

# NW 7th Avenue Community Redevelopment Agency

[www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp](http://www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp)



## April 30, 2025 (FINAL)

Arcola Lakes Library

8401 NW 14th Avenue, Miami, FL 33147

Conference Room

6PM

- I. Call to Order
- II. Roll Call
- III. Reasonable Opportunity for the Public to be Heard — 2 minutes per speaker
- IV. Approval of Agenda
- V. Approval of Minutes
  - A. March 19, 2025 (Regular Meeting)
  - B. March 21, 2025 (Joint Sunshine Meeting)
- VI. Action Item —
  - A. Resolution 05-2025: Resolution of the NW 7th Avenue Community Redevelopment Agency Approving Agreement with Vantage Solutions LLC for Executive Director Services in the Amount of \$450,000.00
  - B. ACTION PLAN PRIORITY #1.6 - Resolution 06-2025: Resolution of the NW 7th Avenue Community Redevelopment Agency Approving the Package #2 for Fiscal Year 2024-25 Area Improvement & Redevelopment Grant Program Funding in the Amount of \$356,250.00
- VII. Budget Options Discussion
- VIII. COLAB, Economic Development Team
  - A. Presentation of 2025 Action Plan
- IX. NANA, Grants Administrator
- X. New Business
  - A. Legislative Update – HB 991/SB 1242
- XI. Adjournment

Terrence Smith, County Attorney



# NW 7th Avenue Community Redevelopment Agency

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## 2025 Meeting Dates\*

Arcola Lakes Library @ 6pm

·Wednesday, January 22nd (FON Public Meeting)

~~·Wednesday, February 25th~~

~~·Wednesday, March 19th~~

~~·Wednesday, April 30th~~

Wednesday, May 14th

·Wednesday, June 11th

·Wednesday, July 23rd

**·August Board Recess**

·Wednesday, September 24th

**FRA Conference, October 14th-17th**

·Wednesday, November 12th

·Wednesday, December 10th

Meeting dates and agendas are also posted at:

<https://www.miamidade.gov/global/government/boards/northwest-7th-avenue-cra.page> (CRA  
webpage)

<https://www8.miamidade.gov/global/calendar/global.page>  
(Miami-Dade County webpage)

Contact: Miami-Dade County - Office of Management & Budget  
(305) 375-5143

\*Meeting dates are subject to change due to unforeseen circumstances.





	FY 2023-24 Adopted Budget	FY 2023-24 Projected Budget	FY 2024-25 Proposed Budget
<b>REVENUES</b>			
UMSA Tax Increment Revenue (TIR)	406,253	406,253	449,038
County-wide Tax Increment Revenue (TIR)	973,244	973,244	1,075,814
Carryover from Prior Year	5,394,595	4,763,018	5,614,379
Interest Earnings	147,751	197,040	212,317
<b>Revenue Total</b>	<b>6,921,843</b>	<b>6,339,555</b>	<b>7,351,548</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures:</b>			
Contractual Services, Procurement/Sourcing Support	50,000	-	-
Employee Salary & Fringes	60,000	-	-
Rent/Lease Costs	50,000	-	50,000
Rent and Utilities	2,000	-	2,000
Insurance	10,000	-	10,000
Office Equipment/Furniture	10,000	-	50,000
Contractual Services, Web-based Grants Program	3,000	-	3,000
Audits & Studies	30,000	16,500	20,000
CRA Support - Staff Office Supplies	4,000	-	4,000
Printing & Publishing	5,000	86	5,000
Clerk & Meeting Costs	3,000	-	3,000
Advertising, Mail Services & Notices	5,000	-	5,000
Travel (includes educational conferences/seminars)	15,000	2,824	6,000
Contractual Services -- Executive Director	-	-	150,000
Other Admin. Expenses (Direct County Support)	180,000	180,000	212,549
<b>(A) Sub Total Administrative Expenses</b>	<b>427,000</b>	<b>199,410</b>	<b>520,549</b>
County Administrative Fee/Charge at 1.5%	20,692	20,692	22,873
<b>(B) Sub Total Admin. Expenses &amp; County Charge</b>	<b>447,692</b>	<b>220,102</b>	<b>543,422</b>
<b>Operating Expenditures:</b>			
Legal Services	40,000	40,000	40,000
Business Services/Outreach	175,000	500	50,000
Contractual Services, Grants Prog Administrator	175,000	172,999	175,000
Contractual Services, Econ Dev/Mrkt Analyst	200,000	114,513	190,000
Contractual Services, FON/Expansion/Program Asst.	200,000	12,502	100,000
Meeting Room Expenses	3,000	-	-
Vehicle Motor Pool/Mileage	-	23	-
Memberships & State Fees	4,000	2,075	4,000
Professional Dev'tment (Conf'rnces/Trainings)	20,000	3,881	6,000
Business Attraction & Relocation Grant (BARG)	500,000	-	300,000
Small Business Technology & Innovation Grant (SBTIG)	550,000	-	150,000
Revitalization & Rehabilitation Grant (RRG)	600,000	158,581	350,000
Façade Improvement Program	-	-	400,000
Business Incubator Program	-	-	250,000
Corridor Infrastructure Improvements	300,000	-	300,000
Landscaping/Streetscaping	200,000	-	100,000
Community Policing/Solid Waste/Code Enforcement	100,000	-	100,000
Land Acquisition/Development/Activation	3,407,151	-	3,532,317
<b>(C) Sub Total Operating Expenses</b>	<b>6,474,151</b>	<b>505,074</b>	<b>6,047,317</b>
<b>(D) Reserve</b>	<b>-</b>	<b>-</b>	<b>760,809</b>
<b>Expenditure Total (B+C+D)</b>	<b>6,921,843</b>	<b>725,176</b>	<b>7,351,548</b>
<b>Cash Position (Rev-Exp)</b>	<b>-</b>	<b>5,614,379</b>	<b>-</b>



## NW 7TH AVENUE CORRIDOR REDEVELOPMENT AGENCY PUBLIC MEETING

**OFFICIAL MINUTES – Tuesday, March 19, 2025**

I. Call to Order – CRA Board Chairwoman Pierre called the meeting to order at 6:01 p.m.

II. Roll Call

Daniella Pierre, Chairwoman	Present
Jeffy Mondesir, Vice Chairman	Present
Board Member Gene Lomando	Present
Board Member Rasha Comeau	Present
Board Member Angela Reyes	Present
Board Member Nadeige Theresias-Joisil	Absent

Others Present:

Vivian Cao, Assistant Director; Chimene Graham, Business Analyst Manager; Miami-Dade County, Office of Management & Budget (OMB); Terrence Smith, Assistant County Attorney; County Attorney's Office (CAO); Melissa Hege and Mathew Hege, MHCP COLAB; Leroy Jones, Alice Townsend, Neighbors and Neighbors Association (NANA)

III. Public Comment/ Reasonable Opportunity to be Heard – There were no participants.

IV. Approval of Agenda – Rasha Comeau moved approval of the agenda, with a second from Vice-Chair Mondesir. *Motion passed.*

V. Approval of January 22<sup>nd</sup>, 2025, Minutes – Rasha Comeau moved approval of the Minutes, with a second from Vice-Chair Mondesir. *Motion passed.*

VI. Action Item

A. Resolution 03-2025: Resolution of the NW 7th Avenue Community Redevelopment Agency Exercising Option #1 of RFP No. EVN00002828 (Economic Development Coordinator Services) to MHCP COLAB LLC –

MHCP Colab thanked the Board for the opportunity to serve as their economic development team and re-capped some the projects accomplished year-to-date (e.g., coordination of strategic planning retreat; Board Member Tour; delivery of the Action Plan; and three community meetings). Rasha Comeau moved approval of Resolution No. 03, with a second from Vice-Chair Mondesir. *Motion passed unanimously.*

B. Resolution 04-2025: Resolution of the NW 7th Avenue Community Redevelopment Agency Exercising option #1 of RFP No. EVN00002829 (Grant Administrator Services) to Neighbors and Neighbors, Inc. (NANA) –

NANA thanked the Board for the opportunity to serve as their grants administrative team and re-capped some of the contractual accomplishments realized this past year (e.g., re-vamping of the grants program; collaboration with North Miami CRA; extensive business community outreach; development of a grants app for real-time feedback; opening of grants program and pro bono radio grants program promotional ads). Rasha Comeau moved approval of Resolution No. 04, with a second from Vice-Chair Mondesir. *Motion passed unanimously.*

VII. COLAB, Economic Development Team

Melissa Hege gave an overview of the Action Plan (Draft) and stated that the draft action plan will be provided for the next CRA board meeting. After a question from the board regarding collaborations with FDOT, Melissa indicated that COLAB and staff will continue talks with FDOT to coordinate the grant application package for landscape design along the entirety of the CRA or northern portion.

VIII. NANA, Grants Administrator

Leroy indicated that there would be approximately five applications ready for Board consideration at next month's meeting and that they are continuing to work with Cecibon and Wright Funeral Home to finalize their applications.

IX. New Business



A. Legislative Update (HB 991) - Terrence provided an update of current legislation which proposes the following:

- Mandates termination of all existing CRAs by the earlier of their charter expiration or September 30, 2045
- Prohibits creation of new CRAs after July 1, 2025
- Places restrictions on CRAs starting new projects or issuing new debt after October 1, 2025

Terrence and Matthew Hege both indicated that they would continue to track the House Bill, as well as its companion bill in the Senate, and provide an update at the next Board meeting.

B. Administrative Update – Vivian Cao shared with the Board all the applications received for the executive director position and said that the NW 79<sup>th</sup> Street CRA is also reviewing the applications. Vivian stated there will be a joint CRA meeting to hear from the pool of candidates (or a final candidates) and select an executive director in the upcoming weeks.

X. Adjournment – There being no additional business, the meeting adjourned at 7:16 p.m.

 <small>The NW 7th Avenue Community Redevelopment Agency</small>	<b>JOINT MEETING</b> <b>NW 7TH AVENUE COMMUNITY REDEVELOPMENT AGENCY</b> <b>NW 79<sup>TH</sup> STREET COMMUNITY REDEVELOPMENT AGENCY</b>  <b>OFFICIAL MINUTES – Friday, March 21, 2025</b>	 <small>The Winds of Change!</small> <small>CRA</small>
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I. Sade Chaney called the meeting to order at 6:03 p.m.

II. Roll Call

**NW 7th Avenue CRA Board Members**

Daniella Pierre, Chairwoman	Present
Jeffy Mondesir, Vice Chairman	Present
Board Member Gene Lomando	Present
Board Member Rasha Cameau	Present
Board Member Angela Reyes	Present
Board Member Nadeige Theresias-Joisil	Absent

**NW 79th Street CRA Board Members**

Aaron McKinney, Chairman	Absent
Dr. Gilbert Saint Jean, Jr., Vice Chairman	Present
Board Member Nadege Vilsaint	Present
Board Member Parmalyn Jacob	Absent
Board Member Tanisha "Wakumi" Douglas	Present
Board Member Sandy Lila	Present

Others Present:

Miami-Dade County District 2 Commissioner Marlene Bastien; Rhenie Dalger - Chief of Staff Sade Chaney - Research Manager, and Oliver Telusma - Legislative Analyst, Miami-Dade County District 2; Vivian Cao - Assistant Director, Miami-Dade County, Office of Management & Budget (OMB); Richard Appleton (via phone), Assistant County Attorney; County Attorney's Office (CAO)

- III. Public Comment/Reasonable Opportunity to Be Heard – Sabine Desource, business owner, interested in learning more about the CRAs, what programs are offered, and that she would like to participate. She is a massage therapist in the area.
- IV. Welcome Remarks – Commissioner Bastien addressed all attendants and explained her vision for the area, specifically for both CRAs. She stated that her priorities include creating generational wealth for all residents and business in both CRAs, commercial grants to remove slum and blight through the neighborhoods and attract new businesses to the areas. Additionally, she emphasized the fact that NW 7<sup>th</sup> Avenue will be the focus and primary corridor used during the seven games to be played during the FIFA 2026 World cup. Improvements, beautification, and revitalization of the area are a must.
- V. Candidates Presentation/Introductions – Candidates present during the meeting were given an opportunity to introduce themselves

1	Civic Consulting Group Represented by Kametra Driver and Zackery Good (In-Person)
2	Yeanli Velez (In-Person)
3	H.M. Karriem van Leesten IV (In-Person)
4	Casneve Opuelle (In-Person)
5	Alberto Gonzalez (Virtual)

After a discussion among the Board members, it was decided that questions were going to be asked by the Board members to all the applicants.

Board member Tanisha "Wakumi" Douglas asked about the importance of community engagement and each applicants plan to reach out to the community. All applicants addressed the question with a common consensus, as all applicants spoke about their professional experience and background.

Vice Chairman Dr. Gilbert St. Jean, Jr. asked the second question regarding how the applicants were planning on conducting the day-to-day functions of the position including Board management, County interaction, and community members engagement. All applicants indicated their vast experience in the subject and implementing re-development plans.

NW 7<sup>th</sup> Avenue CRA Chairwoman Daniella Pierre asked the next question regarding their plan about code violations and implementation. All applicants agreed that code enforcement should be both boards priorities and all applicants suggested ways of increasing compliance by the residents of the area.

- VI. NW 7<sup>th</sup> Avenue CRA Vice Chair Mondesir made a motion to appoint Casneve Opuelle as the Executive Director for NW 7<sup>th</sup> Avenue CRA. The motion was seconded by Board member Cameau. Motion passed unanimously.
- VII. NW 79<sup>th</sup> Street CRA Board member Lila made a motion to appoint Casneve Opuelle as the Executive Director for the NW 79<sup>th</sup> Street CRA. The motion was seconded by Board member Douglas. Motion passed unanimously.
- VIII. NW 7<sup>th</sup> Avenue CRA Chairwoman Pierre made a motion to direct staff to negotiate with Mr. Opuelle the terms of the agreement and contract. The motion was seconded by Board member Cameau. Motion passed.
- IX. NW 79<sup>th</sup> Street CRA Vice Chair Saint Jean Jr. made a motion to direct staff to negotiate with Mr. Opuelle the terms of the agreement and contract. The motion was seconded by Board member Vilsaint. Motion passed.
- X. Adjournment – There being no additional business, the meeting adjourned at 7:06 p.m.

RESOLUTION NO. CRA-05-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE CHAIRPERSON OF THE BOARD TO EXECUTE A CONTRACT WITH VANTAGE SOLUTIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR EXECUTIVE DIRECTOR SERVICES WITH A THREE-YEAR TERM WITH TWO ONE-YEAR OPTIONS TO RENEW, SUBJECT TO THE BOARD'S APPROVAL, AND IN THE TOTAL AMOUNT OF \$450,000.00, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING CANCELLATION, TERMINATION, AND AMENDMENT PROVISIONS

**WHEREAS**, on March 21, 2025, this Board adopted by motion to award executive director services to Casneve Oupelle, subject to further negotiations by the Miami-Dade County staff and the County Attorney's Office; and

**WHEREAS**, Mr. Oupelle is the sole owner of the company Vantage Solutions, LLC, a Florida limited liability company ("Vantage"); and

**WHEREAS**, Mr. Oupelle will provide executive director services through Vantage; and

**WHEREAS**, pursuant to this Board's directive, County staff and the County Attorney's Office has negotiated a three-year contract with Vantage in an amount not to exceed \$450,000.00; and

**WHEREAS**, the contract further includes two one-year options to renew, which are subject to this Board's approval,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 7<sup>TH</sup> AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY**, that:

**Section 1.** The matter contained in the foregoing recitals are incorporated in this resolution by reference.

**Section 2.** This Board approves and authorizes the Chairperson of the Board to execute an the contract with Vantage Solutions, LLC, a Florida limited liability company, with a term of

three years and two one year options to renew that are subject to the approval of this Board, in substantially the form attached hereto as Exhibit "A" and incorporated herein by reference, This Board further authorizes the Chairperson to exercise all provisions contained therein, including cancellation, termination, and amendment provisions.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

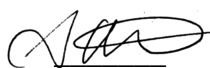
	Daniella Pierre, Chairwoman _____	
	Jeffy Mondesir, Vice Chairman _____	
Rasha Cameau _____		Gene Lomando _____
Angela Reyes _____		Nadege Theresias-Joisil _____

The Chairperson thereupon declared the resolution duly passed and adopted this 30th day of April, 2025.

**N.W. 7<sup>th</sup> AVENUE COMMUNITY  
REDEVELOPMENT AGENCY AND  
ITS BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
N.W. 7<sup>th</sup> Avenue CRA Secretary

Approved by CRA Attorney as  
to form and legal sufficiency.



Terrence A. Smith

# THE AGREEMENT BETWEEN THE NW 7<sup>TH</sup> AVENUE COMMUNITY REDEVELOPMENT AGENCY AND VANTAGE SOLUTIONS, LLC

**THIS AGREEMENT** ("Agreement" or "Contract") made and entered into as of this 12<sup>th</sup> day of May, 2025, by and between **Vantage Solutions, LLC**, a Florida limited liability company with offices at 3479 NW 110th Terrace, Coral Springs, Florida 33065-707 UN (hereinafter referred to as the "Contractor"), and the NW 7<sup>TH</sup> Avenue Community Redevelopment **Agency**, a body politic and corporate, having its principal office at 111 NW 1 Street, 22 floor, Miami, FL 33128 (hereinafter referred to as the "Agency"). The Agency and Contractor may each be individually referred to as a "party" or collectively be referred to as the "parties."

## RECITALS:

**WHEREAS**, the Agency was created by the Miami-Dade County Board of County Commissioners in 2007 and serves the NW 7<sup>th</sup> Avenue Corridor area of Miami-Dade County (hereinafter referred to as the "Area"); and

**WHEREAS**, the mission of the Agency is to eradicate slum and blight and redevelop the Area, supporting a mix of business, residential and commercial opportunities within the Area; and

**WHEREAS**, the Contractor has offered to provide Executive Director services that shall conform to the Scope of Work, which is attached hereto and incorporated herein as Attachment 1, all associated addenda and attachments, which are attached hereto and incorporated herein by reference, and the requirements of this Agreement; and

**WHEREAS**, the parties have agreed to enter into this agreement for the Contractor's services;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

## **ARTICLE 1. RECITALS AND DEFINITIONS**

1. All of the above recitals are true and correct in all respects and are incorporated by referenced herein as though set forth in full herein.

2. The following words and expressions used in this Agreement shall be construed as follows, except when it is clear from the context that another meaning is intended:

- a) The word "Agency" to mean the NW 7<sup>th</sup> Avenue Community Redevelopment Agency.
- b) The words "Article" or "Articles" to mean the terms and conditions delineated in this Agreement.
- c) The words "Contract" or "Agreement" to mean collectively these terms and conditions, the Scope of Work (Attachment 1), all other attachments hereto, all amendments issued hereto, and all associated addenda.
- d) The words "Foreign Country of Concern" to mean the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.
- e) The word "Board" to mean the Agency's Board of Commissioners.
- f) The word "County" to mean Miami-Dade County, Florida.



- g) The word "Days" to mean calendar days.
- h) The word "Deliverables" to mean all documentation and any items of any nature submitted by the Contractor to the Agency for review and approval pursuant to the terms of this Agreement.
- i) The words "Foreign Country of Concern" shall mean the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.
- j) The words "Human Trafficking" shall mean that certain term as set forth in Section 797.06, as amended.
- k) The word "Scope of Work" to mean the document appended hereto as Attachment 1, which details the work to be performed by the Contractor.
- l) The words "Service" or "Services" to mean the provision of services in accordance with the Scope of Work.
- m) The word "Subcontractor" to mean any person, entity, firm or corporation, other than employees, agents, or officers of Contractor, who furnishes labor and/or materials, in connection with the Work, whether directly or indirectly, on behalf and/or under the direction of the Contractor and whether or not in privity of contract with the Contractor.
- n) The words "Work", "Services", "Program", or "Project" to mean all matters and things required to be done by the Contractor in accordance with the provisions of this Contract.

## **ARTICLE 2. ORDER OF PRECEDENCE**

If there is a conflict between or among the provisions of this Agreement, the order of precedence is as follows: 1) these terms and conditions, Articles 1 through 43; 2) the Scope of Work (Attachment 1)

## **ARTICLE 3. RULES OF INTERPRETATION**

- a) References to a specified Article, section or schedule shall be construed as reference to that specified Article, or section of, or schedule to this Agreement unless otherwise indicated.
- b) Reference to any agreement or other instrument shall be deemed to include such agreement or other instrument as such agreement or other instrument may, from time to time, be modified, amended, supplemented, or restated in accordance with its terms.
- c) The terms "hereof", "herein", "hereinafter", "hereby", "herewith", "hereto", and "hereunder" shall be deemed to refer to this Agreement.
- d) The terms "directed", "required", "permitted", "ordered", "designated", "selected", "prescribed" or words of like import to mean respectively, the direction, requirement, permission, order, designation, selection or prescription of the Board.
- e) The terms "approved", "acceptable", "satisfactory", "equal", "necessary", or words of like import to mean respectively, approved by, or acceptable or satisfactory to, equal or necessary in the opinion of the Board.
- f) The titles, headings, captions, and arrangements used in these terms and conditions are for convenience only and shall not be deemed to limit, amplify, or modify the terms of this Contract, nor affect the meaning thereof.

#### **ARTICLE 4. NATURE OF THE AGREEMENT**

- a) This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained in this Agreement. The parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this Agreement, and that this Agreement contains the entire agreement between the parties as to all matters contained herein. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that any oral representations or modifications concerning this Agreement shall be of no force or effect, and that this Agreement may be modified, altered or amended only by a written amendment duly executed by both parties or their authorized representatives.
- b) The Contractor shall provide the services set forth in the Scope of Work and render full and prompt cooperation with the Agency in all aspects of the Services performed hereunder.
- c) The Contractor acknowledges that this Agreement requires the performance of all things necessary for or incidental to the effective and complete performance of all Work and Services under this Contract. All things not expressly mentioned in this Agreement but necessary to carrying out its intent, as determined by the Agency in its sole and absolute discretion, are required by this Agreement, and the Contractor shall perform the same as though they were specifically mentioned, described and delineated.
- d) The Contractor shall furnish all labor, materials, tools, supplies, and other items required to perform the Work and Services that are necessary for the completion of this Contract. All Work and Services shall be accomplished at the direction of and to the satisfaction of the Agency through its Board, and Contractor shall report directly to the Board.
- e) The Contractor acknowledges that the Board shall be responsible for making all policy decisions regarding the Scope of Work. The Contractor agrees to provide input on policy issues in the form of recommendations upon the request of the Board. The Contractor agrees to implement any and all changes in providing Services hereunder as a result of a policy change implemented by the Agency. The Contractor agrees to act in an expeditious and fiscally sound manner in providing the Board with input regarding the time and cost to implement said changes and in executing the activities required to implement said changes.

#### **ARTICLE 5. CONTRACT TERM**

The term of this Agreement shall commence on May 12, 2025 ("Contract Date"), and shall continue until May 11, 2028, unless terminated earlier. Thereafter, this Agreement may be renewed upon the mutual written agreement of the parties, on or before March 31, 2028, for two (2) additional one (1) year under the same terms and conditions as set forth herein or under such other terms and conditions as agreed upon by the parties and approved by the Board.

#### **ARTICLE 6. NOTICE REQUIREMENTS**

All notices required or permitted under this Agreement shall be in writing and shall be deemed sufficiently served if delivered by Registered or Certified Mail, with return receipt requested; or delivered personally; or delivered via fax or e-mail (if provided below) and followed with delivery of hard copy; and in any case addressed as follows:

**a) To the Agency:**

NW 7<sup>th</sup> Avenue Community Redevelopment Agency  
c/o Miami-Dade County Office of Management and Budget  
111 NW 1st Street, Suite 2210  
Miami, Florida 33128  
Attention: Vivian Cao, Asst.  
Assistant Director, Community Redevelopment and Municipal Services  
Phone: (305) 375-5143 Fax: (305) 375-1569  
E-mail: [Vivian.Cao@miamidade.gov](mailto:Vivian.Cao@miamidade.gov)

**With copies to:**

County Attorney's Office  
111 NW 1st Street, Suite 2810  
Miami, Florida 33128  
Attention: Terrence A. Smith  
Assistant County Attorney  
Phone: (305) 375-1322  
Fax: (305) 375-5634  
E-mail: Terrence.Smith@miamidade.gov \

**b) To the Contractor:**

Vantage Solutions, LLC  
3479 NW 110th Terrace  
Coral Springs, Florida 33065-707 UN  
Attention: Casneve Oupelle  
Phone: (754) 248-6950  
E-mail: khassoupelle@gmail.com

Either party may at any time designate a different address and/or contact person by giving written notice as provided above to the other party. Such notices shall be deemed given upon receipt by the addressee.

**ARTICLE 7. AMOUNT OBLIGATED**

Compensation for the services provided by Contractor to the Agency for the Contract Term shall be as follows:

Basic Services. For the Services, the Agency shall pay the Contractor an annual fee of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in equal monthly installments of Twelve Thousand Five Hundred and 00/100 Dollars (\$12,500.00), (the "Fee"), or as such as may be prorated for any partial month during the Term. Except as set forth below, the amount for Basic Services represents and contains all amounts due and payable for the services provided by Contractor in the Scope of Work, including any out-of-pocket expenses and third-party costs which may be incurred and/or paid by Contractor.

Additional Services. The Contractor will evaluate the Agency's need for expanded day-to-day operational support, including the provision of additional staff to manage the routine business operations of the Agency. These Additional Services may encompass, but are not limited to, administrative support, business operations management, and other functions necessary to ensure the smooth operation of the Agency. Additional Services shall be hired by the Agency, through the Contractor, in line with the Agency's budget. All personnel hired to provide Additional Services shall be hired by, report to, and be terminated by the Contractor.

Employees and Contractors. Notwithstanding anything herein to the contrary, the Fee and any other amounts payable to the Contractor pursuant to this Agreement expressly excludes any amounts payable to persons employed directly by the Agency as well as any other consultants and attorneys engaged by the Agency, all of whom shall be compensated as set forth in their applicable agreements and in the approved annual Agency budget.

All services provided under this Agreement will be in full compliance with Florida Statutes, Chapter 163, Part III, governing the formation and regulation of Community Redevelopment Agencies (CRAs). This ensures that the operations and activities of the Firm adhere to the legal requirements and statutory obligations relevant to the Agency.

