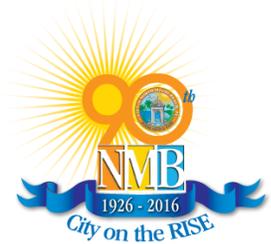




City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)



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

Thursday, September 15th, 2016

5:30 P.M.

NMBCRA Advisory Board:

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

Staff:

Executive Director Ana M. Garcia
Deputy City Manager Candido Sosa-Cruz
Assistant City Attorney Sarah Johnston
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: August 18th, 2016
 - 4. Action Item:** Tax Increment Recapture for Canopies
 - 5. Action Item:** Commercial Property Improvement Grant Application for 163rd Street Plaza
 - 6. Action Item:** Façade Beautification Application for 1911 NE 164th Street
 - 7. Action Item:** Commercial Property Improvement Grant Application for Vicky's Bakery
 - 8. Discussion Items:** Executive Director's Report
 - a. CRA FY17 Budget Adopted 5-0 by CRA Board and 5-0 by the City Commission
 - b. CRA staff is preparing RFQs and RFPs for the FY17 projects
 - 9. Next RAB Meeting:** October 27th, 2016
 - 10. Adjournment:**

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

NAME OF BOARD/COUNCIL: REDEVELOPMENT ADVISORY BOARD

NAME OF PERSON PREPARING SUMMARY: M. MOORE, PROTOTYPE, INC.

NAMES OF STAFF PRESENT: PATRICK BRETT, CRA ADMINISTRATOR, CITY OF NORTH MIAMI BEACH; DEPUTY CITY MANAGER CANDIDO SOSA-CRUZ; ASSISTANT CITY ATTORNEY SARAH JOHNSTON;

BOARD MEMBERS PRESENT: CHAIR BRUCE LAMBERTO, VICE CHAIR PRADEL VILME, MARK ANTONIO, VLADIMIR BUGERA, ROBERT KRIEBS. BRIAN SHARP and RICHARD WEINER ARRIVED AT 5:35 P.M.

TYPE OF MEETING: REGULAR MEETING

DATE: AUGUST 18, 2016

MINUTES

AGENDA ITEM 1 – CALL TO ORDER / ROLL CALL. Chair Lamberto called the meeting to order at 5:33 p.m. Roll was called and it was noted a quorum was present.

AGENDA ITEM 2 – PUBLIC COMMENT. None.

AGENDA ITEM 3 – APPROVAL OF MINUTES – Regular RAB Meeting, April 28, 2016. Motion made and seconded to approve. In a voice vote, the motion carried unanimously (5-0) by those present at time of the vote.

AGENDA ITEM 4 – ACTION ITEM: CRA Board Bylaws Amendments. Mr. Brett directed attention to page 2, CRA Section 2.5 Code of Conduct, and page 4, CRA Section 4.4 Cost Recovery Procedures. The Code of Conduct is an addition because mandated by a new County resolution that affects CRAs. Cost Recovery Procedures expands the CRA's opportunities to developers and businesses. Currently, the CRA follows the City procurement ordinance. This section will allow the CRA to follow the City's cost recovery procedures, which are done by Planning & Zoning, in essence, allowing a potential developer or private entity to contract with the CRA to use the CRA's consultants. Benefits to this allow the developer or contractor to pay the costs currently paid by the CRA for the consultants. This allows the developer to vet certain ideas or scenarios without a formal application process to the CRA. Staff recommends approval for both of these additions.

Ms. Johnston was asked if there was an educational requirement for the Board Members regarding the Code of Conduct. Ms. Johnston said no, unless a board member required under the Bylaws. This board has not had to as of yet. Chair Lamberto asked how often Ethics Training is required, and Ms. Johnston answered the new requirement is annually, but she does not believe this board is required. Voluntary attendance is welcomed.

Motion was made and seconded to approve changes as amended. In a voice vote, the motion carried unanimously (7-0).

AGENDA ITEM 5 – ACTION ITEM: Budget Revisions 1 and 2.

Mr. Brett gave a brief, eight-slide presentation, explaining the differences between Revision 1 and Revision 2, which allow for substantial changes.

- Revenue would decrease interest in earnings from \$1,000 to \$9,209. Expenses: Outside Legal is a reduction of \$10,000; Commercial Improvement grants up to \$70,000. Waste Water Tie-in grants up to \$133,342.00. Additionally, the CRA Façade Beautification Grant Program is to sunset on September 30th.
- Numbers for the Appropriation Request. Tax Increment Financing is the main revenue for the CRA: County TIF increased by 38%, City TIF by 49%. Overall, the budget increased by 31%.
- Expenditures increased overall by 31%.

Asked why the expenditures increased 31%, Mr. Brett explained that CRAs are special districts, not like city or county governments. One hundred percent of the funds have to be appropriated, if not, at the end of the fiscal year the unused funds are pro bono returned to the taxing authorities.

Mr. Antonio asked in regards to the TIF increase, if there has any drill down been done to determine what segment of the market showed the increase, or was it general property increases across the board that benefitted both the City and the CRA. Mr. Brett said they would perform an analysis on that and get a breakdown and bring it to the budget meeting. A comment was made that there is now \$1,025,000 for capital to be used on different programs.

As to the grants, Mr. Brett said three new grant opportunities are being proposed for the fiscal year 2017: Waste Water Sewer Tie-In Program; Art in Public Places; Historic Preservation and Recognition; Continuation of the Commercial Property Improvement Program; and the sun setting of the Façade Beautification Program. Mr. Brett listed new capital projects, as well as items for continuing funding. Fully encumbered to carry forward is the waste water expansion project on NE 20th in the alleyway behind the Methodist Church.

Mr. Brett was asked if any land would have to be purchased for the railroad station, or would any of the CRA money have to be earmarked for studies, etc. Mr. Brett said there is going to be some feasibility study, but it is way too soon to decide what the CRA would be contributing for the facility itself, for right-of-way, or a multitude of things. The CRA is authorized under the Redevelopment Plan to put the money into the budget for appropriation purposes, but there are no documents to present at this time.

Vice Chair Vilme asked about the wastewater sewer tie-in, particularly about some properties that are not on the CRA but are close to the tie-in. He wanted to know whether that project was aligned with City projects and if those properties would not suffer. Mr. Brett said the intent of the wastewater sewer tie-in program, which is also in the Redevelopment Plan, is to assist property owners by deferring some of the costs to tie-in to either the City or the County's infrastructure. It is anticipated that it would be a rebate of impact fees, which can be very costly. As of now, there is only \$133,000 for this item. A program and guidelines will be brought to the meeting. Mr. Brett explained that the CRA works closely with the City to make sure there are no duplications of efforts.

