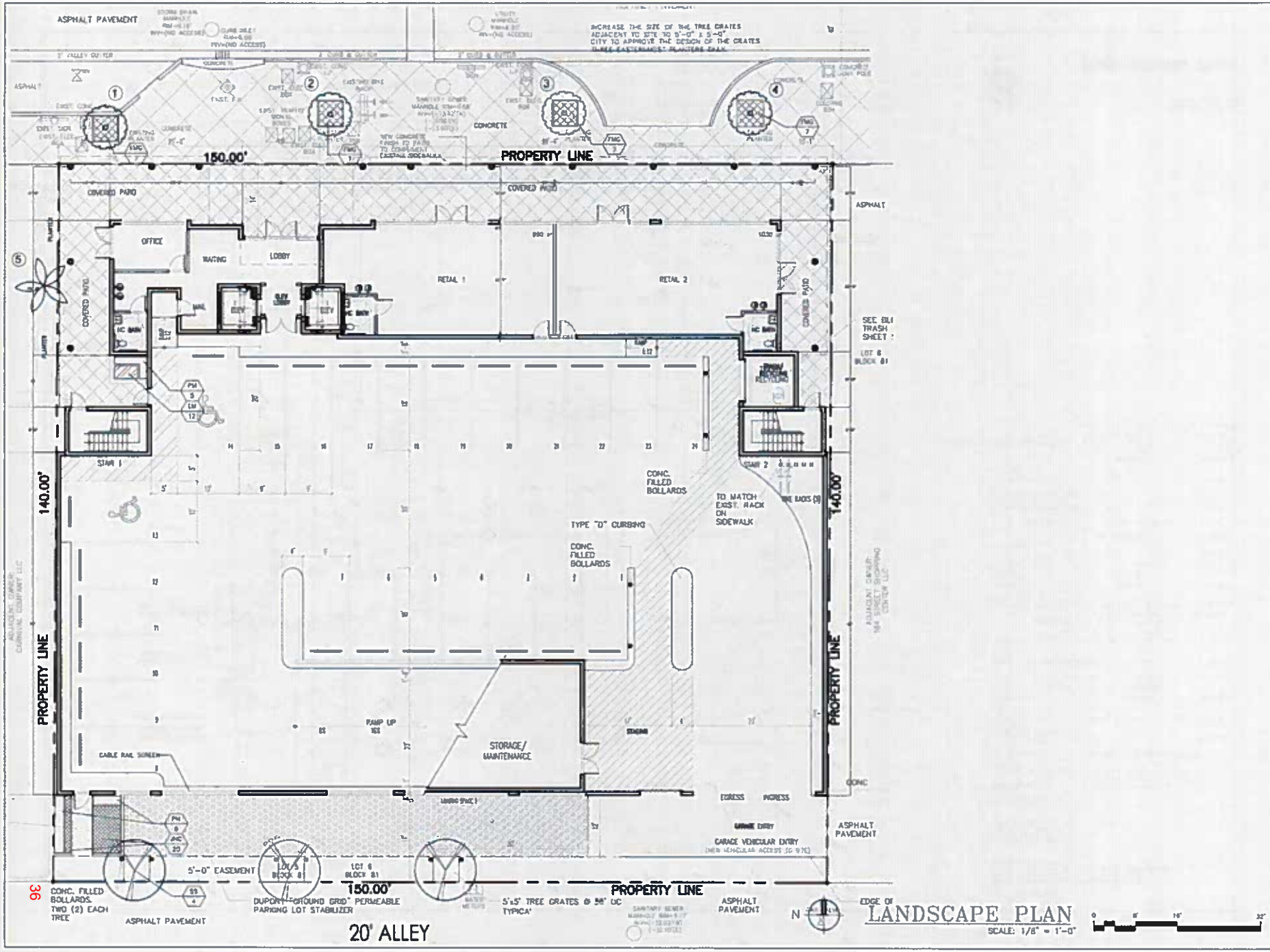
SHEET TITLE
ENGINEERING PLAN

REVISIONS

No.	DATE	DESCRIPTION
1		

PROJECT No.: [illegible]
DATE: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]

SHEET
C-1
1 OF 1



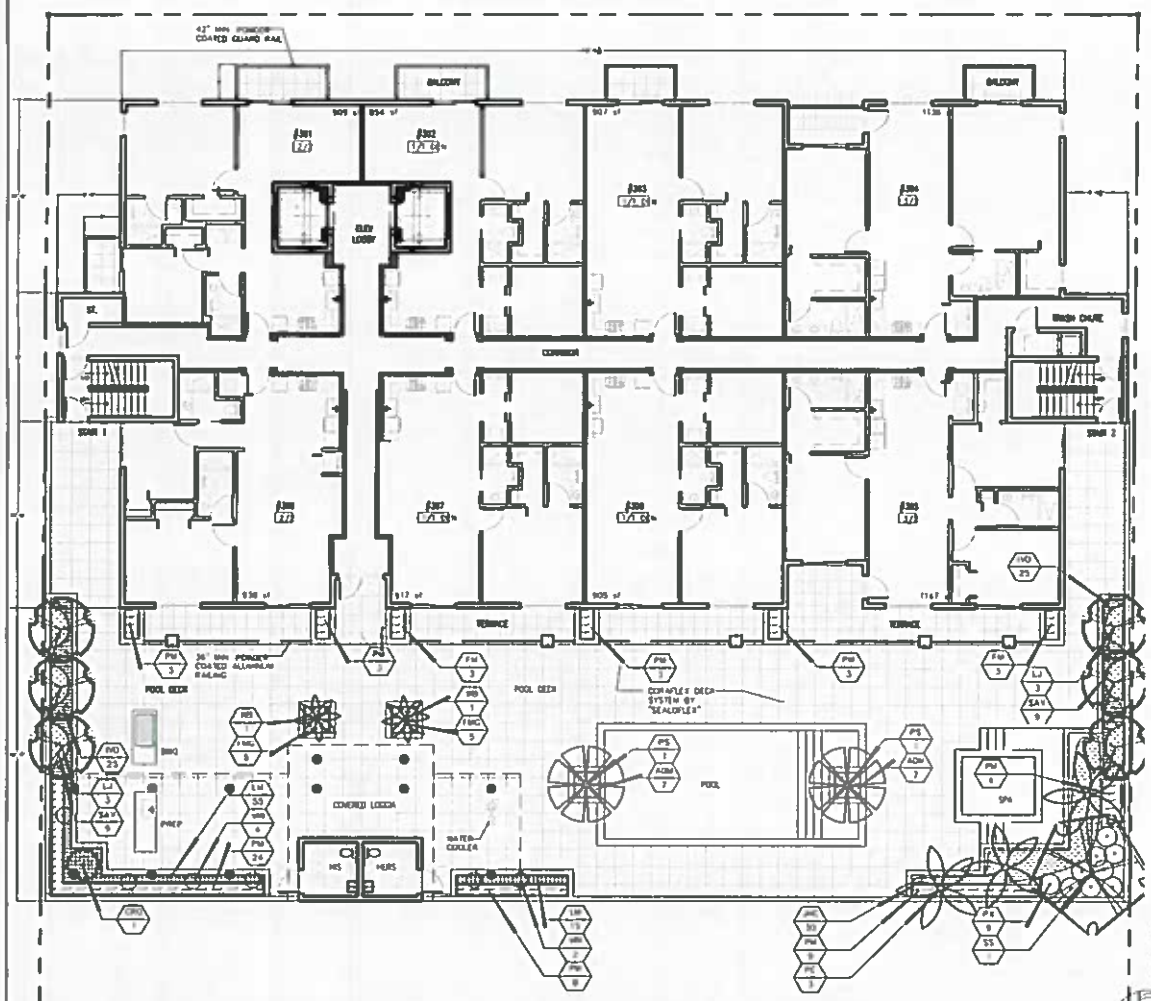
36

TONNING & ASSOCIATES, INC.

DWG. TITLE: LANDSCAPE PLAN – GROUND FLOOR
PROJECT: MIXED USE DEVELOPMENT
1540 NE 164th STREET
NORTH MIAMI BEACH, FLORIDA 33162
CLIENT: JOSEPH B KALLER AND ASSOCIATES

SEAL

PROJECT NO. 18-109
DRAWN BY MKT
DESIGNED BY MKT
CHECKED BY MKT
DATE 03-29-19
DWG. NO. LP-1
SHT. NO. 1 of 2
REVISIONS
04-20-19



PROPOSED PLANT LIST

TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
LIC	V	6	Ligustrum japonicum / Japanese Ligustrum	B&B Field Grown, 6-8' OA
PAC	V	5	Ptychosperma macarthii / Solitaire Palm	B&B Field Grown, 12'-14' OA, Staggered heights
SAS	V	4	Senna Surattensis / Glaucous Cassia	B&B Field Grown, 10-12' OA
SPX	V	2	Phoenix sylvestris / Sylvester Palm	B&B Field Grown, 10-12' OA
SS	V	1	Senna Seamea / Glaucous Cassia	20 Gal., 6-10' OA
VE	V	2	Veitchia arecturata / Foxtail Palm	B&B Field Grown, 10-12' OA

ACCENTS / SHRUBS / GROUND COVERS

AGA		V	Agapanthus africanus 'Peter's' / Peter's Lily	3 Gal., 24" OA, 3' OC
CHC		V	Chrysobalanus icaco 'Horizontal' / Cocoplum	3 Gal., 36" OA
FMC		V	Ficus macrocarpa 'Green Island' / Green Island Ficus	3 Gal., 24" OA, 3' OC
RO	(N)	V	Rhapidophyllum hystrix / Needle Palm	3 Gal., 18" OA, 3' OC
JAC	(N)	V	Jasminum dichotomum / Gold Jasmine	3 Gal., 24" OA, 3' OC
LIM		M	Liriope muscari / Liriope	1 Gal., 12" OA, 12" OC
PEM		M	Pedilanthus macrocarpus / Pedilanthus	3 Gal., 24" OA, 3' OC
PHX		M	Phoenix roebelenii / Pygmy Date Palm	3 Gal., 24" OA, 3' OC
SAV		M	Schefflera arboricola / Trinette	3 Gal., 24" OA, 24" OC
VR		V	Viburnum odoratissimum / Viburnum	3 Gal., 24" OA

MISCELLANEOUS

(N)	Florida Native Plant Species
L	Low Drought Tolerance
M	Moderate Drought Tolerance
V	Very Drought Tolerant

NOTES:

GENERAL PLANTING REQUIREMENTS

All trees shown for plant material on the plans are to be considered minimum. All plant materials must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CG specifications.

All plant material as indicated herein shall be maintained by the landscape contractor for a minimum period as follows. All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is approved by the site or owner inspector and in pits with vertical sides and flat bottoms. All pits shall have a well drained characteristic. Soil must be free of all weeds, debris, and objectionable material including weeds and weed seeds as per CG specifications.

Tractor mulch (3") of planting and 30/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 3" mulch and per 30 backing or groundcover plants.

All landscape areas shall be covered with Centipede or plantsand sod free. Unplanted mulch to a minimum depth of three inches (3") of cover mulch settled Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting, as dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance statements utilizing a rain free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Hand watering of all new trees and palms and any supplemental irrigation that may be required to augment natural rainfall and site irrigation as mandated by recent Dade County development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, mulch shall be State approved 8-2-4 complete fertilizer containing the required minimum of trace elements in addition to 3+4 of which 50% of the nitrogen shall be derived from an organic source as per CG specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and clearing of underground utilities prior to excavation.

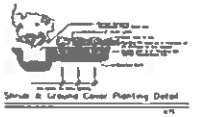
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tonning, RLA.

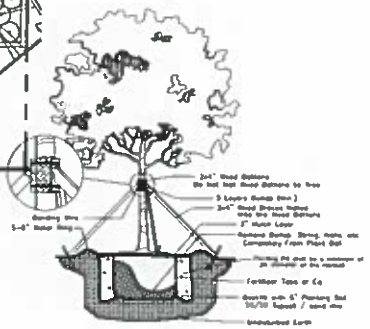
The plan takes precedence over the plant list.

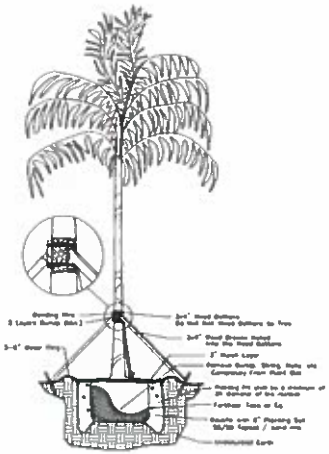
SPECIAL INSTRUCTIONS

Cement color and beam grading to match and shall be provided by the general contractor. All finished site grading and final decorative beam shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Standardgrown sod/Bahia, St. Augustine, Floratam sod sod. It shall be the responsibility of the landscape contractor to maintain in live bed, the repair of any sod which may be damaged from the landscape installation operations.







N

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

0 8' 16' 32'

TONNING & ASSOCIATES
Landscape Architecture
Landscape Architect - Florida License #6666709
2870 Tamiami Trail
Naples, Florida 33962
Tel: 941-416-8260
Email: wtonning@tonningassociates.com

DRWG. TITLE: LANDSCAPE PLAN - 3rd FLOOR
PROJECT: MIXED USE DEVELOPMENT
1540 NE 164th STREET
NORTH MIAMI BEACH, FLORIDA 33162
CLIENT: JOSEPH B KALLER AND ASSOCIATES

SEAL

PROJECT NO	16-109
DRAWN BY	WKT
DESIGNED BY	WKT
CHECKED BY	WKT
DATE	03-29-16
DWG. NO.	LP-2
SHT NO	2 of 2
REVISIONS	04-20-16
	04-29-16

EXHIBIT "B"

REINVENTING YOUR CITY

To: North Miami Beach Community Redevelopment Agency (NMBCRA)

From: Kevin S. Crowder, CEcD, RMA Director of Economic Development

Subject: Tax Increment Recapture Incentive Application for 1640 NE 164th Street

RMA is pleased to provide this review of the Tax Increment Recapture Incentive Application provided by Seven Par 002, LLC, for redevelopment of the property located at 1640 NE 164th Street, North Miami Beach, Florida. The purpose of this report is to 1) ensure that the application is complete pursuant to the guidelines adopted by the CRA Board, and 2) to evaluate the merits of the request for the Bonus Tax Increment Recapture of 25%. The Applicant proposes to develop a 64,319 square foot, eight-story mixed-use development project on a 21,000 square foot (.45 acres) lot, including 52 residential units and 2,020 square feet of commercial space.

Background

The North Miami Beach CRA Board of Commissioners has placed high priority on projects that include prioritized or targeted uses, which create jobs, which introduce stimulative activities into the CRA area, and/or which provide for other public benefits. This project meets several of the public policy goals identified by the CRA Board:

1. Job creation – construction of this project will result in the creation of a significant number of construction jobs; some permanent jobs will also be created by the occupants of the 2,020 square feet of retail space.
2. Stimulative activities – This project introduces new households into the western portion of the North Miami Beach Town Center. The infill nature of this project will contribute to increased pedestrian activity and commerce in the area targeted as North Miami Beach's downtown.
3. Public Benefits – The project provides the installation of public art, and introduces infill development to the portion of the Town Center between NE 15th Avenue and NE 19th Avenue, the area that was expected to take longer to attract investment than the area east of NE 19th Avenue.