**ARTICLE 8. INTENTIONALLY OMITTED**

**ARTICLE 9. METHOD AND TIMES OF PAYMENT**

(a) Absent the termination of this Contract, with or without cause, the Contractor shall submit a monthly proper invoice requesting to be paid the Fee of \$12,500.00 per month for Basic Services during the term of this

Agreement, which represents 1/12<sup>th</sup> of this Contract's total value per year, as described in Article 7 hereof ("Amount Obligated"). Absent the termination of this Contract, with or without cause, payment shall begin on the one (1) month anniversary of the Contract Date and shall continue to be made on that date each month during the term of this Agreement.

- (b) Upon Contractor's determination of the necessary Additional Services needed by the Agency and subject to the Agency's approval, such Additional Services shall be provided by employees hired by the Agency, through the Contractor, as described in Article 7, and shall be compensated, in accordance to the established manner of County employees.
- (c) Dues, Subscriptions and Other Reimbursables. In addition to Contractor's Fee, the Agency also agrees to pay to the Contractor on a reimbursement basis:
  - I. the reasonable and customary professional dues, including the Florida Redevelopment Association ("FRA") annual membership dues and subscriptions of the Contractor necessary for continued professional participation, growth and advancement, including national, state, and local professional associations, provided that such dues are approved in the Agency's budget; and
  - II. the reasonable and customary travel and subsistence expenses for the Contractor's travel and attendance at the Florida Redevelopment Association's annual conference, International Council of Shopping Centers annual conference, Urban Land Institute's annual conference, and other reasonably necessary seminars, conferences, and committee meetings customary to the position of an Executive Director, provided that such expenses are approved in the annual Agency budget, Contractor adheres to Miami-Dade County's travel policies, and are approved by the Agency's Board as set forth in Article 7 hereof.
  - III. the reasonable and customary expenses related to office supplies, equipment, and minor services, as allowed via the County's procurement code.
- (d) Prior to any eligible reimbursement, the Contractor shall submit to the Agency a written invoice for the reimbursables prior to the end of each calendar month during the term of this Agreement. Each invoice shall include a detailed billing statement for reimbursements sought, as well as any other supporting documentation as reasonably requested by the Agency. The Contractor shall also comply with the Miami-Dade County vendor registration and procurement requirements. With respect to the procedures for payment, the Agency and Contractor agree to comply with and be bound by the provisions of Part VII, Chapter 218, Florida Statutes, entitled the Local Government Prompt Payment Act.

#### **ARTICLE 10. INDEMNIFICATION AND INSURANCE**

For other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Contractor agrees to indemnify, defend and hold harmless, the Agency, its commissioners, employees, consultants, attorneys and agents from, and against any and all claims, actions, liabilities, losses and expenses including, but not limited to, attorneys' fees for personal, economic or bodily injury, wrongful death, loss of or damage to property, at law or in equity, which may arise or may be alleged to have risen from the acts, errors, omissions or other wrongful conduct of the Contractor, agents or other personnel entity acting under the Contractor's control in connection with Contractor's performance of services under this Agreement and to that extent the Contractor shall pay such claims and losses and shall pay all such costs and judgments which may issue from any lawsuit arising from such claims and losses including wrongful termination or allegations of discrimination or harassment, and shall pay all costs and attorneys' fees expended by the Agency in defense of such claims and losses including appeals. That the aforesaid hold-harmless agreement by the Contractor shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations of Contractor or any agent or employee of the Contractor regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

The Contractor shall furnish the Agency at 111 NW 1st Street, Suite 2210 Miami, Florida 33128, Certificate(s) of Insurance with coverages as outlined below:

- A. Worker's Compensation Insurance as required by Florida Statute 440.
- B. Commercial General Liability Insurance for a minimum \$1,000,000 each occurrence, \$2,000,000 aggregate. Agency must be included as additional Insured.
- C. Intentionally Omitted.
- D. Professional liability in an amount not less than \$2,000,000 per claim arising out of the rendering or failure to render professional services or products. All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:  
The company must be rated no less than "A-" as to management, and no less than "Class VII" as to financial strength, by Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, subject to the approval of the County Risk Management Division or the company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida" issued by the State of Florida Department of Financial Services.

NOTE: CERTIFICATE HOLDER MUST READ:  
NW 7<sup>TH</sup> AVENUE COMMUNITY REDEVELOPMENT AGENCY  
111 NW 1st STREET  
SUITE 2210  
MIAMI, FL 33128

#### **ARTICLE 11. MANNER OF PERFORMANCE**

- a) By approving this Agreement, the Board hereby delegates to the Contractor, serving in the role of Executive Director, the authority to carry out all duties described in the Scope of Work (Attachment 1), including but not limited to day-to-day operational decisions, coordination with vendors and consultants, oversight of Agency staff, and implementation of programs and activities within the adopted annual Agency budget.
- b) This delegation of administrative authority shall not require additional Board approval unless otherwise expressly stated in this Agreement or required by applicable law. Nothing herein shall be construed to limit the Board's policymaking authority or its approval rights as required under applicable statutes, ordinances, or this Agreement.
- c) The Contractor shall provide the Services described herein in a competent and professional manner satisfactory to the Agency in accordance with the terms and conditions of this Agreement. The Agency shall be entitled to a satisfactory performance of all Services described herein and to full and prompt cooperation by the Contractor in all aspects of the Services.
- d) The Contractor shall at all times cooperate with the Agency and its Board and coordinate its respective work efforts to most effectively and efficiently maintain the progress in performing the Services. Contractor shall be fully responsible for coordinating all the services required under this Agreement so as to ensure that the services required are performed in an efficient, timely and economical manner.
- e) The Contractor shall comply with all provisions of all federal, state, and local laws, statutes, ordinances, and regulations that are applicable to the performance of this Agreement.

#### **ARTICLE 12. ACKNOWLEDGEMENT**

By signing this Agreement, the Contractor acknowledges that the Contractor has not been pressured, forced, threatened, or coerced to execute this Agreement. The Contractor understands that the Contractor has the right to consult with an attorney before signing this Agreement, and the Contractor either consulted with an attorney or knowingly and voluntarily decided not to consult with an attorney prior to signing this Agreement. Contractor hereby represents and warrants to the Agency that it possesses:

- (a) the skills necessary to perform the Services as required by this Agreement,
- (b) knowledge and understanding of the Agency, and
- (c) the professional expertise, experience and manpower to perform the Services to be provided by Contractor

pursuant to the terms of this Agreement.

### **ARTICLE 13. INDEPENDENT CONTRACTOR RELATIONSHIP**

The Contractor is, and shall be, in the performance of all work services and activities under this Agreement, an independent contractor, and not an employee, agent or servant of the Agency. The Contractor shall exercise control over the means and manner in which it and its employees, officers, and agents perform the work, and in all respects the Contractor's relationship and the relationship of its employees, officers, and agents to the Agency shall be that of an independent contractor and not as employees, officers, and agents of the Agency.

The Contractor is providing the Services set forth in Attachment 1 and does not have the authority to manage the employees, funds or budgets of the Agency without Board approval. The Contractor does not have the power or authority to bind the Agency in any promise, agreement or representation other than specifically provided for in this Agreement, or as approved by the Board.

### **ARTICLE 14. DISPUTE RESOLUTION PROCEDURE**

In the event of a dispute arising under this Agreement, the parties agree that they will first attempt to resolve the dispute through informal negotiation. If the dispute cannot be resolved, the parties are entitled to all rights and remedies at law and in equity.

### **ARTICLE 15. MUTUAL OBLIGATIONS**

- a) It is expressly agreed and by this statement specifically intended by the parties that nothing within this Agreement shall be construed as indicating any intent by either party to benefit any other entity or person not a party signatory to this Agreement by any provision or to entitle any such third party to any right of action on account hereof.
- b) In those situations where this Agreement imposes an indemnity obligation on the Contractor, the Agency may, at its expense, elect to participate in the defense if the Agency should so choose. Furthermore, the Agency may at its own expense defend or settle any such claims if the Contractor fails to diligently defend such claims, and thereafter seek indemnity for costs from the Contractor.

### **ARTICLE 16. QUALITY ASSURANCE/QUALITY ASSURANCE RECORD KEEPING**

The Contractor shall maintain complete and accurate records to substantiate compliance with the requirements set forth in the Scope of Work. The Contractor shall retain such records, and all other documents relevant to the Services furnished under this Agreement for a period of three (3) years from the expiration date of this Agreement and any extension thereof.

### **ARTICLE 17. AUDITS**

The Agency, or its duly authorized representatives or governmental agencies, shall until the expiration of three (3) years after the expiration of this Agreement and any extension thereof, have access to and the right to examine and reproduce any of the Contractor's books, documents, papers and records which apply to all matters of the Agency. Such records shall subsequently conform to Generally Accepted Accounting Principles requirements, as applicable, and shall only address those acts and/or transactions related to this Agreement.

Pursuant to Section 2-481 of the Miami-Dade Agency Code, the Contractor will grant access to the County Commission Auditor to all financial and performance related records, property, and equipment purchased in whole or in part with government funds. The Contractor agrees to maintain an accounting system that provides accounting records that are supported with adequate documentation, and adequate procedures for determining the allowability and allocability of costs.

### **ARTICLE 18. COMPLIANCE REQUIREMENTS.**

By entering into this Agreement, the Contractor affirms that it is not in violation of Section 287.138, Florida Statutes, titled Contracting with Entities of Foreign Countries of Concern Prohibited. The Contractor further affirms that it is not giving a government of a foreign country of concern, as listed in Section 287.138, Florida Statutes, access to

an individual's personal identifying information if: a) the Contractor is owned by a government of a foreign country of concern; b) the government of a foreign country of concern has a controlling interest in the Contractor; or c) the Contractor is organized under the laws of or has its principal place of business in a foreign country of concern as is set forth in Section 287.138(2)(a)-(c), Florida Statutes. This affirmation by the Contractor shall be in the form attached to this Contract as Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit, which is attached hereto as Attachment 2 and incorporated herein by reference.

By entering into this Agreement, Contractor is obligated to comply with the provisions of section 787.06, Florida Statutes, "Human Trafficking," as amended, which is deemed as being incorporated by reference in this Agreement. This compliance includes the Contractor providing an affidavit, attached hereto and incorporated herein as Attachment 3, that it does not use coercion for labor or services. This Agreement may be void if Contractor submits a false affidavit or if Contractor violates section 787.06, Florida Statutes, during the term of this Agreement, even if the Contractor was not in violation at the time it submitted its affidavit.

By entering into this Agreement, the Contractor warrants that it is lawfully organized and constituted and duly authorized to do business in all places where it shall be required to do business under this Contract.

Each individual signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

Contractor is responsible for educating itself on, and complying with, the various ethics and conflict of interest provisions of Florida law and Miami-Dade County.

#### **ARTICLE 19. CONSENT OF THE AGENCY REQUIRED FOR ASSIGNMENT**

The Contractor shall not assign, transfer, convey or otherwise dispose of this Agreement, including its rights, title or interest in or to the same or any part thereof without the prior written consent of the Agency.

#### **ARTICLE 20. SUBCONTRACTUAL RELATIONS**

Notwithstanding anything stated herein to the contrary, the Contractor must not cause any part of this Agreement to be performed a Subcontractor. The Contractor does not have the authority to employ any employees, agents, or Subcontractors without Board approval.

#### **ARTICLE 21. E-VERIFY**

By entering into this Contract, the Contractor, and its Subcontractors (if applicable), are jointly and severally obligated to comply with the provisions of Section 448.095, Florida Statutes, as amended, titled "Employment Eligibility." The Contractor affirms that (a) it has registered and uses the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the Contractor; (b) it has required any Subcontractors to this Contract to register and use the E-Verify system to verify the work authorization status of all new employees of the Subcontractor; (c) it has an affidavit from any Subcontractors to this Contract attesting that the Subcontractor does not employ, contract with, or subcontract with, unauthorized aliens; and (d) it shall maintain copies of any such affidavits for duration of the Contract.

If the Agency has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, then the Agency shall terminate this contract in accordance with Section 448.095(5)(c), Florida Statutes. In the event of such termination the Contractor agrees and acknowledges that it may not be awarded a public contract for at least one (1) year from the date of such termination and that Contractor shall be liable for any additional costs incurred by the Agency because of such termination.

In addition, if Agency has a good faith belief that a Subcontractor has knowingly violated any provisions of Sections 448.09(1) or 448.095, Florida Statutes, but Contractor has otherwise complied with its requirements under those

statutes, then Contractor agrees that it shall terminate its contract with the Subcontractor upon receipt of notice from the Agency of such violation by Subcontractor in accordance with Section 448.095(5)(c), Florida Statutes.

Any challenge to termination under this provision must be filed in the Circuit or County Court by the Agency, Contractor, or Subcontractor no later than twenty (20) calendar days after the date of contract termination. Public and private employers must enroll in the E-Verify System (<http://www.uscis.gov/e-verify>) and retain the I-9 Forms for inspection.

## **ARTICLE 22. SEVERABILITY**

If this Agreement contains any provision found to be unlawful, the same shall be deemed to be of no effect and shall be deemed stricken from this Agreement without affecting the binding force of this Agreement as it shall remain after omitting such provision.

## **ARTICLE 23. TERMINATION AND SUSPENSION OF WORK**

- a. Termination by the Contractor for Cause. The Contractor may terminate the Agreement if the Agency fails to make a payment as required by the Agreement followed by written notice thereof from the Contractor to the Agency and the Agency's continued failure to make such payment for thirty (30) days following the receipt of such notice. If the Contractor terminates the Agreement as set forth in the previous sentence, the Contractor shall be entitled to recover from the Agency payment for the Scope Work executed up to the date of termination but shall not be entitled to any other damages including, but not limited to, consequential and/or punitive damages.
- b. Termination by the Agency for Cause. The Agency may terminate this Agreement if the Contractor:
  - i. Persistently or repeatedly refuses or fails to follow the Board's reasonable and lawful directions relative to the performance of the Scope of Work including, but not limited to, failing to perform the Scope of Work or any portion thereof within agreed upon time frames;
  - ii. Persistently disregards laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction; or
  - iii. Otherwise materially breaches any provision of this Agreement.

When any of the above reasons exist, following a duly noticed public meeting of the Agency, the Board, by a majority vote of its Commissioners may, without prejudice to any other rights or remedies, terminate this Agreement and the employment of the Contractor. The Contractor shall not be entitled to receive payment for the Scope of Work completed until the remainder of the Scope of Work is finished and, in addition to any other rights available to the Agency at law or in equity, the Contractor shall be liable to Agency for all reasonable excess completion costs and costs to correct as a result of said termination.

- c. Termination by the Agency for Convenience. Notwithstanding anything in the Agreement to the contrary, following a duly noticed public meeting of the Agency, the Board, by a majority vote of its Commissioners may, for whatever reason and in its sole discretion, terminate the Agreement without penalty or liability by providing the Contractor with sixty (60) days written notice thereof. Upon such termination, this Agreement shall be null and void, except that Contractor shall be entitled to payment for the Scope Work executed up to the date of termination. Any of Contractor's then outstanding and/or unfulfilled duties and/or obligations under the Agreement accruing prior to such termination shall survive the termination of the Agreement. Contractor acknowledges and agrees that Contractor shall not be entitled to, and hereby waives any claims for, any damages in the event that the Agency exercises its termination right hereunder including, but not limited to, any consequential or punitive damages. Should the Board wish to have Contractor terminate Services immediately upon issuance of a notice of termination for convenience, the Board agrees to pay Contractor its Fee for sixty (60) days.
- d. Termination by the Contractor for Convenience. Notwithstanding anything in the Agreement to the contrary, the Contractor may, for whatever reason and in its sole discretion, terminate the Agreement without penalty or



liability by providing the Board with no less than sixty (60) days written notice thereof. Upon such termination, this Agreement shall be null and void, except that Contractor shall be entitled to payment for the Scope Work executed up to the date of termination. Any of Contractor's then outstanding and/or unfulfilled duties and/or obligations under the Agreement accruing prior to such termination shall survive the termination of the Agreement. Agency acknowledges and agrees that Agency shall not be entitled to, and hereby waives any claims for, any damages in the event that the Contractor exercises its termination right hereunder including, but not limited to, any consequential or punitive damages.

#### **ARTICLE 24. EVENT OF DEFAULT**

- a) An Event of Default shall mean a breach of this Agreement by the Contractor ("Event of Default"). Without limiting the generality of the foregoing, and in addition to those instances referred to herein as a breach, an Event of Default shall include the following:
- i. the Contractor has not delivered Deliverables in a timely manner;
  - ii. the Contractor has failed to comply with the Scope of Work or any term of this Agreement in a timely manner, which failure shall be determined by the reasonable discretion of the Agency;
  - iii. the Contractor has failed to obtain the approval of the Agency or the Board where required by this Agreement;
  - iv. the Contractor has failed in the representation of any warranties stated herein.
  - v. the Contractor has failed to comply with the public records disclosure requirements set forth in Section 119.0701 of the Florida Statutes, and in this Agreement.
  - vi. the Contractor has or has attempted to meet its contractual obligation with the Agency through fraud, misrepresentation or material misstatement.
  - vii. Contractor's corporate status with the State of Florida's Division of Corporations has become inactive.
  - viii. the Contractor is utilizing Agency property for personal reasons.
  - ix. the Contractor is using drugs or alcohol during the performance of the Services.
  - x. The Contractor has become insolvent (other than as interdicted by the bankruptcy laws), or has assigned the proceeds received for the benefit of the Contractor's creditors, or the Contractor has taken advantage of any insolvency statute or debtor/creditor law or if the Contractor's affairs have been put in the hands of a receiver.
  - xi. The Contractor has been convicted of a public entity crime as described in Chapter 287, Florida Statutes.
  - xii. Casneve Oupelle, a natural person, is no longer employed by the Contractor.
- b) In the event the Agency terminates this Agreement with or without cause as provided by Article 23 of this Agreement the Agency or its designated representatives may immediately take possession of all applicable equipment, materials, products, documentation, reports, and data.

#### **ARTICLE 25. NOTICE OF DEFAULT - OPPORTUNITY TO CURE**

If an Event of Default occurs in the determination of the Agency, the Agency shall so notify the Contractor ("Default Notice"), specifying the basis for such default, and advising the Contractor that such default must be cured immediately, or this Agreement with the Agency may be terminated. Notwithstanding, the Agency shall, allow the Contractor to rectify the default within a thirty (30) day period. The Agency may grant an additional period of such duration as the Agency shall deem appropriate without waiver of any of the Agency's rights hereunder, so long as the Contractor has commenced curing such default and is effectuating a cure with diligence and continuity during such thirty (30) day period or any other period which the Agency prescribes. Should Contractor fail to cure the Event of Default after all cure periods have expired, the Agency may pursue termination pursuant to Article 23 of this Agreement.

#### **ARTICLE 26. REMEDIES IN THE EVENT OF DEFAULT**

If an Event of Default occurs, whether or not the Agency elects to terminate this Agreement as a result thereof, the Contractor shall be liable for all direct damages resulting from the default, including but not limited to:

- a) Lost revenues to the extent the Contractor would otherwise be liable under applicable law as adjudicated by a court of competent jurisdiction

- b) The difference between the cost associated with procuring Services hereunder and the amount actually and reasonably expended by the Agency for re-procurement of Services, including procurement and administrative costs, and such other direct damages.
- c) any liabilities and claims related to the Contractor's default,
- d) The Agency may also bring any suit or proceeding for specific performance or for an injunction.

## **ARTICLE 27. OWNERSHIP OF DOCUMENTS**

All documents, media and work product of any kind whatsoever prepared by the Contractor pursuant to or in connection with this Agreement are and shall remain the exclusive property of the Agency; provided, however, the Contractor retains ownership over any Developments (as defined below), inventions, or methodologies that are part of the Contractor's regular course of business and not uniquely created for the Agency under this Agreement. Upon request of the Agency and/or upon the termination or completion of this Agreement Contractor shall promptly deliver to the Agency all or any portion of the above referenced documents, media and work product including the tapes or discs relating thereto. Contractor further acknowledges that Agency may post any of such documents, media and work product on the Agency's website. Such documents may be posted by Agency without the prior authorization of Contractor. No additional fee or compensation will be paid to Contractor by Agency for such posting. Notwithstanding the foregoing or anything in the Agreement to the contrary, the Contractor, in the regular course of business, may develop proprietary inventions, documents, methods, and other intellectual property ("Developments"). These Developments, created by the Contractor, its employees, or assigns, shall remain the sole property of the Contractor and shall not be considered the intellectual or proprietary property of the Agency. The Contractor retains all proprietary rights over these Developments while ensuring compliance with applicable Florida laws and the regulations of the Agency.

## **ARTICLE 28. INTENTIONALLY OMITTED**

## **ARTICLE 29. INTENTIONALLY OMITTED**

## **ARTICLE 30. INTENTIONALLY OMITTED**

## **ARTICLE 31. SUPPLIER/VENDOR REGISTRATION/CONFLICT OF INTEREST**

- a) Supplier/Vendor Registration
 

The Contractor shall be a registered vendor with the County's Strategic Procurement Department, for the duration of this Agreement. In becoming a registered vendor with Miami-Dade County, the vendor's Federal Employer Identification Number (FEIN) must be provided, via submission of Form W-9 and 147c Letter, as required by the Internal Revenue Service (IRS). If no FEIN exists, the Social Security Number of the owner must be provided as the legal entity identifier. This number becomes Contractor's "County Vendor Number." To comply with Section 119.071(5) of the Florida Statutes relating to the collection of an individual's Social Security Number, be aware that the Agency requests the Social Security Number for the following purposes:

  - Identification of individual account records
  - Payments to individual/Contractor for goods and services provided to Miami-Dade County
  - Tax reporting purposes
  - Provision of unique identifier in the vendor database used for searching and sorting departmental records

The Contractor confirms its commitment to comply with the vendor registration requirements and the associated affidavits available in **INFORMS** at <https://supplier.miamidade.gov>. The Contractor must comply with the terms of this subsection (a) of Article 31, unless directed otherwise by the appropriate County staff-person in writing.

b) Conflict of Interest and Code of Ethics

Sections 2-11.1 (c) and (d) of the Code require that any County official, agency/board member or employee, or any member of his or her immediate family who, through a firm, corporation, partnership or business entity, has a financial interest, direct or indirect, with Miami-Dade County or any person or agency acting for Miami-Dade County, competing or applying for a contract, must first obtain and submit a written conflict of interest opinion from the County's Ethics Commission prior to the official, agency/board member or employee, or his or her immediate family member entering into any contract or transacting any business with Miami-Dade County or any person or agency acting for Miami-Dade County. Any such contract or business transaction entered in violation of these subsections, as amended, shall be rendered voidable. All County officials, autonomous personnel, quasi-judicial personnel, advisory personnel, and employees wishing to do business with the County, or the Agency are hereby advised they must comply with the applicable provisions of Section 2-11.1 of the Conflict of Interest and Code of Ethics Ordinance.

## **ARTICLE 32. INSPECTOR GENERAL REVIEWS**

### **Independent Private Sector Inspector General Reviews**

Pursuant to Miami-Dade County Administrative Order No. 3-20, the Agency has the right to retain the services of an Independent Private Sector Inspector General (the "IPSIG"), whenever the Agency deems it appropriate to do so. Upon written notice from the Agency, the Contractor shall make available to the IPSIG retained by the Agency, all requested records and documentation pertaining to this Agreement for inspection and reproduction. The Agency shall be responsible for the payment of these IPSIG services, and under no circumstance shall the Contractor's prices and any changes thereto approved by the Agency be inclusive of any charges relating to these IPSIG services. The terms of this provision apply to the Contractor. Nothing contained in this provision shall impair any independent right of the Agency to conduct an audit or investigate the operations, activities, and performance of the Contractor in connection with this Agreement. The terms of this Article shall not impose any liability on the Agency by the Contractor or any third party.

### **Miami-Dade County Inspector General Review**

According to Section 2-1076 of the Code, Miami-Dade County has established the Office of the Inspector General which may, on a random basis, perform audits on all County (and County agencies) contracts, throughout the duration of said contracts. The cost of the audit for this Contract shall be one quarter of one percent (0.25%) of the total Contract amount which cost shall be included in the total Contract amount. The audit cost will be deducted by the Agency from progress payments to the Contractor. The audit cost shall also be included in all change orders and all Contract renewals and extensions.

**Exception:** The above application of one quarter of one percent (0.25%) fee assessment shall not apply to the following contracts: (a) IPSIG contracts; (b) contracts for legal services; (c) contracts for financial advisory services; (d) auditing contracts; (e) facility rentals and lease agreements; (f) concessions and other rental agreements; (g) insurance contracts; (h) revenue-generating contracts; (i) contracts where an IPSIG is assigned at the time the contract is approved by the Board; (j) professional service agreements under \$1,000; (k) management agreements; (l) small purchase orders as defined in Miami-Dade County Implementing Order No. 3-38; (m) federal, state and local government-funded grants; and (n) interlocal agreements. ***Notwithstanding the foregoing, the Miami-Dade County Board of County Commissioners may authorize the inclusion of the fee assessment of one quarter of one percent (0.25%) in any exempted contract at the time of award.***

Nothing contained above shall in any way limit the powers of the Inspector General to perform audits on all County (and County agencies) contracts including, but not limited to, those contracts specifically exempted above. The Miami-Dade County Inspector General is authorized and empowered to review past, present, and proposed County and Trust contracts, transactions, accounts, records, and programs. In addition, the Inspector General has the power to subpoena witnesses, administer oaths, require the production of records, and monitor existing projects and programs. Monitoring of an existing project or program may include a report concerning whether the project is on time, within budget and in conformance with plans, specifications, and applicable law. The Inspector General is empowered to analyze the necessity of and reasonableness of proposed change orders to the Contract. The Inspector General is empowered to retain the services of IPSIGs to audit, investigate, monitor, oversee, inspect, and review operations, activities, performance and procurement process, including but not limited to project design,

specifications, proposal submittals, activities of the Contractor, lobbyists, County staff and elected officials to ensure compliance with contract specifications and to detect fraud and corruption.

Upon written notice to the Contractor from the Inspector General or IPSIG retained by the Inspector General, the Contractor shall make all requested records and documents available to the Inspector General or IPSIG for inspection and copying. The Inspector General and IPSIG shall have the right to inspect and copy all documents and records in the Contractor's possession, custody or control which, in the Inspector General's or IPSIG's sole judgment, pertain to performance of the Contract, including, but not limited to original estimate files, change order estimate files, worksheets, all project-related correspondence, memoranda, instructions, financial documents, construction documents, proposal and contract documents, back-charge documents, all documents and records which involve cash, trade or volume discounts, insurance proceeds, rebates, or dividends received, payroll and personnel records, and supporting documentation for the aforesaid documents and records.

