



City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)



Redevelopment Advisory Board
City Hall, 17011 NE 19th Avenue
4th Floor, Room 426
North Miami Beach, FL 33162

Thursday, March 3rd, 2016
5:30 P.M.

NMBCRA Advisory Board:

Councilwoman Phyllis S. Smith, Board
Liaison
Bruce Lamberto, Chair
Pradel Vilme, Vice Chair
Mark Antonio
Vladimir Bugera
Odedd Dayan
Robert Kriebs
Brian Sharpe
Richard Weiner, 1st alternate

Staff:

Executive Director Ana M. Garcia
Assistant City Manager Candido Sosa-Cruz
Assistant City Attorney Sarah Johnston
CRA Attorney Steven Zelkowitz
CRA Administrator Patrick Brett

AGENDA

-
- 1. Call to Order / Roll Call:**
 - 2. Public Comment:**
 - 3. Approval of Minutes:** Regular RAB Meeting: January 21st, 2016
 - 4. Action Item:** Façade Beautification Program Application 201601 for 1058-1064
NMB Blvd., North Miami Beach, FL 33162 – The Athenian Corporation
 - 5. Discussion Items:** Executive Director's Report
 - County Review of 2015 Redevelopment Plan Amendment
 - New CRA Marketing Materials
 - CRA Participated at the 2016 Heart Health Walk
 - 6. Next RAB Meeting:** April 14th, 2016
 - 7. Adjournment:**

**CITY OF NORTH MIAMI BEACH
BOARDS AND COMMITTEES MEETING MINUTES**

NAME OF BOARD/COUNCIL: REDEVELOPMENT ADVISORY BOARD

NAME OF PERSON PREPARING SUMMARY: K. MCGUIRE, PROTOTYPE, INC.

NAMES OF STAFF PRESENT: CRA ADMINISTRATOR PATRICK BRETT, ASSISTANT CITY MANAGER CANDIDO SOSA-CRUZ, ASSISTANT CITY ATTORNEY SARAH JOHNSTON, COMMUNITY DEVELOPMENT DIRECTOR RICHARD LORBER, CRA CONSULTANT KEVIN CROWDER

BOARD MEMBERS PRESENT: CHAIR BRUCE LAMBERTO, VICE CHAIR PRADEL VILME, MARK ANTONIO, VLADIMIR BUGERA, ROBERT KRIEBS, BRIAN SHARPE, RICHARD WEINER, VICE MAYOR PHYLLIS SMITH

TYPE OF MEETING: REGULAR MEETING

DATE: JANUARY 21, 2016

MINUTES

AGENDA ITEM 1 – CALL TO ORDER/ ROLL CALL. Chair Lamberto called the meeting to order at 5:30 p.m. Roll was called and it was noted a quorum was present.

Mr. Brett introduced new Board member Richard Weiner. He advised that while Mr. Weiner may not vote at today's meeting, as he has not yet been sworn in, he may participate in discussions.

AGENDA ITEM 2 – PUBLIC COMMENT. At this time Chair Lamberto opened public comment. As there were no individuals wishing to speak at this time, Chair Lamberto closed public comment and brought the discussion back to the Board.

AGENDA ITEM 3 – APPROVAL OF MINUTES: Regular Meeting December 3, 2015. Motion made by Mr. Antonio, seconded by Mr. Sharpe, to approve. In a voice vote, the motion passed unanimously (6-0).

AGENDA ITEM 4 – ACTION ITEMS:

a. Approval of the 2015 Redevelopment Plan amendment

CRA Administrator Patrick Brett explained that the CRA may only undertake activities, programs, and projects that are included in the Redevelopment Plan. The Plan is being amended to ensure it is up to date with changes in the City's policy, capital projects, and economic conditions. He cited the West Dixie Highway Implementation Plan and new zoning districts as examples of these changes.

Mr. Brett reviewed some of the amended Plan's highlights:

- West Dixie Highway Road and Bridge Improvement Project;
- Coastal Link rail station;
- Shared parking facilities;
- Wayfinding signage within the CRA;

- Ongoing maintenance on Hanford Boulevard;
- Façade and Commercial Improvement Programs;
- Tax Increment Recapture Program.

Mr. Brett noted that pages 24-33 of the amended 2015 Redevelopment Plan list activities that the CRA may undertake, with few changes from the previous amended Plan.

Motion made by Vice Chair Vilme, seconded by Mr. Kriebs, for discussion of the amended 2015 Redevelopment Plan. In a voice vote, the motion passed unanimously (6-0).

Vice Chair Vilme asked if there are plans for the CRA to participate in the Coastal Link station, which is a South Florida Regional Transportation Authority (SFRTA) project with an estimated cost of \$800 million. Mr. Brett replied that there is currently neither a fixed value nor a site plan for this proposed project; however, the amended Plan gives the CRA the option to participate. Mr. Brett advised that the project could be brought forward for discussion by the Board.

Mr. Antonio noted that \$800 million for the rail station has been proposed by the County. He suggested that the CRA could add amenities to the area or provide incentives to businesses seeking to develop in the surrounding area. CRA Consultant Kevin Crowder explained that SFRTA is identifying potential parcels of land that would meet their minimum requirements for parking and a covered platform. If the CRA assists with this project, additional transit-oriented and mixed-use development could be encouraged at the location as well.

Mr. Antonio asked if Hanford Boulevard maintenance would be an ongoing project, or if the CRA would only pay for a portion of the maintenance. Mr. Brett reiterated that the amended Plan empowers the CRA to maintain improvements in which it has invested. He added that there is no statute regulating how often the Plan must be updated; however, best practices include periodic review of the Plan, which is also mandated by the CRA's interlocal agreement with Miami-Dade County.

Motion made by Mr. Antonio, seconded by Mr. Sharp, to accept, approve, and forward the 2015 Redevelopment Plan amendment to the CRA Board. In a voice vote, the motion passed unanimously (6-0).

b. Approval of the CRA Policy Resolution 2016-01 – CRA Board By-laws

Vice Mayor Smith arrived at 5:42 p.m.

Mr. Brett noted that while the By-laws for the CRA Board once called for the CRA Administrator to act as its chief executive officer, City Manager Ana Garcia is the CRA's Executive Director, as reflected in the current document. The only change to the By-laws

was the change of a quorum requirement, which has been amended from five to a majority.