Application Completeness

RMA has reviewed the application within the context of the Tax Increment Recapture Incentive guidelines which require that applicants provide the following items:

1. Proof of property or site control – PROVIDED.
2. A copy of the conceptual site plan – PROVIDED.
3. A description of the project, including use, square footage, and density – PROVIDED.
4. Names, qualifications of the principals and key representatives involved in the project – PROVIDED.

5. Evidence of the financial strength of the deal – According to the Applicant, potential lenders have conditioned financial support on the approval of a TIF agreement with the CRA since they view the CRA as an untested market and the projected rents are higher than current market conditions. The purpose of a TIF Increment Recapture is to address this specific scenario and make projects feasible for financing. RMA has reviewed the information provided by the Applicant and the proposed term sheet and we believe it is consistent with industry standards for an area with the NMB CRA's market conditions.
6. A market study – Korik Realty provided a Comparative Market Analysis for the project which provides a basis for how the project fits into and competes within the residential marketplace. The market analysis identifies market rents in the range of $1.45 to $1.57 per square foot, and suggests that average market rent of $1.46 per square foot can be targeted by this project; however, the Applicant it targeting rents that are higher than the current market. One of the goals of a CRA is to implement activities that will change a marketplace and provide for economic growth and increased investment, and the project's targeted rents of close to $2.00 per square foot will help drive that market change which will help stimulate additional investment and redevelopment.
7. Identification of any potential obstacles securing necessary approvals – No obstacles were identified by the Applicant.
8. A Tax Increment Value proforma – the Applicant has provided a proforma of Tax Increment for the period beginning in 2019 (following completion in 2018) through 2028 when the CRA is scheduled to sunset. RMA has reviewed the Applicant's methodology and assumptions, and we believe that the project's construction costs, rental rates, and taxable value estimates are well within market conditions and are consistent with our experience on other projects. It is important to note that the Applicant has provided TIF estimates based on growth rates of 1%, 3%, and 5%. The estimated taxable value of the project in the first tax year following receipt of a Certificate of Occupancy of $10,000,000.

Net Present Value of TIF Incentive 2019-2028

	1%	3%	5%
Project Incentive	$582,929	$638,740	$700,810
Net to CRA	$155,447	$170,330	$186,883
Net to City	$22,626	$24,792	$27,201
Net to County	$16,236	$17,790	$19.519

9. Justification for the request of the additional 25% Bonus Increment Recapture – The guidelines identify six areas in which an applicant can establish eligibility – LEED certification, green roofs, public parking, infrastructure and streetscape improvements, public art, and public open space. The Applicant has identified the construction of infrastructure and streetscape improvements and public art installation, estimated to cost in excess of $325,000, as justification for the Bonus Increment Recapture. This includes $175,000 for FPL-related improvements and $150,000 for public art.

Conclusion

RMA has reviewed the application and recommend support of the reservation of the Tax Increment Incentive request of the 50% base TIF incentive plus the 25% bonus TIF incentive.

AGENDA ITEM 5

16391 NE 11th Ave & 1117 NE 163rd St
Comprehensive Commercial Improvement Grant

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

Property Information	
Folio:	07-2217-013-1380
Property Address:	1117 NE 163 ST North Miami Beach, FL 33162-4500
Owner	163RD PLAZA INVESTMENTS LLC
Mailing Address	2665 S BAYSHORE DR #800 COCONUT GROVE, FL 33133 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,192 Sq.Ft
Lot Size	7,575 Sq.Ft
Year Built	1958

Assessment Information			
Year	2016	2015	2014
Land Value	$166,650	$166,650	$166,650
Building Value	$483,950	$483,950	$130,682
XF Value	$0	$0	$14,488
Market Value	$650,600	$650,600	$311,820
Assessed Value	$650,600	$650,600	$311,820

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	$0	$0	$0
Taxable Value	$650,600	$650,600	$311,820
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$650,600	$650,600	$311,820
City			
Exemption Value	$0	$0	$0
Taxable Value	$650,600	$650,600	$311,820
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$650,600	$650,600	$311,820

Benefits Information				
Benefit	Type	2016	2015	2014

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

UNIT 1 MONTICELLO PK PB 40-65
LOT 13 BLK 11
LOT SIZE 75.000 X 101
OR 15309-71 1191 4
COC 26083-0462 11 2007 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/22/2014	$3,950,000	29287-0681	Qual on DOS, multi-parcel sale
11/01/2007	$800,000	26083-0462	Sales which are qualified
11/01/1991	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

Property Information	
Folio:	07-2217-013-1260
Property Address:	16391 NE 11 AVE North Miami Beach, FL 33162-3816
Owner	163RD PLAZA INVESTMENTS LLC
Mailing Address	2665 S BAYSHORE DR #800 COCONUT GROVE, FL 33133 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 8 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	18,658 Sq.Ft
Lot Size	50,325 Sq.Ft
Year Built	1974

Assessment Information			
Year	2016	2015	2014
Land Value	$1,107,150	$1,107,150	$1,107,150
Building Value	$1,657,850	$1,494,850	$739,596
XF Value	$0	$0	$81,520
Market Value	$2,765,000	$2,602,000	$1,928,266
Assessed Value	$2,765,000	$2,602,000	$1,928,266

Benefits Information				
Benefit	Type	2016	2015	2014

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information	2016	2015	2014
County			
Exemption Value	$0	$0	$0
Taxable Value	$2,765,000	$2,602,000	$1,928,266
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$2,765,000	$2,602,000	$1,928,266
City			
Exemption Value	$0	$0	$0
Taxable Value	$2,765,000	$2,602,000	$1,928,266
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$2,765,000	$2,602,000	$1,928,266

Short Legal Description

UNIT 1 MONTICELLO PARK PB 40-65
LOTS 1 THRU 4 & 11 & 12 BLK 11
LOT SIZE IRREGULAR
COC 25164-2822 11 06 1/25164-2857

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/22/2014	$3,950,000	29287-0681	Qual on DOS, multi-parcel sale
11/01/2006	$2,400,000	25164-2822	Sales which are qualified
11/01/1991	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1979	$325,000	10353-2145	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Commercial Property Improvement Grant

I. Purpose 1
II. Eligibility Criteria 2
III. Funding Guidelines 3
IV. Eligible Expenses 3
V. Ineligible Expenses 4
VI. Application Procedures 4
VII. Reimbursement Procedure 5
VIII. General Provisions 5
Commercial Property Improvement Grant Application 7
Commercial Property Improvement Grant Application Checklist 9

I. Purpose

The purpose of the Commercial Property Improvement Grant Program (Program) is to assist property owners located in the Community Redevelopment Area to substantively enhance the visible appearance of their property. Many commercial properties were designed and built in styles that have become date. This has led to a situation in which some properties are not as attractive to potential tenants or shoppers. It is the goal of the North Miami Beach Community Redevelopment Agency (CRA) to assist property owners in returning properties to their fullest potential through cash grants to property owners. These grants will assist owners undertaking a **comprehensive and substantial exterior renovation**. This Program took effect October 1, 2015. Designated Priority Areas and additional benefits thereof shall be available until **September 30, 2016**, unless otherwise authorized or modified by the CRA Board.

II. Eligibility Criteria

a. Property must be located within the North Miami Beach Community Redevelopment Area. See Figure 1.

b. Primary property use must be commercial or mixed use. Residential uses are ineligible.

c. Exterior improvements must adhere to the City of North Miami Beach Building Code and Zoning Ordinances and all Federal, State, and Local Requirements.

d. Improvements must support the objectives and goals of the CRA Redevelopment Plan.

e. Properties "for sale" or listed on the MLS may not apply.

f. Properties may not apply, if they have received the maximum funding amount within a 5 year period under this Program or any other grant program administered by the CRA.

g. Must be a conforming use per the City of North Miami Beach Zoning Code.

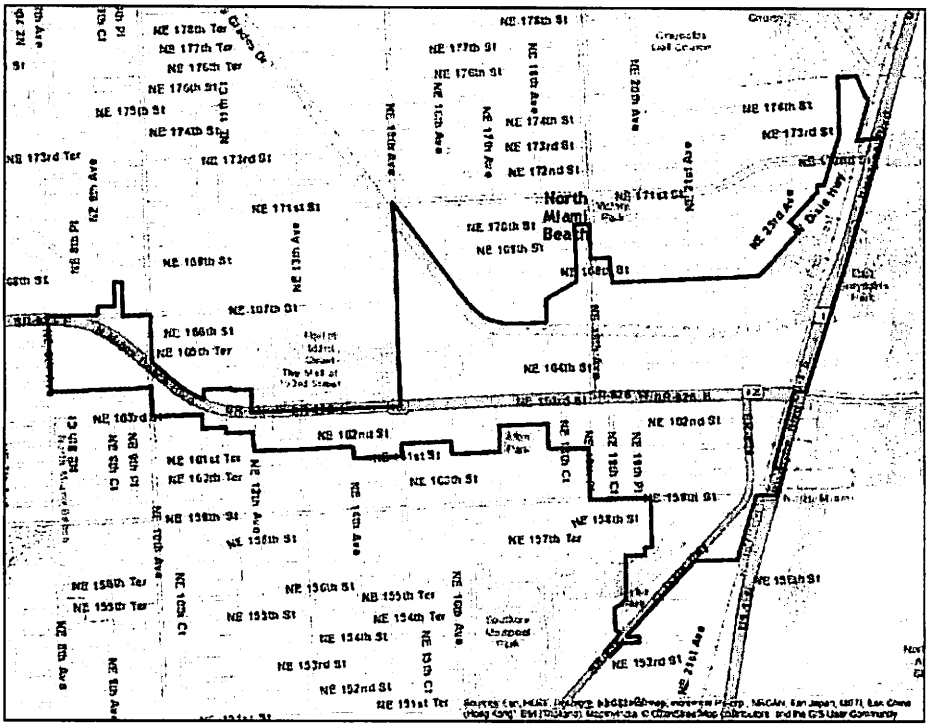


Figure 1 - Redevelopment Area

III. Funding Guidelines

a. Maximum Award Amount: The CRA is making available to commercial and/or mixed use properties within the Community Redevelopment Area, matching grants up to a maximum grant award as follows:

- For properties with over 60 feet or more of frontage - ***Up to $25,000***
- For properties with up to 60 feet of frontage - ***Up to $12,500***

Properties applying for funding below the maximum award amount may reapply, but are only entitled to the total maximum amount within a 5 year period of initial approval. However, if a property has already received funding to the maximum amount, said property may not reapply for the Program or any other grant program administered by the CRA for a period of 5 years.

b. Matching Funds: In an effort to encourage concentrated redevelopment the CRA has created two funding tiers based on required matching dollar amounts. The intent is to encourage multiple property owners within a priority area to engage in property improvements simultaneously and in areas where public investment has or is planned to occur.

- Priority Tier 1 Property Area(s) – Located along West Dixie Highway from 163rd Street to 172nd Street and 163rd Street from NE 19th Avenue to NE 15th Avenue required matching funds = ***30% of total eligible project costs***.
- Priority Tier 2 Property Area(s) - All other areas within the Community Redevelopment Area = ***50% of total eligible project costs.***

	Total Project Cost	Required Match	Total Grant Amount
Tier 1	*$40,000.00*	*$12,000.00 (30%)*	*$25,000.00 (max.)*
Tier 2	*$40,000.00*	*$20,000.00 (50%)*	*$20,000.00*

**Example Calculation (based on a property with 75 feet of frontage – max. award $25,000)*

IV. Eligible Expenses

Eligible expenses are those reasonable costs associated with undertaking a substantial façade improvement and/or substantial site improvements that are visible from a major corridor or street. Eligible expenses include design, permitting, labor and materials related to construction or installation of eligible improvements. The following are eligible improvements to be funded under the Program (please note "stand alone" improvements

are those that may be funded independent of other eligible improvements those that are "not stand alone" may only be funded in conjunction with a "stand alone" improvement or more comprehensive project):

Eligible Improvements (stand-alone)

- ✓ Façade Improvements
- ✓ Outdoor/building lighting
- ✓ Permanent Landscaping (trees, shrubs and perennials)

Eligible Improvements (not stand-alone)

- ✓ Signage
- ✓ Awnings
- ✓ Impact resistant windows
- ✓ Parking lot improvements
- ✓ ADA compliant improvements
- ✓ Exterior Painting and repair

All work must be performed in a first class workmanlike manner in compliance with ordinances and regulations of the City of North Miami Beach, and must meet all building and other applicable codes.

V. Ineligible Expenses

Ineligible expenses include general maintenance items, parking lot repairs (not related to a comprehensive improvement of the overall appearance of the property), interior repairs or renovations, or correction of code violations and ADA compliance except in limited instances where these expenses are mandated as part of eligible improvements by the City of North Miami Beach Building Department.

VI. Application Procedures

Property owners shall follow the steps listed below for application approval as follows:

a. Schedule an appointment with CRA staff to discuss project and make sure it meets program intent. Please call (305) 787-6054 or e-mail nmbcra@citynmb.com.

b. Meet with the Community Development Department for a preliminary review of proposed renovations to property.

c. Compile application materials and submit application to CRA. Applications will not be considered for funding until a complete application and supporting documents are received by the CRA. Applications must be signed by the fee simple owner of the property; tenants and/or other occupants are ineligible to participate in the Program and are prohibited from filing an application on behalf of an owner.

d. CRA staff will review application and notify applicants of any missing information
e. The completed application is reviewed 1st) by the Redevelopment Advisory Board who will make a recommendation of approval or denial, 2nd) placed on the next CRA agenda for approval or denial.
f. The decision of the CRA Board shall be final.
g. CRA staff notifies applicant of CRA Board approval or denial. Applicants not approved may apply again one year from denial. A fully executed Grant Agreement between the CRA and the applicant shall serve as a Notice to Proceed.
h. Project commences.

It is anticipated that applications will be presented to the CRA Board for approval within 45 days of receipt.

VII. Reimbursement Procedure

The property owner must undertake all the work agreed to in the Grant Agreement within one hundred eighty (180) days of full execution of the Grant Agreement by the CRA and the applicant. Items completed prior to the execution date shall not be eligible for reimbursement. Upon completion, the property owner submits a request for payment with supporting documents within one month. Supporting documents include;

- Certificate of Completion and/or Occupancy
- Copies of invoices and Receipts
- Proof of payment, i.e. canceled checks
- Any other documents that enable staff to determine project completion
- Final Waivers and Releases of Lien from the General Contractor and sub-contractors.

Staff reviews the supporting documents and conducts a site inspection. If everything is in order, the CRA will declare the project complete and issue a check to the property owner for the amount eligible under the parameters of this Program.

