



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



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

**Thursday, April 21<sup>st</sup>, 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, 1<sup>st</sup> alternate

***Staff:***

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

**AGENDA**

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- 1. Call to Order / Roll Call:**
  - 2. Public Comment:**
  - 3. Approval of Minutes:** Regular RAB Meeting: March 3<sup>rd</sup>, 2016
  - 4. Action Item:** Façade Beautification Program Application 201601 for 1058-1064 NMB Blvd., North Miami Beach, FL 33162 – The Athenian Corporation
  - 5. Action Item:** CRA Board By-Laws
  - 6. Discussion Item:** CRA Commercial Property Improvement Loan Program
  - 7. Discussion Items:** Executive Director's Report
    - Miami-Dade County Economic Prosperity Committee passed the FY2015/2016 CRA Budget on April 14<sup>th</sup>, 2016
    - CRA participated at the 2016 Bike305
    - CRA FY 2015 Annual Report
  - 8. Next RAB Meeting:** May 19<sup>th</sup>, 2016
  - 9. 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; RECORDING SECRETARY MONA LAVENTURE, PROTOTYPE, INC.

**BOARD MEMBERS PRESENT:** CHAIR BRUCE LAMBERTO, VICE CHAIR PRADEL VILME, MARK ANTONIO, VLADIMIR BUGERA, BRIAN SHARPE, RICHARD WEINER

**TYPE OF MEETING:** REGULAR MEETING

**DATE:** MARCH 3, 2016

**MINUTES**

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**AGENDA ITEM 1 – CALL TO ORDER / ROLL CALL.** Chair Lamberto called the meeting to order at 5:31 p.m. Roll was called and it was noted a quorum was present.

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

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**AGENDA ITEM 3 – APPROVAL OF MINUTES.** Motion made by Mr. Sharpe, seconded by Vice Chair Vilme, to approve. In a voice vote, the motion passed unanimously (6-0).

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**AGENDA ITEM 4 – ACTION ITEM: Façade Beautification Program Application 201601 for 1058-1064 NMB Blvd., North Miami Beach, FL 33162 – The Athenian Corporation.** Prior to the presentation of the Action Item, CRA Administrator Patrick Brett requested clarification of administrative approval versus Board approval as described in Façade Beautification Program Resolution 2014-5. He explained that the Resolution which states that all Façade Beautification Program grant applications must come before the CRA Board and Redevelopment Advisory Board (RAB) for approval; however, it also included conflicting statement that Staff may give administrative approval to an Application.

Chair Lamberto observed that this is not the first Application from The Athenian Group to come before the Board. He commented that he did not wish to see a beautification program replace the routine maintenance necessary for a building.

Mr. Brett advised that another issue is the Commercial Improvement Program, which is a larger initiative than the Façade Beautification Program. The Commercial Improvement Program allows property owners to apply every five years. The Façade Beautification Program, however, does not have this built-in limit. He noted that the question of how often a business should be able to apply for grant funds was another issue raised by Staff.

Chair Lamberto stated that due to the Façade Beautification Program's relative lack of funding, he felt all improvements funded by this program should be bricks-and-mortar capital improvements, such as storm windows/doors or façade improvements, which enhance and add value to a building. He did not feel routine maintenance issues, such as repainting, should receive funds.

Mr. Brett noted that the Application before the RAB today is part of a new program, adopted in 2014, which was approved by the CRA Board by Resolution 2014-5. He pointed out that under the program's existing guidelines, Staff had no reason to deny the Application. Assistant City Attorney Sarah Johnston recommended that the Board first discuss the program for greater clarification, followed by discussion of the specific Application.

Mr. Antonio asked if the Resolution allows the Board, or City Staff, to request a temporary moratorium on a program. Attorney Johnston advised against this action, stating that Staff is seeking the Board's recommendation on the inconsistency of whether or not all applications must come before both the RAB and the CRA Board or those that exceed 20 applications per fiscal year. She added that the Board may make recommendations to amend the program if they wish to limit the items that may apply for grant funds, or if they wish to change the time limit in the future.

Mr. Antonio stated that he agreed with Chair Lamberto regarding the use of grant funds for items that could be seen as maintenance issues, unless these issues are smaller aspects of a major renovation. He concluded that the program should be reevaluated with a focus on capital improvements, or, if the application is for a small part of a larger project, the program should prioritize the improvements to be funded.

Mr. Antonio added that a monetary threshold could be determined, below which Staff would be able to approve applications independently of the Board.

Assistant City Manager Candido Sosa-Cruz pointed out that the Façade Beautification Program is a smaller-scale program to encourage aesthetic improvements, and specifically mentions features such as painting, awnings, landscaping, and signage. The larger program, the Commercial Property Improvement Program, is intended to fund major improvements, such as impact windows or doors.

Mr. Antonio asked if there is sufficient history of the programs to show the impact they have had on property values. He recommended reevaluating the programs to determine if they have been effective.

Mr. Sosa-Cruz pointed out that there is currently minimal participation in the programs from business owners, as properties with active Code violations are not permitted to apply for grant funds. Chair Lamberto characterized the programs as an incentive for property owners with Code violations to address those violations. He expressed concern that there

are limited funds for these programs, as the budget for both combined programs is \$200,000 during the current fiscal year.

Mr. Weiner agreed with Chair Lamberto and Mr. Antonio, stating that there should be incentives for property owners to improve their properties. He also suggested that this may also be an incentive, as property owners may wish to apply for the program before it is retired. Mr. Sharpe provided a retail perspective on the issue, stating that it can be difficult for property owners to address Code violations and qualify for grant funds, as addressing the violation may require making the same improvements they would have made through the improvement grant programs.

Mr. Brett asked if the Board wished for Staff to evaluate the program further and bring back recommendations and/or changes. The Board agreed by consensus to eliminate painting from the program's options.

Motion made by Mr. Antonio to direct Staff to come back to the Board with the elimination of this program or, if they feel it is viable, a recommendation.

Mr. Sosa-Cruz asked if the Façade Beautification Program could be allowed to sunset at the end of the year, pointing out that the CRA's current budget has been approved at the County level. The Board agreed with this suggestion by consensus.

Mr. Sharpe proposed that the program be amended to fund improvements that are not necessarily part of the greater scope of a project. He suggested that while these aspects do not need to be major improvements, they would fall outside the realm of maintenance.

Vice Chair Vilme seconded the motion. In a voice vote, the motion passed unanimously (6-0).

It was confirmed that if the program is allowed to sunset at the end of the fiscal year, that will not apply to the current Application before the Board.

Mr. Brett returned to the Application on today's Agenda, which would fund improvements to The Athenian Corporation. He advised that Staff has found the Application to be complete. The Applicant received previous approval from a different program in February 2010. The current reimbursement request is for \$2,500; however, Staff recommends reimbursement of \$1,800, which is 50% of the lowest of the 3 quotes.

Mr. Brett continued that Staff visited the subject property, and that the City Departments reported no Code or Buildings violations or unpaid fines or fees. Mr. Antonio called attention to the pictures provided within the Application, advising that signage found in the property's window constitute Code violations. Mr. Brett explained that while there were existing Code violations, these were closed the morning of his inspection of the property.

The Board discussed photographs of the subject property in relation to the City's sign Code. Chair Lamberto recommended that approval of the Application include a requirement that any window signage must comply with Code. Mr. Brett advised that Code Enforcement could be requested to inspect the site before proceeding further with the Application. Mr. Sosa-Cruz stated that Code Enforcement will inspect the site to determine if it is in violation of the Application.

Chair Lamberto asked if it would be possible for the CRA to provide a color palette to be used by future Applicants. Attorney Johnston replied that this has been found to be controversial, particularly if a color palette were applied only to the CRA. She clarified that when a specific recommendation is made for the use of grant funds, the Board may consider color as part of its approval or denial. It was noted that City-wide regulations apply to the intensity level of paint.

Chair Lamberto asked if the Application must be approved because it meets the program's requirements. Mr. Brett stated that Staff recommends approval because there is no basis for denial.

Mr. Antonio proposed conditional approval based on re-inspection of the property, noting that the correspondence provided with the Application does not explicitly state there has been physical inspection of the property by a Code official. The Board members expressed concern with the percentage of window space covered by signs. Mr. Brett reported that while he believed the most recent report of a Code complaint to be old, he would look further into the issue to ensure there are no outstanding violations. He would also follow up with a broker to determine whether or not the property is listed for sale.