Motion made by Vice Chair Vilme, seconded by Mr. Sharpe, to approve the 2016 CRA By-laws and to take them before the CRA Board for their consideration. In a voice vote, the motion passed unanimously (7-0).

AGENDA ITEM 5 – DISCUSSION ITEM: Executive Director’s Report. Mr. Brett reported that Redevelopment Management Associates (RMA) is working on a marketing plan for the CRA. In commemoration of the City’s 90th anniversary, placards and pole banners will be placed throughout the City. Banners located within the CRA will be paid for using CRA dollars.

The Hanford Boulevard gravity drain sewer project was approved by the County and has gone out to bid for contractors. The CRA may not contribute more than \$214,885 according to interlocal agreements. The total estimated cost of the project is approximately \$350,000, the balance of which will be paid by Miami-Dade County. The City of North Miami Beach is not part of the interlocal agreement.

Mr. Brett continued that the CRA’s marketing plan has budgeted up to \$25,000, although it is not expected that the total sum will be used. The cost of the pole banners comes to just over \$9000. Candido Sosa-Cruz, Assistant City Manager, stated that these banners will be placed within the CRA within the next three weeks; after the current year, they will be replaced with CRA banners.

Mr. Sharpe requested additional information on the sewer project, including whether or not businesses affected by the project will be required to tap into it within a certain time frame. Mr. Brett advised that he would look into this further.

Vice Mayor Smith requested an update on the plans for West Dixie Highway within the CRA. Mr. Brett replied that he would provide this information at the next meeting. Vice Mayor Smith suggested that a delegate represent the CRA Board with regard to plans for this project. Chair Lamberto noted that the CRA has committed to add sidewalks, landscaping, and lighting for this project.

Mr. Crowder advised that City Staff and RMA are working with the County and will keep the Board apprised of the project’s progress. He noted that more detailed discussions are planned after the County has selected a contractor. Stakeholders with businesses located on West Dixie Highway will also be updated on the project. Mr. Brett noted that a copy of the West Dixie Highway Implementation Plan is included in the Board members’ backup materials.

Vice Mayor Smith asked if the CRA would have a presence at upcoming City events, such as the Heart Walk and Bike 305. Mr. Sosa-Cruz replied that the CRA is now a member of

the Chamber of Commerce, which will have a tent at upcoming events. He agreed that the CRA should also have a booth to support the Chamber at these events. Vice Mayor Smith suggested that a list of the CRA's new zoning benefits, improvement programs, and contact information be prepared and distributed at events.

With regard to smaller businesses within the CRA, Mr. Brett advised that he has spoken with County Commissioner Sally Heyman's Office regarding the Mom and Pop Small Business Grant Program. Applications for this program are included in CRA information. It was noted that this program is only available to businesses within District 4. Mr. Sharpe advised that information on this program was printed out and distributed to his tenant businesses to encourage them to apply. The program is complementary to existing CRA incentives, as it covers aspects including insurance and equipment costs.

Community Development Director Richard Lorber advised that all the properties surrounding the triangular City parking lot have been assembled together, which was the final obstacle in bringing this property owner on board for a proposal to unify the entire property. No proposal has been submitted thus far, although Mr. Lorber advised that Staff expects to review this project in 2016.

Mr. Lorber continued that the CRA Board has approved the first Tax Increment Recapture Program agreement, and another project is expected to come forward to apply for this program.

Vice Mayor Smith asked when ground will be broken on the Read Capital Apartments project, which was recently approved as the first participant in the Tax Increment Recapture Program. Mr. Lorber advised that the developer is on the fast track and is currently securing building permits for the project, which is expected to be complete within 120 days. Vice Mayor Smith suggested that the CRA should have a presence at the project's groundbreaking as a show of support, which would set a positive precedent for future CRA projects.

AGENDA ITEM 6 – NEXT BOARD MEETING: February 18, 2016.

AGENDA ITEM 7 – Adjournment. With no further business to come before the Board at this time, the meeting was adjourned at 6:14 p.m.

**North Miami Beach Community Redevelopment Agency
Façade Beautification Program Application**

Date of Application: 1/15/16

1. Address of project requesting incentive: 1058-1064 N. Miami Beach Blvd.
North Miami Beach, FL 33162

2. Name of Applicant: The Athenian Corporation

Address of Applicant: 9930 SW 108 Street

Phone: 305-577-7494 Fax: 786-313-5610

Email: solitairestone@gmail.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:
Paint entire building

5. Total Project Cost: \$3,600 Total Funding Request: \$2,500

Authorized Representative(s):

Catherine Christofis
Business Owner Signature

Catherine Christofis
Property Owner Signature
(If different)

Catherine Christofis
Print Name

Catherine Christofis
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.
- A copy of a valid Business Tax Receipt with the City of North Miami Beach. *(County Copy) NIA*
- The Eligibility/Application Requirements Sheet initialed and signed by applicant.
- Fully executed W-9 Form.

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

- A) ce 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) ce 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) ce The application must be signed by the property owner authorizing the proposed improvements.
- D) ce Grant payments are on a reimbursable basis at the completion of the project.
- E) ce A Federal W-9 form must be provided for financial documentation and reimbursement purposes.

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

u 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) u 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.

Catherine Christofis
Applicant Signature

Date 11/15/16

Catherine Christofis
Print Name



County Business Tax Receipt

Tax Collector Home Search Reports Shopping Cart

Please do not include any special characters in the name, address, and e-mail field such as #, &, hyphens, comma, dashes.

**We have moved. Our new address is:
200 NW 2nd Ave, Miami, FL 33128**

The information contained herein does not constitute a title search or property ownership.

