



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



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

Thursday, April 28th 2016
6:00 P.M.

CRA Board of Commissioners:

Chairman George Vallejo
Commissioner Anthony DeFillipo
Commissioner Barbara Kramer
Commissioner Marlen Martell
Commissioner Frantz Pierre
Commissioner Phyllis S. Smith
Commissioner Beth E. Spiegel

Staff:

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

AGENDA

1. Call to Order / Roll Call:

2. Public Comment:

3. Approval of Minutes: Regular CRA Meeting: January 28th, 2016

4. Action Item:

Board's Consideration: Façade Beautification Program Application 201601 for 1058-1064 NMB Blvd., North Miami Beach, FL 33162 – The Athenian Corporation

RAB Recommendation: Vote 6 - 0 at April 21st meeting

5. Action Item:

Resolution 2016-01: CRA Board By-Laws

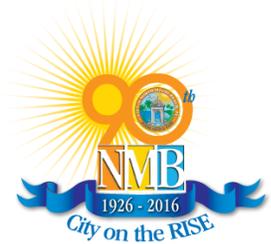
RAB Recommendation: Vote 6 - 0 at April 21st meeting

6. Discussion Items: Executive Director's Report

- Miami-Dade County Economic Prosperity Committee passed the FY2015/2016 CRA Budget on April 14th, 2016.
- CRA participated at the 2016 Bike305
- CRA FY 2015 Annual Report



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



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7. **Next CRA Board Meeting:** May 26th, 2016
8. **Adjournment:**

**CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY
JANUARY 28, 2016 MEETING MINUTES**

NAME OF BOARD/COUNCIL: COMMUNITY REDEVELOPMENT AGENCY, BOARD OF COMMISSIONERS

NAME OF PERSON PREPARING SUMMARY: L. EDMONDSON, PROTOTYPE

NAMES OF STAFF, AND INVITED GUESTS PRESENT: CRA ADMINISTRATOR PATRICK BRETT, ASSISTANT CITY MANAGER CANDIDO SOSA-CRUZ, CITY ATTORNEY JOSE SMITH, ASSISTANT CITY ATTORNEY SARAH JOHNSTON, CRA ATTORNEY STEVEN ZELKOWITZ, CRA CONSULTANT KEVIN CROWDER, PROPERTY INVESTMENT ADVISOR DANIEL KATTAN

BOARD MEMBERS: CHAIR GEORGE VALLEJO, COMMISSIONER BETH SPIEGEL, COMMISSIONER FRANTZ PIERRE, COMMISSIONER BARBARA KRAMER, COMMISSIONER MARLEN MARTELL

TYPE OF MEETING: REGULAR MEETING **DATE:** JANUARY 28, 2016

MINUTES

AGENDA ITEM 1 – Call to Order / Roll Call. Chair Vallejo called the meeting to order at 6:06 p.m. Roll was called and it was noted a quorum was present.

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

AGENDA ITEM 3 – Approval of Minutes: Regular Meeting, December 17, 2015. Motion made by Commissioner Kramer, seconded by Commissioner Martel, to approve. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 4 – Action Item:

- **Resolution 2016-1: Board By-Laws**

Motion made by Commissioner Kramer, seconded by Commissioner Martell, to defer Resolution 2016-1. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 5 – Action Item Public Hearing:

- **Resolution 2016-2: 2015 CRA Redevelopment Plan Amendment**

Mr. Brett gave a summary of the staff report on this item recommending approval. Mr. Crowder provided highlights of the amendments which included language cleanup, streamlining of zoning codes, TIF/revenue, and prioritizing of projects including an implementation plan for West Dixie Highway and capital improvement programs. Commissioner Spiegel confirmed her handwritten changes regarding economic development submitted to staff would be included.