Motion by Mr. Antonio, seconded by Vice Chair Vilme, to defer the Application to the next meeting, and Staff will investigate whether Code violations are up to date as well as whether or not the property is on the market.

In a voice vote, the motion passed unanimously (6-0).

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**AGENDA ITEM 5 – EXECUTIVE DIRECTOR'S REPORT.** Mr. Brett referred the Board members to their backup materials, noting that a memo lists all the projects underway in the redevelopment area, including possible interest in a property across the street from the library. He stated that he would work with Community Development to provide additional information at the next Board meeting.

Mr. Brett continued that Staff has met with the County and is proceeding with Redevelopment Plan amendments. New marketing materials were provided to the RAB members. On Saturday, February 27, 2016, Staff participated in the 2016 Heart Health Walk, which was very well-attended and took place within the redevelopment area. Staff provided a sponsorship booth that was well visited by over 15 people.

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**AGENDA ITEM 6 – NEXT RAB MEETING: April 14, 2016.**

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**AGENDA ITEM 7 – ADJOURNMENT.** There being no further business to come before the Board at this time, the meeting was adjourned at 6:15 p.m.



***City of North Miami Beach, Florida***  
***Community Development Department***

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TO: Candido Sosa-Cruz, Assistant City Manager

FROM: Richard G. Lorber, Director of Community Development

DATE: March 8, 2016

RE: Update on The Athenian Corporation - 1058 N. Miami Beach Blvd.

Staff inspected the property this afternoon and makes the following findings:

- ❖ There appear to be three separate businesses located within the building, in separate retail bays.
  - Milord's Security and Tax (1058) appears compliant with the maximum permitted 25% window signage.
  - Tax Pros (1062) is noncompliant, exceeding the maximum permitted 25% of window signage. They should be cited by Code Compliance.
  - Miami Liquidation (1060) has no window signage and is therefore compliant for window signage.
  
- ❖ The only permanent wall sign at the site is for Miami Liquidation (1060). The permanent wall sign on the top of the storefront has been installed without a building permit and should be cited by Code Compliance.
  
- ❖ Signage in the rear of the building, fronting the rear parking area and alley, does not exceed the maximum permitted four (4) square feet, and is compliant.
  
- ❖ Permit PAM16-29 for Painting Of Parking Lot (Includes Patching, Sealcoat & Restriping) has been completed, and was inspected and finalled by City staff on February 10, 2016, and is compliant.

C: Patrick Brett, CRA Administrator

# Commercial / Industrial Property

**1058 N N MIAMI BEACH  
Miami Beach, FL 33162**



List Price: \$850,000  
 Area, County: 22, Miami-Dade County  
 Listing Status: Active-Available  
 ML Number: A10001880

Legal Description:

Year Built: 1948

Township: 22      Type: Commercial      Style: Commercial Retail      Zone: 64  
 Parcel: 0030      Price/SqFt:      Number of Units:      Price/Unit:  
 Section: 17      Property Description: RETAIL STRIP      Transaction Type: Sale  
 Bldg Name:      County Land Use:      # of Buildings:      # of Stories: 1      # of Floors:

Remarks: BACK IN THE MARKET. FOUR UNIT, RETAIL STRIP ON BUSY 163 STREET FOR SALE. ONE HAS JUST BEEN REFURBISHED. IDEAL FOR OWNER USER.OCCUPY ONE OF THE UNITS AND LEASE THE REST TO HELP WITH THE EXPENSES - PLENTY OF PARKING GREAT VISIBILITY AND HEAVY TRAFFIC. THE AVERAGE TRAFFIC COUNT IS 55,000 VEHICLES DAILY . EASY ACCESS TO I-95, FL TURNPIKE, BISCAYNE BLV AND GOLDEN GLADES EXCHANGE & A1A. CLOSE TO AVENTURA MALL BAL HARBOR OR SUN ISLES BEACH. RESIDENTIAL NEIGHBORHOODS,SENIOR HIGH SCHOOL AND BUSINESSES.

Property Type/Type of Building: Retail Space,Strip Store	Sq Ft:
Ownership Type:	Environmental Audit: Unknown
Included:	Total Acres:
Acreage Desc:	Lot Frontage:
Construction:	Approx. Lot Size: 8404
Waterfront Info:	Occup %:
Electric Service: Other Electric	# Tenants:
Parking Info: #0 spaces,Other Parking	# Offices:
Location:	# Loading Doors:
Roof: Built-Up Gravel	# Bays:
Floor: Ceramic Floor	Improvement Ht: 1ST
Security:	Door Height:
Road Type:	Eave Height:
Road Frontage:	Dock Height:
Column Desc:	Max Ceil Height:
Ceiling Desc:	Interior Ceil Ht:
Miles to Expressway:	Air Cond %:
Miles to Beach:	Number of Toilets:
Number of Meters:	

<u>Unit Type</u>	<u>#Units</u>	<u>#Baths</u>	<u>Furn?</u>	<u>A.Rent</u>	<u>A.Rnt Pd</u>	<u>B.Rent</u>	<u>B.Rnt Pd</u>	<u>Unit Type</u>	<u>#Units</u>	<u>#Baths</u>	<u>Furn?</u>	<u>A.Rent</u>	<u>A.Rnt Pd</u>	<u>B.Rent</u>	<u>B.Rnt Pd</u>
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Tenant Pays:	Reimbursable SF:
Common Area Maint:	Leasable SF:
Information: Other Information	
Lease Term:	Deposit Info:
Miscellaneous:	
Heat:	Water:
Cool:	Sewer:

Assumbl?	Tot Mtg Bal:	Tax Year: 2014	Tax: \$4,249	Fee:
Tot Assum Loans: \$0		Dade Assessed/SOH:		Dade Market Assessed/ASV:
Gross Oper Income:	Gross Sch Inc: \$0	Terms Considered:		

Directions: NONE



**City of North Miami Beach, Florida**  
**PLANNING AND ZONING DEPARTMENT**

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**BANNER SIGN PERMIT**

**Banners are allowed to be used in conjunction with a special event or as temporary signage**

Applications must be complete and notarized. Incomplete applications will not be accepted.

All banner signs must be attached to the building or other structure on the property.

**Special Event Banners:**

Banners associated with special events may be displayed for a period time not to exceed sixty (60) days. Banner signs may not exceed an area of forty-five (45) square feet, but must be in proportion to the building which it will be located.

Three (3) special event banner signs per street frontage are permitted per calendar year; only one (1) special event sign may be displayed toward any one (1) street frontage at any one (1) time.

**Temporary Signage:**

Banner signs not associated with special events may be displayed for a period not to exceed ninety (90) days. Banner signs may not exceed an area of forty-five (45) square feet. Banners associated with special events are not permitted to be displayed at the same time as banners used for temporary signage.

Only two (2) banner sign permits for banner signs other than special event signs may be issued to the same business at the same location during any three hundred sixty five (365) calendar daytime period starting at the date the first such permit is issued.

No more than one (1) banner sign shall be permitted per street frontage.

**Fees:**

Permit Fee - \$50.00 / After-the-Fact \$100.00 (If a banner is displayed prior to approval of a Banner Permit there will be an After-the-Fact Permit fee of \$100.00.)

**Banner Sign Submittal Requirements:**

- Must include an image of the facade or building with indication of banner location on front, rear, or side along with the exact dimensions of the banner size
- Check or Money Order for \$50.00 (\$100.00 if After-the-Fact) made payable to the City of North Miami Beach. If the application is a renewal from a previous banner, the check is made payable to the City of North Miami Beach for \$50.00.
- No cash or credit cards accepted.

To Be Completed by Applicant

Date: 11/13/15 Type of Display: Temporary Sign or Special Event Sign  
 Vendor/ Business Name: Miami Liquidation

Location/Address where sign will be displayed: 1060 N. Miami Beach Blvd  
North Miami Beach, FL 33162

Number of Display(s): 1 Location of Display(s): Front Rear Side Other: \_\_\_\_\_

Dimensions of Banner: 240" x 18" Square footage of Banner: 30

\*Please attach a sketch or photo of the banner clearly showing all wording and graphics. (If this is an after the fact permit a photo is required. Drawings will not be accepted for after the fact permits.)