### **ARTICLE 33. FEDERAL, STATE, AND LOCAL COMPLIANCE REQUIREMENTS**

As applicable, Contractor shall comply, subject to applicable professional standards, with the provisions of all applicable federal, state and the County orders, statutes, ordinances, rules, and regulations which may pertain to the Services required under this Agreement, including, but not limited to:

- a) Equal Employment Opportunity clause provided under 41 C.F.R. Part 60-1.3 in accordance with Executive Order 11246, "Equal Employment Opportunity", as amended by Executive Order 11375, and implementing regulations at 41 C.F.R. Part 60.
- b) Section 2-11.1 of the Code of Miami-Dade County, "Conflict of Interest and Code of Ethics Ordinance".
- c) Section 10-38 of the Code of Miami-Dade County, "Debarment of Contractors from County Work".
- d) Section 11A-60 - 11A-67 of the Code of Miami-Dade County, "Domestic Leave".
- e) Section 21-255 of the Code of Miami-Dade County prohibiting the presentation, maintenance, or prosecution of false or fraudulent claims against Miami-Dade County.
- f) The Equal Pay Act of 1963, as amended (29 U.S.C. § 206(d)).
- g) The prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. §§ 6101-07) and regulations issued pursuant thereto (24 C.F.R. Part 146).
- h) Section 448.07 of the Florida Statutes "Wage Rate Discrimination Based on Sex Prohibited".
- i) Chapter 11A of the Code of Miami-Dade County (§ 11A-1 *et seq.*) "Discrimination".
- j) Chapter 22 of the Code of Miami-Dade County (§ 22-1 *et seq.*) "Wage Theft".
- k) Any other laws prohibiting wage rate discrimination based on sex.
- l) Chapter 8A, Article XIX, of the Code of Miami-Dade County (§ 8A-400 *et seq.*) "Business Regulations".
- m) Executive Order 12549 "Debarment and Suspension", which stipulates that no contract(s) are "to be awarded at any tier or to any party which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs".

Pursuant to Resolution No. R-1072-17, by entering into this Contract, the Contractor is certifying that the Contractor is in compliance with, and will continue to comply with, the provisions of items "j" through "o" above, as applicable.

The Contractor shall hold and maintain all necessary licenses and/or certifications to perform the Services, and

comply with all laws, ordinances, regulations and requirements applicable to the Services required herein. Damages, penalties, and/or fines imposed on the Agency or Contractor for failure to obtain and maintain required licenses, certifications, permits and/or inspections shall be borne by the Contractor. The Agency shall verify the certification(s), license(s), and permit(s) for the Contractor prior to authorizing Work and as needed.

Notwithstanding any other provision of this Agreement, Contractor shall not be required pursuant to this Agreement to take any action or abstain from taking any action if such action or abstention would, in the good faith determination of the Contractor, constitute a violation of any law or regulation to which Contractor is subject, including but not limited to laws and regulations requiring that Contractor conduct its operations in a safe and sound manner.

#### **ARTICLE 34. NONDISCRIMINATION**

During the performance of this Contract, Contractor agrees to not discriminate unlawfully against any Agency employee or applicant for employment on the basis of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, sexual orientation, gender identity or gender expression, status as victim of domestic violence, dating violence or stalking, or veteran status, and on housing related contracts the source of income, and will take affirmative action to ensure that employees and applicants are afforded equal employment opportunities without discrimination. Such action shall be taken with reference to, but not limited to recruitment, employment, termination, rates of pay or other forms of compensation, and selection for training or retraining, including apprenticeship and on the job training.

By entering into this Contract, the Contractor attests that it is not in violation of the Americans with Disabilities Act of 1990 (and related Acts) or Miami-Dade County Resolution No. R-385-95. If the Contractor or any owner, subsidiary or other firm affiliated with or related to the Contractor is found by the responsible enforcement agency or the Agency to be in violation of the Act or the Resolution, such violation shall render this Contract void. This Contract shall be void if the Contractor submits a false affidavit pursuant to this Resolution or the Contractor violates the Act or the Resolution during the term of this Contract, even if the Contractor was not in violation at the time it submitted its affidavit.

#### **ARTICLE 35. CONFLICT OF INTEREST**

The Contractor represents that:

- a) No officer, director, employee, agent, or other consultant of the County or the Agency or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment, or compensation, whether tangible or intangible, in connection with the award of this Agreement.
- b) There are no undisclosed persons or entities interested with the Contractor in this Agreement. This Agreement is entered into by the Contractor without any connection with any other entity or person making a proposal for the same purpose, and without collusion, fraud or conflict of interest. No elected or appointed officer or official, director, employee, agent, or other consultant of the County, the Agency, or the State of Florida (including elected and appointed members of the legislative and executive branches of government), or a member of the immediate family or household of any of the aforesaid:
  - i) is interested on behalf of or through the Contractor directly or indirectly in any manner whatsoever in the execution or the performance of this Agreement, or in the Services, Deliverables or Work, to which this Agreement relates or in any portion of the revenues; or
  - ii) is an employee, agent, advisor, or consultant to the Contractor.
- c) Contractor shall not have an interest which is in conflict with the Contractor's faithful performance of its obligation under this Agreement; provided that the Agency, in its sole discretion, may consent in writing to such a relationship, provided the Contractor provides the Agency with a written notice, in advance, which identifies all the individuals and entities involved and sets forth in detail the nature of the relationship and

why it is in the Agency's best interest to consent to such relationship.

- d) The provisions of this Article are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under this Agreement and those provided by statute, the stricter standard shall apply.
- e) In the event Contractor has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Contractor shall promptly bring such information to the attention of the Board. Contractor shall thereafter cooperate with the Agency's review and investigation of such information and comply with the instructions Contractor receives from the Agency regarding remedying the situation.

#### **ARTICLE 36. PRESS RELEASE OR OTHER PUBLIC COMMUNICATION**

Unless related to the regular business and Work of the Agency, the Contractor shall not, without the express written consent of the Agency, issue, or permit to be issued, any press release, social media post, advertisement, or literature referring to the Agency, or the Work being performed hereunder. Such approval may be withheld if for any reason the Agency believes that the publication of such information would be harmful to the public interest or is in any way undesirable.

#### **ARTICLE 37. BANKRUPTCY**

The Agency reserves the right to terminate this contract, if, during the term of any contract the Contractor has with the Agency, the Contractor becomes involved as a debtor in a bankruptcy proceeding.

#### **ARTICLE 38. GOVERNING LAW**

This Contract, including attachments, and all matters relating to this Contract (whether in contract, statute, tort (such as negligence), or otherwise) shall be governed by, and construed in accordance with, the laws of the State of Florida. Venue shall be Miami-Dade County.

#### **ARTICLE 39. CONTRACTOR'S INTERESTS**

Nothing in this Agreement shall in any way be utilized to request documentation relating to or authorizing consideration of the Contractor's social, political, or ideological interests when determining if the Contractor is a responsible vendor or give a preference to the Contractor based on the Contractor's social, political, or ideological interests.

#### **ARTICLE 40. INTEREST OF MEMBERS, OFFICERS OR EMPLOYEES AND FORMER MEMBERS, OFFICERS, OR EMPLOYEES**

No member, officer, or employee of the County or the Agency, no member of the governing body of the locality in which the Agency is situated, no member of the governing body in which the County or the Agency was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the Agency, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this Contract or the proceeds thereof.

#### **ARTICLE 41. FORCE MAJEURE**

Under applicable law, shall refer to an act of nature (such as, but not limited to, a hurricane, flood, and/or earthquake), war, terrorism, riot, sovereign conduct, strikes, lockouts, fires, epidemics and/or pandemic, adverse governmental conditions or conduct of third parties.

Neither the Agency nor the Contractor shall be held liable or responsible to the counterparty nor be deemed to have defaulted under or breached this Contract for failure or delay in performing any obligation under this Contract when

such failure or delay is caused by an act of Force Majeure. Within twenty-four (24) hours of the occurrence of an act of Force Majeure, the affected party shall notify the counterparty of the act by sending an e-mail message to the Agency or Contractor of the other party, as applicable. In addition, the affected party shall provide to the counterparty within seven days of determining the cause of the Force Majeure, a written explanation via e-mail concerning the circumstances that caused the act of Force Majeure and the overall impacts to the Contract. Upon receipt of the written explanation, the parties shall mutually agree to any contractual modifications as necessary to continue the Contract with minimal impact to operations. The Agency maintains the right to terminate the Contract for convenience or obtain the goods and/or services through a separate contract, taking over the performance of the Work or any part thereof either by itself or through others.

#### **ARTICLE 42. PUBLIC RECORDS AND CONTRACTS FOR SERVICES PERFORMED ON BEHALF OF MIAMI-DADE COUNTY**

The Contractor shall comply with the Public Records Laws, including by not limited to, (1) keeping and maintaining all public records that ordinarily and necessarily would be required by the County in order to perform the service; (2) providing the public with access to public records on the same terms and conditions that the Agency would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (3) ensuring that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and (4) meeting all requirements for retaining public records and transferring, at no cost, to the Agency all public records in possession of the Contractor upon termination of the Contract and destroying any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements upon such transfer. In addition, all records stored electronically must be provided to the Agency in a format that is compatible with the information technology systems of the Agency. Failure to meet any of these provisions or to comply with Florida's Public Records Laws as applicable shall be a material breach of this Agreement and shall be enforced in accordance with the terms and conditions of the Agreement.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

**NW 7<sup>TH</sup> AVENUE COMMUNITY REDEVELOPMENT AGENCY C/O MIAMI-DADE  
COUNTY**

**111 N.W. 1ST STREET, 22ND FLOOR**

**MIAMI, FLORIDA 33128**

**ATTENTION: VIVIAN CAO**

**Email: [vivian.cao@miamidade.gov](mailto:vivian.cao@miamidade.gov)**

#### **ARTICLE 43. SURVIVAL**

The parties acknowledge that any of the obligations in this Agreement will survive the term, termination and cancellation hereof, including but not limited to the indemnification provisions set forth herein. Accordingly, the respective obligations of the Contractor and the Agency under this Agreement, which by nature would continue beyond the termination, cancellation or expiration thereof, shall survive termination, cancellation or expiration hereof.

**[SIGNATURES APPEAR ON THE NEXT PAGE]**



**IN WITNESS WHEREOF**, the parties have executed this Agreement effective as of the contract date herein above set forth.

Contractor: **Vantage Solutions, LLC**

Agency: **NW 7<sup>th</sup> Avenue Community  
Redevelopment Agency**

By: \_\_\_\_\_

Name: Casneve Oupelle

Title: Manager

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Terrence A. Smith  
Assistant County Attorney

**ATTACHMENT 1**  
**EXECUTIVE DIRECTOR: SCOPE OF WORK**

The Contractor is responsible for managing the day-to-day operations of the NW 7<sup>th</sup> Avenue Community Redevelopment Agency and its Board to include:

- Attending all Agency meetings
- Developing and implementing the annual budget for the Agency;
- Carrying-out the policies established by the Board including planning, organizing, and administering the implementation of projects, grants, community development activities, and other related programs for the Agency.
- Coordinating current and long-range planning, real estate, and lands activities; professional project management, business outreach activities, development of planning and economic programs; implementation of strategies to promote and support growth, expansion, and retention of businesses, and elimination of slum and blight within the NW 7<sup>th</sup> Avenue Corridor areas.
- Coordinating and carrying out the tasks of the Community Redevelopment Plans and for completing technical work.
- Conducting all procurements in accordance with section 163.370(5), Florida Statutes and applicable Miami-Dade County procurement ordinances, implementing orders, regulations.
- Working with vendors, consulting teams (i.e., Economic Developer and Grants Coordinator) and stakeholders to conduct research and prepare detailed studies on land use, zoning, conservation, housing, transportation, population, historic preservation, urban design, community redevelopment, and other areas of comprehensive planning activities.
- Coordinating with other community redevelopment agencies, including the North Miami Community Redevelopment Agency and the NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency.
- Coordinate with all relevant staff and consultants, including but not limited to the Economic Development and Grants Coordinators, as needed to execute the agency's mission.
- Planning, initiating, and directing programs and projects for the physical and economic improvement of the area, including all capital projects, outreach efforts, budgets, grant oversight, and board administration.
- Developing, researching, and maintaining public planning studies and programs that involve technical and creative responsibility.
- Administering and coordinating Board activities to include agenda preparation in consultation with the Agency's Chairperson and the County Attorney's Office, and meetings coordination and attendance as needed.
- Managing social media sites for the agency as a tool for public community information.

RESOLUTION NO. CRA-06-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2024-25 AREA IMPROVEMENT AND REDEVELOPMENT GRANT FUNDING RECOMMENDATIONS IN AN AMOUNT NOT TO EXCEED \$356,250.00; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO, NEGOTIATE AND EXECUTE GRANT AGREEMENTS BETWEEN THE AGENCY AND GRANTEES, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING CANCELLATION, TERMINATION, AND AMENDMENT PROVISIONS

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 7<sup>TH</sup> AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY**, that:

**Section 1.** The matter contained in the foregoing recital is incorporated in this resolution by reference.

**Section 2.** This Board approves the Fiscal Year 2024-25 Area Improvement & Redevelopment Program grant funding recommendations in an amount not to exceed \$356,250.00.

**Section 3.** This Board further authorizes the Executive Director or the Executive Director's designee to negotiate and execute grant agreements on behalf of the Agency with the grantees as more fully described in the accompanying memorandum, in generally the forms approved by this Board in accordance with Resolution No. \_\_\_\_\_. This Board also authorizes the Executive Director or the Executive Director's designee to exercise all provisions contained therein, including cancellation, termination, and amendment provisions.

**Section 4.** This Board conditions the grant awards on each grantee submitting to the Agency informal conceptual plan or architectural drawings, whichever is applicable, to be approved by the Executive Director or the Executive Director's designee, in their sole discretion.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

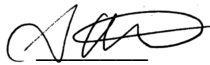
	Daniella Pierre, Chairwoman _____	
	Jeffy Mondesir, Vice Chairman _____	
Rasha Cameau _____		Gene Lomando _____
Angela Reyes _____		Nadege Theresias-Joisil _____

The Chairperson thereupon declared the resolution duly passed and adopted this 30th day of April, 2025.

**N.W. 7<sup>th</sup> AVENUE COMMUNITY  
REDEVELOPMENT AGENCY AND  
ITS BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
N.W. 7<sup>th</sup> Avenue CRA Secretary

Approved by CRA Attorney as  
to form and legal sufficiency.



Terrence A. Smith

**Date:** April 30, 2025

**To:** Daniella Pierre, Chairwoman  
and Board Members of  
NW 7<sup>th</sup> Avenue Community Redevelopment Agency

**From:** Vivian Cao, Executive Director *Vivian Cao*  
NW 7<sup>th</sup> Avenue Community Redevelopment Agency

**Subject:** Resolution No. 06-2025: Approval of Package #2 of Fiscal Year 2024-25 Area Improvement & Redevelopment Grant Program Funding Totaling \$356,250.00 (**Action Plan Priority 1.6**)

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### **Recommendation**

It is recommended that the Board of Commissioners (Board) of the NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency (Agency) approve the Fiscal Year (FY) 2024-25 Area Improvement & Redevelopment Grant Program (AIRGP) funding totaling \$356,250.00. It is further recommended that the Board authorize the Executive Director or the Executive Director's designee to negotiate and execute grant agreements between the Agency and grantees identified herein, and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

### **Fiscal Impact**

The FY 2024-2025 approved allocations for the three grant programs, \$300,000 for the Business Attraction & Expansion Grant Program (BAEG); \$350,000 for the Revitalization & Rehabilitation Grant Program (RRG); and \$150,000 for the Small Business Technology & Innovation Grant Program (SBTIG), will fund the proposed grants.

### **Delegation of Authority**

Upon the approval of this item, the Executive Director or the Executive Director's designee will be authorized to negotiate and execute grant agreements between the Agency and grantees identified herein, and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

### **Background**

Pursuant to the Agency's direction, Neighbors and Neighbors Association (NANA), promoted the availability of grant funding beginning November 2024 to the business community. During this time, NANA advertised, canvassed, released radio ads and held virtual/in-person group workshops to assist businesses with their applications and questions. In three months, more than 100 business contacts have been made.

For the initial package submittal at the March 12, 2025 meeting, a total of \$365,000 was awarded. This submittal, five RRG and two STBIG applications, totals \$356,250.00. Detailed below in Tables 1 and 2, are the application details and recommendations.

Table 2. RRG Program – \$75,000 Max; 25% Match Required					
Applicants	Total Project Investment	Funding Requested	Funding Recommended	Grantee Required Funding	Project Details
123 Special Care Kids PPEC LLC 14040 NW 7 <sup>th</sup> Avenue, 33168	\$130,000	\$75,000	\$75,000	\$55,000	Roof replacement; parking lot repair/painting; landscaping and irrigation; installation of fencing/gate
2911 Prosper Properties 15490 NW 7 <sup>th</sup> Avenue, 33169	\$165,800	\$75,000	\$75,000	\$90,800	ADA improvements; door/window replacement; water & sewer connection; exterior signage; interior remodeling
Aqua Beach Holdings Corp. 144440-14448 NW 7 <sup>th</sup> Avenue, 33168	\$51,000	\$51,000	\$38,250	\$12,750	Parking lot repaving; gutter installation; landscaping; exterior painting; installation of fencing; lighting upgrades; and commercial liability insurance
PHMX LLC 155550 NW 7 <sup>th</sup> Avenue, 33169	\$200,000	\$100,000	\$75,000	\$125,000	Parking lot resurfacing; landscaping and irrigation; water and fire connection
USA Real Estate & Investment LLC 10325 NW 7 <sup>th</sup> Avenue, 33150	\$100,000	\$75,000	\$75,000	\$25,000	HVAC system; new plumbing installation (bathroom upgrade); upgrade metal awning; and stair railings
<b>Totals</b>	\$646,800	\$376,000	\$338,250	\$308,550	
<b>CRA RRG Funding</b>			<b>\$338,250</b>		

<b>Table 2. SBTIG Program - \$10,000 Max; No match required</b>				
<b>Applicants</b>	<b>Total Project Investment</b>	<b>Funding Requested</b>	<b>Funding Recommended</b>	<b>Project Details</b>
123 Special Care Kids PPEC LLC 14040 NW 7 <sup>th</sup> Avenue, Miami 33168	\$10,263	\$10,000	\$10,000	Patient rehabilitation technology; powered Hi-Lo treatment table; desktop computer
Aqua Beach Holdings Corp. 144440-14448 NW 7 <sup>th</sup> Avenue, Miami 33168	\$8,000	\$8,000	\$8,000	Commercial liability insurance
<b>Totals</b>	<b>\$18,263</b>	<b>\$18,000</b>	<b>\$18,000</b>	
<b>CRA SBTIG Funding</b>			<b>\$18,000</b>	

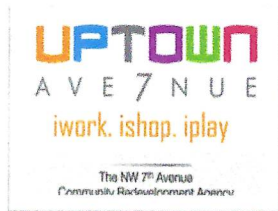
<b>Grant Funding Snapshot</b>				
<b>FY 2024-25</b>	<b>Business Attraction &amp; Expansion grant (BAEG)</b>	<b>Revitalization and Rehabilitation Grants (RRG)</b>	<b>Small Business Technology &amp; Innovation Grant (SBTIG)</b>	<b>Total Funding Remaining 4/30/25</b>
Grant Allocations	300,000	350,000	150,000	<b>800,000</b>
Grants Package #1	(75,000)	(270,000)	(30,000)	<b>(375,000)</b>
Grants Package #2	-	(338,250)	(18,000)	<b>(356,250)</b>
<b>Balance Remaining</b>	<b>225,000</b>	<b>(258,250)</b>	<b>102,000</b>	<b>68,750</b>

On February 25, 2025, the Board adopted Resolution No. 02-2025, which approved the form of the grant agreements. Upon approval of this item, the Executive Director or Executive Director’s designee will finalize the agreements and execute same.

Attachments (Grant Applications)

2 E IA ARE ID E



Application # 10Application Date: 1/29/25

## GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

### Applicants Request:

☒ RRG 75,000 ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_

### Applicant Information:

Business Name: 123 Special Care Kids PPEC LLC

Trade Name/ DBA: \_\_\_\_\_

Business Address: 14040 NW 7th Ave. Miami, FL 33168  
City, State, Zip codeApplicant / Contact Name: Martin Nolasco

### Required Documents (Ensure all are included):

1. ☒ Y/ N or N/A Grant Application (completed)
2. ☒ Y/ N or N/A Division of Corporation Printout (Sunbiz.org)
3. ☒ Y/ N or N/A Miami-Dade County Local Business Tax Receipt (LBT)
4. ☒ Y/ N or N/A Unique Entity Identifier (UEI) **(Issued by SAM.gov)**
5. ☒ Y/ N or N/A Proof of Minimum of Two Years in Business
6. ☒ Y/ N or N/A Valid Florida Driver's License or State ID
7. ☒ Y/ N or N/A Photos of Business:
8. ☒ Y/ N or N/A Valid Business Tax Return for Years 2022 or 2023
9. ☒ Y/ N or N/A Proof of Match **(3 consecutive months of Bank Statements)**
10. ☒ Y/ N or N/A IRS 147C Letter (Verification of Employer Identification Number)
11. ☒ Y/ N or N/A Business Incentive Form
12. ☐ Y/ N or ☒ N/A Lease Agreement **(If relocating to 7th Ave. corridor)**
13. ☒ Y/ N or N/A Conceptual Design / Photos / Architect Plans

### Recommendation(s):

☒ RRG 75,000 ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_  
Up to \$ 75,000 (25% match) Up to \$ 100,000 (50% match) up to \$ 10,000 (no match)

### Staff Review:

Staff Name: Alice Townsend-Owen Review Date: 3/17/25

Project Description: new roof, parking lot repair, landscaping and irrigation, fence and gate.

Project cost breakdown: Applicant \$55,000 7th Ave CRA \$ 75,000 Total cost \$ 130,000



123 Special Care Kids PPEC 14040 NW 7<sup>th</sup> Ave Miami FL, 33168 123specialcarekidsppec.com

### AFFIDAVIT LETTER

**Date:** 03/17/2025

**To:** NW 7th Avenue Community Redevelopment Agency

**Cc:** Neighbors and Neighbors Association, Inc. (NANA)

5120 NW 24<sup>th</sup> Avenue, Miami FL 33142

**Reference:** 123 Special Care Kids PPEC, LLC - Grant Application

We, the undersigning, Martin Nolasco and Mariana Talarico Nolasco, in our capacities as Managers and Owners of 123 Special Care Kids PPEC, LLC, do hereby solemnly affirm and declare the following:

1. We affirm that we are willing and able to commit the necessary funds from our personal brokerage accounts at Wells Fargo to cover the company's portion of the project costs as required under the terms of the grant application.
2. These funds will be available and allocated specifically for this purpose, ensuring that the financial obligations of 123 Special Care Kids PPEC, LLC for the proposed project will be met in full compliance with the grant's requirements.
3. This affidavit is provided in good faith to demonstrate our financial commitment to the project and to fulfill any underwriting requirements as requested by the Uptown 7th Avenue Community Redevelopment Agency.
4. We are attaching a copy of our brokerage statement as proof of funds to support this affidavit.

We affirm that the above statements are true and correct to the best of our knowledge and belief.

**Signatures:**

Martin Nolasco

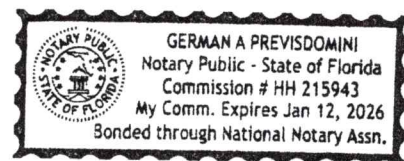
Mariana Talarico Nolasco

Signed and sworn before me this 17 day of MARCH 2025

**[Notary Public Signature & Seal]**

Notary Public

[State and County]





Community

Redevelopment Agency

Area Improvement &amp; Redevelopment Grants Program

## UPTOWN AVENUE 7 AIRG APPLICATION

### APPLICANT INSTRUCTIONS -

To be considered for grant funding under the CRA's AIRG program, applicants must submit a complete application package, provide all requested documents and become a registered Miami-Dade County vendor (if not already registered). Be sure to read all program requirements for the various grant programs in the Sections detailed above.

**GRANT APPLICATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS UNTIL ALL FUNDING HAS BEEN EXHAUSTED. COMPLETED APPLICATIONS CAN BE SUBMITTED TO AGENCY GRANTS ADMINISTRATOR VIA: IN-PERSON, E-MAIL, U.S. MAIL OR BY SCAN**

Neighbors and Neighbors Association, Inc. (NANA)  
 Grants Coordinator, N.W. 7th Ave Community Redevelopment Agency  
 5120 N.W. 24th Avenue Miami, FL 33142  
 E-mail: [uptown7@nanafll.org](mailto:uptown7@nanafll.org)  
 Phone: (305) 756-0605 Fax: (305) 756-6008

### APPLICATION SECTIONS -

#### Section 1: Certification Statement and Signature Form

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the organization to contracts (signature authority).

#### Section 2: Business/Company Background

This section must be completed in its entirety to provide the Agency with enough information about your business/company.

#### Section 3: Proposed Use of Funds

This section outlines eligible and non-eligible grant expenditures and requires detailed proposed use information.

#### Section 4: Statement of Need and Impact

This section must clearly state the need for CRA funding and how CRA funding would impact your business.

#### Section 5: Job Creation, Economic Impact and Community Benefit

This section must clearly state the job creation or retention and the economic impact CRA funding would have on your business.

#### Section 6: Business/Corporate Information

Must be provided by the Applicant and attached as an Appendix to this Application. See the complete list of information items in Section 6 of the application.