VIII. General Provisions

It is the intent of the CRA to fund applicants on a first-come, first-serve basis however; the Program is also created as an "incentive" to property owners to put forth projects that will have a significant visual impact on the property. The CRA reserves the right, to review all applications and recommend additional improvements, include conditions to funding, approve all plans including design and materials and at its sole discretion, make any final determinations as to how this program will be offered and implemented under unique circumstances and approved by the CRA Board.

Applicants, even those that meet the eligibility requirements, are not entitled to approval if a project conflicts with the goals and objectives of the CRA Redevelopment Plan.

As condition to the award of the grant, applicants will be required to enter into a Grant Agreement on terms and conditions as set forth by the CRA. A Memorandum of Grant Agreement shall be recorded in the Public Records and shall be effective on the property for the stated period of 5 years upon approval of the application and will have 180 days to complete all improvements. Should an applicant need an extension to complete improvements beyond 180 days, a written request shall be submitted in writing 30 days prior to the expiration of the Agreement (a one-time extension may be granted of not more than 90 days, administratively and at the discretion of CRA staff.

Applicants agree to continue ownership of the property and maintenance of the grant improvements for a period of 5 years subsequent to completion of grant improvements. Should the property be sold within 5 years, applicant agrees to repay a prorated share of the grant amount, which agreement shall be set forth in the Memorandum of Grant Agreement recorded in the Public Records.

The North Miami Beach Community Redevelopment Agency

Grant Application

(Please type or clearly print)

Applicant Name:

Is the Applicant the property owner: ✓ Yes ___ No
(If No, property owner must also sign application accepting terms of the program)

Property Address: 16391 NE 11 Ave AND
1117 NE 163 St N Miami Beach FL 33162

Folio Number: 07-2217-013-1260 AND 07-2217-013-1380

Applicant Mailing Address (if different from Property Address):

18777 SW 79th Avenue
Cutler Bay, FL 33157

Applicant Phone Number and Email: (786) 2020521
163RDPLAZAINVESTMENTSLLC@gmail.com

Property Owner (if different from applicant):

Property Owner Phone Number and Email:

Current Use(s) of Property (Office, retail, etc.):

Retail

DBA – Name of Shopping Center or Business (if applicable):

163rd Bend Plaza

Brief Description of Scope of Work:

Anticipated Cost of All Eligible Improvements: $ over $50,000.--

Requested Grant Amount (based on program): $ 25,000.--

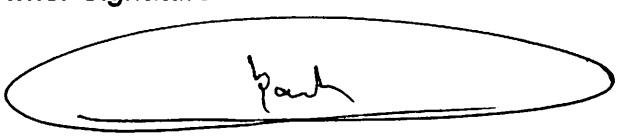
Properties to be improved must be free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meet the goals and objectives as set forth in the CRA Redevelopment Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

The Commercial Property Improvement Program benefits are contingent upon funding availability and CRA Board approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated CRA areas are not eligible for CRA funded programs when such funding conflicts with the goals expressed in the CRA Redevelopment Plan.

I certify that I have read and understand the above statement and will comply with all requirements of the program and or conditions of funding:

Applicant Signature Date

Property Owner Signature Date



9/7/16

163rd Plaza Investments LLC

Alex Nah, its Mgr.

*For application submittal purposes and to expedite review, please complete, sign and submit the following **Application Checklist** with all attachments included in checklist order.*

Grant Application Checklist

All required attachments listed below must accompany the application form. .

- ☐ Signed Application
- ☐ Legal description of the property
- ☐ Detailed budget for entire project with breakdown of exterior improvements for which reimbursement is being requested from Program
- ☐ Three bids/quotes from three licensed contractors
- ☐ Preliminary schedule for completion of improvements
- ☐ Photograph of existing conditions on the property in both digital file and hard copy
- ☐ Photographs of adjacent properties
- ☐ Site plan or survey that accurately reflects the existing property in digital file and hard copy
- ☐ Renderings and/or images that visually describing proposed improvements in digital file and hard copy
- ☐ Preliminary site plan and/or elevations of proposed improvements that enable staff to determine quality of design both digital file and hard copy
- ☐ Color chips and material samples
- ☐ Copy of Lease Agreement if not the owner
- ☐ Copy of Business Tax Receipt
- ☐ Completed W-9 Form

9/7/16

To be completed

AW

I hereby submit this form and all required attachments as application to the North Miami Beach Community Redevelopment Agency (CRA) to be considered for a Grant under the CRA's Commercial Property Improvement Grant Program. I understand that no work may be performed for work entered into by the Applicant or other agents until approval of this request is received through a fully executed grant Agreement with the CRA. I further understand the North Miami Community Redevelopment Agency Board has, at its sole discretion, the right to final determination for all aspects of the Commercial Property Improvement Grant Program. This final determination may include, but not be limited to, ranking of applicants, final amount granted to any applicant, applications to be funded, all conditions of funding, approval of all architectural plans and materials to be used in any construction.

Signature of Applicant

Date

Printed Name and Title

9/7/16

To be completed.

AV

163rd Bend Plaza Facelift Project

Update: September 14, 2016

DRAFT

#	Task		Proposal $$	
1/	**Landscaping improvements**			
	Installation of 10 pallets of grass (removing of existing weed)			
	Trimming of all palms & trees around the plaza			
	Repairing of all the sprinklers and repairing of timer system			
	Installation of 8 palm trees 5 feet tall			
	Hedge around sign monuments			
1.1		J&Y Proposal	$15,740.24	
1.2		Natural Green Corp	$16,758.00	
1.3		Arrieta	$18,894.75	$15,740.24
2/	**Painting existing awnings & window frames to coffee**			
	Coffee color used as the accent in the whole plaza			
	Consider using a strong color to get attention, such as terracotta or other.			
2.1		J&Y Proposal	$4,654.00	
2.2		RDS Painting	$5,510.50	
2.3		Draco Painting	$7,500.00	$4,654.00
3/	**Crown molding**			
3.1		Nelson Salamanca (Two separate quotes for two buildings)	$28,534.00	
3.2		J&Y Proposal (One quote for two buildings)	$21,079.00	
3.3		Architrim (One quote for two buildings)	$26,688.80	$21,079.00
4/	**Remove sign monument in the middle front on the 163rd St**			
4.1		J&Ymaintenance of Miami Corp	$1,016.50	
4.2		Contractors Electrical Services	$1,300.00	
4.3		APR	$1,450.00	$1,016.50
5/	**Replacing light fixtures on walls / Proposals only for labor / Add price of fixture**			
		Cost of 25 lamps (est $50 each)	$1,250.00	$1,250.00
5.1		Contractors Electrical Services	$2,050.00	
5.2		Caribes Electric	$2,125.00	
5.3		APR Electric	$2,150.00	$2,050.00
6/	**Replacing of numbers on the doors**			
	To take out the old numbers & install new ones (labor & material)			
6.1		Homevestor	$2,850.00	
6.2		Prestige Maintenance Services	$1,475.00	
6.3		J&Y	$1,797.00	$1,475.00
7/	**Improvement of signs on the store windows (similar text but frosty and better quality)**			
7.1		Jorge Martinez	$3,435.36	
7.2		Sobe Print	$2,621.50	
7.3		Homevestor	$4,600.00	$2,621.50
8/	**Intentionally omitted**			
9/	**Street Light / Proposals only for labor / Add price of fixture**			
		18 light poles ($528 each)	$9,504.00	$9,504.00
9.1		Agosto Lazaro	$9,225.54	
9.2		Contractors Electrical Services	$8,350.00	
9.3		APR Electric	$8,200.00	
9.4		Caribes Electric	$9,675.00	$8,200.00
10/	**Garbage area… new door, stronger… better..**			
10.1		Prestige	$1,675.00	
10.2		J&Y	$1,819.00	
10.3		Ramcov	$2,100.00	$1,675.00

PROJECT TOTAL*: (if the lowest bids are chosen) **$69,265.24**

& ACCOUNTING
WIGS

seventeen
Merkado 31
CIGNA
WIGS

VARDS

NANCY
ARMED FORCES CAREER CENTER
TAX & ACCOUNTING
Nancy Nails
Clothes N Bows
Nancy Nails
MAX GROCERIES
786-440-5261
646-280-0419
always insurance
Parking in Rear
MY FAMILY WELLNESS CENTER
WELLNESS CENTER
Rachel WIGS
RACHEL WIG
HAIR

AWARDS
Nancy Nails
MEDICAL CARE
MERKADO 31
RACHEL WIGS
AWARDS
17
restaurant
sushi bar
CiONA WiGS
LEASING OFFICE
561-301-3435

AWARDS
CIGNA WIGS
1121
N.E. 163rd ST.
CLOTHES 'N BOWS
FOR RENT
FOR LEASE
561-301-3435
561-866-2909

IBC GreenTechnologies

777 Brickell Ave. Ste. 500,Miami Fl 33131
Phone: 786-9859792,
email. ibcgreentechnologies@yahoo.com

Present.- Lazaro
To: Pro Service & Repair Inc

Miami 08/22/2016

QUOTE

	DESCRIPTION		UND	UND PRICE $	PRICE TOTAL
1.-	• Number of Lights: 1 • Body Material: Aluminum • Outdoor Lighting Type: Lights • Warranty: 2 years • Light Source: LED Bulbs • Wattage: 11-15W • Number of light sources: 1 • Base Type: E27 • Style: Europe • Lighting Area: 15-30 square meters • Voltage: 85-265V • Is Bulbs Included: YES • Power Source: AC • Protection Level: IP54 • Lumens: 1100lm • Color : 2700k LED LANDCAPE INCLUDE BASE FOR INSTALLING		18.00	479.00	8,622.00
2.-					
3.-					
4.-					
5.-					
6.-	Installing not include				0.00
7.-					
8.-					
9.-					
10.-					

CITY PER	0.00
SUB-PRICE TOTAL$	8,622.00
TAXES 7%$	603.54
TOTAL$	9,225.54

TERMS OF PAYMENT: 50% DOWN PAYMENT AND OTHER 50% when delivery product

3 YEARS WARRANTY

THIS PROPOSAL IS GOOD FOR 30 DAYS ONLY

APPROVED

IBC Green Technologies
Eduardo Blanco
CEO

p

Nelson Salamanca

Home improvement
305 300 0868
Miami Fl

Estimate

DATE: 09-07-2016

Costumer: **163 rd Plaza Investments**
Address:

Miami Fl

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
GL	**General exterior paint for additional block:** -pressure cleaning -reparation of cracks -reseal-caulking in windows and doors -one coat of primer -two coats of exterior paint (Sherwin-Williams brand, color to be decided) -accent painting -moldings and doors in a different color -materials and labor		$6,360.00
102 lf	Foam exterior crown molding with 12" in height for the new block (price includes materials and labor)	$26.75	$ 2,728.50
240 sf	Reparation of flat roof in exterior soffit		$ 1,760.00
240 sf	Installation of drywall under Neath in exterior soffit		$ 1,150.00
60 lf	Foam exterior crown molding with 8" in front of the soffit	$12.00	$ 720.00

	SUBTOTAL	$ 12,718.50
	Administration 10%	$
	SHIPPING & HANDLING	
	TOTAL	$ 12,718.50

Approval_____ Date_____
Signature

Thank you for your business!

RAMCOV GENERAL

954-227-7980

9993 NW 52TH ST SUNRISE BLV.

LABOR

1. Install a new dumpster door at US NAVY shopping plaza.

TOTAL
$ 2100.00

NOTE: This price includes one warranty year.

J&Y MAINTENANCE OF MIAMI CORP.

GENERAL MAINTENANCE

1855 W 60TH ST 336. HIALEAH, FL 33012.
TEL: 786 715 6382 / 786 237 9885.

ESTIMATE #: 1356

163 plaza

16391 NE 11 Ave
N. Miami Beach, Fl 33162.

Date: 08/20/2016

Qty	Item Description	Price	Ext. Price
	Landscape		
	Along 163 St.		
91	Cocoplum 3 gal. or similar	$11.00	$1,001.00
2	Adonidia Palms 25 gal. or similar	$175.00	$350.00
2	Clean Up Washingtonia Palms Shorter ones	$65.00	$130.00
4	Clean Up Washingtonia Palms Taller ones	$95.00	$380.00
	Parking Lot Along 164 St		
1	Removal Brazilian Pepper next to IHOP	$600.00	$600.00
3	Remove dead Palm trees	$65.00	$195.00
1	Straighten Pink Tabebuia tree (next to NAVY)	$100.00	$100.00
3	Clean up Sabal palms	$65.00	$195.00
192	Cocoplum 3 gal. or similar	$11.00	$2,112.00
10	Adonidia Palms 25 gal. or similar	$175.00	$1,750.00

	Irrigation		
1	Repair & Adjust Irrigation through out property	$2,000.00	$2,000.00
	Scope of Work:		
	Move, repair, or adjust sprinklers to accommodate new landscaping.		
	Check valve wire and Timer operation. Re-program timer		
	Repair minor breaks in piping		
	Does not include any repairs under Asphalt		
	Does not include running new valve wires		
	We are assuming system is operational		
	Misc.		
210	Mulch per bag 'chocolate brown'	$4.75	$997.50
14	Sod St. Agustine 'Floratam' per Pallet 500 sq ft	$325.00	$4,550.00
1	Removal of existing bushes throughout property	$350.00	$350.00
		Sub-Total	$14,710.50
	Florida Sales Tax	***7%***	***$1,029.74***
		Total	$15,740.24

Prices include delivery and installation

Payment terms are 50% deposit & balance upon completion.

PROPOSAL / CONTRACT

INVOICE # 13269

DATE: 8/22/16

PRESTIGE ORNAMENTAL SERVICES,LLC

5360 NW 172ND Street, Miami, FL 33055
Phone / SMS 305-501-0026
Licensed & Insured • Lic#15BS00583

PURCHASER:

NAME: 163 st plaza
ADDRESS:
PHONE:
EMAIL: Ulloaj53@gmail.com

JOB SITE LOCATION:

CONTACT NAME:
ADDRESS:
SPECIAL INSTRUCTIONS:

1. WE PROPOSE, SUBJECT TO ACCEPTANCE BY PRESTIGE ORNAMENTAL SERVICES, LLC, TO FURNISH AND INSTALL A FENCE IN ACCORDANCE WITH QUANTITIES AND SIZES LISTED BELOW. BEFORE CONSTRUCTION IS BEGUN, THE PURCHASER IS TO SUPPLY PRESTIGE ORNAMENTAL SERVICES, LLC WITH AN UPDATED COPY OF THE SURVEY AND ESTABLISH PROPERTY LINE STAKES AND GRADE STAKES. IF THE PURCHASER DOES NOT PROVIDE PRESTIGE ORNAMENTAL SERVICES LLC, WITH THE SURVEY AND/OR DOES NOT LOCATE HIS/HER PROPERTY LINES PRESTIGE ORNAMENTAL SERVICES, LLC, WILL NOT BE LIABLE IF THE FENCE IS ERECTED INCORRECTLY.
2. THE PURCHASER MUST REMOVE ALL OBSTRUCTION THAT MAY INTERFERE WITH THE CONSTRUCTION OF THE FENCE.
3. IF PRESTIGE ORNAMENTAL SERVICES, LLC, HAS TO INCUR ADDITIONAL EXPENSES DUE TO UNREMOVED SHRUBBERY, PLANTS, BRANCHES, OBSTACLES, ETC., THE ADDITIONAL EXPENSE WILL BE CHARGED TO THE PURCHASER.
4. PRESTIGE ORNAMENTAL SERVICES, LLC, WILL NOT BE HELD RESPONSIBLE FOR DAMAGES TO ANY TREES, SHRUBBERY PLANTS, GRASS, ETC., SITUATED NEAR THE GENERAL AREA OF CONSTRUCTION.
5. DURING THE CONSTRUCTION OF THE FENCE, YOUR SOIL WILL BE DISTURBED. A GENERAL CLEAN-UP OF THE AREA WILL BE DONE UPON COMPLETION OF THE JOB. ROCKS, DIRT AND SOME DEBRIS WILL SOMETIMES BE LEFT BEHIND.
6. THE PURCHASER IS RESPONSIBLE FOR NOTIFYING PRESTIGE ORNAMENTAL SERVICES, LLC, WHERE UNDERGROUND LINES AND/OR IMPROVEMENTS ARE LOCATED, SUCH AS: SEPTIC TANKS, POOL PIPES, SPRINKLES, SEWER, AND DRAIN FIELDS. PRESTIGE ORNAMENTAL SERVICES, LLC. WILL NOT ASSUME RESPONSIBILITY OF ANY UNMARKED LINES THAT HIT/STRUCK. PRESTIGE F ORNAMENTAL SERVICES, LLC., WILL CONTACT ALL THE PUBLIC UTILITIES FOR UNDERGROUND LOCATION.