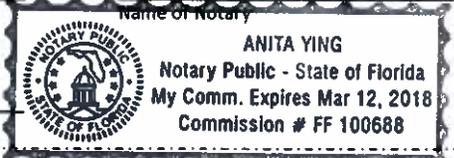
Terms of Agreement	Date	Applicant's Initials
Starting date to display banner sign.	<u>11/18/15</u>	<u>BR</u>
Ending date to remove banner.	<u>5/18/15</u>	<u>BR</u>
Date to contact Planning and Zoning Department for inspection.	<u>5/17/15</u>	<u>BR</u>

I hereby agree to remove the banner sign on (date) 5/18/15 and to contact the Planning and Zoning Department upon the removal of said banner sign on (date) 5/17/15 in order to avoid a citation.

If I fail to remove the banner sign immediately after the permit time has expired, I acknowledge the fact that a citation will be issued by the Code Compliance Department. I certify that all information given above to be true and correct, and I do understand that said banner sign permit is non-transferable without City approval. Permit(s) obtained on a misrepresentation of a material of fact are null and void.

Notary's Statement of Acknowledgment

[Signature]  
 Applicant/Authorized Agent's Signature  
Brandon Rogers  
 Print Name  
11/18/15  
 Date  
305-761-8263  
 Phone Number  
Brandon@WorldClass-USA.com  
 Email

State of Florida County of Miami-Dade  
 The foregoing statement was acknowledged before this 18 day of November 2015 by Brandon Rogers who is personally known to me or has produced Florida Driver License as identification and who did (did not) take an oath.  
[Signature]  
 Signature of Notary  
ANITA YING  
 Name of Notary  
  
FF 100688  
 Serial Number, if any

To Be Completed by Property Owner

As legal owner(s) of the subject property, I authorize Brandon Rogers to apply for such permit; and hold harmless, the City of North Miami Beach to enter onto or upon the property on which the banner sign(s) is located for the purpose of removing said banner sign or other display if the permit fees are not paid or if they are not removed immediately after the permit time expires. I furthermore agree to relieve and indemnify the City of North Miami Beach and its agents and employees from any responsibility or liability for any legal action or damage resulting from the removal of said banner sign or other displays. I



**City of North Miami Beach, Florida**  
**PLANNING AND ZONING DEPARTMENT**

furthermore assume responsibility for the correction of a violation resulting from the failure to obtain a permit for the said banner sign or other display; and/or the failure to remove said banner sign or other display as prescribed in the permit application.

Catherine Christofis  
 Property Owners Signature  
Catherine Christofis  
 Print Name  
11-13-15  
 Date  
9930 SW 108 St.  
 Property Owner's Street Address  
305-815-8345  
 City, State & Zip Code  
Miami, FL 33176  
 Email  
305-577-7494  
 Phone Number  
solitairestone@gmail.com

Notary's Statement of Acknowledgment

State of FL County of Miami Dade

The foregoing statement was acknowledged before this 13<sup>th</sup> day of Nov 2015 by Catherine Christofis who is personally known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

[Signature]  
 Signature of Notary

Smith Milord  
 Name of Notary

**SMITH MILORD**  
 MY COMMISSION #FF065245  
 EXPIRES November 2, 2017  
 (407) 398-0153 FloridaNotaryService.com

Serial Number, if any \_\_\_\_\_

**OFFICE USE ONLY**

Permit Number: B010-13 Calendar Year Request:  1<sup>st</sup>  2<sup>nd</sup>  3<sup>rd</sup>

Folio Number: 07-2217-014-0040 Date: 11/18/15

ATF:  YES  NO Has the Property Been Cited?  YES  NO If Yes: Citation# \_\_\_\_\_

Permit Fee: \$50.00/\$100.00  YES  NO (Acct# 010-329107)

Reviewed By: oiselle Deschamps  Approved  Denied [Signature]  
Print Signature

Comments/or Stipulations: \_\_\_\_\_

Inspected By: \_\_\_\_\_ Inspection Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Banner Removed:  YES  NO

Inspection Notes: \_\_\_\_\_

# MIAMI LIQUIDATION

ELECTRONICS  
HOME/OFFICE  
SURPLUS

OPEN

CELL PHONES  
LAPTOPS  
PRINTERS



**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  
Print Name

Catherine Christofis  
Property Owner Signature  
(If different)

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
<b>PAID</b>	<b>PAID</b>	<b>PAID</b>	<b>PAID</b>		<b>PAID</b>

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

## 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"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <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) _____ <i>(Applies to accounts maintained outside the U.S.)</i>	
	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.

Social security number	
[ ] [ ] [ ] - [ ] [ ] - [ ] [ ] [ ] [ ]	
or	
Employer identification number	
65 - 1014475	

**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.

### 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>
-----------	---	------------------------

### 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](http://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 4<sup>TH</sup> 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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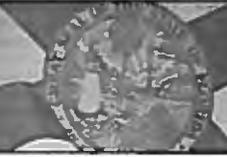
1066

INCOME TAX  
MORTGAGE  
PROPERTY  
MANAGEMENT  
SERVICES  
1066 SCHOOL  
Office: 781-377-1723  
Cell: 781-377-1723

205-965-7164

FOR LEASE



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 Address**1058 NORTH MIAMI BEACH BLVD  
NORTH MIAMI BEACH, FL 33162

Changed: 01/23/2013

**Mailing Address**1058 NORTH MIAMI BEACH BLVD  
NORTH MIAMI BEACH, FL 33162

Changed: 01/23/2013

**Registered Agent Name & Address**CHRISTOFIS, 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**

<a href="#">03/30/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/21/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/07/2000 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>



Address    Owner Name    Folio

### SEARCH:

1058 North Miami Beach BLVD

Suite



[Back to Search Results](#)

### PROPERTY INFORMATION

**Folio:** 07-2217-014-0030

**Sub-Division:**  
MONTICELLO PK UNIT 2

**Property Address**  
1058 N MIAMI BEACH BLVD  
North Miami Beach, FL 33162-3828

**Owner**  
THE ATHENIAN CORPORATION

**Mailing Address**  
9930 SW 108 ST  
MIAMI, FL 33176-3540

**Primary Zone**  
6400 COMMERCIAL - CENTRAL

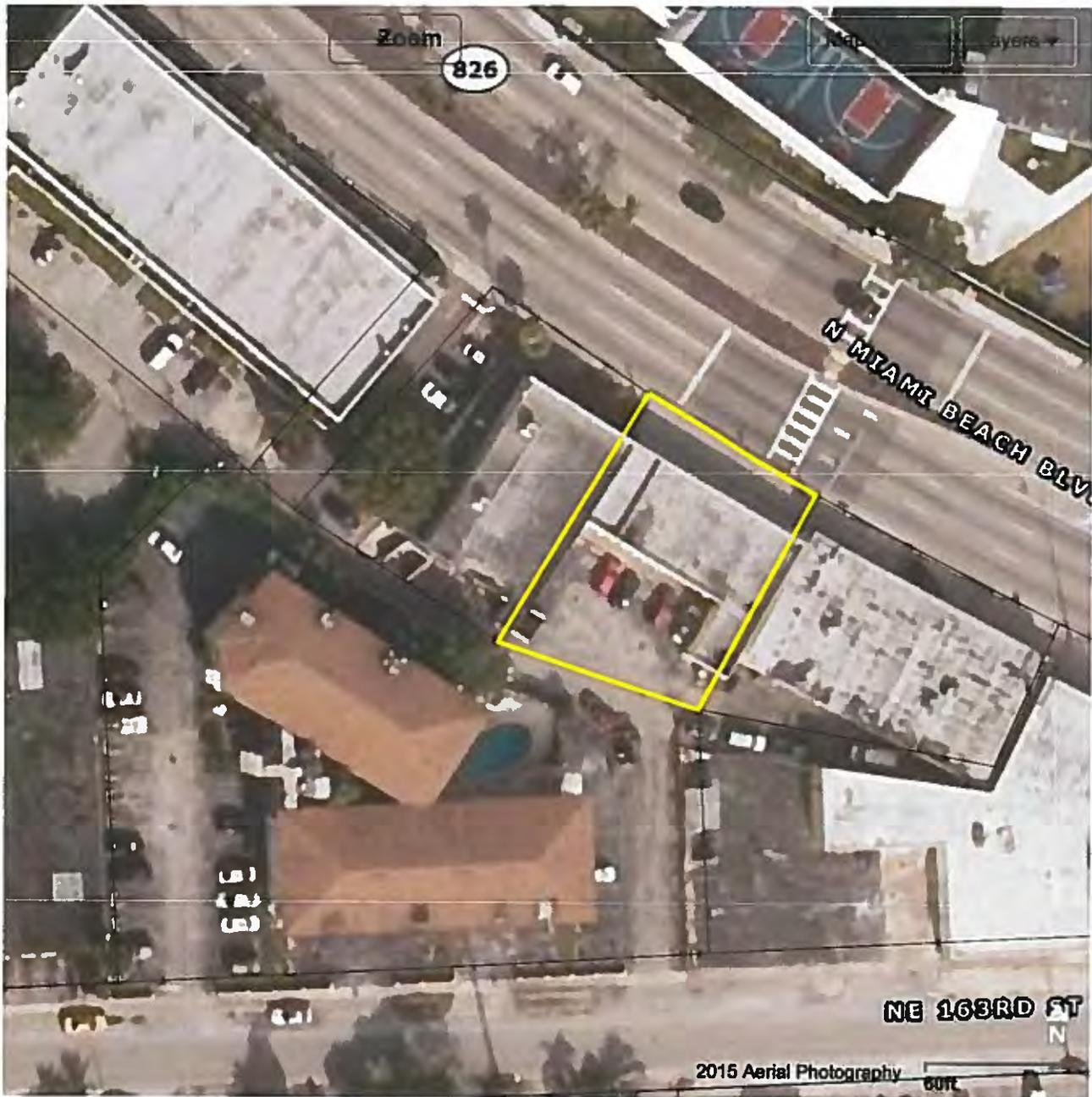
**Primary Land Use**  
1111 STORE : RETAIL OUTLET