2015 Tax Bills are Payable on Sunday, November 1, 2015.

2016 Details — Business Tax Account ATHENIAN CORPORATION THE

Business Tax Account #4705431

Account details

Account history

2016	2015	2014	2013	...	2010
PAID	PAID	PAID	PAID		PAID

Account number: 4705431
 Business start date: 04/01/2002
 Business address: ATHENIAN CORPORATION THE
 MUNICIPALITIES LOC
 COMMERCIAL LESSORS, FL
 33888
 Physical business location: COMMERCIAL LESSORS

Owner(s): THE ATHENIAN CORPORATION
 1058-1064 NORTH MIAMI BEACH
 BLVD
 NORTH MIAMI BEACH, FL 33162
 Mailing address: THE ATHENIAN CORPORATION
 CATHERINE CHRISTOFIS PRES
 9930 SW 108 ST
 MIAMI, FL 33176

[Print account application \(PDF\)](#)

Receipts And Occupations

Receipt 4913951			PAID 2015-09-11 \$75.00
Hotels, apartments, motels, etc. or Commercial, industrial or office space COMMERCL/INDUST/OFFICE SPACE	10/01/2015– 09/30/2016	NAICS code: 531120 Units: 2559	Effective 2015-09-10 Receipt #CHECK21-15-124680
			Print this bill

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. <u>The Athenian Corporation</u>		
	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: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> 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. <input type="checkbox"/> 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) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) <u>9930 SW 108 Street</u>		Requester's name and address (optional)
	6 City, state, and ZIP code <u>Miami, FL 33176</u>		
	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 - 1014475	

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 ▶ <u>Catherine Clemp</u>	Date ▶ <u>11/15/16</u>
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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.

EDDY'S PAINTING CORP

920 SW 4TH AVE
MIAMI, FL 33130
305-854-9789
FAX: 305- 854-2942

CONTRACT AGREEMENT

DEC, 2015

THIS AGREEMENT SUBMITTED BETWEEN "EDDY'S PAINTING AND WATERPROOFING CORPORATION" HEREINAFTER CALLED THE CONTRACTOR AND ATHENIAN CORP HEREINAFTER NAMED THE OWNER. **CONTRACTOR LIC # 000009673**

WHEREAS THE CONTRACTOR AND THE OWNER FOR THE CONSIDERATION HEREINAFTER THAT THE CONTRACTOR SHALL FURNISH ALL THE MATERIALS IN THE PROPERTY

ATHENIAN CORP
1058 - 1064
NORTH MIAMI BEACH
ATTN: CATHERINE
305-815-8345

SCOPE OF WORK TO BE PERFORMED:

- 1- COMPLETELY PRESSURE CLEAN ALL EXTERIOR SURFACES TO BE PAINTED
- 2- CAULK ALL WINDOW, DOOR AND FRAMES PERIMETER
- 3- PATCH ALL CRACKS IN WALLS SURFACES
- 4- PROPERLY PREPARE ALL SURFACES TO BE PAINTED
- 5- WATERPROOF EXTERIOR VERTICAL STUCCO WALL SURFACES
- 6- PAINT ALL EXTERIOR WALL AND INCLUDING GARBAGE AREAS

AREAS TO BE EXCLUDED:

PAVERS FLOORS AND DECK

ALUMINUM WINDOWS AND FRAMES

ALUMINUM SCREEN

HURRICANE STORM SHUTTERS

CATWALK FLOORS

SECURITY IRON ON DOORS AND WINDOWS

Provisions inserted on the contract or attached, as an addendum shall control all provision
In conflict therewith.

If completion date of this project is prior to stated Contractor completion date of _____, Balance of all money due shall be payable at that time.

MATERIALS:

ACCORDING BY SHERWIN WILLIAMS SPECIFICATION:

**SHERWIN WILLIAMS LOXON PRIMER ONE (1) COAT
SHERWIN WILLIAMS A-100 FINISHES COAT ONE (1) COAT**

LABOR, MATERIALS, EQUIPMENT AND SUPERVISION

7 YEARS WARRANTY

**INDUSTRIAL ENAMEL
COLOR TO BE SELECT BY OWNER**

TOTAL PRICE \$ 3,600.00

PAYMENT SCHEDULE:

**50 % UPON APPROVAL
50% UPON COMPLETION OF THE JOB**

Materials and Workmanship shall be according to Specifications.

All materials are guaranteed to be as specified. All work is to be completed in a substantial workman manner according to the specification.

Submitted, per standard practice. Any alteration or deviation from the above specifications, involving extra cost, will be executed only upon written orders, will become an extra charge, and above our control.

Authorized Signature _____ Date _____

Acceptance of Proposal _____ Date _____



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[miamidade.gov](#)

Contractor License Information

Contractor Number: 000009673
Contractor name: EDDY'S PAINTING
Address: 1356 SW 8 ST. STE.207
City, St, Zip: MIAMI FL 331350000
Phone: (305) 854-9789
Other Phone:
Fax:
Email:
D/B/A:
Contractor Status: ACTIVE

Class	Category	Category Description	Expiration Date
BLDG	36	PAINTNG & WATERPRFG	09/30/2016

CONTRACTOR INQUIRY COMPLETE

[BCCO Contractor Inquiry and Complaint Search](#) | [BCCO Home Page](#) | [State License Search Menu](#) ●

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12:39:44 PM 1/14/2016

Licensee Details

Licensee Information

Name: **JOHNSON, MICHAEL ANTHONY (Primary Name)**
EXO CONSTRUCTION GROUP INC (DBA Name)

Main Address: **PO BOX 473491**
MIAMI Florida 33247

County: **DADE**

License Mailing:

LicenseLocation: **99 NORTHWEST**
183 ST
SUITE 239K
MIAMI GARDENS FL 33169

County: **DADE**

License Information

License Type: **Certified General Contractor**

Rank: **Cert General**

License Number: **CGC1516028**

Status: **Current,Active**

Licensure Date: **08/27/2008**

Expires: **08/31/2016**

Special Qualifications **Qualification Effective**
Construction Business 08/27/2008

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

1940 North Monroe Street, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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Estimate

Estimate No: 131323-2
Date: Nov 23, 2015

Phone: CEL: 786-318.2195

Fax: OFC: 786-631.3885

Address: 1355 NW 93TH COURT SUITE A1C
DORAL, FL, 33172
info@teicongroupusa.com
www.teicongroupusa.com

For:
Catherine Christofits
1058 NE 163rd ST
North Miami Beach, FL

PLAZA RENOVATION PROJECT.