ONE -YEAR WARRANTY ON WORKSMANSHIP

DESCRIPTION	TOTAL
Replace dumpster gates heavyweight build	1675
Run all Required Permits	
(Price does not include Permit Fees	
Payable to county or city)	
TOTAL DUE	1675
INITIAL DEPOSIT OF 50% DUE PRIOR START	1000
PAYMENT OF 25% DUE ON START	N/a
FINAL PAYMENT OF 25% DUE ON COMPLETION	675

SCOPE OF WORK

TYPE OF FENCE
HEIGHT
4' 5' 6' 7' 8' 9' 10'
LINEAR FOOTAGE
TYPE OF GATE
QTY | WIDTH
TYPE OF GATE
QTY | WIDTH
COLOR

	CK# DATE
	CK# DATE
	CK# DATE

Customer understands the agreement terms of this contract explained on the reverse side • In the event money hereunder, or any portion thereof has to be collected on demand or civil lawsuit the purchaser agrees to pay all costs of collection including interest at the highest legal rate and all attorney's fees and costs.

Authorized & Accepted By: _____

OWNER SIGNATURE **OWNER PRINT NAME** **DATE**

MAKE ALL CHECKS PAYABLE TO PRESTIGE ORNAMENTAL SERVICES, LLC • THANK YOU FOR YOUR BUSINESS!

AGREEMENT

1. It is agreed that if this job has been estimated from plan, and if the area is constructed larger than the plan shows, PRESTIGE ORNAMENTAL SERVICES, LLC, hereinafter referred to as the Seller, will be paid for the extra labor and materials required to complete the project.
2. The proposal is valid for 30 days. After 30 days, if not accepted by the Purchaser, this proposal must be reconfirmed as to price by Seller before contract can be accepted. This contract is subject to availability of specified materials and is contingent upon any strikes, fires, accidents, delays by carrier or manufacturers, etc.
3. Should any damage be done by other than the Seller's own force to Seller's work during construction and Seller is required to patch, repair or refinish his work, same is to be paid to Purchaser as an extra to this contract.
4. Any condition unsatisfactory to Purchaser must be reported in writing to Seller within three (3) days of the substantial completion of work, or work is considered acceptable and no adjustments will be made.
5. In the event of a cancellation or changes in material by Purchaser, Purchaser agrees to be liable for any expense incurred by Seller and understands that deposits collected by Seller will not be refunded.
6. Purchaser is expressly responsible for the identification and notification of any items underneath the property in question. Items may include, but not limited to: septic tanks, pipes, sprinklers, sewers and drain fields. Purchaser must provide in writing a list of items and their locations within three (3) days of effective date of agreement. If no notice is provided, Purchaser expressly then states that no objects or materials are underground the property in question. PRESTIGE ORNAMENTAL SERVICES, LLC, is not responsible for any objects that are damaged and that have not been properly noticed. Purchaser agrees to hold harmless and indemnify PRESTIGE ORNAMENTAL SERVICES, LLC, to Purchaser or any other interested party for any damages associated with any unidentified underground objects.
7. PRESTIGE ORNAMENTAL SERVICES, LLC, expressly does not make any representation regarding a final completion date. Due to the uncertainty of obtaining products, permits and weather conditions PRESTIGE ORNAMENTAL SERVICES, LLC, is unable to provide a time certain for the proposed work to be finalized.
8. Any disputes regarding the interpretation or enforcement of this Agreement shall be resolved only by the Courts of this State, and Purchaser and Seller each consent to the exclusive jurisdiction of the Circuit or County Court of the 11th Judicial Circuit in and for Miami-Dade County, Florida, for the purposes of resolving any and all disputes arising from or in any way relating to the subject matter of this Agreement. Each party waives their respective right to bring any action in any other court other than as provided herein. The prevailing party in any action to construe or enforce the rights and duties of the parties arising from or in any way relating to this Agreement shall be entitled to any and all attorney's fees and costs incurred. The parties agree that Florida law is to govern, construe and enforce all of the rights and duties of the parties arising from or relating in any way to the subject matter of this Agreement.
9. This contract may not be modified, altered amended or changed in any manner unless done in writing and approved by Seller. No statement or representation not contained herein shall be binding on Seller.
10. It is understood that the signing of this contract constitutes a "bona fide" contract and any collection expenses incurred in securing payment of the same such as collection fees and attorney's fees, will be assumed and paid for without recourse to the law, by the Purchaser in full.
11. Any balances over 15 days past due is subject to be forwarded to a collection agency or an attorney at law for payment.
12. Purchaser will be in default if: (A) Any payment called for under this contract is not paid in full upon completion of job; (B) any agreements made by Purchaser are not promptly performed or (C) any conditions warranted by Purchaser prove to be untrue. In the event of default by Purchaser, Seller will do any or all the following: (1) Suspend work and remove materials and remove equipment from premises. In this regard, Purchaser agrees and grants Seller access to Purchaser's property for the purpose of repossessing such equipment and materials without liability to Purchaser for trespass for any other reason: (2) Retain monies and expenses, including reasonable attorney's fees incurred by Seller in enforcing its rights under this contract.
13. Purchaser agrees that no claims may be filed under the warranty unless and until the indebtedness to Seller is paid in full.

GUARANTEE

WORKMANSHIP GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE SUBSTANTIAL COMPLETION, PROVIDED THAT A WRITTEN NOTICE OF ANYDEFECTS IS GIVEN BY PURCHASER TO SELLER, WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION OF WORK. THIS GUARANTEE IS LIMITED TO THE REPLACEMENT AND OR REPAIR OF MATERIALS BY SELLER, WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION OF WORK. THIS GUARANTEE IS LIMITED TO THE REPLACEMENT AND OR REPAIR OF MATERIALS BY SELLER. NO OTHER EXPRESS WARRANTY OR GUARANTEE IS GIVEN.

J&Y MAINTENANCE OF MIAMI CORP.

GENERAL MAINTENANCE

1855 W 60TH ST 336. HIALEAH, FL 33012.
TEL: 786 715 6382 / 786 237 9885.

ESTIMATE#:1561

CUSTOMER NAME: 163 plaza	TEL.	DATE
ADDRESS: 16391 NE 11th ave North Miami Beach, FL	MAIL	

SERVICE REQUESTED	QTY	PRICE	EXT.PRICE
Paint all the shopping plaza doors and frames.			
Paint the shopping plaza soffit.			
		SUBTOTAL	$4350.00
		TAX	$304.50
		TOTAL	$4654.00

ESPECIFICATIONS: The proposal includes. . Pressure Cleaning. . Stucco Repair. . Primer Coat. . Finish Coat.	NOTE: 50% of deposit to begin the work must be given.

Materials: Sherwin Williams brand.

ESTIMATED PRICE INCLUDE LABOR/ MATERIALS.

THANK YOU FOR CHOOSING US.

RDS

PAINTING

CONTACT

832 W 37 TERRACE
HIALEAH, FL 33012.
TEL. (786) 873 2513

PLAZA 163/ 16311 NE 11TH AV, N. MIAMI B.

ESCOPE OF WORK: (EXTERIOR PAINTING).

1. Pressure wash exterior prior to painting surface.
2. Repair any visible cracks.
3. Apply proper caulking and/or putty in necessary areas.
4. Apply primer in necessary areas.
5. Paint surface.

AREAS TO BE PAINTED:

1. Doors and frames. (Included all the shopping plaza doors).
2. US. Navy and US Army trim, as well at 163th st shopping plaza face.

THE COMPANY UPON COMPLETION ASSURES THAT THE PAINTED SURFACES SHALL BE:

1. Constant in appearance.
2. Complete in coverage.
3. Free of runs, sags and skips.

Labor price/ materials.	$5150.00
Tax (7%).	$360.00
Total.	$5510.50

Contractors Electrical Services Inc.

LIC#: EC13006559

ELECTRICAL-FIREALARM-CCTV-DATA

O:305-233-8382

C:786-252-1284

F:888-972-2737

LEOELECTRIC@YAHOO.COM

12308 SW 132 CT. MIAMI, FL 33186.

CUSTOMER NAME	TEL
163 PLAZA	
ADDRESS	
16311 SW 11 AVE. NORTH MIAMI B. FL	
EMAIL	FAX

ESCOPE OF WORK:

1. Install (18) new light poles in the shopping plaza. (Inside of the ground area).
   AMOUNT ESTIMATED: $ 8 350.00

2. Install (25) new light accessories. (Exterior wall).
   AMOUNT ESTIMATED: $ 2 050.00

TOTAL: $ 10 400.00

ESPECIFICATIONS: That provided total is estimated only by labor work. Do not include any requested material regarding with the above estimate scope.

Contractors Electrical Services Inc.

LIC#: EC13006559

ELECTRICAL-FIREALARM-CCTV-DATA

O:305-233-8382

C:786-252-1284

F:888-972-2737

LEOELECTRIC@YAHOO.COM

12308 SW 132 CT. MIAMI, FL 33186.

CUSTOMER NAME	TEL
163 PLAZA	
ADDRESS	
16311 SW 11 AVE. NORTH MIAMI B. FL	
EMAIL	FAX

ESCOPE OF WORK:

1. Install (18) new light poles in the shopping plaza. (Inside of the ground area).
   AMOUNT ESTIMATED: $ 8 350.00

2. Install (25) new light accessories. (Exterior wall).
   AMOUNT ESTIMATED: $ 2 050.00

TOTAL: $ 10 400.00

ESPECIFICATIONS: That provided total is estimated only by labor work. Do not include any requested material regarding with the above estimate scope.

DRACO PAINTING CORP.
10840 SW 36th St · Miami, FL 33165
(305) 244-6209 · DracoPaintingCorp@gmail.com

August 25, 2016

RE: 163 Plaza

PROPOSAL

Exterior:

1. Pressure Cleaning

All exterior surfaces will be sprayed with a Clorox solution and cleaned using a minimum PSI of 4,000 lbs. Rotary turbo tip will be used in order to achieve a better surface preparation.

2. Stucco Repair:

All loose or broken masonry will be carefully removed. All hairline cracks will be covered with Sherwin Williams Elastomeric Vertical Wall Patch. All cracks less than 1/16" will be filled with brush grade sealant. All cracks greater than 1/16 inches will be routed out and filled in with Elastomeric Vertical Wall Patch matching existing texture as closely as possible.

3. Caulking:

All loose, damaged, and deteriorated caulk will be removed from storefront frame (Where necessary). Sherwin Williams Sher-Max Urethanized Elastomeric Sealant will be applied to storefront frame.

4. Primer Coat:
One coat of Sherwin Williams Loxon Conditioner Primer to shopping plaza soffit to be painted. One coat of Sherwin Williams Pro-Cryl acrylic primer to aluminum storefront frames, front and rear doors.

5. Finish Coat:
Two coats of Sherwin Williams A100 exterior finish paint will be applied to shopping plaza soffit. Two coats of Sherwin Williams Industrial Enamel finish paint to aluminum storefront frames, front and rear doors.

All material will be applied following manufacturer specifications.

Areas to be painted:

Shopping plaza soffit
Front and rear aluminum doors
Storefront frames

Payments:
Payment terms and installments to be discussed upon agreement of proposal.

Bid price includes Labor and materials.

Bid Price: $7,500.00

Thank you for this opportunity to be of service. If you have any questions, please do not hesitate to contact us at (305) 400-1060.

Cordially,
Draco Painting Corp.

_____
Gustavo Iglesias
President

TOP SIGNS & DESINS

3445 E 4TH AVE
HIALEAH, FL 33013

PRESUPUESTO

CONTACT INFO:	COMPANY INFO:	PRESUPUESTO #: 082516-2342
JORGE MARTINEZ TEL 305 3189779	centro comercial AVENTURA	DATE: 08/25/2016 **TERMS:** 50% deposit

Cant,	Descripción	PULGAD/	PRECIO	TOTAL
	ROTULACION DE VITRINA CON VINYL			
	FROSTI			
	1129 LOCAL			
	30 X 24	**2.50**	7	17.50
	44 X 24 4 PIEZAS	**29.33**	7	205.31
	30 X 24	**2.50**	7	
	17 X 7	**1.00**	7	7.00
	1127 LOCAL			
	30 X 24	**2.50**	7	17.50
	42 X 24 4 PIEZAS	**29.33**	7	205.31
	30 X 24	**2.50**	7	17.50
	17 X 7	**1.00**		
	1125LOCAL			
	30 X 24	**2.50**	7	17.50
	51 X 24 4 PIEZAS	**29.33**	7	
	30 X 24	**2.50**	7	17.50
	14 X 24	**2.50**	7	17.50
	17 X 7	**1.00**	7	7.00
	1123 LOCAL			
	30 X 24	**2.50**	7	17.50
	42 X 24 4 PIEZAS	**29.33**	7	205.31
	31 X 24	**2.50**	7	17.50
	33 X 14	**2.50**	7	17.50
	17 X 7	**1.00**	7	7.00
	1121 LOCAL			
	30 X 24	**2.50**	7	17.50
	42 X 24 4 PIEZAS	**29.33**	7	205.31
	3O X 24	**2.50**	7	17.50

	3O X 24	**2.50**	7	17.50
	17 X 7	**1.00**	7	7.00
	1117 LOCAL			
	30 X 24	**2.50**	7	17.50
	49 X 24 4 PIEZAS	**29.33**	7	205.31
	54 X 24	**2.50**	7	17.50
	17 X 7	**1.00**	7	7.00
	1117 A LOCAL			
	30 X 24	**2.50**	7	17.50
	49 X 24 2 PIEZAS	**29.33**	7	205.31
	54 X 24	**2.50**	7	17.50
	17 X 7	**1.00**	7	7.00
	1117 B LOCAL			
	30 X 24	**2.50**	7	17.50
	49 X 24 2 PIEZAS	**29.33**	7	205.31
	54 X 24	**2.50**	7	17.50
	17 X 7	**1.00**	7	7.00
	1117 C LOCAL			
	30 X 24	**2.50**	7	17.50
	49 X 24 2 PIEZAS	**29.33**	7	205.31
	54 X 24	**2.50**	7	17.50
	17 X 7	**1.00**	7	7.00
	1117 D LOCAL			
	30 X 24	**2.50**	7	17.50
	49 X 24 2 PIEZAS	**29.33**	7	205.31
	54 X 24	**2.50**	7	17.50
	17 X 7	**1.00**	7	7.00
	1117 E LOCAL			
	30 X 24	**2.50**	7	17.50
	49 X 24 2 PIEZAS	**29.33**	7	205.31
	54 X 24	**2.50**	7	17.50
	17 X 7	**1.00**	7	7.00
	INSTALACION	**396.13**	2	792.26
	DISEÑO Y DIAGRAMACION		100	100.00
		TOTAL		**$3,435.36**

NATURAL GREEN CORP.