**Beds / Baths / Half**                      0 / 0 / 0

**Floors**    1

**Living Units**                                    0

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



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[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
<b>Market Value</b>	<b>\$176,644</b>	<b>\$176,644</b>	<b>\$176,644</b>
<b>Assessed Value</b>	<b>\$176,644</b>	<b>\$176,644</b>	<b>\$176,644</b>

### TAXABLE VALUE INFORMATION

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

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40 Yr Building  
Re-Certification

Appealing Your Assessment

Defective Drywall

Folio Numbers

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Appealing your Assessment

Assessment Information Search

Exemptions

Extension Requests

Filing Returns

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[Change of Address](#)

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[Tax Comparison](#)

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[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

10Feb2016  
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 19<sup>th</sup> Avenue  
North Miami Beach, FL 33162  
Phone: (305) 948-2965 Ext.7839  
Fax: (305) 919-3708  
Email: [Leonardo.Zelaya@citynmb.com](mailto: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](mailto:Lazaro.remond@citynmb.com)

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

From: "Brett, Patrick" <[Patrick.Brett@citynmb.com](mailto:Patrick.Brett@citynmb.com)>  
Date: 1/15/2016 2:56 PM (GMT-05:00)  
To: "Anathan, Robert" <[Robert.Anathan@citynmb.com](mailto:Robert.Anathan@citynmb.com)>, "Remond, Lazaro" <[Lazaro.Remond@citynmb.com](mailto:Lazaro.Remond@citynmb.com)>, "Vela, Betsy" <[Betsy.Vela@citynmb.com](mailto:Betsy.Vela@citynmb.com)>  
Cc: "Sosa-Cruz, Candido" <[Candido.Sosa-Cruz@citynmb.com](mailto:Candido.Sosa-Cruz@citynmb.com)>, "Scott, Esmond" <[Esmond.Scott@citynmb.com](mailto: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](http://NMB CRA.org) – [Patrick.Brett@CityNMB.com](mailto: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

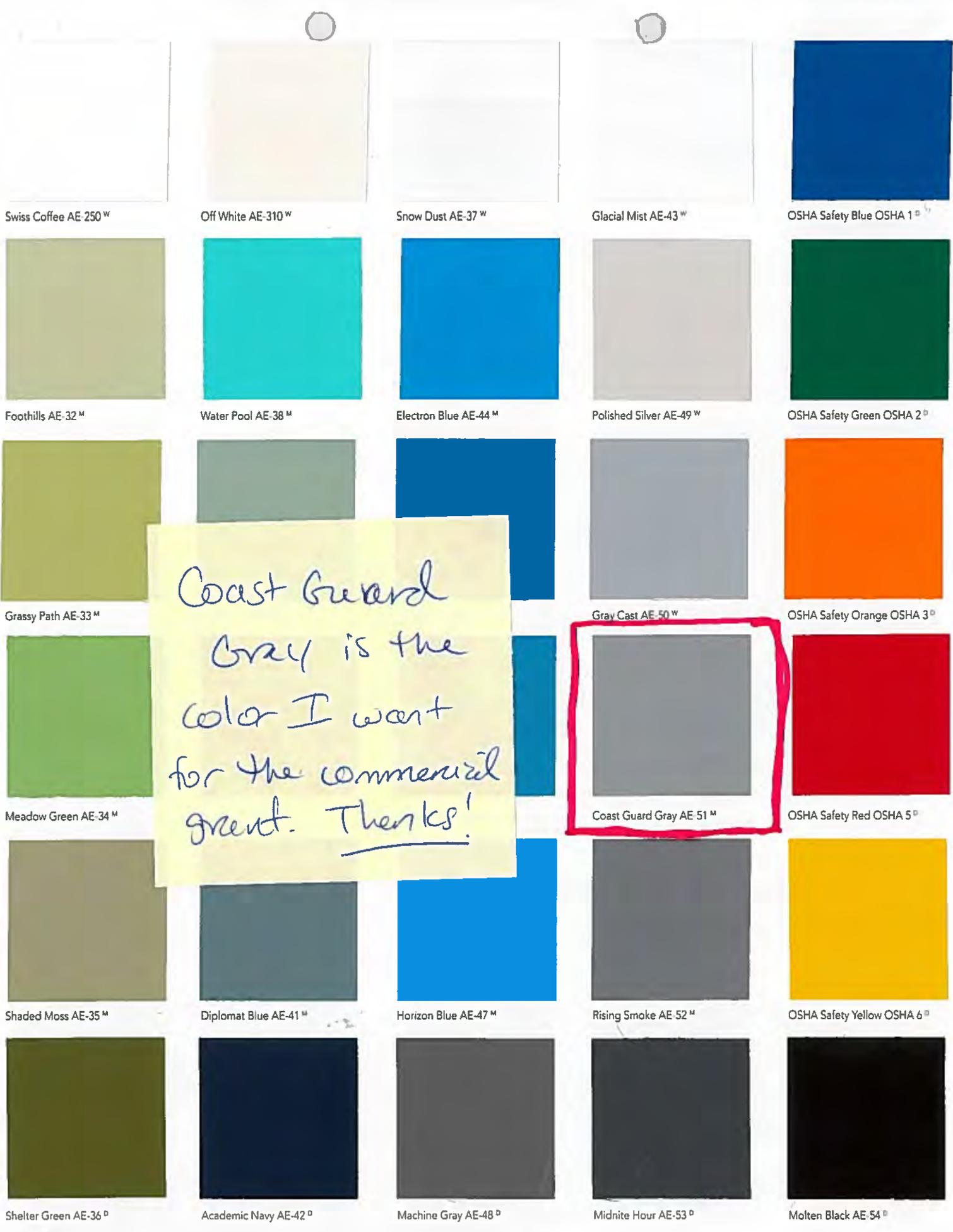
Comments: RE-SURFACE, RE-STRIPE THE PARKING AREA WITH PERMITS.  
Inspection Comments:  
REQUEST MADE TO OVERRIDE INSPECTIONS 1 & 2