The Art in Public Places program was discussed, including whether the Building Department assessed a fee as part of building permits for this program. Ms. Johnston said there is a Parks Impact fee. Art in Public Places is on voluntary proffer [phonetic] that the developers can opt to pay into the fund in exchange for credits, or they can provide the artwork.

A discussion on Historic Preservation and Recognition, there was a question as to what North Miami Beach has other than the Spanish Monastery. One answer was the War Memorial. Mr. Brett reminded everyone that on October 1st, the City would be celebrating its 90th Anniversary with a big party, street closure from 7-11 p.m., fireworks, vendors, etc. The CRA likes to work with the City recognizing additional historic locations. Mr. Brett asked for additional ideas. The line item budget for Historic Preservation is \$15,000.

Clarification on the sewer tie-in is that it covers the commercial or mixed-use properties inside the CRA, which possibly includes rental properties like apartment buildings. Guidelines are still not established. Vice Chair Vilme asked if there is a benefit for single families within the area, and was told there are very few, perhaps 10, single family properties in the designated area that are strictly residential, the rest are commercial.

Continuing on Tab 5, Mr. Brett presented the Budget Detail and Information, including a printout of the PowerPoint presentation just given and Excel spreadsheets. The CRA anticipates Total Revenues with carryover and interest of \$1.9 million.

As to whether or not the Façade project that is about to sunset had been effective at all, Mr. Brett said he had gone door to door with the businesses, and found what they are interested in is general regular maintenance. The Advisory Board and CRA Board have been opposed to that. It was decided that it would be best to get rid of the small, \$2,500 program because most individuals want to use that for general upkeep, and instead focus on the Comprehensive Commercial Improvement Program, which is the \$25,000, more substantial program. Mr. Brett said one recently recruited property owner, Vicky Bakery, has submitted an application. And a shopping center is also looking to apply for this fiscal year.

Mr. Brett was asked about the outcome of the Christofis property; he said he had received an email from Ms. Christofis that she no longer wants to continue with the program.

Mr. Brett stated that the largest capital project is Targeted Industry Incentive Project at one-half million dollars. This new proposed project is substantial in size and is currently in the planning phase. Contracting is anticipated with Redevelopment Management Associates to come up with a market analysis for a micro brewery. A need for a microbrewery with a tasting room has been identified, as the nearest two are in Hollywood Beach and three in the Wynwood area, with the distance between south and north being ten miles. Proposed assistance for a microbrewery has been kept open as requirements are not yet known, but the money needs to be appropriated until there is a concrete proposal. There is good data that a micro brewery brings in enough traffic to support other commercial enterprises. Existing microbreweries in other areas were discussed. Mr. Brett stressed that this is a not-to-exceed value. Even though appropriating up to \$500,000, all that funding does not need to be used on that one project.

Discussion about the Dixie Highway area, the Braha location, followed. The City is considering expanding the mixed-use zoning north to include the Braha, but it is still early in the process with nothing formal having been submitted. The area around the tennis courts, the Macken properties, will be in the minutes in a couple of weeks. Mr. Sosa-Cruz stated that the area north of the park is part of the City's master plan to make it a regional park for other development (Marina Palms, Marine Capital, and Macken). Mr. Brett directed the Board to an update in their folders from Community Development giving the current status of various projects.

The City lost the lawsuit regarding the hotel; the rezoning was overturned according to Ms. Johnston; however, the City is going to be initiating an application for rezoning. The Board continued to informally discuss the various properties, the plans for schools, a library, and other uses, including restaurants, stores, and liquor stores.

Regarding contact with some of the strip owners in the shopping center across from the tennis courts, Mr. Brett said he has met with most of the tenants, including the new Lettuce & Tomato restaurant and the Juicery Bar. There has been no real talk about redevelopment on the west side. It was agreed it should be a high priority to put some money towards redeveloping the two-block area.

Chair Lamberto asked if there were any proposed projects in the budget. Mr. Brett said there is an application coming in for the Canopies' tax incentive, looking for 50% base tax increment recapture, and up to 25% like was done with Reed Capital. More discussion followed regarding campuses to accommodate charter schools, NOVA, and sports fields, etc.

Motion was made and seconded to approve accept the budget revisions. In a voice vote, the motion carried unanimously (7 - 0).

Not related to the budget items, Mr. Sosa-Cruz was asked:

- If it had been decided to put lighting over at the Challenger so night-time events can be held. He said yes, adding that there is already a purchase order in, and it is from general funds, not CRA.
- When Marina Palms properties will hit the tax rolls. He said the first tower is on the rolls, the second tower should be this October.

AGENDA ITEM 6 – DISCUSSION ITEM: Executive Director’s Report

For benefit of new members, Mr. Brett explained the CRA’s budget is approved not only by the CRA and the City Council, but by the Board of County Commissioners. This budget was started in June. Last year’s budget was started in July and just got approved in May, or seven months after the start of the fiscal year. But the CRA’s Budget was approved, and that is the normal process, no bumps, no red flags.

- **Continued CRA Website Improvements**

Mr. Brett said the website is used as a one-stop location for the public to learn what is going on in the redevelopment area. Staff continues to add more and more documents to promote transparency.

- **CRA Business Outreach**

Mr. Brett reiterated that the CRA has been going door-to-door to businesses, reaching out to them and explaining what the CRA programs are, what opportunities and incentives are available, asking if there is anything else the CRA can do. Questions about such things as signage and parking are brought back to Staff to discuss, and the businesses are invited to come in on an individual basis to discuss particular ideas.

- **Business Attraction**

Mr. Brett again mentioned efforts to attract a micro brewery to the community, in what is hoped to be the first of other great businesses.

Chair Lamberto noted that with Miami Beach rents skyrocketing, restaurants are being pushed further out. He predicts there will be a steady stream, especially since Midtown is starting to get pricey. North Miami Beach is the right spot to receive them. Perhaps the West Dixie area can be redeveloped into an entertainment district with foot traffic to attract these businesses. He suggested that perhaps the income from the Marine Palms towers could be diverted for capital redevelopment rather than going to the General Fund. Various ideas on current and future land use incentives were mentioned for further discussion. Vicky Bakery was discussed as a prime example. Mr. Brett said the Canopies

project is exciting because it is mid-block, they selected the middle of the three parcels, their site plan was approved with conditions, but no variances. That type of residential density on that footprint is a model to reproduce. Timing is everything, and the CRA needs to stay ahead of it.

Chair Lamberto asked if the City was doing anything to commemorate Mayor Jeffrey Mishcon's wife Patricia. Mr. Sosa-Cruz said that a service was being held in Ft. Lauderdale's Parker Playhouse on August 19. The family has asked there be no flowers, but rather donations to the Parker Playhouse. The City will participate.