PROFESSIONAL LANDSCAPING.LAWN SERVICE
16450NW 20 AVE. MIAMI GARDES, FL 33054
TEL:305 307 2800
naturallygreencorp@gmail.com

MOWING. EDGING.TREE REMOVAL.TRIMMING

COSTUMER NAME: 163 PLAZA **TEL:**

ADDRESS: 16311NE 11 AVE NORTH MIAMI BEACH, FL.
DATE:

DESCRIPTION WORK DONE	PRICE
Entire landscape renovation of shopping plaza and parking lot.	
Fix the irrigation Sistema.	
LANDSCAPE/ TREE SERVISE	
Trim all existing palm trees/ Sabal palms and Washingtonia Palms.	
Remove the tree next to the IHOP restaurant.	$450.00
Remove dead existing Royal palms.	$350.00
Remove all the Cocoplum areas.	$400.00
Install Adonidia / Chrismas tree palms on the parking lot area.	$3000.00
Install Blue Latan Palms.	$4000.00
Remove the existing sodded areas.	$900.00
Install new sod of overall sodded areas.	$3000.00
Create a garden area at 163th st . (Property front).	$2000.00
IRRIGATION SISTEMA.	
Replace, fix and adjusting all the sprinkler heads	$1500.00

SUB-TOTAL	$14700.00
FLORIDA TAX 7%	$1029.00
TOTAL	$16758.00

NOTE: 50% OF TOTAL AMOUNT UPON TO BEGIN THE WORK.

SoBePRINT

1331 Lincoln Rd suite #1203
Miami Beach, Fl
Tel: 786-768-7766 786-469-6601

Estimate: 00312

Date: 08/25/2016

To: Joe

Description:

Window Graphics Frosted Films:
Material: Oracal 361 frosted film
Total Stores (7) Seven:
Ciona Wigs
Orvietos Awards
Clothes and bows
Omega Realty
Dream Wigs
Rachels Wigs
Nancy Nails $ 2450.00

Note: Old graphic remobe, window clean up, and installation is included in this quote.
The price in this estimate applies for full order
(if the order is place partially Price will vary)

Subtotal:	$2450.00
Tax:	$ 171.50
Total:	$2621.50

CARIBE S ELECTRIC, INC

Electrical Contractor

1770 West 40 Street Bay 3 Hialeah, Fl 33012 Office: (305) 822-8449 Cell: (786) 255-6212 Fax: (305) 822-4142 STATE LICENSE: EC-13005471

Date: 8/26/16 Pro#4805-A

Caribe S. Electric, Inc. hereby proposes to furnish the materials and perform the labor necessary for the completion of all work described below in accordance with the rules and regulations of the NEC.

SCOPE OF WORK:

- Provide new underground conduits and wiring to install (18) new light poles in the shopping plaza inside of the ground area. – Total - $9,675.00

- Remove existing scone fixtures for each space in the exterior wall and install new LED fixture a total of (25). – Total $2,125.00

WE SHALL NOT PROVIDE:

- Permit fees or plans required by building department.

- Any charges for utility companies including but not limited to FPL, Bellsouth or Comcast.

- Any additional work not specified in the scope of work.

- Light fixture, recess lighting, dimmers, dimmers panel, LED fixtures or light bulbs, ceiling fans, exhaust fans.

- Cutting or patching concrete or asphalt.

- Replace grass.

- Light fixtures or poles. Plans and specification: Proposal is based on the submitted plans with revisions as indicated for the plan.

- We propose to finish the above mentioned material and labor in accordance with the conditions for the sum of: $11,800.00

- Payments schedule: Start 50% Final 100% Party Initials_____

Proposal Submitted to: 163 plaza	Work to be performed at: Same
Name: 163 Plaza	Address: Same
Address: 16311 NE 11 ave. N. Miami Beach	Phone No: Same
Phone No:	Date of Plans: N/A
Fax No:	Project # N/A
Email:	Architect N/A

CARIBE S ELECTRIC, INC

Electrical Contractor

1770 West 40 Street Bay 3 Hialeah, Fl 33012 Office: (305) 822-8449 Cell: (786) 255-6212 Fax: (305) 822-4142 STATE LICENSE: EC-13005471

PRO#4805-A (Continued)...

- Proposal price shall be in effect for a period of one month from the date of acceptance of the proposal. This proposal shall be void after one month from the acceptance date if the deposit payment is not received.

- Payments to be made as listed above. Payments not received by the invoice due date shall be considered past due. Past due accounts will incur an additional past due fee at an interest rate of 1.5 % per month on the amount past due until paid in full. Client agrees to pay any expenses incurred by Caribe S. Electric, Inc. in the collection or enforcement of this proposal, including costs and reasonable attorney's fees (including those incurred for appellate proceedings) in the event that Caribe S. Electric, Inc. shall be obligated to resort to the courts or require the services of an attorney to collect under this proposal.

- If this project takes longer than six months to complete and it is not due to any delays caused by Caribe S. Electric, Inc., any supplies, materials and equipment needed to complete the project shall be at the current market price for such items.

- This proposal will be null after six months of no project activity.

- Work to be performed from Mondays to Fridays only.

- Any deviation, alteration or changes from this proposal shall be executed only upon receipt of a written change order. Said changes shall in no way affect or void the proposal. Charges for changes or modifications to this proposal will add to original proposal amount.

- Electrical installation shall meet the NEC and local building codes. Errors in design by the architect and/or engineer are not the responsibility of Caribe S Electric, Inc.. Any additional outlets, wiring, fixtures, equipment, etc. not indicated on plans and specifications that are required by others (i.e. Inspectors) shall not be part of this proposal and shall be charged according to option.

- Warranties shall apply exclusively to the electrical installation of the materials, fixtures, equipment, and other item supplied by the electrical contractor. Warranty shall commence from installation and functioning/operational date for a maximum period of one (1) year. Party Signature/ Date/ Tittle _____ Caribe S Electric Signature /Date/ Tittle _____ When signed by both parties this instrumental constitutes a legal and binding contract. This proposal may be withdrawn if not accepted within (15) days of day submission. No Refunds if any cancellation might occur before the day of completion. Materials would be suggested for review at the time of installation according with delay or market price with the electrical supplied.

CARIBE S ELECTRIC, INC

Electrical Contractor

1770 West 40 Street Bay 3 Hialeah, Fl 33012 Office: (305) 822-8449 Cell: (786) 255-6212 Fax: (305) 822-4142 STATE LICENSE: EC-13005471

Date: 8/26/16 Pro#4805-A

Caribe S. Electric, Inc. hereby proposes to furnish the materials and perform the labor necessary for the completion of all work described below in accordance with the rules and regulations of the NEC.

SCOPE OF WORK:

- Provide new underground conduits and wiring to install (18) new light poles in the shopping plaza inside of the ground area. – Total - $9,675.00

- Remove existing scone fixtures for each space in the exterior wall and install new LED fixture a total of (25). – Total $2,125.00

WE SHALL NOT PROVIDE:

- Permit fees or plans required by building department.

- Any charges for utility companies including but not limited to FPL, Bellsouth or Comcast.

- Any additional work not specified in the scope of work.

- Light fixture, recess lighting, dimmers, dimmers panel, LED fixtures or light bulbs, ceiling fans, exhaust fans.

- Cutting or patching concrete or asphalt.

- Replace grass.

- Light fixtures or poles. Plans and specification: Proposal is based on the submitted plans with revisions as indicated for the plan.

- We propose to finish the above mentioned material and labor in accordance with the conditions for the sum of: $11,800.00

- Payments schedule: Start 50% Final 100% Party Initials_____

Proposal Submitted to: 163 plaza	Work to be performed at: Same
Name: 163 Plaza	Address: Same
Address: 16311 NE 11 ave. N. Miami Beach	Phone No: Same
Phone No:	Date of Plans: N/A
Fax No:	Project # N/A
Email:	Architect N/A

CARIBE S ELECTRIC, INC

Electrical Contractor

1770 West 40 Street Bay 3 Hialeah, Fl 33012 Office: (305) 822-8449 Cell: (786) 255-6212 Fax: (305) 822-4142 STATE LICENSE: EC-13005471

PRO#4805-A (Continued)...

- Proposal price shall be in effect for a period of one month from the date of acceptance of the proposal. This proposal shall be void after one month from the acceptance date if the deposit payment is not received.

- Payments to be made as listed above. Payments not received by the invoice due date shall be considered past due. Past due accounts will incur an additional past due fee at an interest rate of 1.5 % per month on the amount past due until paid in full. Client agrees to pay any expenses incurred by Caribe S. Electric, Inc. in the collection or enforcement of this proposal, including costs and reasonable attorney's fees (including those incurred for appellate proceedings) in the event that Caribe S. Electric, Inc. shall be obligated to resort to the courts or require the services of an attorney to collect under this proposal.

- If this project takes longer than six months to complete and it is not due to any delays caused by Caribe S. Electric, Inc., any supplies, materials and equipment needed to complete the project shall be at the current market price for such items.

- This proposal will be null after six months of no project activity.

- Work to be performed from Mondays to Fridays only.

- Any deviation, alteration or changes from this proposal shall be executed only upon receipt of a written change order. Said changes shall in no way affect or void the proposal. Charges for changes or modifications to this proposal will add to original proposal amount.

- Electrical installation shall meet the NEC and local building codes. Errors in design by the architect and/or engineer are not the responsibility of Caribe S Electric, Inc.. Any additional outlets, wiring, fixtures, equipment, etc. not indicated on plans and specifications that are required by others (i.e. Inspectors) shall not be part of this proposal and shall be charged according to option.

- Warranties shall apply exclusively to the electrical installation of the materials, fixtures, equipment, and other item supplied by the electrical contractor. Warranty shall commence from installation and functioning/operational date for a maximum period of one (1) year. Party Signature/ Date/ Tittle _____ Caribe S Electric Signature /Date/ Tittle _____ When signed by both parties this instrumental constitutes a legal and binding contract. This proposal may be withdrawn if not accepted within (15) days of day submission. No Refunds if any cancellation might occur before the day of completion. Materials would be suggested for review at the time of installation according with delay or market price with the electrical supplied.

Nelson Salamanca

Home improvement
305 300 0868
Miami Fl

Estimate

DATE: 08-26-2016

Costumer**: Filiz A. Kayali**
Address: 1119 NE 163 rd
Miami Fl

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
GL	General exterior paint includes: -pressure cleaning -reparation of cracks -reseal-caulking in windows and doors -one coat of primer -two coats of exterior paint (Sherwin-Williams brand, color to be decided) -accent painting -moldings and doors in a different color -materials and labor		$17,650.00
585 lf	Foam exterior crown molding with 12” in height around of building (price includes materials and labor)		$ 10,624.00
880 sf	Reparation of flat roof in exterior soffit		$ 3,576.00
880 sf	Installation of drywall under Neath in exterior soffit		$ 2,840.00
260 lf	Foam exterior crown molding with 8” in front of the soffit		$ 3,120.00

	SUBTOTAL	$ 37,810.00
	Administration 10%	$ 3,781.00
	SHIPPING & HANDLING	
	TOTAL	$ 41,591.00

Approval_____ Date_____
Signature

Thank you for your business!

Arrieta Landscape and Maintenance Services Inc.

16251 NW 129th Ave.
Miami, FL 33018
(786)236-6234
arrietalandscape@aol.com

ESTIMATE

ADDRESS
163rd Street Plaza

ESTIMATE # 1105
DATE 08/23/2016
EXPIRATION DATE 09/23/2016

ACTIVITY	QTY	RATE	AMOUNT
Landscape Landscape Renovation for Commercial Shopping Plaza and Parking Lot. Scope of Work: Removal of hanging Tree Limbs from existing trees on-site (tree lift). Removal of Dead or Unhealthy Palm trees and stumps including (INVASIVE TREE next to FPL Transformer Box). Removal of overall existing Cocoplum Shrub Hedges. Removal of dead and weeded sod area for all landscape island areas. Provide Sprinkler Service for entire property. Replace all broken spray heads, clean-out/replace all nozzles for all spray heads, provide adjustment fixtures to unnecessary hedges sprinklers raisers. Fix Solenoid Valve/Switch that is broken. Install New Sod for Sodded Areas with Top Soil Underneath if necessary. Install Adonidia Palms around property. Replace Royal Palms and Replace with Blue Latan Palm. Install new Date Palm for an Island Area. Install at some areas Decorative Rocks with weed barrier tarp. Install Mulch for areas needing mulch. Create a low maintenance garden area for Main Sign Area in front of property.	0	0.00	0.00
0001 Sod - 'Palmetto sod' - per pallet (top soil included) (to be installed at sodded areas)	12	325.00	3,900.00
0002 Adonidia Palm - 8' - 12' Overall Height 'double head'	6	325.00	1,950.00
0003 Blue Latan Palm - 14' - 16' (to be installed instead of Royal Palms)	6	695.00	4,170.00

ACTIVITY	QTY	RATE	AMOUNT
0004 Decorative 'upgraded' Rocks - (River jacks) - per yard (weed barrier tarp included)	5.25	395.00	2,073.75
0005 Bromeliad Imperialis 'silver color' - 15 gal. (to be installed at Main Sign area along 163rd Street)	3	95.00	285.00
0006 Bromeliad 'variety of different types' - full sun bromeliads - 8" Pots (to be installed in Main Sign Area)	12	18.00	216.00
0007 Sylvester date palm - 8' CT (to be installed for an island area)	1	1,800.00	1,800.00
0007 Labor Charge - Removal of all weeded sod areas with Sod Cutter Machine Rental to install new sod for sodded areas (More than 5000 sq. ft. of weeded sod removal). Proper Removal of all Cocoplum Hedges and small dead palms. Proper Disposal of Debris at Waste Yard Dump Site.	1	650.00	650.00
Landscape Tree Service Tree Service - Includes service of removal of Invasive Tree next to FPL transformer box. Removal of dead/unhealthy palms with stump removal. Leftover stumps around property. Trim and lift existing Trees on property for proper growth. Clean up existing palm trees of Sabal palms and Washingtonia Palms. Proper Workmanship to be done and proper removal of all debris to be hauled away from property.	1	2,900.00	2,900.00
Landscape Sprinkler Service Landscape Sprinkler Service - Including: Replacement of 20 spray heads, clean/replace ALL Spray head Nozzles and Fix Solenoid Valve/Switch that is not working properly. Proper Adjustment fixtures of all Sprinkler Spray heads that are sticking out of the ground to be lowered and flush with ground level and straighten any spray heads as well. This price DOES NOT included the sprinkler timer box if in need of repair.	1	950.00	950.00

TOTAL $18,894.75

Accepted By

Accepted Date

J&Y MAINTENANCE OF MIAMI CORP.