Motion made by Commissioner Kramer, seconded by Commissioner Martell, to approve Resolution 2016-2. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 6 –Executive Director’s Report

a. Street Pole Banners (90th Anniversary)

Mr. Sosa-Cruz indicated the banners would be going up soon during a public presentation. Commissioner Spiegel questioned whether it was permissible for CRA funds to be used in this manner and was assured by Mr. Zelkowitz that it is acceptable to use CRA funds for marketing purposes.

b. Miami-Dade County and CRA Joint Sanitary Sewer System Improvement Project

Mr. Sosa-Cruz stated this was a joint project and would be in the area of 163-164th Streets and 20th Avenue behind the businesses. It will take approximately 90 days to connect. Chair Vallejo inquired regarding the Chinese restaurant at that location and encouraged Mr. Brett to reach out to the proprietors regarding improvements to the façade and parking lot. Mr. Sosa-Cruz added that staff is focusing on promoting and encouraging improvement grants.

AGENDA ITEM 7 – Next CRA Board Meeting: February 25, 2016

AGENDA ITEM 8 - Adjournment. As there was no further business to come before the Commission at this time, the meeting was adjourned at 6:22 p.m.



City of North Miami Beach, Florida
Community Development Department

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



City of North Miami Beach, Florida
Community Development Department

TO: Candido Sosa-Cruz, Deputy City Manager

FROM: Richard G. Lorber, Director of Community Development *RL*

DATE: April 21, 2016

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

The following update is provided to the findings that were presented on March 8, 2016:

- ❖ There are three separate businesses located within the building, in separate retail bays.
 - Milord's Security and Tax (1064) remains compliant with the maximum permitted 25% window signage.
 - Tax Pros (1062) was given a verbal warning by Code Compliance; however, they remain noncompliant, exceeding the maximum permitted 25% of window signage. They should be cited by Code Compliance.
 - Miami Liquidation (1060) has installed window signage to code and is compliant for window signage.
- ❖ There are no permanent wall signs at the site. Miami Liquidation (1060) has been approved for a temporary sign banner, which is currently in place with the proper approval. The temporary sign banner is compliant and expires on March 18, 2016.
- ❖ 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 remains compliant.
- ❖ Permit PAM16-29 for Painting of Parking Lot (Includes Patching, Sealcoat & Restriping) remains compliant.

C: Patrick Brett, CRA Administrator
Tasheema Lewis, Code Compliance Div.

**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
			Effective 2015-09-10
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	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. The Athenian Corporation	
	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) ▶ _____ <small>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.</small> <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.) 9930 SW 108 Street	Requester's name and address (optional) _____
	6 City, state, and ZIP code Miami, FL 33176	
	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						
<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table> - <table border="1" style="width: 20%; height: 20px;"> <tr> <td style="width: 100%;"></td> </tr> </table> - <table border="1" style="width: 20%; height: 20px;"> <tr> <td style="width: 100%;"></td> </tr> </table>						
OR						
Employer identification number						
<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%; text-align: center;">65</td> <td style="width: 25%; text-align: center;">-</td> <td style="width: 25%; text-align: center;">1014475</td> <td style="width: 25%;"></td> </tr> </table>	65	-	1014475			
65	-	1014475				

Part II Certification

Under penalties of perjury, I certify that:

- 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
- 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
- I am a U.S. citizen or other U.S. person (defined below); and
- 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 ▶ Catherine Cleaves	Date ▶ 1/15/16
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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 filed-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- 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
- 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	38	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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Proposal

Exo Construction Group Inc.

P O Box 473491

Miami, Fl. 33247

305-218-8425

786-463-7195 office

cgc1516028

Date: 12/10/15

Submitted to: The Atheniqn Corparation
305-815-8345

Address: 1062 ne 163 st

City, State, ZIP: North Miami Beach

Good until:

Job: name/number:

Approximate start:

Approximate end:

We hereby submit specifications and estimates for: renovation to commercial store front located at address above.

Scope of work to include

Painting of Building

Proposal includes removal of all debris created in this project.