AGENDA ITEM 8 – Next RAB Meeting: September 15th, 2016

AGENDA ITEM 9 – Adjournment. With no other business to come before the Board at this time, the meeting was adjourned at 6:12 p.m.

AGENDA ITEM 4
Canopies Tax Increment Finance Incentive
CRA Staff presenting at the Meeting



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

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



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

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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

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

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

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

Version:

To: North Miami Beach Community Redevelopment Agency (NMB CRA)
From: Kevin S. Crowder, CEcD, RMA Director of Economic Development
Subject: Tax Increment Recapture Incentive Application for 1640 NE 164th Street

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

Background

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

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

Application Completeness

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

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

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

Net Present Value of TIF Incentive 2019-2028

	1%	3%	5%
Project Incentive	\$582,929	\$638,740	\$700,810
Net to CRA	\$155,447	\$170,330	\$186,883
Net to City	\$22,626	\$24,792	\$27,201
Net to County	\$16,236	\$17,790	\$19,519

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

Conclusion

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

RESOLUTION NO. R2016-37

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

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

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

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

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

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

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

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

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

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

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

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

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

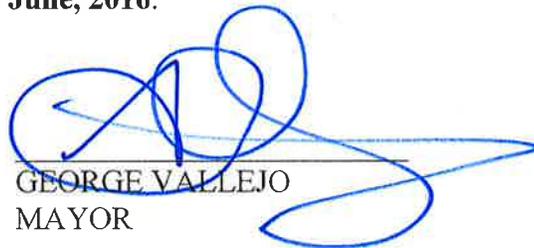
40. Within ninety (90) days of the effective date of this Resolution, Applicant shall execute an Easement Agreement, subject to the approval of the City Attorney, providing for the maintenance and landscaping improvements on a five (5) foot portion of rear alley, as reflected on the plans (see condition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

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

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

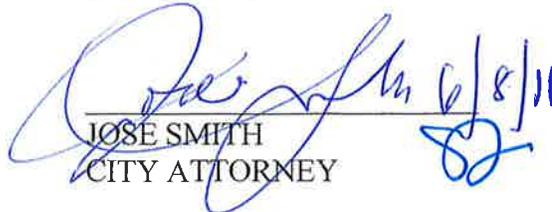
ATTEST:


PAMELA L. LATIMORE
CITY CLERK


GEORGE VALLEJO
MAYOR

(CITY SEAL)

APPROVED AS TO FORM &
LANGUAGE & FOR EXECUTION


JOSE SMITH
CITY ATTORNEY

SPONSORED BY: Mayor and City Council

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

AGENDA ITEM 5
16391 NE 11th Ave & 1117 NE 163rd St
Comprehensive Commercial Improvement Grant
CRA Staff presenting at the Meeting



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

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



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

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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

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

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

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

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



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

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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

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

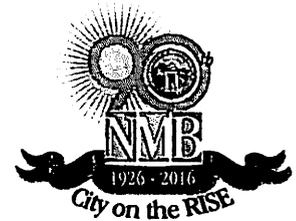
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/22/2014	\$3,950,000	29287-0681	Qual on DOS, multi-parcel sale
11/01/2006	\$2,400,000	25164-2822	Sales which are qualified
11/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1979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

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Version:



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



Commercial Property Improvement Grant

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I. Purpose

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

II. Eligibility Criteria

- a. Property must be located within the North Miami Beach Community Redevelopment Area. See Figure 1.
- b. Primary property use must be commercial or mixed use. Residential uses are ineligible.
- c. Exterior improvements must adhere to the City of North Miami Beach Building Code and Zoning Ordinances and all Federal, State, and Local Requirements.
- d. Improvements must support the objectives and goals of the CRA Redevelopment Plan.
- e. Properties "for sale" or listed on the MLS may not apply.
- f. Properties may not apply, if they have received the maximum funding amount within a 5 year period under this Program or any other grant program administered by the CRA.
- g. Must be a conforming use per the City of North Miami Beach Zoning Code.

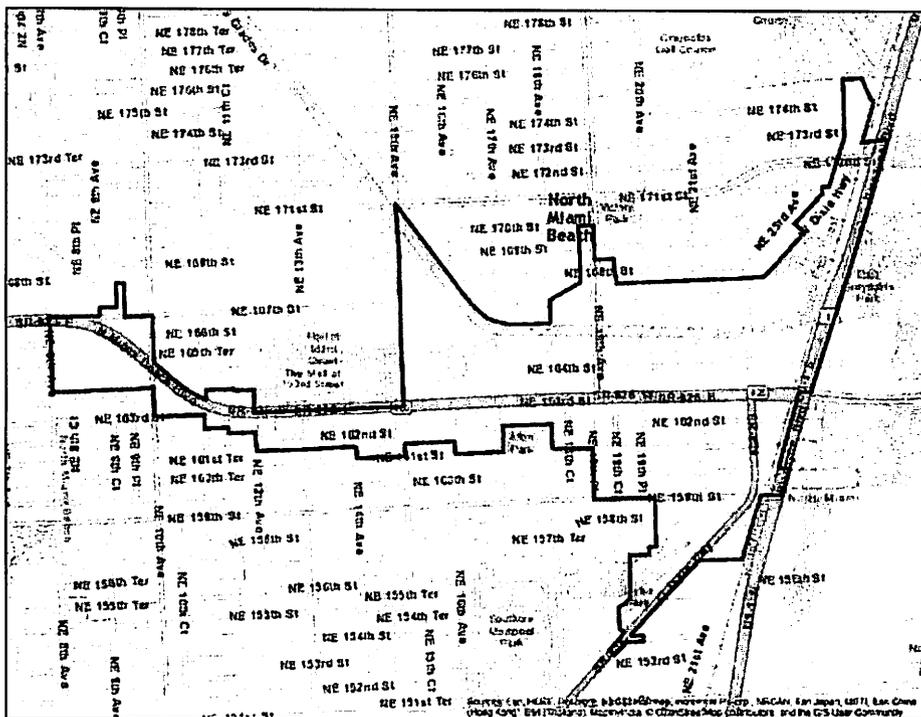


Figure 1 - Redevelopment Area

III. Funding Guidelines

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

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

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

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

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

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

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

IV. Eligible Expenses

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

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

Eligible Improvements (stand-alone)

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

Eligible Improvements (not stand-alone)

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

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

V. Ineligible Expenses

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

VI. Application Procedures

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

- a. Schedule an appointment with CRA staff to discuss project and make sure it meets program intent. Please call (305) 787-6054 or e-mail nmbcra@citynmb.com.
- b. Meet with the Community Development Department for a preliminary review of proposed renovations to property.
- c. Compile application materials and submit application to CRA. Applications will not be considered for funding until a complete application and supporting documents are received by the CRA. Applications must be signed by the fee simple owner of the property; tenants and/or other occupants are ineligible to participate in the Program and are prohibited from filing an application on behalf of an owner.