GENERAL MAINTENANCE

1855 W 60TH ST 336. HIALEAH, FL 33012.
TEL: 786 715 6382 / 786 237 9885.
jymaintenancemiami@gmail.com

ESTIMATE #: 1406

163 plaza

16391 NE 11 Ave
N. Miami Beach, FL 33162.

Date: 08/28/2016

Scope of work	Price
Remove the main sign in from of the shopping plaza.(at 163th st).	$ 950.00
Sub-total	$ 950.00
Tax	$ 66.50
Total	$ 1016.50

Payment terms are 50% deposit & balance upon completion.

Note: The above price includes remove the sign and clean up the area.

J&Y MAINTENANCE OF MIAMI CORP.

GENERAL MAINTENANCE

1855 W 60TH ST 336. HIALEAH, FL 33012.
TEL: 786 715 6382 / 786 237 9885.
jymaintenancemiami@gmail.com

ESTIMATE #: 1440

163 plaza

16391 NE 11 Ave
N. Miami Beach, FL 33162.

Date: 08/31/2016

SCOPE OF WORK	PRICE
Replace the door of main dumpster of shopping plaza.	
OBSERVATIONS: The above work requires heavy-duty materials.	$ 1700.00
SUB-TOTAL	$ 1700.00
TAX	$ 119.00
TOTAL	$ 1819.00

NOTE: That estimated price includes materials and labor.	Payment terms are 50% deposit & balance upon completion.

CUTUMER NAME:
163 PLAZA.

ADDRES:
N. MIAMI BEACH.

TEL:

P#: 2-0134

DESCRIPTION OF REQUESTED WORK:

1. Take away existing light attachments in front area of each shopping establishment, and replace them by 25 new light fixtures. $8, 200.00

2. Run the necessary underground wiring to install 18 light poles around the shopping plaza. $ 2, 150.00

TOTAL OF LABOR WORK:
$ 10, 350.00

Email

786- 587-4170
Telephone

NOTE: This price only includes labor work.

CUTUMER NAME:
163 PLAZA.

ADDRES:
N. MIAMI BEACH.

TEL:

P#: 2-0134

DESCRIPTION OF REQUESTED WORK:

1. Take away existing light attachments in front area of each shopping establishment, and replace them by 25 new light fixtures. $8, 200.00

2. Run the necessary underground wiring to install 18 light poles around the shopping plaza. $ 2, 150.00

TOTAL OF LABOR WORK:
$ 10, 350.00

Email

786- 587-4170
Telephone

NOTE: This price only includes labor work.

Contractors Electrical Services Inc.

LIC#: EC13006559

ELECTRICAL-FIREALARM-CCTV-DATA

O:305-233-8382

C:786-252-1284

F:888-972-2737

LEOELECTRIC@YAHOO.COM

12308 SW 132 CT. MIAMI, FL 33186.

CUSTOMER NAME 163 PLAZA	TEL
ADDRESS 16311 SW 11 AVE. NORTH MIAMI B. FL	
EMAIL	FAX

SCOPE OF WORK: Take off the electrical sign located in the front garden of the 163th Shopping Plaza.

ESTIMATED PRICE: **$1300.00**

NOTE: **That price does not include any permit or fee.**

AGENDA ITEM 6

1911 NE 164th Street
Beautification Grant

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

Property Information	
Folio:	07-2216-001-0370
Property Address:	1959 NE 164 ST North Miami Beach, FL 33162-4118
Owner	NMBPLACE LLC
Mailing Address	1911 NE 164 ST NORTH MIAMI BEACH, FL 33162 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	17,751 Sq.Ft
Lot Size	69,080 Sq.Ft
Year Built	1959

Assessment Information			
Year	2016	2015	2014
Land Value	$1,036,200	$932,580	$898,040
Building Value	$661,935	$634,147	$573,677
XF Value	$108,641	$0	$109,417
Market Value	$1,806,776	$1,566,727	$1,581,134
Assessed Value	$1,723,399	$1,566,727	$1,465,128

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	$83,377		$116,006

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
16 52 42 FULFORD BY THE SEA SEC F PB 8-64 LOTS 12 THRU 21 INC BLK 72 LOT SIZE IRREGULAR OR 15619-3180 22549-1709 0792 4

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	$0	$0	$0
Taxable Value	$1,723,399	$1,566,727	$1,465,128
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,806,776	$1,566,727	$1,581,134
City			
Exemption Value	$0	$0	$0
Taxable Value	$1,723,399	$1,566,727	$1,465,128
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$1,723,399	$1,566,727	$1,465,128

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/28/2016	$100	29947-2781	Corrective, tax or QCD; min consideration
01/28/2016	$1,303,400	29947-2751	Affiliated parties
07/01/1992	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
01/01/1988	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

99

SELF·STORAGE

North Miami Beach Community Redevelopment Agency
Façade Beautification Program Application

Date of Application: 9/2/16

1. Address of project requesting incentive: 1911 NE 164th Street

2. Name of Applicant: VICTOR DANTE

   Address of Applicant: 1911 NE 164th Street, NMB, FL 33162

   Phone: 305-949-2526 Fax: 305-948-3944

   Email: VDANTE@AOL.COM

3. Does the applicant own property? _____ Yes _____ No

   If "No" box is checked, please attach a copy of the lease.

   Indicate the owning entity of the property (i.e. name on property title)

   _____

4. Project Description:

   ~~CAN~~ ~~CANOPIES~~ SIGN CHANNEL LETTERS

5. Total Project Cost: $5,000.00 Total Funding Request: $2,500.00

Authorized Representative(s):

Victor Dante
Business Owner Signature

VICTOR DANTE
Print Name

Victor Dante
Property Owner Signature
(If different)

VICTOR DANTE
Print Name

*Attach and Sign Eligibility and Application Requirements Form.

North Miami Beach Community Redevelopment Agency (NMB CRA)
Eligibility/Application Requirements

Step 1: Application Checklist (Attachments):

Please read and check beside each application requirement

Business or property owner must submit an application to the NMB CRA Staff for initial review. At that time the application should include:

- ☑ Photograph of the property showing the area(s) for improvement.
- ☑ Conceptual design drawing(s) and/or photographs, material samples etc.
- ☑ Three (3) bids from licensed contractors. Bids must be typed and contain the following information; contractor's license number, name, address, phone number and fax number. Hand written bids will not be accepted.
- ☑ If this is a tenant improvement, a copy of the lease agreement must be provided. TENANT IS OWNER
- ☑ A copy of a valid Business Tax Receipt with the City of North Miami Beach.
- ☑ The Eligibility/Application Requirements Sheet initialed and signed by applicant.
- ☑ Fully executed W-9 Form.

Step 2: Acknowledgments (Please initial indicating your understanding):

A) VVP Property to be improved is free of all municipal and county liens, judgments or encumbrances of any kind. Upon grant approval, said property shall remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

B) VVP Application(s) shall be initially reviewed by NMB CRA Staff within ten (10) business days. If additional information is required to finalize the application, additional time will be required for approval process.

C) VVP The application must be signed by the property owner authorizing the proposed improvements.

D) VVP Grant payments are on a reimbursable basis at the completion of the project.

E) VVP A Federal W-9 form must be provided for financial documentation and reimbursement purposes.

F) VVR The NMB CRA will require 3 original copies of the Grant Agreement be fully executed. One (1) shall be retained by the applicant.

VVR All grant funded improvements must commence prior to 180 days after NMB CRA Board Approval and must be substantially complete with 60 days of the grant expiration. Any request for modification of the Grant Agreement *must* be submitted not less than 60 days prior to the grant expiration in order to be considered by NMB CRA Staff.

G) VVR I fully understand the **Grant Reimbursement Requirements and Procedures** as described below:

All disbursements of the grant proceeds shall be made as a lump sum payment pending full completion of the project. Upon completion of the project, the submission for reimbursement of the grant proceeds must be submitted in writing to the NMB CRA and contain the following information:

- Certificate of Completion/and or Occupancy
- Copies of invoices and Receipts
- Pay applications
- Proof of payment – i.e. canceled checks
- Any other documents that enable staff to determine project completion.
- Release of Lien

The CRA will review the grant reimbursement request within ten (10) business days of submittal of the required documentation and forward it to the Finance Department to process the reimbursement payment. A check will be disbursed within thirty (30) days of the payment request to the Finance Department.

I have read completely and understand the program, including the application guidelines and grant reimbursement process.

Victor Dante
Applicant Signature

Date 9/2/16

VICTOR DANTE
Print Name

001620

Local Business Tax Receipt

Miami–Dade County, State of Florida

–THIS IS NOT A BILL – DO NOT PAY

LBT

3314713

BUSINESS NAME/LOCATION
DANTE VICTOR F PA LAW OFFICE OF
1911 NE 164 ST
NORTH MIAMI BEACH FL 33162

RECEIPT NO.
RENEWAL
3453107

EXPIRES
SEPTEMBER 30, 2016
Must be displayed at place of business
Pursuant to County Code
Chapter 8A – Art. 9 & 10

OWNER
LAW OFFICE OF VICTOR F DANTE PA
Employee(s) 1

SEC. TYPE OF BUSINESS
212 P.A./CORP/PARTNERSHIP/FIRM

PAYMENT RECEIVED BY TAX COLLECTOR
$45.00 07/10/2015
CHECK21–15–087317

2015-16

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles – Miami–Dade Code Sec 8a–276.

For more information, visit www.miamidade.gov/taxcollector

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
LAW OFFICES OF VICTOR F. DIANTE, P.A.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
1911 NE 164th Street

Requester's name and address (optional)

6 City, state, and ZIP code
North Miami Beach, FL 33162

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
65 - 0490563

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 9/2/16

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

CONDITIONAL SALES AGREEMENT

PRO signs & lighting, inc.

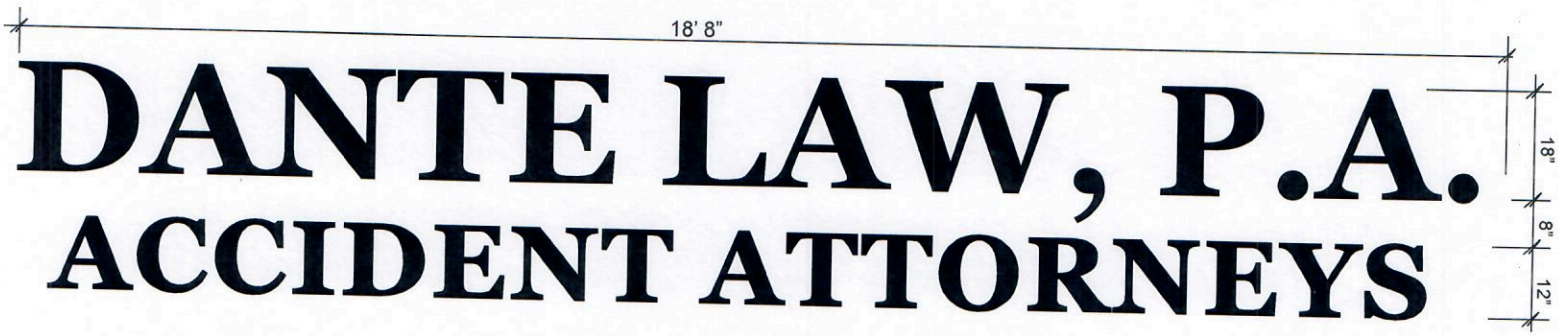
phone: 786.499.8325 • 954.881.9633
5725 nw 151 street • miami lakes, florida 33014
e-mail: prosignsinc@bellsouth.net

customer name				ordered by	date	
LAW OFFICE OF VICTOR DANTE				Tony Prada	8/29/2016	
address				office #	mobil #	
1911 NE 164th Street, North Miami Beach, Florida 33162				305.298.5288		
salesman name	permit	page	terms	e-mail		
Charlie Prada	Yes	1	COD	vdante@aol.com	CSA01821	1-1

specifications and estimate for:

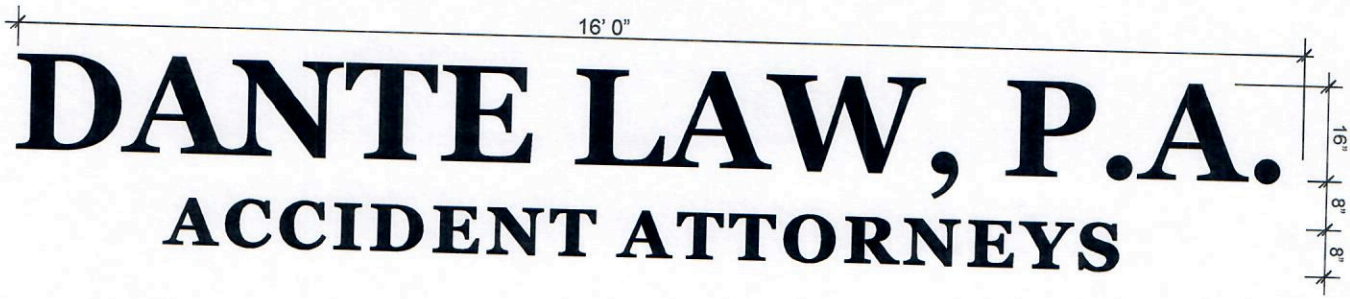
- 18"/12" FABRICATION AND INSTALLATION AND ELECTRICAL HOOK-UP OF DUAL COLOR CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE LED AS PER SOUTH FLORIDA BUILDING CODE - $10,940.00
- EXISTING SIGN REMOVAL, DISPOSAL AND WALL PENETRATION REPAIRS - $360.00
  ELECTRIC FROM EXISTING SIGN TO NEW SIGN LOCATION - $240.00
- PERMIT AND ENGINEERING FEES - $1,100.00

TOTAL PRICE: $13,524.80 (7% SALES TAX INCLUDED)



- 16"/8" FABRICATION AND INSTALLATION AND ELECTRICAL HOOK-UP OF DUAL COLOR CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE LED AS PER SOUTH FLORIDA BUILDING CODE - $8,900.00
- EXISTING SIGN REMOVAL, DISPOSAL AND WALL PENETRATION REPAIRS - $360.00
  ELECTRIC FROM EXISTING SIGN TO NEW SIGN LOCATION - $240.00
- PERMIT AND ENGINEERING FEES - $900.00

TOTAL PRICE: $11,128.00 (7% SALES TAX INCLUDED)



special instructions:

TIME COMPLETION: 45 DAYS FROM DATE OF APPROVAL

PROPOSAL

FOREVER Signs
SIGN MANUFACTURING

2400 W 3rd Court, Hialeah, FL 33010
Phone: (305) 885 3411 • Fax: (305) 885 3466
E.mail: foreversigns@aol.com • http://www.foreversignsusa.com

CUSTOMER NAME: DANTE LAW, P.A
ADDRESS: 19111 NE 164TH ST
CITY: NMB | STATE: FL | ZIP CODE:
PHONE: 305.945.7561 | FAX:
TONY@YSSELFSTORAGE.COM

SERVICE	PRICE
CHANNEL LETTER SIGN	$4,608.00
SPEC:	
.40 ALUMINUM RETURN	
3/4" TRIM CAP	
TRANSLUCENT FACES	
LED LIGHTS	
INSTALLATION INCLUDED	
50% DEPOSIT	
50% AT INSTALLATION + CITY FEES	

SUB-TOTAL	$4,608.00
TAX (7%)	ATTACHED
CITY PERMIT	NOT INCLUDED
TOTAL	$4,608.00

DATE: MONTH 09 | DAY 01 | YEAR 2016

We hereby propose to furnish labor and materials - complite with accordance with the above specifications, for the sum of _____ dollars, plus 7% tax _____ with the payment to be made as follows.