Description	Quantity	Rate	Amount
PLAZA EXTERIOR PAINT. Included: 1.1.- Pressure wash. 1.2.- Paint external walls of the building. All labor and material are included. Mayor repairs are not included like walls cracks, deep moisture, stucco, etc.	1	\$7,800.00	\$7,800.00
Payment Schedule: 60% With the approval. 20% Progress payment. 20% Final Inspection.	1	\$0.00	\$0.00

Comments:

Final quantities will be verified before last bill is send. Any change or deviation of original scope of work will be consider as a Change Order and will be charge separate. Permits & Inspections Fees are NOT included.

Subtotal \$7,800.00

Discount \$0.00

Total \$7,800.00



12:28:50 PM 1/14/2016

Licensee Details

Licensee Information

Name: **BARRADAS, JUAN CARLOS (Primary Name)**
TEICON GROUP, INC. (DBA Name)
Main Address: **1325 NW 93RD CT SUITE B115**
DORAL Florida 32172
County: **DADE**

License Mailing:

LicenseLocation:

License Information

License Type: **Certified General Contractor**
Rank: **Cert General**
License Number: **CGC1522529**
Status: **Current,Active**
Licensure Date: **08/27/2014**
Expires: **08/31/2016**

Special Qualifications **Qualification Effective**
Construction Business **08/27/2014**

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

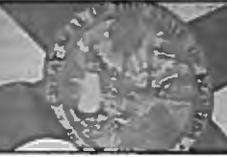
.....
1940 North Monroe Street, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Profit Corporation**

THE ATHENIAN CORPORATION

Filing Information

Document Number	P00000058170
FEI/EIN Number	65-1014475
Date Filed	06/07/2000
State	FL
Status	ACTIVE

Principal Address1058 NORTH MIAMI BEACH BLVD
NORTH MIAMI BEACH, FL 33162

Changed: 01/23/2013

Mailing Address1058 NORTH MIAMI BEACH BLVD
NORTH MIAMI BEACH, FL 33162

Changed: 01/23/2013

Registered Agent Name & AddressCHRISTOFIS, CATHERINE R.A.
9930 SW 108 STREET
MIAMI, FL 33176

Name Changed: 04/10/2009

Officer/Director Detail**Name & Address**

Title P

CHRISTOFIS, CATHERINE
1058 NORTH MIAMI BEACH BLVD
NORTH MIAMI BEACH, FL 33162**Annual Reports**

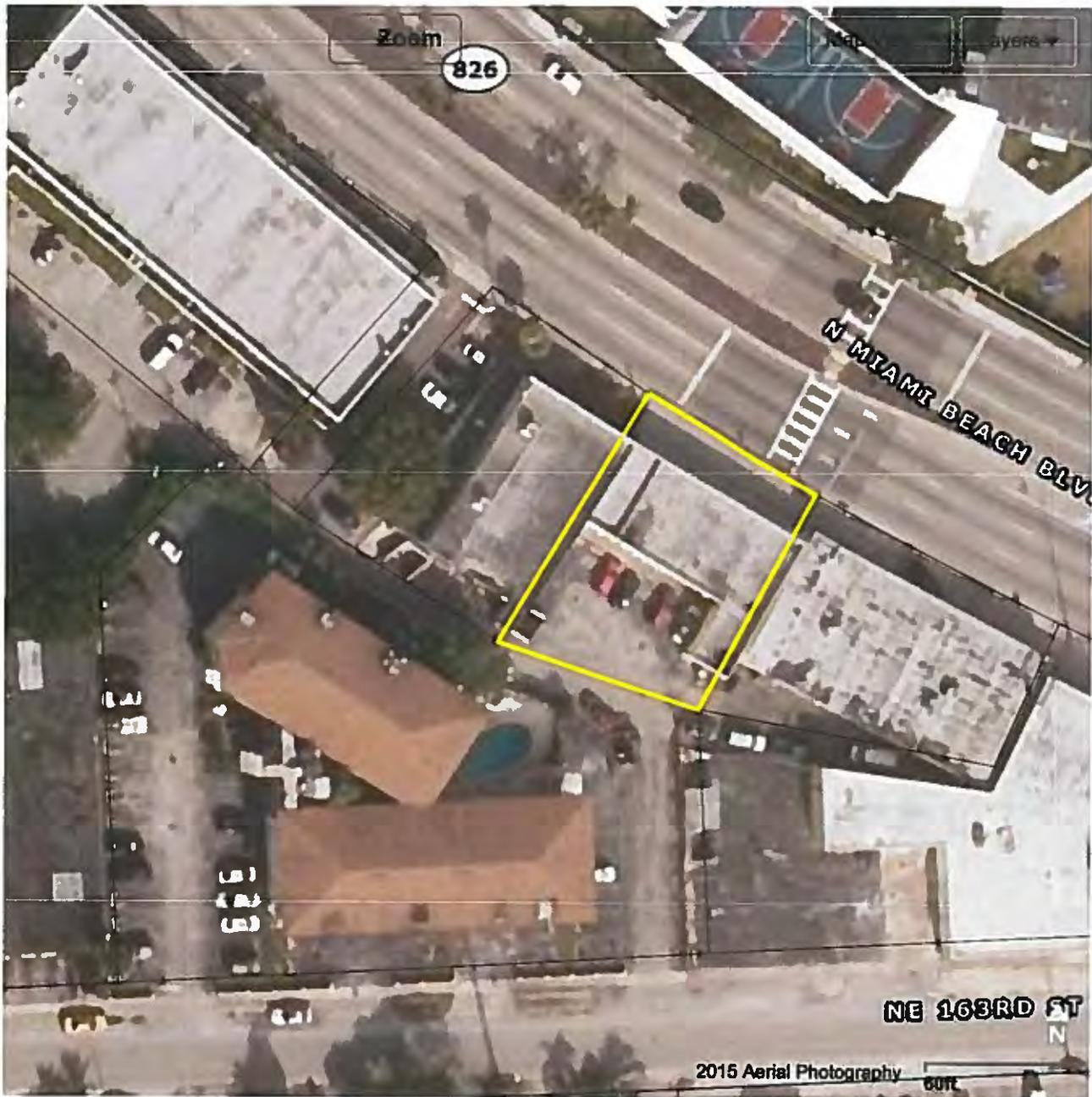
Report Year	Filed Date
2013	03/27/2013

2014	04/02/2014
2015	03/30/2015

Document Images

03/30/2015 -- ANNUAL REPORT	View image in PDF format
04/02/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
03/09/2012 -- ANNUAL REPORT	View image in PDF format
03/08/2011 -- ANNUAL REPORT	View image in PDF format
04/05/2010 -- ANNUAL REPORT	View image in PDF format
04/10/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
04/11/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
04/13/2005 -- ANNUAL REPORT	View image in PDF format
04/16/2004 -- ANNUAL REPORT	View image in PDF format
04/18/2003 -- ANNUAL REPORT	View image in PDF format
04/21/2002 -- ANNUAL REPORT	View image in PDF format
04/13/2001 -- ANNUAL REPORT	View image in PDF format
06/07/2000 -- Domestic Profit	View image in PDF format