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

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

VII. Reimbursement Procedure

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

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

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

VIII. General Provisions

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

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

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

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

The North Miami Beach Community Redevelopment Agency
Grant Application

(Please type or clearly print)

Applicant Name:

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

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

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

Applicant Mailing Address (if different from Property Address):

18777 SW 79th Avenue
Cutler Bay, FL 33157

Applicant Phone Number and Email: (786) 2020521

Property Owner (if different from applicant): 163RD PLAZA INVESTMENTS LLC @
gmail.com

Property Owner Phone Number and Email:

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

Retail

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

163rd Bend Plaza

Brief Description of Scope of Work:

Anticipated Cost of All Eligible Improvements: \$ over \$50,000.00

Requested Grant Amount (based on program): \$ 25,000.00

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

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

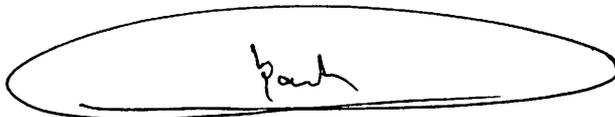
I certify that I have read and understand the above statement and will comply with all requirements of the program and or conditions of funding:

Applicant Signature

Date

Property Owner Signature

Date



9/7/16

163rd Place Investments LLC
Alec N.H., its Mgr.

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

Grant Application Checklist

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

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

9/7/16

To be completed

(AV)

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

Signature of Applicant

Date

Printed Name and Title

9/7/16

To be completed.

AN

163rd Bend Plaza Facelift Project

Update: September 14, 2016

DRAFT

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

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















IBC Green Technologies

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

**Present.- Lazaro
 To: Pro Service & Repair Inc**

Miami 08/22/2016

QUOTE

	DESCRIPTION	UND	UND PRICE \$	PRICE TOTAL	
1.-	<ul style="list-style-type: none"> • Number of Lights: 1 • Body Material: Aluminum • Outdoor Lighting Type: Lights • Warranty: 2 years • Light Source: LED Bulbs • Wattage: 11-15W • Number of light sources: 1 • Base Type: E27 • Style: Europe • Lighting Area: 15-30 square meters • Voltage: 85-265V • Is Bulbs Included: YES • Power Source: AC • Protection Level: IP54 • Lumens: 1100lm • Color : 2700k LED LANDCAPE INCLUDE BASE FOR INSTALLING		18.00	479.00	8,622.00
2.-					
3.-					
4.-					
5.-					
6.-	Installing not include			0.00	
7.-					
8.-					
9.-					
10.-					

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

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

3 YEARS WARRANTY

THIS PROPOSAL IS GOOD FOR 30 DAYS ONLY

APPROVED

IBC Green Technologies
 Eduardo Blanco
 CEO

DATE: 09-07-2016

Customer: **163 rd Plaza Investments**
 Address:

Miami Fl

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
GL	General exterior paint for additional block: -pressure cleaning -reparation of cracks -reseal-caulking in windows and doors -one coat of primer -two coats of exterior paint (Sherwin-Williams brand, color to be decided) -accent painting -moldings and doors in a different color -materials and labor		\$6,360.00
102 lf	Foam exterior crown molding with 12" in height for the new block (price includes materials and labor)	\$26.75	\$ 2,728.50
240 sf	Reparation of flat roof in exterior soffit		\$ 1,760.00
240 sf	Installation of drywall under Neath in exterior soffit		\$ 1,150.00
60 lf	Foam exterior crown molding with 8" in front of the soffit	\$12.00	\$ 720.00
		SUBTOTAL	\$ 12,718.50
		Administration 10%	\$
Approval _____ Date _____		SHIPPING & HANDLING	
Signature _____		TOTAL	\$ 12,718.50

Thank you for your business!

RAMCOV GENERAL

954-227-7980

9993 NW 52TH ST SUNRISE BLV.

LABOR

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

TOTAL
\$ 2100.00

NOTE: This price includes one warranty year.

J&Y MAINTENANCE OF MIAMI CORP.
GENERAL MAINTENANCE

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

ESTIMATE #: 1356

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

Date: 08/20/2016

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

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

Prices include delivery and installation

Payment terms are 50% deposit & balance upon completion.

AGREEMENT

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

GUARANTEE

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

J&Y MAINTENANCE OF MIAMI CORP.

GENERAL MAINTENANCE

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

ESTIMATE#:1561

CUSTOMER NAME: 163 plaza		TEL.	DATE
ADDRESS: 16391 NE 11 th ave North Miami Beach, FL		MAIL	
SERVICE REQUESTED	QTY	PRICE	EXT.PRICE
Paint all the shopping plaza doors and frames.			
Paint the shopping plaza soffit.			
		SUBTOTAL	\$4350.00
		TAX	\$304.50
		TOTAL	\$4654.00
ESPECIFICATIONS: The proposal includes. . Pressure Cleaning. . Stucco Repair. . Primer Coat. . Finish Coat.		NOTE: 50% of deposit to begin the work must be given.	

Materials: Sherwin Williams brand.

ESTIMATED PRICE INCLUDE LABOR/MATERIALS.

THANK YOU FOR CHOOSING US.



PAINTING

CONTACT

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

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

SCOPE OF WORK: (EXTERIOR PAINTING).

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

AREAS TO BE PAINTED:

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

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

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

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

Contractors Electrical Services Inc.

LIC#: EC13006559

ELECTRICAL-FIREALARM-CCTV-DATA



O:305-233-8382

C:786-252-1284

F:888-972-2737

LEOELECTRIC@YAHOO.COM

12308 SW 132 CT. MIAMI, FL 33186.

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

ESCOPE OF WORK:

1. Install (18) new light poles in the shopping plaza. (Inside of the ground area).

AMOUNT ESTIMATED: \$ 8 350.00

2. Install (25) new light accessories. (Exterior wall).

AMOUNT ESTIMATED: \$ 2 050.00

TOTAL: \$ 10 400.00

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

Contractors Electrical Services Inc.

LIC#: EC13006559

ELECTRICAL-FIREALARM-CCTV-DATA



O:305-233-8382

C:786-252-1284

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LEOELECTRIC@YAHOO.COM

12308 SW 132 CT. MIAMI, FL 33186.

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

ESCOPE OF WORK:

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AMOUNT ESTIMATED: \$ 8 350.00

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AMOUNT ESTIMATED: \$ 2 050.00

TOTAL: \$ 10 400.00

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



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

August 25, 2016

RE: 163 Plaza

PROPOSAL

Exterior:

1. Pressure Cleaning

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

2. Stucco Repair:

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

3. Caulking:

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

4. Primer Coat:

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

5. Finish Coat:

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

All material will be applied following manufacturer specifications.