Business/Company Name: 123 Special Care Kids PPEC LLC

Contact Person Name: Martin Nolasco

Telephone Number: ( ) 786-262-4324 Cellphone Number: ( ) 786-262-4324



**SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM**

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

123 Special Care Kids PPEC LLC

- ☒ 1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- ☒ 2. The information given herein and, in the documents, attached hereto are true and correct;
- ☒ 3. The documents and this certification are factual material representations which the NW 7th Ave Agency ("Agency") may rely on when determining whether to award grant funds to the above-referenced organization;
- ☒ 4. The submission of all required documents and this application are a prerequisite for this transaction;
- ☒ 5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- ☒ 6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

Martin Nolasco, General Manager

Name/Title

  
Signature

02/12/2025

Date

Mariana Talarico Nolasco, Manager

Name/Title

  
Signature

02/12/2025

Date

## SECTION 2: BUSINESS/COMPANY BACKGROUND

Funding Requested: \$ 75,000<sup>00</sup>

## APPLICANT/OWNER INFORMATION

Name of Applicant: Martin Nolasco

Address: 14040 NW 7th Ave

City, State, Zip Code: Miami, FL, 33168

Phone Number: ( ) 786-262-4324 E-mail: m.nolasco@123specialcarekidspec.com

## BUSINESS INFORMATION

Legal Name of Business: 123 Special Care Kids PPEC LLC

Business Address: 14040 NW 7th Ave Miami FL 33168

Business Phone: ( ) 754-707-2250 Business E-mail: info@123specialcarekidspec.com

Business Website Address: www.123specialcarekidspec.com

Federal Tax ID #: 85-1032884 Date Established: 5/12/2020

Check Business Type:        Sole Proprietorship        Corporation ☒ Partnership        Other

☒ Own        Rent        Contract for Deed        ☒ Mortgage Principal: \$ 623,771.81

Lessor: N/A Terms of Lease:        Monthly Lease: \$       

Business/Company Ownership Interest of all parties named on title: (Add additional, if needed)

Name: <u>Keep Up Group LLC</u>	Interest: <u>40</u> %
Name: <u>PPEC Investments LLC</u>	Interest: <u>30</u> %
Name: <u>Cufflinks Group LLC</u>	Interest: <u>12,5</u> %
Name: <u>Raobe Group LLC</u>	Interest: <u>12,5</u> %
<u>KB23 Consulting LLC</u>	<u>5</u> %
Current Gross Annual Revenue: \$ <u>658,444.27</u>	

## PROPERTY INFORMATION

Estimated Date of Building Construction: 1986 Estimated Current Tax Market Value: \$ 1,629,630Has this Building been historically registered? Yes or ☒ No If Yes, please attach information to this Application.# of Stories: 1 # of Businesses: 1 # of Buildings: 1 # of Apartments: N/A

Does this building have any County or State Code Violations? \_\_\_\_\_ Yes or ☒ No If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? \_\_\_\_\_ Yes or ☒ No If yes, please attach detailed information to this Application.

Describe your Organization's Business — products produced, services provided, etc.:

We are a pediatric Day care and therapy center, also known as Prescribed Pediatric Extended Care (PPEC).

At our center we provide health care services to children with special needs including nursing care for patients who need medical attention and monitoring, physical, occupational, speech, behavioral, art and music therapies.

Total Project Cost \$ 130,000

Amount of Agency funding requested by Applicant \$ 75,000

### SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency's Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	

Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity

Description of Project Need:

New roof - \$45k, Parking lot repair - \$10k, Landscaping and irrigation - \$15k, Fences and gates - \$60k.

How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

Safer and improved access to the building, better service for children in our community

Improved visual appeal of the property and surrounding area,

Increase security and limit access to the outside gas tank, back-up generator and water mains.

**\*Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.

	Improvement Type	Description	Estimated Cost
1	New Roof	4500sqf of flat roof to be replaced	\$45,000
2	Fences and Gates	450 ft of fencing with 1 parking lot gate	\$60,000
3	Landscaping and irrigation	New irrigation system and landscaping of the area surrounding the building.	\$15,000
4	Parking lot	Surface repair and repainting	\$10,000
5			
6			
<b>Total Estimated Construction Cost:</b>			<b>\$ 130,000</b>

\*If additional space is needed to provide more detailed information, please attach to application.

**\*Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1	N/A		
2			
3			
4			
5			
6			
Total Estimated Equipment Cost: \$			

\*If additional space is needed to provide more detailed information, please attach to application.

**SECTION 4: STATEMENT OF NEED AND IMPACT**

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

Planned improvements will allow to provide us better services to the community, which in turn will help to bring more families to our center.

We employ nursing personnel (RN, LPN, CNA) as well as auxiliary staff (HHA) to provide best services to our patients. As we get more patients

we will need to hire more qualified personnel to ensure the highest level of services, and compliance with State and Federal requirements.

The proposed repairs/improvement will also have positive impact on the working environment for our staff, which will help to attract and retain

highly qualified and experienced personnel. Currently we employ 9 nursing and auxiliary staff.



2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

Proposed improvements will not have direct impact on the skill sets of the employees.

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

The improvement project will significantly allow us to grow our business. More families and patients with special needs

will require more nursing and auxiliary staff. We expect to hire at least 4 new nurses/assistants within 1 year of completing the project.

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

Currently some families do not feel comfortable to leave their child(ren) in our center due to the people being able to walk through our property and around the building. Increased security (fence and gate) and access to the building (parking) will definitely help to attract more families which in turn will have a positive impact on our revenues. Currently we are proud of having one of the best therapy facilities in South Florida; improved accessibility and security will further enhance our ability to attract new families and successfully operate in this highly competitive market. We are aiming to be one of the top 5 PPECs in Florida and the improvement project will be extremely helpful to reach this goal.

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

All the improvements will help to reduce the following costs:

- insurance premium and claims (overall improvements to the building, in particular a new roof and fence)
- energy consumption (new roof will help to reduce energy bill through more efficient use of air conditioning).
- maintenance and repairs costs (elimination of roof leaks, more efficient use of new irrigation system)



## Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust

### Acquiring Financial Interest

I, Martin Nolasco, (Owner/President Name) the owner or president of  
123 Special Care Kids PPEC LLC (Business Name), whose  
 business address is, 14040 NW 7th Ave Miami FL 33168 (Address, City, State, Zip  
 Code)

Are you currently an employee of Miami-Dade County? \_\_\_\_\_ Yes ☒ No

If yes, what Department? N/A

Do you currently serve on any Miami-Dade County Board(s)? \_\_\_\_\_ Yes ☒ No

If yes, please list: N/A

Are you an elected official of Miami-Dade County? \_\_\_\_\_ Yes ☒ No

If yes, please list office held: N/A

I am applying for grant funding through the N.W. 7th Avenue Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association  
 N.W. 7th Avenue CRA Grants Coordinator  
 5120 N.W. 24th Avenue  
 Miami, FL 33142  
 E-mail: [uptown7@nanafll.org](mailto:uptown7@nanafll.org)

**UPTOWN**  
 AVE 7 NUE  
 iwork. ishop. iplay



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
123 SPECIAL CARE KIDS PPEC LLC

### Filing Information

<b>Document Number</b>	L20000125037
<b>FEI/EIN Number</b>	85-1032884
<b>Date Filed</b>	05/12/2020
<b>Effective Date</b>	05/12/2020
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

14040 NW 7 AVE  
Miami, FL 33168

Changed: 01/06/2022

### Mailing Address

3389 SHERIDAN STREET, #9  
HOLLYWOOD, FL 33021

### Registered Agent Name & Address

SPIEGEL & UTRERA, P.A.  
1840 SW 22ND ST.  
4TH FLOOR  
MIAMI, FL 33145

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

NOLASCO, MARTIN F  
3389 SHERIDAN STREET, #9  
HOLLYWOOD, FL 33021

Title MGR

MARIANA TALARICO NOLASCO  
3389 SHERIDAN STREET, #9  
HOLLYWOOD, FL 33021

**Annual Reports**

Report Year	Filed Date
2022	01/06/2022
2023	04/06/2023
2024	05/08/2024

**Document Images**

<a href="#">05/08/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/2020 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

SUNSHINE POLYMER, INC. (SUNSHINE POLYMER)

# Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY



**EXPIRES**  
**SEPTEMBER 30, 2025**

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

7365791

RECEIPT NO.

RENEWAL

7660350

**BUSINESS NAME/LOCATION**

123 SPECIAL KID CARE PPEC  
LLC

14040 NW 7TH AVE

NORTH MIAMI, FL 33168-6809



**OWNER**

123 SPECIAL CARE KIDS PPEC LLC

**SEC. TYPE OF BUSINESS**

213

SERVICE BUSINESS

**PAYMENT RECEIVED  
BY TAX COLLECTOR**

75.00 09/10/2024

PTBTE-24-004074

Employee(s)

5



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 [mdctaxcollector.gov](http://mdctaxcollector.gov)



## Entity Workspace

Enter an entity ID, name, or keyword


[Get Started](#)
[Actions](#)

Show Workspace For  
Non-Federal Entities

page  
< 1 of 1 >

results per page  
25 ▼

Sort By:  
Expiration Date Ascending ▼

### Non-Federal Entities

BioPreferred Reporting

Service Contract Reporting

Filter By

Keyword

Keyword

123 Special Care Kids

### 123 SPECIAL CARE KIDS PPEC LLC • Work In Progress Registration

[View](#)
[Update](#)
[More](#)

Unique Entity ID:  
VWCEAPDQTCZY7

CAGE/NCAGE:  
(blank)

Doing Business As:  
(blank)

Physical Address:  
14040 NW 7th Ave  
Miami, FL 33168-6809 USA

Expiration Date:  
(blank)

TIN: CAGE:

Purpose of Registration:  
All Awards

Open Cases

## NW 7<sup>th</sup> AVE



## NW 140 Ct



## NW 140 St





## Back Alley



# Conceptual Design of Gate





# Conceptual Design of Building and Gate



## GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

### Applicants Request:

☐ RRG \_\_\_\_\_

☐ BAEG \_\_\_\_\_

☒ STBIG 10,000<sup>00</sup>

### Applicant Information:

Business Name: 123 Special Care Kids PPEC LLC

Trade Name/ DBA: \_\_\_\_\_

Business Address: 14040 NW 7<sup>th</sup> Ave Miami FL 33168  
City, State, Zip code

Applicant / Contact Name: Martin Nolasco

### Required Documents (Ensure all are included):

1. Y / N or N/A Grant Application (completed)
2. Y / N or N/A Division of Corporation Printout (Sunbiz.org)
3. Y / N or N/A Miami-Dade County Local Business Tax Receipt (LBT)
4. Y / N or N/A Unique Entity Identifier (UEI) (Issued by SAM.gov)
5. Y / N or N/A Proof of Minimum of Two Years in Business
6. Y / N or N/A Valid Florida Driver's License or State ID
7. Y / N or N/A Photos of Business:
8. Y / N or N/A Valid Business Tax Return for Years 2022 or 2023
9. Y / N or N/A Proof of Match (3 consecutive months of Bank Statements)
10. Y / N or N/A IRS 147C Letter (Verification of Employer Identification Number)
11. Y / N or N/A Business Incentive Form
12. Y / N or N/A Lease Agreement (If relocating to 7<sup>th</sup> ave. corridor)

### Recommendation(s):

☐ RRG \_\_\_\_\_  
Up to \$ 75,000 (25% match)

☐ BAEG \_\_\_\_\_  
Up to \$ 100,000 (50% match)

☒ STBIG 10,000<sup>00</sup>  
up to \$ 10,000 (no match)

### Staff Review:

Staff Name: Alice Townsend Owens

Review Date: 4/10/2025



Does this building have any County or State Code Violations? \_\_\_\_\_ Yes or ☒ No If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? \_\_\_\_\_ Yes or ☒ No If yes, please attach detailed information to this Application.

Describe your Organization's Business — products produced, services provided, etc.:

We are a pediatric Day care and therapy center, also known as Prescribed Pediatric Extended Care (PPEC).

At our center we provide health care services to children with special needs including nursing care for patients who need medical attention and monitoring, physical, occupational, speech, behavioral, art and music therapies.

Total Project Cost \$ 10,263.27

Amount of Agency funding requested by Applicant \$ 10,000.00

### SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency's Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	

Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity

Description of Project Need:

\_\_\_\_ Patient rehabilitation technology (Galileo 25 muscle therapy device) - \$6,550.00

\_\_\_\_ Powered Hi-Lo Treatment Table (Viva Comfort ADI903-03) - \$2,557.69

\_\_\_\_ HP All-in-One desktop - AMD Ryzen 7 - 16GB Memory - \$1,155.58

How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

\_\_\_\_ Better health services for CRA residents through new state-of-art equipment used to  
 \_\_\_\_ provide treatment and rehabilitation services to special needs pediatric population.

**\*Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.

	Improvement Type	Description	Estimated Cost
1	N/A		
2			
3			
4			
5			
6			
Total Estimated Construction Cost: \$			

\*If additional space is needed to provide more detailed information, please attach to application.

**\*Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1	Patient Rehabilitation Technology	Galileo S25 helps special needs patients to train muscles to maximize their performance	\$6,550.00
2	Powered Hi-Lo Treatment Table	The Vivo Comfort Power Hi-Lo Treatment Table w/ Flat Top & Antimicrobial Upholstery is a robust treatment table with side protection for added patient safety	\$2,557.69
3	It Equipment - desktop computer	HP Desktop - AMD Ryzen 7 - 16GB Memory - 1TB SSD	\$1,155.58
4			
5			
6			
<b>Total Estimated Equipment Cost: \$ 10,263.27</b>			

\*If additional space is needed to provide more detailed information, please attach to application.

**SECTION 4: STATEMENT OF NEED AND IMPACT**

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

Planned technology purchases will allow us to provide better services to the community, which in turn will help to bring more families to our center.

We employ nursing personnel (RN, LPN, CNA) as well as auxiliary staff (HHA) to provide best services to our patients. As we get more patients

we will need to hire more qualified personnel to ensure the highest level of services, and compliance with State and Federal requirements.

The proposed technology equipment will also have positive impact on the working environment for our staff, improving personnel and patient's safety. This will help to attract and retain highly qualified and experienced personnel.

Currently we employ 9 nursing and auxiliary staff.



2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

The proposed technology devices will enhance the rehabilitation skills of our personnel. Additional training will be provided to take full advantage of rehabilitation capabilities of the new equipment.

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

The proposed technology equipment will help us to grow our business. More families and patients with special needs will require more nursing and auxiliary staff. We expect to hire 1 new nurses/assistants within 1 year of completing the project.

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

The proposed technology equipment will definitely help to attract more families which in turn will have a positive impact on our revenues. Currently we are proud of having one of the best therapy facilities in South Florida; improved rehabilitation equipment will further enhance our ability to attract new families and successfully operate in this highly competitive market. We are aiming to be one of the top 5 PPECs in Florida and the new technology rehabilitation equipment will be extremely helpful to reach this goal.

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

The proposed technology rehabilitation equipment will help to reduce the following:

- insurance premium (workers compensation, reduce risk for claims employees' body injuries)
- the rehabilitation and treatment times



<b>BUSINESS/COMPANY NAME:</b> 123 Special Care Kids PPEC LLC	
1. How many years has your business been in operation?	4
2. How many years of experience does the majority owner have in this business?	15
3. Is your business a minority or women-owned business enterprise (MWBE)?	Yes
<b>ECONOMIC IMPACT</b>	
4. How do you plan to meet the specific priorities of the Agency and provide an economic impact along the NW 7th Avenue corridor? We will improve the quality of our rehabilitation and therapy services, and provide better support to the children with special needs and their families in the local community. At the same time we will grow our revenues, maintain current and create new jobs to be able to provide health services to the children in need.	
<b>JOBS &amp; JOB CREATION</b>	
5. How many of your current employees earn <b>less</b> than \$27,400 per year? <u>1</u> <b>More</b> than \$27,400? <u>8</u>	
6. How many <b>new</b> jobs will be created, if your business receives the requested grant funding?	1
7. How many <b>new</b> jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	1
8. How many of your businesses' <b>current</b> positions require more than a high school education/diploma?	9
9. How many <b>new jobs created by this grant</b> will require more than a high school education or diploma?	1
10. If any new jobs will be created because of this grant, insert the number of each type of position that will be newly created. (Refer to listing of occupations category definitions on page 21.)  <u>1</u> Professional <u>      </u> Craft Worker <u>      </u> Sales <u>      </u> Technician <u>      </u> Operative <u>      </u> Laborer <u>      </u> Office/Clerical <u>      </u> Service Worker <u>      </u> Other: <u>      </u>	
11. What are the new positions which will be created: <u>Certified Nursing Assistant</u>	
<b>INVESTMENT AND USE OF FUNDS</b>	
12. What is the total project cost/investment?	\$ 10,263.27
13. What is the total amount of grant funding being requested in this application?	\$ 10,000.00
<b>OPERATIONAL READINESS</b>	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>COMMUNITY BENEFIT</b>	
15. Overall, how will this grant funding benefit the community and residents of the CRA? Better and more efficient rehabilitation and therapy services will allow us to provide higher quality services to more families. With more patients we will be able to provide more job opportunities to the local community.	

## Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust

### Acquiring Financial Interest

I, Martin Nolasco, (Owner/President Name) the owner or president of  
123 Special Care Kids PPEC LLC (Business Name), whose  
 business address is, 14040 NW 7th Ave Miami FL 33168 (Address, City, State, Zip  
 Code)

Are you currently an employee of Miami-Dade County? Yes ☒ No

If yes, what Department? N/A

Do you currently serve on any Miami-Dade County Board(s)? Yes ☒ No

If yes, please list: N/A

Are you an elected official of Miami-Dade County? Yes ☒ No

If yes, please list office held: N/A

I am applying for grant funding through the N.W. 7th Avenue Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association  
 N.W. 7th Avenue CRA Grants Coordinator  
 5120 N.W. 24th Avenue  
 Miami, FL 33142  
 E-mail: [uptown7@nanafl.org](mailto:uptown7@nanafl.org)

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## GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

### Applicants Request:

☒ RRG 75,000<sup>00</sup> ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_

### Applicant Information:

Business Name: 2911 Prosper Properties

Trade Name/ DBA: \_\_\_\_\_

Business Address: 15490 NW 7th Ave Miami, FL 33169  
City, State, Zip code

Applicant / Contact Name: Sindy Franco

### Required Documents (Ensure all are included):

1. ☒ Y / N or N/A Grant Application (completed)
2. ☒ Y / N or N/A Division of Corporation Printout (Sunbiz.org)
3. ☒ Y / N or N/A Miami-Dade County Local Business Tax Receipt (LBT)
4. ☒ Y / N or N/A Unique Entity Identifier (UEI) **(Issued by SAM.gov)**
5. ☒ Y / N or N/A Proof of Minimum of Two Years in Business **(Sunbiz)**
6. ☒ Y / N or N/A Valid Florida Driver's License or State ID
7. ☒ Y / N or N/A Photos of Business:
8. ☒ Y / N or N/A Valid Business Tax Return for Years 2022 or 2023
9. ☒ Y / N or N/A Proof of Match **(3 consecutive months of Bank Statements)**
10. ☒ Y / N or N/A IRS 147C Letter (Verification of Employer Identification Number)
11. ☒ Y / N or N/A Business Incentive Form
12. ☒ Y / N or ☒ N/A Lease Agreement **(If relocating to 7th ave. corridor)** /

### Recommendation(s):

☒ RRG \$ 75,000 ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_  
Up to \$ 75,000 (25% match) Up to \$ 100,000 (50% match) up to \$ 10,000 (no match)

### Staff Review:

Staff Name: Alice Townsend-Owens

Review Date: 3/17/2025

Project Description: window and door replacement, water and sewer hookup, ADA improvements, roof repairs, exterior signs, design plans, interior bathroom remodeling and hallways.

Project cost breakdown: Applicant \$47,500 7th Ave CRA \$ 75,000 Total cost \$ 122,500

**UPTOWN** Community

AVENUE 7 NORTH

REDEVELOPMENT AGENCY

**Redevelopment Agency**

Area Improvement & Redevelopment Grants Program

## UPTOWN AVENUE 7 AIRG APPLICATION

### APPLICANT INSTRUCTIONS -

To be considered for grant funding under the CRA's AIRG program, applicants must submit a complete application package, provide all requested documents and become a registered Miami-Dade County vendor (if not already registered). Be sure to read all program requirements for the various grant programs in the Sections detailed above.

**GRANT APPLICATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS UNTIL ALL FUNDING HAS BEEN EXHAUSTED. COMPLETED APPLICATIONS CAN BE SUBMITTED TO AGENCY GRANTS ADMINISTRATOR VIA: IN-PERSON, E-MAIL, U.S. MAIL OR BY SCAN**

Neighbors and Neighbors Association, Inc. (NANA)  
Grants Coordinator, N.W. 7th Ave Community Redevelopment Agency  
5120 N.W. 24th Avenue Miami, FL 33142  
E-mail: [uptown7@nanafl.org](mailto:uptown7@nanafl.org)  
Phone: (305) 756-0605 Fax: (305) 756-6008

### APPLICATION SECTIONS -

#### Section 1: Certification Statement and Signature Form

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the organization to contracts (signature authority).

#### Section 2: Business/Company Background

This section must be completed in its entirety to provide the Agency with enough information about your business/company.

#### Section 3: Proposed Use of Funds

This section outlines eligible and non-eligible grant expenditures and requires detailed proposed use information.

#### Section 4: Statement of Need and Impact

This section must clearly state the need for CRA funding and how CRA funding would impact your business.

#### Section 5: Job Creation, Economic Impact and Community Benefit

This section must clearly state the job creation or retention and the economic impact CRA funding would have on your business.

#### Section 6: Business/Corporate Information

Must be provided by the Applicant and attached as an Appendix to this Application. See the complete list of information items in Section 6 of the application.

Business/Company Name: 2911 Prosper Properties  
Contact Person Name: Sindy Franco  
Telephone Number: (305) 401-5809 Cellphone Number: (305) 401-5809

2



## SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

2911 prosper properties, LLC

- SF 1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- SF 2. The information given herein and, in the documents, attached hereto are true and correct;
- SF 3. The documents and this certification are factual material representations which the NW 7th Ave Agency ("Agency") may rely on when determining whether to award grant funds to the above-referenced organization;
- SF 4. The submission of all required documents and this application are a prerequisite for this transaction;
- SF 5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- SF 6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

Sindy Franco  
/Officer  
Name/Title

[Signature]  
Signature

2/11/25  
Date

Henry G. Jean / officer  
Name/Title

H. Jean  
Signature

2/12/25  
Date

## SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

2911 prosper properties, LLC

- JF 1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- JF 2. The information given herein and, in the documents, attached hereto are true and correct;
- JF 3. The documents and this certification are factual material representations which the NW 7th Ave Agency ("Agency") may rely on when determining whether to award grant funds to the above-referenced organization;
- JF 4. The submission of all required documents and this application are a prerequisite for this transaction;
- JF 5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- JF 6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

Jean Luc FRANCH  
Name/Title

[Signature]  
Signature

02/12/2025  
Date

\_\_\_\_\_  
Name/Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## SECTION 2: BUSINESS/COMPANY BACKGROUND

Funding Requested: \$ 75,000.00

## APPLICANT/OWNER INFORMATION

Name of Applicant: Sindy Franco  
 Address: 15490 NW 7th AVE  
 City, State, Zip Code: Miami FL 33169  
 Phone Number: (305) 401-5809 E-mail: sfranco@excelmedicalassociates.com

## BUSINESS INFORMATION

Legal Name of Business: 2911 Prosper Properties  
 Business Address: 15490 NW 7th Avenue Miami, FL 33169  
 Business Phone: (305) 401-5809 Business E-mail: 2911prosperproperties@gmail.com  
 Business Website Address: \_\_\_\_\_  
 Federal Tax ID #: 862097528 Date Established: 07/20/2020  
 Check Business Type: \_\_\_\_\_ Sole Proprietorship \_\_\_\_\_ Corporation \_\_\_\_\_ Partnership ☒ Other LLC  
 \_\_\_\_\_ Own \_\_\_\_\_ Rent \_\_\_\_\_ Contract for Deed ☒ Mortgage Principal: \$ \_\_\_\_\_  
 Lessor: Harvest Terms of Lease: 15 years Monthly Lease: \$ 23,000.00

Business/Company Ownership Interest of all parties named on title: (Add additional, if needed)

Name: <u>Sindy Franco</u>	Interest: <u>20</u> %
Name: <u>Joseph Durandis</u>	Interest: <u>20</u> %
Name: <u>Jean Luc Franck</u>	Interest: <u>30</u> %
Name: <u>Henry Jovany Jean</u>	Interest: <u>30</u> %
Current Gross Annual Revenue: \$ <u>154,556.76</u>	

## PROPERTY INFORMATION

Estimated Date of Building Construction: 1973 Estimated Current Tax Market Value: \$ 2,335,000  
 Has this Building been historically registered? Yes or No If Yes, please attach information to this Application.  
 # of Stories: 2 # of Businesses: 10 # of Buildings: 1 # of Apartments: 15



Does this building have any County or State Code Violations? \_\_\_\_ Yes or ☒ No If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? \_\_\_\_ Yes or ☒ No If yes, please attach detailed information to this Application.

Describe your Organization's Business — products produced, services provided, etc.:

We offer access to social support services, medical offices for primary care, dental services, tutoring, educational resources and training, health and wellness programs, job placement and career counseling, community outreach to all of our underserved neighbors as well as technology access and training.

Total Project Cost \$ 241,844

Amount of Agency funding requested by Applicant \$ 241,844

### SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency's Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	

Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity

Description of Project Need:

Window or door placement, water and sewer hook-up improvements required by the ADA, roof repairs, exterior signs, design plans (interior remodeling of bathrooms and hallways.)

How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

The funding will enhance the building making it more accessible to all in our community and providing areas for us to expand the resources needed by residents.

**\*Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**  
Provide detail regarding planned improvements for which the grant is being requested.

	Improvement Type	Description	Estimated Cost
1	Demolition	Demolish first and second floor.	\$16,600
2	Restoration	New ceiling tiles with insulation, dry walls, install new flooring, prime and	\$24,600
3		Paint walls, install new wood base boards and trim.	
4	ADA Improvement	Install ADA compliant bathroom	\$81,500
5	resurfacing front	asphalt resurfacing in the front and restripe	\$16,500
6	Seal coating parking lot	Seal coating, the rest of the parking lot and re-striping per existing layout	\$9,500
Total Estimated Construction Cost:			\$165,800

\*If additional space is needed to provide more detailed information, please attach to application.



Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity

Description of Project Need:

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How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

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**\*Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.

	Improvement Type	Description	Estimated Cost
1	exterior Paint and cleaning.	Pressure clean, prep, remove existing paint and apply new paint to exterior of building.	\$12,500
2			
3	Stop sign replace- ments	4 stop signs includes material and install	\$4,800
4			
5			
6			
Total Estimated Construction Cost:			\$165,800

\*If additional space is needed to provide more detailed information, please attach to application.

**\*Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1			
2			
3	N/A		N/A
4			
5			
6			
<b>Total Estimated Equipment Cost: \$</b>			

\*If additional space is needed to provide more detailed information, please attach to application.