Actual Area	
Living Area	
Adjusted Area	2,559 Sq.Ft
Lot Size	8,404 Sq.Ft
Year Built	1948



Featured Online Tools

[Comparable Sales](#)

[Non-Ad Valorem Assessments](#)

[Glossary](#)

[PA Additional Online Tools](#)

Property Record Cards
 Property Taxes
 Report Homestead Fraud
 Tax Estimator
 Value Adjustment Board

Property Search Help
 Report Discrepancies
 Tax Comparison
 TRIM Notice

ASSESSMENT INFORMATION

Year	2015	2014	2013
Land Value	\$175,644	\$175,644	\$175,644
Building Value	\$1,000	\$1,000	\$1,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$176,644	\$176,644	\$176,644
Assessed Value	\$176,644	\$176,644	\$176,644

TAXABLE VALUE INFORMATION

	2015	2014	2013
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$176,644	\$176,644	\$176,644
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$176,644	\$176,644	\$176,644
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$176,644	\$176,644	\$176,644
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$176,644	\$176,644	\$176,644

BENEFITS INFORMATION

Benefit	Type	2015	2014	2013
---------	------	------	------	------

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

FULL LEGAL DESCRIPTION

MONTICELLO PK UNIT 2 PB 42-68
 LOT 3 BLK 10
 LOT SIZE 8404 SQUARE FEET
 OR 19178-1321 0600 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2000	\$225,000	19178-1321	Sales which are qualified
02/01/1991	\$187,000	14892-2139	Sales which are qualified
10/01/1987	\$0	13607-1164	Sales which are disqualified as a result of examination of the deed
06/01/1986	\$162,500	12925-2898	Sales which are qualified
05/01/1974	\$114,999	00000-00000	Sales which are qualified

For more information about the Department of Revenue's Sales Qualification Codes.

2015 2014 2013

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	B-2	6400 - COMMERCIAL - CENTRAL	Square Ft.	8,404.00	\$175,644

BUILDING INFORMATION

The Building calculated value for this property has been overridden. Please refer to the Building Value in the Assessment Section.

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.
1	1	1948		
1	2	1962		

EXTRA FEATURES

The Extra Feature calculated value for this property has been overridden. Please refer to the XF Value in the Assessment Section.

Description	Year Built
Cent A/C - Comm (Aprox 300 sqft/Ton)	1982
Paving - Asphalt	1948

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District: NONE
Community Redevelopment Area: NORTH MIAMI BEACH
Empowerment Zone: NONE
Enterprise Zone: NONE
Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code: B-2 -
Existing Land Use: 110 - SALES AND SERVICES (WHOLESALE FACILITIES, SPOT COMMERCIAL, STRIP COMMERCIAL, NEIGHBORHOOD SHOPPING CENTERS/PLAZAS). EXCLUDES OFFICE FACILITIES.
 Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
 Childrens Trust
 City of North Miami Beach
 Environmental Considerations
 Florida Department Of Revenue
 Florida Inland Navigation District
 Miami-Dade County Bulletin Board
 Non-Ad Valorem Assessments
 School Board
 South Florida Water Mgmt District
 Tax Collector

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>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

EXEMPTIONS & BENEFITS



Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

[More >](#)

REAL ESTATE

40 Yr Building
Re-Certification

Appealing Your Assessment

Defective Drywall

Folio Numbers

Mortgage Fraud

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TANGIBLE PERSONAL PROPERTY

Appealing your Assessment

Assessment Information Search

Exemptions

Extension Requests

Filing Returns

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[Change of Name](#)

[Change of Address](#)

[Change of Ownership & Title](#)

[Declaration of Condominium](#)

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[Tax Comparison](#)

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TAX ROLL ADMINISTRATION

[Appealing your Assessment](#)

[Reports](#)



More >

Brett, Patrick

From: Remond, Lazaro
Sent: Tuesday, January 19, 2016 11:49 AM
To: Brett, Patrick
Cc: Lorber, Richard; Lewis, Tasheema; Mykoo, Shanesa
Subject: FW: CRA Property Inquiry

10 Feb 2016
Verbal with
Anthony -
all permits clos
all done

Patrick:

Please response below from our Building Department Department.

Thank you

Lazaro Remond
Building & Code Compliance Manager
17050 NE 19 Avenue
North Miami Beach, FL 33162
Office: 305-948-2964
Fax: 305-787-6012

From: Zelaya, Leonardo
Sent: Tuesday, January 19, 2016 10:41 AM
To: Remond, Lazaro <Lazaro.Remond@citynmb.com>
Subject: RE: CRA Property Inquiry

Laz:

I have a clean record on this property.

Leonardo Zelaya
Permit Clerk II
Building Department
City of North Miami Beach
17050 NE 19th Avenue
North Miami Beach, FL 33162
Phone: (305) 948-2965 Ext.7839
Fax: (305) 919-3708
Email: Leonardo.Zelaya@citynmb.com

From: Remond, Lazaro
Sent: Tuesday, January 19, 2016 10:33 AM
To: Lewis, Tasheema; Zelaya, Leonardo
Subject: Fwd: CRA Property Inquiry

Tasheema and Leo:

Please see email below. Please check for Code violations, Building violations, open permits , fines, and liens.