Areas to be painted:

Shopping plaza soffit

Front and rear aluminum doors

Storefront frames

Payments:

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

Bid price includes Labor and materials.

Bid Price: \$7,500.00

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

Cordially,
Draco Painting Corp.

Gustavo Iglesias
President

TOP SIGNS & DESINS

3445 E 4TH AVE
HIALEAH, FL 33013

PRESUPUESTO

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

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

NATURAL GREEN CORP.

PROFESSIONAL LANDSCAPING. LAWN SERVICE

16450NW 20 AVE. MIAMI GARDEN, FL 33054

TEL: 305 307 2800

naturallygreencorp@gmail.com

MOWING. EDGING. TREE REMOVAL. TRIMMING

CUSTOMER NAME: 163 PLAZA

TEL:

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

DATE:

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

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

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

SOBe PRINT

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



Estimate: 00312

Date: 08/25/2016

To: Joe

Description:

Window Graphics Frosted Films:

Material: Oracal 361 frosted film

Total Stores (7) Seven:

Ciona Wigs

Orvietos Awards

Clothes and bows

Omega Realty

Dream Wigs

Rachels Wigs

Nancy Nails

\$ 2450.00

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

Subtotal:

\$2450.00

Tax:

\$ 171.50

Total:

\$2621.50

CARIBE S ELECTRIC, INC

Electrical Contractor

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

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

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

SCOPE OF WORK:

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

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

WE SHALL NOT PROVIDE:

- Permit fees or plans required by building department.
- Any charges for utility companies including but not limited to FPL, Bellsouth or Comcast.
- Any additional work not specified in the scope of work.
- Light fixture, recess lighting, dimmers, dimmers panel, LED fixtures or light bulbs, ceiling fans, exhaust fans.
- Cutting or patching concrete or asphalt.
- Replace grass.

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

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

• Payments schedule: Start 50% Final 100% Party Initials _____

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

CARIBE S ELECTRIC, INC

Electrical Contractor

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

PRO#4805-A (Continued)...

- Proposal price shall be in effect for a period of one month from the date of acceptance of the proposal. This proposal shall be void after one month from the acceptance date if the deposit payment is not received.
- Payments to be made as listed above. Payments not received by the invoice due date shall be considered past due. Past due accounts will incur an additional past due fee at an interest rate of 1.5 % per month on the amount past due until paid in full. Client agrees to pay any expenses incurred by Caribe S. Electric, Inc. in the collection or enforcement of this proposal, including costs and reasonable attorney's fees (including those incurred for appellate proceedings) in the event that Caribe S. Electric, Inc. shall be obligated to resort to the courts or require the services of an attorney to collect under this proposal.
- If this project takes longer than six months to complete and it is not due to any delays caused by Caribe S. Electric, Inc., any supplies, materials and equipment needed to complete the project shall be at the current market price for such items.
- This proposal will be null after six months of no project activity.
- Work to be performed from Mondays to Fridays only.

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

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

• Warranties shall apply exclusively to the electrical installation of the materials, fixtures, equipment, and other item supplied by the electrical contractor. Warranty shall commence from installation and functioning/operational date for a maximum period of one (1) year. Party Signature/ Date/ Title

_____ Caribe S Electric Signature
/Date/ Title _____ When signed by both parties this instrumental constitutes a legal and binding contract. This proposal may be withdrawn if not accepted within (15) days of day submission. No Refunds if any cancellation might occur before the day of completion. Materials would be suggested for review at the time of installation according with delay or market price with the electrical supplied.

CARIBE S ELECTRIC, INC

Electrical Contractor

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

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

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

SCOPE OF WORK:

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

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

WE SHALL NOT PROVIDE:

- Permit fees or plans required by building department.
- Any charges for utility companies including but not limited to FPL, Bellsouth or Comcast.
- Any additional work not specified in the scope of work.
- Light fixture, recess lighting, dimmers, dimmers panel, LED fixtures or light bulbs, ceiling fans, exhaust fans.
- Cutting or patching concrete or asphalt.
- Replace grass.

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

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

• Payments schedule: Start 50% Final 100% Party Initials _____

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

CARIBE S ELECTRIC, INC

Electrical Contractor

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

PRO#4805-A (Continued)...

- Proposal price shall be in effect for a period of one month from the date of acceptance of the proposal. This proposal shall be void after one month from the acceptance date if the deposit payment is not received.
- Payments to be made as listed above. Payments not received by the invoice due date shall be considered past due. Past due accounts will incur an additional past due fee at an interest rate of 1.5 % per month on the amount past due until paid in full. Client agrees to pay any expenses incurred by Caribe S. Electric, Inc. in the collection or enforcement of this proposal, including costs and reasonable attorney's fees (including those incurred for appellate proceedings) in the event that Caribe S. Electric, Inc. shall be obligated to resort to the courts or require the services of an attorney to collect under this proposal.
- If this project takes longer than six months to complete and it is not due to any delays caused by Caribe S. Electric, Inc., any supplies, materials and equipment needed to complete the project shall be at the current market price for such items.
- This proposal will be null after six months of no project activity.
- Work to be performed from Mondays to Fridays only.

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

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

• Warranties shall apply exclusively to the electrical installation of the materials, fixtures, equipment, and other item supplied by the electrical contractor. Warranty shall commence from installation and functioning/operational date for a maximum period of one (1) year. Party Signature/ Date/ Tittle

_____ Caribe S Electric Signature
/Date/ Tittle _____ When signed by both parties this instrumental constitutes a legal and binding contract. This proposal may be withdrawn if not accepted within (15) days of day submission. No Refunds if any cancellation might occur before the day of completion. Materials would be suggested for review at the time of installation according with delay or market price with the electrical supplied.

Nelson Salamanca

Home improvement
305 300 0868
Miami Fl

Estimate

DATE: 08-26-2016

Customer: **Filiz A. Kayali**

Address: 1119 NE 163 rd

Miami Fl

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
GL	General exterior paint includes: -pressure cleaning -reparation of cracks -reseal-caulking in windows and doors -one coat of primer -two coats of exterior paint (Sherwin-Williams brand, color to be decided) -accent painting -moldings and doors in a different color -materials and labor		\$17,650.00
585 lf	Foam exterior crown molding with 12" in height around of building (price includes materials and labor)		\$ 10,624.00
880 sf	Reparation of flat roof in exterior soffit		\$ 3,576.00
880 sf	Installation of drywall under Neath in exterior soffit		\$ 2,840.00
260 lf	Foam exterior crown molding with 8" in front of the soffit		\$ 3,120.00
		SUBTOTAL	\$ 37,810.00
		Administration 10%	\$ 3,781.00
		SHIPPING & HANDLING	
		TOTAL	\$ 41,591.00
Approval _____ Date _____ Signature			

Thank you for your business!