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of:

Dollars

Payments to be made as follows: \$ 4,500.00 at signing of this agreement

Contractor's signature:

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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1088

2025-2026

INCOME TAX
HOME FINANCE
COLLEGE



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
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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



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

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



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- 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

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REAL ESTATE

40 Yr Building
Re-Certification

Appealing Your Assessment

Defective Drywall

Folio Numbers

Mortgage Fraud

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[Change of Name](#)

[Change of Address](#)

[Change of Ownership & Title](#)

[Declaration of Condominium](#)

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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

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 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

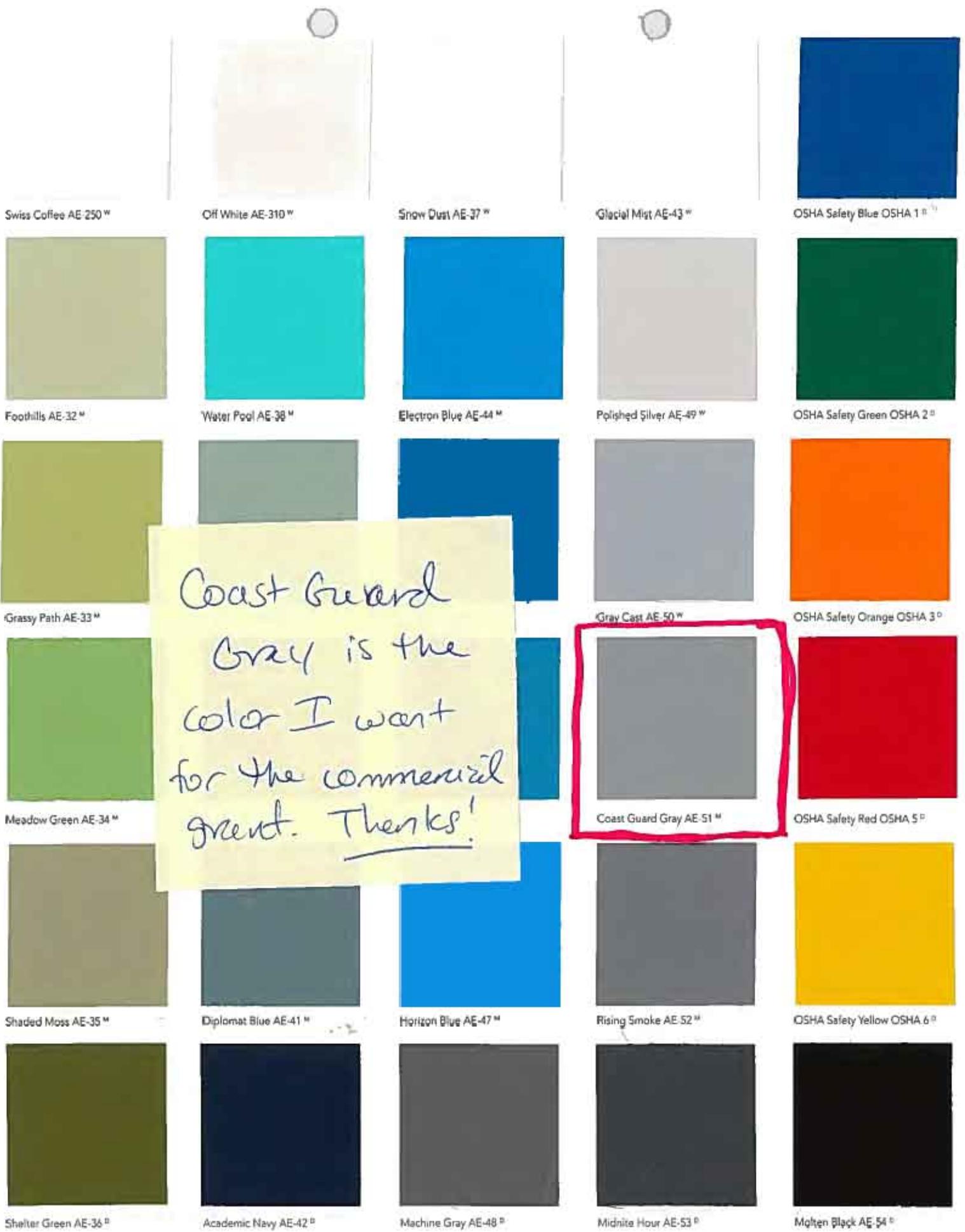
Orig date New date Changed Reason

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

INSPECTIONS

Date Officer Inspection Description Result

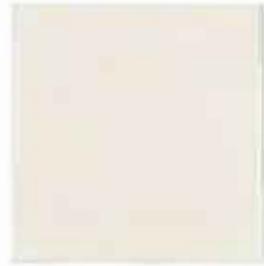
12/10/15 ARG 1ST INSP - PARKING AREA MAINT FAILED - NO NOTICE