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<sup>W</sup>

Off White AE-310<sup>W</sup>

Snow Dust AE-37<sup>W</sup>

Glacial Mist AE-43<sup>W</sup>

OSHA Safety Blue OSHA 1<sup>D</sup>

Foothills AE-32<sup>M</sup>

Water Pool AE-38<sup>M</sup>

Electron Blue AE-44<sup>M</sup>

Polished Silver AE-49<sup>W</sup>

OSHA Safety Green OSHA 2<sup>D</sup>

Grassy Path AE-33<sup>M</sup>

Gray Cast AE-50<sup>W</sup>

OSHA Safety Orange OSHA 3<sup>D</sup>

Meadow Green AE-34<sup>M</sup>

Coast Guard Gray AE 51<sup>M</sup>

OSHA Safety Red OSHA 5<sup>D</sup>

Shaded Moss AE-35<sup>M</sup>

Diplomat Blue AE-41<sup>M</sup>

Horizon Blue AE-47<sup>M</sup>

Rising Smoke AE-52<sup>M</sup>

OSHA Safety Yellow OSHA 6<sup>D</sup>

Shelter Green AE-36<sup>D</sup>

Academic Navy AE-42<sup>D</sup>

Machine Gray AE-48<sup>D</sup>

Midnite Hour AE-53<sup>D</sup>

Molten Black AE-54<sup>D</sup>

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



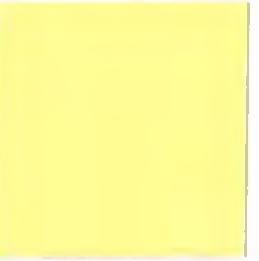
Earthy Tan AE-3 M



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

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**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](http://NMB CRA.org) – [Patrick.Brett@CityNMB.com](mailto: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 SC  
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

Handicapped Parking  
Permit Only  
No Motorcycles  
No Stalls



# MIAMI LIQUIDATION

ELECTRONICS  
HOME/OFFICE  
SURPLUS

OPEN

CELL PHONES  
LAPTOPS  
PRINTERS

1062

UNI  
TRANSFER  
Authorized Agent

OPEN



UNISEX  
WELCOME



Full Service  
Print Shop

Additional  
Parking  
In Rear  
1066

Design  
Copy  
Print  
Mail

305-945-3064

Your One  
STOP  
Print Shop

INCOME  
TAX

APIDREFUND  
IMMIGRATION  
SERVICES

EFICSCHOOL

MILORD'S  
SECURITY

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

1064

1062

UNI  
TRANSFER  
Authorized Agent

OPEN

MLS Beauty Salon  
305-879-4981  
UNISEX  
WELCOME

MIAMI LIQUIDA

ELECTRONICS  
HOME/OFFICE  
SURPLUS

OPEN



STATE 1072 BUY SELL RENT

FAST Accurate Reliable LINCOLN TAX OFFICE

1070 LINCOLN TAX OFFICE MAXIMIZE YOUR RETURN Direct Deposit in to your Bank Account e-file

Additional Parking In Rear 1066

Your One STOP PRINT SHOP

BeeJay Printing YOUR PRINTPROFESSIONALS 305-945-3064

Full Service Print Shop

Additional Parking In Rear 1066

Design Copy Print Mail

305-945-3064 Your One STOP Print Shop

INCOME TAX RAPIDREFUND 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
<b>PAID</b>	<b>PAID</b>	<b>PAID</b>	<b>PAID</b>		<b>PAID</b>

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
<b>Total</b>		23.62220			<b>\$4,172.73</b>

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
<b>Total</b>	<b>23.62220</b>				<b>\$4,172.73</b>

**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

**CRA POLICY RESOLUTION NO. R2016-1**

**A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY AMENDING AND RESTATING THE AGENCY'S BY-LAWS; AUTHORIZING CRA STAFF TO IMPLEMENT THE BY-LAWS.**

**WHEREAS**, the Chairman and Board members of the North Miami Beach Community Redevelopment Agency (the "Agency") desire to amend and restate the Agency's By-Laws attached as Exhibit 1 (the "By-Laws"); and

**WHEREAS**, the CRA Board hereby finds and determines that it is in the best interest of the CRA to adopt this Resolution.

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

**Section 1. Recitals.** The foregoing recitals are true and correct.

**Section 2. By-Laws.** That this Resolution is hereby adopted to serve as the CRA's By-Laws.

**Section 3. Implementation.** CRA Executive Director is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

**Section 4. Effective Date.** That this Resolution shall be effective immediately upon approval.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Board of the North Miami Beach Community Redevelopment Agency, this **28<sup>th</sup>** day of **April, 2016**.

ATTEST: NORTH MIAMI BEACH COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
GEORGE VALLEJO, CHAIRMAN

APPROVED AS TO FORM:

\_\_\_\_\_  
JOSE SMITH, CITY 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)



**BY-LAWS  
OF  
CITY OF NORTH MIAMI BEACH  
COMMUNITY REDEVELOPMENT AGENCY  
Adopted by CRA Policy Resolution 2016-1**

A Community Redevelopment Agency Created  
Pursuant to Chapter 163, Part III, *Florida Statutes*

These By-Laws of the North Miami Beach Community Redevelopment Agency (the "CRA") address the administration and management of the CRA. Chapter 163, Part III, *Florida Statutes* shall prevail if a conflict arises between these By-Laws and *Florida Statutes* or the Interlocal Cooperation Agreement dated October 11<sup>th</sup>, 2005 (the "Interlocal Agreement") between Miami-Dade County, the City, and the CRA.

**ARTICLE 1  
GENERAL**

- 1.1 **Establishment and Name.** Pursuant to Chapter 163, Part III, *Florida Statutes*, ("the Act") and the Interlocal Agreement, the City Council of the City of North Miami Beach, Florida (the "City"), established a community redevelopment agency known as the North Miami Beach Community Redevelopment Agency.
- 1.2 **Purpose and Objectives.** The purpose of the CRA is to formulate a workable redevelopment plan including programs utilizing private and public resources to eliminate and prevent the development or spread of blight, improve property values, reduce and prevent incidents of crime, encourage business development, and make the North Miami Beach community a more vibrant, flourishing place to live, work, play, and raise a family.
- 1.3 **Seal; Logo.** The CRA will have a corporate seal that shall bear the name of the CRA. The City Clerk or the Secretary shall be the custodian of the corporate seal. The CRA shall also have a logo which shall be included on all official CRA correspondences and memoranda.
- 1.4 **Members and Terms.** In accordance with Section 163.357(1), *Florida Statutes*, the City Council has designated itself as the CRA governing board. Reference to the members of the CRA, as a whole, shall be "Board of Commissioners" or "Commissioners" or "CRA Board." An individual member of the CRA Board shall be referred to as a "Commissioner." The term as Commissioner shall run concurrently with their term on the City Council.
- 1.5 **Compensation.** In accordance with Section 163.356(3)(a), *Florida Statutes*, the Commissioners shall serve without compensation from the CRA, but shall be entitled to reimbursement for their actual and necessary expenses incurred in the discharge of their duties for the CRA. Requests for reimbursement shall be subject to the requirements of applicable law.

**ARTICLE 2**  
**OFFICERS AND EMPLOYEES**

- 2.1 **Executive Officers.** The executive officers of the CRA Board shall be a Chair and Vice-Chair. The Mayor of the City shall be the Chair and the Vice-Mayor shall be the Vice-Chair Chair.
- 2.2 **Chair.** The Chair shall preside at all meetings of the CRA Board, execute instruments in the name of the CRA Board as may be required, and have other such duties as may be determined by the CRA Board and consistent with law.
- 2.3 **Vice-Chair.** The Vice-Chair shall, in the absence, disqualification, resignation, death or disability of the Chair, or at the Chair's direction, exercise the function of the Chair.
- 2.4 **Executive Director; CRA Administrator; Employees.** The CRA Board shall employ and appoint an Executive Director to administer its business and operations as well as hiring other employees as necessary and appropriate to operate the CRA.
- 2.4.1 **General.** The Executive Director shall be the chief executive and administrative officer of the CRA and shall serve at the pleasure of the CRA Board.
- 2.4.2 **Responsibility.** The Executive Director shall be responsible for carrying out the policies established by the CRA Board and shall have general supervision over, and be responsible for, the performance of the day-to-day operations of the CRA. The Executive Director shall be responsible for preparing an annual budget for the CRA Board's approval, and shall be otherwise responsible for the CRA's fiscal operations. The Executive Director may perform such other duties as may be assigned by the CRA Board. The Executive Director may delegate such duties as may be assigned by the CRA Board.
- 2.4.3 **CRA Administrator as Secretary.** The CRA Administrator shall serve as the Secretary of the CRA. The CRA Administrator, under the Executive Director's direction, shall have prepared the CRA Board and Redevelopment Advisory Board agendas, be custodian of the official seal, have prepared the minutes of the CRA Board and Redevelopment Advisory Board meetings, send out notices of meetings, prepare the agenda packages, and perform such other duties as may be designated by the Executive Director.
- 2.4.4 **Agents and Consultants.** The CRA administrative and operational needs shall be served by the City pursuant to the terms of an "Interagency Services Agreement" approved by the City and CRA whereby the City shall provide staff and consultant services, including but not limited to, managerial, accounting, public relations, and general clerical services. The City shall be entitled to reimbursement for the cost of providing such services, pursuant to the "Interagency Services Agreement," and the Interlocal Agreement. The CRA also may hire, retain and engage such employees, agents, consultants, experts, and specialists as it deems appropriate.
- 2.4.5 **Legal Counsel.** The City Attorney or designee shall serve as legal counsel to the CRA.