Arrieta Landscape and Maintenance Services Inc.

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



ESTIMATE

ADDRESS
 163rd Street Plaza

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

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

ACTIVITY	QTY	RATE	AMOUNT
0004 Decorative 'upgraded' Rocks - (River jacks) - per yard (weed barrier tarp included)	5.25	395.00	2,073.75
0005 Bromeliad Imperialis 'silver color' - 15 gal. (to be installed at Main Sign area along 163rd Street)	3	95.00	285.00
0006 Bromeliad 'variety of different types' - full sun bromeliads - 8" Pots (to be installed in Main Sign Area)	12	18.00	216.00
0007 Sylvester date palm - 8' CT (to be installed for an island area)	1	1,800.00	1,800.00
0007 Labor Charge - Removal of all weeded sod areas with Sod Cutter Machine Rental to install new sod for sodded areas (More than 5000 sq. ft. of weeded sod removal). Proper Removal of all Cocoplum Hedges and small dead palms. Proper Disposal of Debris at Waste Yard Dump Site.	1	650.00	650.00
Landscape Tree Service Tree Service - Includes service of removal of Invasive Tree next to FPL transformer box. Removal of dead/unhealthy palms with stump removal. Leftover stumps around property. Trim and lift existing Trees on property for proper growth. Clean up existing palm trees of Sabal palms and Washingtonia Palms. Proper Workmanship to be done and proper removal of all debris to be hauled away from property.	1	2,900.00	2,900.00
Landscape Sprinkler Service Landscape Sprinkler Service - Including: Replacement of 20 spray heads, clean/replace ALL Spray head Nozzles and Fix Solenoid Valve/Switch that is not working properly. Proper Adjustment fixtures of all Sprinkler Spray heads that are sticking out of the ground to be lowered and flush with ground level and straighten any spray heads as well. This price DOES NOT included the sprinkler timer box if in need of repair.	1	950.00	950.00
TOTAL			\$18,894.75

Accepted By

Accepted Date

J&Y MAINTENANCE OF MIAMI CORP.
GENERAL MAINTENANCE

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

ESTIMATE #: 1406

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

Date: 08/28/2016

Scope of work	Price
Remove the main sign in from of the shopping plaza.(at 163th st).	\$ 950.00
Sub-total	\$ 950.00
Tax	\$ 66.50
Total	\$ 1016.50
Payment terms are 50% deposit & balance upon completion. Note: The above price includes remove the sign and clean up the area.	

J&Y MAINTENANCE OF MIAMI CORP.
GENERAL MAINTENANCE

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

ESTIMATE #: 1440

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

Date: 08/31/2016

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

NOTE: That estimated price includes materials and labor.

Payment terms are 50% deposit & balance upon completion.

CUTUMER NAME:
163 PLAZA.

ADDRES:
N. MIAMI BEACH.

TEL:

P #: 2-0134

DESCRIPTION OF REQUESTED WORK:

1. Take away existing light attachments in front area of each shopping establishment, and replace them by 25 new light fixtures. \$8,200.00
2. Run the necessary underground wiring to install 18 light poles around the shopping plaza. \$2,150.00

TOTAL OF LABOR WORK:
\$10,350.00



Email



786-587-4170

Telephone

NOTE: This price only includes labor work.

CUTUMER NAME:
163 PLAZA.

ADDRES:
N. MIAMI BEACH.

TEL:

P #: 2-0134

DESCRIPTION OF REQUESTED WORK:

1. Take away existing light attachments in front area of each shopping establishment, and replace them by 25 new light fixtures. \$8,200.00
2. Run the necessary underground wiring to install 18 light poles around the shopping plaza. \$2,150.00

TOTAL OF LABOR WORK:
\$10,350.00



Email



786-587-4170

Telephone

NOTE: This price only includes labor work.

Contractors Electrical Services Inc.

LIC#: EC13006559

ELECTRICAL-FIREALARM-CCTV-DATA



O:305-233-8382

C:786-252-1284

F:888-972-2737

LEOELECTRIC@YAHOO.COM

12308 SW 132 CT. MIAMI, FL 33186.

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

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

ESTIMATED PRICE: \$1300.00

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

AGENDA ITEM 6
1911 NE 164th Street
Beautification Grant
CRA Staff presenting at the Meeting

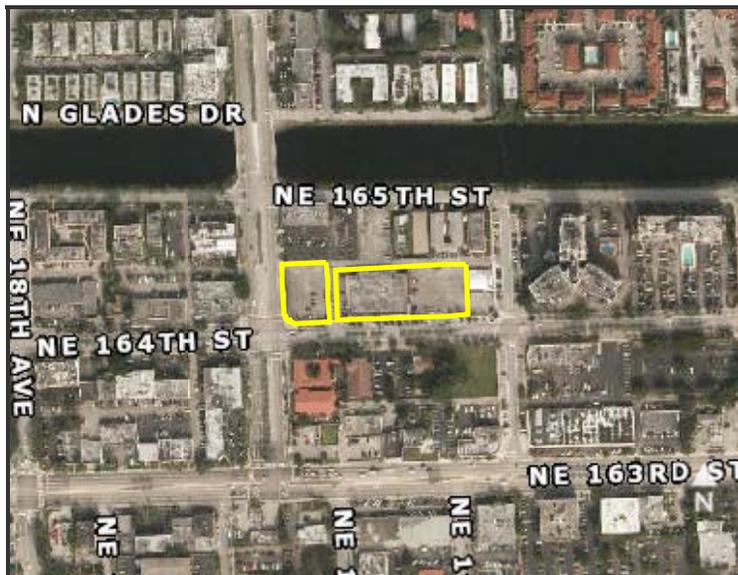


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

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



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

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

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

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

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

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

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

Version:

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

Date of Application: 9/2/16

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

2. Name of Applicant: VICTOR DANTE

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

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

Email: VDANTE@AOL.COM

3. Does the applicant own property? Yes No

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

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

4. Project Description:

~~can~~ ~~can~~ SIGN CHANNEL LETTERS

5. Total Project Cost: \$ 5,000.⁰⁰

Total Funding Request: \$ 2,500.⁰⁰

Authorized Representative(s):

VICTOR DANTE
Business Owner Signature

VICTOR DANTE
Print Name

VICTOR DANTE
Property Owner Signature
(If different)

VICTOR DANTE
Print Name

*Attach and Sign Eligibility and Application Requirements Form.

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

Step 1: Application Checklist (Attachments):

Please read and check beside each application requirement

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

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

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

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

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

Yes 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.

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

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

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

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

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

Victor Dante
Applicant Signature

Date 9/2/14

VICTOR DANTE
Print Name



Local Business Tax Receipt

Miami-Dade County, State of Florida
-THIS IS NOT A BILL - DO NOT PAY



3314713

BUSINESS NAME/LOCATION

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

RECEIPT NO.