**SECTION 4: STATEMENT OF NEED AND IMPACT**

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

Yes, it will, we are not currently seen in the larger community because of our location in an impoverished neighbor. the enhancements completed by this project will attract more clientele showing that we are an updated business and retaining the current employees for more than five years.



2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

Yes, the grant will allow our business to enroll in courses to broaden their current skill set like the social worker being able to understand how being a patient record holder works. It will also allow us to get more room to train aspiring nurses and physicians in the medical field as they go through schooling and obtain shadowing experience.

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

The grant funding will allow us to create for new positions within our business. With more accessibility into the building and promotion of our business, we will need to hire a patient concierge to engage with clients when they come in, a security to have on the premises at all times, a patient care coordinator for help scheduling appointments, and a chef to provide meals for them while they are in the office.

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

Sales revenue will increase along with competitiveness, expansion of our business' market position by making the building more accessible to all including ADA individuals. We will also be able to enter a new market of creating an adult daycare facility in the building where people can come and spend the day with us while their loved ones are not home.

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

Operations will be improved by updating the current infrastructure of the building which is outdated and needs constant repair. Efficiency will be increased by accommodating ADA patients more easily and providing them with services that we could not before. Costs and energy consumption will be reduced by updating to commodities that are more energy efficient and do not pull as much power as our present appliances.

<b>BUSINESS/COMPANY NAME:</b>	
1. How many years has your business been in operation?	5
2. How many years of experience dos the majority owner have in this business?	24
3. Is your business a minority or women-owned business enterprise (MWBE)?	Yes
<b>ECONOMIC IMPACT</b>	
4. How do you plan to meet the specific priorities of the Agency and provide an economic impact along the NW 7th Avenue corridor? We recognize the Challenges faced by low-income households, minority communities, and individuals experiencing homelessness. Our goal is to provide support and resources to address the pressing issues through this grant.	
<b>JOBS &amp; JOB CREATION</b>	
5. How many of your current employees earn less than \$27,400 per year? <u>0</u> More than \$27,400? <u>0</u>	
6. How many <b>new</b> jobs will be created, if your business receives the requested grant funding?	3
7. How many <b>new</b> jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	1
8. How many of your businesses' <b>current</b> positions require more than a high school education/diploma?	1
9. How many <b>new jobs created by this grant</b> will require more than a high school education or diploma?	1
10. If any new jobs will be created because of this grant, insert the number of each type of position that will be newly created. (Refer to listing of occupations category definitions on page 21.) <u>0</u> Professional <u>0</u> Craft Worker <u>0</u> Sales <u>0</u> Technician <u>1</u> Operative <u>2</u> Laborer <u>0</u> Office/Clerical <u>0</u> Service Worker Other: _____	
11. What are the new positions which will be created: <u>Janitorial, Managment, Maintenance</u>	
<b>INVESTMENT AND USE OF FUNDS</b>	
12. What is the total project cost/investment?	\$ 241,844
13. What is the total amount of grant funding being requested in this application?	\$ 241,844
<b>OPERATIONAL READINESS</b>	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>COMMUNITY BENEFIT</b>	
15. Overall, how will this grant funding benefit the community and residents of the CRA? Our project aims to enhance the enviromental aesthetic of our building while fostering community engagement among residents of the CRA. By integrating sustainable design elements and creating inviting communal spaces, we will not only beautify our surroundings But also promote a strong sense of community, and educational enviroment for seniors and children.	



## Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust

### Acquiring Financial Interest

I, Sindy Franco, (Owner/President Name) the owner or president of  
2911 Prosper Properties (Business Name), whose  
 business address is, 15490 NW 7<sup>th</sup> Ave Miami, FL 33169 (Address, City, State, Zip  
 Code)

Are you currently an employee of Miami-Dade County? \_\_\_\_\_ Yes \_\_\_\_\_ ☒ No

If yes, what Department? \_\_\_\_\_

Do you currently serve on any Miami-Dade County Board(s)? \_\_\_\_\_ Yes \_\_\_\_\_ ☒ No

If yes, please list: \_\_\_\_\_

Are you an elected official of Miami-Dade County? \_\_\_\_\_ Yes \_\_\_\_\_ ☒ No

If yes, please list office held: \_\_\_\_\_

I am applying for grant funding through the N.W. 7th Avenue Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association  
 N.W. 7th Avenue CRA Grants Coordinator  
 5120 N.W. 24th Avenue  
 Miami, FL 33142  
 E-mail: [uptown7@nanafl.org](mailto:uptown7@nanafl.org)

**UPTOWN**  
 AVE 7 NUE





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
2911 PROSPER PROPERTIES LLC

### Filing Information

<b>Document Number</b>	L20000210762
<b>FEI/EIN Number</b>	86-2097528
<b>Date Filed</b>	07/20/2020
<b>Effective Date</b>	07/17/2020
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

15490 NW 7 Ave  
Miami, FL 33169

Changed: 03/11/2021

### Mailing Address

15490 NW 7 Ave  
Miami, FL 33169

Changed: 04/29/2024

### Registered Agent Name & Address

Boatner & Pugh, LLC  
15490 NW 7 Ave  
Miami, FL 33168

Name Changed: 04/30/2023

Address Changed: 03/11/2021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

Sindy, Franco  
15490 NW 7 Ave  
Miami, FL 33169

Title Authorized Member

12

Franck, Jean Luc  
6485 oak MNR  
Vero Beach, FL 32967

Title Authorized Member

Jean, Henry Jovany  
1011 NW Fresco way apt 201  
Jenson Beach, FL 34957

Title Manager

Durandis, Joseph  
15490 NW 7 Ave  
miami, FL 33169

#### Annual Reports

Report Year	Filed Date
2022	04/29/2022
2023	04/30/2023
2024	04/29/2024

#### Document Images

<a href="#">04/29/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/20/2020 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Do not drag, scroll or zoom. Information shown

# Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

7393842

**BUSINESS NAME/LOCATION**

2911 PROSPER PROPERTIES

LLC

UNINCORPORATED LOCATION

**RECEIPT NO.**

NEW BUSINESS

7690694



**OWNER**

2911 PROSPER PROPERTIES LLC

C/O SINDY FRANCO MGR

Aggregate sq. ft.

16734

**SEC. TYPE OF BUSINESS**

192

COMMERCL/INDUST/OF  
FICE SPACE

**PAYMENT RECEIVED  
BY TAX COLLECTOR**

125.00 02/12/2025

0237-25-001519



This Local Business Tax Receipt only confirms payment of the Local BusineTax. 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 [mdctaxcollector.gov](http://mdctaxcollector.gov)



**EXPIRES**  
**SEPTEMBER 30, 2025**

Must be displayed at place of business

Pursuant to County Code

Chapter 8A - Art. 9 & 10

Reps and Certs

Exclusions

Responsibility / Qualification

Entity Reporting

Entity Information

## 2911 PROSPER PROPERTIES LLC

Submitted Registration

Expiration Date

N/A

Unique Entity ID CAGE/NCAGE

QZK3U869UV24 (blank)

Physical Address

15490 NW 7TH AVE

Miami, Florida

33169-6250, United States

Mailing Address

15490 NW 7TH AVE

Miami, Florida

33169, United States

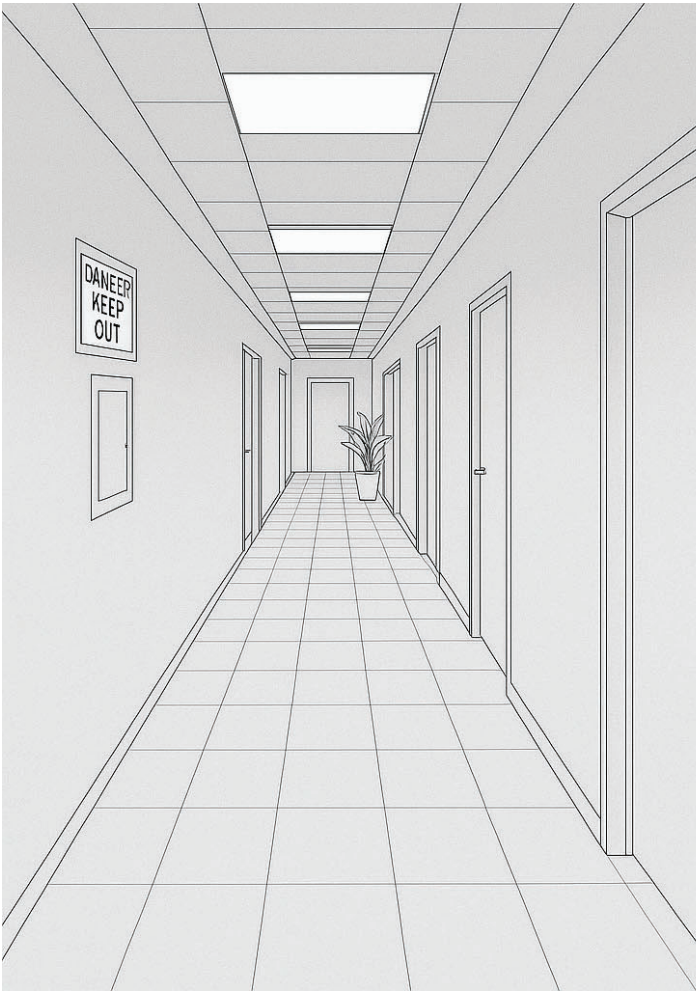
Purpose of Registration

Federal Assistance Awards Only

Version

Submitted Registration





2911 Prosper Properties : Hallway and bathroom Conceptual design



2911 Prosper Properties : Hallway Conceptual design

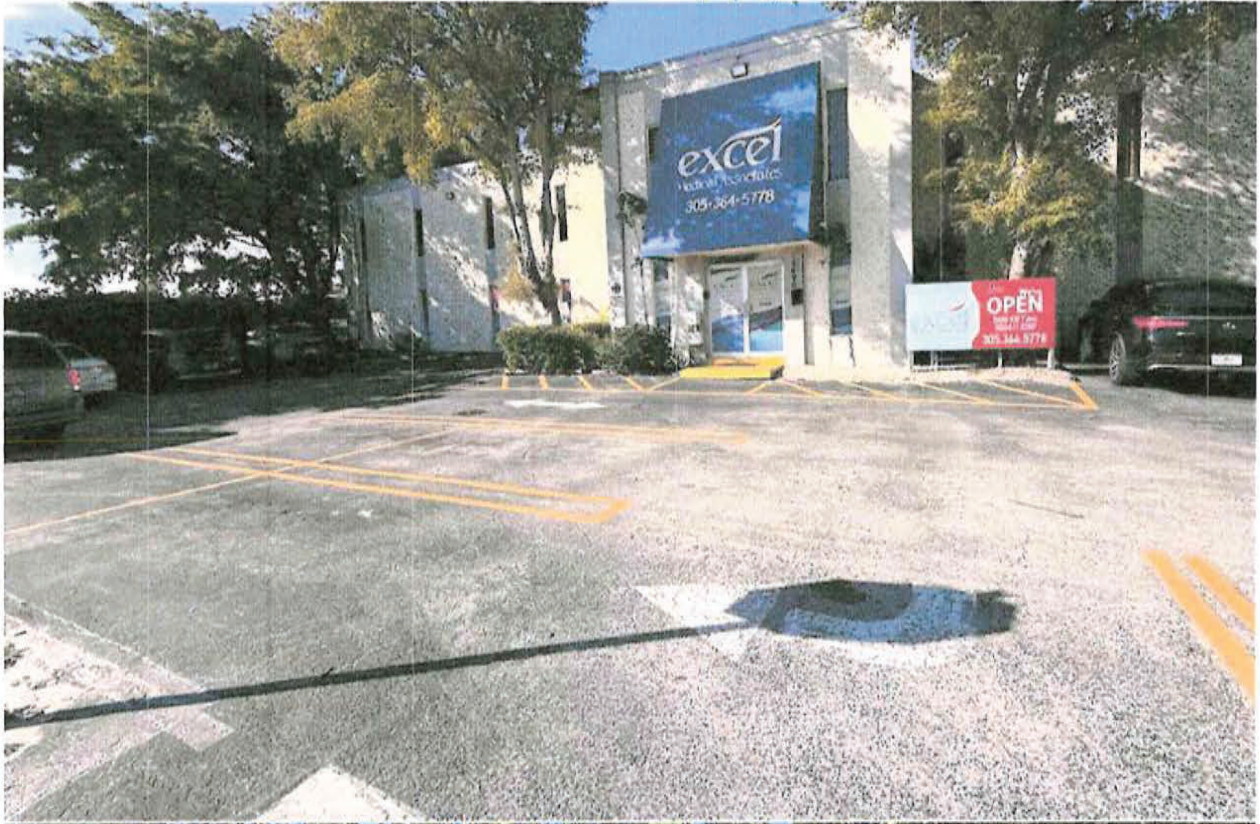




2911 Prosper Properties : External Conceptual design



Front



Back



Date of this notice: 02-16-2021

Employer Identification Number:  
86-2097528

Form: SS-4

Number of this notice: CP 575 B

2911 PROSPER PROPERTIES LLC  
SINDY FRANCO MBR  
13936 NW 7 AVE  
MIAMI, FL 33168

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-2097528. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

2911 Prosper Properties  
15490 NW 7th Ave  
Miami, FL 33169

## Summary

Name	Count	Area(ft²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	1	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	0	N/A	N/A
Enterprise Zone	0	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	1	N/A	N/A
Target Urban Area (TUA)	0	N/A	N/A
Target Urban Area Corridor	0	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	1	N/A	N/A
Urban Development Boundary	1	N/A	N/A

## Brownfield

#	NAME	Area(ft²)
1	DADE-OPA LOCKA	N/A

## Census Tract 2010

#	NAME	Area(ft²)
1	Census Tract 4.14	N/A

## Community Redevelopment Area

#	LOCATION	Area(ft²)
1	NW 7th Avenue Expansion	N/A

## Community Development Block Group

#	GT51PCNT	Area(ft²)
1	66.00	N/A

## County Commission District

A UA BEA

O DIN

OR



## GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

### Applicants Request:

☒ RRG \$51,750 ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_

### Applicant Information:

Business Name: Aqua Beach Holdings Corp

Trade Name/ DBA: \_\_\_\_\_

Business Address: 6917 Collins Ave Miami Beach FL  
City, State, Zip code 33141

Applicant / Contact Name: Alexander Shvarts

### Required Documents (Ensure all are included):

- ☒ Y/ N or N/A Grant Application (completed)
- ☒ Y/ N or N/A Division of Corporation Printout (Sunbiz.org)
- ☒ Y/ N or N/A Miami-Dade County Local Business Tax Receipt (LBT)
- ☒ Y/ N or N/A Unique Entity Identifier (UEI) (Issued by SAM.gov)
- ☒ Y/ N or N/A Proof of Minimum of Two Years in Business (Sunbiz Printout)
- ☒ Y/ N or N/A Valid Florida Driver's License or State ID
- ☒ Y/ N or N/A Photos of Business:
- ☒ Y/ N or N/A Valid Business Tax Return for Years 2022 or 2023
- ☒ Y/ N or N/A Proof of Match (3 consecutive months of Bank Statements)
- ☒ Y/ N or N/A IRS 147C Letter (Verification of Employer Identification Number)
- ☒ Y/ N or N/A Business Incentive Form
- ☒ Y/ N or N/A Lease Agreement (If relocating to 7<sup>th</sup> ave. corridor)

### Recommendation(s):

☒ RRG \$51,750 ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_  
Up to \$ 75,000 (25% match) Up to \$ 100,000 (50% match) up to \$ 10,000 (no match)

### Staff Review:

Staff Name: Alice Townsend-Owens Review Date: 3/17/2025

Project Description: parking lot paving, gutter installation, landscaping, exterior painting, fencing, lighting upgrades and commercial liability insurance.

Project cost breakdown: Applicant \$17,250 7th Ave CRA \$ 51,750 Total cost \$ 69,000



Community

## Redevelopment Agency

Area Improvement &amp; Redevelopment Grants Program

## UPTOWN AVENUE 7 AIRG APPLICATION

**APPLICANT INSTRUCTIONS -**

To be considered for grant funding under the CRA's AIRG program, applicants must submit a complete application package, provide all requested documents and become a registered Miami-Dade County vendor (if not already registered). Be sure to read all program requirements for the various grant programs in the Sections detailed above.

**GRANT APPLICATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS UNTIL ALL FUNDING HAS BEEN EXHAUSTED. COMPLETED APPLICATIONS CAN BE SUBMITTED TO AGENCY GRANTS ADMINISTRATOR VIA: IN-PERSON, E-MAIL, U.S. MAIL OR BY SCAN**

Neighbors and Neighbors Association, Inc. (NANA)  
 Grants Coordinator, N.W. 7th Ave Community Redevelopment Agency  
 5120 N.W. 24th Avenue Miami, FL 33142  
 E-mail: [uptown7@nanafl.org](mailto:uptown7@nanafl.org)  
 Phone: (305) 756-0605 Fax: (305) 756-6008

**APPLICATION SECTIONS -****Section 1: Certification Statement and Signature Form**

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the organization to contracts (signature authority).

**Section 2: Business/Company Background**

This section must be completed in its entirety to provide the Agency with enough information about your business/company.

**Section 3: Proposed Use of Funds**

This section outlines eligible and non-eligible grant expenditures and requires detailed proposed use information.

**Section 4: Statement of Need and Impact**

This section must clearly state the need for CRA funding and how CRA funding would impact your business.

**Section 5: Job Creation, Economic Impact and Community Benefit**

This section must clearly state the job creation or retention and the economic impact CRA funding would have on your business.

**Section 6: Business/Corporate Information**

Must be provided by the Applicant and attached as an Appendix to this Application. See the complete list of information items in Section 6 of the application.

Business/Company Name: AQUA BEACH HOLDINGS CORP

Contact Person Name: ALEXANDER SHVARTS

Telephone Number: ( 917 ) 776-3095 Cellphone Number: ( 917 ) 776-3095

**SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM**

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

**AQUA BEACH HOLDINGS CORP**

- AS 1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- AS 2. The information given herein and, in the documents, attached hereto are true and correct;
- AS 3. The documents and this certification are factual material representations which the NW 7th Ave Agency ("Agency") may rely on when determining whether to award grant funds to the above-referenced organization;
- AS 4. The submission of all required documents and this application are a prerequisite for this transaction;
- AS 5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- AS 6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

**ALEXANDER SHVARTS**

Name/Title

Signature

**2/6/2025**

Date

Name/Title

Signature

Date



**SECTION 2: BUSINESS/COMPANY BACKGROUND**Funding Requested: \$ 75,000**APPLICANT/OWNER INFORMATION**

Name of Applicant: Aqua Beach Holdings Corp

Address: C/O 6917 Collins Ave

City, State, Zip Code: Miami Beach, FL 33141

Phone Number: ( 917 ) 776-3095 E-mail: AQUABEACHHOLDINGS@GMAIL.COM

**BUSINESS INFORMATION**

Legal Name of Business: AQUA BEACH HOLDINGS CORP

Business Address: 14440-14448 NW 7th AVE MIAMI, FL. 33168

Business Phone: ( 917 ) 776-3095 Business E-mail: AQUABEACHHOLDINGS@GMAIL.COM

Business Website Address: N/A

Federal Tax ID #: 83-4542797 Date Established: 2/2020

Check Business Type:        Sole Proprietorship ☒ Corporation        Partnership        Other

☒ Own        Rent        Contract for Deed        Mortgage Principal: \$       

Lessor:        Terms of Lease:        Monthly Lease: \$       

Business/Company Ownership Interest of all parties named on title: (Add additional, if needed)

Name: <u>ALEXANDER SHVARTS</u>	Interest: <u>50</u> %
Name: <u>SUSANNA ROITMAN</u>	Interest: <u>50</u> %
Name: <u>      </u>	Interest: <u>      </u> %
Name: <u>      </u>	Interest: <u>      </u> %

Current Gross Annual Revenue: \$ 123,800

**PROPERTY INFORMATION**

Estimated Date of Building Construction: 1970 Estimated Current Tax Market Value: \$ 1.1M

Has this Building been historically registered? Yes or ☒ No If Yes, please attach information to this Application.

# of Stories:        # of Businesses:        # of Buildings:        # of Apartments:

Does this building have any County or State Code Violations? \_\_\_\_\_ Yes or   X   No If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? \_\_\_\_\_ Yes or   X   No If yes, please attach detailed information to this Application.

Describe your Organization's Business — products produced, services provided, etc.:

COMMERCIAL RENTAL PROPERTY (5 UNIT PLUS BILL BOARD)

Total Project Cost \$   69,000  

Amount of Agency funding requested by Applicant \$   51,750  

### SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency's Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	



Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity

Description of Project Need:

This project involves key improvements to enhance safety, functionality, and aesthetics, including parking lot paving, gutter installation, landscaping, exterior painting, fencing, and lighting upgrades, and securing Commercial Liability Insurance.

How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

Our property, home to a community ethnic market and family-owned business, is central to the neighborhood. CRA funding will improve infrastructure, enhancing safety, appeal, and functionality. These upgrades will attract more customers, support local economic growth, and foster community pride, benefiting both our business and residents.

**\*Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.

	Improvement Type	Description	Estimated Cost
1	Parking Lot	Paving and Surface Restoration	\$20,000
2	Gutters	Replacement and Installation	\$9,000
3	Landscape	Enhancement and Maintenance	\$4,000
4	Commercial Liability Insurance	Coverage for Business Protection and Risk Management	\$8,000
5	Exterior Paint	Repainting and Protective Coating	\$6,000
6	Fencing & Lighting	Installation and Upgrades for Security and Aesthetics	\$12,000
Total Estimated Construction Cost:			\$ 69,000

\*If additional space is needed to provide more detailed information, please attach to application.

**\*Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1	N/A	N/A	N/A
2	N/A	N/A	N/A
3	N/A	N/A	N/A
4	N/A	N/A	N/A
5	N/A	N/A	N/A
6	N/A	N/A	N/A
Total Estimated Equipment Cost: \$			0

\*If additional space is needed to provide more detailed information, please attach to application.

**SECTION 4: STATEMENT OF NEED AND IMPACT**

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

Yes, the grant funding will help retain existing positions by improving access to our tenants, allowing  
them to expand and maintain their customer base. The improvements will create a clean, safe, and  
respected environment, which will support the growth and stability of our tenants' businesses,  
ultimately maintaining jobs and providing ongoing employment opportunities.

2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

**Yes, the grant funding will enhance the skill sets of current positions by enabling staff to work in a more modern and efficient environment. The improvements will provide opportunities for employees to develop new skills related to facility management, customer service, and technology use, ensuring they are better equipped to support the growing needs of the business.**

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

**Yes, the grant funding will create new positions within our business. As we improve the facility and expand services, additional roles will be needed in areas such as maintenance, customer service, and possibly management, contributing to job creation and local employment growth.**

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

**Yes, the grant funding will increase our sales revenue by improving our facility and enhancing the customer experience. The upgrades will make our business more competitive by offering a safer, more inviting environment, attracting more customers. Additionally, these improvements will help expand our market position by allowing us to better serve our existing clients and potentially reach new markets.**

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

**Yes, the grant funds will improve operations and increase efficiency by upgrading our infrastructure, such as better lighting and paved parking, which will reduce maintenance costs and enhance customer flow. Additionally, energy-efficient lighting and improved facilities will help reduce overall energy consumption, leading to cost savings in the long term.**

<b>BUSINESS/COMPANY NAME: AQUA BEACH HOLDINGS CORP</b>	
1. How many years has your business been in operation?	<b>5 YEARS</b>
2. How many years of experience dos the majority owner have in this business?	<b>5 YEARS</b>
3. Is your business a minority or women-owned business enterprise (MWBE)?	<b>FAMILY OWNED</b>
<b>ECONOMIC IMPACT</b>	
4. How do you plan to meet the specific priorities of the Agency and provide an economic impact along the NW 7th Avenue corridor?  We plan to meet the Agency's priorities by improving infrastructure along the NW 7th Avenue corridor enhancing safety access and aesthetics. Upgrades like parking lot paving, better lighting and landscaping will attract more customers, support local businesses and create jobs. These improvements will drive economic growth, increase property values, and foster a stronger community	
<b>JOBS &amp; JOB CREATION</b>	
5. How many of your current employees earn less than \$27,400 per year? <u>  N/A  </u> More than \$27,400? <u>  N/A  </u>	
6. How many new jobs will be created, if your business receives the requested grant funding?	<b>3-4</b>
7. How many new jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	<b>2-3</b>
8. How many of your businesses' current positions require more than a high school education/diploma?	<b>N/A</b>
9. How many new jobs created by this grant will require more than a high school education or diploma?	<b>2-3</b>
10. If any new jobs will be created because of this grant, insert the number of each type of position that will be newly created. (Refer to listing of occupations category definitions on page 21.)  Professional      Craft Worker <u>  X  </u> Sales      Technician Operative      Laborer      Office/Clerical <u>  X  </u> Service Worker Other: _____ 11. What are the new positions which will be created: <u>  N/A  </u>	
<b>INVESTMENT AND USE OF FUNDS</b>	
12. What is the total project cost/investment?	<b>\$ 69,000</b>
13. What is the total amount of grant funding being requested in this application?	<b>\$ 51,750</b>
<b>OPERATIONAL READINESS</b>	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	<u>  X  </u> Yes <u>  </u> No
<b>COMMUNITY BENEFIT</b>	
15. Overall, how will this grant funding benefit the community and residents of the CRA?  The grant funding will benefit the community and residents of the CRA by improving the safety appearance and functionality of key areas. Upgrades like better lighting, parking lot paving, and landscaping will create a cleaner, safer, environment, attracting more customers and supporting local businesses. These improvements will boost economic growth, create job opportunities, and enhance the overall quality of life for residents.	

## Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust

### Acquiring Financial Interest

I, ALEXANDER SHVARTS, (Owner/President Name) the owner or president of  
AQUA BEACH HOLDING CORP (Business Name), whose  
 business address is, 14440-14448 NW 7th Ave MIA FL 33168 (Address, City, State, Zip  
 Code) clo 6917 COLLINS AVE #1212 MIAMI BEACH FL 33141

Are you currently an employee of Miami-Dade County? \_\_\_\_\_ Yes ☒ No

If yes, what Department? \_\_\_\_\_

Do you currently serve on any Miami-Dade County Board(s)? \_\_\_\_\_ Yes ☒ No

If yes, please list: \_\_\_\_\_

Are you an elected official of Miami-Dade County? \_\_\_\_\_ Yes ☒ No

If yes, please list office held: \_\_\_\_\_

I am applying for grant funding through the N.W. 7th Avenue Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association  
 N.W. 7th Avenue CRA Grants Coordinator  
 5120 N.W. 24th Avenue  
 Miami, FL 33142  
 E-mail: [uptown7@nanaf.org](mailto:uptown7@nanaf.org)

**UPTOWN**  
 AVE 7 N U E  
 iwork.ishop. play

10





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
AQUA BEACH HOLDINGS CORP

### Filing Information

**Document Number** P19000034005  
**FEI/EIN Number** 83-4542797  
**Date Filed** 04/16/2019  
**Effective Date** 04/16/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

6917 COLLINS AVENUE  
1212  
MIAMI BEACH, FL 33141

### Mailing Address

6917 COLLINS AVENUE  
1212  
MIAMI BEACH, FL 33141

### Registered Agent Name & Address

SHVARTS, ALEXANDER  
6917 COLLINS AVENUE  
1212  
MIAMI BEACH, FL 33141

### Officer/Director Detail

#### **Name & Address**

Title v pres

SHVARTS, ALEXANDER  
6917 COLLINS AVENUE 1212  
MIAMI BEACH, FL 33141

Title Treasurer

SHVARTS, ALEXANDER  
6917 COLLINS AVENUE 1212  
MIAMI BEACH, FL 33141

Title President

roitman, susanna  
6917 COLLINS AVENUE  
1212  
MIAMI BEACH, FL 33141

**Annual Reports**

Report Year	Filed Date
2023	01/23/2023
2024	02/27/2024
2025	02/14/2025

**Document Images**

<a href="#">02/14/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2019 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>

Florida Department of Banking & Finance

# Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY



7315594

RECEIPT NO.

RENEWAL

7606417

**BUSINESS NAME/LOCATION**

AQUA BEACH HOLDINGS CORP

MUNICIPALITIES LOC

COMMERCIAL LESSORS

**EXPIRES**

**SEPTEMBER 30, 2025**

Must be displayed at place of business

Pursuant to County Code

Chapter 8A - Art. 9 & 10



**OWNER**

AQUA BEACH HOLDINGS CORP

C/O ALEXANDER SHVARTS

**SEC. TYPE OF BUSINESS**

192

COMMERCL/INDUST/OF  
FICE SPACE

**PAYMENT RECEIVED  
BY TAX COLLECTOR**

75.00 07/02/2024

INT-24-415374

Aggregate sq. ft.

2498



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 [mdctaxcollector.gov](http://mdctaxcollector.gov)



[Home](#) [Search](#) [Data Bank](#) [Data Services](#) [Help](#)

[<](#) **Entity**

## AQUA BEACH HOLDINGS CORP

ID Assigned



The entity record has been validated as unique and existing, but is not registered in SAM.gov.

Unique Entity ID  
ZXV7MQB8KXV6

Physical Address  
**6917 COLLINS AVE APT  
1212  
MIAMI BEACH, FL  
33141-7201, USA**

Version

Current Record



Front

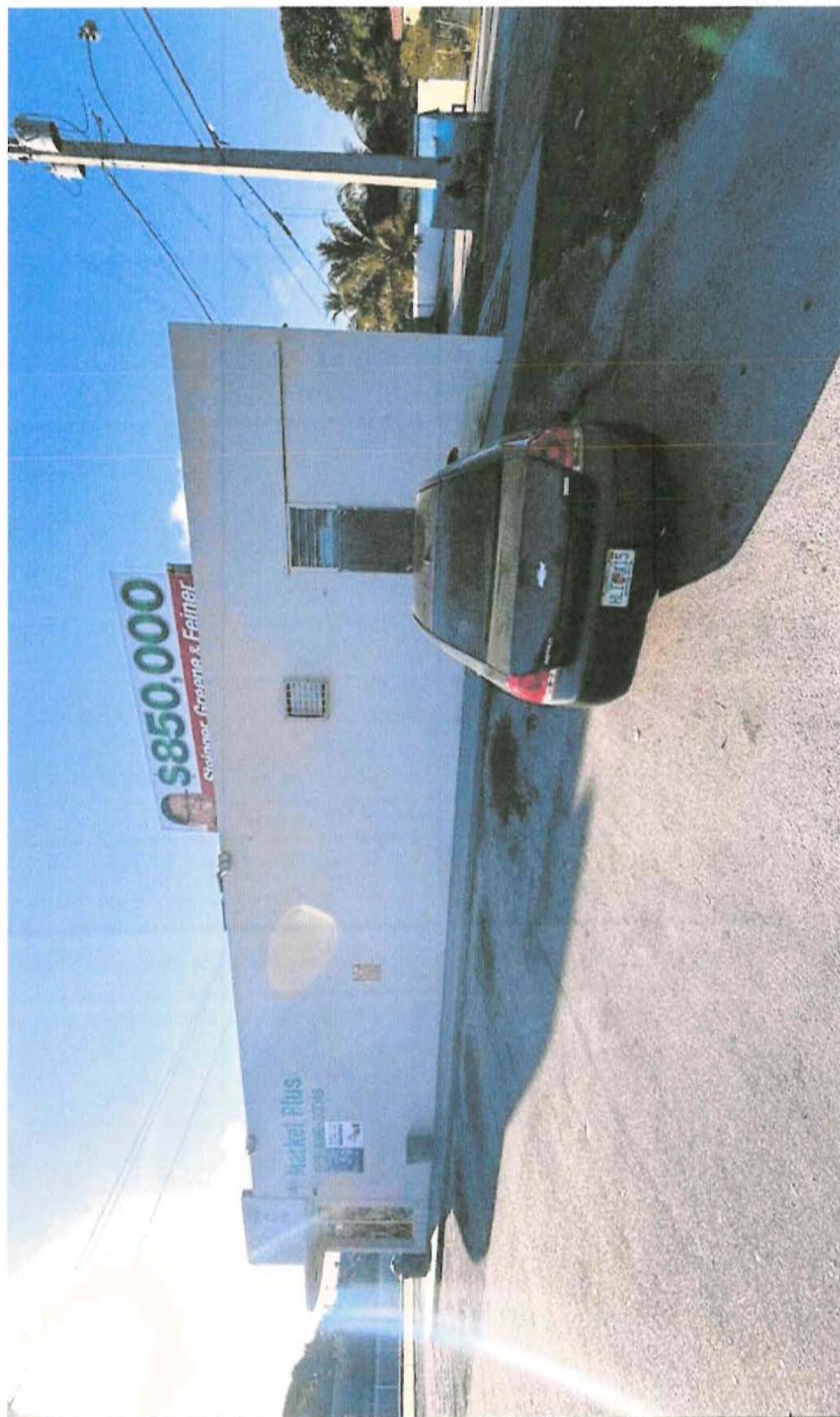




Front



Side







Back



# Conceptual Design

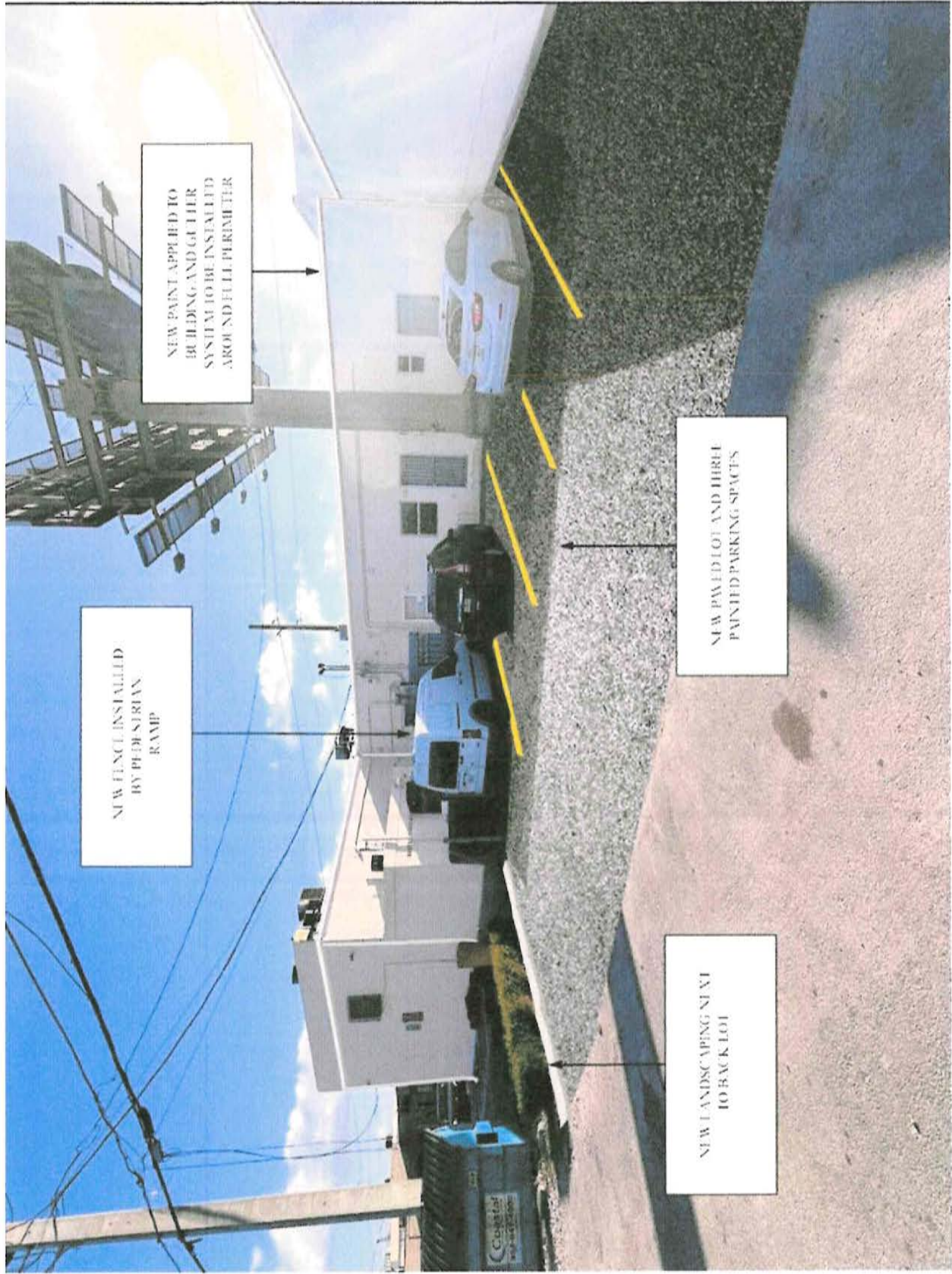
## Front





Conceptual Design

Bach



Date of this notice: 07-01-2019

Employer Identification Number:  
84-2256884

Form: SS-4

Number of this notice: CP 575 A

AQUA BEACH HOLDING CORP  
% ALEXANDER SHVARTS  
4775 COLLINS AVE APT 703  
MIAMI BEACH, FL 33140

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 84-2256884. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

04/15/2020

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

**IMPORTANT INFORMATION FOR S CORPORATION ELECTION:**

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.



AQUA BEACH HOLDINGS CORP  
14440-14448 NW 7th AVE  
MIAMI, FL 33168

## Summary

Name	Count	Area(ft²)	Length(ft)
Brownfield	0	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	0	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	0	N/A	N/A
Enterprise Zone	0	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	0	N/A	N/A
Target Urban Area (TUA)	0	N/A	N/A
Target Urban Area Corridor	0	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	1	N/A	N/A
Urban Development Boundary	1	N/A	N/A

## Census Tract 2010

#	NAME	Area(ft²)
1	Census Tract 4.13	N/A

## Community Redevelopment Area

#	LOCATION	Area(ft²)
1	NW 7th Avenue Expansion	N/A

## County Commission District

#	District	Commissioner	Area(ft²)
1	2	Marleine Bastien	N/A

## Current Land Use

#	Land Use	Description	Area(ft²)
1	110	Sales and Services (Wholesale facilities, Spot commercial, strip commercial, neighborhood shopping centers/plazas). Excludes office facilities.	N/A





## GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

### Applicants Request:

☒ RRG 100,000 ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_

### Applicant Information:

Business Name: PHMX LLC

Trade Name/ DBA: \_\_\_\_\_

Business Address: 15550 NW 7<sup>th</sup> Ave Miami, FL 33169  
City, State, Zip code

Applicant / Contact Name: Kari Kazumian

### Required Documents (Ensure all are included):

1. ☒ Y / N or N/A Grant Application (completed)
2. ☒ Y / N or N/A Division of Corporation Printout (Sunbiz.org)
3. ☒ Y / N or N/A Miami-Dade County Local Business Tax Receipt (LBT)
4. ☒ Y / N or N/A Unique Entity Identifier (UEI) (Issued by SAM.gov)
5. ☒ Y / N or N/A Proof of Minimum of Two Years in Business
6. ☒ Y / N or N/A Valid Florida Driver's License or State ID
7. ☒ Y / N or N/A Photos of Business:
8. ☒ Y / N or N/A Valid Business Tax Return for Years 2022 or 2023
9. ☒ Y / N or N/A Proof of Match (3 consecutive months of Bank Statements)
10. ☒ Y / N or N/A IRS 147C Letter (Verification of Employer Identification Number)
11. ☒ Y / N or N/A Business Incentive Form
12. ☒ Y / N or ☒ N/A Lease Agreement (If relocating to 7<sup>th</sup> ave. corridor)

### Recommendation(s):

☒ RRG \$ 100,000 ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_  
Up to \$ 75,000 (25% match) Up to \$ 100,000 (50% match) up to \$ 10,000 (no match)

### Staff Review:

Staff Name: Alice Townsend-Owens Review Date: 3/17/2025

Project Description: Surface parking lot, landscaping, irrigation, water and fire connection.

Project cost breakdown: Applicant \$100,000 7th Ave CRA \$ 100,000 Total cost \$ 200,000

Will require business to enter into a CBA: They will create 12 jobs; 5 will require education beyond high school, and all 12 positions will offer salaries above \$27,400.



April 17, 2025

Subject: PHMX LLC's Construction funding by Goliath Capital Financial LLC

To Whom It May Concern:

This letter serves as an official confirmation that Goliath Capital Financial will be funding the construction-related expenses for PHMX LLC.

Both Goliath Capital Financial and PHMX LLC are privately held entities owned by Kari Kazumian. As part of our internal capital allocation strategy, Goliath Capital Financial LLC will provide the necessary funds to cover construction costs associated with PHMX LLC's development initiatives, in accordance with the agreed terms and conditions.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Kari Kazumian  
Manager

STATE OF FLORIDA

COUNTY OF Miami-Dade.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of April, 2025 by Kari Kazumian, who is personally known to me or who has produced FL-DL as identification.

Notary Public - State of Florida

(Print Name: Aldo Cabrera Vazquez)

My Commission Expires: December 18, 2028.

Commission Number: HH662903.



ALDO CABRERA VAZQUEZ  
Commission # HH 622903  
Expires December 18, 2028

15550 NW 7th Ave Miami, FL 33169, USA

305 930 4337 / 786 444 0058

www.pharmixusa.com

kari@pharmixusa.com







## Deposit Account Balance Summary

03/24/2025

Requestor information:

GOLIATH CAPITAL FINANCIAL, LLC

1520 WEST AVE APT 6  
MIAMI BEACH, FL 33139-2300

Summary of Deposit Account				
Account Number	Account Type	Open Date	Current Balance	Avg Balance (12 mos)
700657888	Chase Platinum Business Checking	02/25/2025	\$184,040.00	\$0.00
Customer Information				
GOLIATH CAPITAL FINANCIAL, LLC		Sole Owner		
LEONARDO LAFARGUE		Signer		
KARI KAZUMIAN		Signer		

Deposit Account Balance Summary request completed by:

CHRISTOPHER HAYES  
(614) 248-5800  
South Miami 1

JPMorgan Chase Bank, N.A.  
Alton Rd.  
1801 Alton Rd., Miami Beach, FL 33139  
FL7-0164

### PLEASE NOTE THAT THE INFORMATION PROVIDED IN THIS LETTER WILL BE THE ONLY INFORMATION RELEASED BY JPMorgan Chase, N.A.

This letter is written as a matter of business courtesy, without prejudice, and is intended for the confidential use of the addressee only. No consideration has been paid or received for the issuance of this letter. The sources and contents of this letter are not to be divulged and no responsibility is to attach to this bank or any of its officers, employees or agents by the issuance or contents of the letter which is provided in good faith and in reliance upon the assurances of confidentiality provided to this bank. Information and expressions of opinion of any type contained herein are obtained from the records of this bank or other sources deemed reliable, without independent investigation, but such information and expressions are subject to change without notice and no representation or warranty as to the accuracy of such information or the reliability of the sources is made or implied or vouched in any way. This letter is not to be reproduced, used in any advertisement or in any way whatsoever except as represented to this bank. This bank does not undertake to notify of any changes in the information contained in this letter. Any reliance is at the sole risk of the addressee.





Community

## Redevelopment Agency

Area Improvement &amp; Redevelopment Grants Program

## UPTOWN AVENUE 7 AIRG APPLICATION

**APPLICANT INSTRUCTIONS -**

To be considered for grant funding under the CRA's AIRG program, applicants must submit a complete application package, provide all requested documents and become a registered Miami-Dade County vendor (if not already registered). Be sure to read all program requirements for the various grant programs in the Sections detailed above.

**GRANT APPLICATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS UNTIL ALL FUNDING HAS BEEN EXHAUSTED. COMPLETED APPLICATIONS CAN BE SUBMITTED TO AGENCY GRANTS ADMINISTRATOR VIA: IN-PERSON, E-MAIL, U.S. MAIL OR BY SCAN**

Neighbors and Neighbors Association, Inc. (NANA)  
 Grants Coordinator, N.W. 7th Ave Community Redevelopment Agency  
 5120 N.W. 24th Avenue Miami, FL 33142  
 E-mail: [uptown7@nanafll.org](mailto:uptown7@nanafll.org)  
 Phone: (305) 756-0605 Fax: (305) 756-6008

**APPLICATION SECTIONS -****Section 1: Certification Statement and Signature Form**

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the organization to contracts (signature authority).

**Section 2: Business/Company Background**

This section must be completed in its entirety to provide the Agency with enough information about your business/company.

**Section 3: Proposed Use of Funds**

This section outlines eligible and non-eligible grant expenditures and requires detailed proposed use information.

**Section 4: Statement of Need and Impact**

This section must clearly state the need for CRA funding and how CRA funding would impact your business.

**Section 5: Job Creation, Economic Impact and Community Benefit**

This section must clearly state the job creation or retention and the economic impact CRA funding would have on your business.

**Section 6: Business/Corporate Information**

Must be provided by the Applicant and attached as an Appendix to this Application. See the complete list of information items in Section 6 of the application.

Business/Company Name: PHMX LLC

Contact Person Name: Kari Kazumian

Telephone Number: ( 786 ) 444-0058 Cellphone Number: ( 786 ) 444-0058

**SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM**

PHMX LLC

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

PHMX LLC

- V   1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- V   2. The information given herein and, in the documents, attached hereto are true and correct;
- V   3. The documents and this certification are factual material representations which the NW 7th Ave Agency ("Agency") may rely on when determining whether to award grant funds to the above-referenced organization;
- V   4. The submission of all required documents and this application are a prerequisite for this transaction;
- V   5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- V   6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

Kari Kazumian

Name/Title



Signature

02.01.25

Date

Name/Title

Signature

Date

**SECTION 2: BUSINESS/COMPANY BACKGROUND**Funding Requested: \$ 100,000**APPLICANT/OWNER INFORMATION**Name of Applicant: Kari KazumianAddress: 1520 West ave Suite 6City, State, Zip Code: Miami Beach FL 33139Phone Number: ( 786 ) 444 0058 E-mail: phmxllc@gmail.com

Surface parking lot construction.

**BUSINESS INFORMATION**Legal Name of Business: PHMX LLCBusiness Address: 15550 NW 7th Ave Miami FL 33169Business Phone: ( 305 ) 930 4337 Business E-mail: phmxllc@gmail.com

Business Website Address: \_\_\_\_\_

Federal Tax ID #: 830620394 Date Established: 05.17.2018Check Business Type: \_\_\_\_\_ Sole Proprietorship \_\_\_\_\_ Corporation X Partnership \_\_\_\_\_ OtherX Own \_\_\_\_\_ Rent \_\_\_\_\_ Contract for Deed \_\_\_\_\_ Mortgage Principal: \$ \_\_\_\_\_

Lessor: \_\_\_\_\_ Terms of Lease: \_\_\_\_\_ Monthly Lease: \$ \_\_\_\_\_

Business/Company Ownership Interest of all parties named on title: (Add additional, if needed)

Name: Tract 49 Miami LLC / Kari Kazumian Interest: 50 %Name: Shogher Zargaryan Interest: 50 %

Name: \_\_\_\_\_ Interest: \_\_\_\_\_ %

Name: \_\_\_\_\_ Interest: \_\_\_\_\_ %

Current Gross Annual Revenue: \$ Building under development**PROPERTY INFORMATION**Estimated Date of Building Construction: at present Estimated Current Tax Market Value: \$ 2.5MHas this Building been historically registered? Yes or No If Yes, please attach information to this Application.# of Stories: 2 # of Businesses: 1 # of Buildings: 1 # of Apartments: n/a

Does this building have any County or State Code Violations? \_\_\_\_\_ Yes or ☒ No If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? \_\_\_\_\_ Yes or ☒ No If yes, please attach detailed information to this Application.

Describe your Organization's Business — products produced, services provided, etc.:

### Commercial Rental Property

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Total Project Cost \$ 150K

Amount of Agency funding requested by Applicant \$ 100,000

### SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency's Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	



Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity

Description of Project Need:

**SURFACE PARKING LOT CONSTRUCTION, LANDSCAPING, AND IRRIGATION, WATER AND FIRE CONNECTION.**

How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

**THE NEW PHARMACEUTICAL/MEDICAL BUSINESS WILL BRING COUNTLESS OPPORTUNITIES, INCLUDING JOB CREATION, COMMUNITY CONTRIBUTIONS, PARTICIPATION IN LOCAL INITIATIVES AND ENHANCED SAFETY FOR THE IMMEDIATE NEIGHBORHOOD.**

**\*Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.

	Improvement Type	Description	Estimated Cost
1	<b>SURFACE PARKING LOT CONSTRUCTION</b>		<b>\$125,000</b>
2	<b>LANDSCAPING AND IRRIGATION</b>		<b>\$25,000</b>
3	<b>WATER AND FIRE LINE CONNECTION</b>		<b>\$50,000</b>
4			
5			
6			
<b>Total Estimated Construction Cost:</b>			<b>\$ 200,000</b>

\*If additional space is needed to provide more detailed information, please attach to application.

6

**\*Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1	N/A	N/A	N/A
2	N/A	N/A	N/A
3	N/A	N/A	N/A
4			
5			
6			
Total Estimated Equipment Cost: \$ N/A			

\*If additional space is needed to provide more detailed information, please attach to application.

**SECTION 4: STATEMENT OF NEED AND IMPACT**

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

N/A

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2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

NO

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

THE BUSINESS WILL CREATE AND SUSTAIN 12 POSITIONS (2 LEAD OPERATORS, 2 PAINTERS, 5 PROFESSIONAL AND LABOR) TO SUPPORT IT'S OPERATIONS, WITH AN EXPECTED RETENTION OF OVER 12 NEW POSITIONS.

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

YES! The grant funding will help attract pharmaceutical and medical businesses by allowing us to enhance the property with necessary improvements, making it more suitable for tenants in this specialized industry. Upgrading the space will increase its appeal, leading to higher occupancy rates and increased rental revenue. Additionally, these enhancements will make our property more competitive in the market, positioning it as a top choice for medical professionals. The funding will also support marketing efforts to reach a broader audience, expanding our market position and potentially allowing us to attract businesses in new healthcare sectors.

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

YES! The grant funds will allow us to improve operations by upgrading the property with necessary renovations and modern infrastructure to better accommodate pharmaceutical and medical businesses. These improvements will increase efficiency by ensuring the space meets industry standards, reducing the time needed for tenants to modify the space themselves. Additionally, energy-efficient upgrades such as improved lighting, HVAC systems, and insulation will help lower operational costs and reduce energy consumption. These enhancements will not only benefit our business but also provide long-term cost savings for our tenants, making the property more attractive and sustainable.

<b>BUSINESS/COMPANY NAME:</b> PHMX LLC	
1. How many years has your business been in operation?	6 YEARS
2. How many years of experience dos the majority owner have in this business?	10 YEARS
3. Is your business a minority or women-owned business enterprise (MWBE)?	YES
<b>ECONOMIC IMPACT</b>	
4. How do you plan to meet the specific priorities of the Agency and provide an economic impact along the NW 7th Avenue corridor?  <b>By creating a new viable business and incorporating pleasant architectural elements that enhance comfort and safety for the neighborhood.</b>	
<b>JOBS &amp; JOB CREATION</b>	
5. How many of your current employees earn <b>less</b> than \$27,400 per year? <u>N/A</u> More than \$27,400? <u>N/A</u>	
6. How many <b>new</b> jobs will be created, if your business receives the requested grant funding?	12
7. How many <b>new</b> jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	12
8. How many of your businesses' <b>current</b> positions require more than a high school education/diploma?	5
9. How many <b>new jobs created by this grant</b> will require more than a high school education or diploma?	10
10. If any new jobs will be created because of this grant, insert the number of each type of position that will be newly created. (Refer to listing of occupations category definitions on page 21.)  <u>5</u> Professional <u>2</u> Craft Worker      _____ Sales      _____ Technician <u>2</u> Operative      _____ Laborer      _____ Office/Clerical <u>3</u> Service Worker _____ Other: _____	
11. What are the new positions which will be created: <u>2 Lead operators, 2 Painters, 5 Professional and Labor,</u>	
<b>INVESTMENT AND USE OF FUNDS</b>	
12. What is the total project cost/investment?	\$ 150K
13. What is the total amount of grant funding being requested in this application?	\$ 100,000
<b>OPERATIONAL READINESS</b>	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	<u>X</u> Yes ___ No
<b>COMMUNITY BENEFIT</b>	
15. Overall, how will this grant funding benefit the community and residents of the CRA?  <b>The creation of a new building hosting a pharmaceutical/medical business will generate jobs, boost local economic activity, and improve access to essential healthcare services for the community. Additionally, it will enhance neighborhood safety, promote urban development, and support local initiatives through increased engagement and investment.</b>	



**OCCUPATIONAL CATEGORY DEFINITIONS  
(SECTION 5, QUESTION #10)**

Page 21

**Professional** – Occupants requiring either college graduation or experience and includes: accountants and auditors, airplane pilots and navigators, architects, artists, chemists, designers, dietitians, editors, engineers, lawyers, librarians, mathematicians, natural scientists, registered professional nurses, professional and labor relations workers, physical scientists, physicians, social scientists, and teachers.