12/10/15 ARG 2ND INSP - PARKING AREA MAINT FAILED TO COMPLY
07/10/16 ARG 3RD INSP - PARKING AREA MAINT RESCHEDULED



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)



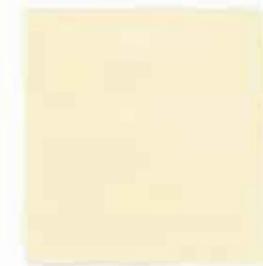
White 3900 (Alkyd Base)



Cottage White AE-70™



Antique White AE-130™



Linen White AE-190™



Mocha Tint AE-2™



Smooth Tan AE-8™



Quill White AE-14™



Tiki Light AE-20™



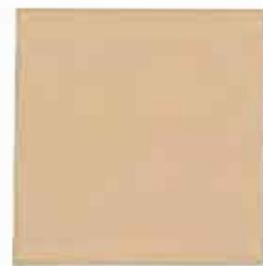
Navajo White AE-260™



Earthy Tan AE-3™



Manchester Gray AE-9™



Wooden Peg AE-15™



Harbor Lights AE-21™



Desert Tumbleweed AE-27™



Pecan Brown AE-4™



Deer Brown AE-10™



Sandslope AE-16™



Burlap Gold AE-22™



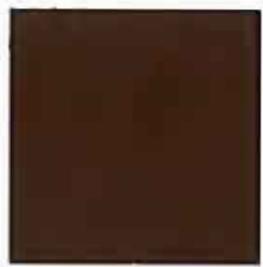
Empire State AE-28™



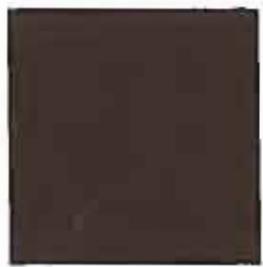
Çhocolate Brown AE-5^o



Rusty Wire AE-11^o



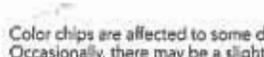
Rustic Hills AE-17^o



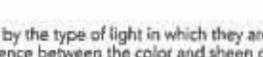
Light Oak AE-23^o



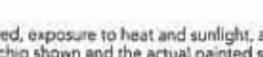
Twisted Branch AE-29^o



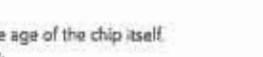
Colony Red AE-6^o



Oxide Red AE-12^o



Nomad Brown AE-18^o



Barn Brown AE-24^o



Brown Cabin AE-30^o

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 SC
AND
INCOME
SERVICE
786-465-
786-291-

Handicapped parking sign

1062



1050

FRIEDRICH

1060

FRIEDRICH

TOW AWAY ZONE
VEHICLES WILL BE TOWED
AT OWNER'S RISK
888-574-9000

TOW AWAY ZONE
VEHICLES WILL BE TOWED
AT OWNER'S RISK
888-574-9000

Handicapped parking sign with wheelchair icon and text: "Handicapped Parking - 2nd Hour - 10:00 AM to 12:00 PM - 10/15/2008"