**RENEWAL
3453107**

**EXPIRES
SEPTEMBER 30, 2016**

Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

OWNER

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

SEC. TYPE OF BUSINESS

212 P.A./CORP/PARTNERSHIP/FIRM

**PAYMENT RECEIVED
BY TAX COLLECTOR**

\$45.00 07/10/2015
CHECK21-15-087317

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

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

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

Request for Taxpayer Identification Number and Certification

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

Print or type
See Specific Instructions on page 2.

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

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

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

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

5 Address (number, street, and apt. or suite no.)
1911 NE 14th Street

6 City, state, and ZIP code
NORTH MIAMI BEACH, FL 33162

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number	
or	
Employer identification number	
65	-0490563

Part II Certification

Under penalties of perjury, I certify that:

- 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 ▶ **Victor F. Diante** Date ▶ **9/2/14**

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

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

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

By signing the filled-out form, you:

- 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.



PRO
signs & lighting, inc.

CONDITIONAL SALES AGREEMENT

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

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

specifications and estimate for:

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

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

18' 8"

DANTE LAW, P.A.
ACCIDENT ATTORNEYS

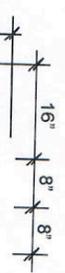


- 16"/8" FABRICATION AND INSTALLATION AND ELECTRICAL HOOK-UP OF DUAL COLOR CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE LED AS PER SOUTH FLORIDA BUILDING CODE - \$8,900.00
- EXISTING SIGN REMOVAL, DISPOSAL AND WALL PENETRATION REPAIRS - \$360.00
- ELECTRIC FROM EXISTING SIGN TO NEW SIGN LOCATION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

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

16' 0"

DANTE LAW, P.A.
ACCIDENT ATTORNEYS



special instructions:

TIME COMPLETION: 45 DAYS FROM DATE OF APPROVAL



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

Estimate

Date	Estimate #
9/2/2016	17785

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

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

P.O. No.	Rep	Project

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

50 % required in all jobs. No exception. We appreciate your business.	Sales Tax (7.0%)
	Total

Signature

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



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

Estimate

Date	Estimate #
9/2/2016	17785

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

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

P.O. No.	Rep	Project

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

50 % required in all jobs. No exception. We appreciate your business.		Sales Tax (7.0%)	\$332.15
		Total	\$4,577.15

Signature _____

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

DANTELLE LAW, P.A.
ACCIDENT ATTORNEYS

18' 8"

18"
12"
8"

DANTELLI LAW, P.A.

PERSONAL INJURY ATTORNEYS

SIGN DETAIL ELEVATION

16'0"

10" 8" 18"




 phone: 305.698.9690 • 786.499.8325
 e-mail: prosigns@bellsouth.net
 2440 w 80th st., suite #3
 hialeah, fl 33016
 5725 nw 151 st.,
 miami lakes, fl 33014

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



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

AGENDA ITEM 7
Vicky's Bakery
1973 NE 163rd Street
Comprehensive Commercial Improvement Grant
CRA Staff presenting at the Meeting



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/15/2016

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



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

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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

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

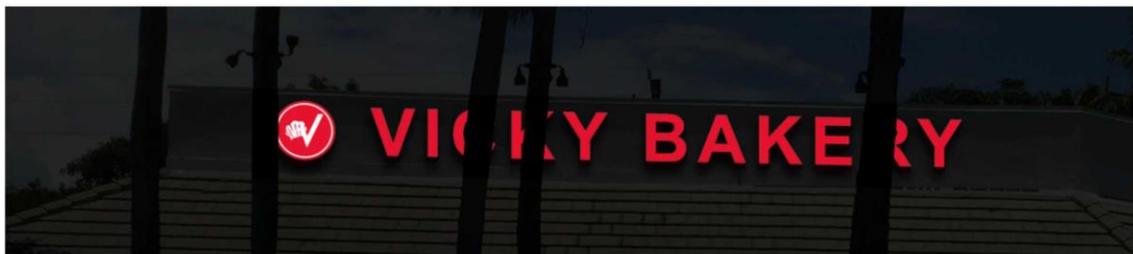
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/29/2011	\$1,500,000	27749-2854	Not exposed to open-market; atypical motivation
11/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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

Version:

PROPOSED SIGN

24"  **VICKY BAKERY** 20"



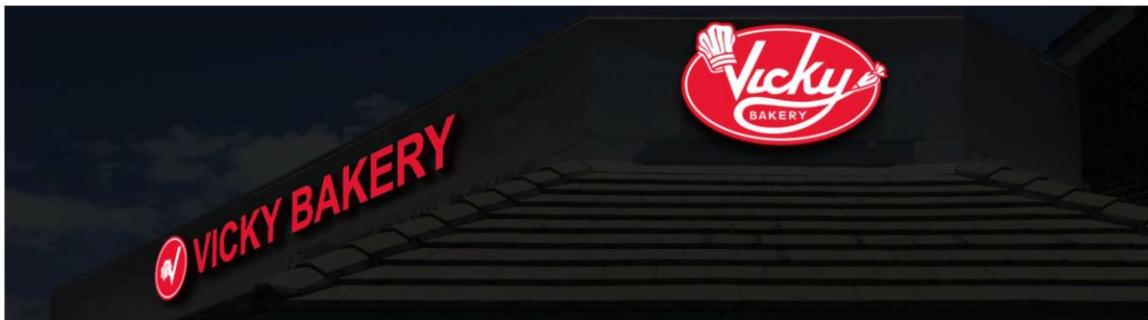
 UNDERWRITERS LABORATORIES INC. LISTED	 Nobody Builds Images Like saulsigns	SAUL SIGNS 861 West 17 St, Hialeah, FL 33010 ph: 305.266.8484 fax: 786.534.4956 info@saulsigns.com www.saulsigns.com	Job: Vicky Bakery Address: 1973 NE 163 St Municipality: Miami	Date: 6/24/2016 Rep: Arturo Vizcaino Scale: N.T.S <small>DESIGNER: Adrian FOR ILLUSTRATION PURPOSE ONLY</small>
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PROPOSED SIGN



VICKY BAKERY

20"