**Technicians** – Occupants requiring a combination of basic scientific knowledge and manual skill which can be obtained through two (2) years of post-high school education including many technical institutions and colleges or through equivalent on the job training. This includes: computer programmers and operators, drafters, engineering and mathematic aides, junior engineers, licensed practical or vocational nurses, photographers, radio operators, scientific assistants, surveyors, technical illustrators, and technicians (medical, dental, electronic physical science).

**Sales** – Occupants engaging wholly or primarily in direct selling. This includes: advertising agenda and sales workers, insurance agents and brokers, real estate agents and brokers, sales workers, demonstrators and retail sales workers and sales clerks, grocery clerks and cashiers and kindred workers.

**Office and Clerical** – Includes all clerical-type work regardless of level of difficulty, where the activities are predominantly non-manual. This includes: bookkeepers, cashiers, bills and accounts collectors, messengers and office helpers, office machine operators, shipping and receiving clerks, stenographers, typists and secretaries, telephone operators, and kindred workers.

**Craft Worker (skilled)** – Manual workers of relatively high-level having a thorough and comprehensive knowledge of the processes involved in their work. Exercise considerable independent judgment and usually receive an extensive period of training. This includes: the building trades, supervisors and lead operators (who are not members of management), mechanic and repairers, skilled machining occupations, compositors and typesetters, electricians, engravers, job setters (metal), motion picture projectionists, pattern and model makers, stationary engineers, and tailors.

**Operatives (semi-skilled)** – Workers who operate machines or other equipment or perform other factory-type duties of intermediate skill level which can be mastered in a few weeks and require only limited training. This includes: apprentices (auto mechanics, plumbers, electricians, machinists, mechanics, building trades, metal working trades, printing trades, etc.), operatives, attendants (auto service and parking) plasters, chauffeurs, delivery workers, dress makers and sewers (except factory), dryer's furnaces workers, heaters (metal), laundry and dry cleaning, operatives, milliners, laborers, motor operators, pliers and greasers, painters, photographic process workers, boiler tenders, truck and tractor drives, weavers (textile), welders and flame metals workers.

**Laborers (unskilled)** – Workers in manual occupations which generally require no special training to perform elementary duties that may be learned in a few days and require the application of little or no independent judgment. This includes: garage laborers, car washers and greasers, gardeners (except farm) and groundskeepers, stevedores, wood choppers, and laborers performing lifting, digging, mixing, loading and pulling operations.

**Service workers** – Workers in both protective and non-protective service occupations. This includes: attendants (hospital and other institutions, professional and personal service, including nurses' aides and orderlies), barbers, chair workers and cleaners, cooks, counter and fountain workers, elevator operators, firefighters and fire protection guards, door keepers, stewards, janitors, police officers and detectives, porters, waiters and waitresses and kindred workers.

## Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust

### Acquiring Financial Interest

I, Kari Kazumian (Owner/President Name) the owner or president of  
PHMX LLC (Business Name), whose  
 business address is, 15550 NW 7th Ave, Miami FL 33169 (Address, City, State, Zip  
 Code)

Are you currently an employee of Miami-Dade County? Yes X No

If yes, what Department? \_\_\_\_\_

Do you currently serve on any Miami-Dade County Board(s)? Yes X No

If yes, please list: \_\_\_\_\_

Are you an elected official of Miami-Dade County? Yes X No

If yes, please list office held: \_\_\_\_\_

I am applying for grant funding through the N.W. 7th Avenue Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association  
 N.W. 7th Avenue CRA Grants Coordinator  
 5120 N.W. 24th Avenue  
 Miami, FL 33142  
 E-mail: [uptown7@nanafl.org](mailto:uptown7@nanafl.org)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
PHMX LLC

### Filing Information

<b>Document Number</b>	L18000123769
<b>FEI/EIN Number</b>	83-0620394
<b>Date Filed</b>	05/17/2018
<b>Effective Date</b>	05/17/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/04/2023

### Principal Address

15550 NW 7th Ave  
Miami, FL 33169

Changed: 02/05/2025

### Mailing Address

1520 West Ave Suite 6  
Miami Beach, FL 33139

Changed: 04/23/2024

### Registered Agent Name & Address

Kazumian, Kari  
1520 West Ave Suite 6  
Miami Beach, FL 33139

Name Changed: 04/23/2024

Address Changed: 04/23/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGM

12

Kazumian, Kari  
1520 West Ave Suite 6  
Miami Beach, FL 33139

Title MGM

Zargaryan, Shogher  
1520 West Ave Suite 6  
Miami Beach, FL 33139

#### Annual Reports

Report Year	Filed Date
2024	04/23/2024
2025	02/05/2025
2025	02/25/2025

#### Document Images

<a href="#">02/25/2025 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/04/2023 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/09/2023 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">07/14/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/07/2021 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/02/2019 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/17/2018 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



# Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

7393518

**BUSINESS NAME/LOCATION**

PHMX LLC

15550 NW 7TH AVE

MIAMI, FL 33169-6268

**RECEIPT NO.**

NEW BUSINESS

7690350



**SEC. TYPE OF BUSINESS**

218

FINANCE/INVESTMENT/  
HOLDING CO

**OWNER**

PHMX LLC

C/O KARI KAZUMIAN MGR

1



**EXPIRES**

**SEPTEMBER 30, 2025**

Must be displayed at place of business

Pursuant to County Code

Chapter 8A - Art. 9 & 10

**PAYMENT RECEIVED**

**BY TAX COLLECTOR**

450.00 02/07/2025

PTBTC-25-067825



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 [mdctaxcollector.gov](http://mdctaxcollector.gov)



**FSRS.gov Role Migration is Live** [Show Details](#)  
Feb 4, 2025



[See All Alerts](#)

**Entity Validation** [Show Details](#)  
Feb 4, 2025



[Home](#) [Search](#) [Data Bank](#) [Data Services](#) [Help](#)



[<](#) **Get Unique Entity ID**



Get Started



Enter Entity  
Data



Start  
Validation



Complete  
Validation



**Get Unique  
Entity ID**

# Receive Unique Entity ID

Congratulations! You have been assigned the following Unique Entity ID:

LUNPPBMW284

VERIFIED SAM RECORD

PHMX LLC

14331 COMMERCE WAY

MIAMI LAKES, FL 33016-1502  
USA

You can **go to your Workspace** to view your Unique Entity ID or update your entity record.

This entity does not have a registration in **SAM.gov**. It only has a Unique Entity ID. This means you may not be eligible for some awards. You can choose to register your entity now or in the future.

[Learn more about the difference between only getting a Unique Entity ID and registering your entity.](#)

[Go to Homepage](#)

[Go to Workspace](#)



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[Privacy Policy](#)

[Restricted Data Use](#)

[Freedom of Information Act](#)

### Our Partners

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[Grants.gov](#)

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### Customer Service

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[Federal Service Desk](#)

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Pictures of the area we will be upgrading



Front



Side



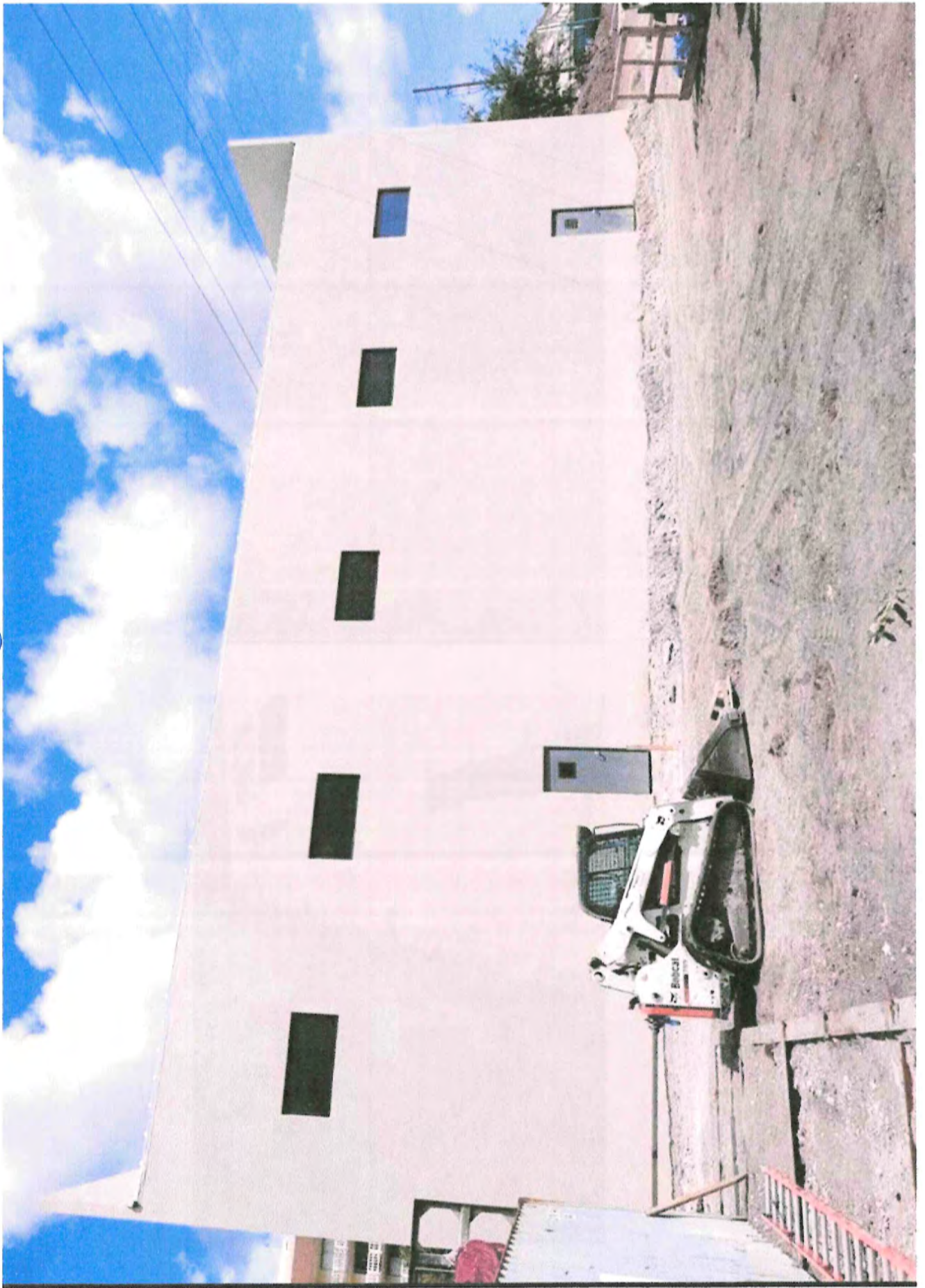


side



side

Side







side



side



Front





Back



DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 05-22-2018

Employer Identification Number:  
83-0620394

Form: SS-4

Number of this notice: CP 575 G

PHMX LLC  
SHOGHER ZARGARYAN SOLE MBR  
1520 WEST AVE APT 6  
MIAMI BEACH, FL 33139

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-0620394. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

#### IMPORTANT REMINDERS:

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is PHMX. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.





PHMX LLC  
15550 NW 7th Ave  
Miami, FL 33169

## Summary

Name	Count	Area(ft²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	1	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	0	N/A	N/A
Enterprise Zone	0	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	1	N/A	N/A
Target Urban Area (TUA)	0	N/A	N/A
Target Urban Area Corridor	0	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	1	N/A	N/A
Urban Development Boundary	1	N/A	N/A

## Brownfield

#	NAME	Area(ft²)
1	DADE-OPA LOCKA	N/A

## Census Tract 2010

#	NAME	Area(ft²)
1	Census Tract 4.14	N/A

## Community Redevelopment Area

#	LOCATION	Area(ft²)
1	NW 7th Avenue Expansion	N/A

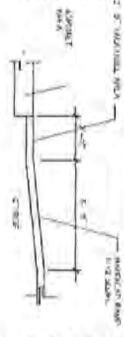
## Community Development Block Group

#	GT51PCNT	Area(ft²)
1	66.00	N/A

## County Commission District



**BICYCLE RACK SECTION 3-122.3**  
 25 TO 50 PARKING SPACES PROVIDE MIN  
 4 BICYCLE SPACES : 6 provided  
 BICYCLE RACK MUST RESIST REMOVAL, RUST  
 VANDALISM AND CLOSE TO ENTRY  
 PROVIDE PERMANENT SIGNAGE @ 5' ABOVE GRADE



# **RAMP DETAIL**

Scale: 1/4" = 1'-0"

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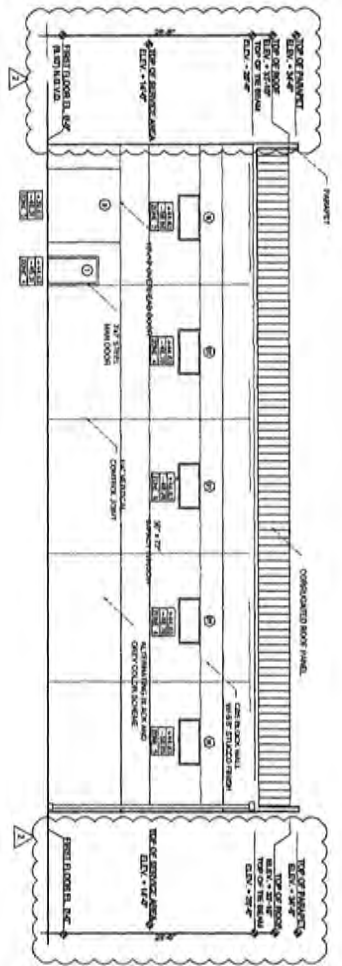
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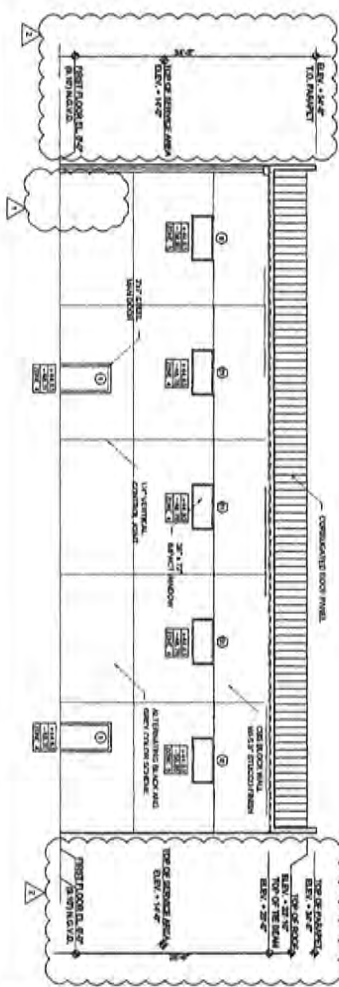
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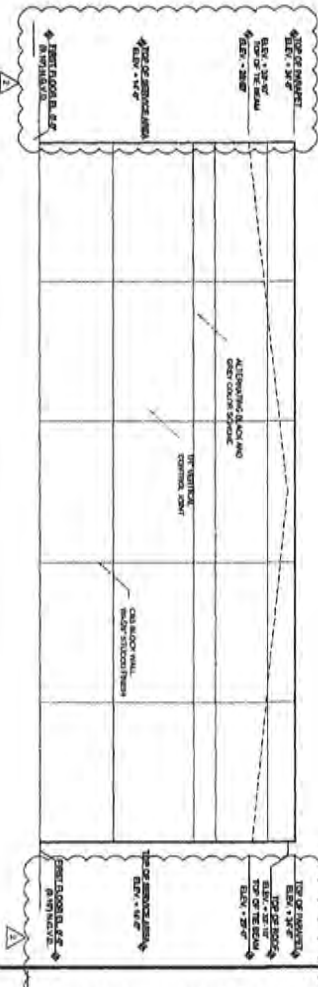
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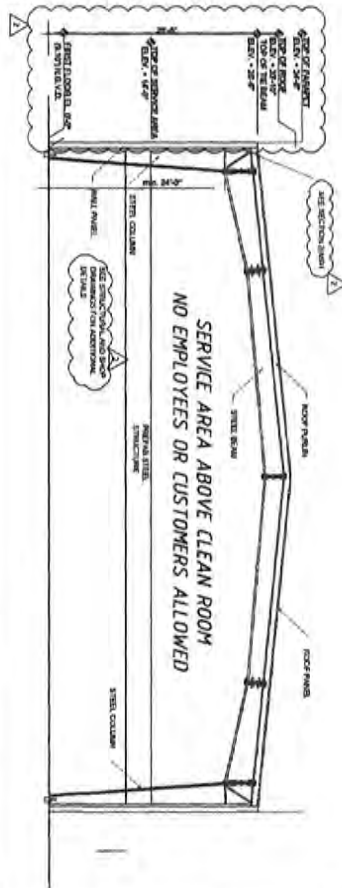
1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



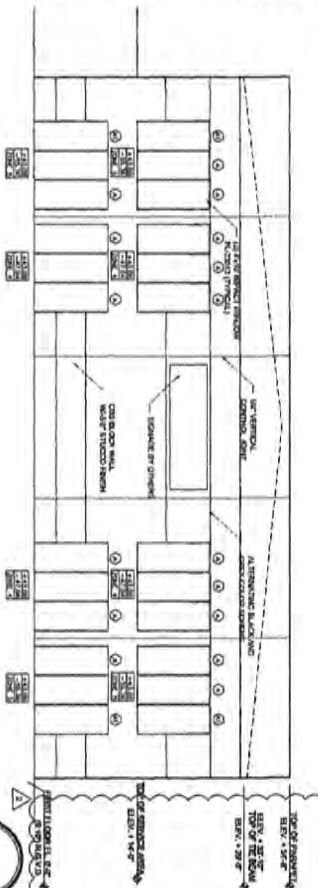
2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**EDWARD TORRES**  
ARCHITECTURE / INTERIOR DESIGN  
AR # 94792  
5075 NW 14th AVENUE MIAMI BEACH, FLORIDA 33142  
Cell: 305.755.0200 Fax: 305.755.0201  
Captiva@edtorres.com

700 NW 155TH LANE  
NORTH MIAMI BEACH, FLORIDA

REV.	DATE	DESCRIPTION
1	12-20-07	ISSUED FOR PERMITS
2	12-20-07	ISSUED FOR PERMITS

ELEVATIONS

SHEET NO.  
A201



February 04, 2025

Subject: Letter of Explanation Regarding PHMX LLC and Pharmix USA LLC

To Whom it May Concern:

I am writing this letter to provide clarification regarding the relationship between PHMX LLC and Pharmix USA LLC and their respective roles in our business operations.

PHMX LLC is a real estate holding company that owns and manages real estate asset, located at 15550 NW 7th Ave, Miami, FL 33169 (Folio# 30-2114-012-0020).

On the other hand, Pharmix USA LLC is an operational company responsible for the construction and development of the building owned by PHMX LLC. Pharmix USA LLC oversees all aspects of the construction process, including project management, procurement of materials, hiring contractors, and ensuring compliance with regulatory requirements. While PHMX LLC retains ownership of the real estate asset, Pharmix USA LLC is actively involved in its construction and development.

Should you require any additional information or supporting documentation, please feel free to contact me. I appreciate your time and attention to this matter.

Sincerely,

Kari Kazumian



**ADDRESS.**

15550 NW 7th Ave, Miami, FL 33169



**CONTACT.**

(786) 444-0058



phmxllc@gmail.com

U A R E A E A E



## GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

### Applicants Request:

☒ RRG 75,000<sup>00</sup> ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_

### Applicant Information:

Business Name: USA Real Estate & Investment LLC

Trade Name/ DBA: \_\_\_\_\_

Business Address: 10325 NW 7<sup>th</sup> Ave Miami, FL 33150  
City, State, Zip code

Applicant / Contact Name: Alan Bar

### Required Documents (Ensure all are included):

1. ☒ Y / N or N/A Grant Application (completed)
2. ☒ Y / N or N/A Division of Corporation Printout (Sunbiz.org)
3. ☒ Y / N or N/A Miami-Dade County Local Business Tax Receipt (LBT)
4. ☒ Y / N or N/A Unique Entity Identifier (UEI) (Issued by SAM.gov)
5. ☒ Y / N or N/A Proof of Minimum of Two Years in Business -(Sunbiz printout)
6. ☒ Y / N or N/A Valid Florida Driver's License or State ID
7. ☒ Y / N or N/A Photos of Business:
8. ☒ Y / N or N/A Valid Business Tax Return for Years 2022 or 2023
9. ☒ Y / N or N/A Proof of Match (3 consecutive months of Bank Statements)
10. ☒ Y / N or N/A IRS 147C Letter (Verification of Employer Identification Number)
11. ☒ Y / N or N/A Business Incentive Form
12. Y / N or ☒ N/A Lease Agreement (If relocating to 7<sup>th</sup> ave. corridor)
13. yes → Conceptual Design

### Recommendation(s):

☒ RRG 75,000<sup>00</sup> ☐ BAEG \_\_\_\_\_ ☐ STBIG \_\_\_\_\_  
Up to \$ 75,000 (25% match) Up to \$ 100,000 (50% match) up to \$ 10,000 (no match)

### Staff Review:

Staff Name: Alice Townsend-Owens Review Date: 4/9/2025


UPTOWN AVE 7 N U E is a registered trademark of the Uptown Avenue 7 Northside Community Agency

# Community

## Redevelopment Agency

### Area Improvement & Redevelopment Grants Program

## UPTOWN AVENUE 7 AIRG APPLICATION

### APPLICANT INSTRUCTIONS -

To be considered for grant funding under the CRA's AIRG program, applicants must submit a complete application package, provide all requested documents and become a registered Miami-Dade County vendor (if not already registered). Be sure to read all program requirements for the various grant programs in the Sections detailed above.

**GRANT APPLICATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS UNTIL ALL FUNDING HAS BEEN EXHAUSTED. COMPLETED APPLICATIONS CAN BE SUBMITTED TO AGENCY GRANTS ADMINISTRATOR VIA: IN-PERSON, E-MAIL, U.S. MAIL OR BY SCAN**

Neighbors and Neighbors Association, Inc. (NANA)  
 Grants Coordinator, N.W. 7th Ave Community Redevelopment Agency  
 5120 N.W. 24th Avenue Miami, FL 33142  
 E-mail: [uptown7@nanafll.org](mailto:uptown7@nanafll.org)  
 Phone: (305) 756-0605 Fax: (305) 756-6008

### APPLICATION SECTIONS -

#### Section 1: Certification Statement and Signature Form

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the organization to contracts (signature authority).

#### Section 2: Business/Company Background

This section must be completed in its entirety to provide the Agency with enough information about your business/company.

#### Section 3: Proposed Use of Funds

This section outlines eligible and non-eligible grant expenditures and requires detailed proposed use information.

#### Section 4: Statement of Need and Impact

This section must clearly state the need for CRA funding and how CRA funding would impact your business.

#### Section 5: Job Creation, Economic Impact and Community Benefit

This section must clearly state the job creation or retention and the economic impact CRA funding would have on your business.

#### Section 6: Business/Corporate Information

Must be provided by the Applicant and attached as an Appendix to this Application. See the complete list of information items in Section 6 of the application.

Business/Company Name: USA Real Estate Investment LLC  
 Contact Person Name: Alon Bar / Yonit Sapir  
 Telephone Number: (770) 875 2720 Cellphone Number: (305) 773 8655

## SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

USA Real Estate Investment LLC

- ☒ 1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- ☒ 2. The information given herein and, in the documents, attached hereto are true and correct;
- ☒ 3. The documents and this certification are factual material representations which the NW 7th Ave Agency ("Agency") may rely on when determining whether to award grant funds to the above-referenced organization;
- ☒ 4. The submission of all required documents and this application are a prerequisite for this transaction;
- ☒ 5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- ☒ 6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

Yonit Sapir / P

Name/Title

Signature

3/26/25

Date

Alon Bar / VP

Name/Title

Signature

3/26/25

Date



## SECTION 2: BUSINESS/COMPANY BACKGROUND

Funding Requested: \$ 75,000

## APPLICANT/OWNER INFORMATION

Name of Applicant: Yonit Sapir / Alon BarAddress: 6050 SW 55thCity, State, Zip Code: Pompano, FL 33314Phone Number: (305) 773-8655E-mail: Yonit.Sapir@gmail.com  
Bar.Alon22@gmail.com

## BUSINESS INFORMATION

Legal Name of Business: USA Real Estate and Investment LLCBusiness Address: 10325 NW 7th Ave, Miami, 33150Business Phone: (770) 875-2720Business E-mail: Bar.Alon22@gmail.com

Business Website Address: \_\_\_\_\_

Federal Tax ID #: 65-0937788Date Established: 07/28/1999Check Business Type: ☒ Sole Proprietorship ☐ Corporation ☐ Partnership ☐ Other☒ Own ☐ Rent ☐ Contract for Deed ☐ Mortgage Principal: \$ \_\_\_\_\_

Lessor: \_\_\_\_\_ Terms of Lease: \_\_\_\_\_ Monthly Lease: \$ \_\_\_\_\_

Business/Company Ownership Interest of all parties named on title: (Add additional, if needed)

Name: Yonit Sapir Interest: 100 %

Name: \_\_\_\_\_ Interest: \_\_\_\_\_ %

Name: \_\_\_\_\_ Interest: \_\_\_\_\_ %

Name: \_\_\_\_\_ Interest: \_\_\_\_\_ %

Current Gross Annual Revenue: \$ 480,000

## PROPERTY INFORMATION

Estimated Date of Building Construction: 1954 Estimated Current Tax Market Value: \$ 1,000,000Has this Building been historically registered? Yes or ☒ No If Yes, please attach information to this Application.# of Stories: 1 # of Businesses: 1 # of Buildings: 1 # of Apartments: 0



Does this building have any County or State Code Violations? \_\_\_\_ Yes or X No If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? \_\_\_\_ Yes or X No If yes, please attach detailed information to this Application.