## ARTICLE 3 MEETINGS

- 3.1 **Regular Meetings.** The CRA shall hold a regular meeting at least six (6) times each fiscal year on a day, time, and place to be designated from time to time by the CRA Board.
- 3.2 **Special Meeting.** The Chair or any other two (2) Commissioners of the CRA may require the calling of a special meeting at a reasonable time and place by requesting the Executive Director to arrange for and give notice of such special meeting.
- 3.3 **Emergency Meetings.** Emergency meetings of the CRA may be called at any time and place by the Chair or by a majority of the Commissioners.
- 3.4 **Notice of Meetings.** As directed by the Executive Director, the CRA Administrator shall provide the CRA Board with notice of meetings by electronic mail or other means, notice the meeting on the City's website in the Calendar of Events, and post the notice in City Hall on the 1<sup>st</sup> floor bulletin board.
- 3.4.1 Regular Meetings. The CRA Board will receive at least three (3) days prior notice of a regular meeting.
- 3.4.2 Special Meetings. The CRA Board will receive at least two (2) days prior notice of a special meeting. The notice of any special meeting shall set forth the purpose of the special meeting and no other business shall be conducted at that meeting unless a waiver of notice is obtained from all Commissioners.
- 3.4.3 Emergency Meetings. The CRA Board will receive notice of an emergency meeting as soon as reasonable under the circumstances. Notice of an emergency meeting shall set forth the meeting's purpose and no other business shall be conducted at the meeting.
- 3.4.4 Public Notice. Notice of all meetings shall be provided to the CRA Board, the public, appropriate City officials, and the news media as required by law and these By-Laws. Notice of special and emergency meetings may be waived in writing by all Commissioners before, during, or after the meeting.
- 3.4.5 Regular CRA Meeting Schedule. The governing body shall adopt and have published in a newspaper of general paid circulation an annual, semi-annual, or quarterly schedule of CRA Board regular meetings as set forth and required in the Uniform Special District Accountability Act, Section 189.015, *Florida Statutes*.
- 3.5 **Quorum and Voting.** A majority of the Commissioners shall constitute a quorum for the purpose of conducting business. When a quorum is present, the CRA Board may act by a vote of a majority of the Commissioners present, unless otherwise provided by law or these By-Laws. If any meeting cannot be conducted because a quorum is not present, the Commissioners that are present may adjourn the meeting to a time and place certain, and notice of such adjourned meeting shall be given each Commissioner.
- 3.6 **Recessed and Continued Meetings.** When during the course of meeting that was set and noticed under the provisions of these By-Laws is recessed to a future time and place certain, there shall be no requirements for giving of notice of the time and place of continuation of said meeting other than the announcement thereof at said recessed meeting.

- 3.7 **Rules of Order.** All meetings shall be conducted under the most recent edition of Robert’s Rules of Order (the “Rules”) unless otherwise provided by applicable law. The Rules will be applied liberally to further the business of the CRA, and the Chair shall be the arbiter of the application of the Rules, provided that upon the call of any two (2) Commissioners the question of the application of the Rules shall be put to a vote. The result of said vote shall prevail.
- 3.8 **Execution of Resolutions.** CRA Board Resolutions shall be executed by the Chair, attested by the City Clerk or CRA Secretary, and the form of any such instrument shall be previously approved as to legal form and sufficiency by the City or CRA attorney, or duly authorized designee.

**ARTICLE 4  
CONTRACTS; REAL PROPERTY; PURCHASING**

- 4.1 **Execution of Contracts.** Contracts shall be executed by the Executive Director and the form of any such instrument shall be previously approved as to legal form and sufficiency by the City or CRA Attorney or duly authorized designee.
- 4.2 **Real Property Acquisition and Disposition.** The acquisition and disposition of real property by the CRA shall be done in accordance with the provisions of Chapter 163, Part III, Florida Statutes, and all other applicable state and federal laws.
- 4.3 **Purchasing Procedures.** The City shall function as the purchasing agent for the CRA in accordance with an “Interagency Services Agreement” entered into and between the CRA and the City. All purchases by the CRA shall be conducted in accordance with the procedures stated in the Purchasing Ordinance of the City. The City Manager shall set the required approvals when involving purchases by the CRA in accordance with the City’s Purchasing Ordinance.

**ARTICLE 5  
FISCAL MATTERS**

- 5.1 **Fiscal Year.** The fiscal year of the CRA shall begin on October 1 and end on September 30 of each year.
- 5.2 **Budget.** The CRA Board shall cause to be prepared an annual budget with a work program for each year, and such other budgets as the Commissioners may determine. The CRA shall not expend any funds for any purpose other than those specified in said budget and work program, provided that the CRA Board shall have the power to amend its budget as may from time to time be necessary. Final approval of the budget is vested with the Miami-Dade County Board of County Commissioners as described in the Interlocal Agreement.
- 5.3 **Accounting Procedures.** The City shall provide financial accounting services to the CRA in accordance with an “Interagency Services Agreement” between the CRA and the City. The CRA shall follow the City’s accounting practices and procedures.
- 5.4 **Annual Audit.** The CRA Board shall arrange for an independent financial audit each fiscal year and a report of such audit by an independent certified public accountant. The annual

audit shall be included in the City's Consolidated Annual Financial Report. The CRA shall submit a copy of the audit report to the City Council, to Miami-Dade County pursuant to the Interlocal Agreement, to each taxing authority that contributes to the CRA Trust Fund, to the Florida Department of Financial Services, and to the State Auditor General. The CRA Board shall select the auditor. The auditor selected by the CRA Board may be the same auditor that prepares the annual audit for the City.

- 5.5 **Annual Financial Report.** The CRA shall submit to the Florida Department of Financial Services the Annual Financial Report required of all special districts in Florida. This is a separate document from the annual audit referred to above.
- 5.6 **Annual Report.** The CRA shall submit to the City and Miami-Dade County on or before March 31 of each year, a report of its activities and finances for the preceding fiscal year in accordance with the provisions of Section 163.356(3)(c), *Florida Statutes*. The CRA shall publish in a newspaper of general circulation in the City a notice that such report has been submitted to the City and is available for inspection during business hours in the Office of the City Clerk and the CRA's office.
- 5.7 **Bonding of Officers and Employees.** The CRA may require that any and all Commissioners and employees be required to post bond for faithful performance of duty. The CRA may pay bonding costs for all such bonds it requires.
- 5.8 **Maintenance and Disbursement of Funds.** All revenue received by the CRA shall be deposited in a Redevelopment Trust Fund managed by the City. Funds shall be distributed only at the direction and approval of the CRA Board pursuant to a budget adopted by the CRA Board. The City shall function as the fiscal agent for the CRA on all matters involving the Redevelopment Trust Fund.

## **ARTICLE 6 COMMITTEES**

- 6.1 **Power to Create.** The CRA Board may create committees from time to time as necessary to carry out the functions, purposes, and objectives of the CRA. The City Council appoints the members of a Redevelopment Advisory Board as described in the City Ordinances.

## **ARTICLE 7 AMENDMENTS**

- 7.1 **Amendments.** The By-Laws of the CRA may be amended by resolution at any regular or special meeting with a majority vote of the Commissioners. No such amendment shall be adopted unless at least two (2) day's written notice thereof has been previously given to the Commissioners.