Thank you

Lazaro Remond
Building and Code Manager
17050 NE 19th Ave
305-948-2965
Lazaro.remond@citynmb.com

----- Original message -----

From: "Brett, Patrick" <Patrick.Brett@citynmb.com>
Date: 1/15/2016 2:56 PM (GMT-05:00)
To: "Anathan, Robert" <Robert.Anathan@citynmb.com>, "Remond, Lazaro" <Lazaro.Remond@citynmb.com>, "Vela, Betsy" <Betsy.Vela@citynmb.com>
Cc: "Sosa-Cruz, Candido" <Candido.Sosa-Cruz@citynmb.com>, "Scott, Esmond" <Esmond.Scott@citynmb.com>
Subject: CRA Property Inquiry

Good Afternoon:

The CRA received a grant application for:

1058-1064 North Miami Beach Blvd
Folio: 07-2217-014-0030

Are there any code, building, or any other violations, liens, or non-payments for this property?

Please let me know if you have any questions. Thank you.

Sincerely,

Patrick Brett, Administrator
Community Redevelopment Agency – City of North Miami Beach, Florida
NMB CRA.org – Patrick.Brett@CityNMB.com
305-787-6053 | Fax: 305-957-3602
Room 122 – Public Services Building
17050 NE 19th Ave, North Miami Beach, FL 33162

“City of North Miami Beach...It’s Our Time!”

comphist.4gl
02/10/2016

INDIVIDUAL COMPLAINT HISTORY
Complaint: 151210-08

Page 1
14:00

Owner: THE ATHENIAN CORPORATION
9930 SW 108 STREET

MIAMI FL 33176

Case Number:
Violation Type: PARKING AREA MAINT
Complaint Date: 12/10/2015
Comply Date: 02/10/2016
Complaint Number: 151210-08
Source: CEO
Folio: 07-2217-014-0030

Occupant: DOLLAR STORE
Location: 1062 N MIAMI BEACH BLVD

Comments: RE-SURFACE, RE-STRIPE THE PARKING AREA WITH PERMITS.
Inspection Comments:
REQUEST MADE TO OVERRIDE INSPECTIONS 1 & 2
PLEASE SEE PERMIT NUMBER PAM16-29

INSPECTION RESCHEDULING

Orig date	New date	Changed	Reason
12/30/15	07/10/16	12/26/15	OWNER GOT PERMIT EXP.-6-21-16 [PAM16-29]

INSPECTIONS

Date	Officer	Inspection Description	Result
12/10/15	ARG	1ST INSP - PARKING AREA MAINT	FAILED - NO NOTICE
12/10/15	ARG	2ND INSP - PARKING AREA MAINT	FAILED TO COMPLY
02/10/16	ARG(LSR)	3RD INSP - PARKING AREA MAINT	COMPLIED

comphist.4gl
01/19/2016

INDIVIDUAL COMPLAINT HISTORY
Complaint: 151210-08

Page 1
11:30

Owner: THE ATHENIAN CORPORATION
9930 SW 108 STREET

MIAMI FL 33176

Case Number:
Violation Type: PARKING AREA MAINT
Complaint Date: 12/10/2015
Comply Date: UNRESOLVED
Complaint Number: 151210-08
Source: CEO
Folio: 07-2217-014-0030

Occupant: DOLLAR STORE
Location: 1062 N MIAMI BEACH BLVD

Comments: RE-SURFACE, RE-STRIPE THE PARKING AREA WITH PERMITS.
Inspection Comments:
REQUEST MADE TO OVERRIDE INSPECTIONS 1 & 2