MIAMI LIQUIDATION

ELECTRONICS
HOME/OFFICE
SURPLUS

OPEN

CELL PHONES
LAPTOPS
PRINTERS

1062

UNI
TRANSFER

Authorized Agent

OPEN

M&S Beauty Salon
305 879 4987
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

RAPIDREFUND
IMMIGRATION
SERVICES

FFIGSCHOOL

MILORD'S
SECURITY

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

1064

1062

UNI
TRANSFER
Authorized Agent

OPEN

MILORD'S Beauty Salon
305-879-4981
UNISEX
WELCOME

MIAMI LIQUIDATION

ELECTRONICS
HOME/OFFICE
SURPLUS

OPEN



STATE 1072 BUY SELL RENT

LINCOLN TAX OFFICE

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

Additional Parking In Rear 1066

Your One STOP Print Shop

BeeJay Printing
OUR PROFESSIONALS
305-945-3064

Full Service Print Shop

- Design
- Copy
- Print
- Mail

Additional Parking In Rear 1066

Your One STOP Print Shop
305-945-3064

INCOME TAX
RAPID REFUND
IMMIGRATION SERVICES
TRICSCHOOL

Office: 786-488-4605
Cell: 786-291-4709

1064

1062

UNI TRANSFER
International Agent
OPEN

MIAMI LIQUIDATION

TRONICS
E/OFFICE
RPLUS

OPEN

CELL PHONES
LAPTOPS
PRINTERS





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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

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 **28th** 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 11th, 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 1st 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

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

CRA Fiscal Year 2015-2016 Budget

The Miami-Dade County Economic and Prosperity Committee approved the CRA budget at its April 14th 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 20th, 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 30th, 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.

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.

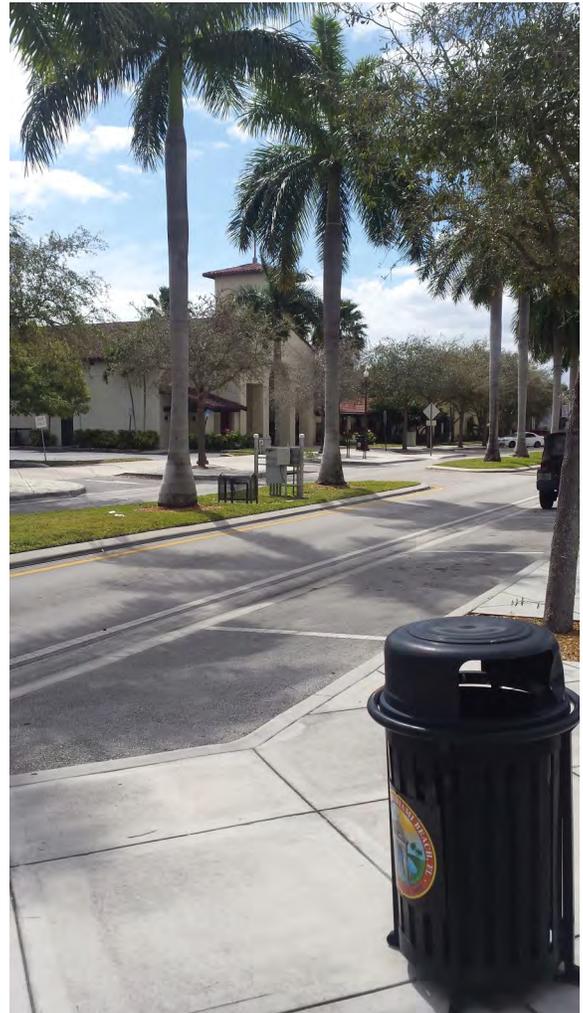
Funding:

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 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

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



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 125th Street, North Miami, FL 33161. You may also download a PDF version on the City of North Miami website: www.northmiamifi.gov or 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.

**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