**ARTICLE 8**  
**INDEMNIFICATION AND INSURANCE**

- 8.1 **Indemnification of CRA, its Officers, Members, and Employees.** Any of the CRA, its officers, commissioners or employees may be indemnified or reimbursed by the CRA for reasonable expenses (including, but not limited to, attorney's fees, judgments and payments in settlement) actually in connection with any action, suit or proceeding, civil or criminal, actual or threatened, to which she/he or they shall be made a party by reason of being or having been, or by reason of any actual or alleged acts performed or omitted to be performed in connection with such person being or having been an officer, member or employee of the CRA; provided, however, that no person shall be so indemnified or reimbursed in relation to any matter in such action, suit or proceeding as to which she/he shall finally be adjudged to have been guilty of or liable for gross negligence or willful misconduct or criminal acts in the performance of her/his duties to the CRA; and provided further, that no person shall be so indemnified or reimbursed in relation to any matters in such action, suit or proceeding which has been made the subject of a compromise settlement except with the approval of a court of competent jurisdiction, and the CRA acting by vote of members not parties to the same or substantially the same action, suit or proceeding, constituting a majority of the remaining Commissioners. The foregoing right of indemnification or reimbursement shall not be exclusive of other rights to which such person, her/his heirs, executors or administrators may be entitled as a matter of law.
- 8.2 **Insurance.** The CRA may self-insure or purchase insurance for the purpose of indemnifying its officers, members, and other employees to the extent that such indemnification is allowed in Section 8.1 herein. The CRA may purchase other insurance, including liability and hazard insurance, as it deems necessary and appropriate.



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



**MEMORANDUM**

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**TO:** CRA Redevelopment Advisory Board Members  
**FROM:** Ana M. Garcia, Executive Director and City Manager  
**VIA:** Candido Sosa-Cruz, Deputy City Manager  
Patrick Brett, Administrator  
**DATE:** April 15<sup>th</sup>, 2016  
**RE:** **Executive Director's Report**

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CRA Fiscal Year 2015-2016 Budget

The Miami-Dade County Economic and Prosperity Committee approved the CRA budget at its April 14<sup>th</sup> meeting. The budget now requires approval by the Miami-Dade County Board of County Commissioners.

North Miami Beach Bike Ride in the 305

The CRA was an Official Sponsor at the North Miami Beach Bike Ride in the 305 event held on Sunday, March 20<sup>th</sup>, 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.

CRA Annual Report for Fiscal Year 2014-2015

The Annual Report for the Fiscal Year that ended on September 30<sup>th</sup>, 2015 was prepared. The Annual Report will be amended to include the City's Consolidated Annual Financial Report and audited statements when the City has it readied.

Thank you.



# City of North Miami Beach Community Redevelopment Agency

## FISCAL YEAR 2014-2015 ANNUAL REPORT

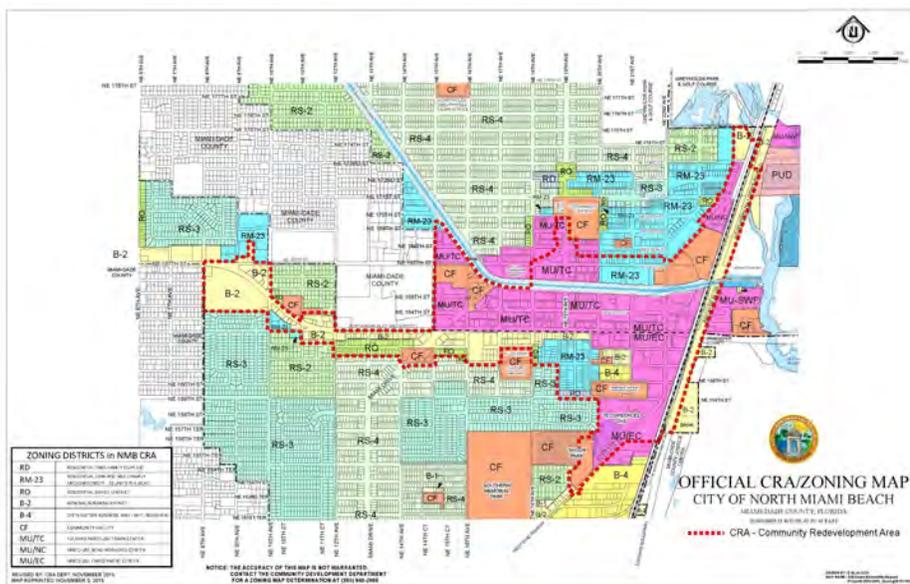
The Community Redevelopment Agency (the “CRA”) is a special purpose of government of the City of North Miami Beach created by Miami-Dade County in 2005 to eliminate and prevent the development or spread of blighted areas, improve the public infrastructure, and prevent or reduce incidents of crime throughout the Redevelopment Area.

The Redevelopment Area consists of approximately 468 acres and contains commercial, institutional, recreational, mixed-use, and multi-family residential uses. There are about twenty single-family homes in the Redevelopment Area, however, they are within a RO Residential Office District.

The City Council sits as the CRA Board of Commissioners. The CRA Board meets on the 4th Thursday at 6:00 p.m. in the City Council Chambers.

The City Council created a CRA Redevelopment Advisory Board, and it meets on the 3rd Thursday at 5:30 p.m. in City Hall 4th floor conference room.

The CRA welcomes community, resident, and business feedback.



### Board of Commissioners

- George Vallejo, Chair
- Anthony DeFillipo, Member
- Barbara Kramer, Member
- Marlen Martell, Member
- Frantz Pierre, Member
- Phyllis S. Smith, Member
- Beth E. Spiegel, Member

## **Description:**

The Agency is pleased to submit this Annual Report for the Fiscal Year ending September 30th, 2015 in accordance with Florida Statutes section 163.356(3)(c) and the 2005 Interlocal Agreement between Miami-Dade County, City of North Miami Beach, and North Miami Beach CRA,

This Annual Report will be later amended to include a copy of the City of North Miami Beach Comprehensive Annual Financial Report, Fiscal Year 2014, in which the CRA's audited financial statements are included as a component unit of government.

## **What is a CRA?**

The Community Redevelopment Agency is a public entity established under the guidelines of the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to implement community redevelopment activities. It is legally a separate government entity apart from the City, and allowed to operate with City employees.

Miami-Dade County authorized the creation of the CRA in 2005, and it will sunset in 2028.

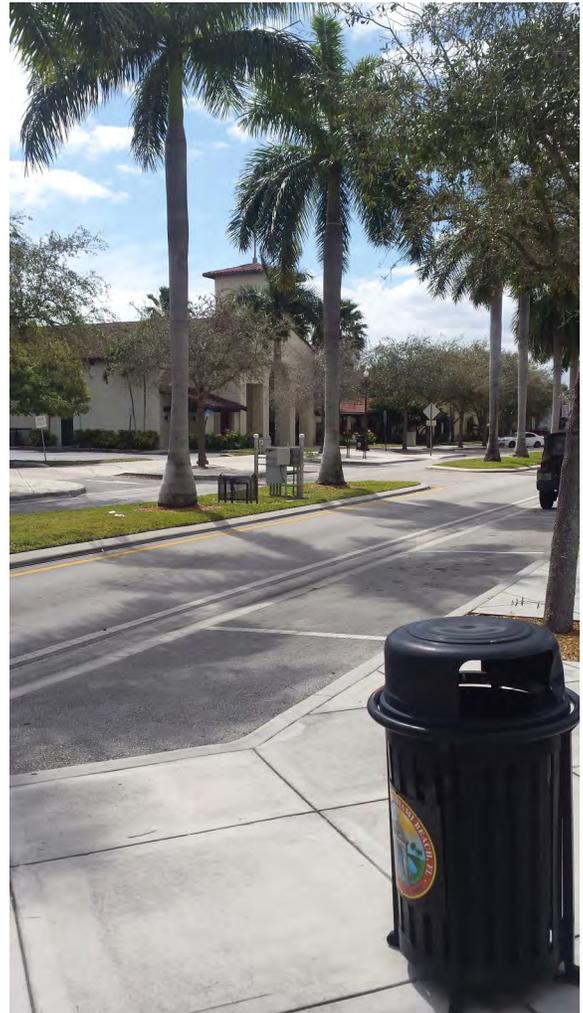
## **Funding:**

A powerful tool, the CRA uses the growth in taxable property values known as Tax Increment Financing (the "TIF") to reinvest within the Redevelopment Area to achieve redevelopment goals and priorities. The CRA Board uses the TIF to finance redevelopment projects and programs described in the CRA Redevelopment Plan.