Any alterations from above specifications involving extra costs, will be execute only upon written orders, and will become an extra charge over and above estimate. All agreements contingents upon strikes, accidents or delays beyond control. This proposal subject to acceptance within _____ days and void there after at the option of the undersigned.

YOUR SIGNATURE CONSTITUTE AN AGREEMENT TO THE CONDITIONS OF THIS PROPOSAL.

CUSTOMER SIGNATURE

SELLER SIGNATURE: DAYANA CASTELLANOS

Estimate

ADVANCED MULTI SIGN CORP.
750 west 26 St
Hialeah Fl 33010
ES-12000622

Date	Estimate #
9/2/2016	17785

Name / Address	Ship To
DANTE LAW OFFICES VICTOR DANTE 1911 NE 164 ST NMB FL 33162	DANTE LAW OFFICES VICTOR DANTE 1911 NE 164 ST NMB, FL 33162

P.O. No.	Rep	Project

Item	Description	Qty	Rate	Total
	TITTLE: DANTE LAW OFFICES ==			
s-e-letters-channel	1- TOP LINE: INDIVIDUAL CHANNEL LETTERS @ 18" READING:DANTE LAW P.A (10) PLASTIC FACE COLOR:BLACK DAYTIME/ WHITE NIGHT TIME TRIM & RETURN COLOR:BLACK LED COLOR:WHITE ELEVATION:WEST ==	1	1,050.00	1,050.00T
s-e-letters-channel	2- BOTTOM LINE: INDIVIDUAL CHANNEL LETTERS @ 12" READING:ACCIDENT ATTORNEYS (17) PLASTIC FACE COLOR:BLACK DAYTIME/ WHITE NIGHT TIME TRIM & RETURN COLOR:BLACK LED COLOR:WHITE ELEVATION:WEST ==	1	1,170.00	1,170.00T

50 % required in all jobs. No exception. We appreciate your business.

Sales Tax (7.0%)

Total

Signature

Phone #	Fax #	E-mail	Web Site
305.805.3636	305.805.3637	ariel@advancedmultisign.com	www.advancedmultisign.com

Estimate

ADVANCED MULTI SIGN CORP.
750 west 26 St
Hialeah Fl 33010
ES-12000622

Date	Estimate #
9/2/2016	17785

Name / Address	Ship To
DANTE LAW OFFICES VICTOR DANTE 1911 NE 164 ST NMB FL 33162	DANTE LAW OFFICES VICTOR DANTE 1911 NE 164 ST NMB, FL 33162

P.O. No.	Rep	Project

Item	Description	Qty	Rate	Total
s-inst/h	INSTALLATION SERVICE & REMOVAL AND CAPPING OF THE EXISTENT SIGN TYPE INSTALLATION: MECHANICAL & ELECTRICAL HOOK UP ONLY TYPE OF WALL:CONCRETE ACCESS TO SIGN (MAN POWER) 7FT IN ALL DIRECTIONS REQUIRE AT THE TIME OF JOB ACCESS TO SIGN (MAN POWER) MUST CLEAR AT ALL TIMES. ACCESS TO SIGN (TRUCK) 7FT IN ALL DIRECTIONS. MAIN DEDICATE LINE MUST BE EXISTENCE WITHIN 6 FT OF POWER SUPPLY.CLEAR AT ALL TIMES. ACCESS TO SIGN (TRUCK) 7FT IN ALL DIRECTIONS. ==	1	2,025.00	2,025.00T
s-processing permi...	PERMIT FEE IS NOT REFUNDABLE. COST OF THE PERMIT IS EXCLUDED FROM THIS FEE. PROCESSING PERMIT FEE WILL COVER ONE(1) HOUR OF DESIGN AND LAYOUT PREPARATION, MAKING PLANS; AND (4) FOUR HOURS MAXIMUM TIME FOR PROCESSING CITY PERMITS OR TWO FULL TRIPS (WHICH INCLUDES TRAVEL DISTANCE TO THE CITY) ==	1	500.00	500.00T
Discount	discount	1	-500.00	-500.00

50 % required in all jobs. No exception. We appreciate your business.

Sales Tax (7.0%)	$332.15
Total	$4,577.15

Signature _____

Phone #	Fax #	E-mail	Web Site
305.805.3636	305.805.3637	ariel@advancedmultisign.com	www.advancedmultisign.com

DANTE LAW, P.A.
ACCIDENT ATTORNEYS
18' 8"
18"
8"
12"

16' 0" -

DANTE LAW, P.A.

PERSONAL INJURY ATTORNEYS

18"

8"

10"

SIGN DETAIL ELEVATION

PERSONAL INJURY LAW PROPOSED DUAL COLOR CHANNEL LETTERS ILLUMINATED WITH LED	16-1945 1-1
North Miami Beach, Florida	Folio #
Not to scale	DRAWING BY: Charlie
July 19, 2015	TOTAL STORE FRONTAGE AREA:
	TOTAL STOREFRONT SIGNAGE AREA:

phone: 305.698.9690 • 786.499.8325
e-mail: prosignsinc@bellsouth.net
2440 w 80th st., Unit #1
hialeah, fl 33016
5725 nw 151 st.,
miami lakes, fl 33014
PRO signs & lighting, inc.

THIS IS AN ORIGINAL UNPUBLISHED SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY PRO SIGNS & LIGHTING, INC.
IT IS NOT TO BE REPRODUCED, EXIBITED OR FABRICATED IN ANY FASHION WITHOUT PERMISSION FROM AN AUTHORIZED OFFICER OF PRO SIGNS & LIGHTING, INC.

AGENDA ITEM 7

Vicky's Bakery
1973 NE 163rd Street
Comprehensive Commercial Improvement Grant

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

Property Information	
Folio:	07-2216-001-0740
Property Address:	1973 N MIAMI BEACH BLVD North Miami Beach, FL 33162-4825
Owner	PINA INVESTMENTS LLC
Mailing Address	20225 NE 34 DEL VISTA CT #2413 AVENTURA, FL 33180 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2211 DRIVE-IN RESTAURANT : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,008 Sq.Ft
Lot Size	21,000 Sq.Ft
Year Built	1997

Assessment Information			
Year	2016	2015	2014
Land Value	$504,000	$462,000	$462,000
Building Value	$271,370	$247,140	$240,787
XF Value	$38,331	$35,956	$36,379
Market Value	$813,701	$745,096	$739,166
Assessed Value	$813,701	$745,096	$739,166

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	$0	$0	$0
Taxable Value	$813,701	$745,096	$739,166
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$813,701	$745,096	$739,166
City			
Exemption Value	$0	$0	$0
Taxable Value	$813,701	$745,096	$739,166
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$813,701	$745,096	$739,166

Benefits Information				
Benefit	Type	2016	2015	2014

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/29/2011	$1,500,000	27749-2854	Not exposed to open-market; atypical motivation
11/01/1991	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

Short Legal Description

FULFORD BY THE SEA SEC F PB 8-64
LOTS 13-14 & 15 BLK 84
LOT SIZE 150.000 X 140
COC 24544-3273 05 2006 5

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

OPEN 24 HOURS
The Original
Vicky
BAKERY
café con LECHE
VICKY BAKERY

7830

COFFEE BAR
COFFEE/CAFE
BREAD/TOSTADA
JUICES/JUGO
DRINKS/BEBIDAS
PICK UP ORDERS
COFFEE BAR

PROPOSED SIGN

24" VICKY BAKERY 20"

UNDERWRITERS LABORATORIES INC. LISTED

Nobody Builds Images Like saulsigns®

SAUL SIGNS
861 West 17 St, Hialeah, FL 33010

ph: 305.266.8484
fax: 786.534.4956
info@saulsigns.com
www.saulsigns.com

Job: Vicky Bakery

Address: 1973 NE 163 St

Municipality: Miami

Date: 6/24/2016

Rep: Arturo Vizcaino

Scale: N.T.S

DESIGNER/ Adrian
FOR ILLUSTRATION PURPOSE ONLY

PROPOSED SIGN

30”

24”

VICKY BAKERY

20”

UL
UNDERWRITERS LABORATORIES INC. LISTED

Nobody Builds Images Like saulsigns®

SAUL SIGNS
861 West 17 St, Hialeah, FL 33010

ph: 305.266.8484
fax: 786.534.4956
info@saulsigns.com
www.saulsigns.com

Job: Vicky Bakery

Address: 1973 NE 163 St

Municipality: Miami

Date: 6/24/2016

Rep: Arturo Vizcaino

Scale: N.T.S

DESIGNER/ Adrian
FOR ILLUSTRATION PURPOSE ONLY

PROPOSED SIGN

UNDERWRITERS LABORATORIES INC. LISTED

Nobody Builds Images Like saulsigns®

SAUL SIGNS
861 West 17 St, Hialeah, FL 33010

ph: 305.266.8484
fax: 786.534.4956
info@saulsigns.com
www.saulsigns.com

Job: Vicky Bakery

Address: 1973 NE 163 St

Municipality: Miami

Date: 6/24/2016

Rep: Arturo Vizcaino

Scale: N.T.S

DESIGNER/ Adrian
FOR ILLUSTRATION PURPOSE ONLY

VICKY BAKERY
café con LECHE
PASTELITOS
PAN con BISTEC

VICKY BAKERY
7830
SANDWICHES

OPEN 24 HOURS
Vicky
café con LECHE
PASTELITOS
VICKY BAKERY
PAN

OPEN

HAPPY HOUR
7-8 PM

Cakes
Café
Especiales
de Fiestas

Vicky
BAKERY
The Original
SINCE 1972
Open
24 Hours
¡Que Sweet it is!
Galletas
Dulces

FWC
de Fiestas
Pastelitos
Sandwiches
Desayuno

The North Miami Beach Community Redevelopment Agency

Grant Application

(Please type or clearly print)

Applicant Name:

Is the Applicant the property owner: ___ Yes X No
(If No, property owner must also sign application accepting terms of the program)

Property Address:

1973 NE 163 STREET

Folio Number: 07-2216-001-0740

Applicant Mailing Address (if different from Property Address):

8000 NW 31 STREET
DORAL FL 33122

Applicant Phone Number and Email:

(305) 796-7677 CCEVARONAS@GMAIL.COM

Property Owner (if different from applicant):

PINA INVESTMENTS LLC

Property Owner Phone Number and Email:

(786) 631-8008 MIGUEL.PD@PINAMUSEUM.COM

Current Use(s) of Property (Office, retail, etc.):

RETAIL BAKERY

DBA – Name of Shopping Center or Business (if applicable):

VICKY BAKERY

Brief Description of Scope of Work:
- LIGHTING
- PLANTERS
- FANS
- FRONT SIGNAGE ON FRONT WALL AND IN FRONT OF BUILDING ON GRASS AREA
- AWNING IN FRONT OF BUILDING

Anticipated Cost of All Eligible Improvements: $ _____

Requested Grant Amount (based on program): $ _____

Properties to be improved must be free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meet the goals and objectives as set forth in the CRA Redevelopment Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

The Commercial Property Improvement Program benefits are contingent upon funding availability and CRA Board approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated CRA areas are not eligible for CRA funded programs when such funding conflicts with the goals expressed in the CRA Redevelopment Plan.

I certify that I have read and understand the above statement and will comply with all requirements of the program and or conditions of funding:

Applicant Signature — Date: 9/2/16

Property Owner Signature — Date: 9/2/16

I hereby submit this form and all required attachments as application to the North Miami Beach Community Redevelopment Agency (CRA) to be considered for a Grant under the CRA's Commercial Property Improvement Grant Program. I understand that no work may be performed for work entered into by the Applicant or other agents until approval of this request is received through a fully executed grant Agreement with the CRA. I further understand the North Miami Community Redevelopment Agency Board has, at its sole discretion, the right to final determination for all aspects of the Commercial Property Improvement Grant Program. This final determination may include, but not be limited to, ranking of applicants, final amount granted to any applicant, applications to be funded, all conditions of funding, approval of all architectural plans and materials to be used in any construction.

Signature of Applicant

Date

9/2/16

Printed Name and Title

Minerva Moreira

Carlos de Varona

Vincent's Painting & Remodeling

1740 SW 11 ST
Miami, FL 33135
305-649-5092

Estimate/Contract #
160615
Date: 6/15/16
To: Vicky Bakery
Address: 1973 NE
163 ST. N. Miami

Tel: 305 796-7675
Fax:N/A

Qty.	Description	Each	Amount
	Storefront Awning Canopy in Canvas approximate 59'X14'		$20,670.00
	Gutter work for awning area and Paint touch up		$3500.00
	Permits and Engineering		$2500.00
		Total	$26,670.00
		Tax	N/A
		Grand Total	$26, 670.00
		Deposit	$13,335.00
		Balance	$13,335.00

Signed by: _____
Print Name: _____

Date: _____
Sold by: _____

PROPOSAL

FOREVER Signs
SIGN MANUFACTURING

2400 W 3rd Court, Hialeah, FL 33010
Phone: (305) 885 3411 • Fax: (305) 885 3466
E.mail: foreversigns@aol.com • http://www.foreversignsusa.com

CUSTOMER NAME: VICKY BAKERY
ADDRESS: 1973 NE 163RD ST
CITY: NORTH MIAMI | STATE: FL | ZIP CODE: 33304
PHONE: 305.796.7675 | FAX:
CDEVARONA5@GMAIL.COM

SERVICE	PRICE
NORTH MIAMI LOCATION	
CHANNEL LETTER LOGO FOR FRONT	$850.00
CHANNEL LETTER AND LOGO SIGN	$3,170.00
SPEC:	
.40 ALUMINUM RETURN	
3/4" TRIM CAP	
TRANSLUCENT FACES	
LED LIGHT	
REFACING OF EXISTING MONUMENT SIGN	$810.00
INSTALLATION INCLUDED	
SEE DRAWINGS FOR DETAILS	
50% DEPOSIT	
50% AT INSTALLATION + CITY FEES	

SUB-TOTAL	$4,830.00
TAX (7%)	ATTACHED
CITY PERMIT	NOT INCLUDED
TOTAL	$4,830.00

DATE: MONTH 07 | DAY 07 | YEAR 2016

We hereby propose to furnish labor and materials - complite with accordance with the above specifications, for the sum of _____ dollars, plus 7% tax _____ with the payment to be made as follows.