UNDERWRITERS
LABORATORIES INC.
LISTED



Nobody Builds Images Like

saulsigns

SAUL SIGNS
861 West 17 St, Hialeah,
FL 33010

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

Job: Vicky Bakery
Address: 1973 NE 163 St
Municipality: Miami

Date: 6/24/2016
Rep: Arturo Vizcaino
Scale: N.T.S

DESIGNER: Adrian
FOR ILLUSTRATION PURPOSE ONLY

PROPOSED SIGN



 <p>UNDERWRITERS LABORATORIES INC. LISTED</p>	 <p>Nobody Builds Images Like</p>	<p>SAUL SIGNS 861 West 17 St, Hialeah, FL 33010</p> <p>ph: 305.266.8484 fax: 786.534.4956 info@saulsigns.com www.saulsigns.com</p>	<p>Job: Vicky Bakery Address: 1973 NE 163 St Municipality: Miami</p>	<p>Date: 6/24/2016 Rep: Arturo Vizcaino Scale: N.T.S</p> <p><small>DESIGNER/ Adrian FOR ILLUSTRATION PURPOSE ONLY</small></p>
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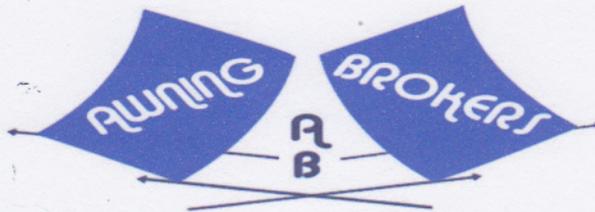




Date: 06/21/16

EST./CON.#:

160621



"WHEN SERVICE MATTERS"

http://www.awningbrokers.net

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

Email us: gojorgenow@yahoo.com

Bill To

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

Copy To

Same

Qty.	Description	Each	Amount
1	Storefront Awning Canopy 59'-0"X3'-6"X14'-0" Wrap around Lean to design Sunbrella Canvas Red		\$ 16,980.00
1	Gutter work and downspouts for rear of awning area only		\$ 1,990.00
1	Engineering Plans Permits and expeditor fees		\$ 990.00
Note: Repeat customer discount applied Note: Change orders and/or addendums will be charged under separate invoice			
Delivery 3 to 6 weeks		Subtotal	\$ 19,960.00
		Tax	N/A
		Total	\$ 19,960.00
		Deposit	\$ 9,980.00
Sign and date		Unpaid Balance	\$ 9,980.00

Message

Thank you for doing business with us...

Gonzalo Jorge --> 305-525-7824
President



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

Estimate

Date	Estimate #
7/28/2016	17665

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

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

P.O. No.	Rep	Project
	AP	

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

50 % required in all jobs. No exception. We appreciate your business.	Sales Tax (7.0%)	\$359.81
	Total	\$5,499.97

Signature _____

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



PROPOSAL #: 12448

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

COMPANY INFO:		
Vicky Bakery Carlos de Varona 1973 NE 163 St Miami, FL 33162		
DATE:	REP:	TERMS:
6/28/2016	AV	50% deposit

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

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

Total

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

CONTRACT AGREEMENT:

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

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

APPROVED BY: _____

DATE: 111 _____



PROPOSAL #: 12448

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

COMPANY INFO:		
Vicky Bakery Carlos de Varona 1973 NE 163 St Miami, FL 33162		
DATE:	REP:	TERMS:
6/28/2016	AV	50% deposit

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

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

Total	\$5,902.52
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* Our quotation does not include permit fees * Prices valid for 30 days * Make Checks to "Saul Signs" *

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APPROVED BY: _____

DATE: 112



SIGN MANUFACTURING

2400 W 3rd Court, Hialeah, FL 33010

Phone: (305) 885 3411 • Fax: (305) 885 3466

E.mail: foreversigns@aol.com • <http://www.foreversignsusa.com>

PROPOSAL

CUSTOMER NAME

VICKY BAKERY

ADDRESS

1973 NE 163RD ST

CITY

STATE

ZIP CODE

NORTH MIAMI

FL

33304

PHONE

FAX

305.796.7675

CDEVARONA5@GMAIL.COM

SERVICE	PRICE
NORTH MIAMI LOCATION	
CHANNEL LETTER LOGO FOR FRONT	\$850.00
CHANNEL LETTER AND LOGO SIGN	\$3,170.00
SPEC:	
.40 ALUMINUM RETURN	
3/4" TRIM CAP	
TRANSLUCENT FACES	
LED LIGHT	
REFACING OF EXISTING MONUMENT SIGN	\$810.00
INSTALLATION INCLUDED	
SEE DRAWINGS FOR DETAILS	
50% DEPOSIT	
50% AT INSTALLATION + CITY FEES	
SUB-TOTAL	\$4,830.00
TAX (7%)	ATTACHED
CITY PERMIT	NOT INCLUDED
TOTAL	\$4,830.00

DATE	MONTH	DAY	YEAR
	07	07	2016

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

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

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

CUSTOMER SIGNATURE

SELLER SIGNATURE

MEMORANDUM

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: September 12th, 2016
RE: **Executive Director's Report**

FY17 Budget Status:

The CRA FY17 Budget ("CRA Budget") was recommended for approval by the CRA Redevelopment Advisory Board with a 7-0 vote.

The CRA Board approved the CRA Budget with a 5-0 vote.

The City Council approved the CRA Budget with a 5-0 vote.

CRA staff is preparing the budget package for transmittal to Miami-Dade County government.

CRA Firsts and Improvements:

The CRA Budget process underwent improvements, and the budget was approved two weeks earlier compared to last year's budget.

The NMB CRA Budget was the first City approved CRA budget in Miami-Dade County, which means that the CRA Budget should be considered by the Board of County Commissioners ahead of the other CRA budgets.

CRA staff is preparing RFQs and RFPs for the FY17 projects:

CRA staff started the City RFP process for the FY17 projects.



TO: Patrick Brett, North Miami Beach CRA Administrator

FROM: Richard G. Lorber, Director of Community Development

VIA: Candido Sosa-Cruz, Deputy City Manager

DATE: September 2016

RE: Update on Development within the CRA

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

Projects	Location	Zoning	Status
The Canopies – 8 story mixed-use apartments	1640 NE 164th St	MU/TC	Proposed site plan approved by City Council on June 7, 2016. Permit drawings being prepared.
Boca Juniors Clubhouse	Mischon Field	MU/TC	Second story, new classrooms for Charter School, approved by Council July 5, 2016. Permit drawings being prepared. Building has been vacated.
Cambria Hotel	16300 NE 19 AVE	MU/TC	Demolition Permit approved. Awaiting demolition.
Winn Dixie Site / Read Capital	164th St./21st Ave	MU/TC	Building permit application and plans submitted to the City, under review.
Solo Building	NE 19th Ave	MU/TC	Demolition completed, site cleared. Extension to November 3, 2016 approved by Mayor and Council.
Levels Recovery Center	951 NE 167 St.	B-2	Scheduled for P&Z Board review on September 12, 2016.
Warehouse Project	2054 NE 161 St.		Application submitted for TRAD. Light Industrial 1 story warehouse.
Macken Development	17005 West Dixie Highway	MU/NC	Application submitted for TRAD. 19 Story mixed-use project including apartments, retail and hotel.