The TIF is a special revenue fund and has to be included as a blended component unit and integral part of the City's financial statements.

## **More Information:**

[www.NMBCRA.org](http://www.NMBCRA.org) or contact Patrick Brett, the CRA Administrator.





## City of North Miami Beach Community Redevelopment Agency

### CRA HIGHLIGHTS FOR FISCAL YEAR 2014-2015

- \* Created the Commercial Property Improvement Grant Program, which was geared towards commercial property owners seeking to improve the appearance and functionality of their property. This is a 50% matching grant program based on the linear frontage of the property up to a \$25,000 contribution from the CRA.
- \* Created the Façade Beautification Program to improve the exterior of a building through painting, signage, and awnings. This is a 50% matching grant program, which was intended to be a quick-fix program up to a \$5,000 contribution from the CRA.
- \* Initiated the 2015 Redevelopment Plan Amendment
- \* Initiated the West Dixie Highway Implementation Plan, a roadway and streetscape strategy to update the public infrastructure on West Dixie Highway between 163rd and 173rd Street to include the bridge over the Snake Creek Canal.
- \* Funded the installation of royal palm trees on Hanford Blvd
- \* Continued coordination with South Florida Regional Transportation Authority (SFRTA) relative to the location of a train station along the Florida East Coast Railway (FEC) line for future commuter rail.

#### Staff

Ana M. Garcia, Executive Director and City Manager  
Jose Smith, City Attorney  
Pamela Latimore, City Clerk  
Candido-Sosa Cruz, Deputy City Manager  
Sarah Johnston, Assistant City Attorney  
Steven Zelkowitz, Gray Robinson, Legal Counsel  
Patrick Brett, CRA Administrator

<b>REVENUES AND EXPENDITURES</b>	<u>Unaudited</u> — March 29th, 2016		
<b>REVENUES:</b>			
	Intergovernmental		\$ 538,069
	Investment Income		<u>\$ 8,139</u>
		<b>Total Revenues</b>	<b>\$ 546,208</b>
<b>EXPENDITURES:</b>			
	Operating Expenditures		\$ 193,111
	Capital Outlay		\$ 24,792
	<b>Debt Service:</b>		
	Principal		\$ 166,667
	Interest		<u>\$ 32,920</u>
		<b>Total Expenditures</b>	<b><u>\$ 417,490</u></b>
		<b>Excess (deficiency)</b>	<b>\$ 128,718</b>
<b>Other financing sources (uses)</b>			<u>\$ 0</u>
<b>Net Change to Fund Balance</b>			\$ 128,718
<b>Fund Balance, beginning</b>			<u>\$ 671,681</u>
<b>Fund Balance, ending</b>			<b><u>\$ 800,399</u></b>
<b>BALANCE SHEET</b>	<u>Unaudited</u> — March 29th, 2016		
<b>Assets:</b>			
	Pooled Cash/Investments		\$ 830,540
	Accounts Receivable		<u>\$ 2,105</u>
		<b>Total Assets</b>	<b><u>\$ 832,645</u></b>
<b>Liabilities and Fund Balance:</b>			
<b>Liabilities:</b>			
	Accounts Payable		<u>\$ 32,246</u>
		<b>Total Liabilities</b>	<b><u>\$ 32,246</u></b>
<b>Fund Balance:</b>			
	Restricted		\$ 787,404
	Assigned		<u>\$ 12,995</u>
		<b>Total Fund Balance</b>	<b><u>\$ 800,399</u></b>
<b>Total Liabilities and Fund Balance</b>			<b><u>\$ 832,645</u></b>



**Government Finance Officers Association**

203 N. LaSalle Street, Suite 2700

Chicago, Illinois 60601-1210

312.977.9700 fax: 312.977.4806

**Memorandum**

Date: February 16, 2016

To: Barbara F. Trinka

From: Stephen Gauthier, Director/Technical Services Center

Subject: CAFR Extension – City of North Miami Beach, Florida

Your request for an extension in submitting the September 30, 2015 comprehensive annual financial report (CAFR) to the Certificate of Achievement for Excellence in Financial Reporting program has been approved. **Because of the importance of timeliness to the quality of financial reporting, extensions of more than a few days beyond this additional extension are available only if extraordinary circumstances are causing the delay in the preparation of the CAFR.**

Please follow the instructions on the Certificate Program Participant Application for transmitting your information. Your submission must be sent (postmarked or e-mailed) to our office by **June 30, 2016**. Please be aware that the results of the review will be delayed because of the extension of the submission deadline.

Further, and to again emphasize the importance of timeliness, the Special Review Executive Committee, which is responsible for overseeing the Certificate Program, has adopted a formal program policy that does not permit participants to receive an extension two years in a row for essentially the same reason. That is, your next CAFR will be eligible for an extension only if the circumstances delaying its timely submission are substantially different from those that required an extension this past year. Accordingly, please be sure to make whatever plans may be necessary to ensure that you will be able to submit your September 30, 2016 CAFR in time to meet the regular program deadline of six months following the close of the fiscal year.

If you have any questions regarding this matter, or if we may be of any further assistance, please do not hesitate to contact us.

Sincerely yours,

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Stephen J. Gauthier

Director/Technical Services Center

SJG/ks

**NOTICE OF FILING**

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY  
FY2015 ANNUAL REPORT**

The North Miami Community Redevelopment Agency (NMCRA) has filed its FY2014-2015 Annual Report with the office of the City Clerk of the City of North Miami. This report includes a complete financial statement setting forth the assets, liabilities, income and operating expenses of the NMCRA, in accordance with F.S. Chapter 163.356(3)(C). This report is available for inspection, during regular business hours, at the Office of the City Clerk located at North Miami City Hall 776 NE 125<sup>th</sup> Street, North Miami, FL 33161. You may also download a PDF version on the City of North Miami website: [www.northmiamifl.gov](http://www.northmiamifl.gov) or [www.northmiamicra.org](http://www.northmiamicra.org)

**NOTICE OF FILING CITY OF NORTH MIAMI BEACH  
COMMUNITY REDEVELOPMENT AGENCY  
FY 2015 ANNUAL REPORT**

The North Miami Beach Community Redevelopment Agency ("CRA") has filed its FY2014-2015 Annual Report ("Report") with the City of North Miami Beach City Clerk's Office. The Report included a complete financial statement setting forth the assets, liabilities, income, and operating expenses in accordance with Chapter 163.356(3)(c) *Florida Statutes* for the Fiscal Year ending on September 30th, 2015. The Report is available for inspection during regular business hours at the CRA Office located at 17050 NE 19 AVE, NMB, FL 33162 and the Office of the City Clerk located at City Hall, 17011 NE 19 AVE, NMB, FL 33162. A PDF of the Report is on the CRA's website [www.NMBCRA.org](http://www.NMBCRA.org).

**OFFICIAL SAMPLE BALLOT  
BOLETA OFICIAL DE MUESTRA**

**GENERAL ELECTION  
BAY HARBOR ISLANDS, FLORIDA  
APRIL 5, 2016**

**ELECCIÓN GENERAL  
BAY HARBOR ISLANDS, FLORIDA  
5 DE ABRIL DEL 2016**

**TO VOTE, COMPLETELY FILL IN THE  
OVAL  NEXT TO YOUR CHOICE.  
If you make a mistake, review the  
instructions provided to correct your ballot.**

**PARA VOTAR, LLENE COMPLETAMENTE  
EL ÓVALO  JUNTO A SU SELECCIÓN.  
Si se equivoca, lea las instrucciones que se  
le dan para corregir su boleta.**

**COUNCIL MEMBER  
MIEMBRO DEL CONCEJO**

(Vote for no more than two)  
(Vote por no más de dos)

- Joshua David Fuller 70
- Doris Marano 71
- Paul Ruthfield 72
- Elizabeth Tricoche 73