INSPECTION RESCHEDULING

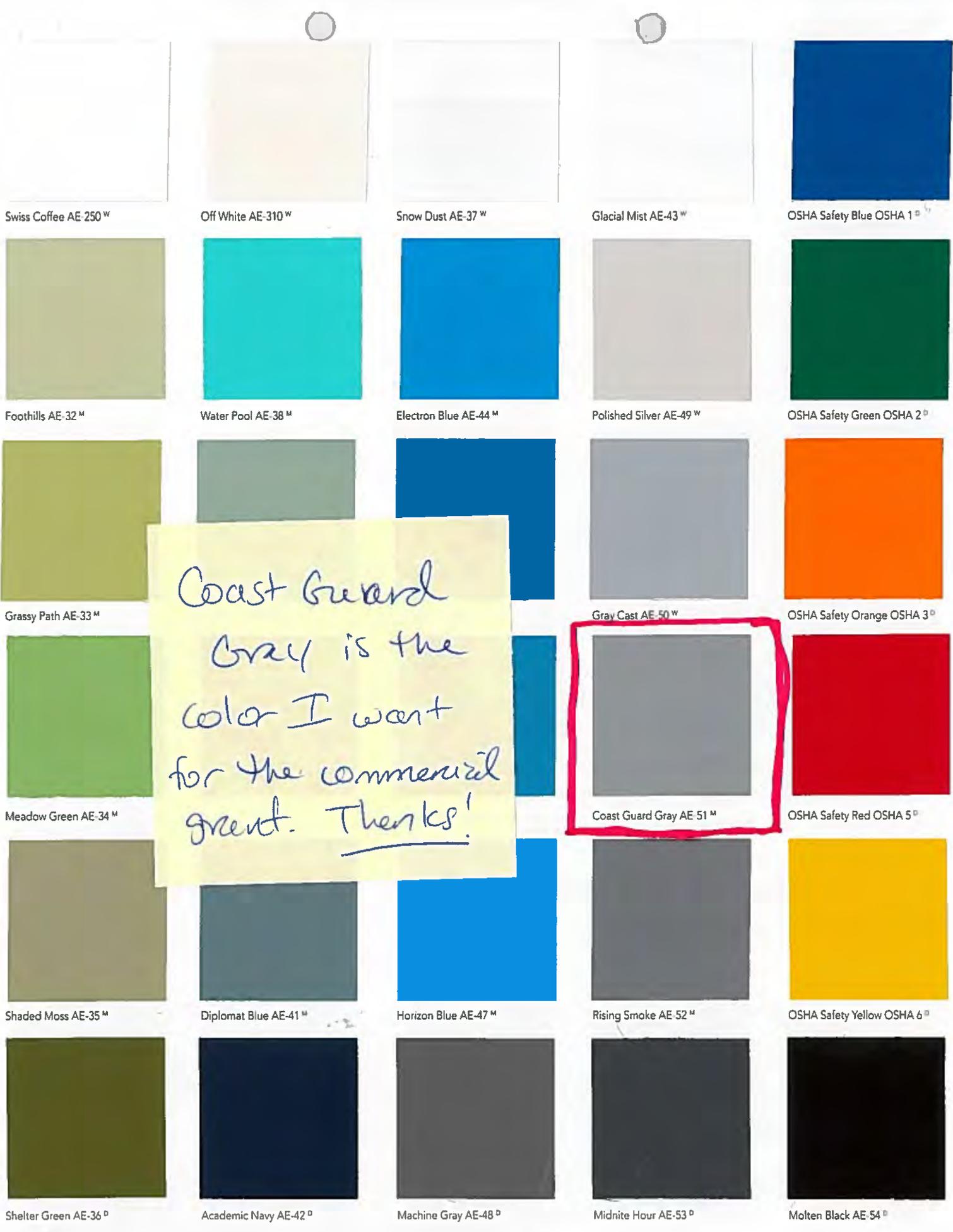
Orig date New date Changed Reason

12/30/15 07/10/16 12/26/15 OWNER GOT PERMIT EXP.-6-21-16[PAM16-29]

INSPECTIONS

Date Officer Inspection Description Result

12/10/15 ARG 1ST INSP - PARKING AREA MAINT FAILED - NO NOTICE
12/10/15 ARG 2ND INSP - PARKING AREA MAINT FAILED TO COMPLY
07/10/16 ARG 3RD INSP - PARKING AREA MAINT RESCHEDULED



Swiss Coffee AE-250^W

Off White AE-310^W

Snow Dust AE-37^W

Glacial Mist AE-43^W

OSHA Safety Blue OSHA 1^D

Foothills AE-32^M

Water Pool AE-38^M

Electron Blue AE-44^M

Polished Silver AE-49^W

OSHA Safety Green OSHA 2^D

Grassy Path AE-33^M

Gray Cast AE-50^W

OSHA Safety Orange OSHA 3^D

Meadow Green AE-34^M

Coast Guard Gray AE 51^M

OSHA Safety Red OSHA 5^D

Shaded Moss AE-35^M

Diplomat Blue AE-41^M

Horizon Blue AE-47^M

Rising Smoke AE-52^M

OSHA Safety Yellow OSHA 6^D

Shelter Green AE-36^D

Academic Navy AE-42^D

Machine Gray AE-48^D

Midnite Hour AE-53^D

Molten Black AE-54^D

Coast Guard Gray is the color I want for the commercial grant. Thanks!



Las muestras de los Colores son afectadas en cierto grado por el tipo de luz en la que son observadas, la exposición al calor, luz solar y la edad de la muestra misma. Ocasionalmente, podría haber una ligera diferencia entre el color y el brillo de la muestra y el de la superficie ya pintada



White 3800 (Oil Base)



White 3900 (Alkyd Base)



Cottage White AE-70 W



Antique White AE-130 W



Linen White AE-190 W



Mocha Tint AE-2 W



Smooth Tan AE-8 W



Quill White AE-14 W



Tiki Light AE-20 W



Navajo White AE-260 W



Earthy Tan AE-3 M



Manchester Gray AE-9 W



Wooden Peg AE-15 W



Harbor Lights AE-21 M



Desert Tumbleweed AE-27 M



Pecan Brown AE-4 M



Deer Brown AE-10 M



Sandslope AE-16 M



Burlap Gold AE-22 M



Empire State AE-28 M



Chocolate Brown AE-5 D



Rusty Wire AE-11 D



Rustic Hills AE-17 D



Light Oak AE-23 D



Twisted Branch AE-29 D



Colony Red AE-6 D



Oxide Red AE-12 D



Nomad Brown AE-18 D



Barn Brown AE-24 D



Brown Cabin AE-30 D

Color chips are affected to some degree by the type of light in which they are viewed, exposure to heat and sunlight, and the age of the chip itself. Occasionally, there may be a slight difference between the color and sheen of the chip shown and the actual painted surface.

Brett, Patrick

From: Anathan, Robert
Sent: Friday, January 15, 2016 5:58 PM
To: Brett, Patrick
Subject: RE: CRA Property Inquiry

Patrick,

Only one account for that folio number.

In the name of the property owner and in good standing.

Bob

Bob Anathan
Utility Billing & Customer Service Director
City of North Miami Beach
17011 NE 19th Avenue
North Miami Beach, FL 33162
Office: 305-354-4410
305-947-7581 x2811
E-mail: robert.anathan@citynmb.com

From: Brett, Patrick
Sent: Friday, January 15, 2016 2:57 PM
To: Anathan, Robert <Robert.Anathan@citynmb.com>; Remond, Lazaro <Lazaro.Remond@citynmb.com>; Vela, Betsy <Betsy.Vela@citynmb.com>
Cc: Sosa-Cruz, Candido <Candido.Sosa-Cruz@citynmb.com>; Scott, Esmond <Esmond.Scott@citynmb.com>
Subject: CRA Property Inquiry

Good Afternoon:

The CRA received a grant application for:

1058-1064 North Miami Beach Blvd
Folio: 07-2217-014-0030

Are there any code, building, or any other violations, liens, or non-payments for this property?

Please let me know if you have any questions. Thank you.