Describe your Organization's Business — products produced, services provided, etc.:

USA Real Estate Investment is a privately owned, run by a woman established in 1999. We own 2 buildings strategically located within Uptown 7 Ave corridor. Our mission is to attract and retain High-quality tenants that align with Uptown 7 Ave vision of the CRA - fostering a vibrant, mixed use community where people can Play, Live & work. A Key Example of this approach is our recent Partnership with IQS Pool, a stunning pool facility, that now serving as a beacon within our corridor.

Total Project Cost \$ 100,000

Amount of Agency funding requested by Applicant \$ 75,000

### SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency's Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	

Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity

Description of Project Need:

To achieve the long term vision of the CRA and to bring the property to its full potential we plan to install new Bathroom in the Building, fix Awning above the doors, install new HVAC system and attract new tenants. These improvements will make the space more functional, modern and attractive.

How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

The funding will help to improve the area, attract new business, create jobs and support the revitalization of the area for the benefit of both the community and its residents.

**\*Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.

	Improvement Type	Description	Estimated Cost
1	New Plumbing Hookup & w/c	Install New Bathroom to allow future tenant use and improve potential	30,000
2	HVAC System	Two high efficiency units To allow future tenant use	40,000
3	Awnings stairs	metal awning & stairs w/ railing for safety	30,000
4			
5			
6			
Total Estimated Construction Cost:			\$ 100,000

\*If additional space is needed to provide more detailed information, please attach to application.



**\*Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1			
2			
3			
4			
5			
6			
Total Estimated Equipment Cost: \$			

\*If additional space is needed to provide more detailed information, please attach to application.

**SECTION 4: STATEMENT OF NEED AND IMPACT**

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

Yes, the grant will help maintain current operation by supporting continued property management, while also enabling improvements that will attract new tenants who are expected to bring in additional jobs and so much more into the area.

2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

No, it will not directly enhance skills, but will support business growth & future opportunities

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

Yes New tenant will bring jobs and building activities will require more support over time

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

Yes, it will help improve the property, increase rental income and strengthen our competitive position

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

Yes HVAC and other upgrades will increase efficiency reduce maintenance and improve performance



BUSINESS/COMPANY NAME: <u>USA Real Estate Investment LLC</u>	
1. How many years has your business been in operation?	<u>26</u>
2. How many years of experience does the majority owner have in this business?	<u>10</u>
3. Is your business a minority or women-owned business enterprise (MWBE)?	<u>Yes</u>
<b>ECONOMIC IMPACT</b>	
4. How do you plan to meet the specific priorities of the Agency and provide an economic impact along the NW 7th Avenue corridor? <u>By creating a modern, safe and attractive space for new business, we help drive job growth and economic activities along NW 7th Ave. by high end tenants/companies that will help shape the corridor.</u>	
<b>JOBS &amp; JOB CREATION</b>	
5. How many of your current employees earn less than \$27,400 per year? <u>0</u> More than \$27,400? <u>1</u>	
6. How many <b>new</b> jobs will be created, if your business receives the requested grant funding?	<u>2</u>
7. How many <b>new</b> jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	<u>2</u>
8. How many of your businesses' <b>current</b> positions require more than a high school education/diploma?	<u>1</u>
9. How many <b>new jobs created by this grant</b> will require more than a high school education or diploma?	<u>2</u>
10. If any new jobs will be created because of this grant, insert the number of each type of position that will be newly created. (Refer to listing of occupations category definitions on page 21.) _____ Professional      _____ Craft Worker      _____ Sales      _____ Technician _____ Operative      _____ Laborer      _____ Office/Clerical      _____ Service Worker _____ Other: _____	
11. What are the new positions which will be created: _____	
<b>INVESTMENT AND USE OF FUNDS</b>	
12. What is the total project cost/investment?	<u>\$180-190k</u>
13. What is the total amount of grant funding being requested in this application?	<u>\$75k</u>
<b>OPERATIONAL READINESS</b>	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>COMMUNITY BENEFIT</b>	
15. Overall, how will this grant funding benefit the community and residents of the CRA? <u>It will activate an underused space, attract business, increase safety and support the CRA's vision for a vibrant corridor.</u>	

# Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust

## Acquiring Financial Interest

I, Yonit Salir, (Owner/President Name) the owner or president of  
USA Real Estate Investments LLC (Business Name), whose  
business address is, 10325 NW 7th Ave, Miami, FL 33150 (Address, City, State, Zip  
Code)

Are you currently an employee of Miami-Dade County? \_\_\_\_\_ Yes ☒ No

If yes, what Department? \_\_\_\_\_

Do you currently serve on any Miami-Dade County Board(s)? \_\_\_\_\_ Yes ☒ No

If yes, please list: \_\_\_\_\_

Are you an elected official of Miami-Dade County? \_\_\_\_\_ Yes ☒ No

If yes, please list office held: \_\_\_\_\_

I am applying for grant funding through the N.W. 7th Avenue Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association  
N.W. 7th Avenue CRA Grants Coordinator  
5120 N.W. 24th Avenue  
Miami, FL 33142  
E-mail: [uptown7@nanaf.org](mailto:uptown7@nanaf.org)

**UPTOWN**  
A V E 7 N U E  
iwork. ishop. iplay

The N.W. 7th Avenue Community Redevelopment Agency



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
USA REAL ESTATE AND INVESTMENT, LLC

### Filing Information

<b>Document Number</b>	L99000004591
<b>FEI/EIN Number</b>	65-0937788
<b>Date Filed</b>	07/28/1999
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	12/23/2016
<b>Event Effective Date</b>	NONE

### Principal Address

650 NW 105 ST  
MIAMI, FL 33150

Changed: 10/10/2022

### Mailing Address

6050 SW 55th Place  
Davie, FL 33314

Changed: 01/30/2017

### Registered Agent Name & Address

SAPIR, YONIT  
6050 SW 55TH PLACE  
DAVIE, FL 33314

Name Changed: 12/23/2016

Address Changed: 12/23/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title President



SAPIR, YONIT  
6050 SW 55TH PLACE  
DAVIE, FL 33314

Title VP

Bar, Alon  
6050 SW 55th Place  
Davie, FL 33314

#### Annual Reports

Report Year	Filed Date
2023	01/25/2023
2024	02/07/2024
2025	02/09/2025

#### Document Images

<a href="#">02/09/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/23/2016 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">09/23/2016 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/27/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/16/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2003 -- LIMITED LIABILITY CORPORATION</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/15/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/28/1999 -- Florida Limited Liabilities</a>	<a href="#">View image in PDF format</a>



# Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

4729597

**BUSINESS NAME/LOCATION**  
USA REAL ESTATE &  
INVESTMENT LLC  
UNINCORPORATED LOC  
MIAMI, FL 99999

**RECEIPT NO.**  
RENEWAL  
4938529



**OWNER**  
USA REAL ESTATE & INVESTMENT  
LLC

Aggregate sq. ft. 23119

**SEC. TYPE OF BUSINESS**  
192 COMMERCL/INDUST/OF  
FICE SPACE

**PAYMENT RECEIVED  
BY TAX COLLECTOR**  
125.00 07/02/2024  
INT-24-416569



This Local Business Tax Receipt only confirms payment of the Local BusineTax. 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 [mdctaxcollector.gov](http://mdctaxcollector.gov)



**EXPIRES**  
**SEPTEMBER 30, 2025**

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



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## < Get Unique Entity ID



Get Started



Enter Entity  
Data



Start  
Validation



Complete  
Validation



**Get Unique  
Entity ID**

## Receive Unique Entity ID

Congratulations! You have been assigned the following Unique Entity ID:

**V6D7HLNZNV53**

VERIFIED SAM RECORD

**USA REAL ESTATE AND INVESTMENT, LLC**

6050 SW 55TH PL  
DAVIE, FL 33314-6100  
USA

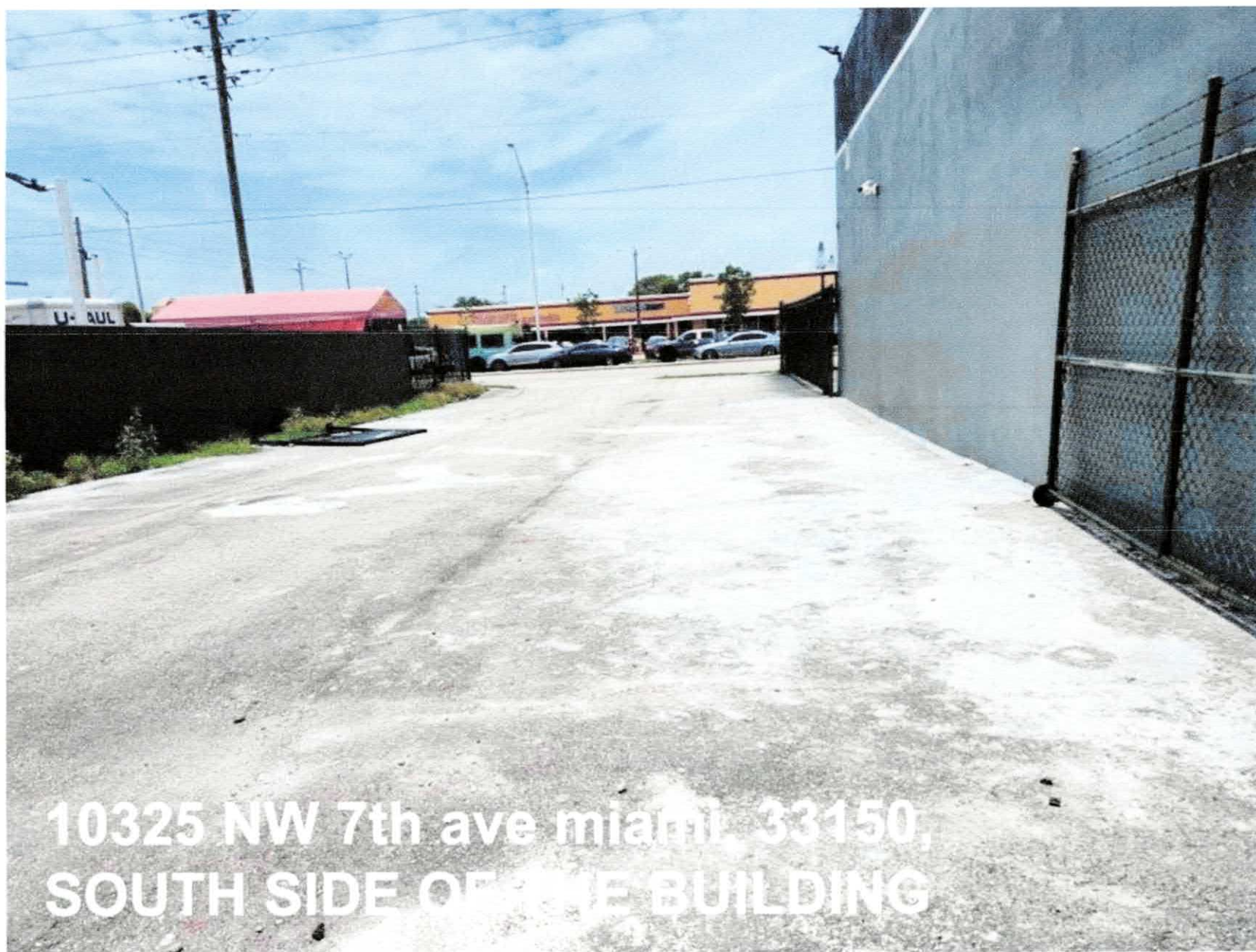
Year of Incorporation  
1999

State of Incorporation  
FL



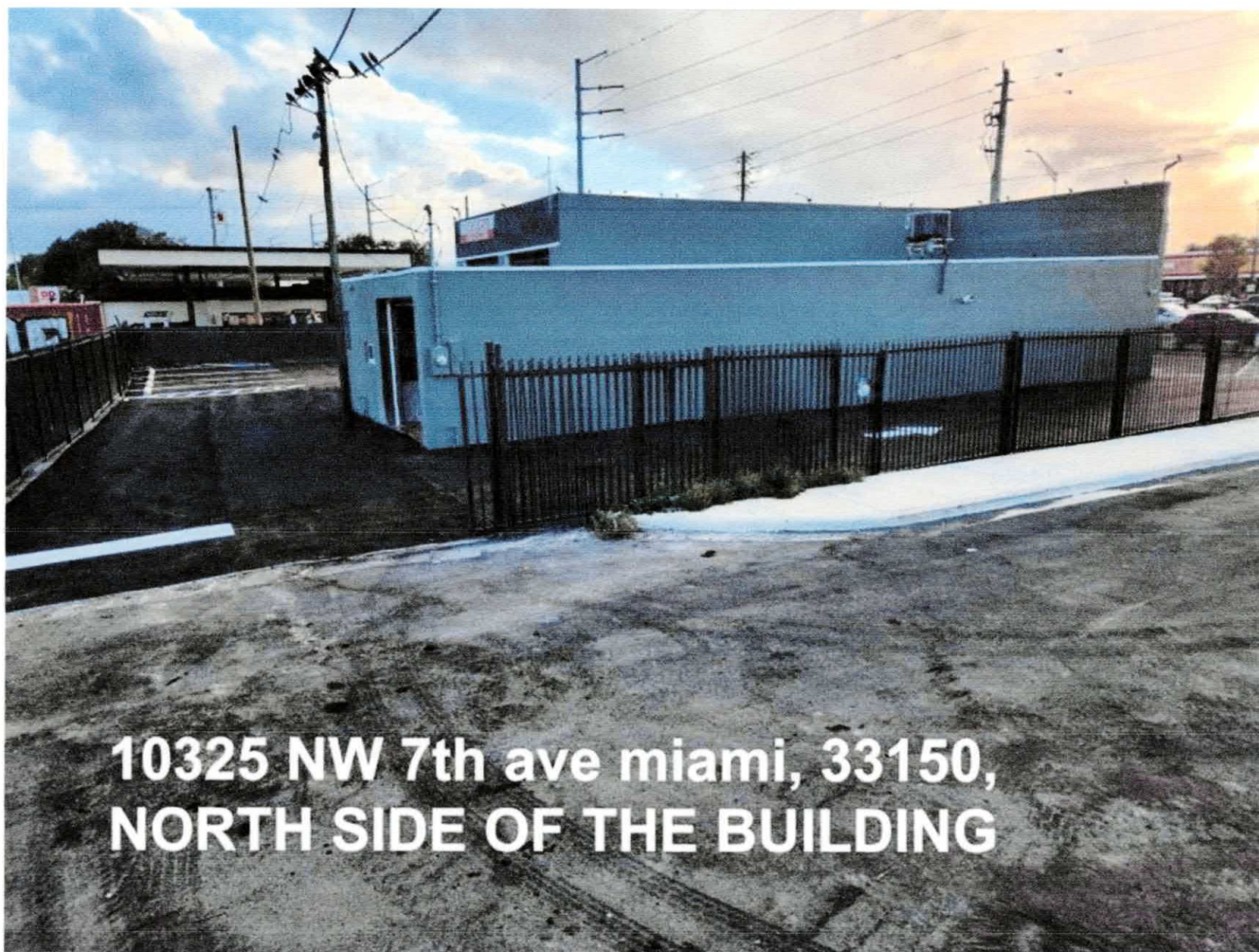
**10325 NW 7th ave miami, 33150,  
FRONT OF THE BUILDING**





10325 NW 7th ave miami 33150,  
SOUTH SIDE OF THE BUILDING





**10325 NW 7th ave miami, 33150,  
NORTH SIDE OF THE BUILDING**





**10325 NW 7th ave miami, 33150,  
BACK SIDE OF THE BUILDING**

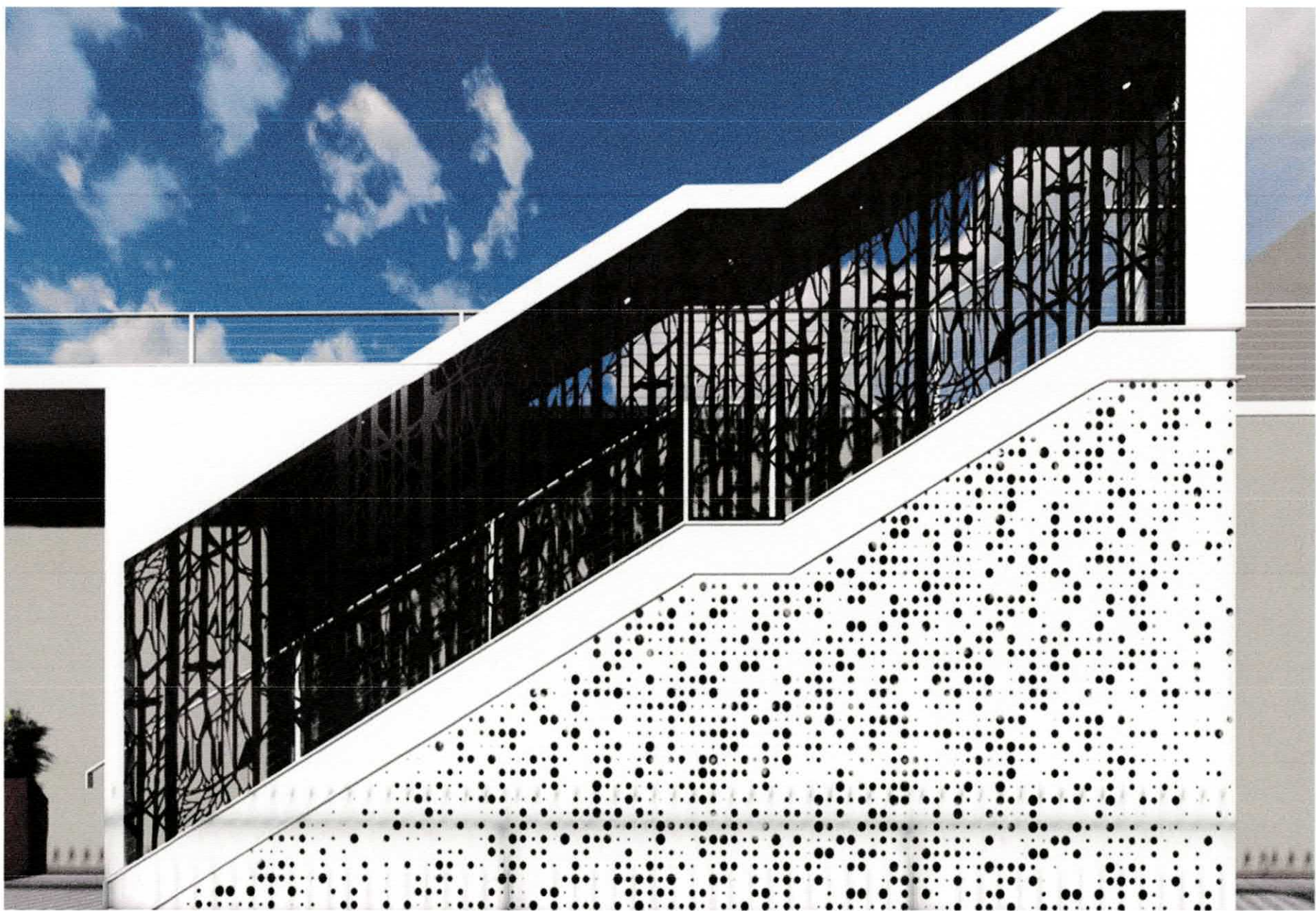






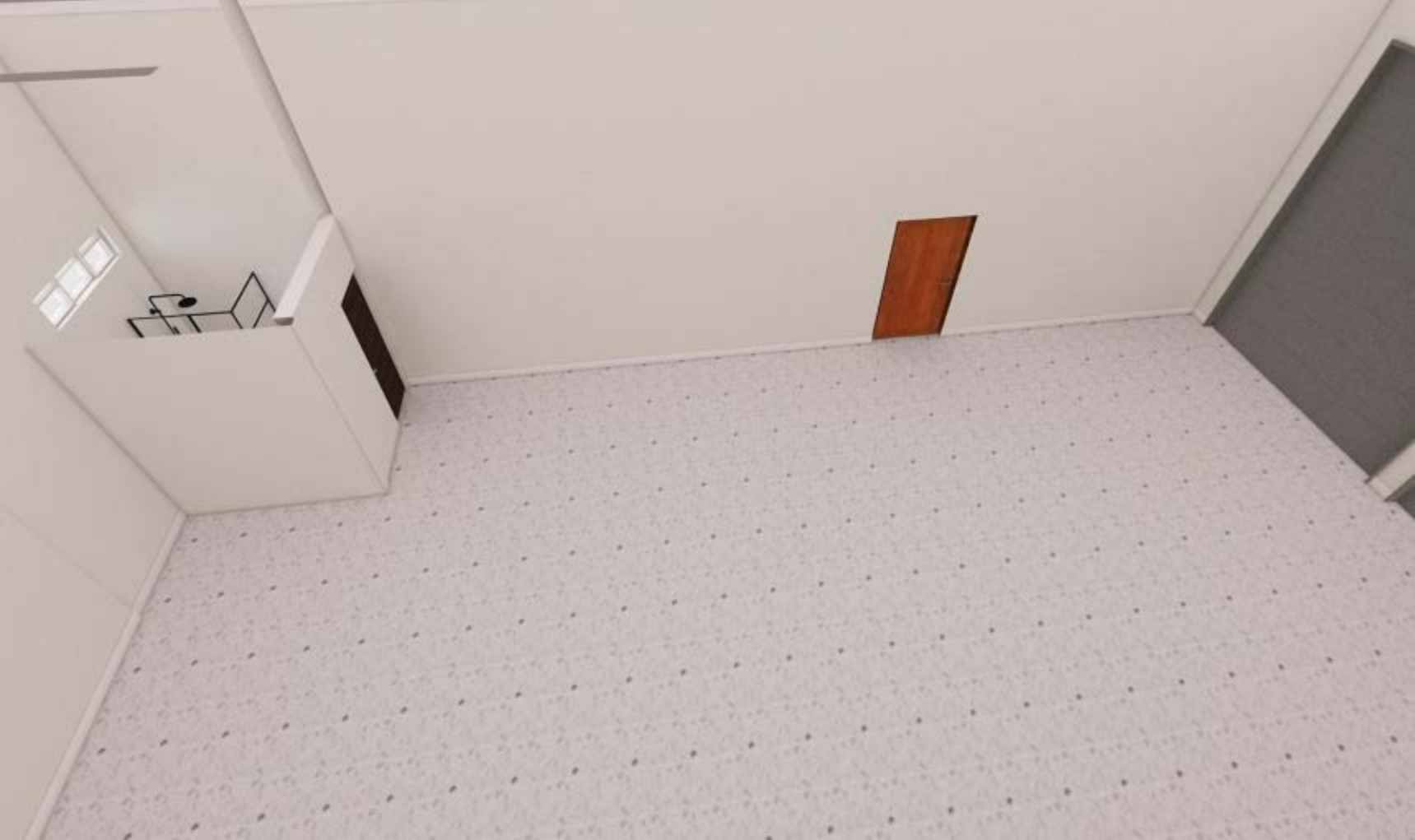




























OGDEN UT 84201-0038

In reply refer to: 0457100471  
July 26, 2021 LTR 147C 0  
65-0937788 000000 00  
00005919  
BODC: SB

USA REAL ESTATE AND INVESTMENT LLC  
YONIT SAPIR MBR  
6050 SW 55TH PL  
DAVIE FL 33314-6100

Employer identification number: 65-0937788

Dear Taxpayer:

Thank you for your inquiry of July 15, 2021.

Your employer identification number (EIN) is 65-0937788. Please keep this letter in your permanent records. Enter your name and EIN on all federal business tax returns and on related correspondence.

You can get any of the forms or publications mentioned in this letter by visiting our website at [www.irs.gov/forms-pubs](http://www.irs.gov/forms-pubs) or by calling 800-TAX-FORM (800-829-3676).

If you have questions, you can call 800-829-4933.

If you prefer, you can write to us at the address at the top of the first page of this letter.

When you write, include a copy of this letter, and provide your telephone number and the hours we can reach you in the spaces below.

Telephone number ( ) \_\_\_\_\_ Hours \_\_\_\_\_

Keep a copy of this letter for your records.

Thank you for your cooperation.



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Detailed Report

Generated On: 03/31/2025

### PROPERTY INFORMATION

<b>Folio</b>	30-2136-038-0010
<b>Property Address</b>	650 NW 105 ST MIAMI, FL 33150-0000
<b>Owner</b>	USA REAL ESTATE & INVESTMENT LLC
<b>Mailing Address</b>	6050 SW 55 PL DAVIE, FL 33314
<b>Primary Zone</b>	6062 UC CENTER - MIXED USE CORRIDOR (MC) 6 MAX HT
<b>Primary Land Use</b>	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	1
<b>Living Units</b>	0
<b>Actual Area</b>	18,802 Sq.Ft
<b>Living Area</b>	18,802 Sq.Ft
<b>Adjusted Area</b>	17,054 Sq.Ft
<b>Lot Size</b>	37,448 Sq.Ft
<b>Year Built</b>	1964

### ASSESSMENT INFORMATION

Year	2024	2023	2022
<b>Land Value</b>	\$1,310,680	\$0	\$0
<b>Building Value</b>	\$1,445,320	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$2,756,000	\$0	\$0
<b>Assessed Value</b>	\$1,554,506	\$0	\$0

### BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
<b>Non-Homestead Cap</b>	Assessment Reduction	\$1,201,494		

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



### TAXABLE VALUE INFORMATION

Year	2024	2023	2022
<b>COUNTY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,554,506	\$0	\$0
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,756,000	\$0	\$0
<b>CITY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>REGIONAL</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,554,506	\$0	\$0

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.miamidadegov/info/disclaimer.asp>



USA REAL ESTATE & INVESTMENT LLC  
650 NW 105 ST  
MIAMI, FL 33150

## Summary

Name	Count	Area(ft²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	1	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	0	N/A	N/A
Enterprise Zone	1	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	1	N/A	N/A
Target Urban Area (TUA)	0	N/A	N/A
Target Urban Area Corridor	0	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	1	N/A	N/A
Urban Development Boundary	1	N/A	N/A

## Brownfield

#	NAME	Area(ft²)
1	MODEL CITY/BROWNSVILLE	N/A

## Census Tract 2010

#	NAME	Area(ft²)
1	Census Tract 4.11	N/A

## Community Redevelopment Area

#	LOCATION	Area(ft²)
1	NW 7th Avenue	N/A

## Community Development Block Group

#	GT51PCNT	Area(ft²)
1	62.70	N/A

## County Commission District