Any alterations from above specifications involving extra costs, will be execute only upon written orders, and will become an extra charge over and above estimate. All agreements contingents upon strikes, accidents or delays beyond control. This proposal subject to acceptance within _____ days and void there after at the option of the undersigned.

YOUR SIGNATURE CONSTITUTE AN AGREEMENT TO THE CONDITIONS OF THIS PROPOSAL.

CUSTOMER SIGNATURE

SELLER SIGNATURE: ROBIN PEREZ

Nobody Builds Images Like saulsigns LLC.

PROPOSAL #: 12448

861 West 17th Street
Hialeah, FL 33010
Phone: (305) 266-8484 Fax: (786) 536-4956

CONTACT INFO:			
NAME:	Carlos	E-MA...	
PHONE		FAX:	

COMPANY INFO:
Vicky Bakery Carlos de Varona 1973 NE 163 St Miami, FL 33162

DATE:	REP:	TERMS:
6/28/2016	AV	50% deposit

DESCRIPTION	Total
Project: Vicky Bakery Location:1973 NE 163 St Municipality: Miami, FL 33162	
To manufacture & Install:	
Set of 5" Deep Plex Face Channel Letters - Name and logo Copy: as per drawing Fabrication Specifications: *UL Listed *.050 Aluminum Backs *.040 Pre-finished Aluminum Returns *LED Lights *1/8" Translucent Color Plastic Face *Trim Cap	3,416.00T
Set of 5' Deep Plex Face Channel Letters - logo Copy: as per drawing Fabrication Specifications: *UL Listed *.050 Aluminum Backs *.040 Pre-finished Aluminum Returns *LED Lights *1/8" Translucent Color Plastic Face *Trim Cap	840.00T
Aluminum cut-out for monument copy: as per drawing Qty: 2	980.00T
City Fees (As per receipt)	
City Plan Processing Fee Seal Engineering Plans	120.00 180.00

Total

* Our quotation does not include permit fees * Prices valid for 30 days * Make Checks to "Saul Signs *

CONTRACT AGREEMENT:

The fact that the said sign and/or equipment shall be affixed to the premises shall in no way be Construed as making the said sign and/or equipment a part of the realty to which it is attached, it being the intention of the parties hereto that such sign and/or equipment shall remain personal property until paid in full. The Purchaser agrees to purchase such sign and/or equipment in pursuance of the terms hereof and to make the payments as above specified. IT IS AGREED that title to such sign and/or equipment and all property used in connection there with shall remain in the Company until payment in full shall have been made, as herein set forth, together with interest (maximum rate allowable in accordance with State law) on any delinquent payments and until any note or security given therefore or any judgement obtained thereon is paid in full, and in case of default by the Purchaser in any payment or any portion thereof, when due, and in case of any other default by the Purchaser in the performance of any provision of this contract, the whole of such indebtness and entire unpaid balance shall at once become due and payable at the option of the Company, and the Company shall have the right to enter and remove the said property wherever the same may be found without being guilty of trespass or tort or liable for any damages whatsoever, and to retain all payments thereto for made as compensation for the use therefore. Purchaser will be responsible for any and all fees associated with the removal of the said sign/equipment and will also be responsible for reinstallation fees, if applicable. The Purchaser will be liable for unpaid balance together with all exchange charges and all costs or expenses incurred in collection of this unpaid balance or any part thereof by suit or otherwise, including reasonable attorney's fees, placed in the hands of an attorney for collection. The Company agrees to have the above described equipment ready for delivery or installation within the period stated above (if stated above) from date of permit providing all necessary permits and approvals required from proper governing authorities are delivered within a reasonable amount of time. In the event that the premises are not in condition to receive the equipment on the above specified delivery date, or in the event that no delivery date shall be specified in this agreement, the Company shall not be held responsible for placing such equipment in position on said premises on other than a straight time basis, and the Purchaser shall be required to give seven (7) days notice in writing to the Company, stating therein the exact date on which the premises will be in condition to receive the equipment. * UNLESS OTHERWISE SPECIFIED, ALL PRIMARY ELECTRICAL CIRCUITS AND TIME CLOCKS WILL BE SUPPLIED BY THE PURCHASER. * Primary electrical circuit must be within 8ft of sign location. The Purchaser, if a lessee, agrees that he has full rights to have signs placed on said premises, and will obtain whatever authorization is or may be necessary from his Lessor. If after the initial visit for final inspection by the Company to the installation location the inspection is denied, for reasons that are not the direct responsibility of the Company, the Purchaser will be responsible for all fees incurred in relation to ameliorating the problem. The Company shall not be liable for any failure in the performance of its obligations under this agreement, which may result from strikes or acts of Labor Unions, fires, floods, earthquakes, or Acts of God, war or other conditions or contingencies beyond its control, and shall not be liable for wear or breakage, windstorm, or hurricane, or acts caused by negligence on the part of the purchaser, his agents and employees. The foregoing covers the entire agreement between the parties hereto, and no statement, remark, agreement, or understanding, verbal or written not contained herein, will be recognized.

The full remaining balance is due upon installation of the sign, and not upon final inspection. Permits are obtained under Saul Signs contractors license and the permits will be closed within the time alotted by the municipality and is not a reason for nonpayment.

APPROVED BY: _____ **DATE:** _____

Nobody Builds Images Like saulsigns LLC.

PROPOSAL #: 12448

861 West 17th Street
Hialeah, FL 33010
Phone: (305) 266-8484 Fax: (786) 536-4956

CONTACT INFO:			
NAME:	Carlos	**E-MA...**	
PHONE		**FAX:**	

COMPANY INFO:

Vicky Bakery
Carlos de Varona
1973 NE 163 St
Miami, FL 33162

DATE:	REP:	TERMS:
6/28/2016	AV	50% deposit

DESCRIPTION	Total
Electrical: Provided by customer Delivery Time: 3 To 4 weeks after city approval Quality Guarantee Certificate: 1 Year (Parts & Labor) Sales Tax	366.52

Total $5,902.52

* Our quotation does not include permit fees * Prices valid for 30 days * Make Checks to "Saul Signs *

CONTRACT AGREEMENT:

The fact that the said sign and/or equipment shall be affixed to the premises shall in no way be Construed as making the said sign and/or equipment a part of the realty to which it is attached, it being the intention of the parties hereto that such sign and/or equipment shall remain personal property until paid in full. The Purchaser agrees to purchase such sign and/or equipment in pursuance of the terms hereof and to make the payments as above specified. IT IS AGREED that title to such sign and/or equipment and all property used in connection there with shall remain in the Company until payment in full shall have been made, as herein set forth, together with interest (maximum rate allowable in accordance with State law) on any delinquent payments and until any note or security given therefore or any judgement obtained thereon is paid in full, and in case of default by the Purchaser in any payment or any portion thereof, when due, and in case of any other default by the Purchaser in the performance of any provision of this contract, the whole of such indebtness and entire unpaid balance shall at once become due and payable at the option of the Company, and the Company shall have the right to enter and remove the said property wherever the same may be found without being guilty of trespass or tort or liable for any damages whatsoever, and to retain all payments thereto for made as compensation for the use therefore. Purchaser will be responsible for any and all fees associated with the removal of the said sign/equipment and will also be responsible for reinstallation fees, if applicable. The Purchaser will be liable for unpaid balance together with all exchange charges and all costs or expenses incurred in collection of this unpaid balance or any part thereof by suit or otherwise, including reasonable attorney's fees, placed in the hands of an attorney for collection. The Company agrees to have the above described equipment ready for delivery or installation within the period stated above (if stated above) from date of permit providing all necessary permits and approvals required from proper governing authorities are delivered within a reasonable amount of time. In the event that the premises are not in condition to receive the equipment on the above specified delivery date, or in the event that no delivery date shall be specified in this agreement, the Company shall not be held responsible for placing such equipment in position on said premises on other than a straight time basis, and the Purchaser shall be required to give seven (7) days notice in writing to the Company, stating therein the exact date on which the premises will be in condition to receive the equipment. * UNLESS OTHERWISE SPECIFIED, ALL PRIMARY ELECTRICAL CIRCUITS AND TIME CLOCKS WILL BE SUPPLIED BY THE PURCHASER. * Primary electrical circuit must be within 8ft of sign location. The Purchaser, if a lessee, agrees that he has full rights to have signs placed on said premises, and will obtain whatever authorization is or may be necessary from his Lessor. If after the initial visit for final inspection by the Company to the installation location the inspection is denied, for reasons that are not the direct responsibility of the Company, the Purchaser will be responsible for all fees incurred in relation to ameliorating the problem. The Company shall not be liable for any failure in the performance of its obligations under this agreement, which may result from strikes or acts of Labor Unions, fires, floods, earthquakes, or Acts of God, war or other conditions or contingencies beyond its control, and shall not be liable for wear or breakage, windstorm, or hurricane, or acts caused by negligence on the part of the purchaser, his agents and employees. The foregoing covers the entire agreement between the parties hereto, and no statement, remark, agreement, or understanding, verbal or written not contained herein, will be recognized.

The full remaining balance is due upon installation of the sign, and not upon final inspection. Permits are obtained under Saul Signs contractors license and the permits will be closed within the time alotted by the municipality and is not a reason for nonpayment.

APPROVED BY: _____ **DATE:** _____

ONE STOP CONSTRUCTION INC.

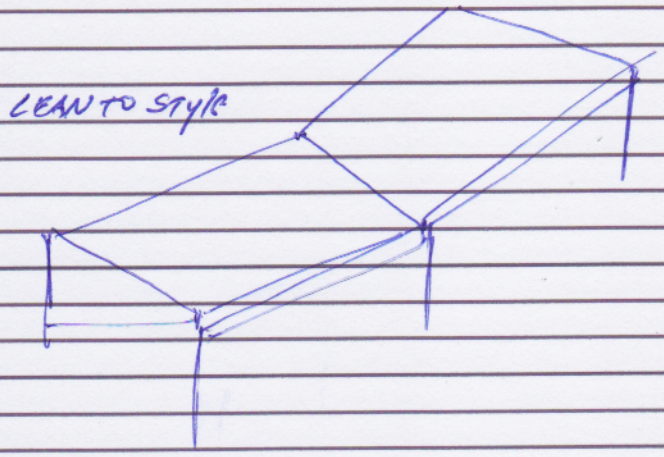
Licensed & Insured CGC 1505208

Estimate/Contract.: 16617

Date: 06/17/16

To Vicky Bakery
1973 NE 163 ST.
N. Miami
305 795-7675

Qty.	Description	Each	Amount
1	Canvas Canopy at main entrance 59'X3'X14'		$21500
	Gutters and down spouts to storefront area		$3900
	Engineering plans and permits		$2000



NOTE: Delivery 8 to 12 weeks

Subtotal	$27,400.00
Tax	N/A
Total	$27,400.00
Deposit	$13,700.00
Total Balance Due	$13,700.00
Balance	

Signature of Buyer: _____

Print Name: _____

Sold by: Jesus Velazquez

Phone#: 786 299-7209

Estimate

Date	Estimate #
7/28/2016	17665

ADVANCED MULTI SIGN CORP.
750 west 26 St
Hialeah Fl 33010
ES-12000622

Name / Address
VICKY BAKERY 861 WEST 17 ST hIALEAH FL 33010

Ship To
VICKY BAKERY 861 WEST 17 ST hIALEAH, FL 33010

P.O. No.	Rep	Project
	AP	

Item	Description	Qty	Rate	Total
s-e-letters-channel	JOB TITLE:NAME AND LOGO INDIVIDUAL CHANNEL LETTERS @ 20" READING:LOGO(24") + VICKY BAKERY (20") PLASTIC FACE COLOR:AS PER PLANS TRIM & RETURN COLOR:AS PER PLANS LED COLOR:WHITE INSTALLATION INCLUDED. ELECTRICAL DEDICATED LINE BY OTHERS, WITHIN SITE OF SIGN (5-7 FT) ==	1	3,279.36	3,279.36T
s-ne-board sign	Board Sign/FLEX FACE Material:ACRILYC SIZE AS PER PLANS SIZE 6' X 4' QTY 2 ==	1	940.80	940.80T
s-ne-board sign	ALUMINUM CUT OUT FOR MONUMENT CUT OUT LETTERS ==	1	920.00	920.00T

50 % required in all jobs. No exception. We appreciate your business.

Sales Tax (7.0%)	$359.81
Total	$5,499.97

Signature _____

Phone #	Fax #	E-mail	Web Site
305.805.3636	305.805.3637	ariel@advancedmultisign.com	www.advancedmultisign.com

Date: 06/21/16

EST./CON.#: 160621

AWNING BROKERS

"WHEN SERVICE MATTERS"

http://www.awningbrokers.net/

PO BOX 348073, CORAL GABLES, FL 33234 / PH: (305) 525-7824 / FAX: (305) 260-9657

Email us: gojorgenow@yahoo.com

Bill To

Vicky bakery
Project: 1973 NE 163 St.
North Miami Beach, Fl.
Tel: 305 796-7675
Fax: N/A
Email: cdevarona@gmail.com

Copy To

Same

Qty.	Description	Each	Amount
1	Storefront Awning Canopy 59'-0"X3'-6"X14'-0" Wrap around Lean to design Sunbrella Canvas Red		$ 16,980.00
1	Gutter work and downspouts for rear of awning area only		$ 1,990.00
1	Engineering Plans Permits and expeditor fees		$ 990.00
	Note: Repeat customer discount applied		
	Note: Change orders and/or addendums will be charged under separate invoice		

Delivery 3 to 6 weeks

_____

Sign and date

Subtotal	$ 19,960.00
Tax	N/A
Total	**$ 19,960.00**
Deposit	$ 9,980.00
Unpaid Balance	**$ 9,980.00**

Message

Thank you for doing business with us...

Gonzalo Jorge --> *305-525-7824*
President

AGENDA ITEM 9

Executive Director's Report

MEMORANDUM

TO:	CRA Board
FROM:	Ana M. Garcia, Executive Director and City Manager
VIA:	Candido Sosa-Cruz, Deputy City Manager
	Patrick Brett, Administrator
DATE:	September 19th, 2016
RE:	**Executive Director's Report**

FY17 Project Preparation

The CRA staff met with Public Works to create an implementation plan for the City's wayfinding signage, street crossing templates, and other branding and identity initiatives.

CRA staff met with Procurement on an agreement to contract with RMA that would assist in the attraction of a targeted industry to the community.

CRA Staff Professional Development and Annual Redevelopment Conference

CRA staff plans to attend the Florida Redevelopment Association Annual Conference being held this year in Orlando from October 11th to the 14th.

Thank you.