Sincerely,

Patrick Brett, Administrator
Community Redevelopment Agency – City of North Miami Beach, Florida
NMB CRA.org – Patrick.Brett@CityNMB.com
305-787-6053 | Fax: 305-957-3602
Room 122 – Public Services Building



1064
MILORD SECURITY
TRAINING SCHOOL
AND
INCOME TAX
SERVICES
786-465-4605
786-291-4709





1064
MILORD SEC
TRAINING SO
AND
INCOME SERVICE
786-465-
786-291-

Handicap sign

UNIT 1062

Red sign

Red sign



1050

1060

TOW AWAY ZONE
ALL VEHICLES MUST BE TOWED AWAY BY 10:00 AM
UNLESS OTHERWISE NOTICED BY SIGN
888-572-3000

TOW AWAY ZONE
ALL VEHICLES MUST BE TOWED AWAY BY 10:00 AM
UNLESS OTHERWISE NOTICED BY SIGN
888-572-3000



MIAMI LIQUIDATION

ELECTRONICS
HOME/OFFICE
SURPLUS

OPEN

CELL PHONES
LAPTOPS
PRINTERS

1062

UNI
TRANSFER

Authorized Agent

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SECURITY

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IMMIGRATION
SERVICES

EFICSCHOOL

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Cell: 786-291-4709

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Authorized Agent

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UNISEX
WELCOME

MIAMI LIQUIDATION

ELECTRONICS
HOME/OFFICE
SURPLUS

OPEN



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INCOME TAX RAPID REFUND IMMIGRATION SERVICES

MILORD'S SECURITY

1064

Office: 786-465-4605 Cell: 786-291-4709

1062

UNI TRANSFER Authorized Agent OPEN

MIAMI LIQUIDATION

TRONICS
E/OFFICE
RPLUS

OPEN

CELL PHONES
LAPTOPS
PRINTERS





Tax Collector Home Search Reports Shopping Cart

Please do not include any special characters in the name, address, and e-mail field such as #, &, hyphens, comma, dashes.

We have moved. Our new address is:
200 NW 2nd Ave, Miami, FL 33128

The information contained herein does not constitute a title search or property ownership.

2015 Tax Bills are Payable on Sunday, November 1, 2015.

Real Estate Account At 1058 N MIAMI BEACH BLVD, North Miami Beach 33162-3828

Real Estate Account #07-2217-014-0030

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2015	2014	2013	2012	...	2005
PAID	PAID	PAID	PAID		PAID

Real Estate 2015 Annual Bill

[Print This Bill \(PDF\)](#)

Miami-Dade County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Escrow code	Millage code
07-2217-014-0030	—	0700

PAID 2015-11-24 \$4,005.82
 Receipt #LBX4-16-073341

Amount due May be Subject to Change Without Notice

Mail payments to:

200 NW 2nd Avenue, Miami, FL 33128

Owner

THE ATHENIAN CORPORATION
 9930 SW 108 ST
 MIAMI, FL 33176-3540

Situs address

1058 N MIAMI BEACH BLVD
 North Miami Beach 33162-3828

Legal description

MONTICELLO PK UNIT 2 PB 42-68 LOT 3 BLK 10
 LOT SIZE 8404 SQUARE FEET OR 19178-1321
 0600 1

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Miami-Dade School Board					
School Board Operating	7.41300	176,644	0	176,644	\$1,309.47
School Board Debt Service	0.19900	176,644	0	176,644	\$35.15
Total		23.62220			\$4,172.73

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
State and Other					
Florida Inland Navigation Dist	0.03200	176,644	0	176,644	\$5.65
South Florida Water Mgmt Dist	0.14590	176,644	0	176,644	\$25.77
Okeechobee Basin	0.15860	176,644	0	176,644	\$28.02
Everglades Construction Proj	0.05060	176,644	0	176,644	\$8.94
Childrens Trust Authority	0.50000	176,644	0	176,644	\$88.32
Miami-Dade County					
County Wide Operating	4.66690	176,644	0	176,644	\$824.38
County Wide Debt Service	0.45000	176,644	0	176,644	\$79.49
Fire Rescue Operating	2.42070	176,644	0	176,644	\$427.60
Fire Rescue Debt Service	0.00860	176,644	0	176,644	\$1.52
Municipal Governing Board					
North Miami Beach Operating	6.60360	176,644	0	176,644	\$1,166.49
North Miami Beach Debt Service	0.97330	176,644	0	176,644	\$171.93
Total	23.62220				\$4,172.73

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$4,172.73

If paid by:	Nov 30, 2015
Please pay:	\$0.00

PAID 2015-11-24 \$4,005.82
 Receipt #LBX4-16-073341



City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)



MEMORANDUM

TO: CRA Redevelopment Advisory Board Members
FROM: Ana M. Garcia, Executive Director and City Manager
VIA: Candido Sosa-Cruz, Assistant City Manager
Patrick Brett, Administrator
DATE: February 24th, 2016
RE: **Executive Director's Report**

2015 CRA Redevelopment Plan Amendment

CRA Staff met with the CRA Coordinator from Miami-Dade County to discuss and submit the CRA Redevelopment Plan Amendment as per the 2005 Interlocal Agreement. The amendment is now in the County's review process.

New CRA Marketing Materials

The CRA updated, developed, and printed new marketing materials. Please see blue presentation folder attached.

- CRA Introduction letter (new)
- CRA Incentive 4" x 7" handout (updated)
- CRA Map (updated)
- CRA Economic Development Pamphlet

CRA Participated at the 2016 Heart Health Walk

The CRA was an Official Sponsor at the 2016 Heart Health Walk event held on Saturday, February 26th, 2016 at the Gwen Margolis Amphitheater, which was within the CRA area. At the event, the CRA had a booth to promote the redevelopment area. CRA Staff distributed marketing materials to promote investment, development, elimination of blight, economic development, business and residential opportunities within the CRA's area.

Thank you.



City of North Miami Beach, Florida
Community Development Department

MEMORANDUM

TO: Patrick Brett, CRA Administrator
FROM: Richard G. Lorber, Director of Community Development, AICP, LEEP AP
VIA: Candido Sosa-Cruz, Assistant City Manager
DATE: February 24rd, 2016
SUBJECT: Update on Developments within the CRA

The Community Development Department presents the following information regarding new development within the Community Redevelopment Agency (CRA) area.

Approved Projects	Location	Zoning	Status
Solo Building	NE 19 th Ave	MU/TC	Demolition Permit has been approved – demo expected mid-march.
Boca Juniors Clubhouse	Mischon Field	MU/TC	Building Permit application and plans have been submitted.
Winn Dixie Site / Read Capital	164 th St. between NE 20 th and 21 st Ave	MU/TC	Preparing Building Permit Plans.
Cambria Hotel	16300 NE 19 th Ave	MU/TC	Demolition Permit in process.

Prospective Projects	Location	Zoning	Status
Vacant Lot and Storage Building	2101-2151 NE 163rd St.	MU/TC	Property for sale – many inquiries.
Macken Property	17071 West Dixie	MU/TC	Preliminary discussions of development.

Thank you.